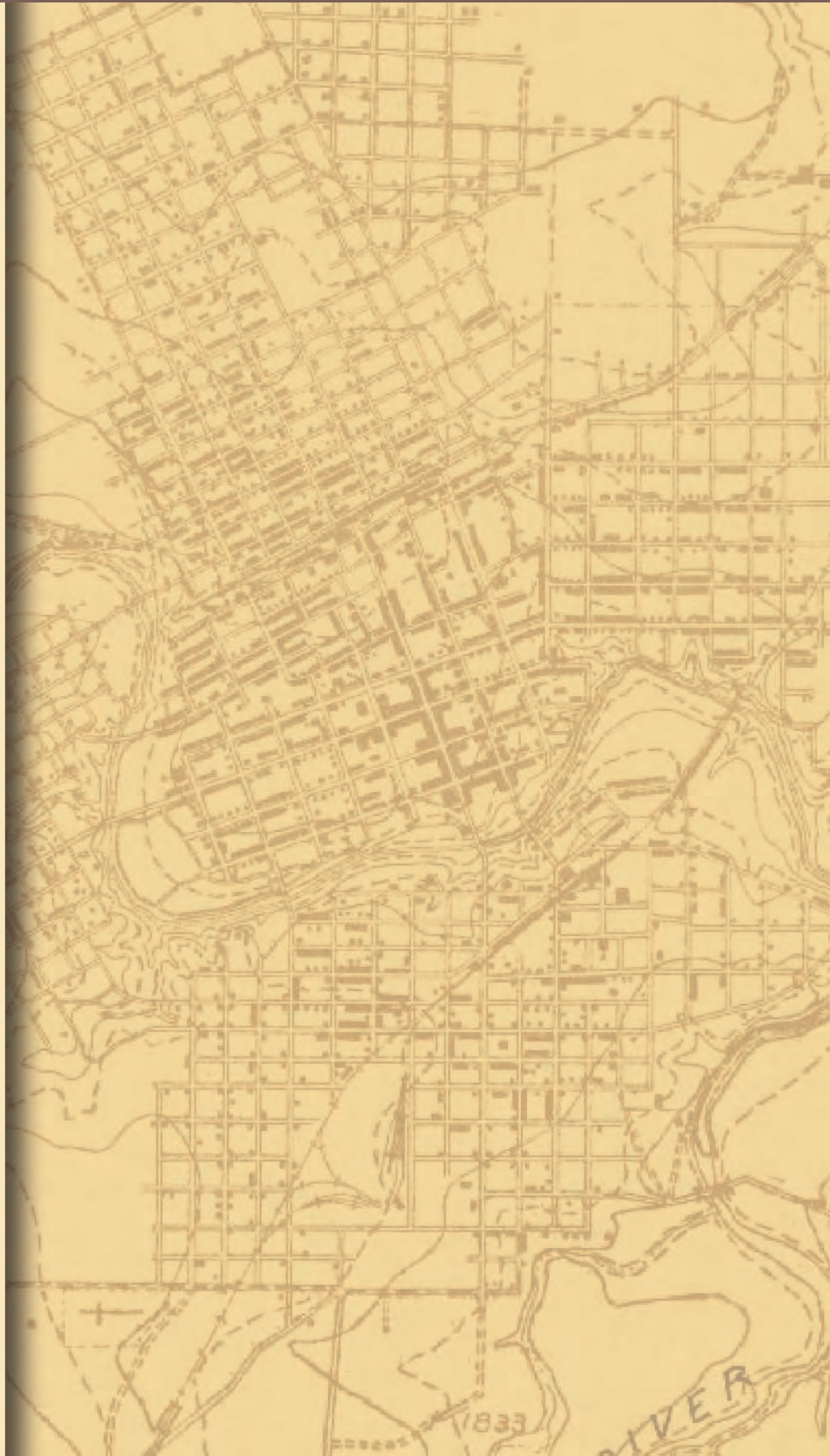


# Historic Resources Survey of Downtown San Angelo

Submitted to City of San Angelo  
August 2021



HHM  
& associates



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# Historic Resources Survey of Downtown San Angelo

**SUBMITTED TO THE CITY OF SAN ANGELO AND THE TEXAS HISTORICAL COMMISSION**

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**August 2021**

Prepared by HHM & Associates, Inc.

This project was funded in part through a Certified Local Government Grant from the National Park Service, U.S. Department of the Interior, as administered by the Texas Historical Commission.

The contents and opinions, however, do not necessarily reflect the views and policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior.

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# Executive Summary

In September 2020, the City of San Angelo commissioned HHM & Associates, Inc. of Austin, Texas, to undertake a historic resources survey of downtown San Angelo. Survey boundaries are depicted in figure i (to follow). At the outset of the project, HHM & Associates completed a Research Design and Fieldwork Methodology for review and approval by the City of San Angelo and the Texas Historical Commission, which established shared expectations for the project’s scope of work. The approved Research Design and Fieldwork Methodology is included as Appendix E herein. The project comprehensively identified, documented, and evaluated all buildings, structures, sites, landscapes, and objects within the survey boundaries, regardless of construction date. The project was made possible with a grant from the Certified Local Government (CLG) Grant Program administered by the Texas Historical Commission (THC).

Survey work, completed in November and December 2020, identified 390 above-ground cultural resources. The survey team gathered basic information for all resources but recorded more detailed information for those that are listed in or recommended eligible for inclusion in the National Register of Historic Places (NRHP, or National Register). In compliance with the THC’s CLG program, each surveyed property also received a preservation priority ranking—high, medium, or low—that defines its relative significance and architectural integrity within the survey area and city. All evaluations were made by professionals meeting the *Secretary of the Interior’s Professional Qualification Standards* (36 CFR 61), carefully following the National Register Criteria for Evaluation and the City’s Unified Development Code. The recommendations resulting from HHM’s evaluations are summarized in table i and table ii below. Prior historic designations are listed in Appendix E.

Besides assessing each identified property on an individual basis, the report also recommends a Downtown Historic District as eligible for both listing in the National Register and local City of San Angelo designation. Historic district recommendations are summarized in table iii. The boundaries of the proposed Downtown Historic District are presented in figure ii.

To provide additional detail, this survey report includes the following sections:

- Survey Purpose
- Historic Context
- Summary of Survey Findings
- Future Recommendations
- Bibliography
- Appendices
  - Appendix A – Maps of Surveyed Resources
  - Appendix B – Inventory of Surveyed Resources
  - Appendix C – Texas Historic Resources Survey Forms for High Priority Resources
  - Appendix D – Photo Contact Sheets
  - Appendix E – Approved Research Design

Overall, the survey report aims to provide the City of San Angelo with information to guide future planning and cultural resources management downtown, as well as to access grants and incentives for preservation.



Figure i. Map depicting the boundaries of the survey area in downtown San Angelo. Source: Data from HHM with ESRI base map, 2021.

HISTORIC RESOURCES SURVEY OF DOWNTOWN SAN ANGELO

Table i. Preservation priority ranking counts.

Preservation Priority Ranking	No. of Resources	% of Total
High	69	18%
Medium	210	54%
Low	110	28%
<b>TOTAL</b>	<b>389</b>	<b>100%</b>

Table ii. Individual eligibility recommendations, according to both National Register and City of San Angelo local landmark criteria.

Eligibility Recommendations	National Register		Local	
	Resources	% of Total	Resources	% of Total
Maintain prior individual designation	25	6%	42	11%
Recommend new individual designation	45	12%	32	8%
<b>TOTAL</b>	<b>70</b>	<b>18%</b>	<b>74</b>	<b>19%</b>

Table iii. Historic district recommendations, according to both National Register and City of San Angelo local landmark criteria.

Eligibility Recommendations	National Register		Local	
	Resources	% of District	Resources	% of District
<b>Within recommend historic district</b>	<b>299</b>	<b>100%</b>	<b>279</b>	<b>100%</b>
Contributing	243	81%	233	84%
Noncontributing	56	19%	47	17%

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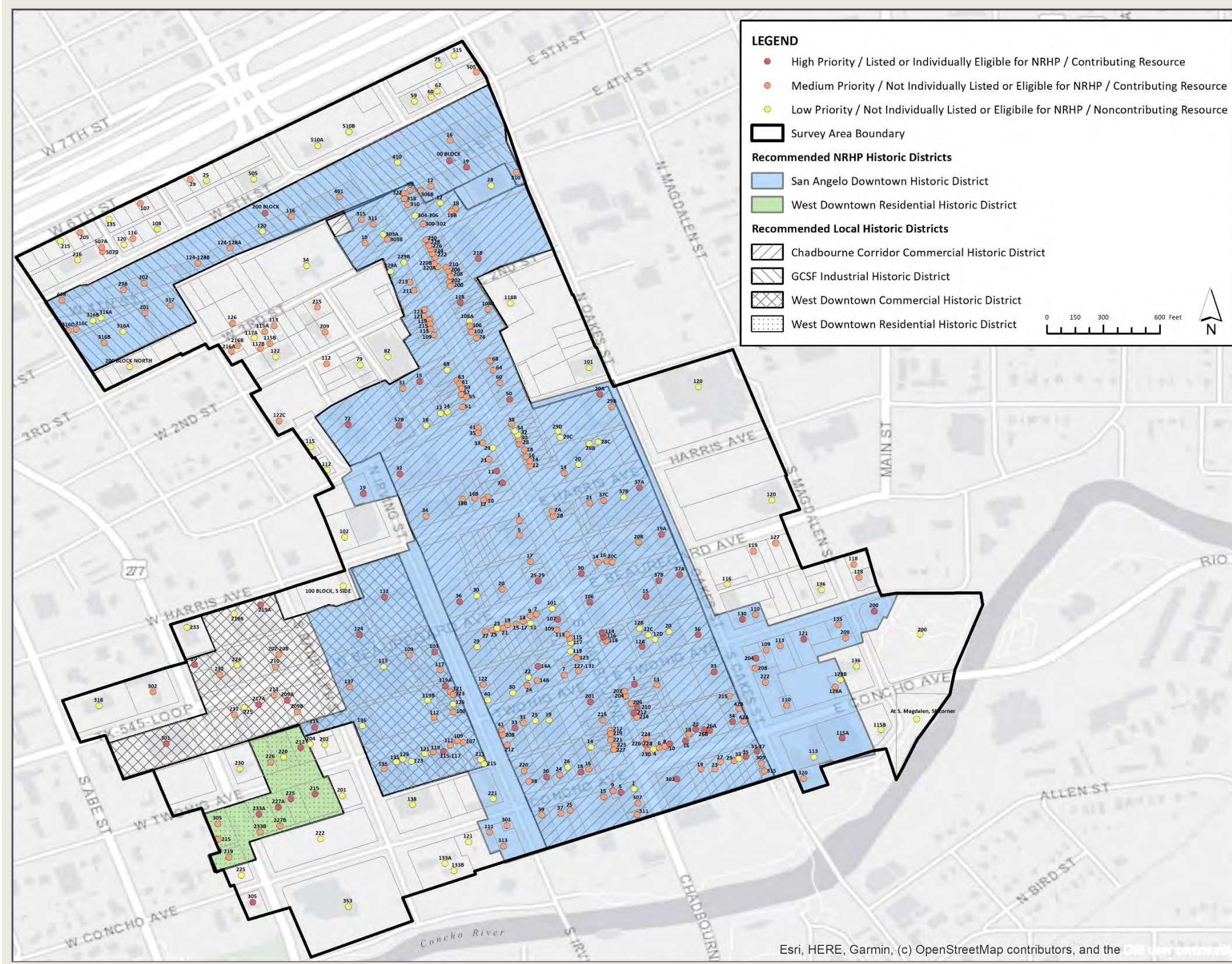


Figure ii. Map depicting the boundaries of the recommended historic districts within in the Downtown San Angelo survey area. Source: Data from HHM with ESRI base map, 2021.

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## ACKNOWLEDGEMENTS

HHM would like to thank the following individuals for their help in preparing this report:

- Ms. Sherry Bailey, City of San Angelo
- Ms. Hillary Bueker, City of San Angelo
- San Angelo Public Library Staff

Finally, HHM appreciates the input and contributions of Ms. Leslie Wolfenden, THC Historic Resources Survey Coordinator, Ms. Lorelei Willett, THC CLG Coordinator, and Maria Mougridis, CLG Specialist, all of whom provided invaluable support for the project.

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- Appendix D – Photo Contact Sheets
- Appendix E – Approved Research Design

**ACRONYMS**

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- CAD County Appraisal District
- CLG Certified Local Government
- HHM HHM & Associates, Inc.
- HD Historic District
- HOT Hotel Occupancy Tax
- Ind Individual (Individually Eligible)
- LL Local Landmark
- NEPA National Environmental Policy Act
- NHPA National Historic Preservation Act
- NPS National Park Service
- NR National Register (of Historic Places)
- NRHP National Register of Historic Places
- NTHP National Trust for Historic Preservation
- OTHM Official Texas Historical Marker
- PIDN Property Identification Number
- THC Texas Historical Commission
- TPTF Texas Preservation Trust Fund
- TxDOT Texas Department of Transportation

# 1 | Survey Purpose

The purpose of this project was to complete a comprehensive historic resources survey of downtown San Angelo within the boundaries defined in figure i (see the Executive Summary). The project identified, documented, and provided eligibility recommendations for historic-age buildings, structures, sites, and objects within the defined survey boundary. Eligibility recommendations differed between National Register and local eligibility, based on the National Register criteria versus the criteria in the City of San Angelo’s historic preservation ordinance. The objective for this project is information-gathering only. **No zoning changes or property tax changes will result from this project.** However, private property owners may use the information herein to seek historic designation or zoning changes in the future *if they so choose*. This project was made possible by a Certified Local Government (CLG) grant administered by the Texas Historical Commission (THC).

## FIELDWORK PREPARATION

To ensure fieldwork is conducted efficiently and accurately, HHM conducted the following preparatory steps prior to survey work:

- Refined the fields and vocabulary in our custom database to ensure compliance with the THC’s requirements for CLG surveys, as well as ensuring that they suited the anticipated property types within the survey area.
- Pre-populated HHM’s web-based data management system with parcel data from the Tom Green County Appraisal District (CAD), so that Property Identification Numbers (PIDNs) would link with applicable resources in the field, ensuring GIS compatibility.
- Extracted information from previous survey efforts for import into HHM’s database.
- Compiled data about previous designations within the survey area.

## FIELD SURVEY

For the systematic documentation of the San Angelo downtown survey area, two highly qualified and experienced HHM architectural historians—who meet and exceed the *Secretary of the Interior’s Professional Qualification Standards*—conducted the fieldwork in November and December of 2020. The survey team comprehensively identified and documented all buildings, structures, sites, landscapes, and objects within the survey boundary, regardless of construction date. For each documented resource, the team evaluated preservation priority ranking, as well as eligibility for listing in the National Register and/or local historic zoning. For every resource in the survey area, the crew recorded the resource’s location information, preservation priority ranking, and eligibility recommendation. The pre-populated data was checked in the field for accuracy and updated accordingly. For resources constructed by 1971, the survey team gathered more detailed information:

- **Used electronic survey forms on HHM’s wireless, portable tablets to record field data.** As the survey team identified each resource to be included in the survey, the crew plotted its location on a digital field map and selected the identified resource’s parcel on the tablet from pre-populated survey data. This step opened the digital survey form, which displayed the following information imported from the Tom Green County Appraisal District and from the San Angelo 2006 survey:
  - Property Identification Number (PIDN)
  - Construction year
  - Prior designations
  - Prior eligibility recommendations

For resources evaluated in the field to be recommended as a potential local landmark, potentially contributing to a local historic overlay district, individually listed or eligible for listing in the National Register, contributing to an eligible or listed National Register historic district, or eligible for a THC historical marker, HHM recorded additional data required by the THC survey form, including the address, construction year, property type, stylistic influence, materials, features, and integrity (changes/alterations) of the resource. For resources recommended not eligible as individual local historic landmarks or NRHP listing status and resources recommended as noncontributing to a district, HHM recorded only the address, construction year, property type, and integrity of the resource.

- **Photographed each resource using a high-resolution digital camera.** The images were taken in a high-resolution format that meets the THC’s requirements of a minimum of 2000 x 3000 pixels at 300 dpi in TIFF format. HHM took a minimum of two photographs to capture each resource’s most significant architectural qualities and attributes, including oblique and façade views. All photographs taken include GPS location and data embedded in each image’s metadata. The photographs were linked to HHM’s tablet-based database in the field via a secure, wireless connection and attached to the appropriate record in the database.
- **Provided a preliminary on-site evaluation of preservation priority ranking and potential eligibility for historic designation(s)** based on age, architectural significance, known historical significance and associations, historic integrity, and any previous evaluations. HHM reviewed and updated preliminary evaluations as necessary throughout the project.

## HISTORICAL RESEARCH

Upon completion of fieldwork, HHM conducted research to supplement understanding of the history and significance of documented historic resources. All research efforts complied with the approved Final Research Design, submitted to the City of San Angelo and the THC on November 25, 2020. As part of the City’s in-kind match for the CLG grant, City staff helped to gather and scan materials from the San Angelo Public Library. Experienced architectural historians from HHM who meet the *Secretary of the Interior’s Professional Qualifications Standards* compiled research materials and assured that they were thoroughly analyzed and synthesized to inform the survey recommendations and narrative historic context.

## DATA ANALYSIS

Post-fieldwork processing involved reviewing the data collected using the database’s analysis and visualization tools and updating any inaccurate or missing information. Another key task in the data analysis phase was assigning a preservation priority ranking of high, medium, or low to each resource on the basis of architectural significance, historical association(s), and integrity. In order for the survey data to remain useful over the long term, HHM developed a consistent, clearly comprehensible relationship between the “high/medium/low” rankings and the “individually eligible/contributing/neither eligible nor contributing” recommendation, as follows:

---

**High Priority** = Individually Eligible  
**Medium Priority** = Contributing to a Historic District (if within a Potential District)  
**Low Priority** = Neither Eligible nor Contributing

---

These priority recommendations then were mapped and analyzed to inform historic district recommendations. The analyzed fieldwork data then was compiled and summarized in a Fieldwork Letter Report, which was submitted to the City of San Angelo and the THC on January 19, 2021.

## 2 | Historic Context

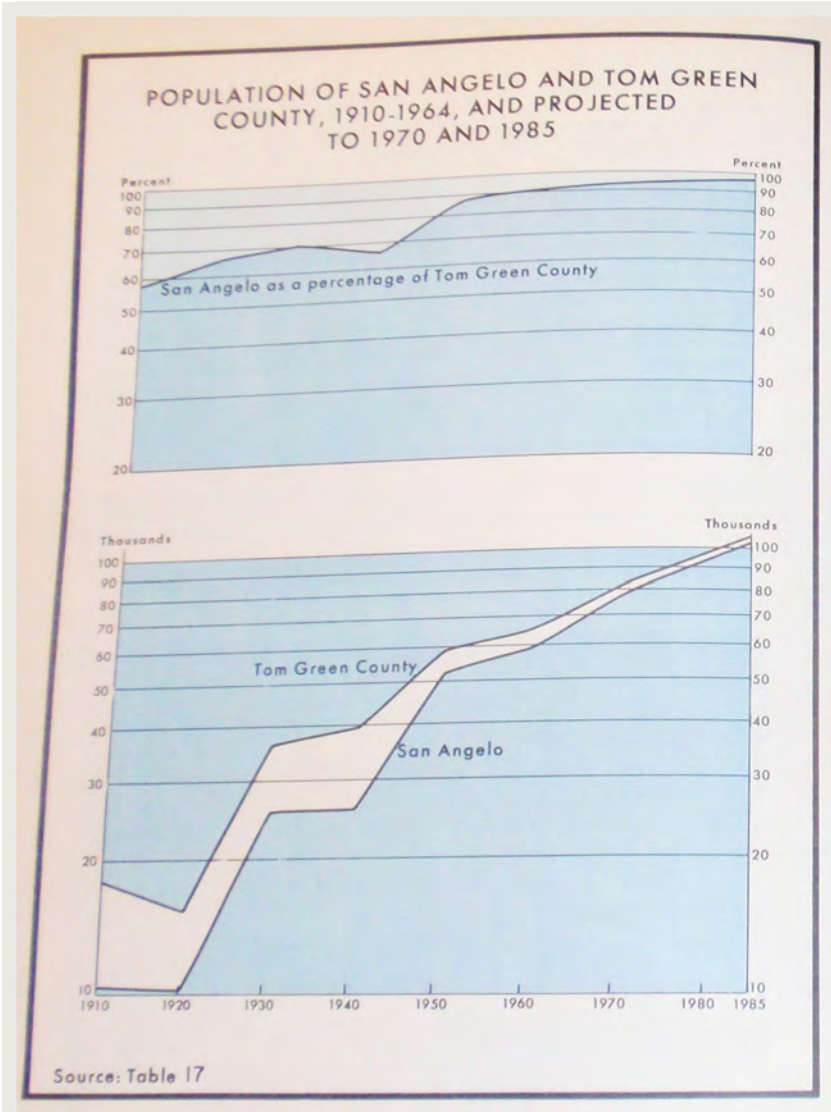
The historic context surrounding San Angelo’s development revolves around its location at the center of productive West Texas farming and ranching lands. Because railroad connections ran through San Angelo by the late nineteenth century, the city became a center for processing agricultural goods like cotton, leather, wool, and mohair. Even today, San Angelo remains “the largest processing and shipping center for the wool and mohair industry in the United States.”<sup>1</sup> Access to the railroad also made San Angelo the commercial center for a broad 15-county rural area (fig. 2-1). Over time, this broad rural area gradually became more urban, with population increasingly settling in San Angelo. As described in a 1964 City of San Angelo transportation plan, “The percentage of county population living in San Angelo, the only urban place, has increased steadily from 66 percent in 1940 to 92 percent in 1964.”<sup>2</sup> This trend led to population growth and development within the city – especially during the period related to agricultural processing expansion between 1900 and 1910, as well as the oil boom from 1920 to 1930 (figs. 2-2 and 2-3).

TABLE 4  
POPULATION OF THE SAN ANGELO PRIMARY AREA, 1910-1964

County	1910	1920	1930	1940	1950	1960	1964
Coke	6,412	4,557	5,253	4,590	4,045	3,589	3,342
Concho	6,654	5,847	7,645	6,192	5,078	3,672	3,828
Crockett	1,296	1,500	2,590	2,809	3,981	4,209	3,658
Dion	1,283	1,610	2,049	1,963	1,590	1,183	1,162
Kimble	3,261	3,581	4,119	5,064	4,619	3,943	4,185
McCulloch	13,405	11,020	13,883	13,208	11,701	8,815	8,955
Mason	5,683	4,824	5,511	5,378	4,945	3,780	3,949
Menard	2,707	3,162	4,447	4,521	4,175	2,964	2,967
Reagan	382	377	3,028	1,997	3,127	3,782	2,945
Runnels	20,858	17,074	21,821	18,903	16,771	15,016	14,106
Schlesicher	1,893	1,851	3,166	3,083	2,852	2,791	3,108
Sterling	1,493	1,053	1,431	1,404	1,282	1,177	1,227
Sutton	1,569	1,598	2,807	3,977	3,746	3,738	3,647
Terrill	1,430	1,595	2,660	2,952	3,189	2,600	2,196
Tom Green	<u>17,882</u>	<u>15,210</u>	<u>36,033</u>	<u>39,302</u>	<u>58,929</u>	<u>64,630</u>	<u>70,582</u>
Total	86,218	74,859	116,443	115,343	130,030	125,889	129,857

Source: 1910-1960, U. S. Bureau of the Census, decennial censuses. 1964, Population Research Center, The University of Texas.

**Figure 2-1.** Table showing population growth in Tom Green County and the surrounding counties. Source: City of San Angelo, “San Angelo Transportation Plan, 1964-1985” (ca. 1964), 22, from the San Angelo Public Library.



**Figure 2-2.** Table showing population growth in Tom Green County and the surrounding counties. Source: "San Angelo Transportation Plan," 50.

TABLE 27  
POPULATION AND GROWTH RATE OF SAN ANGELO FROM 1900 TO 1960

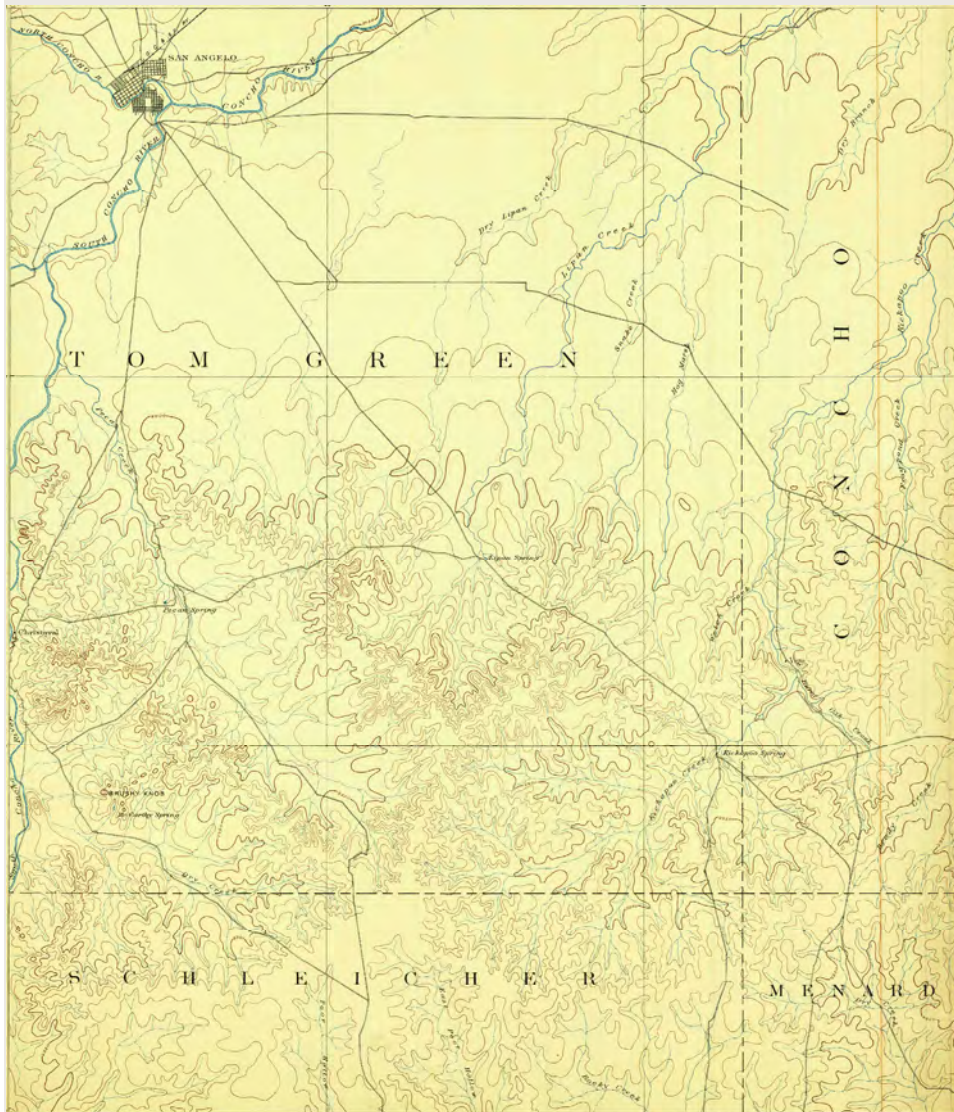
Year	Total Population	G. A. F. B. Population	Adjusted San Angelo Population	10 Year Population Increase	Growth Rate (% increase)
1900	3,700	-	3,700		
1910	10,321	-	10,321	+6,621	+178.94%
1920	10,050	-	10,050	-271	-2.63%
1930	25,308	-	25,308	+15,258	+151.82%
1940	25,802	-	25,802	+494	+1.95%
1950	52,093	4,100	47,993	+22,191	+86.00%
1960	58,815	3,357	55,458	+7,465	+15.55%

**Figure 2-3.** Table showing population growth in Tom Green County and the surrounding counties. Source: "San Angelo Transportation Plan," 69.



## GEOGRAPHY AND TOPOGRAPHY

In the “Concho Country” that surrounds San Angelo, the sparse, arid terrain of West Texas intersects with the three branches of the Concho River, which merge just southeast of downtown San Angelo (fig. 2-4). The rivers create a gently sloping valley amid the flat terrain. They also support more diverse vegetation than the surrounding area. “Vegetation along the river consists primarily of water-tolerant hardwoods and conifers, grasses, scrub brush, creosote bush, cacti, oak, juniper, and mesquite.”<sup>3</sup> However, the rivers also frequently flooded, especially at their junction near downtown. During the twentieth century, dams and reservoirs were created to prevent flooding and store water for drinking, as well as for diversion to the surrounding farms and ranches.



**Figure 2-4.** USGS topographic map showing San Angelo and the surrounding area, 1892, reprinted 1898. Note that the Santa Fe Railway later became known as the Gulf, Colorado, and Santa Fe (or GC&SF), as labeled on this map. Source: University of Texas at Austin, accessed March 22, 2021, [http://legacy.lib.utexas.edu/maps/topo/texas/txu-pclmaps-topo-tx-san\\_angelo-1890.jpg](http://legacy.lib.utexas.edu/maps/topo/texas/txu-pclmaps-topo-tx-san_angelo-1890.jpg).

## EARLY PATTERNS OF DEVELOPMENT (CA. 1600–1887)

### AMERICAN INDIAN LAND USE AND SPANISH EXPLORATION

Prior to permanent white settlement, the Jumano people began hunting and gathering in the San Angelo area around 1600. The Jumano culture covered a wide geographic breadth in the Upper Rio Grande

Valley, West Texas, and the Texas Hill Country.<sup>4</sup> In the sixteenth century, when Spanish explorers first arrived in the San Angelo area, they “noted the friendliness of the Jumanos, abundance of pecan trees and mussel shells, and vast herds of buffalo.”<sup>5</sup> Spanish missionaries temporarily settled the area in the seventeenth century, with Franciscan priests Father Juan de Salas and Father Juan de Ortega working with the Jumano.<sup>6</sup> Fathers Salas and Ortega likely established a mission near San Angelo, although little is known about the exact location or physical character.<sup>7</sup> However, “By the middle of the 1600s, the Spanish had moved on, the Franciscans had returned to Mexico, and the missions near present-day San Angelo, El Paso, and Presidio, Texas were largely abandoned.”<sup>8</sup>

Additional Spanish explorers traveled to the El Paso area around 1640. Two Spanish explorers—Hernán Martín and Diego del Castillo—reportedly found mussel shells with freshwater pearls in the riverbeds. As a result, Martín and Castillo named the river the “Concho” after the Spanish word for shell, “concha.” Although the mussel beds proved sparse and ill-suited for harvesting pearls, the name “Concho” continues to mark the rivers of the area today.<sup>9</sup> Other seventeenth-century visitors to the area included Spanish missionaries from El Paso, as well as an explorer named Juan Domínguez de Mendoza.<sup>10</sup>

Overall, though, exploration and settlement remained sparse until the mid-eighteenth century. Settlement faltered due to the arid terrain and lack of access to roads or trails, as well as increasingly hostile American Indian tribal land use. As described by historian John C. Henderson:

By the mid-eighteenth century the Apaches—pushed south by the stronger Comanches—had allied with and then absorbed the Jumanos. The Apaches, by the early nineteenth century, were forced west by the Comanches and their allies. The Comanches remained in control of the Concho Country until they were overwhelmed by westward expansion of Anglo-Americans in the second half of the nineteenth century.<sup>11</sup>

## ORIGINAL LAND GRANTS

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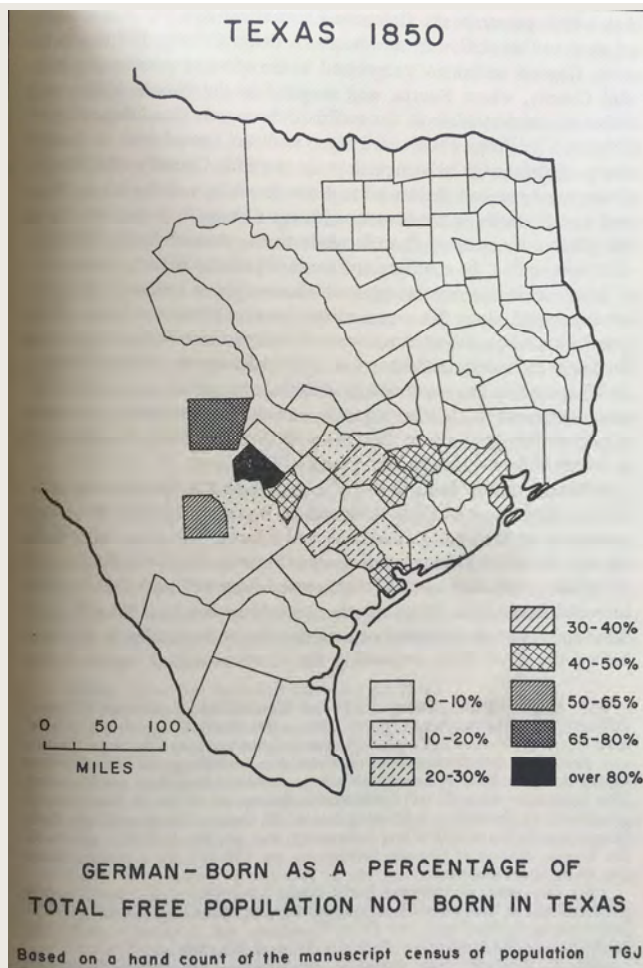
To encourage American and European settlement despite Native opposition, the Republic of Texas granted free homestead tracts to settlers willing to brave the wilderness of Texas’s frontier lands. The effort to promote American and European settlement of the Texas frontier gained further traction in 1845, when the United States annexed Texas as a state and devoted federal military funding and manpower toward construction of forts to guard settlers against American Indian attacks.<sup>12</sup> By the late 1840s, a line of forts stretched from roughly Fort Worth to Fredericksburg to Eagle Pass – although no forts yet reached as far west as San Angelo. By the 1850s, “A second series of forts was built, including Camp J. E. Johnston (1852) in northwest Tom Green County” (temporary, no longer extant), and “The Butterfield Overland Mail stage line followed in 1857.”<sup>13</sup> This added line of security convinced some settlers to forge westward toward San Angelo.

