Historic Resources Survey of Downtown San Angelo

Submitted to City of San Angelo
August 2021

Santa Fe Depot San Angelo Texas

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Historic Resources Survey of Downtown San Angelo

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

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.

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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).

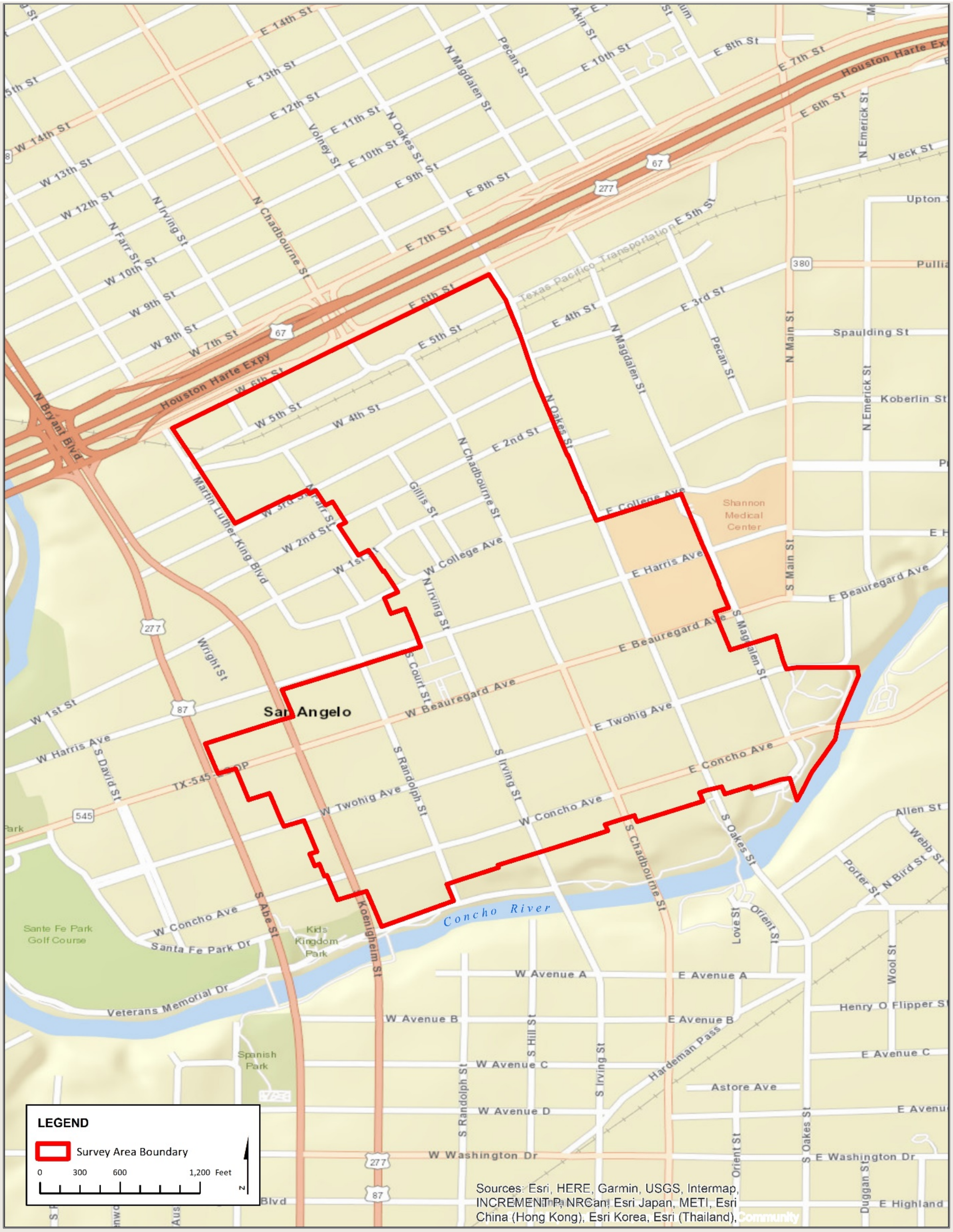
Survey work, completed in November and December 2020, identified 390 above-ground cultural resources. The survey team gathered basic information for all resources but recorded more detailed information for those that are listed in or recommended eligible for inclusion in the National Register of Historic 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.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Pulliam St
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N Bryant Blvd
Martin Luther King Blvd
Gillis St
Irving St
W College Ave
E College Ave
E Harris Ave
Shannon Medical Center
E Beauregard Ave
S Main St
S Magdalen St
Wright St
S Court St
W Beauregard Ave
San Angelo
W Harris Ave
S David St
TX-545 LOOP
W Twohig Ave
E Twohig Ave
S Randolph St
S Irving St
W Concho Ave
E Concho Ave
S Chadbourne St
S Oakes St
Allen St
Webb St
Porter St
N Bird St
Concho River
Sante Fe Park Golf Course
Santa Fe Park Dr
S Abe St
Koenigheim St
Kids Kingdom Park
Love St
Orient St
Veterans Memorial Dr
W Avenue A
E Avenue A
W Avenue B
E Avenue B
Henry O Flipper St
Wool St
Spanish Park
S Hill St
Hardeman Pass
W Avenue C
E Avenue C
S Randolph St
S Irving St
Astore Ave
W Avenue D
E Avenue D
W Washington Dr
E Washington Dr
Orient St
S Oakes St
Duggan St
E Highland
LEGEND
Survey Area Boundary
0
300
600
1,200 Feet
N

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), Community

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

Table i. Preservation priority ranking counts.

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

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%
TOTAL	**70**	**18%**	**74**	**19%**

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
Within recommend historic district	**299**	**100%**	**279**	**100%**
Contributing	243	81%	233	84%
Noncontributing	56	19%	47	17%

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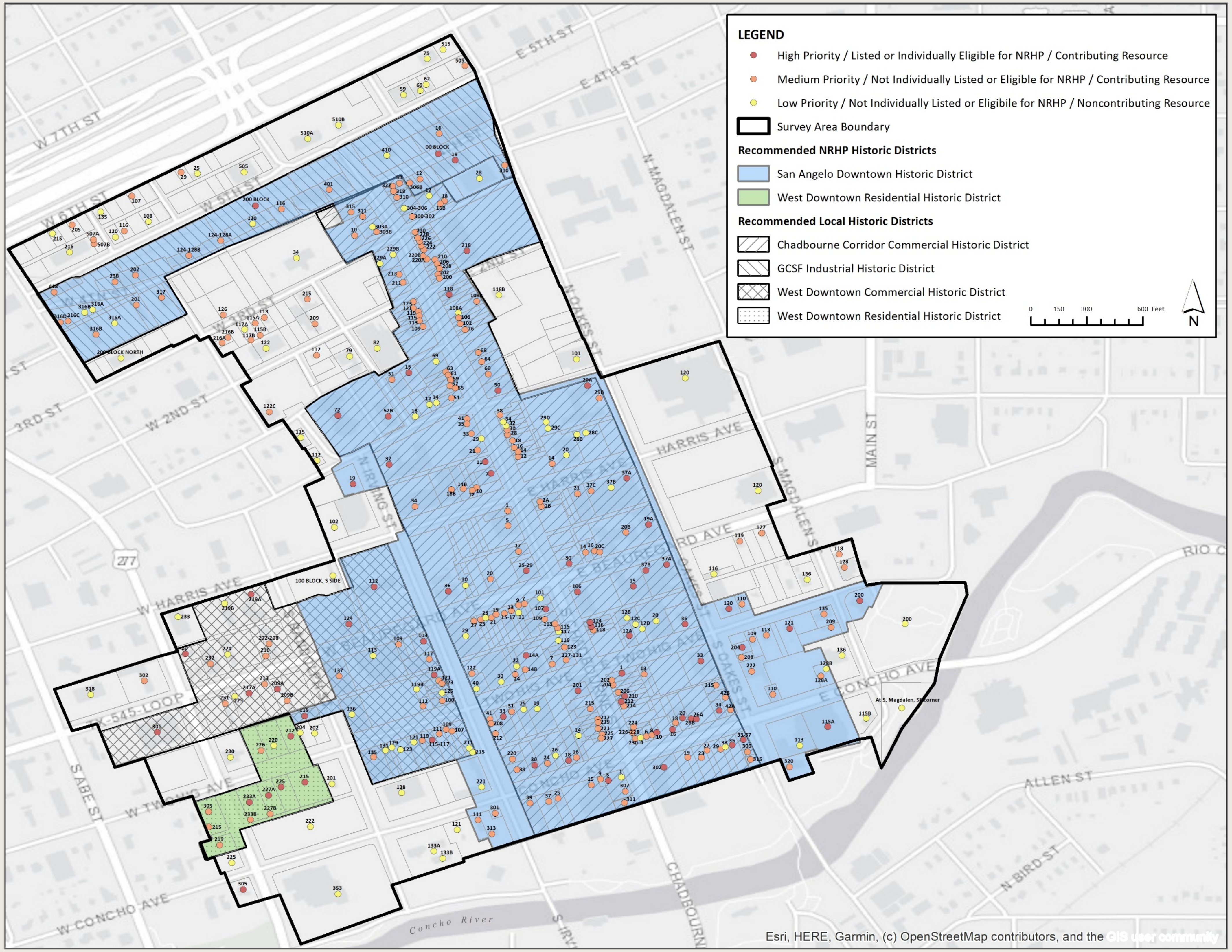
LEGEND
● High Priority / Listed or Individually Eligible for NRHP / Contributing Resource
● Medium Priority / Not Individually Listed or Eligible for NRHP / Contributing Resource
● Low Priority / Not Individually Listed or Eligibile for NRHP / Noncontributing Resource
▭ Survey Area Boundary
Recommended NRHP Historic Districts
🟦 San Angelo Downtown Historic District
🟩 West Downtown Residential Historic District
Recommended Local Historic Districts
▨ Chadbourne Corridor Commercial Historic District
▨ GCSF Industrial Historic District
▩ West Downtown Commercial Historic District
⠿ West Downtown Residential Historic District
0 150 300 600 Feet
N
W 7TH ST
W 6TH ST
W 5TH ST
E 5TH ST
E 4TH ST
N MAGDALEN ST
N OAKS ST
3RD ST
W 2ND ST
N IRVING ST
HARRIS AVE
W HARRIS AVE
277
TX-545-LOOP
S ABE ST
W TWOHIG AVE
W CONCHO AVE
E CONCHO AVE
S OAKS ST
S MAGDALEN ST
MAIN ST
RIO C
ALLEN ST
N BIRD ST
CHADBOURNE
S IRV
Concho River
100 BLOCK, S SIDE
200 BLOCK NORTH
At S. Magdalen, SE corner
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

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

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- 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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Appendices

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ACRONYMS

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."[1] 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."[2] 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).

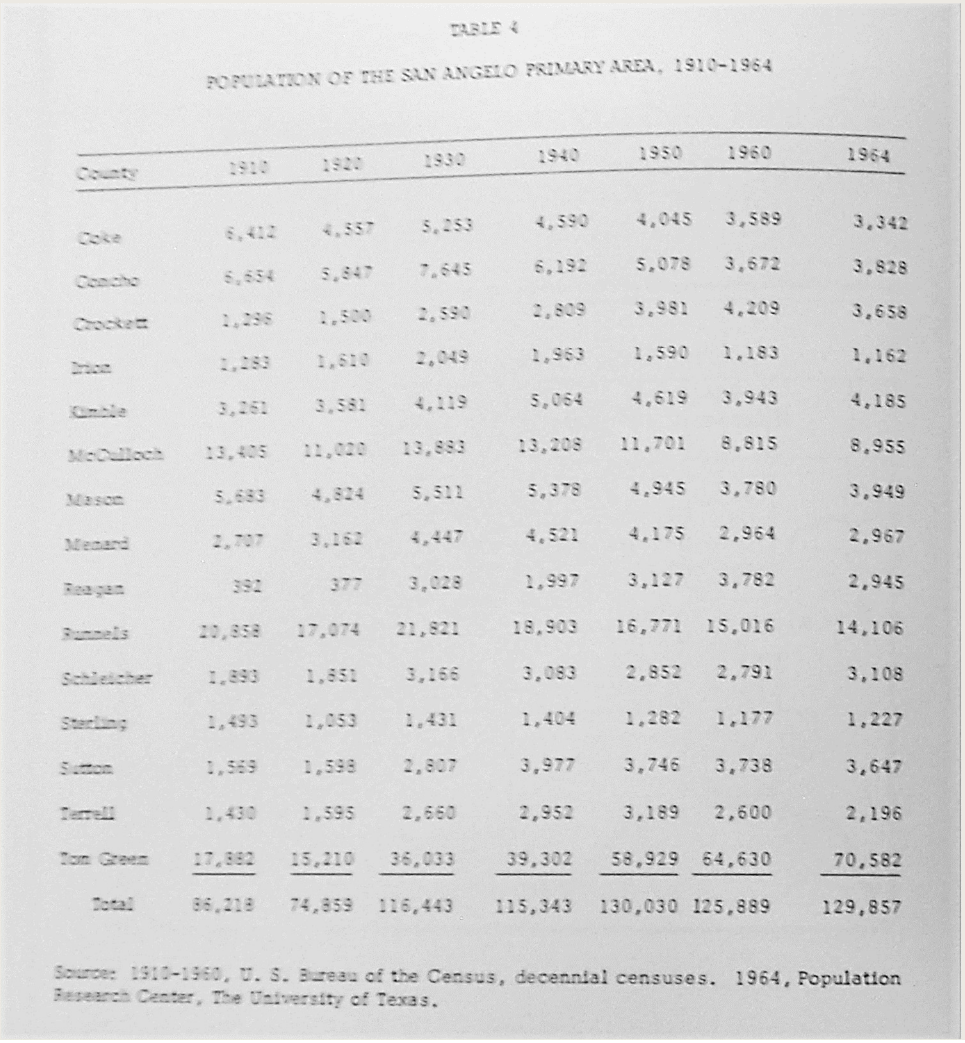


TABLE 4

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
Irion	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	392	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
Schleicher	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
Terrell	1,430	1,595	2,660	2,952	3,189	2,600	2,196
Tom Green	17,882	15,210	36,033	39,302	58,929	64,630	70,582
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.