### German Immigrants

German immigrants accounted for some of the earliest European permanent settlers in the San Angelo area. Free grants of agricultural land proved desirable to German yeoman and merchants seeking economic opportunity and freedom from political oppression. The *empresario* system, which granted large swaths of lands to agents who solicited interest among potential settlers in the home country, also helped attract German immigrants. The earliest German immigrants to Texas came in the 1840s and settled in New Braunfels and Fredericksburg in the Texas Hill Country. By 1850, German settlers pushed as far northwest as Llano and Mason Counties, where they accounted for between 65 and 80 percent of the total population (fig. 2-5).<sup>14</sup>

German immigrants investigated the “Concho Country” land for settlement as early as the 1840s. By the early 1850s, the State of Texas issued numerous land grants to German immigrants—as well as white

land speculators—in present-day Tom Green County.<sup>15</sup> A map of original land grants showed long, narrow parcels of land radiating outward from the Concho Rivers around present-day San Angelo, so that all landowners could access the water (fig. 2-6). The map shows the land occupied by present-day downtown San Angelo as Surveys 322 and 323. The State of Texas originally granted the 320 acres comprising Survey 322 to Christian Salinger in 1853; his heir Dorethea Klinger patented the grant in 1855.<sup>16</sup> Christian Salinger immigrated from Germany to Texas in 1846, but he never settled on the land in “Concho Country;” his daughter Dorethea Klinger—also born in Germany—died in New Braunfels in 1937.<sup>17</sup> John Braun received the original 320-acre land grant for Survey 323 in 1853, and patented the survey in 1854.<sup>18</sup> Research revealed no details about Braun’s life or residency. Braun likely also immigrated from Germany, and he and his family possibly did live in the area, since census records, birth records, and death records document numerous individuals with the Braun surname living in Tom Green County into the twentieth century. However, oral traditions indicate that Mexican American settlers lived along the North Concho River in Survey 323 prior to white or European settlement – which suggests that Braun never permanently lived on this land.<sup>19</sup>



**Figure 2-5.** Map of the German population in Texas, 1850. Source: Terry Jordan, *German Seed in Texas Soil* (Austin: University of Texas Press, 1975), 9.



**Figure 2-6.** Map from 1873 showing original land grants in the San Angelo area. Note that the name “Salinger” is misspelled as “Salenger” on this map. Source: Ed. Schutze, Tom Green County [Map # 1551], 1873, Texas General Land Office, <https://s3.glo.texas.gov/glo/history/archives/map-store/index.cfm#item/1551>.

## EARLY WHITE SETTLEMENT

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The first permanent settlement in Concho Country began after 1858, when the Butterfield Overland Stagecoach route began traveling through present-day San Angelo, connecting Fort Chadbourne to Fort McKavett.<sup>20</sup> All of the settlements of this era were agricultural in character, located on riverfront lands surrounding present-day San Angelo. As noted in the 2006 “Phase I Survey of Historic Resources, San Angelo, Texas” by Mary G. Saltarelli, “The first Anglo family who settled in the area was the Tankersleys, who arrived in January 1864 with six children, 700 head of longhorn cattle, and 45 horses. The DeLong family followed the next year.”<sup>21</sup> The patriarch of the Tankersley Family—Richard Franklin Tankersley—was born in Mississippi in 1828, where he farmed and started a family before moving to Camp Colorado in Brown, Texas with the Confederate Army during the Civil War. His family followed, settling southeast of present-day San Angelo (near the present-day town of Tankersley).<sup>22</sup> By 1878, Richard’s first wife passed away, and he married Mary Conception “Chonita” Meldando (which substantiates Mexican American settlement in the area by that time).<sup>23</sup> Their contemporaries, the DeLong family, included a group of Kentucky-native brothers who settled in the Lipan Springs community (about 20 miles southeast of San Angelo) at some point during the 1860s, where they raised cattle and grew corn.<sup>24</sup> Around 1860, a group of 15 German immigrants also created a communal settlement known as the “Bismarck Farm,” located on the South Concho River about three miles south of present-day downtown San Angelo.<sup>25</sup> The Civil War apparently slowed settlement, but the early settlers of the area sought to reignite growth after the war’s end. To protect the growing settlement and investment in the area, George Washington DeLong began “lobbying in Austin for the placement of a fort along the Concho Rivers for protection on the Indian frontier” as early as 1866.<sup>26</sup>

## ESTABLISHMENT OF FORT CONCHO

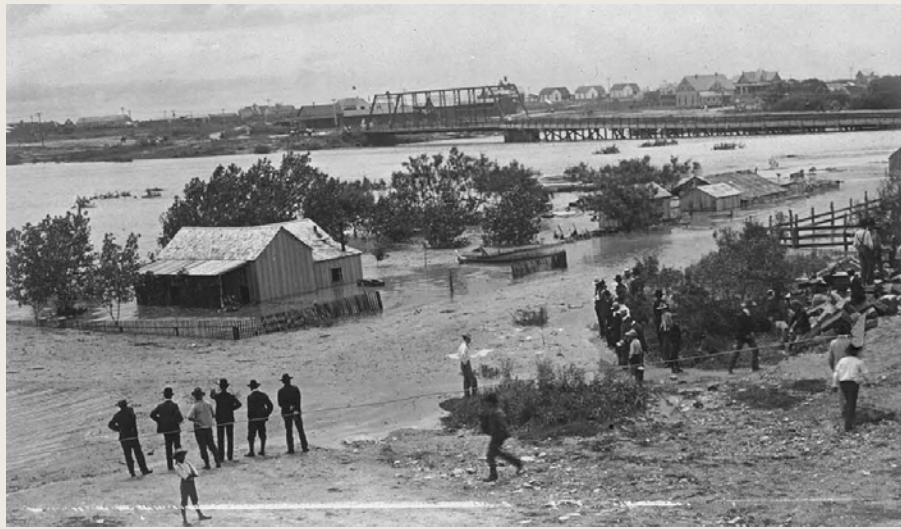
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The request for a fort nearby quickly gained acceptance. In 1867, the US Army established a “Camp Hatch” just south of present-day downtown San Angelo – near the confluence of the North Concho and Middle Concho Rivers. By 1868 the installation received its permanent designation as “Fort Concho.”<sup>27</sup> Tasks assigned to soldiers at the fort included protecting the frontier from American Indian attacks, as well as escorting stagecoach lines, escorting cattle drives, and building and maintaining roads.<sup>28</sup> The fort quickly became the most populous settlement in the area. Soldiers stationed at Fort Concho numbered between 350 and 450 by 1875 – including a number of African American Buffalo Soldiers.<sup>29</sup>

## COMMUNITY OF BEN FICKLIN

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Concurrent with the establishment of Fort Concho in 1868, Virginia-born Confederate veteran Major Benjamin F. Ficklin founded a stagecoach line just east of present-day San Angelo.<sup>30</sup> Ficklin purchased 640 acres from John O. Meusebach, a leader among German immigrants in New Braunfels who intended to promote German migration further into West Texas, but abandoned the effort due to ongoing hostility with the Comanche.<sup>31</sup> Alabama-native Francis Corbett Taylor soon joined Ficklin as a business partner. When Ficklin died in 1871, Taylor carried on the stagecoach business. As the business grew, Taylor platted a town around his growing stagecoach stop, which he named “Ben Ficklin” after his late friend.<sup>32</sup> The State of Texas carved Tom Green County from Bexar County in 1874, selecting Ben Ficklin as the first county seat.<sup>33</sup> However, a flood along the Concho River decimated the town in 1884, and the county seat transferred to an adjacent community to the east named “Santa Angela” that had emerged in the interim (fig. 2-7).<sup>34</sup>



**Figure 2-7.** Photograph of an early flood, no date, no exact location, but presumed to be in the present-day San Angelo area. Source: Mary G. Saltarelli, “Phase I Survey of Historic Resources, San Angelo, Texas,” prepared for the City of San Angelo, 2006, 17.

## BARTHOLOMEW DEWITT AND THE ORIGINAL PLAT FOR SAN ANGELO

The opening of Fort Concho made investment in the surrounding land attractive to other speculators as well. In 1868, Pennsylvania native Bartholomew Joseph DeWitt purchased 320 acres of land north of Fort Concho – the same land originally granted to John Braun as Survey 323 (refer to fig. 2-6).<sup>35</sup> Although born in Pennsylvania, DeWitt served with the Confederate Army in the Civil War.<sup>36</sup> The details of DeWitt’s marriage and family life remain largely undocumented, but some sources state that he married a Mexican American woman, Carolina Angela de la Garza, helping to forge connections with the preexisting Mexican community living on the land he purchased.<sup>37</sup> DeWitt also receives credit for platting the town grid, working to promote growth in the new town that he called “Santa Angela,” likely named after his wife. The growing enlistment at Fort Concho created a demand for commercial services in the adjacent town by the mid-1870s.<sup>38</sup> Around 1877, two other entrepreneurs—W.S. Veck and Marcus Koenigheim—purchased downtown lots from DeWitt and helped contribute to the town’s commercial development (fig. 2-8).<sup>39</sup> In 1883, the growing town received its first federal post office (location unknown), and the town’s name officially changed to “San Angelo.”<sup>40</sup>

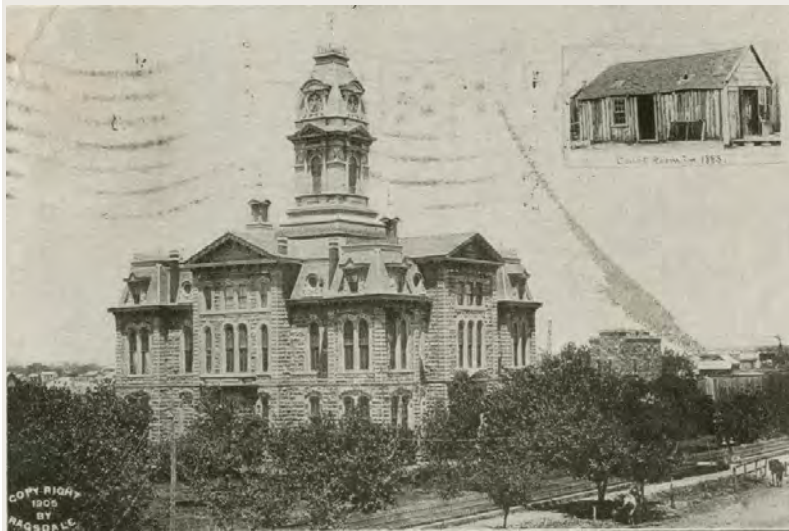


**Figure 2-8.** Photo of the W.S. Veck Store—purported to be the first store in San Angelo—in 1872 (location unknown). Source: Virginia McKimmon Noelke, *Early San Angelo* (Charleston, SC: Arcadia Publishing, 2011), 21.

With the transfer of the county seat to San Angelo, a temporary wood-frame courthouse was constructed around 1884, replaced by a stone masonry courthouse in 1885 (fig. 2-9, no longer extant). The 1885 courthouse featured a rustic yet ornate Romanesque Revival style, designed by architect W. W. Lamour and constructed by contractors J. H. Walter and John C. Lillis.<sup>41</sup> Architect Oscar Ruffini supervised the construction.<sup>42</sup> (See the sidebar and figure 2-11 below for more on Ruffini in San Angelo.)

Although little information survives about the original plat for the town, a map from around 1885 shows a grid marked as “San Angelo” corresponding to the boundaries of original Survey 323 (fig. 2-10). The plat included narrow, deep lots downtown, targeted for commercial development. Business prospered in the mid-1880s with growing farming and ranching nearby.<sup>43</sup> Construction of new commercial

buildings quickly followed, including the San Angelo Bank Building (1884, 30 South Chadbourne Street, extant), the Johnson and Taylor Building (1885, 24 East Concho Street, extant), and the Shwartz and Raas Building (1886, 20 East Concho Street, extant). These commercial buildings took stylistic cues from the new county courthouse, often with Romanesque Revival or Italianate character-defining features.



**Figure 2-9.** (Left) Postcard dated 1909, depicting both the temporary ca. 1884 courthouse and the masonry 1885 courthouse. Source: Rose Chamberlin, [Postcard from Rose Chamberlin to Junia Roberts Osterhout, August 13, 1909], Portal to Texas History, crediting Rice University Woodson Research Center, <https://texashistory.unt.edu/ark:/67531/metaph244058>.



**Figure 2-10.** Detail of original plat of San Angelo in Frank Lerch and Otto Lerch, *Frank Lerch's Map of San Angelo and Additions* [Map # 2188], ca. 1880, Texas General Land Office, <https://s3.glo.texas.gov/glo/history/archives/map-store/index.cfm#item/2188>.

**Oscar Ruffini**

The rustic Romanesque Revival and Italianate architectural styles prevalent in San Angelo in the 1880s often are associated with master architect Oscar Ruffini. The Ruffini brothers—Oscar and Frederick Ernst (F. E.)—were born in Ohio to German immigrant parents, and were among the earliest professional architects to come to Texas.<sup>44</sup> F. E. Ruffini focused his practice in Austin and designed courthouses and other public buildings throughout the Texas Hill Country. Oscar Ruffini headquartered his practice in San Antonio and designed a wide variety of building types, ranging from public buildings to commercial buildings, homes, and churches. After coming to San Angelo to help supervise courthouse construction, he stayed to complete private commissions for a number of buildings.<sup>45</sup>



26 A E. Concho Avenue (1884)



26 B E. Concho Avenue (1885)



20 E. Concho Avenue (1886)



118 S. Chadbourne Street (ca. 1888-94)



114 S. Chadbourne Street (1891)



25-29 S. Chadbourne Street (1903)



202 S. Chadbourne Street (ca. 1905)



1 E. Twohig Avenue (1906)



35 E. Concho Avenue

**Figure 2-11.** Examples of buildings in the San Angelo downtown survey area likely designed by Oscar Ruffini. Source: Saltarelli, "Phase I Survey of Historic Resources, San Angelo, Texas." Photos by HHM.

The circa 1885 map of San Angelo (see fig. 2-10) also shows full blocks dedicated to the Catholic church (including 19 South Oakes Street, which remains the site of Sacred Heart Catholic Church today) and the public school (present-day 102 South Magdalene Street, now occupied by the Shannon Regional Heart Center) (fig. 2-12). The exact origins of these set-aside lots also lack documentary evidence; as stated in the 2006 Phase I Survey:

Some sources say that developer Bart DeWitt donated land for the building of a Catholic Church in San Angelo. Others report that Koenigheim donated land to the Catholic, Methodist and Baptist churches to "attract a better, more stable and law-abiding population."<sup>46</sup>

Whatever the origin, the presence of religious institutions did help with the transition of San Angelo's demographic character away from the all-male population of Fort Concho toward a more family-oriented community. The Catholic church in particular also helped create connections between the Mexican American community and the German immigrant community, beginning with the construction of the first adobe Catholic church in San Angelo in 1880.<sup>47</sup> By the time the first Sanborn Fire Insurance maps of San Angelo were published in 1889, the original San Angelo downtown core also contained a Baptist church, an Episcopal church, a Methodist church, and a Presbyterian church.



**Figure 2-12.** Map showing different subdivisions in San Angelo around 1880. Source: Frank Lerch, *Frank Lerch's Map of San Angelo and Additions* (n.p., ca. 1880), from the Texas General Land Office, Map. # 2188, <https://s3.glo.texas.gov/glo/history/archives/map-store/index.cfm#item/2188>.

### Early Mexican Settlement

The connection between longstanding Mexican American settlers and new white and European entrepreneurs is captured by historian Arnoldo De León in his book *San Angeleños: Mexican Americans in San Angelo*:

"According to the descendants of early San Angelo history, Mexican Americans settled along the banks of the North Concho River and on Concho, Twohig, and Beauregard Avenues, on lots which DeWitt had marked off in 1871. Many probably were squatters, but few people really concerned themselves with the Mexicans' presence. Santa Angela was a struggling town; there was plenty of space for arriving Anglos wishing to establish businesses and homes; and many land buyers owned properties in absentia and did not know who lived in town. Also, there were not enough inhabitants in the town to force Mexicans to live in any particular section. Furthermore, DeWitt probably did not object – he may have empathized with his departed wife's kinsmen. Several Mexican American families had bought land from DeWitt legitimately."<sup>48</sup>



The circa 1885 plat map of San Angelo attests to this development pattern as well, with a grid of small square lots in the southeastern quadrant of downtown—contrasting the narrow lots in the portions of downtown targeted for commercial development (refer to fig. 2-10).

## THE MILES ADDITIONS

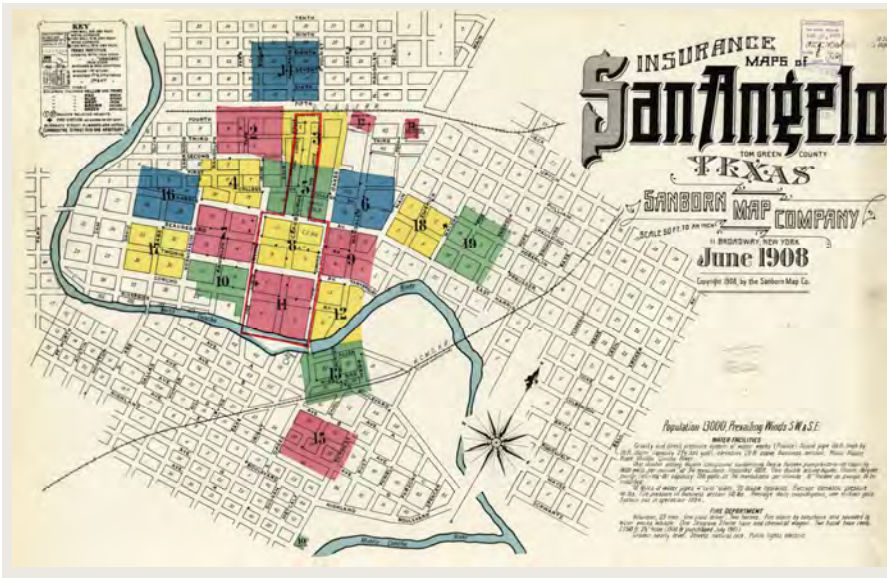
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By 1880, maps of San Angelo also showed the “Miles Additions” surrounding the original portion of downtown San Angelo (see fig. 2-10), roughly corresponding to original Survey 322. After the 1884 Ben Ficklin flood, Jonathan Miles subdivided these closed-in residential plats in anticipation of population growth in San Angelo.<sup>49</sup> In 1875, Miles appeared on tax rolls for nearby Coleman County as owning 300 acres of land.<sup>50</sup> Archived tax rolls for Tom Green County do not reveal when Miles obtained land in Tom Green County, or the extent of his landholdings, but the 1880 census enumerated Jonathan Miles as an Alabama-born farmer living in then-rural Tom Green County with his Irish-born wife and children.<sup>51</sup> The layout of the Miles Addition plat north of downtown combined large one-acre lots near Chadbourne Street with smaller lots for more modest homes further east. Miles also became the namesake for the town of Miles in nearby Runnels County after he donated \$5,000 to support construction of a rail line nearby, that would lead to San Angelo.<sup>52</sup> However, the population growth that Miles predicted proved insufficient to fill the lots of the Miles Additions, even after he dropped prices for his lots. Financial success appears to have evaded Miles, and he spent his final years living in the marginal, industrial area along Fourth Street near Magdalene Street (no longer extant).<sup>53</sup>

## FORT CLOSURE AND RAIL-RELATED DEVELOPMENT (1888–1919)

The late 1880s brought tremendous change to San Angelo. Fort Concho closed in 1889, bringing an end to the town’s longstanding source of revenue. Many soldiers stayed in San Angelo despite the fort’s closure, however, and the arrival of the railroad brought new business opportunities. Overall, this era brought in economic shifts rather than economic collapse.

A series of new railroads helped make San Angelo a center for shipping agricultural goods to market – especially cattle, sheep, goats, wool, and cotton. The town also became an industrial center for processing agricultural goods. San Angelo’s first rail line—the Santa Fe Railway—arrived in 1888.<sup>54</sup> The new rail line entered town from the northeast, traveling north of downtown through the Miles Addition, roughly along Fifth Street (refer to fig. 2-4). The year 1888 brought the Colorado Valley Railway to town, connecting San Angelo with Colorado City and the Texas Panhandle (hence the name change to the “Panhandle and Gulf Railway Company” later that same year).<sup>55</sup> This line was short-lived—running only until about 1905—but its tracks were reused by the Kansas City, Mexico and Orient Railway beginning around 1909.<sup>56</sup> These tracks ran through the south side of San Angelo, near the site of the old Fort Concho (fig. 2-13).



**Figure 2-13.** Sanborn Fire Insurance Map, 1908, sheet 1. Note the locations of railroad lines. Source: University of Texas Libraries, accessed March 22, 2021, [http://legacy.lib.utexas.edu/maps/sanborn/s-u/txu-sanborn-san\\_angelo-1908-01.jpg](http://legacy.lib.utexas.edu/maps/sanborn/s-u/txu-sanborn-san_angelo-1908-01.jpg),

## RAIL-DRIVEN COMMERCIAL AND INSTITUTIONAL EXPANSION

With the arrival of the railroad, San Angelo became the shipping and trade center for a multi-county agricultural area. Sheep and wool formed the backbone of the post-railroad commercial expansion. Immediately after the arrival of the railroad:

The first wool warehouse in San Angelo was the Meara & Hobbs establishment, which was built in 1888. The [wool] warehouse system was a Texas invention. The owners of the wool house served as commission agents for sheep ranchers. Since wool did not deteriorate when it was stored, the warehouses would receive the clip (sheared wool), grade it, and market it at the best time and for the best price. In addition to receiving a commission for this work, the warehouses might loan money and sell supplies for additional profit. It could be a very lucrative business.<sup>57</sup>

Sanborn Fire Insurance maps from 1889 show one building marked as “Wool,” located on Concho Avenue just east of Oakes Street (no longer extant, vicinity of present-day 113 East Concho Avenue). The city became the center of all wool trade in Texas by 1900.<sup>58</sup> By 1908, when the extent of Sanborn maps finally stretched northward to the Santa Fe Railway, additional wool-related buildings included the March Bros. Wool Warehouse at Fourth and Farr Streets (no longer extant) and the Chas. Hobbs Wool Warehouse at Fourth and Magdalen Streets (no longer extant). Additional development along the Santa Fe Railway line by 1909 included grain warehouses, wholesale grocery warehouses, and lumber yards, a cotton gin plus a cotton seed oil gin, and the San Angelo Ice and Power Company. Since most farmers brought their crops to the markets and rail connections in San Angelo via wagon, large wagon yards also emerged around 1900 – with 10 in operation by 1910 (fig. 2-14). Many operated along the Santa Fe Railway line near the northern end of Chadbourne Street, while others operated in the Mexican American enclave south of Twohig Avenue. Businesses selling and repairing wagons and farm equipment opened nearby as well.<sup>59</sup>

These enterprises brought both economic growth and population growth in the early twentieth century (refer to fig. 2-3). However, this trend began to slow after 1910 (see fig. 2-2). A drought in 1917 disrupted the supply of agricultural products, followed by a 1918 decline in cattle prices. The military demand for wool in World War I temporarily propped up wool prices, but another drought in 1920 led to numerous farm and business foreclosures – causing the population to fall.<sup>60</sup>



**Figure 2-14.** Photograph of an example of a wagon yard in San Angelo. Source: Virginia McKimmon Noelke, *Early San Angelo* (Charleston, SC: Arcadia Publishing, 2011), 39.

## SHIFTS IN URBAN DEVELOPMENT

The built fabric of the city rapidly developed in this era as well. A panoramic birds-eye view photo from 1907 shows the lots in downtown San Angelo fully built-out with substantial, multistory buildings (fig. 2-15). Meanwhile, in 1908, the Santa Fe Railway constructed a new depot north of downtown in the Miles Addition on the east side of Chadbourne Street between Fourth Street and the railroad tracks (fig. 2-16). The presence of the depot solidified the area along the rail line at Fourth Street as a rail-related industrial and warehouse district.



**Figure 2-15.** Panoramic photo of downtown San Angelo, facing north, 1907. Source M.C. Ragsdale, photographer, San Angelo, Texas north from water tank [photograph], United States Texas San Angelo, ca. 1907, from the Library of Congress, <https://www.loc.gov/item/2013646959/>.



**Figure 2-16.** Postcard depicting the Santa Fe Depot, 1908. Source: M.C. Ragsdale [Postcard Showing the Santa Fe Depot in San Angelo, Texas], postcard, June 16, 1908, The Portal to Texas History, crediting Private Collection of Margay Welch, accessed March 18, 2021, <https://texashistory.unt.edu/ark:/67531/metapath743942>.

On the other hand, the downtown core became dense with exclusively commercial, governmental, and institutional uses. Around 13 percent of resources in the downtown area date from between 1900 and 1909, and another 9 percent date from between 1910 and 1919. Industrial uses, warehouses, and wagon yards migrated out of the core of downtown. A 1911 postcard depicts a typical bustling commercial streetscape along Beaugard Avenue (fig. 2-17). This density gradually spread to the southeastern quadrant of downtown, which previously had been a less-dense Mexican American residential district. For example, when the federal government constructed a new federal courthouse and US post office in 1911, they selected a site in southeastern downtown at 33 East Twohig Avenue (extant, expanded in the 1930s).<sup>61</sup> Over time, increased property values and dense development downtown pushed residential uses further out, especially northward into portions of the Miles Additions beyond the railroad tracks.<sup>62</sup>



**Figure 2-17.** Postcard of a typical commercial streetscape, 1911, along Beaugard Avenue. Source: M.C. Ragsdale [Beaugard Avenue in San Angelo], postcard, September 1911, from the Portal to Texas History, crediting Permian Basin Petroleum Museum, Library and Hall of Fame, <https://texashistory.unt.edu/ark:/67531/metaph1129223>.

### Shifting Mexican American Enclaves

As a result of the increasing value and desirability of land in downtown San Angelo for white and German American investors in the mid-1880s, “the original Mexican claimants to these downtown lots were dispossessed—either bought out or forcefully evicted. Some Mexicans did cling to their lots in the area, however, and some may even have continued buying property”—primarily located south of Twohig Avenue (fig. 2-18).<sup>63</sup> Sanborn maps through the early 1900s show this area comprised of small-scale wood and adobe dwellings, with wagon yards on Concho Avenue and near the river. The nexus for Mexican American community life, the Catholic church, was located nearby. The 1894 Sanborn map shows the church at the northeast corner of Chadbourne and Beaugard, constructed of “clapboards over adobe sides” (no longer extant; current site of the Trust Building).

By around 1900, however, the bulk of the Mexican American population migrated to affordable housing in the new Miles Additions north of the Santa Fe Railway tracks (outside of the survey area). The portion of the Miles Addition between Second and Eighth Streets became commonly known as the “Santa Fe Barrio.”<sup>64</sup> Other Mexican American families moved south of the river, near the Kansas City, Mexico and Orient Railway tracks. By the 1910 census, Mexican Americans comprised 7 percent of San Angelo’s population; of this community, 45 percent lived in the Miles Additions, while another 33 percent lived south of the river.<sup>65</sup> Some influential Mexican American families continued to hold property in the southeast quadrant of downtown. But by 1930, the very few remaining Mexican property owners

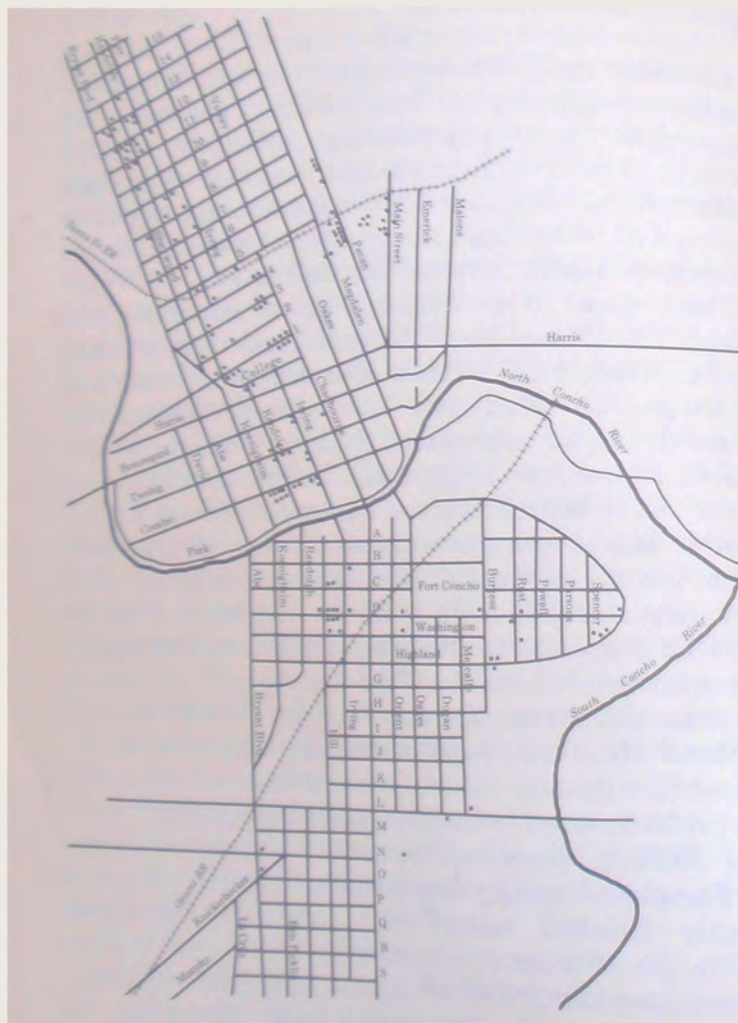
downtown were clustered solely on College Street east of Chadbourne, and by 1950, Mexican American property ownership downtown vanished entirely.<sup>66</sup>

The Sacred Heart Catholic Church continued to serve the Mexican American community throughout the area, worship continuing from the site downtown at Beauregard and Oakes (the building was replaced in 1961 but the congregation remained onsite). As segregation became increasingly entrenched in the South in the early twentieth century, this church became symbolic of the loss of Mexican American community ownership and power in downtown San Angelo. As described by Arnoldo DeLeon in his book *San Angeleños*:

As more Anglo American Catholics established residence in the town, a policy of segregation developed in this church, and Mexicans were compelled to sit on one side of the building. Mexican American children attended Immaculate Conception Academy at the same place, but they also were segregated because of their national origin.<sup>67</sup>

### San Angelo Turn Verein

Another signal of the shift of the changing cultural character in the southeastern quadrant of downtown was the opening of the “San Angelo Turn Verein” at the northwest corner of East Concho Avenue and South Magdalen Street, shown on the 1913 Sanborn map (no longer extant). Throughout Texas, German immigrants and German Americans established “Turn Verein” as athletic and social clubs.<sup>68</sup> In San Angelo, German American architect Oscar Ruffini played a key role in organizing the Turn Verein and designed its building.<sup>69</sup> City directories document that the San Angelo Turn Verien continued in operation from 1911 through at least 1936.<sup>70</sup> Original Ruffini architectural drawings for the building are available from the Texas State Library and Archives.



**Figure 2-18.** Map showing approximate locations of Mexican American property holdings in San Angelo in 1910. Note few of the sites indicated on this map retain resources constructed by 1910. The few sites that retain structures constructed by 1910—which may have historical associations with Mexican American property owners—include 32 N. Irving Street, 35 N. Chadbourne Street, 51 N. Chadbourne Street, and 107 S. Chadbourne Street. Intensive-Level research using City Directories and census listings might help determine whether these properties indeed hold historical associations with San Angelo’s Mexican American community. Source: DeLeon, *San Angeleños*, 32.

## OIL, MECHANIZATION, HIGHWAY DEVELOPMENT (1920–1939)

Between 1920 and 1939, increasing availability of technology helped diversify San Angelo’s economy and temper the impacts of natural disasters. Oil discovery nearby fueled this process, enabling farmers to irrigate and mechanize production, and helping cities to provide electricity to property owners. Agricultural production in the surrounding areas boomed—especially in the ranching sector—and population grew as well (see figs. 2-2 and 2-3).<sup>71</sup> Mechanized technology also helped facilitate large-scale public works projects like highway construction, flood control, and dam construction – especially during the Depression Era, when the federal government directed funding and manpower toward public works.

### OIL AND HIGHWAY DEVELOPMENT

The earliest discovery of oil in the San Angelo area came from the “Santa Rita” wells in Reagan County in 1920. The Kansas City, Mexico and Orient Railway provided the nearest transportation to these wells, so San Angelo became the closest urban connection for oilwell supplies and labor, as well as banking and business support for the oil industry.<sup>72</sup> As described in the 2006 Phase I Historic Resources Survey:

In May, 1923, Santa Rita No. 1, the first commercially producing oil well in the Permian Basin, struck, and even gushed, causing great excitement in San Angelo. Located on the eastern edge of the Permian Basin, San Angelo was the closest sizeable town in the area of the oil discoveries. By 1930, more than 40 oil companies had offices in the city. New office space had to be built, and more hotel rooms were needed. Brick and stone buildings were remodeled and multi-story buildings constructed. The city boomed again, during the 1920s, growing to a population of 25,000 within ten years... According to historian Gus Clemens, “Much of what San Angelo is today traces its roots back to this period of growth during the 1920s. San Angelo was largely rebuilt during the eight years between 1925, from when oil money began coming in steadily, and 1933, when the bottom fell out of both oil and agribusiness.”<sup>73</sup>

Additional oil discoveries throughout the Permian Basin continued in the 1920s and 1930s.<sup>74</sup> Increased availability of oil helped fuel personal automobiles, as well as trucks for the oil industry and agriculture. In San Angelo alone, registered vehicles increased from 4,747 in 1924 to 20,274 by 1950.<sup>75</sup> Paved highway connections further encouraged car and truck transportation, with the “Glacier to Gulf Motorway” (also known as the “Puget Sound to Gulf Highway”), the “Del Rio Canadian Highway,” and the “Central Texas Highway” all traveling through San Angelo by 1920 (fig. 2-19).<sup>76</sup> Oil wealth led to increased state tax revenues, which, in turn, the state invested in improving roads and building bridges accessing oilfields and oil-processing facilities.<sup>77</sup> By 1936, with increasing federal and state funding and management of the highway system, connections via San Angelo evolved to include State Highways 67 and 87, as well as US Highway 277 (fig. 2-20). The oil boom also brought increased optimism to other economic sectors of San Angelo. Business lending became more readily available, leading to new construction downtown. Extant auto-related buildings downtown that reflect these trends include the J and J Electric Motors Building at 315 North Chadbourne Street (built around 1920), the Ragsdale Auto Company & Tires building at 16 West Concho Avenue (built around 1930), the Buck and Cox Motor Company at 42 East Concho Avenue (built around 1930), the gas station at 311 South Chadbourne Street (built around 1930), and a wide range of auto garages. New hotels developed to cater to auto tourists, like the Roberts Hotel at 40 West Twohig Avenue (extant, built from 1926 to 1927), the Rainbow Hotel at 50 North Chadbourne Street (extant, also known as the Roosevelt Hotel, built in 1928), the San Angelo Hilton at 36 East Twohig Avenue (extant, built in 1928), and the Naylor Hotel at 302 South Chadbourne Street (extant, built around 1930).

San Angelo's industrial districts also evolved to include oil-related storage and processing buildings rather than just agricultural-processing buildings. In the Miles Addition along the Santa Fe Railway tracks north of downtown, the 1931 Sanborn map depicted the development of Humble Oil & Refining Co. Oil Depot and gas tanks, as well as the Sinclair Oil & Gas Co. Oil Depot and gas tanks. The Sinclair Oil & Gas Warehouse at 317 North Farr Street, for instance, had previously functioned as the Jackson, Hicks and Jones Grain & Wool Warehouse (extant today), according to the 1908 Sanborn map. Other extant examples of oil-related industrial resources along the Santa Fe Railway tracks include the Humble Oil & Refining Co. Warehouse at 316 Martin Luther King Drive (built around 1925 and 1930, respectively), and the Harris-Luckett Hardware Co. Oil Warehouse at 238 West Fourth Street (built around 1925).

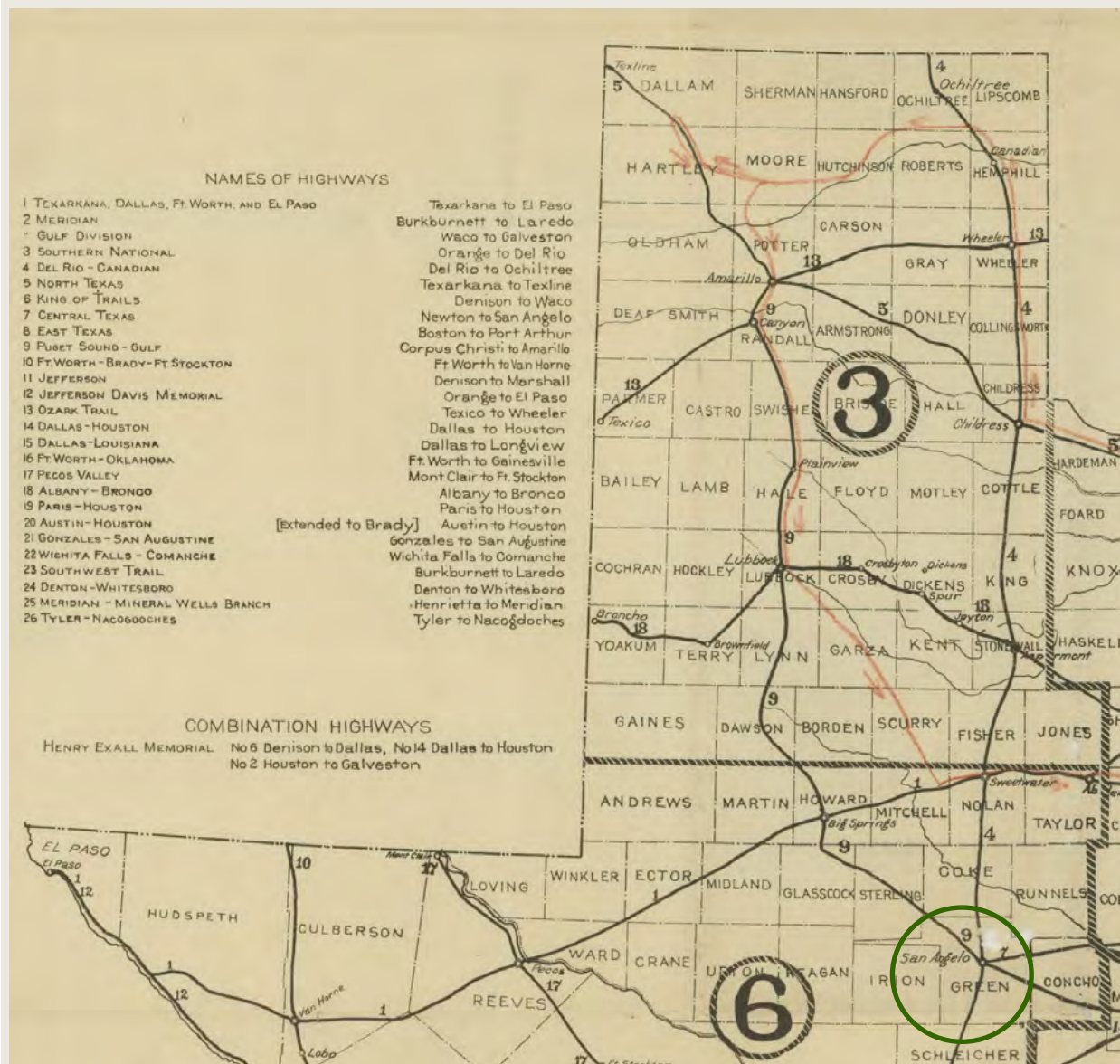
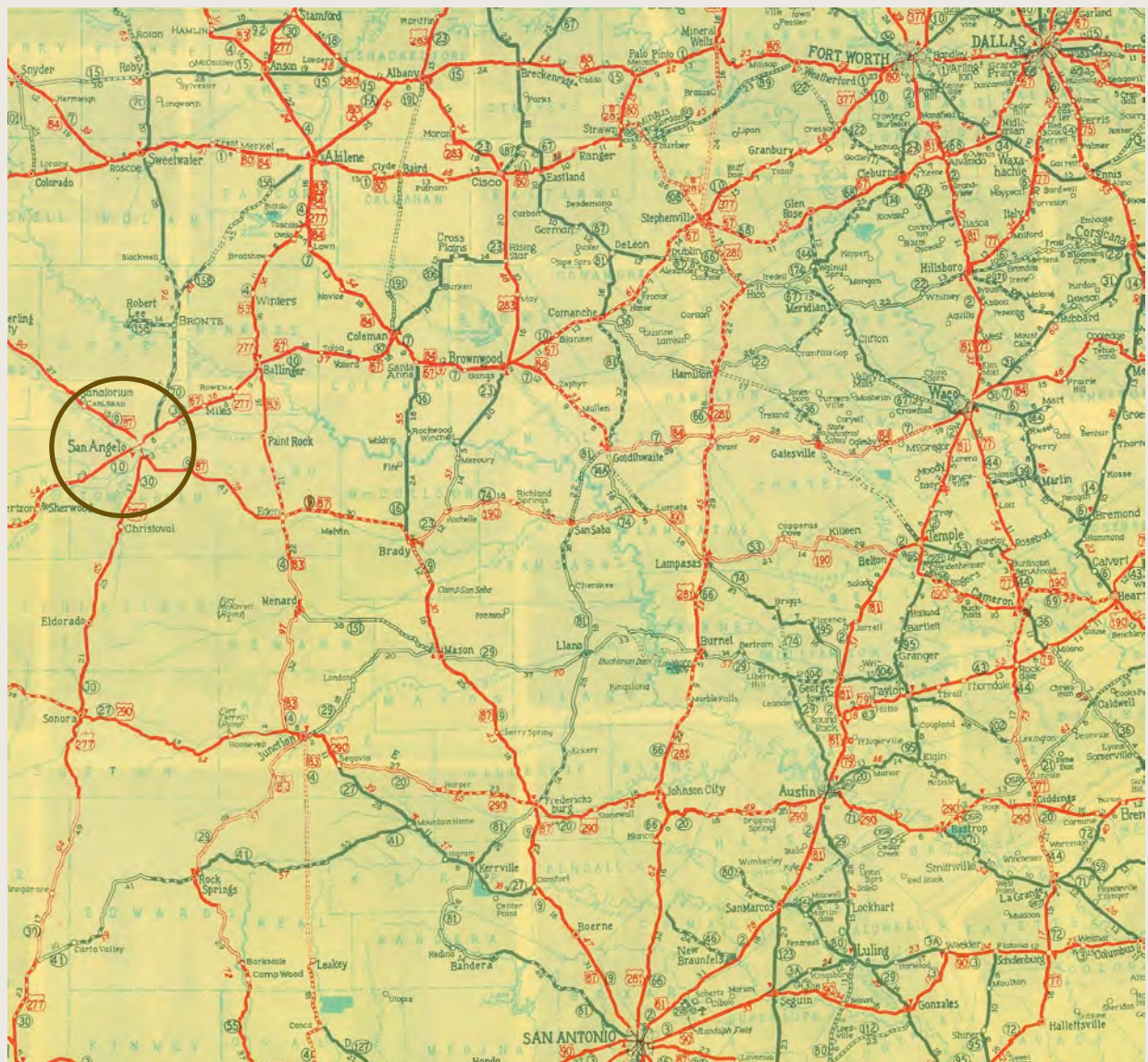


Figure 2-19. Highway map of Texas, 1917, with San Angelo circled. Source: Texas Department of Transportation Historic Map Overlay.



**Figure 2-20.** Map of the Texas highway system in 1936, with San Angelo circled. Source: Texas Highway Department, Centennial Highway Map [Map No. 6193], Texas State Library and Archives, <https://www.tsl.texas.gov/exhibits/highways/depressionwar/page3.html>.

## URBAN INFRASTRUCTURE AND CIVIC DEVELOPMENT

Public investment in infrastructure and civic buildings also bolstered development in San Angelo’s downtown. The oil boom of the 1920s led to construction of both a new county courthouse and a new city hall downtown in 1928 (both extant, 112 West Beauregard Avenue and 72 West College Avenue respectively, figs. 2-21 and 2-22). The renowned El Paso architectural firm of Trost & Trost designed the substantial new 1928 city hall in the popular Art Deco style, symbolizing the optimism and ambition buzzing in the growing city at the time. Another active architect in the 1920s was Anton F. Korn – the Dallas-based architect who designed the San Angelo National Bank at 201 South Chadbourne Street, the Cactus Hotel at 36 East Twohig Avenue, and the 1928 courthouse at 112 West Beauregard Avenue.<sup>78</sup> The prominent Dallas architectural firm of Lang & Witchell also designed the San Angelo Telephone Co. building at 14 West Twohig Avenue in 1928. For both the courthouse and the San Angelo Telephone Co. building, construction contracts went to P. O’B. Montgomery of Dallas, with craftsman Dwight Homes supplying terra cotta and cast plaster ornamentation. Beyond the downtown survey area, additional



civic improvements in the late 1920s included construction of San Angelo University, establishment of a municipal airport, and dam construction on the South Concho River to alleviate flooding and create a more reliable municipal water supply.<sup>79</sup>



**Figure 2-21.** Postcard depicting the new 1928 Tom Green County Courthouse at 112 W. Beauregard Avenue. Source: Postcard of the Tom Green County Court House, date unknown, from the Portal to Texas History, crediting the Permian Basin Petroleum Museum, Library and Hall of Fame, <https://texashistory.unt.edu/ark:/67531/metaph1128815>.



**Figure 2-22.** Postcard of the new 1928 San Angelo City Hall at 72 W. College Avenue, designed by the renowned El Paso architectural firm of Trost & Trost. Source: Postcard of San Angelo, Texas City Hall and Auditorium, date unknown, from the Portal to Texas History, crediting the El Paso Public Library, <https://texashistory.unt.edu/ark:/67531/metaph613649/>.

## AGRICULTURAL MECHANIZATION AND IRRIGATION

Since San Angelo's economy largely depended on agricultural processing and shipping, agricultural trends in the surrounding counties affected urban development too. The availability of oil also fueled mechanization of farming and ranching, increasing agricultural production. New scientific and technological developments helped breed heartier and more resilient livestock.<sup>80</sup> The Rambouillet breed of sheep proved especially productive. This and other factors led to a 240 percent increase in wool and mohair shipments between 1923 and 1929.<sup>81</sup> As described by historian Arthur Baynes Hobbs, "By 1926, sheep, wool, and cotton prices had completely rebounded; the cattle business was the final market to bounce back from the economic slump, and process rose slowly."<sup>82</sup> The construction of dams and reservoirs also allowed the irrigated acreage in Tom Green County to escalate between 1920 and 1940

(fig. 2-23). However, overall agricultural productivity remained volatile, with agricultural commodity prices fluctuating dramatically, and cycles of flood and drought continuing to upset agricultural production, especially during the Depression Era.<sup>83</sup> The value of crops sold in Tom Green County dropped precipitously between 1929 and 1939—from \$1,074,771 to \$472,194—but the improvements in livestock productivity helped counter these losses, and total farm and ranch earnings for the County stayed stable between 1929 and 1939.<sup>84</sup> As a result, San Angelo’s agricultural processing businesses stayed afloat, and some even modestly expanded – like the Western Wool & Mohair Company, which built a new warehouse at 16 East Fourth Street in 1931 that gradually grew until 1949.

## THE WORLD WAR II ERA (1940–1945)

With rising global tensions in the late 1930s and 1940, the United States escalated military preparedness in preparation for another potential World War. The military prioritized locations with existing rail and highway connections—like San Angelo—for new military installations. The flat terrain surrounding San Angelo also proved desirable for airfield construction, and “Goodfellow Field” opened in 1940, located southeast of downtown.<sup>85</sup> The field’s mission focused on training bombardier pilots.<sup>86</sup> Construction of the airfield directly inflated the city’s population (see fig. 2-2). Despite the rapidly growing population, wartime needs limited supplies and labor for urban expansion. Construction in Downtown San Angelo in the World War II years was limited to small-scale, utilitarian buildings with minimal architectural detailing – as exemplified by the one-part-commercial-block constructed around 1940 at 102 North Chadbourne Street. The resulting housing shortage saw residential units added at the rear or upper floors of many downtown commercial buildings. Two examples of this trend are located at 210 and 212 South Chadbourne Street – both of which accommodated residential renters during World War II.<sup>87</sup>

## POSTWAR DEVELOPMENT (1946–1971)

After the end of World War II, “Goodfellow Field” became Goodfellow Air Force Base and remained a significant driver of population growth. Despite a temporary postwar base closure from May to December 1947, the base stayed active as a flight and technical training center – a mission that continues today.<sup>88</sup> However, by 1950, population growth in San Angelo began to slow. A long drought between 1950 and 1956 contributed to this slowdown, as did a flood in 1957 – both of which led to declines in agricultural productivity. The construction of the interstate highway system—which bypassed San Angelo—also caused San Angelo’s prominence as a shipping center to decline. Construction of oil pipelines furthered the decline in San Angelo’s shipping business.<sup>89</sup>

Because of relatively slow population growth, San Angelo did not experience the sprawling postwar suburban development boom seen in larger cities. Instead, into the 1960s, the majority of the population still lived in close proximity to downtown. Although some new residential subdivisions developed to the southwest—encouraged by relocation of San Angelo College—all growth remained less than three miles from downtown.<sup>90</sup> As a result, downtown San Angelo remained the primary commercial district for a multi-county area. Photographs from the era show downtown streets bustling and congested with commercial traffic (fig. 2-24). A number of businesses invested in high-profile, architect-designed Modern buildings downtown. For example, First National Bank hired “Pierce and Pierce, Architects” of Houston to work with the local architectural firm of Lovett and Sellers to design a new building at 124 W. Beauregard Avenue, completed in 1960 (fig. 2-25). Similarly, Sacred Heart Catholic Church hired Henry Steinbomer—based in San Antonio and considered “the most prolific church architect in Texas during the 1940s and 1950s”—when they constructed their new building at 19 South Oakes Street from 1960 to 1961 (fig. 2-26).<sup>91</sup> Perhaps the most significant expression of San Angelo’s Modern architectural ambition in this era, though, came in 1967, when the Central National Bank hired the renowned firm of Ford, Powell, and Carson (headed by O’Neil Ford) to design the building at 36 West Beauregard Avenue. Ford’s pioneering regional spin on Modernism used covered

walkway features, tiled domes and exposed aggregate concrete frames, as well as the works of Mexican artisans throughout the covered walkways (fig. 2-27).<sup>92</sup> The construction firm of Templeton and Cannon, based in San Angelo, worked as the contractor for many of the prominent buildings downtown in the postwar era, including the First National Bank and Sacred Heart Church, as well as the United Methodist Church at 37 East Beauregard Avenue.

As late as 1968, the core of downtown still included “the region’s largest and strongest comparison shopping facilities, with the four department stores of Hemphill-Wells, Sears Roebuck, Montgomery Ward and J.C. Penney located within a two block section of Beauregard Avenue between Chadbourne Street and Randolph Street.”<sup>93</sup> This dense commercial downtown ran contrary to urban planning trends of the era, which instead promoted suburbanization to alleviate traffic and facilitate parking. In 1968, the City of San Angelo commissioned a nationally prominent German-born mall designer named Victor Gruen to develop a *General Development Plan for the Central Area of San Angelo, Texas*. The Gruen plan proposed widescale demolition and urban renewal in downtown San Angelo, most of which the City dismissed and never implemented. For example, Gruen recommended pedestrian malls on Beauregard and Irving Streets, to be created by narrowing the street widths and constructing new buildings in the former right-of-way (fig. 2-28), as well constructing multi-story Brutalist buildings in the open plaza in front of city hall.<sup>94</sup> One change that Gruen recommended that did come to fruition was the relocation of the post office, formerly located in the federal building at 33 East Twohig Avenue, to a new freestanding facility at Abe Street and First Street, completed in 1975 (just beyond the survey area). This project began the process of decreasing traffic and activity in downtown. The construction of Sunset Mall in 1979 culminated this process, finally shifting the focus of commercial traffic away from downtown.<sup>95</sup> In the decades that followed, new commercial developments amassed on the southwestern suburban area around the mall. Nonetheless, a committed core of property owners and organizations like Main Street and the City of San Angelo have continued to invest in the preservation of downtown and maintain the irreplaceable historic fabric that reflects the historic context that shaped San Angelo.

HISTORIC RESOURCES SURVEY OF DOWNTOWN SAN ANGELO

ITEM (For definitions: "Farms reporting," etc., see text)	Terry	Throckmorton	Titus	Tom Green	Travis	Trinity	Tyler	Upstar	Upton
<b>FARMS, ACREAGE, AND LAND AREA</b>									
1 Number of farms.....Apr. 1, 1940..	1,305	672	2,146	1,408	2,647	1,615	1,522	3,412	77
2 Jan. 1, 1935..	1,486	745	2,482	1,523	3,157	1,869	1,198	4,234	100
3 Apr. 1, 1930..	1,488	611	2,487	1,224	3,624	1,569	988	4,230	36
4 Approximate land area (see text)...acres.....1940..	574,720	584,320	267,620	987,520	649,000	450,560	593,280	376,960	839,680
5 Proportion in farms.....percent.....1940..	82.3	66.2	70.5	104.4	79.2	38.2	17.6	78.8	85.2
6 All land in farms.....acres.....1940..	473,063	387,038	188,691	1,031,150	514,276	172,245	104,412	297,223	715,389
7 1935..	514,702	482,092	207,414	999,715	531,294	126,007	95,265	330,795	416,087
8 1930..	469,182	464,058	193,033	682,894	582,872	143,290	80,075	259,080	394,337
9 Average size of farms.....acres.....1940..	362.5	676.8	87.9	732.4	194.3	106.7	68.6	87.1	9,280.8
10 1935..	346.4	647.1	83.6	636.4	166.7	67.7	80.1	78.1	4,160.9
11 1930..	314.9	769.5	77.6	561.5	154.2	91.3	80.2	61.2	10,953.8
<b>Farm land according to use:</b>									
12 Cropland harvested.....farms reporting..1939..	1,137	352	1,922	944	2,157	1,531	1,259	3,185	5
13 1934..	1,391	607	2,372	1,247	2,799	1,123	1,123	3,943	2
14 1929..	1,380	573	2,453	985	3,345	1,469	916	4,100	2
15 acres.....1939..	237,512	24,903	61,209	100,598	148,798	45,052	18,920	94,327	206
16 1934..	176,562	51,251	66,961	105,626	158,365	43,328	20,377	99,321	(2)
17 1929..	210,465	53,262	86,431	101,158	210,068	41,040	17,674	124,472	(2)
18 Crop failure (see text).....farms reporting..1939..	141	446	63	325	239	54	39	92	1
19 1934..	850	375	423	475	766	285	150	948	9
20 1929..	149	204	73	83	364	232	226	183	1
21 acres.....1939..	10,113	39,637	703	22,513	3,555	400	203	1,088	(2)
22 1934..	66,514	10,120	3,776	21,608	12,608	4,545	1,042	7,921	75
23 1929..	8,293	9,417	1,105	5,088	10,557	3,047	3,522	2,188	(2)
24 Cropland, idle or fallow (see text).....farms reporting..1939..	513	90	528	189	1,029	212	496	1,511	(2)
25 1934..	87	89	674	269	913	540	395	1,650	(2)
26 1929..	97	11	255	235	414	360	271	844	2
27 acres.....1939..	29,778	2,811	10,658	6,039	26,190	4,431	7,896	20,546	(2)
28 1934..	5,288	2,948	9,166	12,115	17,061	9,004	3,854	33,116	(2)
29 1929..	7,051	667	5,252	12,162	11,406	6,161	4,425	12,830	(2)
30 Plowable pasture.....farms reporting..1939..	649	214	1,407	675	1,276	795	391	2,244	1
31 1934..	568	102	609	358	1,255	406	167	1,778	(2)
32 1929..	534	24	694	399	461	169	175	1,158	3
33 acres.....1939..	79,697	11,212	46,174	43,552	87,235	70,282	11,861	55,750	(2)
34 1934..	70,596	1,872	13,042	20,083	43,289	9,731	1,933	30,578	(2)
35 1929..	150,543	19,323	15,158	67,142	32,473	3,673	2,909	19,637	680
36 Woodland (see text).....farms reporting..1939..	18	293	1,268	62	773	490	751	2,228	(2)
37 1934..	585	68,833	44,561	116,353	183,693	41,253	60,830	81,793	(2)
38 1929..	1,382	90,726	58,740	220,160	266,633	47,056	66,097	108,956	(2)
39 acres.....1939..	390	53,594	56,871	31,278	230,056	70,594	42,703	70,990	(2)
40 1934..	1,048	1,947	1,341	1,341	2,074	1,156	1,157	3,096	76
41 All other land (see text).....farms reporting..1939..	115,378	239,752	25,385	740,085	64,785	10,827	4,682	45,719	715,033
42 1934..	195,350	325,275	55,729	620,123	33,288	12,943	2,963	51,493	416,004
43 1929..	82,430	327,806	28,216	476,066	64,302	18,805	8,942	28,943	393,630
44 Land used for crops (harvested and failure).....farms reporting..1939..	1,147	507	1,923	1,043	2,192	1,533	1,259	3,187	5
45 1934..	247,435	64,430	61,913	123,111	152,353	45,452	19,123	95,415	256
46 1929..	242,076	61,371	70,737	127,234	171,003	47,873	21,079	107,242	83
47 acres.....1939..	218,778	62,679	87,536	106,246	220,635	44,067	21,096	128,660	7
48 Land available for crops (harvested, failure, idle or fallow, and plowable pasture).....farms reporting..1939..	1,225	519	2,114	1,199	2,476	1,597	1,449	3,381	6
49 Irrigated cropland harvested and/or irrigated pasture.....farms reporting..1939..	7			227	23		2	1	2
50 1934..	7			210	23		2	1	2
51 1929..	108			5,565	245		(2)	(2)	(2)
52 acres.....1939..				43					
53 1934..				1,240					
<b>VALUES</b>									
54 Value of farms (land and buildings).....dollars.....1940..	9,383,585	6,202,864	4,222,724	24,909,070	16,859,261	2,807,567	2,352,668	6,481,210	4,204,343
55 1935..	7,234,403	6,682,284	3,623,176	20,847,518	17,047,228	2,568,867	1,652,895	5,297,387	1,402,382
56 1930..	11,843,636	9,074,431	5,539,465	21,111,276	25,917,974	3,212,700	1,922,865	6,944,704	1,786,866
57 Value of buildings.....farms reporting..1940..	1,278	513	2,046	1,371	2,351	1,583	1,483	3,302	76
58 1935..	1,344	204	2,329	1,157	3,420	1,459	934	3,776	31
59 1930..	1,330,636	646,300	1,164,351	2,548,973	3,846,927	650,045	912,275	1,968,375	115,825
60 1930..	1,456,915	912,618	1,623,012	2,329,302	5,127,078	679,583	736,233	2,402,835	55,930
<b>Average values:</b>									
61 Land and buildings per farm.....dollars.....1940..	7,190	10,844	1,966	17,691	6,369	1,738	1,546	1,900	54,602
62 1935..	4,868	8,929	1,460	13,688	5,349	1,374	1,380	1,651	14,024
63 1930..	8,123	14,952	2,227	17,108	7,152	2,048	1,927	1,942	49,635
64 Farms of 30 acres and over.....dollars.....1940..	19.84	16.03	22.38	24.16	32.78	16.30	22.53	21.81	5.88
65 1935..	14.06	13.50	17.47	20.85	32.09	20.29	17.23	16.01	3.37
66 1930..	25.79	19.55	28.70	30.47	46.38	22.42	24.01	26.81	4.53
67 Value of implements and machinery.....farms reporting..1940..	1,111	448	1,831	1,140	2,299	1,290	1,227	2,987	67
68 1935..	1,281	582	2,027	1,035	3,285	1,427	858	3,533	17
69 1930..	1,330,897	339,434	294,005	1,196,510	1,317,240	182,546	109,728	472,507	57,475
70 dollars.....1940..									
71 1930..	583,833	284,441	348,496	842,241	1,290,386	293,831	153,250	504,899	17,850
<b>BY COLOR OF OPERATOR</b>									
72 Number of farms....of white operators <sup>3</sup> .....number.....1940..	1,297	572	1,966	1,406	2,346	1,359	1,357	2,475	77
73 1935..	1,455	745	2,151	1,521	2,656	1,560	1,048	3,086	100
74 1930..	1,448	611	2,172	1,226	2,803	1,261	869	2,904	36
75 Of nonwhite operators.....number.....1940..	8		180	2	301	256	165	937	(2)
76 1935..	1		331	2	531	309	150	1,148	(2)
77 1930..	10		315	8	821	308	159	1,525	(2)
78 All land in farms....of white operators <sup>3</sup> .....acres.....1940..	472,953	387,039	178,628	(2)	493,281	161,731	92,670	236,104	715,389
79 1935..	(2)	482,092	193,159	(2)	493,952	113,672	89,215	262,607	416,087
80 1930..	458,811	464,059	177,332	692,369	512,051	131,527	73,505	196,276	394,337
81 Of nonwhite operators.....acres.....1940..	110		9,866	(2)	20,995	10,514	11,742	61,119	(2)
82 1935..	(2)		14,235	(2)	37,342	12,935	6,711	68,188	(2)
83 1930..	381		15,701	(2)	46,821	11,763	6,570	63,604	(2)
84 Value of farms....of white operators <sup>3</sup> .....dollars.....1940..	9,379,885	6,202,864	4,029,864	(2)	16,039,323	2,566,022	2,072,943	5,334,815	4,204,343
85 (Land and buildings).....1940..	(2)	6,632,284	3,420,880	(2)	15,540,764	2,289,817	1,541,340	4,330,162	1,402,382
86 1935..	11,830,546	9,074,431	5,104,152	21,077,901	22,818,417	2,899,950	1,767,390	5,560,741	1,786,866
87 Of nonwhite operators.....dollars.....1940..	4,200		182,860	(2)	819,935	211,545	279,725	1,146,395	(2)
88 1935..	(2)		202,295	(2)	1,506,464	279,050	111,355	967,225	(2)
89 1930..	12,990		435,313	33,375	3,099,557	312,790	155,475	1,383,983	(2)

<sup>1</sup>The excess of farm acreage over approximate land area is due to the fact that the entire acreage of a farm is tabulated as in the county in which the headquarters are located, even though a part of the farm may be situated in an adjoining county.

Figure 2-23. Example of 1940 agricultural census records for Tom Green County. Source: Texas State Library and Archives.