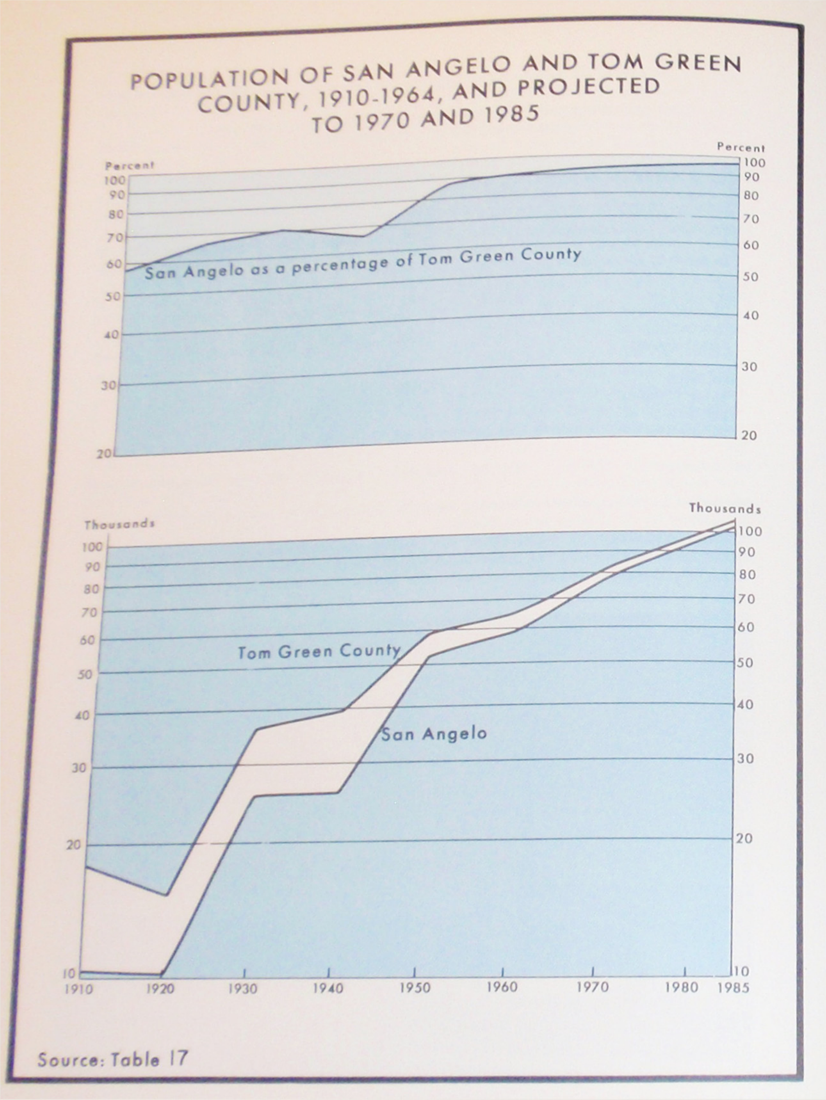


Figure 2-2. Table showing population growth in Tom Green County and the surrounding counties. Source: "San Angelo Transportation Plan," 50.

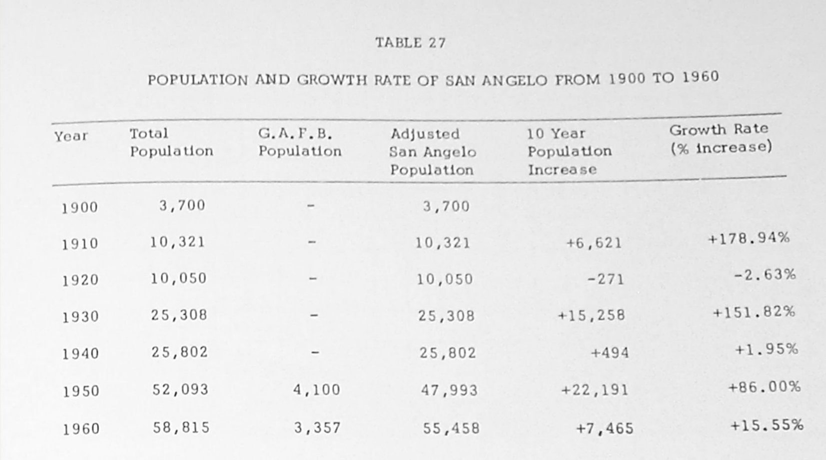


TABLE 27

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.”[3] 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.

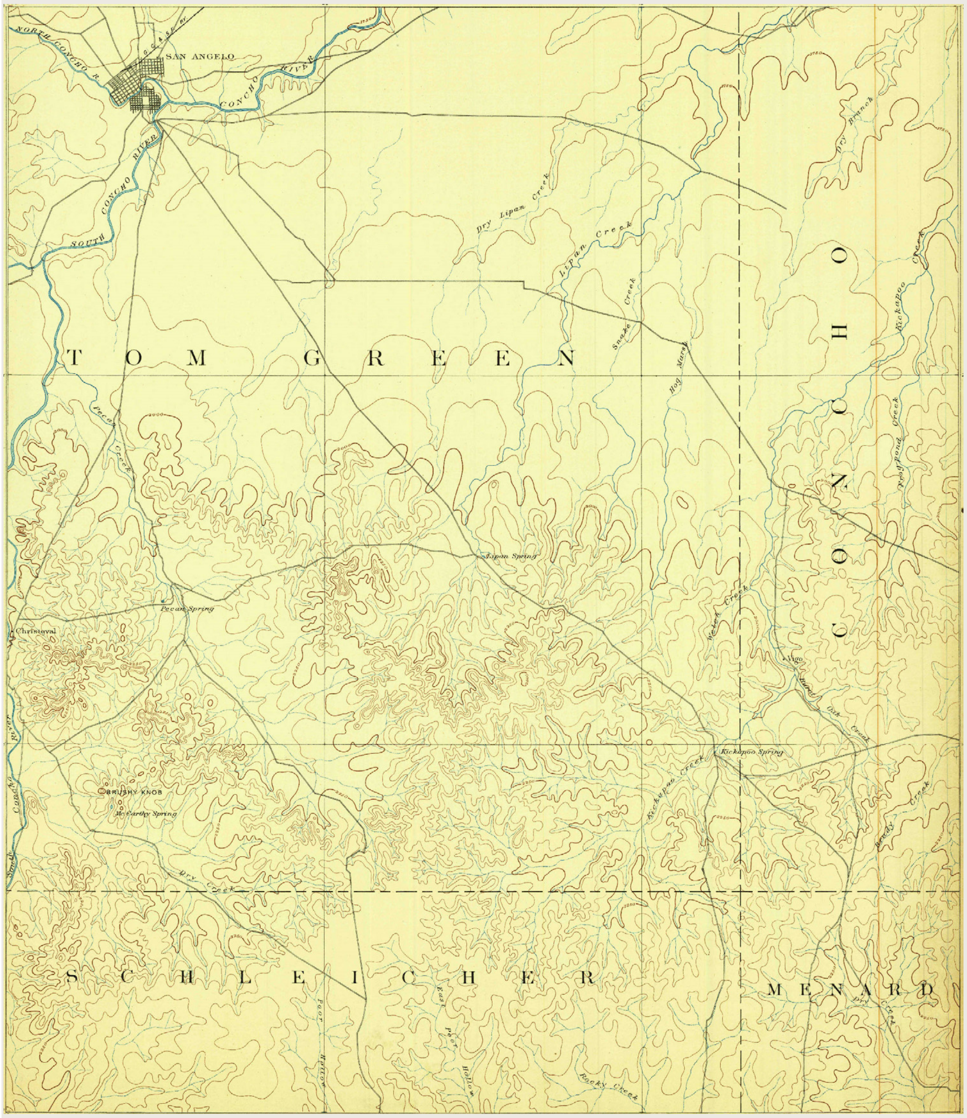

SAN ANGELO
NORTH CONCHO R.
CONCHO RIVER
SOUTH CONCHO RIVER
TOM GREEN
CONCHO
SCHLEICHER
MENARD
Dry Lipan Creek
Lipan Creek
Lipan Spring
Pecan Spring
Christoval
Kickapoo Spring
Kickapoo Creek
BRUSHY KNOB
McCarthy Spring
Dry Creek
Rocky Creek

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.

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.[4] 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."[5] 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.[6] Fathers Salas and Ortega likely established a mission near San Angelo, although little is known about the exact location or physical character.[7] 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."[8]

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.[9] Other seventeenth-century visitors to the area included Spanish missionaries from El Paso, as well as an explorer named Juan Domínguez de Mendoza.[10]

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.[11]

ORIGINAL LAND GRANTS

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.[12] 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."[13] 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 setters 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).[14]

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.[15] 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.[16] 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.[17] John Braun received the original 320-acre land grant for Survey 323 in 1853, and patented the survey in 1854.[18] 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.[19]

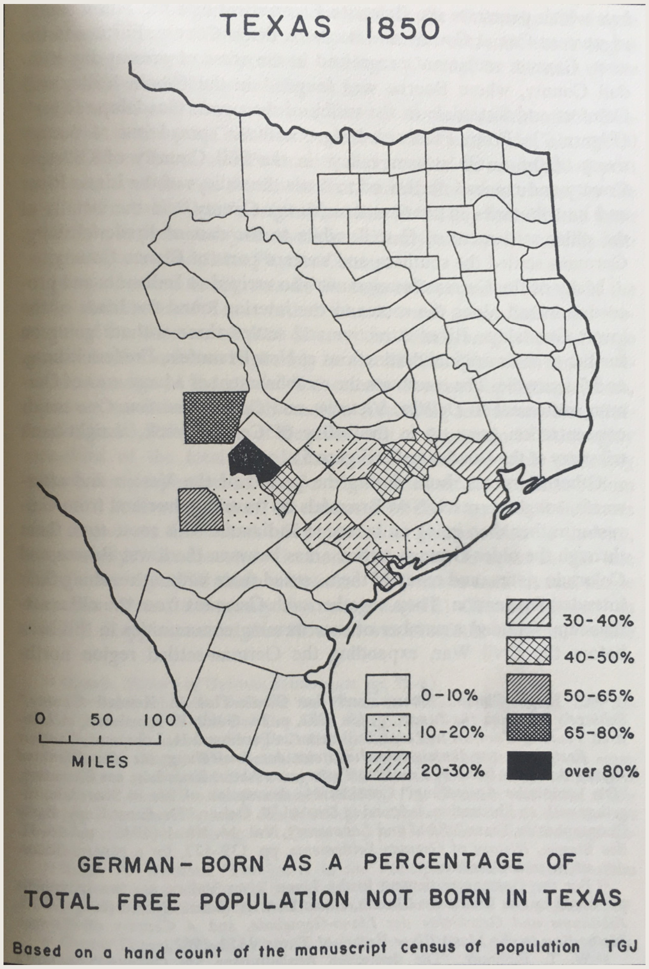

TEXAS 1850
0 50 100
MILES
0-10%
10-20%
20-30%
30-40%
40-50%
50-65%
65-80%
over 80%
GERMAN-BORN AS A PERCENTAGE OF TOTAL FREE POPULATION NOT BORN IN TEXAS
Based on a hand count of the manuscript census of population TGJ

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.

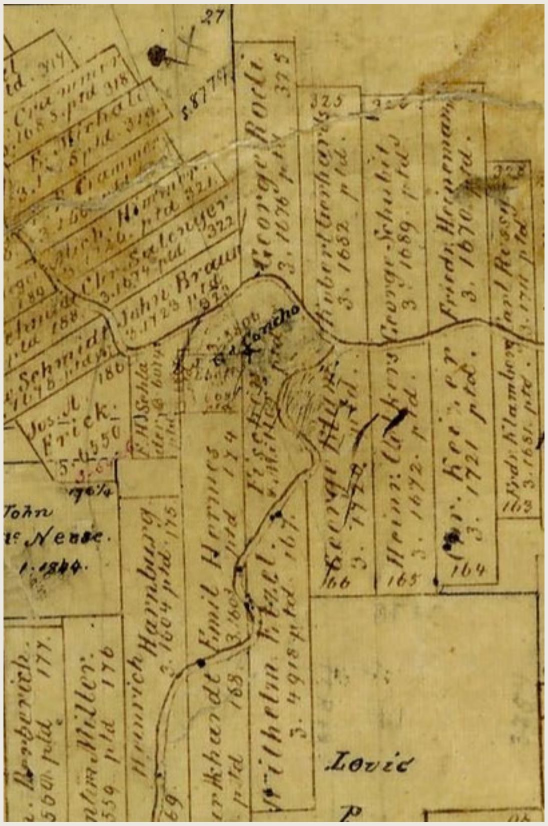

322
John Braun
Concho
323
George Roeli
George Schubitz
Heinr. Heinemann
Johann Neuse
Emil Herms
Heinrich Harnburg
Levic

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

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.[20] 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.”[21] 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).[22] 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).[23] 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.[24] 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.[25] 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.[26]

ESTABLISHMENT OF FORT CONCHO

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.”[27] 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.[28] 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.[29]

COMMUNITY OF BEN FICKLIN

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.[30] 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.[31] 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.[32] The State of Texas carved Tom Green County from Bexar County in 1874, selecting Ben Ficklin as the first county seat.[33] 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).[34]

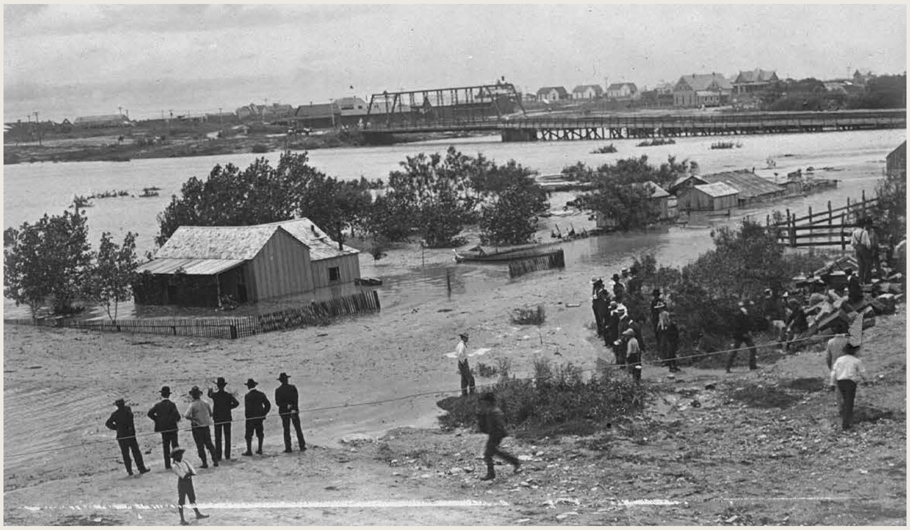


Figure 2-7. Photograph of an early flood, no date, no exact location, but presumed to be in the present-day San Angelo area. Source: Mary G. Saltarelli, “Phase I Survey of Historic Resources, San Angelo, Texas,” prepared for the City of San Angelo, 2006, 17.

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).[35] Although born in Pennsylvania, DeWitt served with the Confederate Army in the Civil War.[36] 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.[37] 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.[38] 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).[39] In 1883, the growing town received its first federal post office (location unknown), and the town’s name officially changed to “San Angelo.”[40]

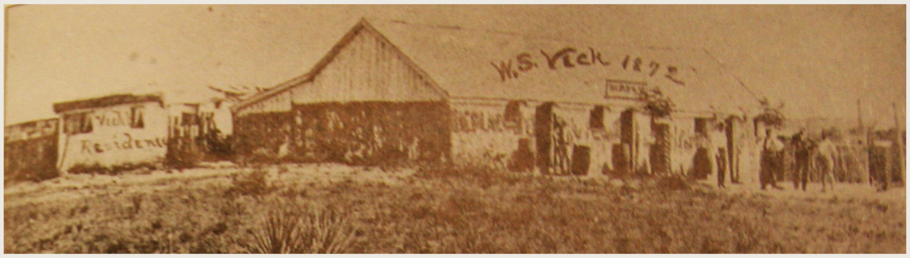


Figure 2-8. Photo of the W.S. Veck Store—purported to be the first store in San Angelo—in 1872 (location unknown). Source: Virginia McKimmon Noelke, *Early San Angelo* (Charleston, SC: Arcadia Publishing, 2011), 21.

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.[41] Architect Oscar Ruffini supervised the construction.[42] (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.[43] 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.

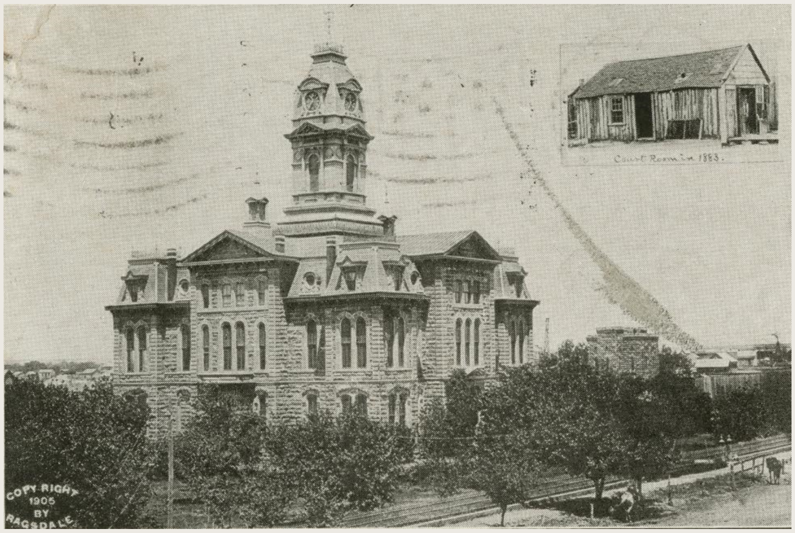

Court Room in 1883.
COPY RIGHT 1905 BY RAGSDALE

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/metapth244058.

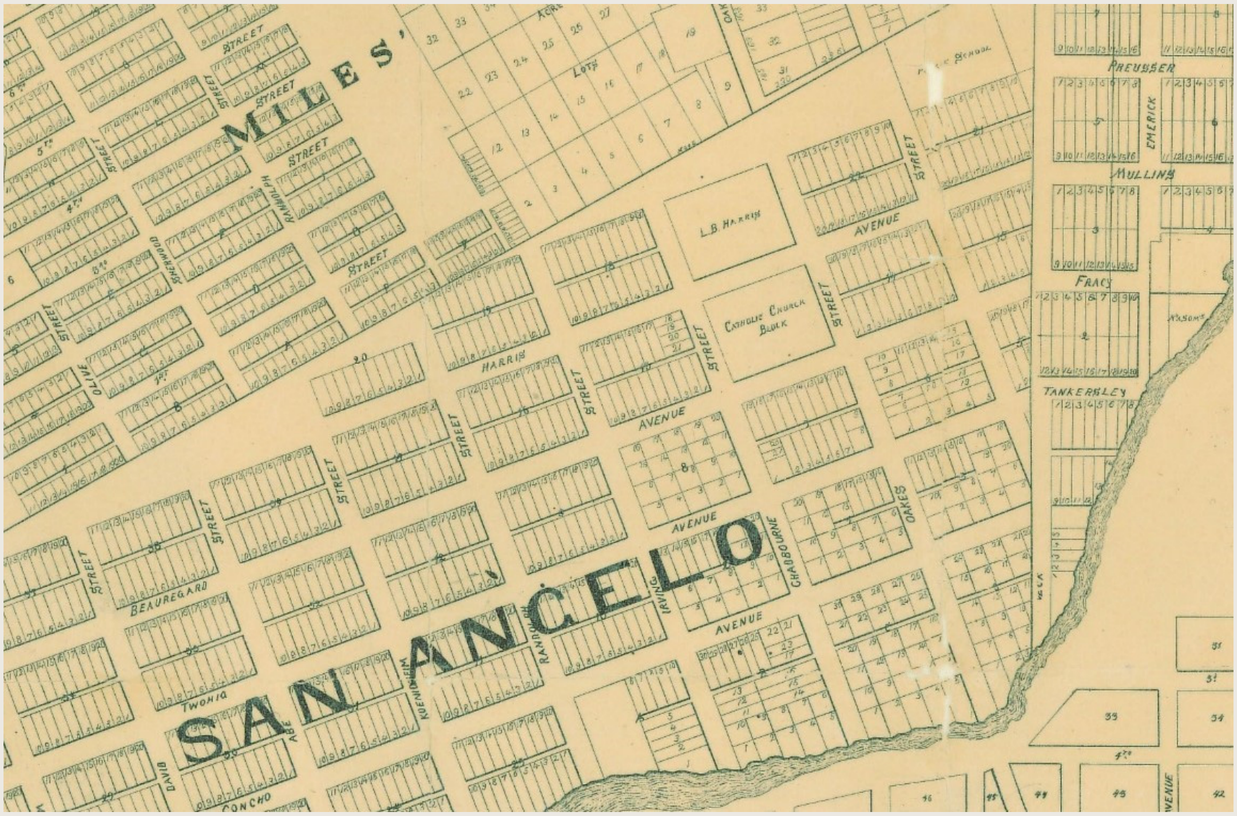
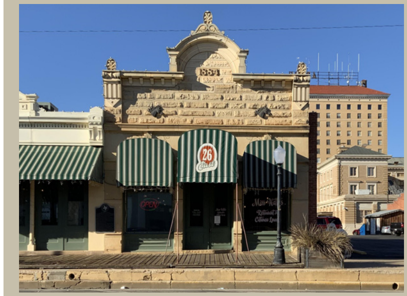
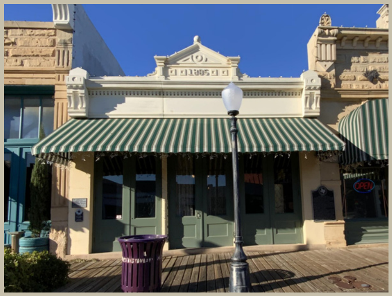

MILES'
SAN ANGELO
L. B. HARRIS
CATHOLIC CHURCH BLOCK
PREUSSER
EMERICK
MULLINS
FRACS
TANKERSLEY
HARRIS
AVENUE
BEAUREGARD
TWOHIG
CONCHO
CHADBOURNE
OAKES
IRVING
RANDOLPH
KOENIGHEIM
ABE
DAVID
OLIVE
SHERWOOD
STREET

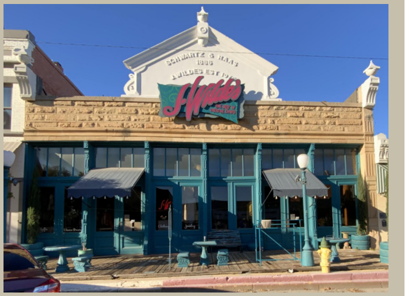
Figure 2-10. Detail of original plat of San Angelo in Frank Lerch and Otto Lerch, *Frank Lerch's Map of San Angelo and Additions* [Map # 2188], ca. 1880, Texas General Land Office, https://s3.glo.texas.gov/glo/history/archives/map-store/index.cfm#item/2188.

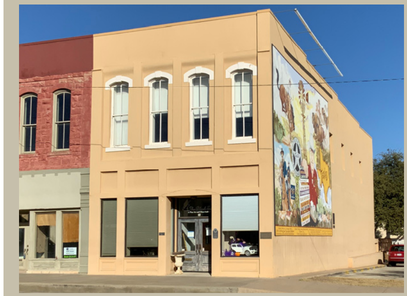
Oscar Ruffini

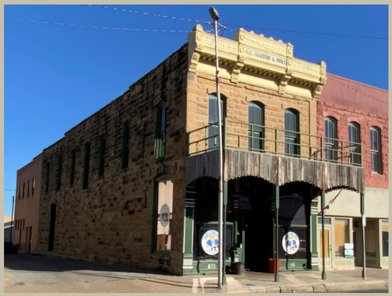
The rustic Romanesque Revival and Italianate architectural styles prevalent in San Angelo in the 1880s often are associated with master architect Oscar Ruffini. The Ruffini brothers—Oscar and Frederick Ernst (F. E.)—were born in Ohio to German immigrant parents, and were among the earliest professional architects to come to Texas.[44] 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.[45]

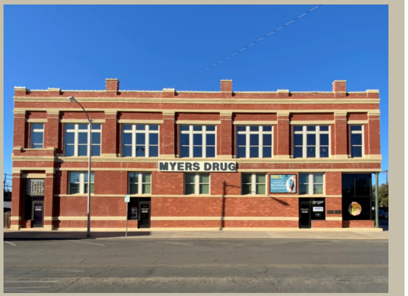

26 A E. Concho Avenue (1884)


26 B E. Concho Avenue (1885)

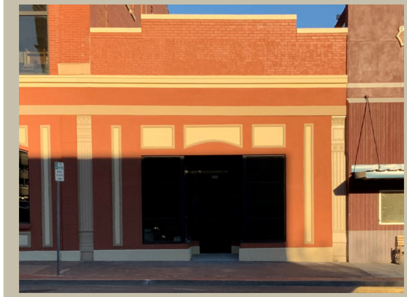

20 E. Concho Avenue (1886)

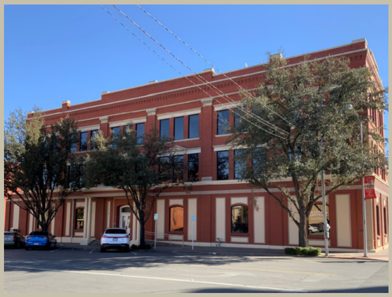

118 S. Chadbourne Street (ca. 1888-94)


114 S. Chadbourne Street (1891)



25-29 S. Chadbourne Street (1903)


202 S. Chadbourne Street (ca. 1905)


1 E. Twohig Avenue (1906)

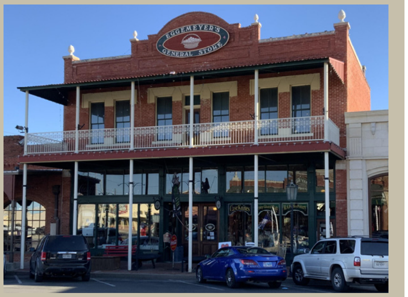

35 E. Concho Avenue

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."[46]

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.[47] 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.

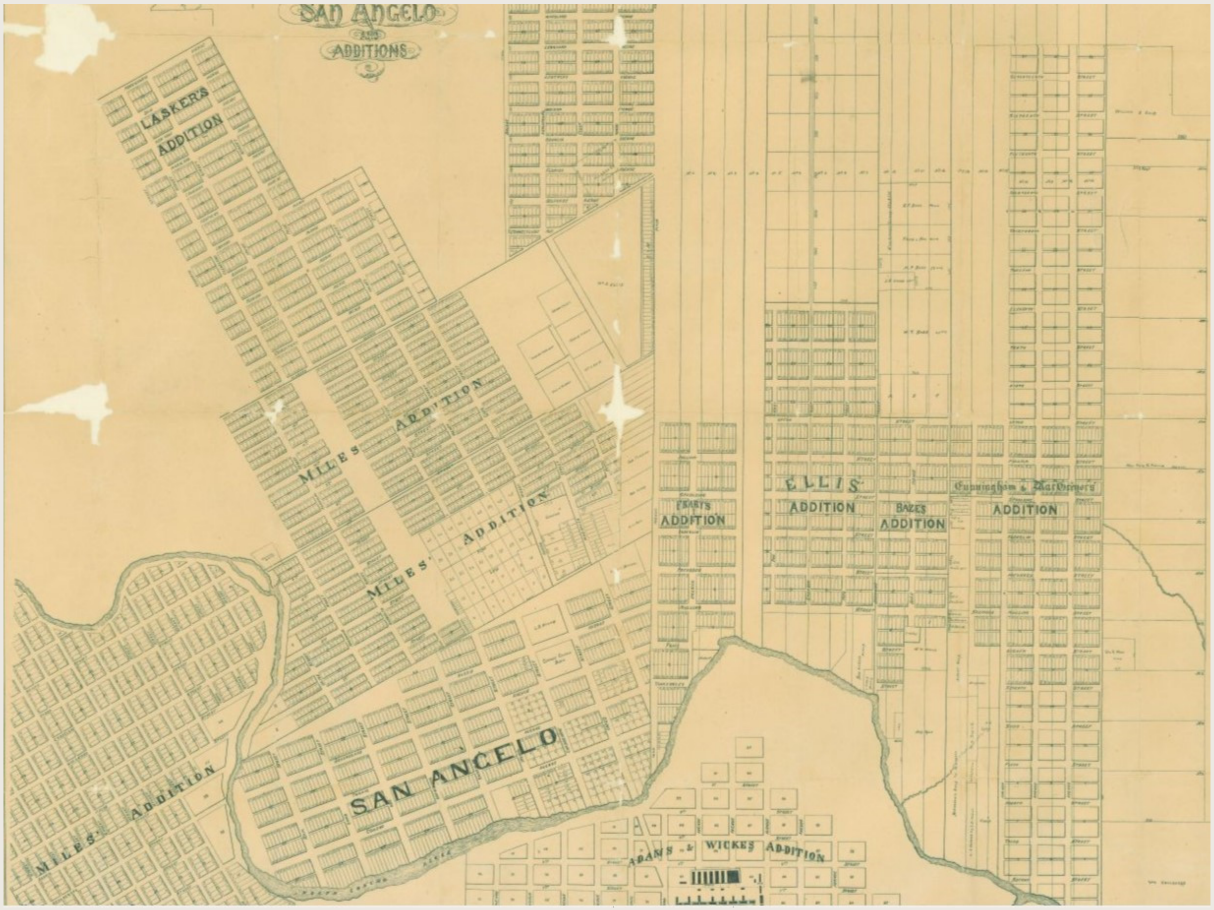


Figure 2-12. Map showing different subdivisions in San Angelo around 1880. Source: Frank Lerch, *Frank Lerch's Map of San Angelo and Additions* (n.p., ca. 1880), from the Texas General Land Office, Map. # 2188, https://s3.glo.texas.gov/glo/history/archives/map-store/index.cfm#item/2188.

Early Mexican Settlement

The connection between longstanding Mexican American settlers and new white and European entrepreneurs is captured by historian Arnoldo De León is 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."[48]

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

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.[49] In 1875, Miles appeared on tax rolls for nearby Coleman County as owning 300 acres of land.[50] 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.[51] 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.[52] 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).[53]

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.[54] 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).[55] 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.[56] These tracks ran through the south side of San Angelo, near the site of the old Fort Concho (fig. 2-13).

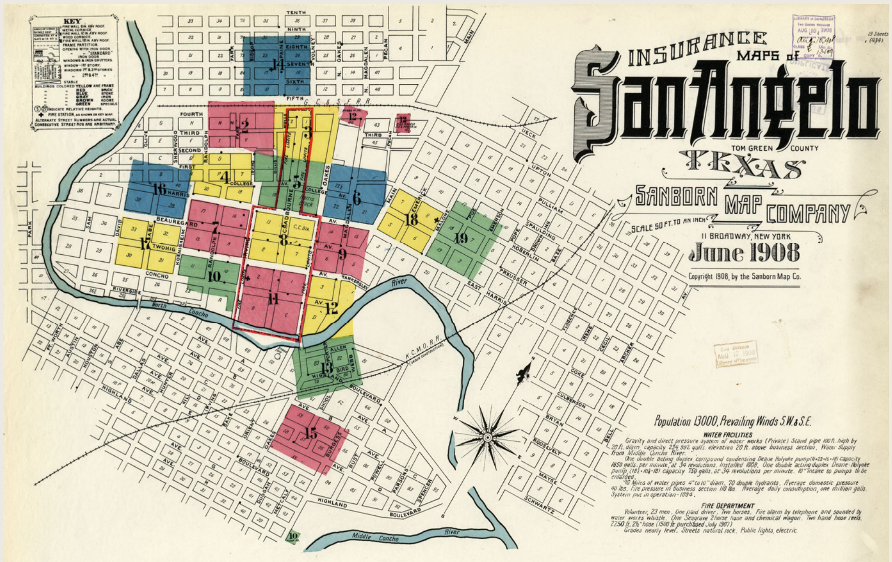


Figure 2-13. Sanborn Fire Insurance Map, 1908, sheet 1. Note the locations of railroad lines. Source: University of Texas Libraries, accessed March 22, 2021, http://legacy.lib.utexas.edu/maps/sanborn/s-u/txu-sanborn-san_angelo-1908-01.jpg,

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.[57]

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.[58] 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.[59]

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.[60]

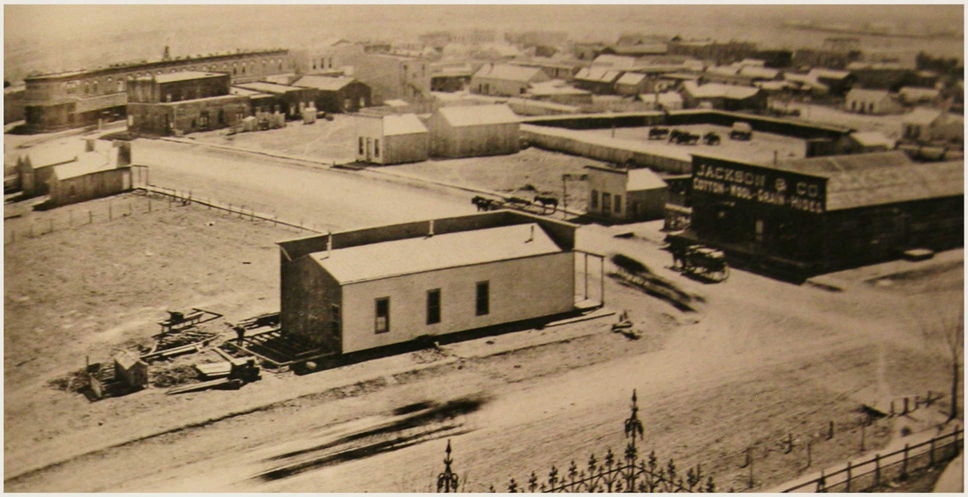


Figure 2-14. Photograph of an example of a wagon yard in San Angelo. Source: Virginia McKimmon Noelke, *Early San Angelo* (Charleston, SC: Arcadia Publishing, 2011), 39.