**Figure 2-24.** Example of a downtown commercial streetscape in the 1950s. Source: Gerron Hite, *San Angelo, 1950s and Beyond* (Charleston, South Carolina: Arcadia Publishing, 2013), 15.



**Figure 2-25.** First National Bank at 124 W. Beauregard Avenue, designed by Pierce and Pierce, architects of Houston with local architectural firm Lovett and Sellers and construction firm Templeton and Cannon (1960). Photo by HHM, 2020.



**Figure 2-26.** Sacred Heart Catholic Church, 19 S. Oakes Street, designed by Henry Steinbomber, constructed by Templeton and Cannon (1960-1961). Photo by HHM, 2020.



**Figure 2-27.** Central National Bank (now Wells Fargo Bank), 36 W. Beaugard Avenue, designed by Ford, Powell, and Carson (1967). Photo by HHM, 2020.



**Figure 2-28.** Rendering of the pedestrian mall proposed for downtown San Angelo (never realized). Source: Victor Gruen Associates, “General Development Plan for the Central Area of San Angelo, Texas: Draft Summary Report,” prepared for the City of San Angelo, 1968, from the San Angelo Public Library.

## NOTES

<sup>1</sup> John C. Henderson, “Tom Green County,” *Handbook of Texas Online*, accessed November 2, 2020, <https://www.tshaonline.org/handbook/entries/tom-green-county>.

<sup>2</sup> City of San Angelo, “San Angelo Transportation Plan, 1964-1985,” 30, from the San Angelo Public Library.

<sup>3</sup> Julia Cauble Smith, “Concho River,” *Handbook of Texas Online*, accessed November 23, 2020, <https://www.tshaonline.org/handbook/entries/concho-river>.

<sup>4</sup> Additional background information on the Jumano people is available from “Trans-Pecos Mountains & Basins, Who were the Jumano?,” Texas Beyond History, accessed November 24, 2020, <https://www.texasbeyondhistory.net/trans-p/peoples/who.html>; “The Passing of the Indian Era,” Texas Beyond History, accessed March 16, 2021, <https://www.texasbeyondhistory.net/forts/indians.html>. “The Passing of the Indian Era” includes a helpful map of the Jumano territory in the early 1500s.

<sup>5</sup> Henderson, “Tom Green County.”

<sup>6</sup> Henderson, “Tom Green County;” Robert Bruce Blake, “Salas, Juan de,” *Handbook of Texas Online*, accessed November 24, 2020, <https://www.tshaonline.org/handbook/entries/salas-juan-de>. Blake notes that, “Salas . . . probably penetrated as far as the site of present San Angelo, Texas, then returned to Santa Fe, leaving Ortega, who worked in the area for six months before also returning.”

<sup>7</sup> “Franciscan Missionaries in Texas before 1690,” *Texas Almanac*, accessed November 24, 2020, <https://texasalmanac.com/topics/history/franciscan-missionaries-texas-1690-0>.

<sup>8</sup> “Missionaries,” Bob Bullock Museum of Texas History, accessed November 24, 2020, <https://www.thestoryoftexas.com/>.

<sup>9</sup> Smith, “Concho River.”

<sup>10</sup> “Franciscan Missionaries in Texas before 1690.”

<sup>11</sup> Henderson, “Tom Green County.”

<sup>12</sup> “Texas Frontier Forts: Nineteenth-Century Forts and the Clash of Cultures on the Texas Frontier,” Texas Beyond History, accessed March 16, 2021, <https://www.texasbeyondhistory.net/forts/>. This site provides helpful background and maps explaining the historic context of fort development in Texas.

<sup>13</sup> Henderson, “Tom Green County;” Arrie Barrett, “Federal Military Outposts in Texas, 1845–1861” (M.A. thesis, University of Texas, 1927); Ray Miller, *Ray Miller's Texas Forts* (Houston: Cordovan, 1985).

<sup>14</sup> Terry Jordan, *German Seed in Texas Soil* (Austin: University of Texas Press, 1975), 45-51.

<sup>15</sup> “Land Grant Results [Tom Green County],” Texas General Land Office, accessed March 17, 2021, <https://s3.glo.texas.gov/glo/history/archives/land-grants/LandGrantsWorklist.cfm>.

- <sup>16</sup> “Land Grant Results [Tom Green County, Survey 322],” Texas General Land Office, accessed March 17, 2021, [https://s3.glo.texas.gov/ncu/SCANDOCS/archives\\_webfiles/arcmaps/webfiles/landgrants/PDFs/1/5/8/158052.pdf](https://s3.glo.texas.gov/ncu/SCANDOCS/archives_webfiles/arcmaps/webfiles/landgrants/PDFs/1/5/8/158052.pdf).
- <sup>17</sup> “Christian Salinger in the U.S. and Canada, Passenger and Immigration Lists Index, 1500s-1900s,” Ancestry online database, accessed March 17, 2021; “Texas, U.S., Land Title Abstracts, 1700-2008,” File # 1674 [Christian Salinger (dec’d) to Hrs. of C. Salinger], Ancestry online database, accessed March 17, 2021; “Texas, U.S., Death Certificates, 1903-1982 for Dorethea Klinger,” Ancestry online database, accessed March 31, 2021.
- <sup>18</sup> “Land Grant Results [Tom Green County, Survey 323],” Texas General Land Office, accessed March 17, 2021, [https://s3.glo.texas.gov/ncu/SCANDOCS/archives\\_webfiles/arcmaps/webfiles/landgrants/PDFs/1/5/8/158275.pdf](https://s3.glo.texas.gov/ncu/SCANDOCS/archives_webfiles/arcmaps/webfiles/landgrants/PDFs/1/5/8/158275.pdf).
- <sup>19</sup> Arnolde De León, *San Angeleños: Mexican Americans in San Angelo, Texas* (San Angelo: Fort Concho Museum Press, ca. 1985), 18-19, from the San Angelo Public Library.
- <sup>20</sup> Mary G. Saltarelli, “Phase I Survey of Historic Resources, San Angelo, Texas,” prepared for the City of San Angelo, 2006, 14; Jerry Lackey, “Rocking Chair Spread Across Four Counties,” GoSanAngelo, posted July 12, 2008, <https://archive.gosanangelo.com/news/rocking-chair-spread-across-four-counties-ep-442395565-357989061.html/>.
- <sup>21</sup> Saltarelli, “Phase I Survey of Historic Resources,” 14.
- <sup>22</sup> Diana J. Kleiner, “Tankersley, TX,” *Handbook of Texas Online*, accessed March 17, 2021, <https://www.tshaonline.org/handbook/entries/tankersley-tx>.
- <sup>23</sup> “Richard Franklin Tankersley,” Ancestry online database, accessed March 17, 2021.
- <sup>24</sup> “1870 United States Federal Census for George W Delong,” Ancestry, accessed March 17, 2021; “U.S., Selected Federal Census Non-Population Schedules, 1850-1880 for George W Dalong [sic],” Ancestry online database, accessed March 17, 2021; Lackey, “Rocking Chair,” GoSanAngelo, posted July 12, 2008, <https://archive.gosanangelo.com/news/rocking-chair-spread-across-four-counties-ep-442395565-357989061.html/>; “Search Results from Historical Records [DeLong, Tom Green County, 1850-1880,” Family Search online database, accessed March 17, 2021.
- <sup>25</sup> “Original Tom Green County (Atlas Number 5451003875) [Historical Marker],” Texas Historic Sites Atlas, accessed March 17, 2021, <https://atlas.thc.state.tx.us/Details/5451003875>; Henderson, “Tom Green County.”
- <sup>26</sup> Saltarelli, “Phase I Survey of Historic Resources,” 14.
- <sup>27</sup> Saltarelli, “Phase I Survey of Historic Resources,” 14; Henderson, “Tom Green County.”
- <sup>28</sup> Henderson, “Tom Green County.”
- <sup>29</sup> Saltarelli, “Phase I Survey of Historic Resources,” 15-16; Eleanor King and Charles Haecker, “The Archeology of Buffalo Soldiers and Apaches in the Southwest,” National Park Service, accessed November 3, 2020, <https://www.nps.gov/articles/archeology-of-buffalo-soldiers-and-apaches-in-the-southwest.htm>; Mark Odintz, “Buffalo Soldiers,” *Handbook of Texas Online*, accessed March 17, 2021, <https://www.tshaonline.org/handbook/entries/buffalo-soldiers>.
- <sup>30</sup> Susan Miles and Mary Bain Spence, “Ficklin, Benjamin Franklin,” *Handbook of Texas Online*, accessed March 17, 2021, <https://www.tshaonline.org/handbook/entries/ficklin-benjamin-franklin>; Katharine T. Waring, “Ben Ficklin, TX,” *Handbook of Texas Online*, accessed March 17, 2021, <https://www.tshaonline.org/handbook/entries/ben-ficklin-tx>.
- <sup>31</sup> Cornelia Marschall Smith and Otto W. Tetzlaff, “Meusebach, John O.,” *Handbook of Texas Online*, accessed March 17, 2021, <https://www.tshaonline.org/handbook/entries/meusebach-john-o>.
- <sup>32</sup> Waring, “Ben Ficklin, TX.”
- <sup>33</sup> Saltarelli, “Phase I Survey of Historic Resource,” 15.
- <sup>34</sup> Henderson, “Tom Green County.”
- <sup>35</sup> Henderson, “Tom Green County.”
- <sup>36</sup> “Search Results from Historical Records [Bart DeWitt, Tom Green County, 1850-188], FamilySearch online database, accessed March 17, 2021.
- <sup>37</sup> De León, *San Angeleño*, 18-19; Virginia McKimmon Noelke, *Early San Angelo* (Charleston, SC: Arcadia Publishing, 2011), 51.
- <sup>38</sup> Saltarelli, “Phase I Survey of Historic Resources,” 15-16.
- <sup>39</sup> Saltarelli, “Phase I Survey of Historic Resources,” 15; De León, *San Angeleños*, 19.
- <sup>40</sup> De León, *San Angeleños*, 19.
- <sup>41</sup> [Courthouse, Tom Green County], Texas Historic Sites Atlas, accessed March 18, 2021, <https://atlas.thc.state.tx.us/Details/4302002678> and <https://atlas.thc.state.tx.us/Details/4302002679>.
- <sup>42</sup> “F. E. and Oscar Ruffini: An Inventory of the Ruffini Collection at the Texas State Archives, [ca. 1877]-1937, undated (bulk 1883-1912, undated),” Texas State Library and Archives Commission (TSLAC), accessed March 12, 2021, <https://legacy.lib.utexas.edu/taro/tslac/40060/tsl-40060.html>.
- <sup>43</sup> Saltarelli, “Phase I Survey of Historic Resources,” 17.
- <sup>44</sup> “Pioneer Texas Architects, F.E. and Oscar Ruffini—1870 – 1917,” TSLAC, accessed March 12, 2021, <https://www.tsl.texas.gov/exhibits/ruffini/index.html>.
- <sup>45</sup> “F. E. and Oscar Ruffini: An Inventory,” TSLAC, accessed March 12, 2021, <https://legacy.lib.utexas.edu/taro/tslac/40060/tsl-40060.html>.
- <sup>46</sup> Saltarelli, “Phase I Survey of Historic Resources,” 15-16.
- <sup>47</sup> DeLeon, *San Angeleños*, 26.
- <sup>48</sup> De León, *San Angeleños*, 18-19.



- <sup>49</sup> Katherine Livingston, "Historic Resources of San Angelo" National Register of Historic Places Multiple Property Submission Form, Texas Historical Commission, Austin, 1988, p. 7-2, from the THC, <https://atlas.thc.texas.gov/NR/pdfs/64000852/64000852.pdf>.
- <sup>50</sup> Texas County Tax Roll, Coleman County, 1875, FamilySearch online database, accessed March 18, 2021.
- <sup>51</sup> "Jonathan Miles United States Census, 1880," FamilySearch online database, accessed March 18, 2021.
- <sup>52</sup> William R. Hunt, "Miles, TX," *Handbook of Texas Online*, accessed March 18, 2021, <https://www.tshaonline.org/handbook/entries/miles-tx>.
- <sup>53</sup> "Jonathan Miles in the U.S., City Directories, 1822-1995," Ancestry online database, accessed March 18, 2021.
- <sup>54</sup> Henderson, "Tom Green County."
- <sup>55</sup> Nancy Beck Young, "Colorado Valley Railway," *Handbook of Texas Online*, accessed March 15, 2021, <https://www.tshaonline.org/handbook/entries/colorado-valley-railway>.
- <sup>56</sup> Chris Cravens, "Panhandle and Gulf Railway," *Handbook of Texas Online*, accessed March 12, 2021, <https://www.tshaonline.org/handbook/entries/panhandle-and-gulf-railway>.
- <sup>57</sup> Noelke, *Early San Angelo*, 49.
- <sup>58</sup> Saltarelli, "Phase I Survey of Historic Resource," 17.
- <sup>59</sup> Noelke, *Early San Angelo*, 39-41.
- <sup>60</sup> Arthur Baynes Hobbs, "The Substance Of Change: The Santa Rita No. 1 and its Impact on San Angelo" (Manuscript, San Angelo?, 1995), 12-14, from the San Angelo Public Library.
- <sup>61</sup> Saltarelli, "Phase I Survey of Historic Resources," 18; Sanborn Fire Insurance Maps of San Angelo, 1913, Sheet 5.
- <sup>62</sup> Saltarelli, "Phase I Survey of Historic Resources," 19; Livingston, "Historic Resources of San Angelo," 8-2.
- <sup>63</sup> DeLeon, *San Angeleños*, 26.
- <sup>64</sup> Hardy-Heck-Moore, Inc., "Final Report: ADA Intersection Improvements in the San Angelo District, Christoval and San Angelo, Tom Green County, Texas," prepared for the Texas Department of Transportation, 2007, 12.
- <sup>65</sup> DeLeon, *San Angeleños*, 33.
- <sup>66</sup> DeLeon, *San Angeleños*, 48, 68.
- <sup>67</sup> DeLeon, *San Angeleños*, 26.
- <sup>68</sup> Mary Lou LeCompte, "Turnverein Movement," *Handbook of Texas Online*, accessed March 18, 2021, <https://www.tshaonline.org/handbook/entries/turnverein-movement>.
- <sup>69</sup> "F. E. and Oscar Ruffini: An Inventory"; "Pioneer Texas Architects F.E. and Oscar Ruffini: Comparison Of Selected Buildings," TSLAC, accessed March 18, 2021, <https://www.tsl.texas.gov/exhibits/ruffini/comparisonselectedbuildings.html#turnverein>.
- <sup>70</sup> "City Directories, 1822-1995 results for Verein [San Angelo, Tom Green County," Ancestry online database, accessed March 18, 2021; "Pioneer Texas Architects F.E. and Oscar Ruffini: Comparison."
- <sup>71</sup> Hardy-Heck-Moore, Inc., "ADA Intersection Improvements in the San Angelo District," 12-13.
- <sup>72</sup> Livingston, "Historic Resources of San Angelo," 7-4.
- <sup>73</sup> Saltarelli, "Phase I Survey of Historic Resources," 22, citing Gus Clemens, *Concho Country*.
- <sup>74</sup> Charles D. Vertrees, "Permian Basin," *Handbook of Texas Online*, accessed March 19, 2021, <https://www.tshaonline.org/handbook/entries/permian-basin>.
- <sup>75</sup> Henderson, "Tom Green County."
- <sup>76</sup> Saltarelli, "Phase I Survey of Historic Resources," 21, citing the "United States Touring Map," issued by The Automobile Club of America and National Highways Association, Washington, D.C., 1925, David E. Colp Papers, 1917-1936, Center for American History, University of Texas at Austin.
- <sup>77</sup> Hobbs, *The Substance of Change*, 41-43.
- <sup>78</sup> "Application for Membership: Korn, Anton F., North Texas, 1930," from the AIA Historical Directory of American Architects, accessed May 7, 2021, <https://content.aia.org/sites/default/files/2018-09/KornAntonF.pdf>.
- <sup>79</sup> Henderson, "Tom Green County;" "Projects in San Angelo," The Living New Deal, accessed November 2, 2020, <https://livingnewdeal.org/us/tx/san-angelo-tx/>; Smith, "Concho River"; Seth D. Breeding, "Lake Nasworthy," *Handbook of Texas Online*, accessed March 12, 2021, <https://www.tshaonline.org/handbook/entries/lake-nasworthy>; City of San Angelo, "San Angelo Transportation Plan," 7.
- <sup>79</sup> Henderson, "Tom Green County."
- <sup>80</sup> Paul H. Carlson, "Wool and Mohair Industry," *Handbook of Texas Online*, accessed March 19, 2021, <https://www.tshaonline.org/handbook/entries/wool-and-mohair-industry>.
- <sup>81</sup> Henderson, "Tom Green County."
- <sup>82</sup> Hobbs, *The Substance of Change*, 35.
- <sup>83</sup> Hardy-Heck-Moore, Inc., "ADA Intersection Improvements in the San Angelo District," 13.
- <sup>84</sup> *Census of Agriculture, Texas*, 1940, County Table XVII, p. 815.
- <sup>85</sup> Henderson, "Tom Green County."
- <sup>86</sup> Saltarelli, "Phase I Survey of Historic Resources," 24.
- <sup>87</sup> City Directories, various years, ancestry.com.

<sup>88</sup> Sangeeta Singg and William A. Allen, "Goodfellow Air Force Base," *Handbook of Texas Online*, accessed March 12, 2021, <https://www.tshaonline.org/handbook/entries/goodfellow-air-force-base>.

<sup>89</sup> Livingston, "Historic Resources of San Angelo," 7-5.

<sup>90</sup> City of San Angelo, "San Angelo Transportation Plan," 79.

<sup>91</sup> "Henry Steinbomer (1902-1964)," AIA Historical Directory of American Architects, accessed May 7, 2021, <https://aiahistoricaldirectory.atlassian.net/wiki/spaces/AHDAA/pages/38910748/ahd1042930>.

<sup>92</sup> "O'Neil Ford (1905-1982)," AIA Historical Directory of American Architects, accessed May 7, 2021, <https://aiahistoricaldirectory.atlassian.net/wiki/spaces/AHDAA/pages/36935901/ahd1014254>.

<sup>93</sup> Victor Gruen Associates, "General Development Plan for the Central Area of San Angelo, Texas" [Draft Summary Report], prepared for the City of San Angelo, 1968, 4, from the San Angelo Public Library.

<sup>94</sup> Victor Gruen Associates, "General Development Plan," 4.

<sup>95</sup> Justin Zamudio, "Rising to the times: 30 years in, Sunset Mall sees growth all around it," *GoSanAngelo*, posted July 23, 2009, <https://archive.gosanangelo.com/business/rising-to-the-times-30-years-in-sunset-mall-sees-growth-all-around-it-ep-441882359-357626691.html/>.

# 3 | Summary of Survey Findings

## CRITERIA FOR EVALUATION

For the purpose of this project, HHM prepared the historic context in *Section 2* to show how extant historic resources reflect and/or are linked to and associated with significant historical themes, events, and individuals of the past. The context establishes myriad areas of significance and several important themes, all of which provide the framework for evaluating the surveyed properties for historic designation and NRHP eligibility.

## NATIONAL REGISTER EVALUATION

To be eligible for the NRHP, a historic property, either on an individual basis or collectively as a historic district, must possess significance under at least one of the National Register Criteria and retain sufficient integrity to convey that significance.

### National Register Criteria

The National Register Criteria for Evaluation states that a resource must meet a 50-year age threshold and must derive significance from at least one of the following Criteria to be eligible for the NRHP:

- **Criterion A. Association with Important Historical Events or Trends:** The resource must be associated with events, trends, or patterns that have made a significant contribution to the broad patterns of history.
- **Criterion B. Association with Important Individuals of the Past:** The resource must be associated with the lives of significant persons who made important contributions to the history of a community, city, state, or the nation.
- **Criterion C. Physical Attributes, Design Qualities, Work of a Master:** The resource must embody the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.
- **Criterion D. Research Potential:** The resource must have yielded, or may be likely to yield, information important in prehistory or history.

### National Register Criteria Considerations

The National Register Criteria for Evaluation states that certain kinds of resources typically are not considered for inclusion in the NRHP. Examples include churches, synagogues, and other religious properties; resources that have been moved or relocated; birthplaces and graves of famous persons; cemeteries, buildings, and structures that have been reconstructed; resources used to commemorate an event, trend, or individual of the past; and properties that do not meet the recommended 50-year age threshold. However, these properties can be eligible for listing if they meet certain conditions defined in the National Register Criteria for Evaluation as “Criteria Considerations.” Resources that meet any of the Criteria Considerations must *also* meet at least one of the National Register Criteria (A, B, C, or D). The following is a list of normally excluded properties that may, under certain circumstances, be eligible for the NRHP:

- Criteria Consideration A: Religious Properties
- Criteria Consideration B: Moved Properties
- Criteria Consideration C: Birthplaces or Graves

- 1 • Criteria Consideration D: Cemeteries
- 2 • Criteria Consideration E: Reconstructed Properties
- 3 • Criteria Consideration F: Commemorative Properties
- 4 • Criteria Consideration G: Properties that Have Achieved Significance Within the Past 50 Years

### 5 **Seven Aspects of Integrity**

6 In addition to possessing significance under one or more of the National Register Criteria, a property,  
 7 either individually or as a district, must also retain sufficient integrity and historic character to convey its  
 8 significance in order to be considered eligible for inclusion in the NRHP. The National Register Criteria  
 9 recognize seven aspects that define integrity, in various combinations. These aspects of integrity are  
 10 defined below:

- 11 • **Location:** The place where the historic property was constructed or the place where the historic  
 12 event occurred.
- 13 • **Design:** The combination of elements that create the form, plan, space, structure, and style of a  
 14 property.
- 15 • **Setting:** The physical environment of a historic property.
- 16 • **Materials:** The physical elements that were combined or deposited during a particular period of  
 17 time and in a particular pattern or configuration to form a historic property.
- 18 • **Workmanship:** The physical evidence of the crafts of a particular culture or people during any  
 19 given period in history or prehistory.
- 20 • **Feeling:** The property’s expression of the aesthetic or historic sense of a particular period of  
 21 time.
- 22 • **Association:** The direct link between an important historic event or person and a historic  
 23 property.

24 A resource need not retain all seven aspects of integrity to be eligible for the NRHP; conversely, a  
 25 resource possessing all seven aspects of integrity is not necessarily eligible for the NRHP. The degree to  
 26 which an NRHP-eligible property should retain its integrity depends directly upon the National Register  
 27 Criteria under which the resource possesses significance and is considered eligible for inclusion in the  
 28 NRHP. For example, a property eligible under Criterion C should retain the aspects of integrity linked to  
 29 physical qualities (design, materials, and workmanship) to a higher degree than one that is eligible for its  
 30 historical associations (Criterion A or B). However, a property that is eligible for its historical associations  
 31 (Criterion A or B) should still be recognizable to the time or era in which it attained significance and still  
 32 possess those qualities that convey its significance.

### 33 **Individual Listings within a Historic District**

34 The National Register generally discourages individual listing of buildings that are located within a  
 35 historic district. District listing confers all of the same access to tax incentives as individual listing. Note  
 36 also that individual eligibility may change if a historic district is formally listed. The inventory table in  
 37 Appendix B also notes that individual listings may change upon formal district listing.

## 38 **CITY OF SAN ANGELO CRITERIA**

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39 The City of San Angelo criteria for Historic Overlay Zoning closely resemble the National Register Criteria,  
 40 as detailed in the City of San Angelo Code of Ordinance, Chapter 12, Sec. 211.<sup>1</sup> As a result, HHM’s

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<sup>1</sup> For additional detail, see Municode, accessed March 11, 2021,

1 recommendations for local Historic Overlay Zoning are nearly identical to National Register  
 2 recommendations. The few exceptions stem from buildings that previously were zoned as individual  
 3 local landmarks but do not retain sufficient integrity for National Register listing. Maintaining the local  
 4 historic zoning is recommended in these cases, reflecting the buildings’ significance within the  
 5 community, but layering on an individual National Register nomination is not recommended.

6 **PRESERVATION PRIORITY RANKING**

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7 Each surveyed resource was evaluated and assigned a preservation priority rating based upon its age,  
 8 architectural integrity, design qualities, known historical associations, and historical and cultural value.  
 9 The evaluations reflect an assessment of each property’s relative significance within a local context at  
 10 the time they were surveyed and should not be considered a static designation. Preservation priority  
 11 rankings can, and should, change to reflect the evolving status of a property. A property’s rating may  
 12 also change if future rehabilitation efforts or alterations affect its historic architectural integrity.

13 This survey includes an assessment of properties based upon a three-tier rating system—  
 14 High/Medium/Low—as typically required by the THC for its surveys. Properties with a **High** rating are  
 15 the most noteworthy resources within the project area and are recommended to be individually eligible  
 16 for listing in the NRHP. In a historic district, High priority properties are classified as contributing  
 17 elements within the district and are considered to be the most deserving of preservation. Properties  
 18 classified as **Medium** priority are still noteworthy, but they lack the same level of historical and/or  
 19 architectural significance as those ranked in the High category. Medium priority resources either have  
 20 been moderately altered and retain many of their important historic architectural qualities or are typical  
 21 and undistinguished examples of a common style, form, or type. If located in a historic district, these  
 22 properties typically are classified as contributing elements. Properties in the **Low** priority category are  
 23 among the least significant of the identified historic resources. They have been extensively altered or  
 24 have yet to reach the 50-year age threshold for NRHP listing. If located in a historic district, they are  
 25 considered to be noncontributing resources. HHM established a consistent, clearly comprehensible  
 26 relationship between the “High/Medium/Low” rankings and the “individually  
 27 eligible/contributing/neither eligible nor contributing” recommendation. Priority rankings are discussed  
 28 in further detail below.

29 **High Priority**

30 High priority properties are either eligible for listing in the NRHP or for designation as a Recorded Texas  
 31 Historic Landmark (RTHL) or have previously been listed in the NRHP or designated as an RTHL. If  
 32 situated within a historic district, High priority resources are classified as contributing elements. These  
 33 resources are good examples of architecture, engineering, or crafted design. They retain a high degree  
 34 of their original contextual and architectural integrity and, if altered, changes are in keeping with the  
 35 original design, scale, and workmanship. These properties contribute greatly to local history or broader  
 36 historical patterns and are considered to be the most significant resources within the city. Some  
 37 properties in the High category are notable because they serve as good examples of a common local  
 38 building form, architectural style, or plan type that exhibits particularly exceptional craftsmanship or  
 39 design qualities. Others are among the city’s oldest properties and may be missing certain architectural  
 40 elements and/or have been subject to a moderate amount of changes; nonetheless, because of their  
 41 age, they are still significant within a local context.

42 High priority resources that remain in situ may have undergone minimal alterations since their  
 43 construction but retain their original exterior materials, fenestration pattern, form, and massing to a

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[https://library.municode.com/tx/san\\_angelo/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH12PLDE\\_EXHIBIT\\_AZOOOR\\_ART2DERE\\_S211HIOVZO](https://library.municode.com/tx/san_angelo/codes/code_of_ordinances?nodeId=COOR_CH12PLDE_EXHIBIT_AZOOOR_ART2DERE_S211HIOVZO).

1 high degree. If altered, changes are typically of historic age (50 years or older) and are in keeping with  
 2 the original design, scale, and workmanship. Non-historic alterations undertaken as part of regular  
 3 building maintenance, such as the replacement of original exterior roofing materials, porch flooring and  
 4 roofing, do not necessarily affect the historic integrity if materials were replaced in kind and do not  
 5 detract from the historic appearance of the resource.

6 **Medium Priority**

7 Properties assigned a Medium preservation priority ranking do not possess sufficient architectural or  
 8 historical significance to be individually eligible for listing in the NRHP; however, they would be a  
 9 contributing resource if located within a historic district. Medium priority properties are valuable  
 10 resources that add to the area’s overall character and contribute moderately to an understanding of  
 11 local history or broader historical patterns. The category of Medium priority may also encompass  
 12 significant properties that have experienced deterioration or have undergone moderate alterations.  
 13 Despite such changes, these resources generally retain much of their historic integrity and character. If  
 14 exterior materials, doors, and/or fenestration have been altered, Medium priority properties still retain  
 15 their overall form, massing, and historic appearance to a good degree. For example, many of the  
 16 Medium priority resources have had their original exterior wall cladding covered or replaced or  
 17 storefront configurations altered. These changes do not dominate the original exterior of the building  
 18 and, therefore, do not significantly affect a building’s historic appearance. In addition, the installation of  
 19 non-historic doors and/or windows does not represent a major modification if the window and door  
 20 openings themselves remain intact and unchanged. If Medium priority resources have non-historic  
 21 additions, they are typically constructed of similar materials and/or are not visible from the public right-  
 22 of-way.

23 **Low Priority**

24 Properties assigned a Low preservation priority ranking do not possess sufficient architectural or  
 25 historical significance to be individually eligible for listing in the NRHP and would be categorized as a  
 26 noncontributing resource if located within a historic district. Resources in this preservation priority  
 27 ranking have been severely altered to the extent that their architectural and historical associations are  
 28 largely unrecognizable. They typically have new (non-historic) and often hard-to-reverse alterations that  
 29 overwhelm the character of their original or historic appearance and thus are assigned a Low priority.  
 30 The types of alterations that collectively may warrant classification in the Low priority category include,  
 31 but are not limited to, the replacement of original exterior cladding with materials that detract from the  
 32 overall historic appearance; changes in the size of original window or door openings; and major  
 33 additions, particularly to publicly visible views, that alter the building’s form, roofline, and/or massing.  
 34 Resources built after 1971 that do not meet the recommended 50-year age threshold for the NRHP were  
 35 also given a Low priority ranking. Low priority properties do not possess sufficient significance to be  
 36 individually eligible for listing in the NRHP and are classified as noncontributing resources if located in a  
 37 historic district.

38 **SURVEY FINDINGS**

39 This section presents a summary of the findings of the Historic Resources Survey of downtown San  
 40 Angelo. During November and December of 2020, HHM surveyed and documented 389 resources. After  
 41 completing fieldwork, HHM conducted research and updated survey data to reflect research findings.  
 42 HHM then evaluated surveyed resources for eligibility for historic designation – both for listing in the  
 43 National Register of Historic Places and local City of San Angelo Historic Overlay Zoning. Professionals  
 44 exceeding the *Secretary of the Interior’s Professional Qualification Standards* (36 CFR 61) made all

1 evaluations, carefully following San Angelo’s historic preservation ordinance and the National Register  
 2 Criteria.<sup>2</sup> Key findings of HHM’s survey and analysis are discussed below.

- 3 • Prior designations within the survey area include 23 individual National Register listings, one  
 4 National Register historic district, two Recorded Texas Historic Landmarks, eight Official Texas  
 5 Historic Markers, and 41 local landmarks – all of which are listed in Appendix E.
- 6 • The overwhelming majority of surveyed resources—89 percent—are at least 50 years old (built  
 7 between 1884 and 1971); decades of their construction are summarized in table 3-1 and figure  
 8 3-1.
- 9 • Most surveyed resources are recommended Medium priority (55 percent), with an additional 18  
 10 percent recommended High priority and 27 percent recommended Low priority, as summarized  
 11 in table 3-2 and figure 3-2.
- 12 • Recommendations for individual historic designations include 74 local landmark listings, 71 of  
 13 which are also recommended eligible for individual National Register listing, as summarized in  
 14 table 3-3-a and figure 3-3. Note that table 3-3 recommends removing a prior local landmark  
 15 designation for one property—33 East Concho Street, which lacks integrity because it was  
 16 altered after the designation was approved. Details regarding High priority resources (18%) are  
 17 provided in table 3-6.
- 18 • For historic districts, the survey recommends two National Register historic districts and four  
 19 smaller local Historic Overlay Zoning districts. This streamlines the nomination process for  
 20 National Register districts, while allowing for more customized design standards for different  
 21 property types in local districts. These survey recommendations are summarized below, as well  
 22 as in table 3-4 and figure 3-4. As shown in figure 3-4, the boundaries of the recommended local  
 23 Historic Overlay Zoning districts generally lie within the boundaries of the larger recommended  
 24 National Register Historic Districts.
- 25 • Property types within the survey area are overwhelmingly commercial (over 70 percent),  
 26 supplemented by residential, religious, industrial, and governmental properties, as summarized  
 27 in table 3-5.