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.

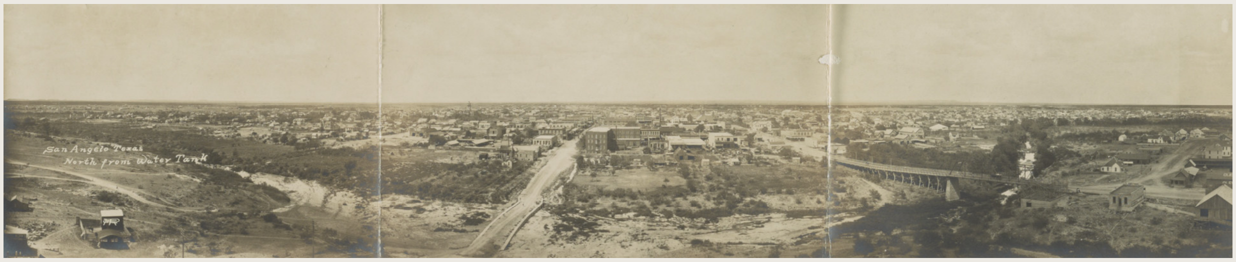


Figure 2-15. Panoramic photo of downtown San Angelo, facing north, 1907. Source M.C. Ragsdale, photographer, San Angelo, Texas north from water tank [photograph], United States Texas San Angelo, ca. 1907, from the Library of Congress, https://www.loc.gov/item/2013646959/.

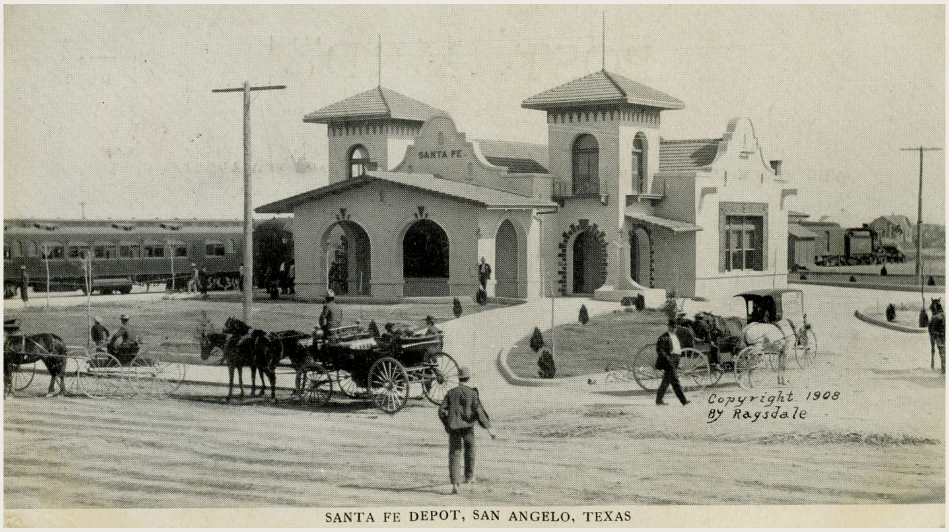


Figure 2-16. Postcard depicting the Santa Fe Depot, 1908. Source: M.C. Ragsdale [Postcard Showing the Santa Fe Depot in San Angelo, Texas], postcard, June 16, 1908, The Portal to Texas History, crediting Private Collection of Margay Welch, accessed March 18, 2021, https://texashistory.unt.edu/ark:/67531/metapth743942.

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 Beauregard 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).[61] 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.[62]

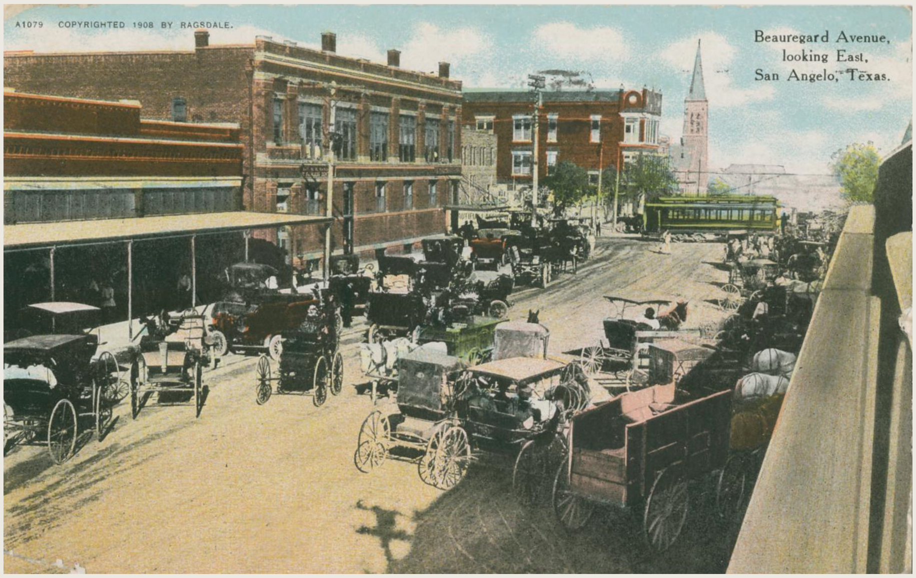

A1079 COPYRIGHTED 1908 BY RAGSDALE.
Beauregard Avenue, looking East, San Angelo, Texas.

Figure 2-17. Postcard of a typical commercial streetscape, 1911, along Beauregard Avenue. Source: M.C. Ragsdale [Beauregard 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/metapth1129223.

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).[63] 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 Beauregard, 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."[64] 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.[65] 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.[66]

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.[67]

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.[68] In San Angelo, German American architect Oscar Ruffini played a key role in organizing the Turn Verein and designed its building.[69] City directories document that the San Angelo Turn Verien continued in operation from 1911 through at least 1936.[70] Original Ruffini architectural drawings for the building are available from the Texas State Library and Archives.

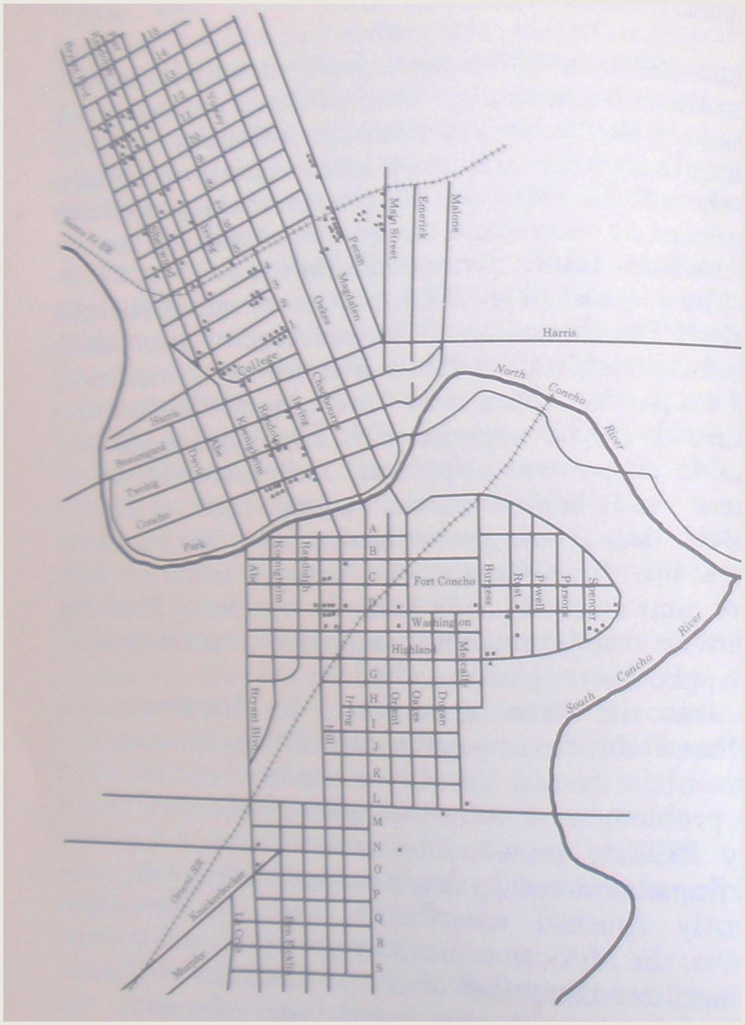

Harris
North Concho River
South Concho River
College
Chadbourne
Irving
Oakes
Magdalen
Main Street
Emerick
Malone
Beauregard
Twohig
Concho
Park
Abe
Koenigheim
Randolph
Fort Concho
Washington
Highland
Burgess
Rust
Powell
Parsons
Spencer
Metcalfe
Orient
Dugan
Hill
Bryant Blvd
A
B
C
D
G
H
I
J
K
L
M
N
O
P
Q
R
S

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 histori*cal* 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).[71] 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.[72] 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."[73]

Additional oil discoveries throughout the Permian Basin continued in the 1920s and 1930s.[74] 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.[75] 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).[76] 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.[77] 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).

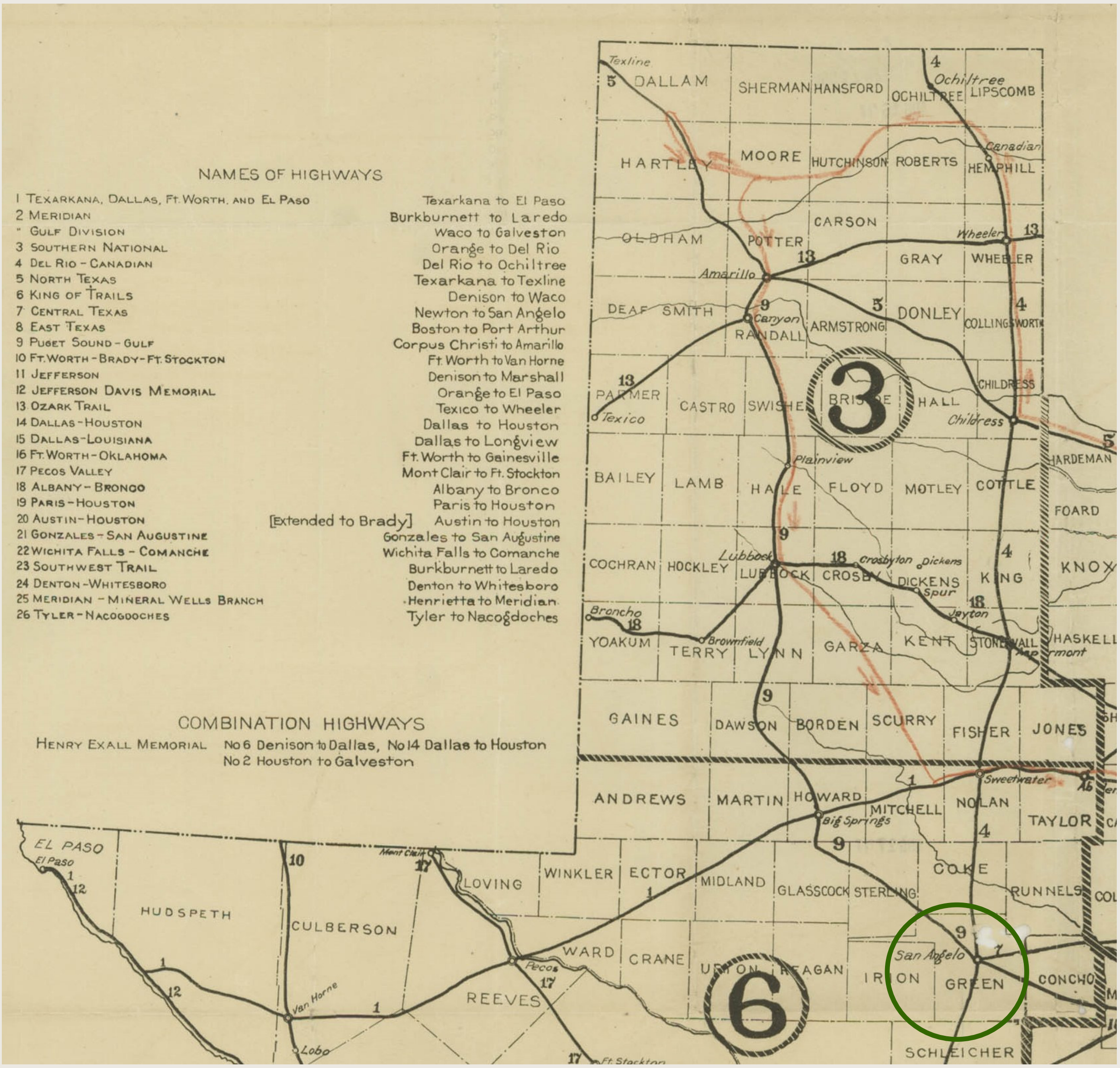

NAMES OF HIGHWAYS
1 Texarkana, Dallas, Ft. Worth, and El Paso — Texarkana to El Paso
2 Meridian — Burkburnett to Laredo
" Gulf Division — Waco to Galveston
3 Southern National — Orange to Del Rio
4 Del Rio - Canadian — Del Rio to Ochiltree
5 North Texas — Texarkana to Texline
6 King of Trails — Denison to Waco
7 Central Texas — Newton to San Angelo
8 East Texas — Boston to Port Arthur
9 Puget Sound - Gulf — Corpus Christi to Amarillo
10 Ft. Worth - Brady - Ft. Stockton — Ft. Worth to Van Horne
11 Jefferson — Denison to Marshall
12 Jefferson Davis Memorial — Orange to El Paso
13 Ozark Trail — Texico to Wheeler
14 Dallas - Houston — Dallas to Houston
15 Dallas - Louisiana — Dallas to Longview
16 Ft. Worth - Oklahoma — Ft. Worth to Gainesville
17 Pecos Valley — Mont Clair to Ft. Stockton
18 Albany - Bronco — Albany to Bronco
19 Paris - Houston — Paris to Houston
20 Austin - Houston [Extended to Brady] Austin to Houston
21 Gonzales - San Augustine — Gonzales to San Augustine
22 Wichita Falls - Comanche — Wichita Falls to Comanche
23 Southwest Trail — Burkburnett to Laredo
24 Denton - Whitesboro — Denton to Whitesboro
25 Meridian - Mineral Wells Branch — Henrietta to Meridian
26 Tyler - Nacogdoches — Tyler to Nacogdoches
COMBINATION HIGHWAYS
Henry Exall Memorial No 6 Denison to Dallas, No 14 Dallas to Houston
No 2 Houston to Galveston
3
6
Texline
DALLAM
SHERMAN
HANSFORD
Ochiltree
OCHILTREE
LIPSCOMB
HARTLEY
MOORE
HUTCHINSON
ROBERTS
Canadian
HEMPHILL
OLDHAM
POTTER
CARSON
GRAY
Wheeler
WHEELER
Amarillo
DEAF SMITH
Canyon
RANDALL
ARMSTRONG
DONLEY
COLLINGSWORTH
PARMER
Texico
CASTRO
SWISHER
BRISCOE
HALL
CHILDRESS
Childress
HARDEMAN
BAILEY
LAMB
Plainview
HALE
FLOYD
MOTLEY
COTTLE
FOARD
COCHRAN
HOCKLEY
Lubbock
LUBBOCK
Crosbyton
CROSBY
Dickens
DICKENS
Spur
KING
KNOX
Broncho
YOAKUM
TERRY
Brownfield
LYNN
GARZA
KENT
Jayton
STONEWALL
HASKELL
GAINES
DAWSON
BORDEN
SCURRY
FISHER
JONES
ANDREWS
MARTIN
HOWARD
Big Springs
MITCHELL
Sweetwater
NOLAN
TAYLOR
EL PASO
El Paso
HUDSPETH
CULBERSON
Mont Clair
LOVING
WINKLER
ECTOR
MIDLAND
GLASSCOCK
STERLING
COKE
RUNNELS
WARD
Pecos
CRANE
UPTON
REAGAN
IRION
San Angelo
TOM GREEN
CONCHO
REEVES
Van Horne
Lobo
Ft. Stockton
SCHLEICHER

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

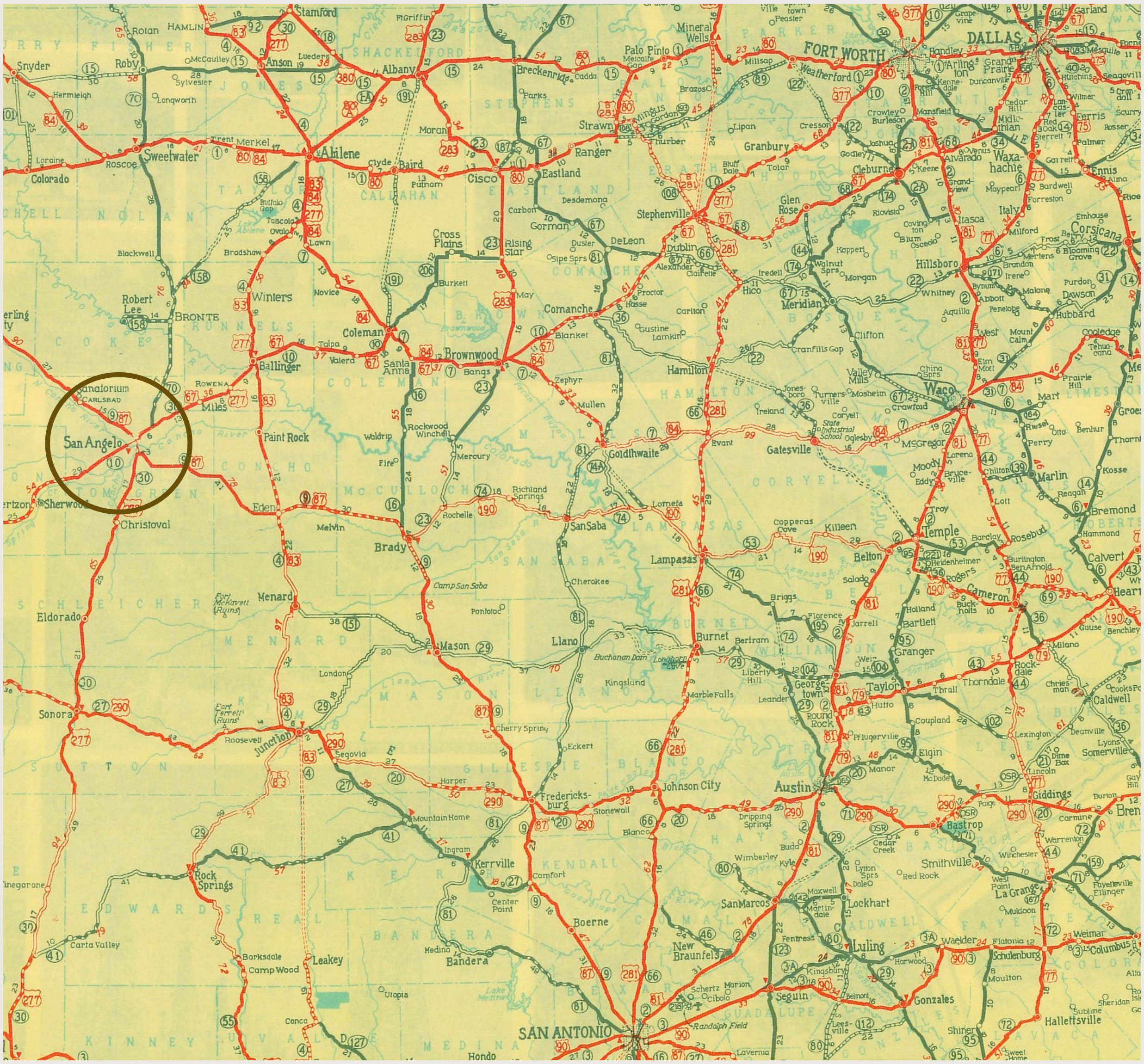


Figure 2-20. Map of the Texas highway system in 1936, with San Angelo circled. Source: Texas Highway Department, Centennial Highway Map [Map No. 6193], Texas State Library and Archives, https://www.tsl.texas.gov/exhibits/highways/depressionwar/page3.html.

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.[78] 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.[79]

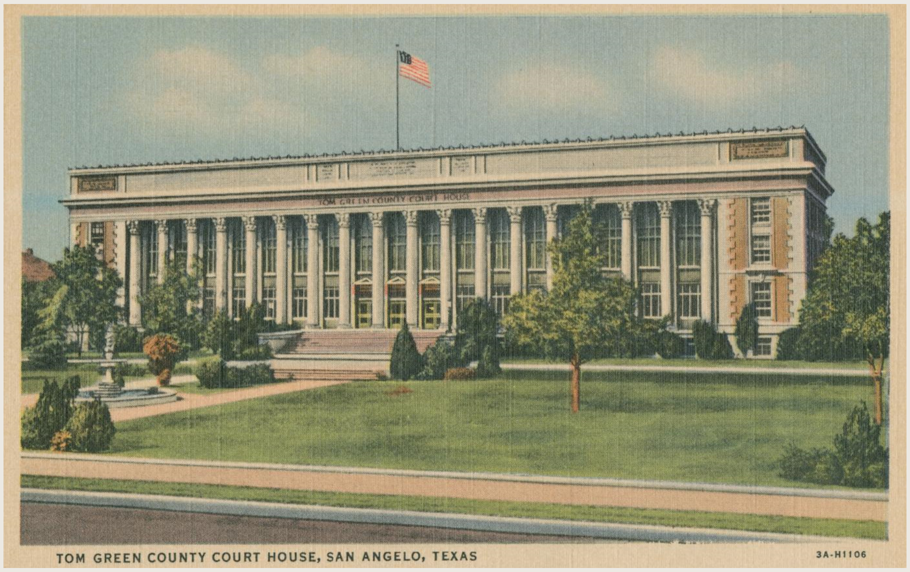


Figure 2-21. Postcard depicting the new 1928 Tom Green County Courthouse at 112 W. Beauregard Avenue. Source: Postcard of the Tom Green County Court House, date unknown, from the Portal to Texas History, crediting the Permian Basin Petroleum Museum, Library and Hall of Fame, https://texashistory.unt.edu/ark:/67531/metapth1128815.

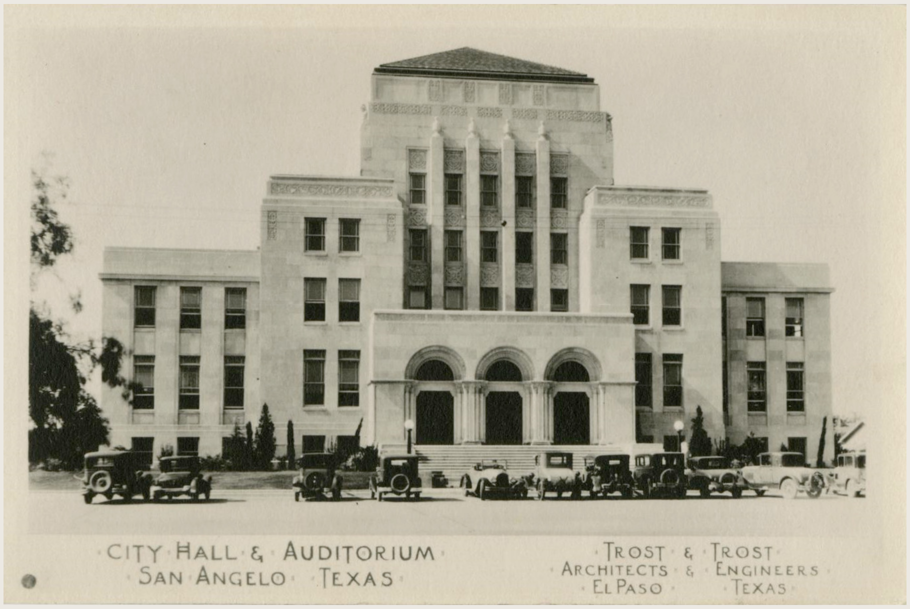


Figure 2-22. Postcard of the new 1928 San Angelo City Hall at 72 W. College Avenue, designed by the renowned El Paso architectural firm of Trost & Trost. Source: Postcard of San Angelo, Texas City Hall and Auditorium, date unknown, from the Portal to Texas History, crediting the El Paso Public Library, https://texashistory.unt.edu/ark:/67531/metapth613649/.

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.[80] 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.[81] 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."[82] 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.[83] 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.[84] 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)

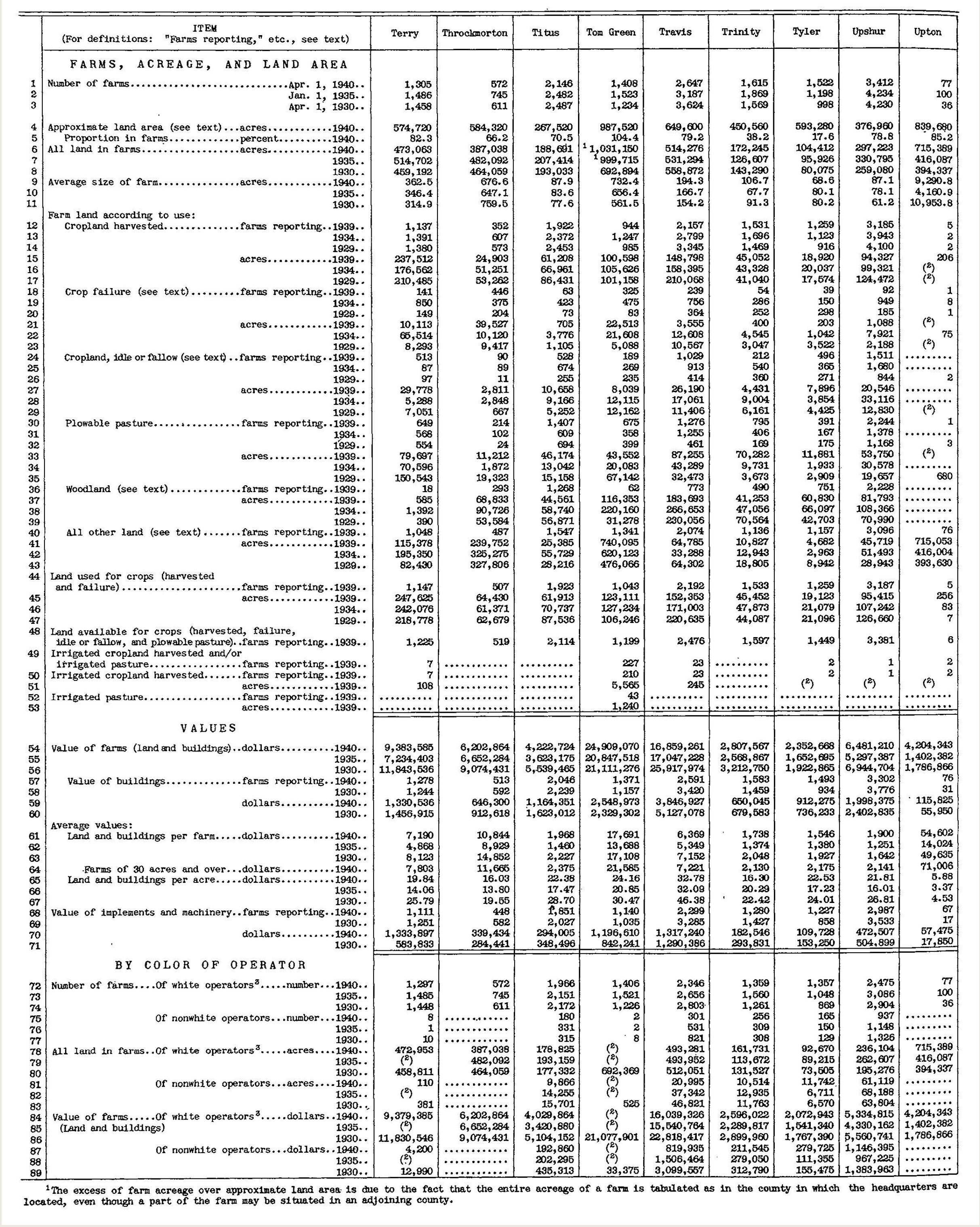
With rising global tensions in the late 1930s and 1940, the United States escalated military preparedness in preparation for another potential World War. The military prioritized locations with existing rail and highway connections—like San Angelo—for new military installations. The flat terrain surrounding San Angelo also proved desirable for airfield construction, and "Goodfellow Field" opened in 1940, located southeast of downtown.[85] The field's mission focused on training bombardier pilots.[86] 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.[87]

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.[88] 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.[89]

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.[90] As a result, downtown San Angelo remained the primary commercial district for a multi-county area. Photographs form 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).[91] 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).[92] 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."[93] 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.[94] 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.[95] 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.