28 For further detail regarding all recommendations, see the Maps of Surveyed Resources (Appendix A),  
 29 Inventory of Surveyed Resources (Appendix B), the Texas Historic Resources Survey Forms for High  
 30 Priorities (Appendix C), and the Photo Contact Sheets (Appendix D).

*Table 3-1. Decades of construction and percent totals for the 390 resources surveyed.*

Decade	No. Resources Constructed	Percent of Total Resources Surveyed
1880–1889	20	5.1%
1890–1899	6	1.8%
1900–1909	49	12.6%
1910–1919	34	8.7%
1920–1929	67	17.2%
1930–1939	52	13.3%
1940–1949	49	12.6%
1950–1960	28	7.2%
1960–1969	33	8.5%
1970–1979	14	3.6%
1980–1989	13	3.3%

<sup>2</sup> Note that the City of San Angelo criteria for Historic Overlay Zoning closely resemble the National Register Criteria, as detailed in the City of San Angelo Code of Ordinance, Chapter 12, Sec. 211. From Municode, accessed March 11, 2021, [https://library.municode.com/tx/san\\_angelo/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH12PLDE\\_EXHIBIT\\_AZOOOR\\_ART2DERE\\_S211HIOVZO](https://library.municode.com/tx/san_angelo/codes/code_of_ordinances?nodeId=COOR_CH12PLDE_EXHIBIT_AZOOOR_ART2DERE_S211HIOVZO).

HISTORIC RESOURCES SURVEY OF DOWNTOWN SAN ANGELO

Table 3-1. Decades of construction and percent totals for the 390 resources surveyed.

Decade	No. Resources Constructed	Percent of Total Resources Surveyed
1990–1999	7	1.8%
2000–2009	7	1.8%
2010+	10	2.6%

1

Table 3-2. Preservation priority ranking counts.

Preservation Priority Ranking	No. of Resources	% of Total
High	69	18%
Medium	210	54%
Low	110	28%
<b>TOTAL</b>	<b>389</b>	<b>100%</b>

2

Table 3-3. Individual eligibility recommendations, according to both National Register and City of San Angelo Local Landmark Criteria.

Eligibility Recommendations	National Register		Local	
	Resources	% of Total	Resources	% of Total
Maintain prior individual designation	25	36%	42	56%
Recommend new individual designation	45	64%	32	43%
Remove prior individual designation	0	0%	1	1%
<b>TOTAL</b>	<b>70</b>	<b>100%</b>	<b>75</b>	<b>99%</b>

3

Table 3-4. Historic district recommendations, according to both National Register and City of San Angelo Local Landmark Criteria.

Eligibility Recommendations	National Register		Local	
	Resources	% of District	Resources	% of District
<b>Recommended San Angelo Downtown National Register Historic District</b>	<b>288</b>	<b>100%</b>	<b>N/A</b>	<b>N/A</b>
Contributing	233	81%	N/A	N/A
Noncontributing	55	19%	N/A	N/A
<b>Recommended West Downtown Residential National Register Historic District/ Local Historic Overlay Zoning District</b>	<b>11</b>	<b>100%</b>	<b>11</b>	<b>100%</b>
Contributing	10	3%	10	3%
Noncontributing	1	0%	1	0%
<b>Recommended Chadbourne Corridor Commercial Local Historic Overlay Zoning District</b>	<b>N/A</b>	<b>N/A</b>	<b>214</b>	<b>100%</b>
Contributing	N/A	N/A	177	61%
Noncontributing	N/A	N/A	37	13%
<b>Recommended GC&amp;SF Industrial Local Historic Overlay Zoning District</b>	<b>N/A</b>	<b>N/A</b>	<b>23</b>	<b>100%</b>
Contributing	N/A	N/A	19	7%
Noncontributing	N/A	N/A	4	1%
<b>Recommended West Downtown Commercial Local Historic Overlay Zoning District</b>	<b>N/A</b>	<b>N/A</b>	<b>32</b>	<b>100%</b>
Contributing	N/A	N/A	27	9%
Noncontributing	N/A	N/A	5	2%
<b>TOTAL ALL RECOMMENDED DISTRICTS</b>	<b>299</b>	<b>100%</b>	<b>280</b>	<b>100%</b>



HISTORIC RESOURCES SURVEY OF DOWNTOWN SAN ANGELO

Table 3-4. Historic district recommendations, according to both National Register and City of San Angelo Local Landmark Criteria.

Eligibility Recommendations	National Register		Local	
	Resources	% of District	Resources	% of District
Contributing	243	84%	233	81%
Noncontributing	56	19%	47	16%

1

Table 3-5. Property type counts.

Property Type	No. of Resources	% of Total
Commercial	274	70.4%
Residential	40	10.3%
Religious	25	6.4%
Industrial	20	5.1%
Governmental	12	3.1%
Transportation	5	1.3%
Recreational	4	1.0%
Medical	3	0.8%
Social	3	0.8%
Educational	1	0.3%
Commercial/Residential	2	0.5%
<b>TOTAL</b>	<b>389</b>	<b>100%</b>

2

Table 3-6. List of High priority resources and prior designations.<sup>3</sup>

Address of High Priority Resource	Prior Designations
15 W 1ST ST	
19 E 4TH ST	
00 BLOCK E 4TH ST	
200-500 BLOCKS E 5TH ST	
15 E BEAUREGARD AVE	NRHP Ind; LL: West Utilities Office
37 E BEAUREGARD AVE A	OTHM: First United Methodist Church of San Angelo
37 E BEAUREGARD AVE B	OTHM: First United Methodist Church of San Angelo
36 W BEAUREGARD AVE	
112 W BEAUREGARD AVE	NRHP Ind; OTHM; LL: Tom Green County Courthouse
124 W BEAUREGARD AVE	
209 W BEAUREGARD AVE A	
217 W BEAUREGARD AVE	NRHP Ind; LL: Princess Ice Cream Company
301 W BEAUREGARD AVE	
7 N CHADBOURNE ST	NRHP Ind: Household Furniture Company
11 N CHADBOURNE ST	LL: Household Furniture Company
50 N CHADBOURNE ST	NRHP HD: Roosevelt Hotel
118 N CHADBOURNE A	
30 S CHADBOURNE ST	

<sup>3</sup> NRHP=National Register of Historic Places, OTHM=Official Texas Historical Marker, RTHL=Registered Texas Historic Landmark, LL=Local Landmark.

HISTORIC RESOURCES SURVEY OF DOWNTOWN SAN ANGELO

Table 3-6. List of High priority resources and prior designations.<sup>3</sup>

Address of High Priority Resource	Prior Designations
106 S CHADBOURNE ST	
107 S CHADBOURNE ST	LL: Junior League of San Angelo
114 S CHADBOURNE ST	NRHP Ind; LL: Harris Drug Store
116 S CHADBOURNE ST	LL: S.A. Runkles Building
201 S CHADBOURNE ST	NRHP Ind; LL: Heritage Center Condominium
210 S CHADBOURNE ST B	
212 S CHADBOURNE ST	
302 S CHADBOURNE ST	
25-29 S CHADBOURNE ST	
52 W COLLEGE AVE	
72 W COLLEGE AVE	NRHP Ind; LL: San Angelo City Hall
10 E CONCHO AVE	LL: 1889 Grocery
16 E CONCHO AVE	LL: Otto F. Scott Building
20 E CONCHO AVE	NRHP Ind; NRHP HD; RTHL; OTHM; LL: Schwartz & Russ Bldg / Johnson & Taylor Bldg / San Angelo National Bank Bldg
26 E CONCHO AVE A	NRHP Ind; NRHP HD; RTHL; OTHM; LL: Schwartz & Russ Bldg / Johnson & Taylor Bldg / San Angelo National Bank Bldg
26 E CONCHO AVE B	NRHP Ind; NRHP HD; RTHL; OTHM; LL: Schwartz & Russ Bldg / Johnson & Taylor Bldg / San Angelo National Bank Bldg
34 E CONCHO AVE	LL: The Buck & Cox Motor Company
35 E CONCHO AVE	LL: Ruffini Commercial Building
37 E CONCHO AVE	LL: Automobile Building
115-125 E CONCHO AVE A	NRHP Ind: Building at 113-119 East Concho
5 W CONCHO AVE	
18 W CONCHO AVE	NRHP Ind; LL: Freeze Building
30 W CONCHO AVE	LL: The Wendland Building
305 W CONCHO AVE	NRHP Ind: Monogram Square
37 E HARRIS AVE A	LL: First Baptist Church, OTHM: First Baptist Church of San Angelo
219 W HARRIS AVE A	NRHP Ind; RTHL; OTHM; LL: Emmanuel Episcopal Church
19 N IRVING ST	
32 N IRVING ST	NRHP Ind; OTHM; LL: First Presbyterian Church
103 S IRVING ST	LL: Debbie and James Chiu
119 S IRVING ST A	NRHP Ind; LL: Aztec Cleaners
20 S KOENIGHEIM ST	
200 S MAGDALEN ST	
29 N OAKES ST A	
218 N OAKES ST	
19 S OAKES ST	OTHM: Sacred Heart Catholic Church
130 S OAKES ST	NRHP Ind; LL: San Angelo Masonic Lodge #570
204 S OAKES ST	
115 S RANDOLPH ST	
1 E TWOHIG AVE	LL: U.G. Taylor Building
12 E TWOHIG AVE A	LL: W.E. Newton Building

Table 3-6. List of High priority resources and prior designations.<sup>3</sup>

Address of High Priority Resource	Prior Designations
33 E TWOHIG AVE	NRHP Ind; LL: O.C. Fisher Federal Building
36 E TWOHIG AVE	NRHP Ind; LL: Hilton Hotel
121 E TWOHIG AVE	
14 W TWOHIG AVE A	NRHP Ind; LL: San Angelo Telephone Co.
33 W TWOHIG AVE	LL: Texas Theater
212 W TWOHIG AVE	NRHP Ind; LL: Murrah House
215 W TWOHIG AVE	NRHP Ind; LL: Hall, R.A., House
225 W TWOHIG AVE	LL: Hall, R.A., House
227 W TWOHIG AVE A	
233 W TWOHIG AVE A	NRHP Ind; LL: Wardlaw, Dr. Herbert A., House
115-117 W TWOHIG AVE	

1

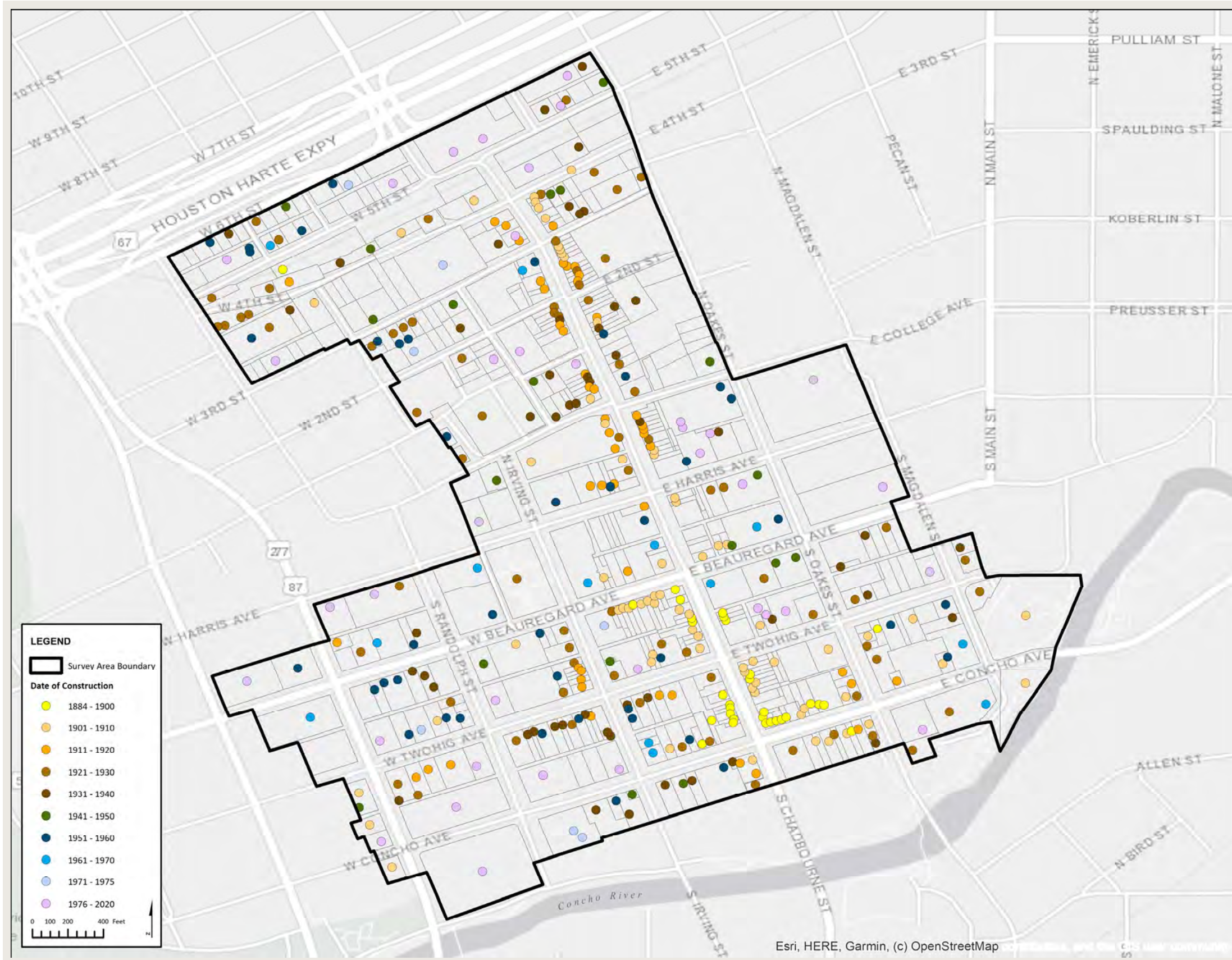


Figure 3-1. Map of construction dates by decade. Source: Data from HHM, ESRI base map, 2021.

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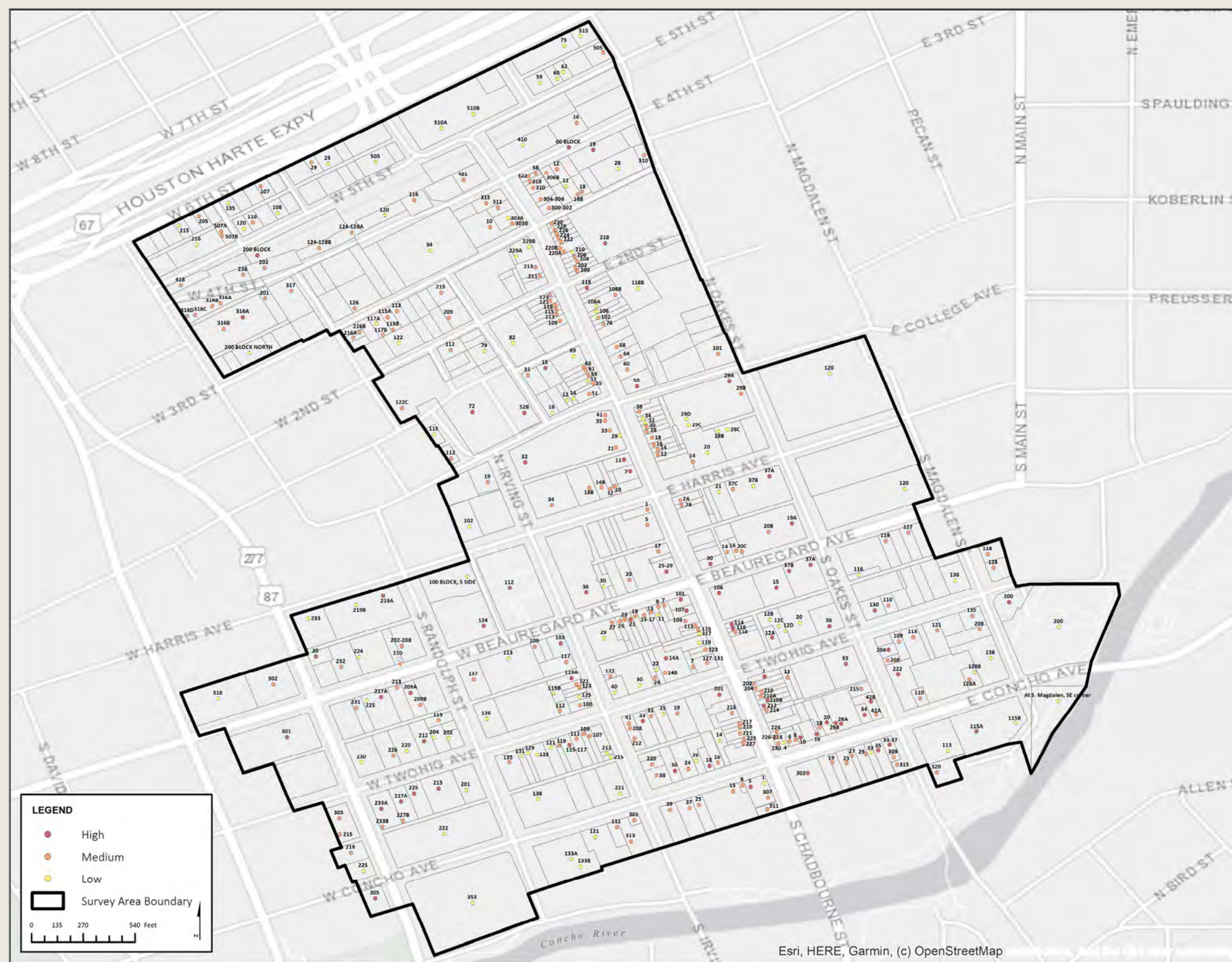


Figure 3-2. Map of preservation priority ranking of resources in the downtown San Angelo survey area. Source: Data from HHM, ESRI base map, 2021.

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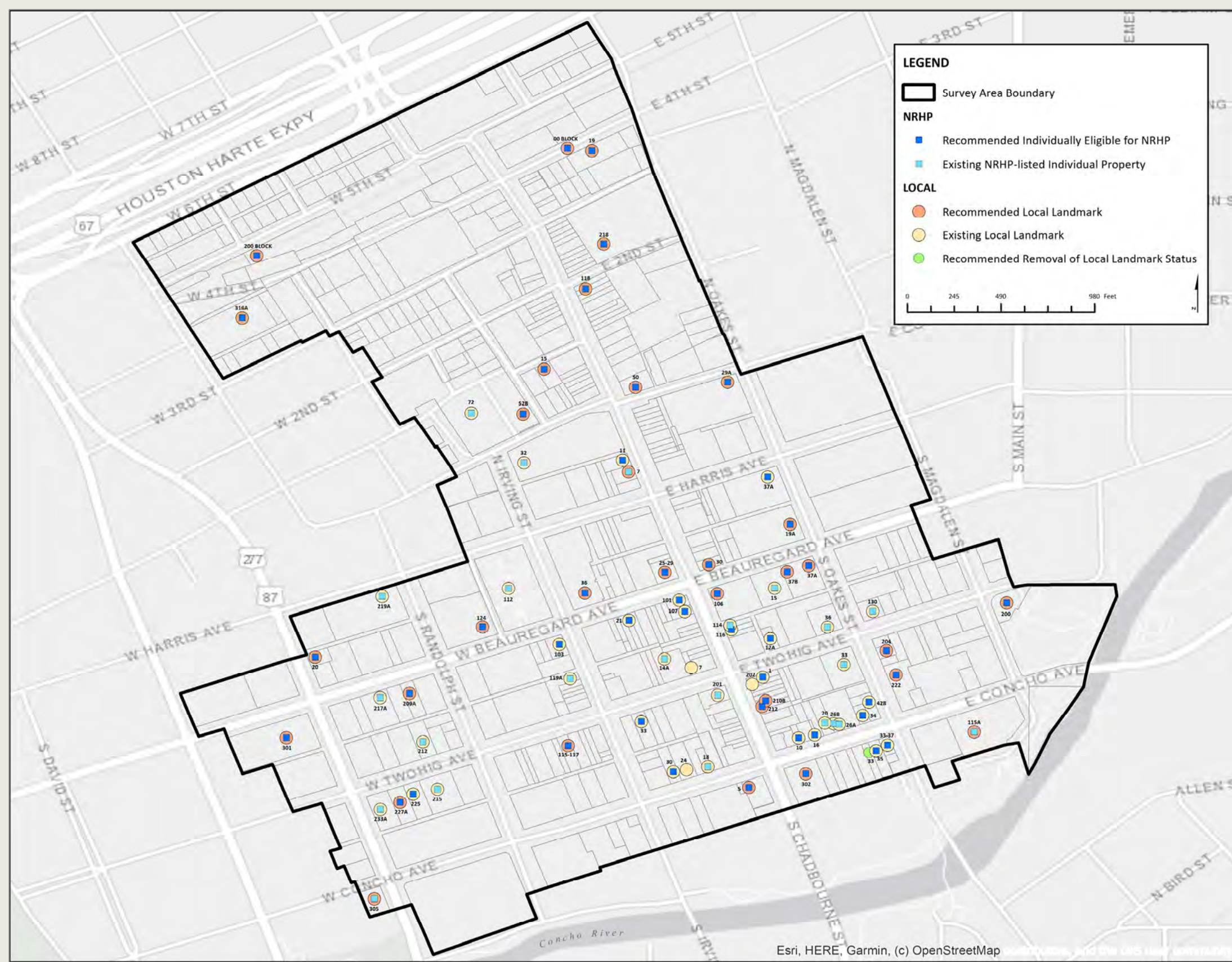
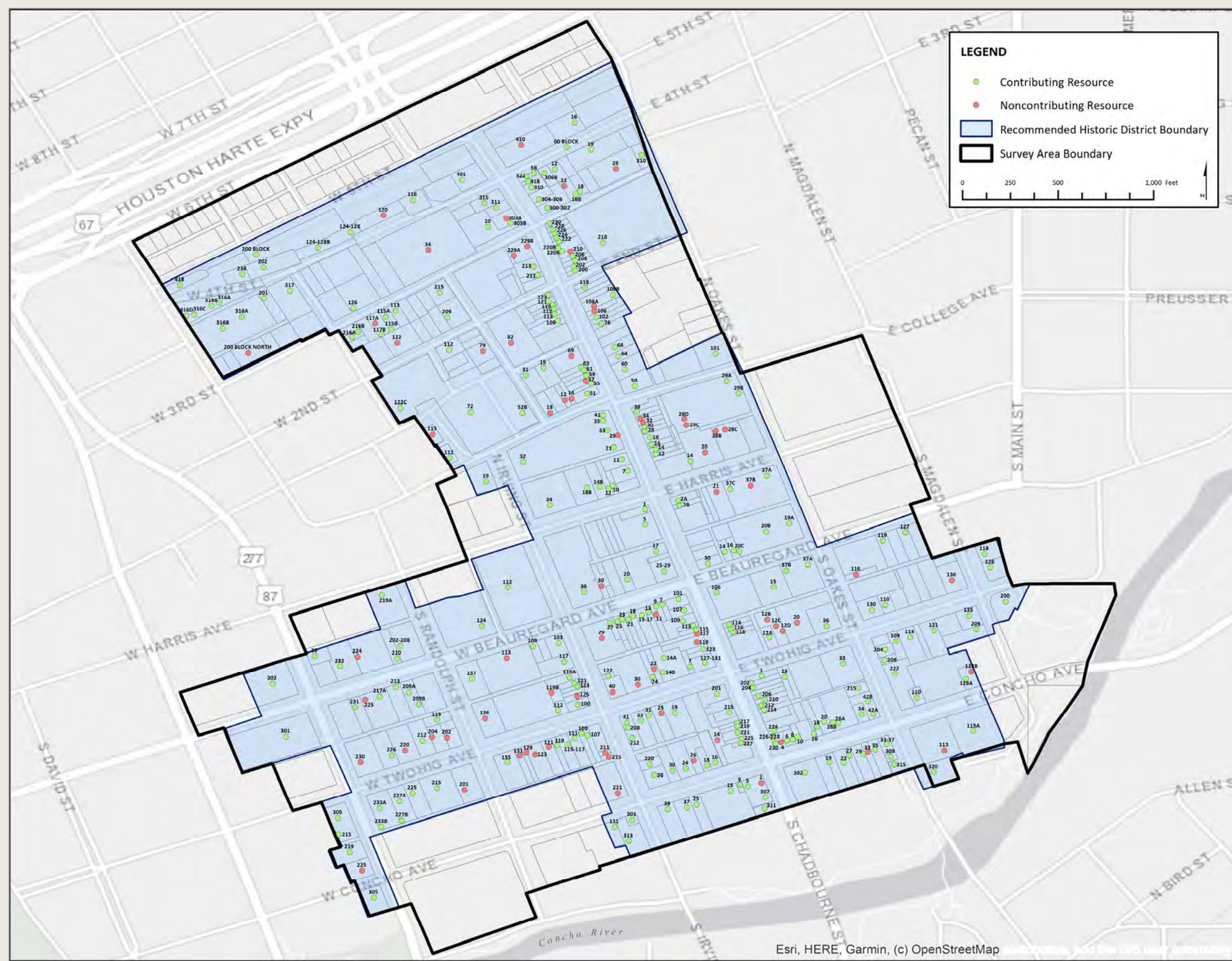


Figure 3-3. Map of individual eligibility recommendations in the downtown San Angelo survey area. Source: Data from HHM, ESRI base map, 2021.



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**Figure 3-4.** Graphic depiction of the boundaries of recommended historic districts -- both National Register listing and local Historic Overlay Zoning. The resources within the potential district recommended as contributing are green, while those recommended as noncontributing are red. Source: Data from HHM, base map from ESRI, 2021.

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## 4 | Future Recommendations

The recommendations below intend to provide the City of San Angelo with guidelines for preserving and rehabilitating the historic buildings identified in this survey.

### RECOMMENDATION 1

#### PREPARE NATIONAL REGISTER HISTORIC DISTRICT NOMINATIONS

HHM recommends that the City of San Angelo support efforts to list two historic districts in the National Register based on the results of this survey. National Register listing does not entail regulation of changes to a property or affect a private property owner's rights in any way, but it does provide financial incentives for preservation.<sup>1</sup> Owners of income-producing properties listed in the National Register are able to access a 20-percent federal income tax credit as an incentive to rehabilitate and use historic buildings, while the new Texas Historic Preservation Tax Credit Program offers a 25-percent tax credit for the rehabilitation of historic buildings. The honor and prestige conferred by National Register listing, combined with the availability of tax incentives, make listing a powerful tool for economic development and heritage tourism in communities with historic properties.

The boundaries of the proposed historic districts are depicted in figure 4-1. Note also that a wider historic district may be eligible, extending beyond the boundaries of this survey to incorporate the AME church and other properties associated with the historic African American neighborhood along Third Street.

Some local decision-makers, public officials, and property owners, may be either unaware of or hold misconceptions about National Register listing. HHM recommends that the City of San Angelo hold public meetings and provide educational materials about the National Register program to garner support for designation efforts prior to preparing the National Register historic district nomination.

### RECOMMENDATION 2

#### ZONE DOWNTOWN LOCAL HISTORIC DISTRICT OVERLAYS

The City of San Angelo also should support zoning historic overlay districts downtown. This survey recommends four separate historic overlay districts, as shown in fig. 4-1. Owners of contributing properties in zoned historic districts are eligible for an annual abatement of 20 percent of property taxes up to \$1,000.00 per property – plus additional abatement up to 50 percent for 10 years after a qualifying rehabilitation project.<sup>2</sup> Beforehand, property owners should understand that a local historic district will entail changes to building permit applications, including a requirement to submit a Certificate of Appropriateness prior to altering a building. The boundaries of the National Register district should be used as a baseline, but district boundaries may be adapted to correspond to property owner support.

<sup>1</sup> National Register designation does require that any agency or entity using federal funds or needing federal permits must take into account the potential effect of its actions to the qualities that make a property eligible for or listed in the NRHP.

<sup>2</sup> City of San Angelo Code of Ordinances, Article 12.08 – Historic Preservation Tax Abatement, accessed May 25, 2021, [https://library.municode.com/tx/san\\_angelo/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH12PLDE\\_ART12.08HIPRTAAB](https://library.municode.com/tx/san_angelo/codes/code_of_ordinances?nodeId=COOR_CH12PLDE_ART12.08HIPRTAAB).

## RECOMMENDATION 3

### INDIVIDUALLY NOMINATE BUILDINGS TO THE NATIONAL REGISTER

A National Register historic district can be the most efficient and cost-effective way to give historic properties access to federal and state tax incentives (as noted under Recommendation 1). However, a historic district listing requires that property owner and the City work together to complete the nomination form, and that the majority of property owners do not object. If gaining community consensus proves challenging, completing individual National Register nominations for eligible buildings is recommended as an alternative. Individual buildings recommended for National Register listing are presented in table 4-1. A map of properties recommended for individual National Register designation appears above as fig. 3-3.

Note that the National Park Service discourages individual nomination if an overlapping National Register historic district is officially listed. As a result, the recommendations in table 4-1 are subject to change if the recommended Downtown San Angelo Historic District is officially listed in the National Register.

Also note that some buildings previously zoned as individual local landmarks do not retain sufficient integrity for National Register listing. Maintaining the local historic zoning is recommended in these cases, reflecting the buildings’ significance within the community, but layering on an individual National Register nomination is not recommended.<sup>3</sup>

*Table 4-1. Listing of recommended individual National Register nominations. Note that these recommendations are subject to change if/when overlapping National Register historic districts are officially listed.*

Address	Prior Designations	NRHP Recommendation	Recommended NRHP District Name	Recommended NRHP District Status	Owner Name	Owner Address Concatenate
15 W 1ST ST		Individually eligible for NRHP, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	MOORE LUTHER T III - DECEASED	51 N CHADBOURNE ST, SAN ANGELO, TX
19 E 4TH ST		Individually eligible for NRHP, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	WINN ROD & RENEE & SEMLINGER JOHN	19 E 4TH ST, SAN ANGELO, TX
00 BLOCK E 4TH ST		Individually eligible for NRHP, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	City of San Angelo	Not listed
200-500 BLOCKS E 5TH ST		Individually eligible for NRHP, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	STATE OF TEXAS	Not listed
15 E BEAUREGARD AVE	NRHP Ind; LL: West Utilities Office	Maintain previous NRHP listing, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	FIRST UNITED METHODIST CHURCH	37 E BEAUREGARD AVE, SAN ANGELO, TX

<sup>3</sup> Specific properties that are currently designated as local landmarks but *not* recommended for individual National Register listings include 21 W. Beauregard Avenue, 202 S. Chadbourne Street, 33 E. Concho Avenue, 24 W. Concho Avenue, and 42 E. Concho Avenue (A and B).

HISTORIC RESOURCES SURVEY OF DOWNTOWN SAN ANGELO

Table 4-1. Listing of recommended individual National Register nominations. Note that these recommendations are subject to change if/when overlapping National Register historic districts are officially listed.

Address	Prior Designations	NRHP Recommendation	Recommended NRHP District Name	Recommended NRHP District Status	Owner Name	Owner Address Concatenate
37 E BEAUREGARD AVE A	OTHM: First United Methodist Church of San Angelo	Individually eligible for NRHP, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	FIRST UNITED METHODIST CHURCH	37 E BEAUREGARD AVE, SAN ANGELO, TX
37 E BEAUREGARD AVE B	OTHM: First United Methodist Church of San Angelo	Individually eligible for NRHP, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	FIRST UNITED METHODIST CHURCH	37 E BEAUREGARD AVE, SAN ANGELO, TX
36 W BEAUREGARD AVE		Individually eligible for NRHP, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	SAN ANGELO CENTRAL TOWER LIMITED	36 W BEAUREGARD STE 716, SAN ANGELO, TX
112 W BEAUREGARD AVE	NRHP Ind; OTHM; LL: Tom Green County Courthouse	Maintain previous NRHP listing, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	TOM GREEN COUNTY	112 W BEAUREGARD AVE, SAN ANGELO, TX
124 W BEAUREGARD AVE		Individually eligible for NRHP, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	TOM GREEN COUNTY	112 W BEAUREGARD AVE, SAN ANGELO, TX
209 W BEAUREGARD AVE A		Individually eligible for NRHP	N/A		LA UNICA BROADCASTING CO	209 W BEAUREGARD AVE, SAN ANGELO, TX
217 W BEAUREGARD AVE	NRHP Ind; LL: Princess Ice Cream Company	Maintain previous NRHP listing	N/A		HJHB INVESTMENTS LLC	3417 CEDAR HILL DR, SAN ANGELO, TX
301 W BEAUREGARD AVE		Individually eligible for NRHP	N/A		CITY OF SAN ANGELO	72 W COLLEGE AVE, SAN ANGELO, TX
7 N CHADBOURNE ST	NRHP Ind: Household Furniture Company	Maintain previous NRHP listing, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	CHADBOURNE STREET LLC	2 S CHADBOURNE ST, SAN ANGELO, TX
11 N CHADBOURNE ST	LL: Household Furniture Company	Individually eligible for NRHP, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	CHADBOURNE STREET LLC	2 S CHADBOURNE ST, SAN ANGELO, TX
50 N CHADBOURNE ST	NRHP HD: Roosevelt Hotel	Maintain previous NRHP listing, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	FIRESIDE PARTNERS LLC	518 AUSTIN AVE STE 300, WACO, TX
118 N CHADBOURNE A		Individually eligible for NRHP, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	COLE JAMES R & BEVERLY	118 N CHADBOURNE ST, SAN ANGELO, TX

HISTORIC RESOURCES SURVEY OF DOWNTOWN SAN ANGELO

Table 4-1. Listing of recommended individual National Register nominations. Note that these recommendations are subject to change if/when overlapping National Register historic districts are officially listed.