	ITEM (For definitions: "Farms reporting," etc., see text)	Terry	Throckmorton	Titus	Tom Green	Travis	Trinity	Tyler	Upshur	Upton
	FARMS, ACREAGE, AND LAND AREA									
1	Number of farms...Apr. 1, 1940..	1,305	572	2,146	1,408	2,647	1,615	1,522	3,412	77
2	Jan. 1, 1935..	1,486	745	2,482	1,523	3,187	1,869	1,198	4,234	100
3	Apr. 1, 1930..	1,458	611	2,487	1,234	3,624	1,569	998	4,230	36
4	Approximate land area (see text)...acres...1940..	574,720	584,320	267,520	987,520	649,600	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] 1,031,150	514,276	172,245	104,412	297,223	715,389
7	1935..	514,702	482,092	207,414	[1] 999,715	531,294	126,607	95,926	330,795	416,087
8	1930..	459,192	464,059	193,033	692,894	558,872	143,290	80,075	259,080	394,337
9	Average size of farm...acres...1940..	362.5	676.6	87.9	732.4	194.3	106.7	68.6	87.1	9,290.8
10	1935..	346.4	647.1	83.6	656.4	166.7	67.7	80.1	78.1	4,160.9
11	1930..	314.9	759.5	77.6	561.5	154.2	91.3	80.2	61.2	10,953.8
	Farm land according to use:									
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	1,696	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	61,208	100,598	148,798	45,052	18,920	94,327	206
16	1934..	176,562	51,251	66,961	105,626	158,395	43,328	20,037	99,321	(2)
17	1929..	210,485	53,262	86,431	101,158	210,068	41,040	17,574	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	756	286	150	949	8
20	1929..	149	204	73	83	364	252	298	185	1
21	acres...1939..	10,113	39,527	705	22,513	3,555	400	203	1,088	(2)
22	1934..	65,514	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	10,567	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	...
25	1934..	87	89	674	269	913	540	365	1,680	...
26	1929..	97	11	255	235	414	360	271	844	2
27	acres...1939..	29,778	2,811	10,658	8,039	26,190	4,431	7,896	20,546	...
28	1934..	5,288	2,848	9,166	12,115	17,061	9,004	3,854	33,116	...
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	1,378	...
32	1929..	554	24	694	399	461	169	175	1,168	3
33	acres...1939..	79,697	11,212	46,174	43,552	87,255	70,282	11,881	53,750	(2)
34	1934..	70,596	1,872	13,042	20,083	43,289	9,731	1,933	30,578	...
35	1929..	150,543	19,323	15,158	67,142	32,473	3,673	2,909	19,657	680
36	Woodland (see text)...farms reporting..1939..	18	293	1,268	62	773	490	751	2,228	...
37	acres...1939..	585	68,833	44,561	116,353	183,693	41,253	60,830	81,793	...
38	1934..	1,392	90,726	58,740	220,160	266,653	47,056	66,097	108,366	...
39	1929..	390	53,584	56,871	31,278	230,056	70,564	42,703	70,990	...
40	All other land (see text)...farms reporting..1939..	1,048	487	1,547	1,341	2,074	1,136	1,157	3,096	76
41	acres...1939..	115,378	239,752	25,385	740,095	64,785	10,827	4,682	45,719	715,053
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	acres...1939..	247,625	64,430	61,913	123,111	152,353	45,452	19,123	95,415	256
46	1934..	242,076	61,371	70,737	127,234	171,003	47,873	21,079	107,242	83
47	1929..	218,778	62,679	87,536	106,246	220,635	44,087	21,096	126,660	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	Irrigated cropland harvested...farms reporting..1939..	7	...	...	210	23	...	2	1	2
51	acres...1939..	108	...	...	5,565	245	...	(2)	(2)	(2)
52	Irrigated pasture...farms reporting..1939..	...	...	...	43	...	...	...	...	...
53	acres...1939..	...	...	...	1,240	...	...	...	...	...
	VALUES									
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	6,652,284	3,623,175	20,847,518	17,047,228	2,568,867	1,652,695	5,297,387	1,402,382
56	1930..	11,843,536	9,074,431	5,539,465	21,111,276	25,917,974	3,212,750	1,922,865	6,944,704	1,786,866
57	Value of buildings...farms reporting..1940..	1,278	513	2,046	1,371	2,591	1,583	1,493	3,302	76
58	1930..	1,244	592	2,239	1,157	3,420	1,459	934	3,776	31
59	dollars...1940..	1,330,536	646,300	1,164,351	2,548,973	3,846,927	650,045	912,275	1,998,375	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	55,950
	Average values:									
61	Land and buildings per farm...dollars...1940..	7,190	10,844	1,968	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	1,251	14,024
63	1930..	8,123	14,852	2,227	17,108	7,152	2,048	1,927	1,642	49,635
64	Farms of 30 acres and over...dollars...1940..	7,803	11,665	2,375	21,585	7,221	2,130	2,175	2,141	71,006
65	Land and buildings per acre...dollars...1940..	19.84	16.03	22.38	24.16	32.78	16.30	22.53	21.81	5.88
66	1935..	14.06	13.80	17.47	20.85	32.09	20.29	17.23	16.01	3.37
67	1930..	25.79	19.55	28.70	30.47	46.38	22.42	24.01	26.81	4.53
68	Value of implements and machinery..farms reporting..1940..	1,111	448	1,851	1,140	2,299	1,280	1,227	2,987	67
69	1930..	1,251	582	2,027	1,035	3,285	1,427	858	3,533	17
70	dollars...1940..	1,333,897	339,434	294,005	1,196,610	1,317,240	182,546	109,728	472,507	57,475
71	1930..	583,833	284,441	348,496	842,241	1,290,386	293,831	153,250	504,899	17,850
	BY COLOR OF OPERATOR									
72	Number of farms...Of white operators[3]...number...1940..	1,297	572	1,966	1,406	2,346	1,359	1,357	2,475	77
73	1935..	1,485	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	...
76	1935..	1	...	331	2	531	309	150	1,148	...
77	1930..	10	...	315	8	821	308	129	1,326	...
78	All land in farms..Of white operators[3]...acres...1940..	472,953	387,038	178,825	(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	195,276	394,337
81	Of nonwhite operators...acres...1940..	110	...	9,866	(2)	20,995	10,514	11,742	61,119	...
82	1935..	(2)	...	14,255	(2)	37,342	12,935	6,711	68,188	...
83	1930..	381	...	15,701	525	46,821	11,763	6,570	63,804	...
84	Value of farms...Of white operators[3]...dollars..1940..	9,379,385	6,202,864	4,029,864	(2)	16,039,326	2,596,022	2,072,943	5,334,815	4,204,343
85	(Land and buildings) 1935..	(2)	6,652,284	3,420,880	(2)	15,540,764	2,289,817	1,541,340	4,330,162	1,402,382
86	1930..	11,830,546	9,074,431	5,104,152	21,077,901	22,818,417	2,899,960	1,767,390	5,560,741	1,786,866
87	Of nonwhite operators...dollars..1940..	4,200	...	192,860	(2)	819,935	211,545	279,725	1,146,395	...
88	1935..	(2)	...	202,295	(2)	1,506,464	279,050	111,355	967,225	...
89	1930..	12,990	...	435,313	33,375	3,099,557	312,790	155,475	1,383,963	...

[1] 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.

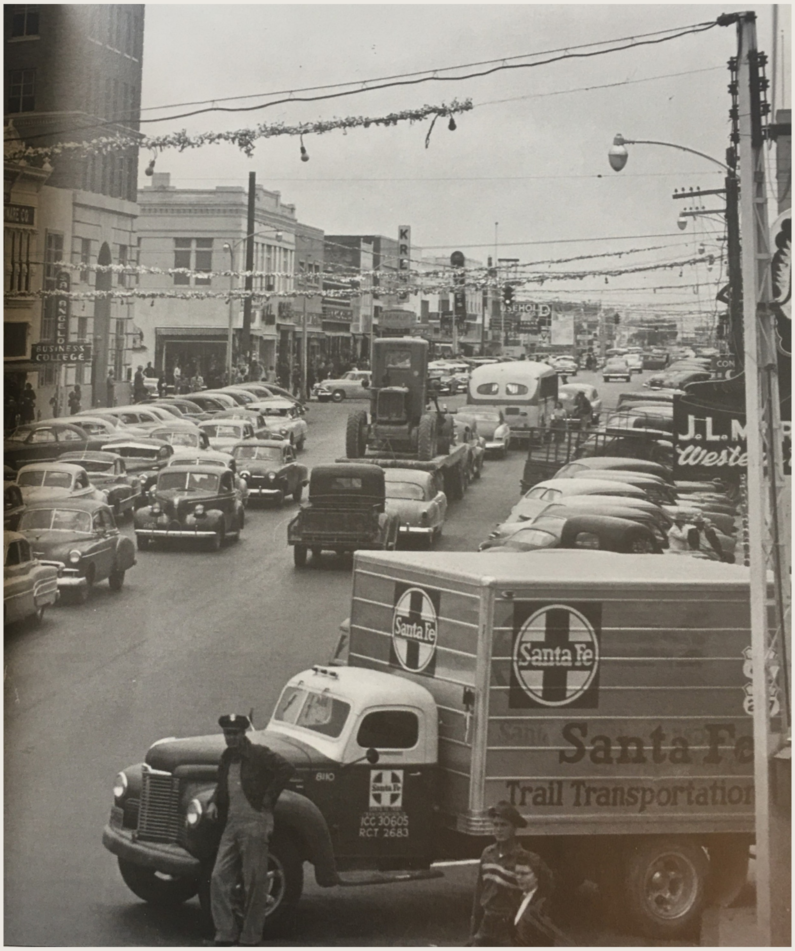

SAN ANGELO BUSINESS COLLEGE
KRESS
J.L.M
Weste
Santa Fe
Santa Fe
Santa Fe
Trail Transportation
ICC 30605
RCT 2683

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.

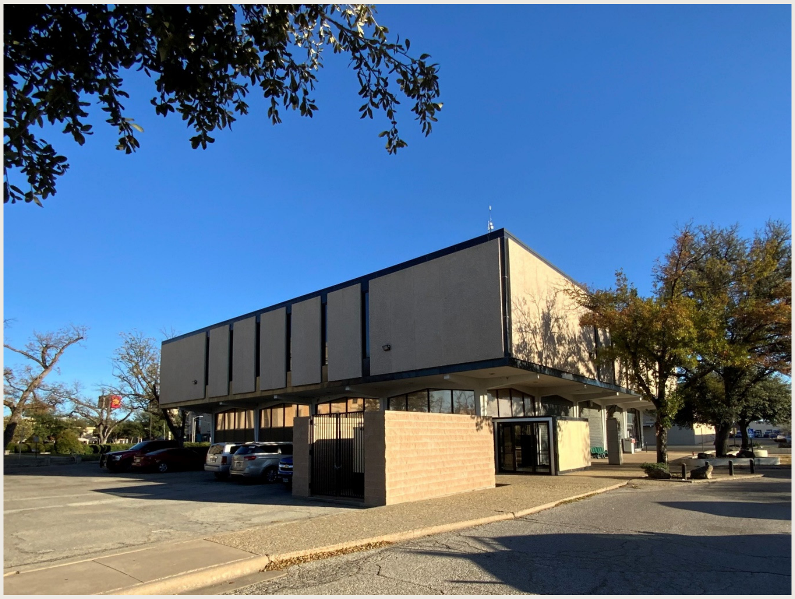


Figure 2-25. First National Bank at 124 W. Beauregard Avenue, designed by Pierce and Pierce, architects of Houston with local architectural firm Lovett and Sellers and construction firm Templeton and Cannon (1960). Photo by HHM, 2020.

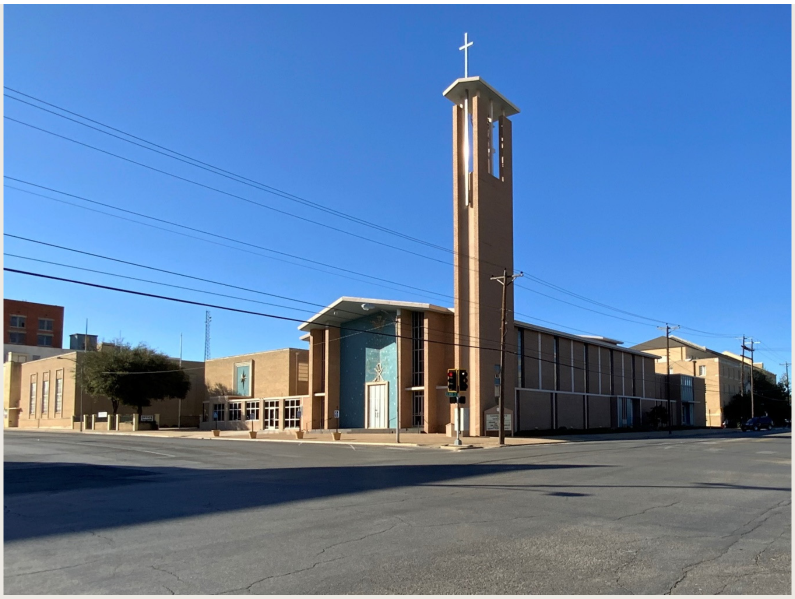


Figure 2-26. Sacred Heart Catholic Church, 19 S. Oakes Street, designed by Henry Steinbomber, constructed by Templeton and Cannon (1960-1961). Photo by HHM, 2020.

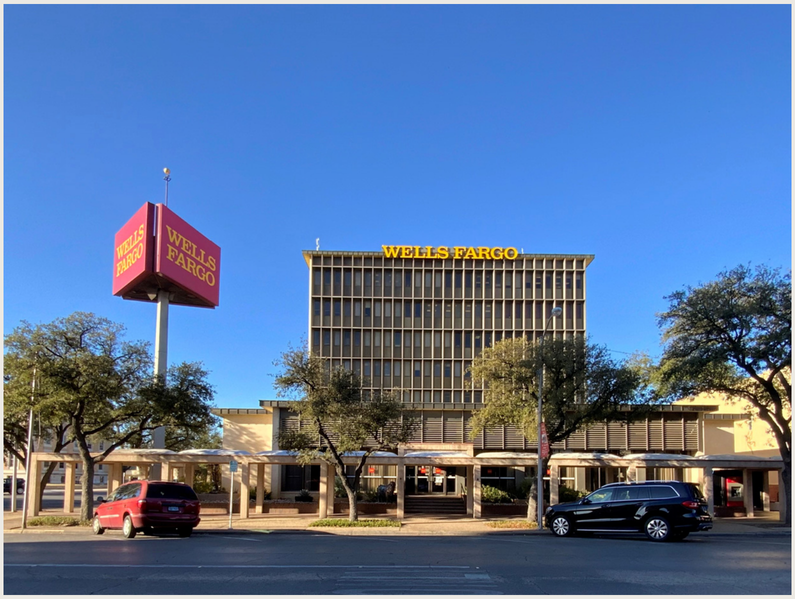


Figure 2-27. Central National Bank (now Wells Fargo Bank), 36 W. Beauregard Avenue, designed by Ford, Powell, and Carson (1967). Photo by HHM, 2020.

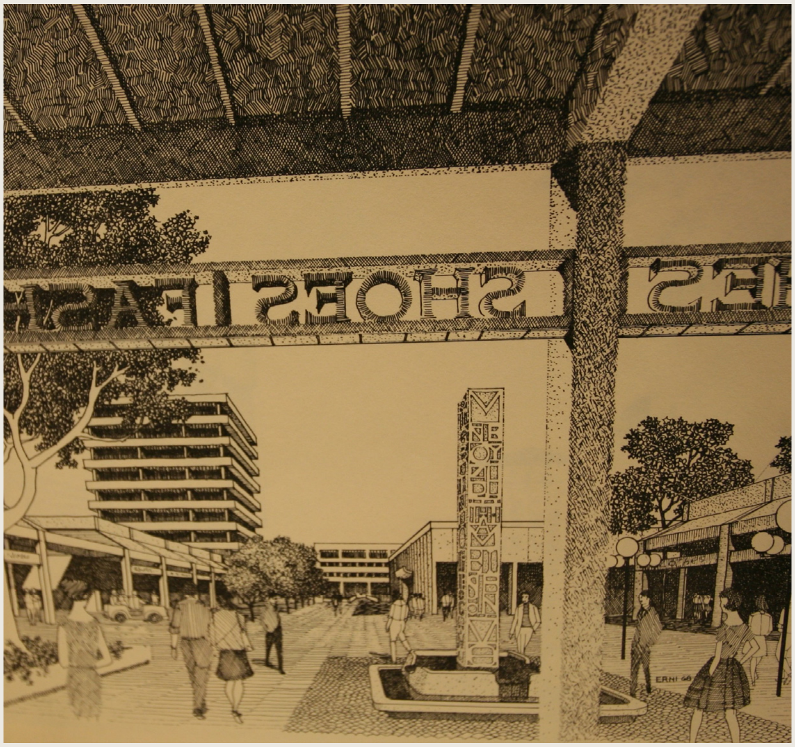


Figure 2-28. Rendering of the pedestrian mall proposed for downtown San Angelo (never realized). Source: Victor Gruen Associates, "General Development Plan for the Central Area of San Angelo, Texas: Draft Summary Report," prepared for the City of San Angelo, 1968, from the San Angelo Public Library.

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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

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

Seven Aspects of Integrity

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

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

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

Individual Listings within a Historic District

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

CITY OF SAN ANGELO CRITERIA

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.[1] As a result, HHM's recommendations for local Historic Overlay Zoning are nearly identical to National Register recommendations. The few exceptions stem from buildings that previously were zoned as individual local landmarks but 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.

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[1] For additional detail, see Municode, accessed March 11, 2021,

PRESERVATION PRIORITY RANKING

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

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

High Priority

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

High priority resources that remain in situ may have undergone minimal alterations since their 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_AZOOR_ART2DERE_S211HIOVZO.

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

Medium Priority

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

Low Priority

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

SURVEY FINDINGS

This section presents a summary of the findings of the Historic Resources Survey of downtown San Angelo. During November and December of 2020, HHM surveyed and documented 389 resources. After completing fieldwork, HHM conducted research and updated survey data to reflect research findings. HHM then evaluated surveyed resources for eligibility for historic designation – both for listing in the National Register of Historic Places and local City of San Angelo Historic Overlay Zoning. Professionals exceeding the *Secretary of the Interior's Professional Qualification Standards* (36 CFR 61) made all evaluations, carefully following San Angelo's historic preservation ordinance and the National Register Criteria.[2] Key findings of HHM's survey and analysis are discussed below.

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

For further detail regarding all recommendations, see the Maps of Surveyed Resources (Appendix A), Inventory of Surveyed Resources (Appendix B), the Texas Historic Resources Survey Forms for High 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%

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[2] 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_AZOOR_ART2DERE_S211HIOVZO.

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%

Table 3-2. Preservation priority ranking counts.

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

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%
TOTAL	70	100%	75	99%

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

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%
TOTAL	**389**	**100%**

2

Table 3-6. List of High priority resources and prior designations.[3]

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	

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[3] NRHP=National Register of Historic Places, OTHM=Official Texas Historical Marker, RTHL=Registered Texas Historic Landmark, LL=Local Landmark.

Table 3-6. List of High priority resources and prior designations.[3]

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.[3]

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	

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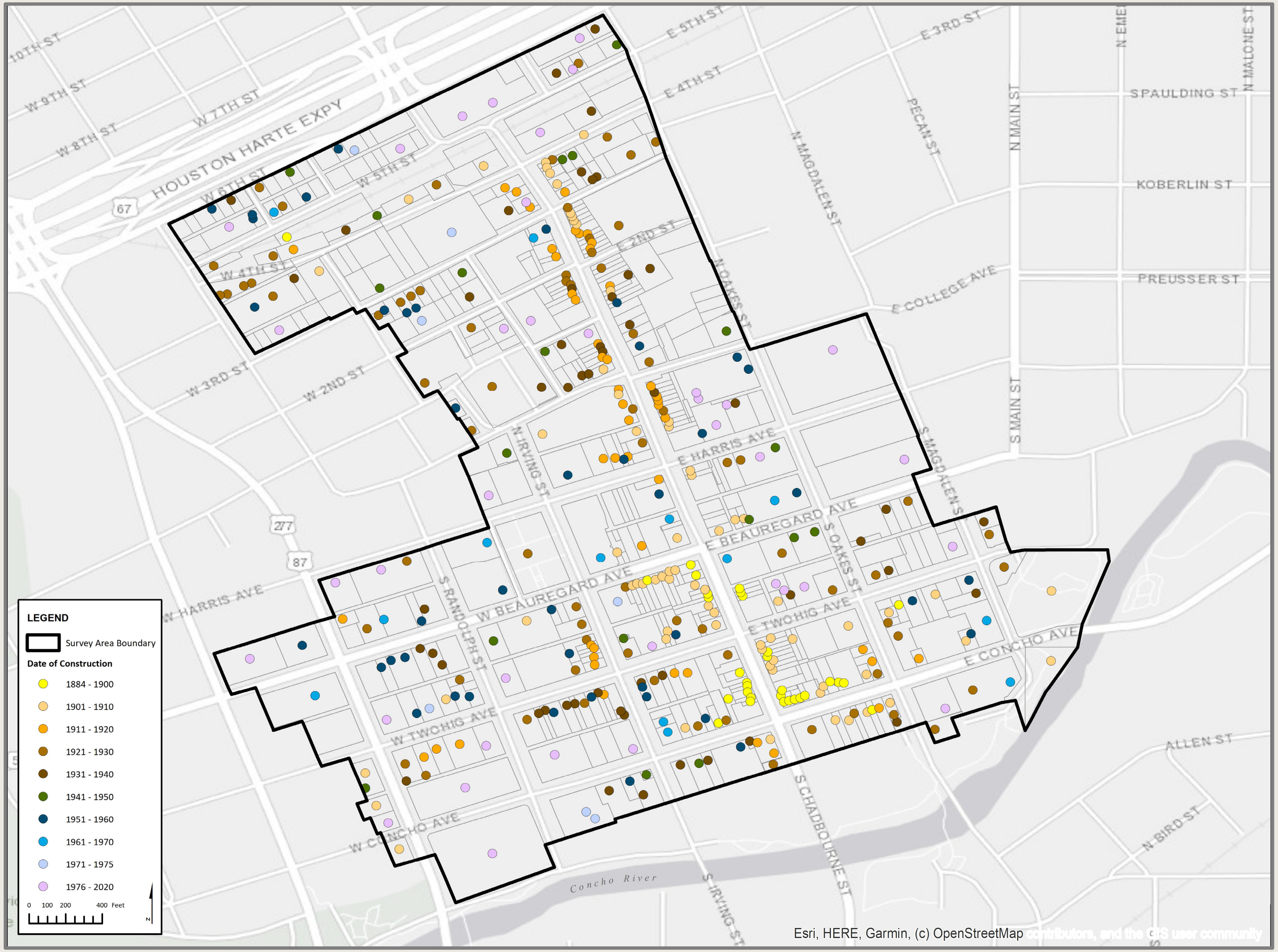
LEGEND
Survey Area Boundary
Date of Construction
1884 - 1900
1901 - 1910
1911 - 1920
1921 - 1930
1931 - 1940
1941 - 1950
1951 - 1960
1961 - 1970
1971 - 1975
1976 - 2020
0 100 200 400 Feet
N
HOUSTON HARTE EXPY
W 10TH ST
W 9TH ST
W 8TH ST
W 7TH ST
W 6TH ST
W 5TH ST
W 4TH ST
W 3RD ST
W 2ND ST
E 5TH ST
E 4TH ST
E 3RD ST
E 2ND ST
E COLLEGE AVE
SPAULDING ST
KOBERLIN ST
PREUSSER ST
N MAIN ST
S MAIN ST
N EMERY
N MALONE ST
N MAGDALEN ST
S MAGDALEN ST
PECAN ST
N OAKS ST
S OAKS ST
N IRVING ST
S IRVING ST
S RANDOLPH ST
S CHADBOURNE ST
E HARRIS AVE
W HARRIS AVE
E BEAUREGARD AVE
W BEAUREGARD AVE
E TWOHIG AVE
W TWOHIG AVE
E CONCHO AVE
W CONCHO AVE
ALLEN ST
N BIRD ST
Concho River
67
277
87
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

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

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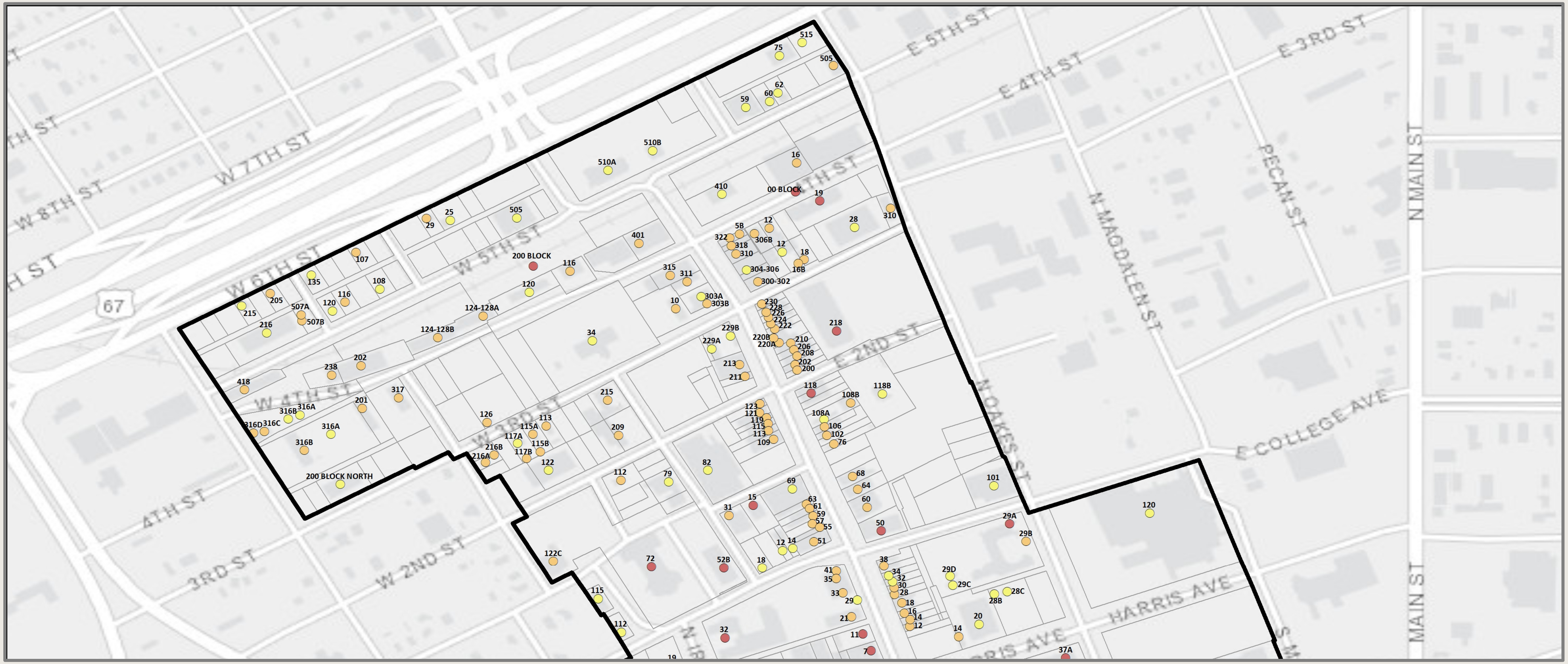
W 8TH ST
W 7TH ST
W 6TH ST
W 5TH ST
W 4TH ST
W 3RD ST
W 2ND ST
4TH ST
3RD ST
67
E 5TH ST
E 4TH ST
E 3RD ST
E 2ND ST
N MAGDALEN ST
PECAN ST
N MAIN ST
S MAIN ST
N OAKES ST
E COLLEGE AVE
HARRIS AVE
515
75
505
62
59
60
510B
510A
16
410
00 BLOCK
19
310
28
505
25
29
200 BLOCK
401
322
58
12
318
306B
310
12
18
16B
304-306
300-302
107
116
315
311
135
108
120
303A
303B
10
230
228
226
224
222
218
215
205
507A
120
116
124-128A
216
507B
124-128B
34
229B
229A
220B
220A
210
206
208
202
200
213
211
238
202
418
118
118B
108B
317
215
201
316A
316B
316D
316C
316A
316B
126
115A
113
117A
115B
216B
117B
216A
209
123
121
119
115
113
109
108A
106
102
76
122
200 BLOCK NORTH
112
79
82
68
64
60
69
101
15
63
61
59
57
55
31
120
50
29A
29B
12
14
51
122C
72
52B
18
38
34
32
30
28
41
35
29D
29C
28C
28B
33
29
18
16
14
12
21
20
14
115
112
32
11
7
19
37A

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

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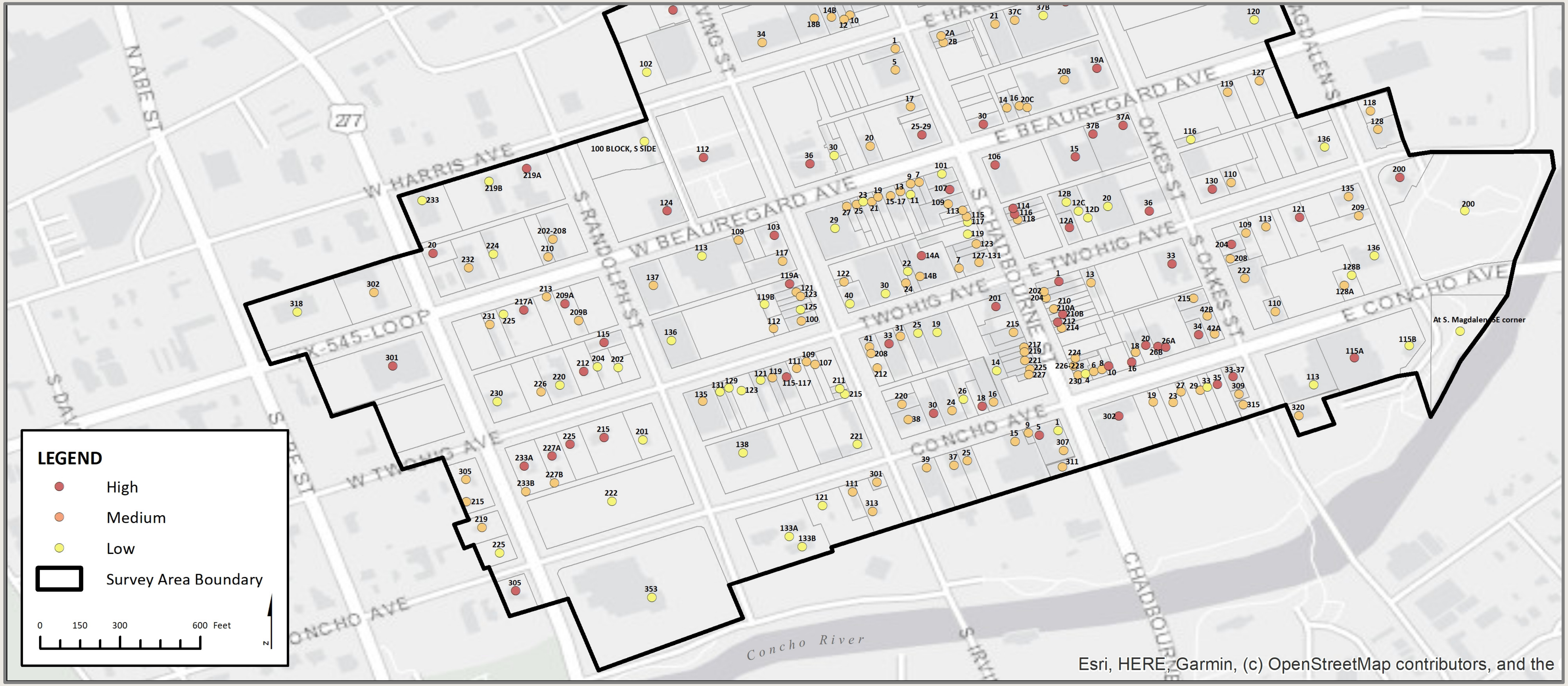
LEGEND
● High
● Medium
● Low
▭ Survey Area Boundary
0 150 300 600 Feet
N
W HARRIS AVE
W BEAUREGARD AVE
E BEAUREGARD AVE
W TWOHIG AVE
E TWOHIG AVE
TWOHIG AVE
E CONCHO AVE
CONCHO AVE
TX-545-LOOP
N ABE ST
S ABE ST
S RANDOLPH ST
S CHADBOURNE ST
CHADBOURNE
S OAKES ST
OAKES ST
S IRVING ST
S MAGDALEN ST
277
Concho River
100 BLOCK, S SIDE
At S. Magdalen SE corner
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the