Address	Prior Designations	NRHP Recommendation	Recommended NRHP District Name	Recommended NRHP District Status	Owner Name	Owner Address Concatenate
30 S CHADBOURNE ST		Individually eligible for NRHP, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	CAPADOR SPRINGS LP	212 CEDARWOOD DR, SAN ANGELO, TX
106 S CHADBOURNE ST		Individually eligible for NRHP, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	FIRST UNITED METHODIST CHURCH OF SA	37 E BEAUREGARD AVE, SAN ANGELO, TX
107 S CHADBOURNE ST	LL: Junior League of San Angelo	Individually eligible for NRHP, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	STRAIN MICHAEL & MICHELLE L	2520 LIVE OAK ST, SAN ANGELO, TX
114 S CHADBOURNE ST	NRHP Ind; LL: Harris Drug Store	Maintain previous NRHP listing, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	V SQUARE PROPRTIE S	2104 DOUGLAS DR, SAN ANGELO, TX
116 S CHADBOURNE ST	LL: S.A. Runkles Building	Individually eligible for NRHP, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	RUSHING SHANNON W	3802 DEVONIAN DR, SAN ANGELO, TX
201 S CHADBOURNE ST	NRHP Ind; LL: Heritage Center Condominium	Maintain previous NRHP listing, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	7 WEST TWOHIG PARTNERSHIP	201 S CHADBOURNE ST, SAN ANGELO, TX
210 S CHADBOURNE ST B		Individually eligible for NRHP, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	ROGERS HICKS & ROGERS PROPRTIE S LP	1326 KENWOOD DR, SAN ANGELO, TX
212 S CHADBOURNE ST		Individually eligible for NRHP, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	CHOATE EVA MOUTO & GUY D	PO BOX 1271, SAN ANGELO, TX
302 S CHADBOURNE ST		Individually eligible for NRHP, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	INN BUILDERS LLC	3827 PHELAN BLVD STE 141, BEAUMONT, TX
25-29 S CHADBOURNE ST		Individually eligible for NRHP, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	PRATT II REAL ESTATE LLC	1506 S SUNSET AVE STE A, LITTLEFIELD, TX
52 W COLLEGE AVE		Individually eligible for NRHP, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	CITY OF SAN ANGELO	72 W COLLEGE AVE, SAN ANGELO, TX
72 W COLLEGE AVE	NRHP Ind; LL: San Angelo City Hall	Maintain previous NRHP listing, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	CITY OF SAN ANGELO	72 W COLLEGE AVE, SAN ANGELO, TX

HISTORIC RESOURCES SURVEY OF DOWNTOWN SAN ANGELO

Table 4-1. Listing of recommended individual National Register nominations. Note that these recommendations are subject to change if/when overlapping National Register historic districts are officially listed.

Address	Prior Designations	NRHP Recommendation	Recommended NRHP District Name	Recommended NRHP District Status	Owner Name	Owner Address Concatenate
10 E CONCHO AVE	LL: 1889 Grocery	Individually eligible for NRHP, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	SIMPLY PERFECT LLC	5613 COLUMBINE LN, SAN ANGELO, TX
16 E CONCHO AVE	LL: Otto F. Scott Building	Individually eligible for NRHP, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	CALHOUN JASON & DANA	2622 OXFORD AVE, SAN ANGELO, TX
20 E CONCHO AVE	NRHP Ind; NRHP HD; RTHL; OTHM; LL: Schwartz & Russ Bldg / Johnson & Taylor Bldg / San Angelo National Bank Bldg	Maintain previous NRHP listing, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	WILDE JOYCE	20 E CONCHO AVE, SAN ANGELO, TX
26 E CONCHO AVE A	NRHP Ind; NRHP HD; RTHL; OTHM; LL: Schwartz & Russ Bldg / Johnson & Taylor Bldg / San Angelo National Bank Bldg	Maintain previous NRHP listing, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	GUNTER KENNETH(D EC) REVOCABLE TRUST	26 W CONCHO AVE, SAN ANGELO, TX
26 E CONCHO AVE B	NRHP Ind; NRHP HD; RTHL; OTHM; LL: Schwartz & Russ Bldg / Johnson & Taylor Bldg / San Angelo National Bank Bldg	Maintain previous NRHP listing, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	GUNTER KENNETH(D EC) REVOCABLE TRUST	26 W CONCHO AVE, SAN ANGELO, TX
34 E CONCHO AVE	LL: The Buck & Cox Motor Company	Individually eligible for NRHP, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	STRAIN ALFRED & BARBARA	305 W CONCHO AVE, SAN ANGELO, TX
35 E CONCHO AVE	LL: Ruffini Commercial Building	Individually eligible for NRHP, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	EGGEMEYE R BOBBY & KAREN	35 E CONCHO AVE, SAN ANGELO, TX
37 E CONCHO AVE	LL: Automobile Building	Individually eligible for NRHP, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	EGGEMEYE R BOBBY J & KAREN J	35 E CONCHO AVE, SAN ANGELO, TX



HISTORIC RESOURCES SURVEY OF DOWNTOWN SAN ANGELO

Table 4-1. Listing of recommended individual National Register nominations. Note that these recommendations are subject to change if/when overlapping National Register historic districts are officially listed.

Address	Prior Designations	NRHP Recommendation	Recommended NRHP District Name	Recommended NRHP District Status	Owner Name	Owner Address Concatenate
115-125 E CONCHO AVE A	NRHP Ind: Building at 113-119 East Concho	Maintain previous NRHP listing, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	ELCO LLC	PO BOX 3324, SAN ANGELO, TX
5 W CONCHO AVE		Individually eligible for NRHP, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	1 WEST CONCHO LLC	36 E TWOHIG AVE STE 880, SAN ANGELO, TX
18 W CONCHO AVE	NRHP Ind; LL: Freeze Building	Maintain previous NRHP listing, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	SUGG CALVIN H JR & JOEL D	PO BOX 5069, SAN ANGELO, TX
30 W CONCHO AVE	LL: The Wendland Building	Individually eligible for NRHP, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	GUNTER KENNETH S REVOCABLE TRUST	26 W CONCHO AVE, SAN ANGELO, TX
305 W CONCHO AVE	NRHP Ind: Monogram Square	Maintain previous NRHP listing	N/A		STRAIN ALFRED W & BARBARA A	305 W CONCHO AVE, SAN ANGELO, TX
37 E HARRIS AVE A	LL: First Baptist Church, OTHM: First Baptist Church of San Angelo	Individually eligible for NRHP, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	FIRST BAPTIST CHURCH	PO BOX 2138, SAN ANGELO, TX
219 W HARRIS AVE A	NRHP Ind; RTHL; OTHM; LL: Emmanuel Episcopal Church	Maintain previous NRHP listing	N/A		EMMANUEL PROTESTANT EPISCOPAL CHURCH	3 S RANDOLPH ST, SAN ANGELO, TX
19 N IRVING ST		Individually eligible for NRHP, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	TOM GREEN COUNTY	112 W BEAUREGARD AVE, SAN ANGELO, TX
32 N IRVING ST	NRHP Ind; OTHM; LL: First Presbyterian Church	Maintain previous NRHP listing, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	FIRST PRESBYTERIAN CHURCH	32 N IRVING ST, SAN ANGELO, TX
103 S IRVING ST	LL: Debbie and James Chiu	Individually eligible for NRHP, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	CHIU JAMES & DEBBIE	5003 TEAKWOOD TRCE, MIDLAND, TX
119 S IRVING ST A	NRHP Ind; LL: Aztec Cleaners	Maintain previous NRHP listing, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	AZTEC BUILDING LLC	119 S IRVING ST, SAN ANGELO, TX

HISTORIC RESOURCES SURVEY OF DOWNTOWN SAN ANGELO

Table 4-1. Listing of recommended individual National Register nominations. Note that these recommendations are subject to change if/when overlapping National Register historic districts are officially listed.

Address	Prior Designations	NRHP Recommendation	Recommended NRHP District Name	Recommended NRHP District Status	Owner Name	Owner Address Concatenate
20 S KOENIGHEIM ST		Individually eligible for NRHP	N/A		INSTITUTE OF COGNITIVE DEVELOPMENT	20 S KOENIGHEIM ST, SAN ANGELO, TX
200 S MAGDALEN ST		Individually eligible for NRHP, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	ANGELOS CHOICE PROPERTIES LLC	200 S MAGDALEN, SAN ANGELO, TX
29 N OAKES ST A		Individually eligible for NRHP, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	FIRST CHRISTIAN CHURCH-SAN ANGELO	29 N OAKES ST, SAN ANGELO, TX
218 N OAKES ST		Individually eligible for NRHP, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	SAN ANGELO ISD	1621 UNIVERSITY AVE, SAN ANGELO, TX
19 S OAKES ST	OTHM: Sacred Heart Catholic Church	Individually eligible for NRHP, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	ROMAN CATHOLIC DIOCESE - SAN ANGELO	PO BOX 1829, SAN ANGELO, TX
130 S OAKES ST	NRHP Ind; LL: San Angelo Masonic Lodge #570	Maintain previous NRHP listing, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	CUNNINGHAM ENTERTAINMENT GROUP LLC	130 S OAKES ST, SAN ANGELO, TX
204 S OAKES ST		Individually eligible for NRHP, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	ONE LEG TO STAND ON LLC	123 S CHADBOURNE ST, SAN ANGELO, TX
115 S RANDOLPH ST		Individually eligible for NRHP, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	LEHR GEORGE & BRENDA	PO BOX 173, WALL, TX
1 E TWOHIG AVE	LL: U.G. Taylor Building	Individually eligible for NRHP, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	ONE EAST TWOHIG PARTNERSHIP	1 E TWOHIG AVE, SAN ANGELO, TX
12 E TWOHIG AVE A	LL: W.E. Newton Building	Individually eligible for NRHP, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	BCD REO INC	PO BOX 5396, AUSTIN, TX
33 E TWOHIG AVE	NRHP Ind; LL: O.C. Fisher Federal Building	Maintain previous NRHP listing, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	UNITED STATES OF AMERICA	Not listed
36 E TWOHIG AVE	NRHP Ind; LL: Hilton Hotel	Maintain previous NRHP listing, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	HISTORIC CITY CENTER PROJECT INC	PO BOX 1991, SAN ANGELO, TX

Table 4-1. Listing of recommended individual National Register nominations. Note that these recommendations are subject to change if/when overlapping National Register historic districts are officially listed.

Address	Prior Designations	NRHP Recommendation	Recommended NRHP District Name	Recommended NRHP District Status	Owner Name	Owner Address Concatenate
121 E TWOHIG AVE		Individually eligible for NRHP, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	KETCHUM MARTHA	1489 COUNTRY CLUB RD, SAN ANGELO, TX
14 W TWOHIG AVE A	NRHP Ind; LL: San Angelo Telephone Co.	Maintain previous NRHP listing, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	VERIZON SOUTHWEST	PO BOX 92129, SOUTHLAKE, TX
33 W TWOHIG AVE	LL: Texas Theater	Individually eligible for NRHP, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	TEXAS THEATRE OF SAN ANGELO	PO BOX 1991, SAN ANGELO, TX
212 W TWOHIG AVE	NRHP Ind; LL: Murrah House	Maintain previous NRHP listing, Within district eligible for NRHP	West Downtown Residential Historic District	Contributing	DIERSCHKE GLENN E & MARGO E	212 W TWOHIG AVE, SAN ANGELO, TX
215 W TWOHIG AVE	NRHP Ind; LL: Hall, R.A., House	Maintain previous NRHP listing, Within district eligible for NRHP	West Downtown Residential Historic District	Contributing	MC LEAN COMMODITIES INC	215 W TWOHIG AVE, SAN ANGELO, TX
225 W TWOHIG AVE	LL: Hall, R.A., House	Individually eligible for NRHP, Within district eligible for NRHP	West Downtown Residential Historic District	Contributing	ROSCARR LLC	4072 TOWNVIEW LN, SAN ANGELO, TX
227 W TWOHIG AVE A		Individually eligible for NRHP, Within district eligible for NRHP	West Downtown Residential Historic District	Contributing	MIMS ROBERT E	15 WINDERMER RD, MONTCLAIR, NJ
233 W TWOHIG AVE A	NRHP Ind; LL: Wardlaw, Dr. Herbert A., House	Maintain previous NRHP listing, Within district eligible for NRHP	West Downtown Residential Historic District	Contributing	TEXAS SHEEP & GOAT RAISER ASSN INC	PO BOX 2290, SAN ANGELO, TX
115-117 W TWOHIG AVE		Individually eligible for NRHP, Within district eligible for NRHP	San Angelo Downtown Historic District	Contributing	HARRISON RONALD LEA	PO BOX 3214, SAN ANGELO, TX

## RECOMMENDATION 4

### INDIVIDUALLY DESIGNATE LOCAL LANDMARKS

Similarly, zoning a local historic district (per Recommendation 2) likely provides the most efficient and cost-effective means of protecting buildings and providing tax incentives at the local level. However, designating individual local landmarks may be an alternative if historic district zoning lacks support. Individual buildings recommended for individual local landmark designation is presented in table 4-2. A map of properties recommended for individual local landmark listing appears above as fig. 3-3.

HISTORIC RESOURCES SURVEY OF DOWNTOWN SAN ANGELO

Table 4-2. Recommendations for individual Local Landmarks.

Address	Prior Designations	Local Recommendation	Recommended Local District Name	Recommended Local District Status	Owner Name	Owner Address
15 W 1ST ST		Local landmark, Within eligible local district	Chadbourne Corridor Commercial Historic District	Contributing	MOORE LUTHER T III - DECEASED	51 N CHADBOURNE ST, SAN ANGELO, TX
19 E 4TH ST		Local landmark, Within eligible local district	GC&SF Industrial Historic District	Contributing	WINN ROD & RENE E & SEMLINGER JOHN	19 E 4TH ST, SAN ANGELO, TX
00 BLOCK E 4TH ST		Local landmark, Within eligible local district	GC&SF Industrial Historic District	Contributing	City of San Angelo	Not listed
200-500 BLOCKS E 5TH ST		Local landmark, Within eligible local district	GC&SF Industrial Historic District	Contributing	STATE OF TEXAS	Not listed
15 E BEAUREGARD AVE	NRHP Ind; LL: West Utilities Office	Maintain previous local designation, Within eligible local district	Chadbourne Corridor Commercial Historic District	Contributing	FIRST UNITED METHODIST CHURCH	37 E BEAUREGARD AVE, SAN ANGELO, TX
37 E BEAUREGARD AVE A	OTHM: First United Methodist Church of San Angelo	Local landmark, Within eligible local district	Chadbourne Corridor Commercial Historic District	Contributing	FIRST UNITED METHODIST CHURCH	37 E BEAUREGARD AVE, SAN ANGELO, TX
37 E BEAUREGARD AVE B	OTHM: First United Methodist Church of San Angelo	Local landmark, Within eligible local district	Chadbourne Corridor Commercial Historic District	Contributing	FIRST UNITED METHODIST CHURCH	37 E BEAUREGARD AVE, SAN ANGELO, TX
36 W BEAUREGARD AVE		Local landmark, Within eligible local district	Chadbourne Corridor Commercial Historic District	Contributing	SAN ANGELO CENTRAL TOWER LIMITED	36 W BEAUREGARD STE 716, SAN ANGELO, TX
112 W BEAUREGARD AVE	NRHP Ind; OTHM; LL: Tom Green County Courthouse	Maintain previous local designation, Within eligible local district	West Downtown Commercial Historic District	Contributing	TOM GREEN COUNTY	112 W BEAUREGARD AVE, SAN ANGELO, TX
124 W BEAUREGARD AVE		Local landmark	West Downtown Commercial Historic District	Contributing	TOM GREEN COUNTY	112 W BEAUREGARD AVE, SAN ANGELO, TX
209 W BEAUREGARD AVE A		Local landmark, Within eligible local district	West Downtown Commercial Historic District	Contributing	LA UNICA BROADCASTING CO	209 W BEAUREGARD AVE, SAN ANGELO, TX
217 W BEAUREGARD AVE	NRHP Ind; LL: Princess Ice Cream Company	Maintain previous local designation, Within eligible local district	West Downtown Commercial Historic District	Contributing	HJHB INVESTMENTS LLC	3417 CEDAR HILL DR, SAN ANGELO, TX

HISTORIC RESOURCES SURVEY OF DOWNTOWN SAN ANGELO

Table 4-2. Recommendations for individual Local Landmarks.

Address	Prior Designations	Local Recommendation	Recommended Local District Name	Recommended Local District Status	Owner Name	Owner Address
301 W BEAUREGARD AVE		Local landmark, Within eligible local district	West Downtown Commercial Historic District	Contributing	CITY OF SAN ANGELO	72 W COLLEGE AVE, SAN ANGELO, TX
7 N CHADBOURNE ST	NRHP Ind: Household Furniture Company	Local landmark, Within eligible local district	Chadbourne Corridor Commercial Historic District	Contributing	CHADBOURNE STREET LLC	2 S CHADBOURNE ST, SAN ANGELO, TX
11 N CHADBOURNE ST	LL: Household Furniture Company	Maintain previous local designation, Within eligible local district	Chadbourne Corridor Commercial Historic District	Contributing	CHADBOURNE STREET LLC	2 S CHADBOURNE ST, SAN ANGELO, TX
50 N CHADBOURNE ST	NRHP HD: Roosevelt Hotel	Local landmark, Within eligible local district	Chadbourne Corridor Commercial Historic District	Contributing	FIRESIDE PARTNERS LLC	518 AUSTIN AVE STE 300, WACO, TX
118 N CHADBOURNE A		Local landmark, Within eligible local district	Chadbourne Corridor Commercial Historic District	Contributing	COLE JAMES R & BEVERLY	118 N CHADBOURNE ST, SAN ANGELO, TX
30 S CHADBOURNE ST		Local landmark, Within eligible local district	Chadbourne Corridor Commercial Historic District	Contributing	CAPADOR SPRINGS LP	212 CEDARWOOD DR, SAN ANGELO, TX
106 S CHADBOURNE ST		Local landmark, Within eligible local district	Chadbourne Corridor Commercial Historic District	Contributing	FIRST UNITED METHODIST CHURCH OF SA	37 E BEAUREGARD AVE, SAN ANGELO, TX
107 S CHADBOURNE ST	LL: Junior League of San Angelo	Maintain previous local designation, Within eligible local district	Chadbourne Corridor Commercial Historic District	Contributing	STRAIN MICHAEL & MICHELLE L	2520 LIVE OAK ST, SAN ANGELO, TX
114 S CHADBOURNE ST	NRHP Ind; LL: Harris Drug Store	Maintain previous local designation, Within eligible local district	Chadbourne Corridor Commercial Historic District	Contributing	V SQUARE PROPRTIE S	2104 DOUGLAS DR, SAN ANGELO, TX
116 S CHADBOURNE ST	LL: S.A. Runkles Building	Maintain previous local designation, Within eligible local district	Chadbourne Corridor Commercial Historic District	Contributing	RUSHING SHANNON W	3802 DEVONIAN DR, SAN ANGELO, TX
201 S CHADBOURNE ST	NRHP Ind; LL: Heritage Center Condominium	Maintain previous local designation, Within eligible local district	Chadbourne Corridor Commercial Historic District	Contributing	7 WEST TWOHIG PARTNERS HIP	201 S CHADBOURNE ST, SAN ANGELO, TX
210 S CHADBOURNE ST B		Local landmark, Within eligible local district	Chadbourne Corridor Commercial Historic District	Contributing	ROGERS HICKS & ROGERS PROPRTIE S LP	1326 KENWOOD DR, SAN ANGELO, TX

HISTORIC RESOURCES SURVEY OF DOWNTOWN SAN ANGELO

Table 4-2. Recommendations for individual Local Landmarks.

Address	Prior Designations	Local Recommendation	Recommended Local District Name	Recommended Local District Status	Owner Name	Owner Address
212 S CHADBOURNE ST		Local landmark, Within eligible local district	Chadbourne Corridor Commercial Historic District	Contributing	CHOATE EVA MOUTO & GUY D	PO BOX 1271, SAN ANGELO, TX
302 S CHADBOURNE ST		Local landmark, Within eligible local district	Chadbourne Corridor Commercial Historic District	Contributing	INN BUILDERS LLC	3827 PHELAN BLVD STE 141, BEAUMONT, TX
25-29 S CHADBOURNE ST		Local landmark, Within eligible local district	Chadbourne Corridor Commercial Historic District	Contributing	PRATT II REAL ESTATE LLC	1506 S SUNSET AVE STE A, LITTLEFIELD, TX
52 W COLLEGE AVE		Local landmark, Within eligible local district	Chadbourne Corridor Commercial Historic District	Contributing	CITY OF SAN ANGELO	72 W COLLEGE AVE, SAN ANGELO, TX
72 W COLLEGE AVE	NRHP Ind; LL: San Angelo City Hall	Maintain previous local designation, Within eligible local district	Chadbourne Corridor Commercial Historic District	Contributing	CITY OF SAN ANGELO	72 W COLLEGE AVE, SAN ANGELO, TX
10 E CONCHO AVE	LL: 1889 Grocery	Maintain previous local designation, Within eligible local district	Chadbourne Corridor Commercial Historic District	Contributing	SIMPLY PERFECT LLC	5613 COLUMBINE LN, SAN ANGELO, TX
16 E CONCHO AVE	LL: Otto F. Scott Building	Maintain previous local designation, Within eligible local district	Chadbourne Corridor Commercial Historic District	Contributing	CALHOUN JASON & DANA	2622 OXFORD AVE, SAN ANGELO, TX
20 E CONCHO AVE	NRHP Ind; NRHP HD; RTHL; OTHM; LL: Schwartz & Russ Bldg / Johnson & Taylor Bldg / San Angelo National Bank Bldg	Maintain previous local designation, Within eligible local district	Chadbourne Corridor Commercial Historic District	Contributing	WILDE JOYCE	20 E CONCHO AVE, SAN ANGELO, TX
26 E CONCHO AVE A	NRHP Ind; NRHP HD; RTHL; OTHM; LL: Schwartz & Russ Bldg / Johnson & Taylor Bldg / San Angelo National Bank Bldg	Maintain previous local designation, Within eligible local district	Chadbourne Corridor Commercial Historic District	Contributing	GUNTER KENNETH(D EC) REVOCABLE TRUST	26 W CONCHO AVE, SAN ANGELO, TX

HISTORIC RESOURCES SURVEY OF DOWNTOWN SAN ANGELO

Table 4-2. Recommendations for individual Local Landmarks.

Address	Prior Designations	Local Recommendation	Recommended Local District Name	Recommended Local District Status	Owner Name	Owner Address
26 E CONCHO AVE B	NRHP Ind; NRHP HD; RTHL; OTHM; LL: Schwartz & Russ Bldg / Johnson & Taylor Bldg / San Angelo National Bank Bldg	Maintain previous local designation, Within eligible local district	Chadbourne Corridor Commercial Historic District	Contributing	GUNTER KENNETH(D EC) REVOCABLE TRUST	26 W CONCHO AVE, SAN ANGELO, TX
34 E CONCHO AVE	LL: The Buck & Cox Motor Company	Maintain previous local designation, Within eligible local district	Chadbourne Corridor Commercial Historic District	Contributing	STRAIN ALFRED & BARBARA	305 W CONCHO AVE, SAN ANGELO, TX
35 E CONCHO AVE	LL: Ruffini Commercial Building	Maintain previous local designation, Within eligible local district	Chadbourne Corridor Commercial Historic District	Contributing	EGGEMEYE R BOBBY & KAREN	35 E CONCHO AVE, SAN ANGELO, TX
37 E CONCHO AVE	LL: Automobile Building	Maintain previous local designation, Within eligible local district	Chadbourne Corridor Commercial Historic District	Contributing	EGGEMEYE R BOBBY J & KAREN J	35 E CONCHO AVE, SAN ANGELO, TX
115-125 E CONCHO AVE A	NRHP Ind: Building at 113-119 East Concho	Local landmark	N/A		ELCO LLC	PO BOX 3324, SAN ANGELO, TX
5 W CONCHO AVE		Local landmark, Within eligible local district	Chadbourne Corridor Commercial Historic District	Contributing	1 WEST CONCHO LLC	36 E TWOHIG AVE STE 880, SAN ANGELO, TX
18 W CONCHO AVE	NRHP Ind; LL: Freeze Building	Maintain previous local designation, Within eligible local district	Chadbourne Corridor Commercial Historic District	Contributing	SUGG CALVIN H JR & JOEL D	PO BOX 5069, SAN ANGELO, TX
30 W CONCHO AVE	LL: The Wendland Building	Maintain previous local designation, Within eligible local district	Chadbourne Corridor Commercial Historic District	Contributing	GUNTER KENNETH S REVOCABLE TRUST	26 W CONCHO AVE, SAN ANGELO, TX
305 W CONCHO AVE	NRHP Ind: Monogram Square	Local landmark	N/A		STRAIN ALFRED W & BARBARA A	305 W CONCHO AVE, SAN ANGELO, TX
37 E HARRIS AVE A	LL: First Baptist Church, OTHM: First Baptist Church of San Angelo	Maintain previous local designation, Within eligible local district	Chadbourne Corridor Commercial Historic District	Contributing	FIRST BAPTIST CHURCH	PO BOX 2138, SAN ANGELO, TX

HISTORIC RESOURCES SURVEY OF DOWNTOWN SAN ANGELO

Table 4-2. Recommendations for individual Local Landmarks.

Address	Prior Designations	Local Recommendation	Recommended Local District Name	Recommended Local District Status	Owner Name	Owner Address
219 W HARRIS AVE A	NRHP Ind; RTHL; OTHM; LL: Emmanuel Episcopal Church	Maintain previous local designation, Within eligible local district	West Downtown Commercial Historic District	Contributing	EMMANUEL PROTESTANT EPISCOPAL CHURCH	3 S RANDOLPH ST, SAN ANGELO, TX
19 N IRVING ST		Local landmark	N/A		TOM GREEN COUNTY	112 W BEAUREGARD AVE, SAN ANGELO, TX
32 N IRVING ST	NRHP Ind; OTHM; LL: First Presbyterian Church	Maintain previous local designation, Within eligible local district	Chadbourne Corridor Commercial Historic District	Contributing	FIRST PRESBYTERIAN CHURCH	32 N IRVING ST, SAN ANGELO, TX
103 S IRVING ST	LL: Debbie and James Chiu	Maintain previous local designation, Within eligible local district	West Downtown Commercial Historic District	Contributing	CHIU JAMES & DEBBIE	5003 TEAKWOOD TRCE, MIDLAND, TX
119 S IRVING ST A	NRHP Ind; LL: Aztec Cleaners	Maintain previous local designation, Within eligible local district	West Downtown Commercial Historic District	Contributing	AZTEC BUILDING LLC	119 S IRVING ST, SAN ANGELO, TX
20 S KOENIGHEIM ST		Local landmark, Within eligible local district	West Downtown Commercial Historic District	Contributing	INSTITUTE OF COGNITIVE DEVELOPMENT	20 S KOENIGHEIM ST, SAN ANGELO, TX
200 S MAGDALEN ST		Local landmark	N/A		ANGELOS CHOICE PROPERTIES LLC	200 S MAGDALEN, SAN ANGELO, TX
29 N OAKES ST A		Local landmark, Within eligible local district	Chadbourne Corridor Commercial Historic District	Contributing	FIRST CHRISTIAN CHURCH-SAN ANGELO	29 N OAKES ST, SAN ANGELO, TX
218 N OAKES ST		Local landmark, Within eligible local district	Chadbourne Corridor Commercial Historic District	Contributing	SAN ANGELO ISD	1621 UNIVERSITY AVE, SAN ANGELO, TX
19 S OAKES ST	OTHM: Sacred Heart Catholic Church	Local landmark, Within eligible local district	Chadbourne Corridor Commercial Historic District	Contributing	ROMAN CATHOLIC DIOCESE - SAN ANGELO	PO BOX 1829, SAN ANGELO, TX
130 S OAKES ST	NRHP Ind; LL: San Angelo Masonic Lodge #570	Maintain previous local designation	N/A		CUNNINGHAM ENTERTAINMENT GROUP LLC	130 S OAKES ST, SAN ANGELO, TX



HISTORIC RESOURCES SURVEY OF DOWNTOWN SAN ANGELO

Table 4-2. Recommendations for individual Local Landmarks.

Address	Prior Designations	Local Recommendation	Recommended Local District Name	Recommended Local District Status	Owner Name	Owner Address
204 S OAKES ST		Maintain previous local designation	N/A		ONE LEG TO STAND ON LLC	123 S CHADBOURNE ST, SAN ANGELO, TX
115 S RANDOLPH ST		Within eligible local district	West Downtown Commercial Historic District	Contributing	LEHR GEORGE & BRENDA	PO BOX 173, WALL, TX
1 E TWOHIG AVE	LL: U.G. Taylor Building	Maintain previous local designation, Within eligible local district	Chadbourne Corridor Commercial Historic District	Contributing	ONE EAST TWOHIG PARTNERS HIP	1 E TWOHIG AVE, SAN ANGELO, TX
12 E TWOHIG AVE A	LL: W.E. Newton Building	Maintain previous local designation, Within eligible local district	Chadbourne Corridor Commercial Historic District	Contributing	BCD REO INC	PO BOX 5396, AUSTIN, TX
33 E TWOHIG AVE	NRHP Ind; LL: O.C. Fisher Federal Building	Maintain previous local designation, Within eligible local district	Chadbourne Corridor Commercial Historic District	Contributing	UNITED STATES OF AMERICA	Not listed
36 E TWOHIG AVE	NRHP Ind; LL: Hilton Hotel	Maintain previous local designation, Within eligible local district	Chadbourne Corridor Commercial Historic District	Contributing	HISTORIC CITY CENTER PROJECT INC	PO BOX 1991, SAN ANGELO, TX
121 E TWOHIG AVE		Local landmark	N/A		KETCHUM MARTHA	1489 COUNTRY CLUB RD, SAN ANGELO, TX
14 W TWOHIG AVE A	NRHP Ind; LL: San Angelo Telephone Co.	Maintain previous local designation, Within eligible local district	Chadbourne Corridor Commercial Historic District	Contributing	VERIZON SOUTHWEST	PO BOX 92129, SOUTHLAKE, TX
33 W TWOHIG AVE	LL: Texas Theater	Maintain previous local designation, Within eligible local district	Chadbourne Corridor Commercial Historic District	Contributing	TEXAS THEATRE OF SAN ANGELO	PO BOX 1991, SAN ANGELO, TX
212 W TWOHIG AVE	NRHP Ind; LL: Murrah House	Maintain previous local designation, Within eligible local district	West Downtown Residential Historic District	Contributing	DIERSCHKE GLENN E & MARGO E	212 W TWOHIG AVE, SAN ANGELO, TX
215 W TWOHIG AVE	NRHP Ind; LL: Hall, R.A., House	Maintain previous local designation, Within eligible local district	West Downtown Residential Historic District	Contributing	MC LEAN COMMODITIES INC	215 W TWOHIG AVE, SAN ANGELO, TX
225 W TWOHIG AVE	LL: Hall, R.A., House	Maintain previous local designation, Within eligible local district	West Downtown Residential Historic District	Contributing	ROSCARR LLC	4072 TOWNVIEW LN, SAN ANGELO, TX

Table 4-2. Recommendations for individual Local Landmarks.

Address	Prior Designations	Local Recommendation	Recommended Local District Name	Recommended Local District Status	Owner Name	Owner Address
227 W TWOHIG AVE A		Local landmark, Within eligible local district	West Downtown Residential Historic District	Contributing	MIMS ROBERT E	15 WINDERMER RD, MONTCLAIR, NJ
233 W TWOHIG AVE A	NRHP Ind; LL: Wardlaw, Dr. Herbert A., House	Maintain previous local designation, Within eligible local district	West Downtown Residential Historic District	Contributing	TEXAS SHEEP & GOAT RAISER ASSN INC	PO BOX 2290, SAN ANGELO, TX
115-117 W TWOHIG AVE		Local landmark, Within eligible local district	West Downtown Commercial Historic District	Contributing	HARRISON RONALD LEA	PO BOX 3214, SAN ANGELO, TX

## RECOMMENDATION 5

### DEVELOP DESIGN GUIDELINES

If/when the City zones a local historic overlay downtown, the City should develop design guidelines for the proposed downtown historic district. The local Main Street chapter also should be involved in this effort. Development of guidelines that follow recognized standards, such as the *Secretary of the Interior’s Standards for the Treatment of Historic Properties*, can aid in the prevention of incompatible alterations to historic resources. Design guidelines can help ensure cohesive and controlled development and redevelopment in the historic district. Uniform design guidelines also can help streamline the process of developing a Certificate of Appropriateness application by illustrating examples of appropriate and inappropriate alterations and new construction.

## RECOMMENDATION 6

### CONTINUE THE HISTORIC RESOURCES SURVEY

The 2020–2021 historic resources survey focused exclusively on San Angelo’s downtown. The City also should gradually update the 2006 survey of other areas of the city, as well as complete surveys in additional areas that have recently become 50 years of age. The City should consider applying for additional CLG grants or, alternatively, the Texas Preservation Trust Fund (TPTF) through the THC, as means of securing the necessary funds to continue historic resources survey efforts.

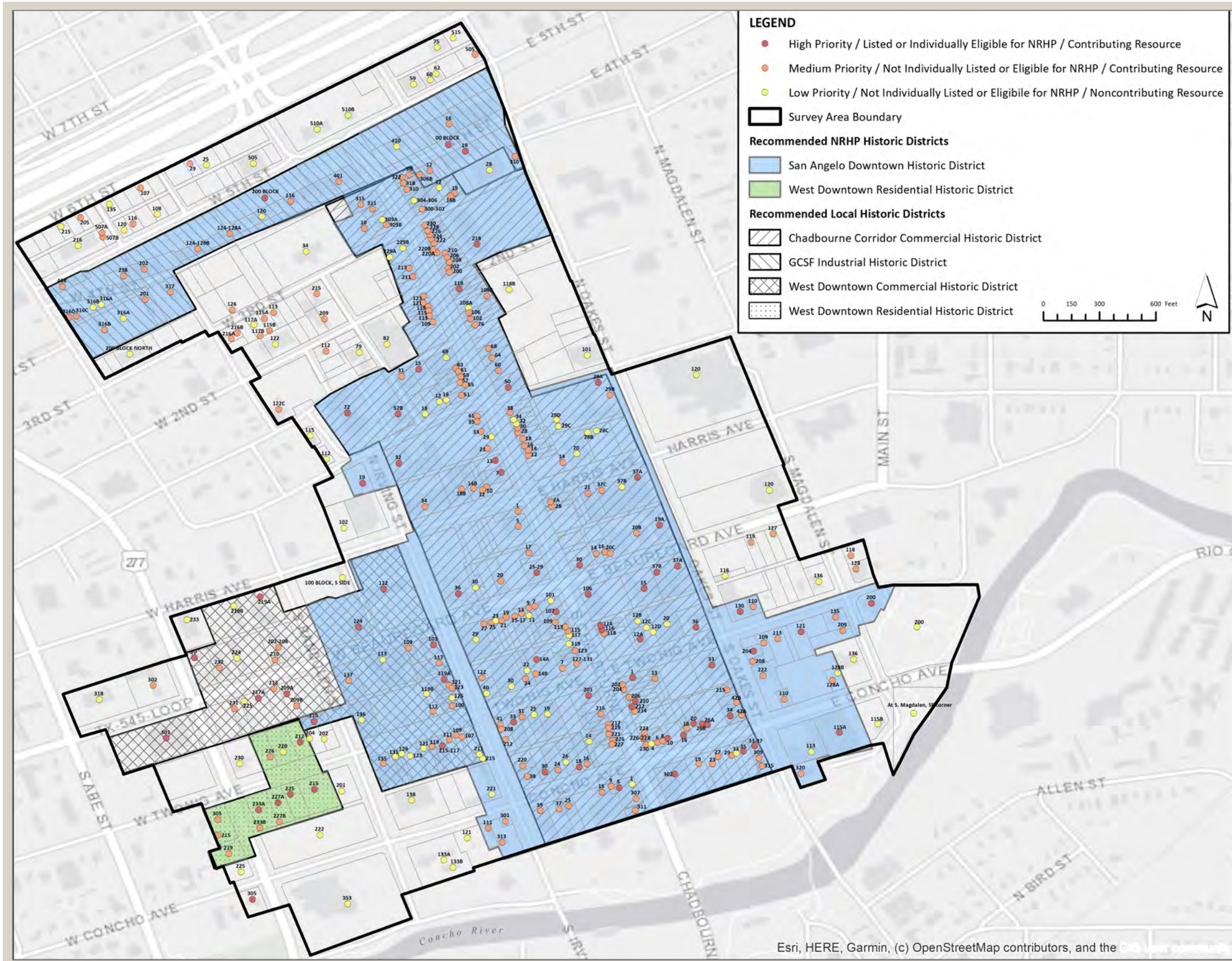


Figure 4-1. Map outlining the recommended historic district boundaries—both National Register and local--plus the priority rankings of the resources.

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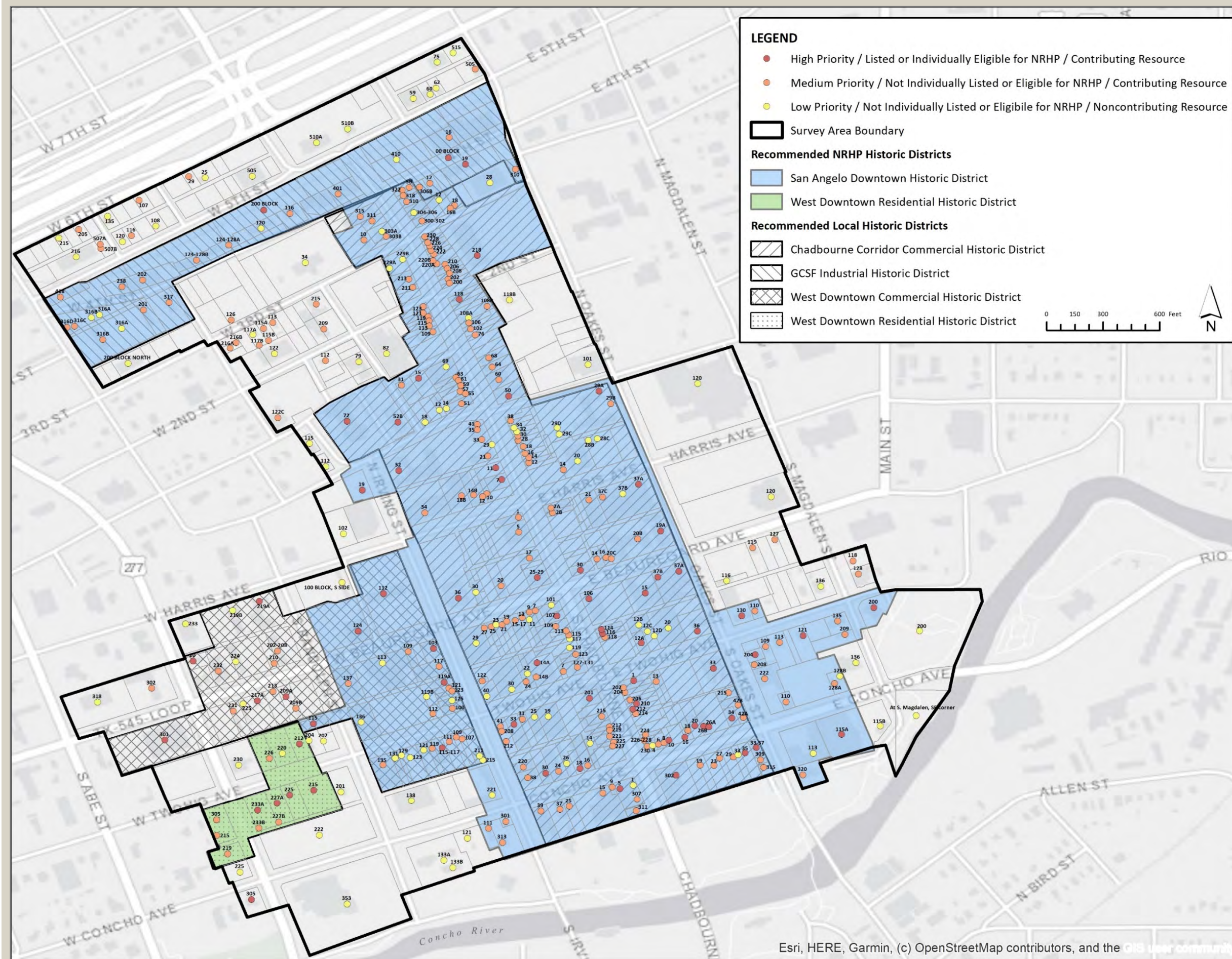


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 33 [%3ATom+Green+County%2C+TX&fq=dc\\_type%3Aimage\\_photo&sort=date\\_a&display=g](https://texashistory.unt.edu/search/?q=san+angelo&t=fulltext&fq=str_location_county%3ATom+Green+County%2C+TX&fq=dc_type%3Aimage_photo&sort=date_a&display=grid)  
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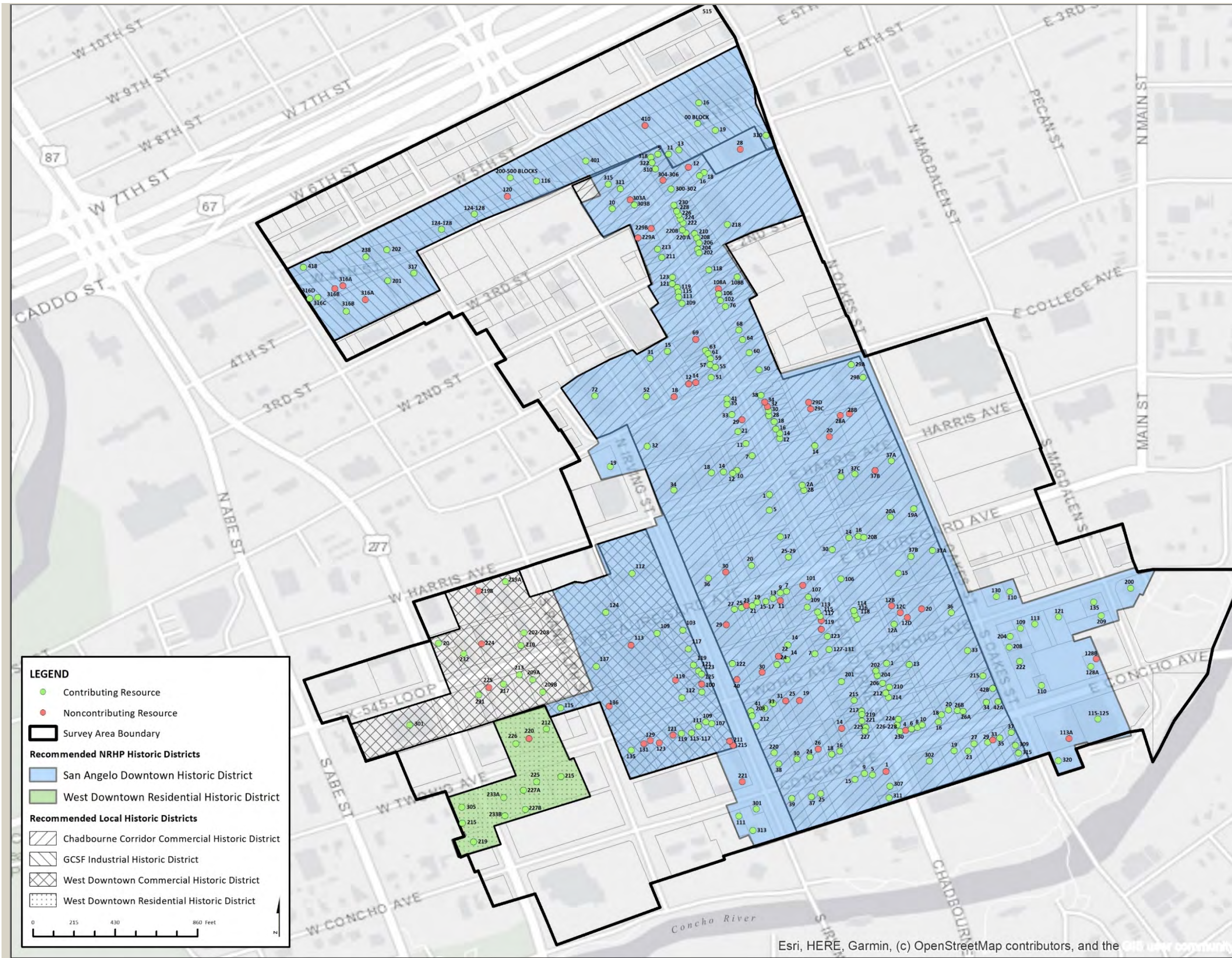
# Appendix A

## Maps of Surveyed Resources



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

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# Appendix E

## Approved Final Fieldwork Methodology and Research Design



# Fieldwork Methodology and Research Design

## Project Description

The purpose of this project is to complete a comprehensive historic resources survey of Downtown San Angelo within the boundaries defined in Figure 1 below. The project will identify, document, and provide eligibility recommendations for federal, state, and local designations for historic-age buildings, structures, sites and objects within the defined survey boundary. The objective for this project is information-gathering only. **No zoning changes or property tax changes will result from this project.** However, private property owners may use the information herein to seek historic designation or zoning in the future if they so choose. The project was made possible by a Certified Local Government (CLG) grant administered by the Texas Historical Commission (THC).

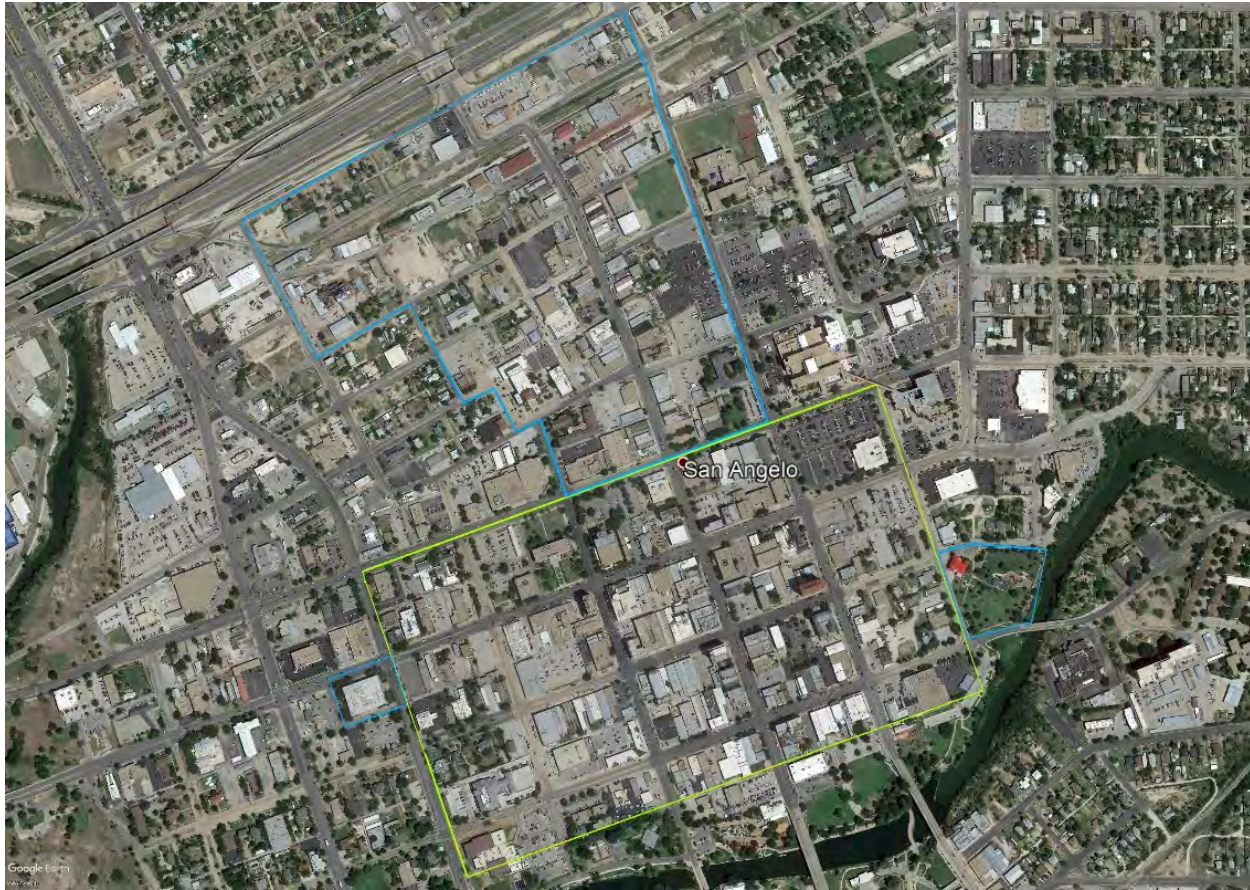
The following Fieldwork Methodology and Research Design sections outline project guidelines that will help HHM & Associates, Inc. (HHM) project historians gather information in a deliberative and systematic manner to better reach the project's primary goal: a comprehensive historic resources survey of all resources within the delineated boundaries.<sup>1</sup> The Research Design also poses project-specific questions that provide direction for research and historical investigations. It details important repositories of key information, as well as the kinds of materials and information that HHM project historians will review, analyze, and synthesize. The information gleaned through survey and research will help identify important historical trends, events, and patterns that affected central San Angelo's built environment through the 1970s.

## SCHEDULE FOR SURVEY AND RESEARCH

Comprehensive field survey efforts will begin in November or December 2020. Research efforts, addressing questions detailed in this Research Design, will begin immediately upon receipt of an approved Research Design. A letter report summarizing fieldwork and research findings will be submitted to the City of San Angelo in February 2020. The draft survey report will follow in May 2021, with the final report completed in August 2021.

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<sup>1</sup> Although the National Register program typically uses a 50-year-old-age threshold, this survey will adopt a 45-year cutoff year that provides a 5-year window to ensure that the survey is not immediately obsolete when completed.



*Figure 1. Map depicting the boundaries of the historic resources survey of the Downtown San Angelo survey area. Note that both the green and blue areas will be included in the survey. The green area depicts the core of downtown, and the blue area includes the industrial area north of downtown. Note also that the survey will document all resources within the boundary comprehensively – regardless of construction date. Source: City of San Angelo, Texas.*

## Fieldwork Methodology

The contents of this fieldwork methodology include the following:

- Fieldwork Preparation
  - Anticipated Property Types
  - Previously Designated Resources
- Field Survey Methods

### FIELDWORK PREPARATION

To ensure fieldwork is conducted efficiently and accurately, HHM will conduct the following preparatory steps prior to any survey work:

- Refine the fields and vocabulary in our custom database to ensure that they comply with the THC's requirements for CLG surveys, as well as ensuring that they suit the anticipated property types within the survey area (listed below);
- Pre-populate our web-based data management system with parcel data from the Tom Green County Appraisal District (CAD), so that Property Identification Numbers

(PIDNs) may be linked with applicable resources in the field, ensuring GIS compatibility;

- Extract information from previous survey efforts for import into HHM's database; and
- Compile data about previous designations within the survey area.

### **Anticipated Property Types**

Based on preliminary research, the types of historic resources most likely to be identified, documented, and assessed in the Downtown San Angelo survey area include, but are not necessarily limited to, the following:

- Commercial
  - Office
  - Store
  - Bank
  - Restaurant
  - Theater
  - Motel
  - Warehouse
  - Gas station
  - Auto sales/service
  - Parking garage
- Residential
  - Single-family residence
  - Duplex
  - Apartment building
  - Hotel
- Government
  - Courthouse
  - County jail
  - City hall
  - Fire marshal's office
- Institutional
  - Library
- Religious
  - Houses of worship – churches, synagogues
  - Ancillary buildings – halls, education buildings
- Recreation and Culture
  - Public square
  - Parks
  - Trails
  - Plantings
- Transportation
  - Railroad tracks
  - Railroad passenger depot

- Railroad freight depot
  - Bridges
  - Brick streets<sup>2</sup>
- Industrial
  - Cotton gin
  - Cotton seed house
  - Cotton press
  - Conveyor
  - Oil refinery
  - Oil tank
  - Grain processing facility
  - Silo
  - Grain elevator
  - Warehouse
  - Shed
  - Garage
  - Ice house
  - Lumber yard

### **Previously Designated Resources**

Project historians referred to the THC's Texas Historic Sites Atlas and TxDOT's GIS data showing current designated and eligible properties to determine previously-identified resources. Previously designated resources are shown in the map below (fig. 2). A comprehensive listing of previously designated resources is included in the tables that follow the map, as well as in the enclosed KMZ files (compatible with Google Earth).

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<sup>2</sup> Although small-scale features like sidewalks, curbs, and street lighting will not be inventoried as individual resources, they will be documented and described as part of the overall character of any potential district(s).

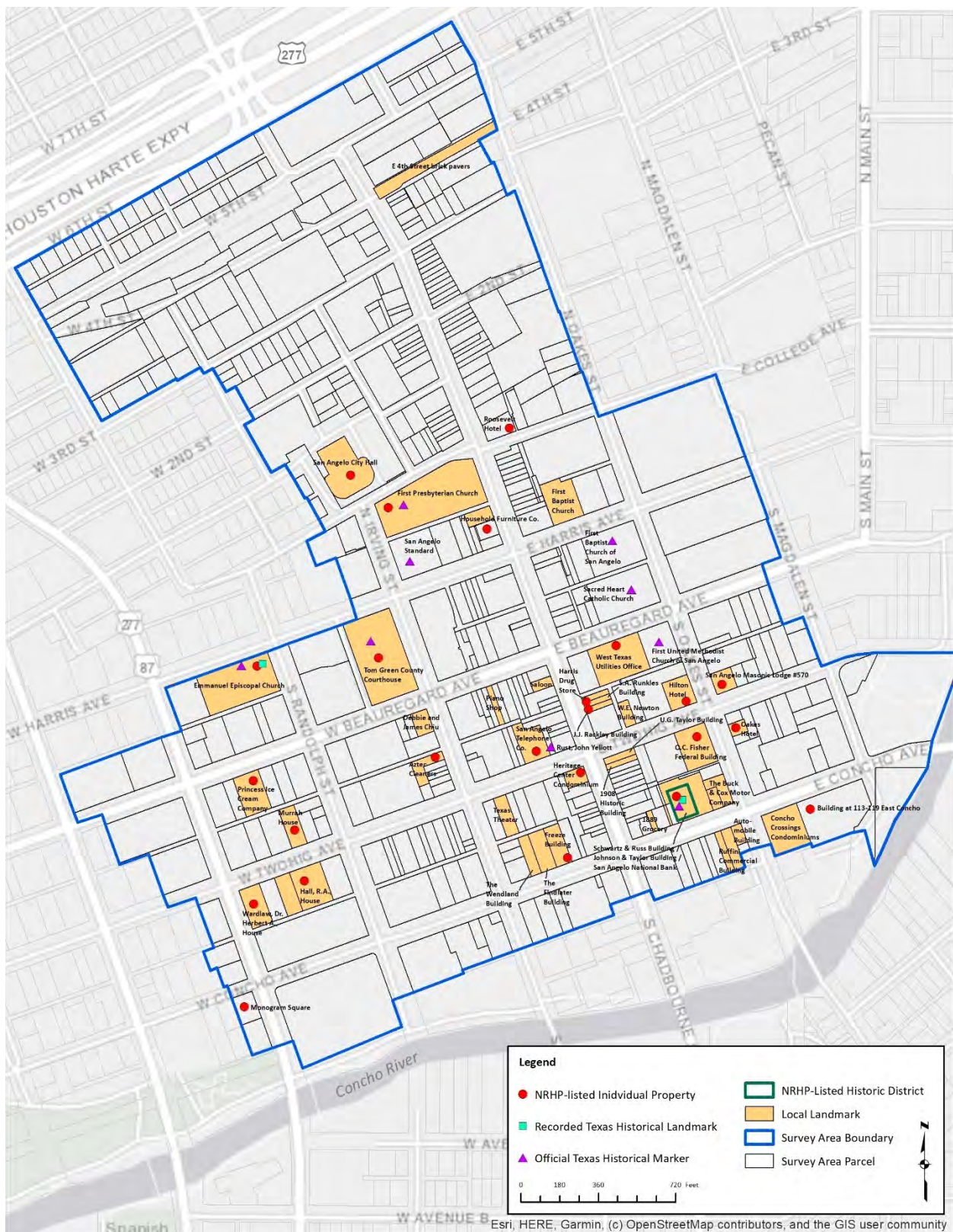


Figure 2. Map documenting a sampling of previously designated resources within the survey area boundary. For a comprehensive listing of previously designated resources, refer to the tables below and/or the enclosed KMZ files (compatible with Google Earth).

## FEDERAL DESIGNATIONS

### National Register of Historic Places (NRHP)

The National Register of Historic Places includes buildings, structures, sites, objects, and districts that possess significance at a local, state, or national level and retain sufficient integrity to convey that significance. The study area contains the following NRHP-listed resources.

#### INDIVIDUAL NATIONAL REGISTER OF HISTORIC PLACES (NRHP) LISTINGS

*Table 1. Individual National Register of Historic Places (NRHP) Listings*

Property Name	Location
Aztec Cleaners and Laundry Building	119 S Irving Street
Building at 113-119 East Concho	113-119 E Concho Avenue
Emmanuel Episcopal Church	3 S Randolph Street
First Presbyterian Church	32 N Irving Street
Fisher, O. C., Federal Building	33 E Twohig Avenue
Freeze Building	18 W Concho Avenue
Hall, R. A., House	215 W Twohig Avenue
Harris Drug Store	114 S Chadbourne Street
Hilton Hotel	36 E Twohig Avenue
Household Furniture Co.	11 N Chadbourne Street
Masonic Lodge 570	130 S Oakes Street
Monogram Square	305 W Concho Avenue
Murrah House	212 W Twohig Avenue
Oakes Hotel Building	204 S Oakes Street
Princess Ice Cream Co.	217 W Beauregard Avenue
Rackley, J. J., Building	118 S Chadbourne Street
Roosevelt Hotel Historic District	50 N Chadbourne Street
San Angelo City Hall	City Hall Plaza
San Angelo National Bank Building	201 S Chadbourne Street
San Angelo Telephone Company Building	14 W Twohig Avenue
Tom Green County Courthouse	100 W Beauregard Avenue
Wardlaw, Dr. Herbert A., House	233 W Twohig Avenue
West Texas Utilities Office	15 E Beauregard Avenue

#### NRHP HISTORIC DISTRICTS

*Table 2. NRHP Historic Districts*

Property Name	Location
San Angelo National Bank, Johnson and Taylor, and Schwartz and Raas Buildings	20-22, 24, 26 E Concho Avenue

## STATE DESIGNATIONS

### Recorded Texas Historic Landmarks (RTHL)

Recorded Texas Historic Landmarks are properties judged to be historically and architecturally significant. The THC awards RTHL designation to buildings at least 50 years old that are considered worthy of preservation for their architectural and historical associations. The survey area contains the following RTHLs.

Table 3. Recorded Texas Historic Landmarks (RTHLs) in the Survey Area

RTHL Name	Location
Emanuel Episcopal Church	3 S Randolph Street
Schwartz and Raas and San Angelo National Bank Building	20 E Concho Avenue

### Official Texas Historical Markers (OTHM)

Official Texas Historical Markers are educational, and reveal aspects of local history that are important to a community or region. These markers honor topics such as church congregations, schools, communities, businesses, events, and individuals. A subject marker is placed at a site that has a historical association with the topic, but no restriction is placed on the use of the property or site. No legal designation is required for a subject marker.

The survey area contains the following OTHMs.

Table 4. Official Texas Historical Markers (OTHM) in the Survey Area

Marker Name	Location
Emmanuel Episcopal Church	Harris Avenue & Randolph Street
First Baptist Church of San Angelo	37 E Harris Avenue
First Presbyterian Church	32 N Irving Street
First United Methodist Church of San Angelo	37 E Beauregard Avenue
Metcalfe, Charles B.	100 Block of W Beauregard Avenue
Rust, John Yellott	14 W Twohig Avenue
Sacred Heart Catholic Church	19 S Oakes Street
San Angelo Standard	34 W Harris Avenue

### LOCAL HISTORIC ZONING

In 1993, the City of San Angelo adopted a historic preservation ordinance allowing for historic overlay zoning for individual landmarks or districts. Historic zoning facilitates review by the Design and Historic Review Commission prior to alteration or demolition of a historic resource.<sup>3</sup> Parcels zoned historic also are eligible for tax abatement.<sup>4</sup> The majority of parcels zoned historic in San Angelo are concentrated within the downtown survey area.<sup>5</sup>

Table 5. Local Historic Landmarks in the Survey Area

Local Historic Landmark Name	Location
1889 Grocery	10 E Concho Avenue
1908 Historic Building	202 S Chadbourne Street
1st Presbyterian	32 N Irving Street

<sup>3</sup> City of San Angelo Municipal Code, Article 2 Section 211 – Historic Overlay Zone, accessed Nov. 2, 2020, [https://library.municode.com/tx/san\\_angelo/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH12PLDE\\_EXHIBIT\\_AZ00R\\_ART2DERE\\_S211HIOVZO](https://library.municode.com/tx/san_angelo/codes/code_of_ordinances?nodeId=COOR_CH12PLDE_EXHIBIT_AZ00R_ART2DERE_S211HIOVZO).

<sup>4</sup> City of San Angelo Municipal Code, Article 12.08 – Historic Preservation Tax Abatement, accessed Nov. 2, 2020, [https://library.municode.com/tx/san\\_angelo/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH12PLDE\\_ART12.08HIPRTAAB](https://library.municode.com/tx/san_angelo/codes/code_of_ordinances?nodeId=COOR_CH12PLDE_ART12.08HIPRTAAB).

<sup>5</sup> For a map of all historic overlay zones across the city as a whole, refer to the *Historic Preservation Design Guidelines*, from the City of San Angelo Planning Division Historic Preservation Commission, accessed Nov. 3, 2020, <https://www.cosatx.us/home/showdocument?id=11591>.

Table 5. Local Historic Landmarks in the Survey Area

Local Historic Landmark Name	Location
Automobile Building	37 E Concho Street
Aztec Cleaners	119 S Irving Street
Buck & Cox Motor Company	42 E Concho Avenue
City Hall, City Hall Plaza	72 W College Avenue
Concho Crossings Condominiums	113 E Concho Avenue
Debbie and James Chiu	103 S Irving Street
E 4th St brick street	E 4th Street
Emmanuel Episcopal	3 S Randolph Street
First Baptist Church	20 E Harris Avenue
Freeze Building	18 W Concho Avenue
Harris Drug Store	114 S Chadbourne Street
Heritage Center Condominium	201 S Chadbourne Street
Hilton	36 E Twohig Avenue
Household Furniture	11 N Chadbourne Street
J.B. Murrah Home	212 W Twohig Avenue
J.J. Rackley Building	118 S Chadbourne Street
O.C. Fisher Federal Bldg	33 W Twohig Avenue
O.C. Fisher Federal Building	33 E Twohig Avenue
Oakes Hotel	204 S Oaks Street
Otto F. Scott Building	16 E Concho Street
Piano Shop	21 W Beaugard Avenue
Princess Ice Cream	217 W Beaugard Avenue
R.A. Hall House	215 W Twohig Avenue
Rosalinda Carrizales	225 W Twohig Avenue
Ruffini Commercial Building	35 E Concho Avenue
S.A. Runkles Building	116 S Chadbourne Street
Saloon	107 S Chadbourne Street
San Angelo Masonic Lodge #570	130 S Oakes Street
San Angelo Telephone Co	14 W Twohig Avenue
Schwartz & Russ Building/Johnson & Taylor Building/San Angelo National Bank	20 E Concho Avenue
Texas Theatre	33 and 35 W Twohig Avenue
The Buck & Cox Motor Company	34 W Concho Avenue
The Findlater Building	24 W Concho Avenue
The Wendland Building	30 W Concho Avenue
Tom Green County Courthouse	112 W Beaugard Avenue
U.G. Taylor Building	1 E Twohig Avenue
W.E. Newton Building	12 E Twohig Avenue
Wardlow Home	233 W Twohig Avenue

## FIELD SURVEY METHODS

To complete a systematic survey, HHM will send out a team composed of two highly qualified and experienced architectural historians who meet or exceed the *Secretary of the Interior's Professional Qualification Standards* to document the resources within the San Angelo Downtown Survey area (fig. 1). The survey team will identify, document, and evaluate all buildings, structures, sites, landscapes, and objects within the survey. Survey efforts will be comprehensive and will document all resources regardless of construction date. All substantial resources on parcels that are visible from the public right-of-way will



be documented individually. Based on guidance included in *National Register Bulletin 16a: How to Complete the National Register Registration Form*, “substantial” resources may include main buildings, as well as accessory buildings, structures, objects, landscape features, and sites that are “substantial in size and scale.” Consistent with this guidance, the survey will not document “minor resources,” such as small sheds or grave markers, unless they strongly contribute to the property’s historic significance.<sup>6</sup>

The survey work will include the following:

- **Document each resource using a web-based survey form.** In the field, survey teams will identify each resource to be included in the survey. Using the digital field maps, survey teams will select the identified resource’s parcel which will open up the digital survey form. The survey form will be pre-populated with the following information: resource’s CAD, PIDN, address, subdivision name, and prior designations. Note that the estimated construction year is not available within the CAD data for San Angelo. This data will be checked in the field for accuracy and updated accordingly.

For all resources, HHM will record data required by the THC survey manual including the estimated construction date, property type and form, stylistic influences, materials, and integrity of the resource. For resources recommended individually eligible, HHM will record additional data regarding architectural features and historic background, following the THC historic sites form.

- **Photograph each resource using a high-resolution digital camera.** The images will be taken in a high-resolution format that meets or exceeds the THC’s requirements, as well as standards for the National Register. HHM will take a sufficient number of digital images (minimum of two) to capture each resource’s most significant architectural qualities and attributes, including oblique and façade views. As necessary, HHM will take photos of significant details and modifications. For potential historic districts, HHM will also photograph streetscape and contextual views that capture the district’s character-defining features. The photographs will be copied to HHM’s web-based database in the field so that images are associated with the appropriate record, ensuring accuracy and data integrity. Images will be taken from the public right-of-way and will not involve unauthorized encroachment onto private property. Significant outbuildings, such as detached garages and auxiliary residences, will be photographed if and only if they are visible from the public right-of-way. Small-scale structures such as sheds will not be documented, consistent with *National Register Bulletin 16a*.
- **Provide a preliminary on-site evaluation of preservation priority, as well as potential landmark or historic district eligibility for each resource** that is based on age, architectural significance, known historical significance and associations, historic integrity, and any previous evaluations. As required by the THC’s survey manual, a preservation priority of “High,” “Medium,” or “Low” will be assigned to each resource. HHM will review and update preliminary evaluations as necessary throughout the project. For resources evaluated to be within a potential historic district, HHM also will note recommended contributing or noncontributing status.
- **Analyze data.** Since HHM will encode survey data directly into the database in the field, our post-survey processing will be devoted to high-level analysis and quality assurance. Furthermore, because survey data is uploaded to our cloud-based server in real time, data

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<sup>6</sup> McLelland, Linda F., et al, *How to Complete the National Register Registration Form* (Washington, D.C.: National Park Service, 1997); <http://www.nps.gov/nr/publications/bulletins/pdfs/nrb16a.pdf>.

analysis and fieldwork efforts can be conducted simultaneously in the office. After each day of fieldwork, HHM will analyze the data collected using the database's analysis and visualization tools and will update any inaccurate or missing information to ensure each record is complete and that information is recorded consistently.

## Research Design

Upon completion of fieldwork, HHM will conduct research to supplement understanding of the history and significance of documented historic resources. All research efforts will comply with this Research Design. The Research Design includes the following components:

- Preliminary Survey Report Outline
- Periods of Significance
- Areas of Significance
- Research Questions
- Preliminary Bibliography

This Research Design may be updated as the project proceeds, as additional information and repositories may be identified during the course of research efforts. Investigations may also lead to the posing of additional research questions that were not anticipated in the development of this Research Design.

## PRELIMINARY SURVEY REPORT OUTLINE

The outline for the survey report—including the historic context—will evolve based on survey findings, but at this initial juncture, HHM anticipates that the report will include:

- Executive Summary (approximately one page)
- Survey Purpose (approximately one page)
- Historic Context (approximately ten pages)
  - Early Patterns of Development (approximately one page)
  - Rail-related Development (approximately two pages)
  - Oil and the Automobile Era (approximately two pages)
  - The Depression Era (approximately one page)
  - The World War II Era (approximately two pages)
  - Postwar Development (approximately two pages)
- Summary of Survey Findings (approximately two pages)
- Future Recommendations (approximately one page)
- Appendices
  - Resource location maps, in PDF and KMZ (Google Earth) formats
  - Inventory table of all survey data, with thumbnail photos of each resource
  - Intensive-level survey forms resembling the THC historic sites form with historic research, for individually eligible resources only, including narrative descriptions of individual resources required by the THC
  - Photographs, in PDF contact sheets and original JPG formats
- Comment matrix (enclosed separately)

## PERIODS OF SIGNIFICANCE

Based on HHM’s preliminary understanding of the survey area’s development, the period of significance is estimated at 1882 through 1971.

## AREAS OF SIGNIFICANCE

Based on information obtained for the Research Design, identified historic-age resources in the project area are most likely to be associated with, and may have significance within, the following areas:

- ARCHITECTURE – the practical art of designing and constructing buildings and structures to serve human needs.
- COMMERCE – the business of trading goods, services, and commodities.
- COMMUNITY PLANNING AND DEVELOPMENT – the design or development of physical communities.
- ETHNIC HERITAGE – the history of persons having a common ethnic or racial identity.
- INDUSTRY – The technology and process of managing materials, labor, and equipment to produce goods and services.
- POLITICS/GOVERNMENT – the enactment and administration of laws by which a nation, state, or other political jurisdiction is governed; activities related to the political process.
- TRANSPORTATION – the process and technology of conveying passengers or materials.

As further research is completed, the list above will be changed, updated, and/or supplemented to reflect new information obtained through historical research and data analysis.

## RESEARCH QUESTIONS

Table 6 below outlines relevant research questions for the preparation of a brief historic context of Downtown San Angelo. The matrix provides potential research sources for each question to allow HHM project historians to collect information in a focused and strategic way and minimize potential data gaps.

**Table 6. Downtown San Angelo Survey Report and Context Research Questions**

Outline Section	Research Question	Potential Source
Early Patterns of Development	What were the early uses of land prior to urbanization?	R.O. Gordon. <i>San Angelo</i> [Map]. U.S. Geological Survey, 1890-1898. From TSLAC, Map No. 01731, <a href="https://www.tsl.texas.gov/apps/arc/maps/maplookup/01731">https://www.tsl.texas.gov/apps/arc/maps/maplookup/01731</a> .
		Agricultural Census Records for Tom Green County. From the US Census Bureau, <a href="https://www2.census.gov/library/publications/decennial/">https://www2.census.gov/library/publications/decennial/</a> .

**Table 6. Downtown San Angelo Survey Report and Context Research Questions**

Outline Section	Research Question	Potential Source
		Henderson, John C. "Tom Green County." <i>Handbook of Texas Online</i> , accessed November 02, 2020, <a href="https://www.tshaonline.org/handbook/entries/tom-green-county">https://www.tshaonline.org/handbook/entries/tom-green-county</a> .
		Smith, Julia Cauble. "Concho River." <i>Handbook of Texas Online</i> , accessed November 03, 2020, <a href="https://www.tshaonline.org/handbook/entries/concho-river">https://www.tshaonline.org/handbook/entries/concho-river</a> .
	What important institutions emerged in the survey area in this period?	Daniel, Wayne and Carol Schmidt. "Fort Concho." <i>Handbook of Texas Online</i> , accessed November 02, 2020, <a href="https://www.tshaonline.org/handbook/entries/fort-concho">https://www.tshaonline.org/handbook/entries/fort-concho</a> .
		Matthews, James T. <i>Fort Concho: A History and a Guide</i> . Austin: Texas State Historical Association, ca. 2005. From the San Angelo Public Library.
		Noelke, Virginia McKimmon. <i>Early San Angelo</i> . Charleston, SC: Arcadia Publishing, 2011. From the San Angelo Public Library.
	What ethnic and cultural groups characterized early settlement?	Carson, W.W. <i>Sketches of early settlers in the Concho country</i> . N.p. 1933. From the San Angelo Public Library, secured courtesy of the West Texas Museum.
		Lich, Glen E. <i>The German Texans</i> . San Antonio: The University of Texas Institute of Texan Cultures (1981).
		De León, Arnoldo. <i>San Angeleños: Mexican Americans in San Angelo, Texas</i> . N.p, ca. 1995. From the San Angelo Public Library.
		"The Archeology of Buffalo Soldiers and Apaches in the Southwest." National Park Service, accessed Nov. 3, 2020, <a href="https://www.nps.gov/articles/archeology-of-buffalo-soldiers-and-apaches-in-the-southwest.htm">https://www.nps.gov/articles/archeology-of-buffalo-soldiers-and-apaches-in-the-southwest.htm</a> .
	Who were significant land owners in the survey area early in San Angelo's history?	Saltarelli, Mary G. "Phase I Survey of Historic Resources, San Angelo, Texas." Prepared for the City of San Angelo, 2006.
		Texas General Land Office Archives, Land Grant Search.
	What were early building types and materials?	Noelke, Virginia McKimmon. <i>Early San Angelo</i> . Charleston, SC: Arcadia Publishing, 2011. From the San Angelo Public Library.
Rail-related Development	What was the chronology of the introduction of railroads to San Angelo?	R.O. Gordon. <i>San Angelo</i> [Map]. U.S. Geological Survey, 1890-1898. From TSLAC, Map No. 01731, <a href="https://www.tsl.texas.gov/apps/arc/maps/maplookup/01731">https://www.tsl.texas.gov/apps/arc/maps/maplookup/01731</a> .
		USGS Topographic Maps, San Angelo, various dates (1892, 1898, 1922, 1924, 1928, 1949, 1955, 1958, 1959, 1965, 1967, 1973), from the Portal to Texas History.

**Table 6. Downtown San Angelo Survey Report and Context Research Questions**

Outline Section	Research Question	Potential Source
		Cravens, Chris. "Panhandle and Gulf Railway." <i>Handbook of Texas Online</i> , accessed November 03, 2020, <a href="https://www.tshaonline.org/handbook/entries/panhandle-and-gulf-railway">https://www.tshaonline.org/handbook/entries/panhandle-and-gulf-railway</a> .
		Foster, Golda M. <i>The Kansas City, Mexico &amp; Orient Railway Co. of Texas: the battle to reach San Angelo</i> . N.p., 1986. From the San Angelo Public Library.
		Young, Nancy Beck. "Colorado Valley Railway." <i>Handbook of Texas Online</i> , accessed November 02, 2020, <a href="https://www.tshaonline.org/handbook/entries/colorado-valley-railway">https://www.tshaonline.org/handbook/entries/colorado-valley-railway</a> .
		Young, Nancy Beck. "Gulf and West Texas Railway." <i>Handbook of Texas Online</i> , accessed November 02, 2020, <a href="https://www.tshaonline.org/handbook/entries/gulf-and-west-texas-railway">https://www.tshaonline.org/handbook/entries/gulf-and-west-texas-railway</a> .
	How did the arrival of the railroad affect demographics?	U.S. Census Data, <a href="https://www.census.gov/population/www/censusdata/hiscendata.html">https://www.census.gov/population/www/censusdata/hiscendata.html</a> .
	Where were railroad alignments located?	Drone, Craig Allen and John White. <i>Santa Fe Depot, Hardeman Pass, 702 South Chadbourne Street, San Angelo, Tom Green County, TX</i> . Historic American Buildings Survey (HABS), n.d. From the Library of Congress, <a href="https://www.loc.gov/item/tx0641/">https://www.loc.gov/item/tx0641/</a> .
		Sanborn Fire Insurance Maps.
	What types of goods were transported to and from San Angelo on railroads?	Sanborn Fire Insurance Maps.
		Dase, Amy E. <i>A Field Guide to Industrial Properties in Texas</i> . Prepared for the Texas Department of Transportation, 2003.
		Lassell, Susan, Martha Doty Freeman, and Lila Knight. <i>Historical Agricultural Processing Facilities in Texas: An Annotated Guide to Selected Studies</i> . Prepared for the Texas Department of Transportation, 2010.
	How was the land in the survey area divided and platted in this era?	Sanborn Fire Insurance Maps.
		Sanborn Fire Insurance Maps.
	How did the street network evolve in this period?	Railroad deal gone awry led to first park in San Angelo." <i>San Angelo Standard-Times</i> , Jan. 22, 2020. From GoSanAngelo, accessed Nov. 2, 2020, <a href="https://www.gosanangelo.com/story/news/2020/01/22/history-san-angelo-parks-began-santa-fe-railroad/4470653002/">https://www.gosanangelo.com/story/news/2020/01/22/history-san-angelo-parks-began-santa-fe-railroad/4470653002/</a> .
		Sanborn Fire Insurance Maps.

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Outline Section	Research Question	Potential Source
	What types of buildings were constructed in this period?	Dase, Amy E. <i>A Field Guide to Industrial Properties in Texas</i> . Prepared for the Texas Department of Transportation, 2003.
		Lassell, Susan, Martha Doty Freeman, and Lila Knight. <i>Historical Agricultural Processing Facilities in Texas: An Annotated Guide to Selected Studies</i> . Prepared for the Texas Department of Transportation, 2010.
	What new institutions emerged in this period?	National Register Nomination Files. Texas Historical Commission, Austin, Texas.
		Noelke, Virginia McKimmon. <i>Early San Angelo</i> . Charleston, SC: Arcadia Publishing, 2011. From the San Angelo Public Library.
	How did the presence of the railroad affect building materials and architectural styles in the survey area?	Saltarelli, Mary G. "Phase I Survey of Historic Resources, San Angelo, Texas." Prepared for the City of San Angelo, 2006.
		National Register Nomination Files. Texas Historical Commission, Austin, Texas.
		Various photographs, from the Library of Congress, <a href="https://www.loc.gov/photos/?q=san+angelo+texas&amp;st=grid&amp;c=200">https://www.loc.gov/photos/?q=san+angelo+texas&amp;st=grid&amp;c=200</a> .
		Various photograph collections, San Angelo, from the Portal to Texas History, <a href="https://texashistory.unt.edu/search/?q=san+angelo&amp;t=fulltext&amp;fq=str_location_county%3ATom+Green+County%2C+TX&amp;fq=dc_type%3Aimage_photo&amp;sort=date_a&amp;display=grid">https://texashistory.unt.edu/search/?q=san+angelo&amp;t=fulltext&amp;fq=str_location_county%3ATom+Green+County%2C+TX&amp;fq=dc_type%3Aimage_photo&amp;sort=date_a&amp;display=grid</a> .
		Various photos, Downtown San Angelo, from the Angelo State University West Texas Collection, <a href="https://westtexas.pastperfectonline.com/search?utf8=%E2%9C%93&amp;search_criteria=downtown&amp;searchButton=Search">https://westtexas.pastperfectonline.com/search?utf8=%E2%9C%93&amp;search_criteria=downtown&amp;searchButton=Search</a> .
	What other infrastructure and planning changes affected development downtown in this era?	Noelke, Virginia McKimmon. <i>Early San Angelo</i> . Charleston, SC: Arcadia Publishing, 2011. From the San Angelo Public Library.
		Newspapers.com.
	Who are the notable architects and builders associated with this era?	"Pioneer Texas Architects, F.E. and Oscar Ruffini—1870 – 1917." Texas State Library and Archives Commission, <a href="http://www.tsl.state.tx.us/exhibits/ruffini/index">www.tsl.state.tx.us/exhibits/ruffini/index</a> .
Henry, Jay C. <i>Architecture in Texas, 1895-1945</i> . Austin: University of Texas Press, 1993.		
Saltarelli, Mary G. "Phase I Survey of Historic Resources, San Angelo, Texas." Prepared for the City of San Angelo, 2006.		
Oil and The Automobile Era	How did oil discovery affect San Angelo?	Hobbs, Arthur Baynes. <i>The substance of change the Santa Rita no. 1 and its impact on San Angelo</i> . [Manuscript.] N.p., 1995. From the San Angelo Public Library.

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Outline Section	Research Question	Potential Source
	How did highway development affect San Angelo?	<i>General Highway Map. Detail of Cities and Towns in Tom Green County, Texas. City Map, San Angelo, Tom Green County, Texas</i> [Map]. Austin, Texas: Texas State Highway Department, 1957-1961. From TSLAC, Map No. 05308, <a href="https://www.tsl.texas.gov/apps/arc/maps/maplookup/05308">https://www.tsl.texas.gov/apps/arc/maps/maplookup/05308</a> .
		<i>General Highway Map. Detail of Cities and Towns in Tom Green County, Texas. City Map, San Angelo, Tom Green County, Texas</i> [Map]. Austin, Texas: Texas State Highway Department, 1963-1972. From TSLAC, Map No. 05673, <a href="https://www.tsl.texas.gov/apps/arc/maps/maplookup/05673">https://www.tsl.texas.gov/apps/arc/maps/maplookup/05673</a> .
	What architectural styles, forms, and materials characterized this era?	Saltarelli, Mary G. "Phase I Survey of Historic Resources, San Angelo, Texas." Prepared for the City of San Angelo, 2006.
		National Register Nomination Files. Texas Historical Commission, Austin, Texas.
		Various photographs, from the Library of Congress, <a href="https://www.loc.gov/photos/?q=san+angelo+texas&amp;st=grid&amp;c=200">https://www.loc.gov/photos/?q=san+angelo+texas&amp;st=grid&amp;c=200</a> .
		Various photograph collections, San Angelo, from the Portal to Texas History, <a href="https://texashistory.unt.edu/search/?q=san+angelo&amp;t=fulltext&amp;fq=str_location_county%3ATom+Green+County%2C+TX&amp;fq=dc_type%3Aimage_photo&amp;sort=date_a&amp;display=grid">https://texashistory.unt.edu/search/?q=san+angelo&amp;t=fulltext&amp;fq=str_location_county%3ATom+Green+County%2C+TX&amp;fq=dc_type%3Aimage_photo&amp;sort=date_a&amp;display=grid</a> .
		Various photos, Downtown San Angelo, from the Angelo State University West Texas Collection, <a href="https://westtexas.pastperfectonline.com/search?utf8=%E2%9C%93&amp;search_criteria=downtown&amp;searchButton=Search">https://westtexas.pastperfectonline.com/search?utf8=%E2%9C%93&amp;search_criteria=downtown&amp;searchButton=Search</a> .
Noelke, Virginia. <i>A History of the Cactus Hotel</i> . San Angelo: San Angelo Cultural Affairs Council, 1996.		
Who were prominent architects and builders in this era?	Henry, Jay C. <i>Architecture in Texas, 1895-1945</i> . Austin: University of Texas Press, 1993.	
	Henry C. Trost Historical Organization, accessed Nov. 3, 2020, <a href="https://www.henrytrost.org/">https://www.henrytrost.org/</a> .	
The Depression Era	What were the demographics of patterns of development in this era?	U.S. Census Data, <a href="https://www.census.gov/population/www/censusdata/hiscendata.html">https://www.census.gov/population/www/censusdata/hiscendata.html</a> .
	What was San Angelo's political link to the federal aid policies of the Depression Era?	"Projects in San Angelo." The Living New Deal, accessed Nov. 2, 2020, <a href="https://livingnewdeal.org/us/tx/san-angelo-tx/">https://livingnewdeal.org/us/tx/san-angelo-tx/</a> .

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	What roadway expansion efforts occurred during the Depression Era?	<p>Texas Department of Transportation. <i>National Register of Historic Places Multiple Property Submission: Historic Road Infrastructure of Texas, 1866-1965 [DRAFT]</i>. Austin, Texas: Submitted to the Texas Historical Commission, 2013.</p> <p>USGS Topographic Maps.</p> <p>Sanborn Fire Insurance Maps.</p>
	What infrastructure and civic improvement projects took place during this era?	<p>“Projects in San Angelo.” The Living New Deal, accessed Nov. 2, 2020, <a href="https://livingnewdeal.org/us/tx/san-angelo-tx/">https://livingnewdeal.org/us/tx/san-angelo-tx/</a>.</p> <p>Smith, Julia Cauble. “Concho River.” Handbook of Texas Online, accessed November 03, 2020, <a href="https://www.tshaonline.org/handbook/entries/concho-river">https://www.tshaonline.org/handbook/entries/concho-river</a>.</p> <p>“San Angelo Project History.” Tom Green County Water Control &amp; Improvement District # 1, accessed Nov. 3, 2020, <a href="http://www.tomgreenwid1.org/articles/view/san-angelo-project-history">http://www.tomgreenwid1.org/articles/view/san-angelo-project-history</a>.</p> <p>Breeding, Seth D. “Lake Nasworthy.” <i>Handbook of Texas Online</i>, accessed November 02, 2020, <a href="https://www.tshaonline.org/handbook/entries/lake-nasworthy">https://www.tshaonline.org/handbook/entries/lake-nasworthy</a>.</p> <p>National Register Nomination Files. Texas Historical Commission, Austin, Texas.</p> <p>Hardy-Heck-Moore, Inc. <i>Final Report: ADA Intersection Improvements in the San Angelo District, Christoval and San Angelo, Tom Green County, Texas</i>. Prepared for the Texas Department of Transportation, 2007.</p> <p>Newspapers.com.</p>
	What architectural styles, forms, and materials characterized this era?	<p>Saltarelli, Mary G. “Phase I Survey of Historic Resources, San Angelo, Texas.” Prepared for the City of San Angelo, 2006.</p> <p>National Register Nomination Files. Texas Historical Commission, Austin, Texas.</p> <p>Various photographs, from the Library of Congress, <a href="https://www.loc.gov/photos/?q=san+angelo+texas&amp;st=grid&amp;c=200">https://www.loc.gov/photos/?q=san+angelo+texas&amp;st=grid&amp;c=200</a>.</p> <p>Various photograph collections, San Angelo, from the Portal to Texas History, <a href="https://texashistory.unt.edu/search/?q=san+angelo&amp;t=fulltext&amp;fq=str_location_county%3ATom+Green+County%2C+TX&amp;fq=dc_type%3Aimage_photo&amp;sort=date_a&amp;display=grid">https://texashistory.unt.edu/search/?q=san+angelo&amp;t=fulltext&amp;fq=str_location_county%3ATom+Green+County%2C+TX&amp;fq=dc_type%3Aimage_photo&amp;sort=date_a&amp;display=grid</a>.</p>



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		Various photos, Downtown San Angelo, from the Angelo State University West Texas Collection, <a href="https://westtexas.pastperfectonline.com/search?utf8=%E2%9C%93&amp;search_criteria=downtown&amp;searchButton=Search">https://westtexas.pastperfectonline.com/search?utf8=%E2%9C%93&amp;search_criteria=downtown&amp;searchButton=Search</a> .
	Who were prominent architects and builders in this era?	American Institute of Architects (AIA). <i>AIA Historical Directory of American Architects</i> . Various dates, <a href="http://public.aia.org/sites/hdoaa/wiki/Wiki%20Pages/Find%20Names.aspx">http://public.aia.org/sites/hdoaa/wiki/Wiki%20Pages/Find%20Names.aspx</a> . Henry, Jay C. <i>Architecture in Texas, 1895-1945</i> . Austin: University of Texas Press, 1993.
The World War II Era	How did military development affect San Angelo?	Singg, Sangeeta and William A. Allen. "Goodfellow Air Force Base." <i>Handbook of Texas Online</i> , accessed November 02, 2020, <a href="https://www.tshaonline.org/handbook/entries/goodfellow-air-force-base">https://www.tshaonline.org/handbook/entries/goodfellow-air-force-base</a> . Garrett, John V. <i>Goodfellow Air Force Base</i> . Charleston, SC: Arcadia Publishing, 2020. From the San Angelo Public Library.
	How was military development linked to the development of the highway system?	Texas Department of Transportation. <i>National Register of Historic Places Multiple Property Submission: Historic Road Infrastructure of Texas, 1866-1965 [DRAFT]</i> . Austin, Texas: Submitted to the Texas Historical Commission, 2013.
	How did World War II affect San Angelo's home front demographics and economy?	Agricultural Census Records for Tom Green County. From the US Census Bureau, <a href="https://www2.census.gov/library/publications/decennial/">https://www2.census.gov/library/publications/decennial/</a> . U.S. Census Data, <a href="https://www.census.gov/population/www/censusdata/hiscendata.html">https://www.census.gov/population/www/censusdata/hiscendata.html</a> .
	What architectural styles, forms, and materials characterized this era?	Saltarelli, Mary G. "Phase I Survey of Historic Resources, San Angelo, Texas." Prepared for the City of San Angelo, 2006.
		National Register Nomination Files. Texas Historical Commission, Austin, Texas.
		Various photographs, from the Library of Congress, <a href="https://www.loc.gov/photos/?q=san+angelo+texas&amp;st=grid&amp;c=200">https://www.loc.gov/photos/?q=san+angelo+texas&amp;st=grid&amp;c=200</a> . Various photograph collections, San Angelo, from the Portal to Texas History, <a href="https://texashistory.unt.edu/search/?q=san+angelo&amp;t=fulltext&amp;fq=str_location_county%3ATom+Green+County%2C+TX&amp;fq=dc_type%3Aimage_photo&amp;sort=date_a&amp;display=grid">https://texashistory.unt.edu/search/?q=san+angelo&amp;t=fulltext&amp;fq=str_location_county%3ATom+Green+County%2C+TX&amp;fq=dc_type%3Aimage_photo&amp;sort=date_a&amp;display=grid</a> .

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Outline Section	Research Question	Potential Source
		Various photos, Downtown San Angelo, from the Angelo State University West Texas Collection, <a href="https://westtexas.pastperfectonline.com/search?utf8=%E2%9C%93&amp;search_criteria=downtown&amp;searchButton=Search">https://westtexas.pastperfectonline.com/search?utf8=%E2%9C%93&amp;search_criteria=downtown&amp;searchButton=Search</a> .
	Who were prominent architects and builders in this era?	American Institute of Architects (AIA). <i>AIA Historical Directory of American Architects</i> . Various dates, <a href="http://public.aia.org/sites/hdoaa/wiki/Wiki%20Pages/Find%20Names.aspx">http://public.aia.org/sites/hdoaa/wiki/Wiki%20Pages/Find%20Names.aspx</a> . Henry, Jay C. <i>Architecture in Texas, 1895-1945</i> . Austin: University of Texas Press, 1993.
Postwar Development	What were the demographics of patterns of development in this era?	U.S. Census Data. <a href="https://www.census.gov/population/www/censusdata/hiscendata.html">https://www.census.gov/population/www/censusdata/hiscendata.html</a> .
		San Angelo Chamber of Commerce. <i>Minority Owned Businesses</i> . N.p., 1990. From the San Angelo Public Library.
		<i>Invisible Texans: women and minorities in Texas history</i> . Ed. Donald Willett and Stephen Curley. Boston: McGraw-Hill, ca. 2005. From the San Angelo Public Library.
	What policies influenced planning and development in this era?	City of San Angelo. <i>San Angelo Transportation Plan, 1964-1985</i> . N.p., ca. 1964. From the San Angelo Public Library.
	What infrastructure improvements were necessary to accommodate postwar development?	Texas Department of Transportation. <i>National Register of Historic Places Multiple Property Submission: Historic Road Infrastructure of Texas, 1866-1965 [DRAFT]</i> . Austin, Texas: Submitted to the Texas Historical Commission, 2013.
		Hardy-Heck-Moore, Inc. <i>Final Report: ADA Intersection Improvements in the San Angelo District, Christoval and San Angelo, Tom Green County, Texas</i> . Prepared for the Texas Department of Transportation, 2007.
		Smith, Julia Cauble. "Concho River." <i>Handbook of Texas Online</i> , accessed November 03, 2020, <a href="https://www.tshaonline.org/handbook/entries/concho-river">https://www.tshaonline.org/handbook/entries/concho-river</a> .
"San Angelo Project History." Tom Green County Water Control & Improvement District # 1, accessed Nov. 3, 2020, <a href="http://www.tomgreenwcid1.org/articles/view/san-angelo-project-history">http://www.tomgreenwcid1.org/articles/view/san-angelo-project-history</a> .		
		Tetzlaff, Otto W. "O. C. Fisher Lake." <i>Handbook of Texas Online</i> , accessed November 02, 2020, <a href="https://www.tshaonline.org/handbook/entries/o-c-fisher-lake">https://www.tshaonline.org/handbook/entries/o-c-fisher-lake</a> .

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Outline Section	Research Question	Potential Source
		Tetzlaff, Otto W. "Twin Buttes Reservoir." <i>Handbook of Texas Online</i> , accessed November 03, 2020, <a href="https://www.tshaonline.org/handbook/entries/twin-buttes-reservoir">https://www.tshaonline.org/handbook/entries/twin-buttes-reservoir</a> .
	How did the physical character of the survey area change during the Postwar era?	Victor Gruen Associates. <i>General Development Plan for the Central Area of San Angelo, Texas: Draft Summary Report</i> . Prepared for the City of San Angelo, 1968. From the San Angelo Public Library.
	What recreational and cultural amenities evolved during this era?	Newspapers.com.
	What architectural styles, forms, and building materials gained popularity in this era?	Saltarelli, Mary G. "Phase I Survey of Historic Resources, San Angelo, Texas." Prepared for the City of San Angelo, 2006.
		National Register Nomination Files. Texas Historical Commission, Austin, Texas.
		Various photographs, from the Library of Congress, <a href="https://www.loc.gov/photos/?q=san+angelo+texas&amp;st=grid&amp;c=200">https://www.loc.gov/photos/?q=san+angelo+texas&amp;st=grid&amp;c=200</a> .
		Various photograph collections, San Angelo, from the Portal to Texas History, <a href="https://texashistory.unt.edu/search/?q=san+angelo&amp;t=fulltext&amp;fq=str_location_county%3ATom+Green+County%2CTX&amp;fq=dc_type%3Aimage_photo&amp;sort=date_a&amp;display=grid">https://texashistory.unt.edu/search/?q=san+angelo&amp;t=fulltext&amp;fq=str_location_county%3ATom+Green+County%2CTX&amp;fq=dc_type%3Aimage_photo&amp;sort=date_a&amp;display=grid</a> .
	Who were notable architects and builders in this era?	Various photos, Downtown San Angelo, from the Angelo State University West Texas Collection, <a href="https://westtexas.pastperfectonline.com/search?utf8=%E2%9C%93&amp;search_criteria=downtown&amp;searchButton=Search">https://westtexas.pastperfectonline.com/search?utf8=%E2%9C%93&amp;search_criteria=downtown&amp;searchButton=Search</a> .
		Saltarelli, Mary G. "Phase I Survey of Historic Resources, San Angelo, Texas." Prepared for the City of San Angelo, 2006.
		Various architectural journals, various dates, jstor.org.
		Henry, Jay C. <i>Architecture in Texas, 1895-1945</i> . Austin: University of Texas Press, 1993.
		American Institute of Architects (AIA). <i>AIA Historical Directory of American Architects</i> . Various dates, <a href="http://public.aia.org/sites/hdoaa/wiki/Wiki%20Pages/Find%20Names.aspx">http://public.aia.org/sites/hdoaa/wiki/Wiki%20Pages/Find%20Names.aspx</a> .

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