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

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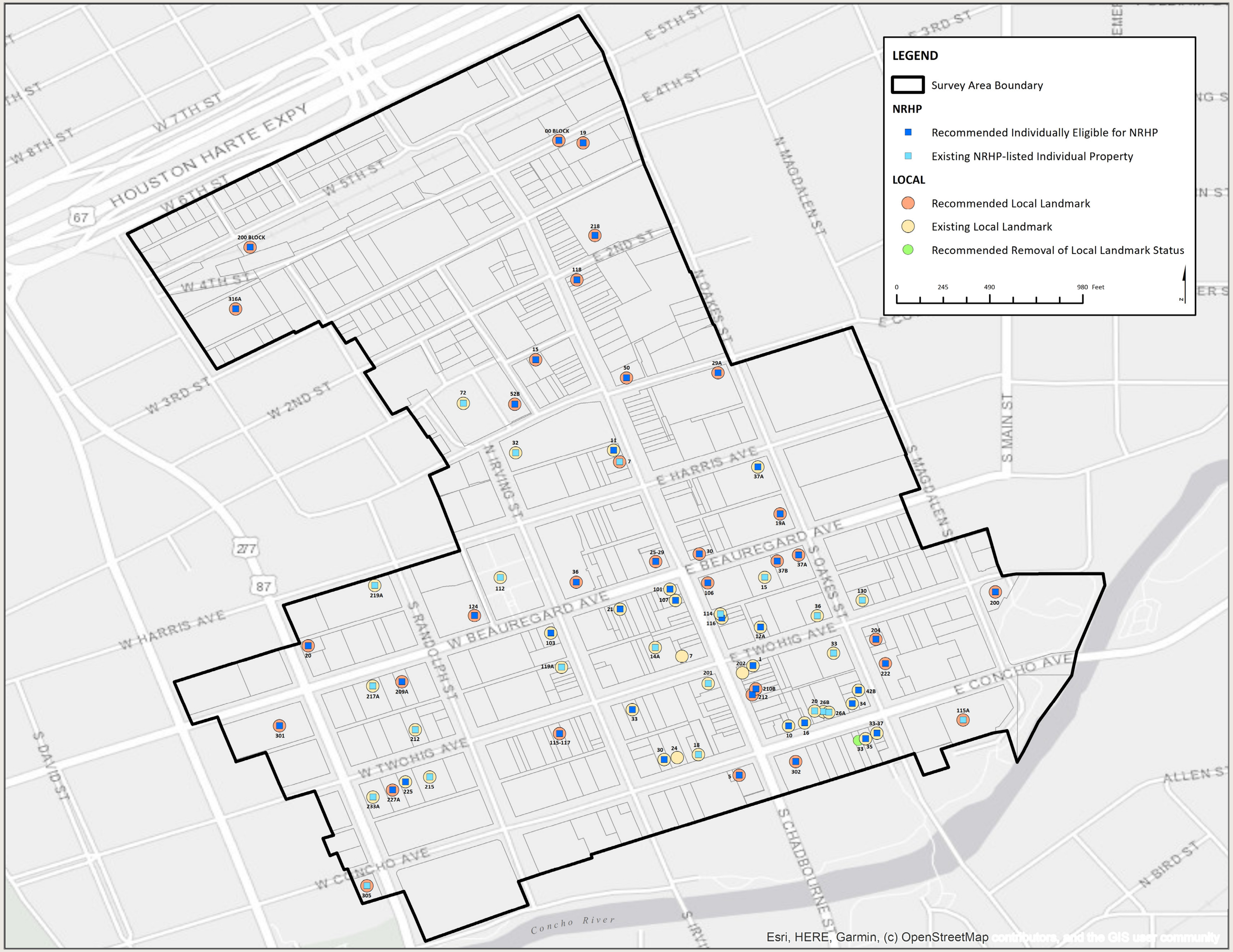
LEGEND
Survey Area Boundary
NRHP
Recommended Individually Eligible for NRHP
Existing NRHP-listed Individual Property
LOCAL
Recommended Local Landmark
Existing Local Landmark
Recommended Removal of Local Landmark Status
0
245
490
980 Feet
N
HOUSTON HARTE EXPY
67
277
87
W 8TH ST
W 7TH ST
W 6TH ST
W 5TH ST
W 4TH ST
W 3RD ST
W 2ND ST
E 5TH ST
E 4TH ST
E 3RD ST
E 2ND ST
W HARRIS AVE
E HARRIS AVE
W BEAUREGARD AVE
E BEAUREGARD AVE
W TWOHIG AVE
E TWOHIG AVE
W CONCHO AVE
E CONCHO AVE
N IRVING ST
S RANDOLPH ST
N OAKES ST
S OAKES ST
N MAGDALEN ST
S MAGDALEN ST
S MAIN ST
S CHADBOURNE ST
S DAVID ST
S IRVING
ALLEN ST
N BIRD ST
Concho River
00 BLOCK
19
200 BLOCK
218
118
316A
15
50
29A
72
52B
32
11
7
37A
19A
25-29
30
36
37B
37A
15
106
101
107
21
112
219A
124
103
114
116
12A
36
130
200
204
20
119A
14A
7
33
222
217A
209A
201
202
4
210B
212
42B
20
26B
26A
34
115A
301
212
33
115-117
30
24
18
10
16
33-37
33
35
5
302
233A
227A
225
215
305
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

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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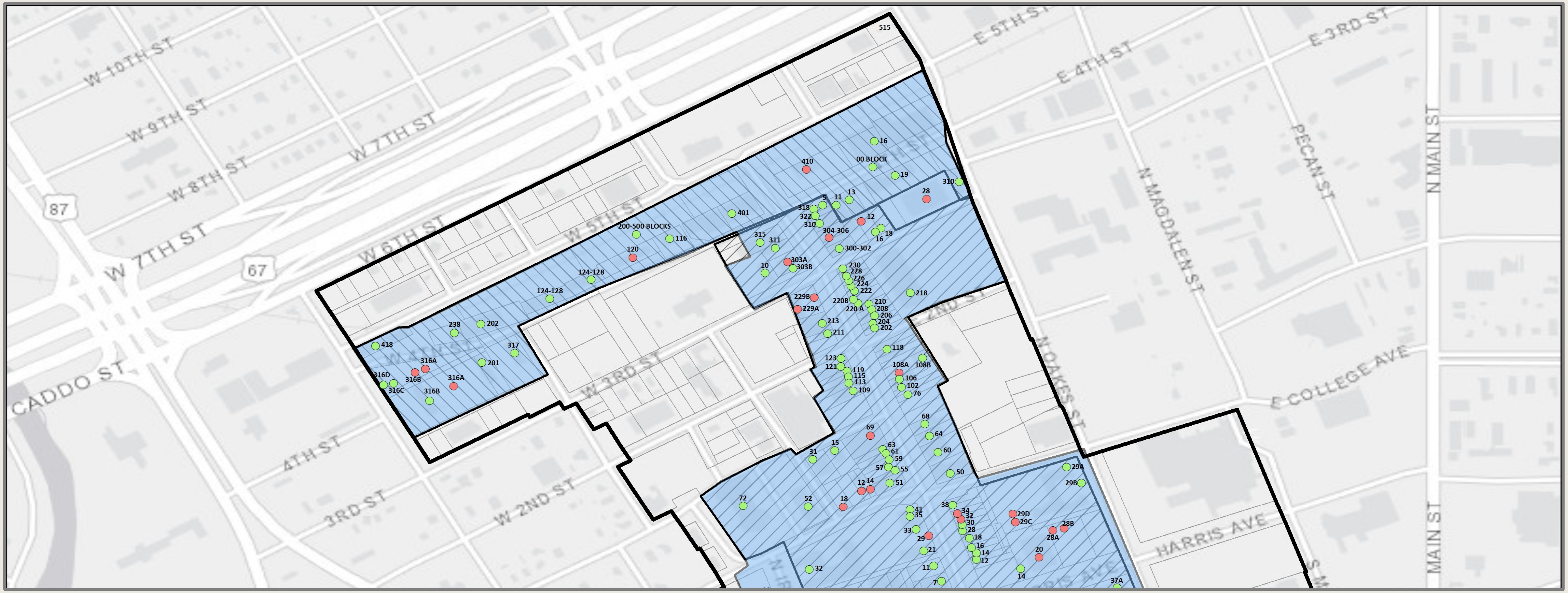
W 10TH ST
W 9TH ST
W 8TH ST
W 7TH ST
W 7TH ST
W 6TH ST
W 5TH ST
87
67
CADDO ST
4TH ST
3RD ST
W 2ND ST
W 3RD ST
E 5TH ST
E 4TH ST
E 3RD ST
N MAGDALEN ST
PECAN ST
N MAIN ST
E COLLEGE AVE
HARRIS AVE
N OAKES ST
MAIN ST
2ND ST
515
16
00 BLOCK
19
410
310
28
13
11
5
318
322
310
401
12
304-306
18
16
200-500 BLOCKS
116
315
311
300-302
120
303A
303B
10
230
228
226
224
222
124-128
124-128
218
229B
229A
220B
220 A
210
208
206
204
202
213
211
238
202
418
317
118
123
121
119
115
113
109
108A
108B
106
102
76
316A
201
316D
316B
316A
316C
316B
68
69
64
15
63
61
59
31
60
57
55
50
29A
29B
12
14
51
72
52
18
38
41
35
34
32
30
28
18
16
14
12
29D
29C
33
29
28B
28A
21
20
32
11
7
14
37A

Figure 3-4-a. Graphic depiction of the boundaries of recommended historic districts -- both National Register listing and local Historic Overlay Zoning (northern section). 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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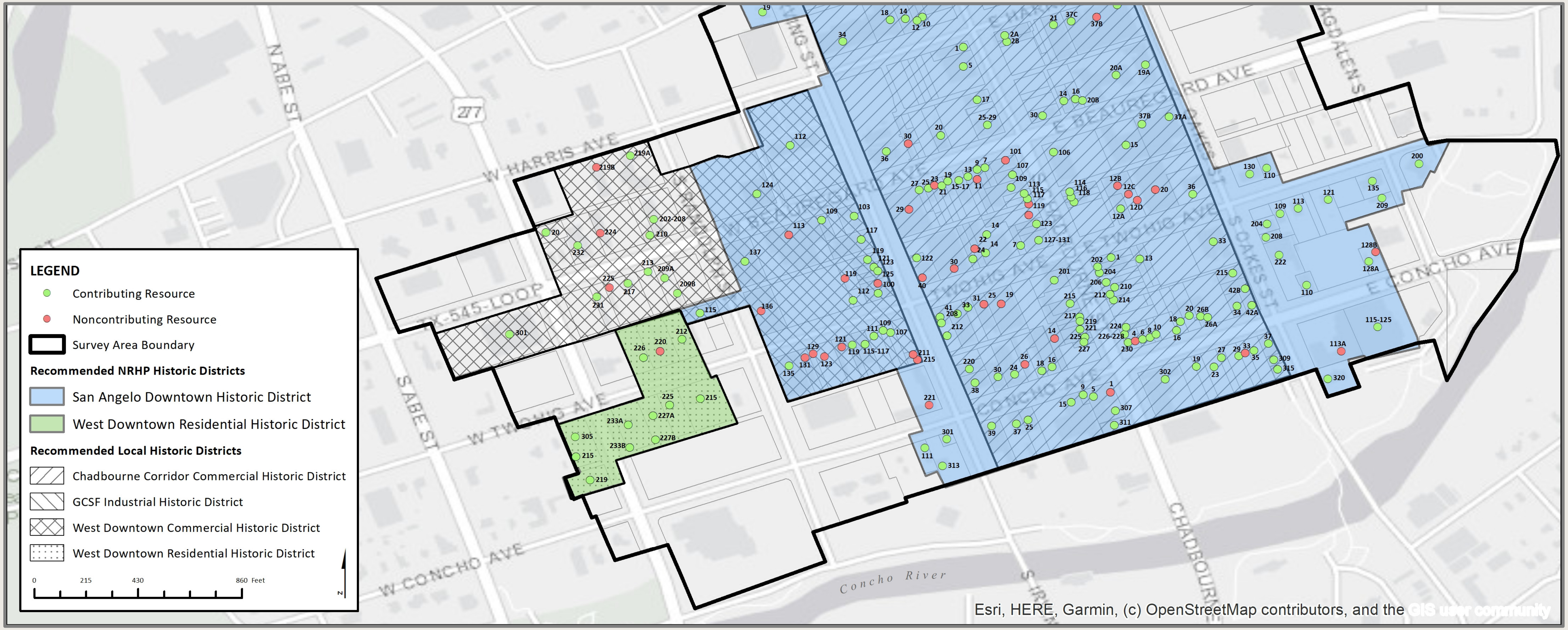
LEGEND
● Contributing Resource
● Noncontributing Resource
▭ Survey Area Boundary
Recommended NRHP Historic Districts
🟦 San Angelo Downtown Historic District
🟩 West Downtown Residential Historic District
Recommended Local Historic Districts
▨ Chadbourne Corridor Commercial Historic District
▨ GCSF Industrial Historic District
▩ West Downtown Commercial Historic District
⬚ West Downtown Residential Historic District
0
215
430
860 Feet
N
N ABE ST
277
W HARRIS AVE
TX-545-LOOP
S ABE ST
W TWOHIG AVE
W CONCHO AVE
Concho River
E BEAUREGARD AVE
E TWOHIG AVE
E CONCHO AVE
S OAKES ST
CHADBOURNE
MAGDALEN S
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Figure 3-4-b. Graphic depiction of the boundaries of recommended historic districts -- both National Register listing and local Historic Overlay Zoning (southern section). 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.[1] 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.[2] 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.

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[1] 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.

[2] 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.

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.[3]

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

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[3] 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).

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

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 PROPERTIES	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 PROPERTIES 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

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(DEC) 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(DEC) 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	EGGEMEYER 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	EGGEMEYER BOBBY J & KAREN J	35 E CONCHO AVE, 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
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 CHRCH	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

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.

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 & RENEE & 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

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 PROPERTIES	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 PARTNERSHIP	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 PROPERTIES LP	1326 KENWOOD DR, 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
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(DEC) REVOCABLE TRUST	26 W CONCHO AVE, 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
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(DEC) 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	EGGEMEYER 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	EGGEMEYER 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

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 CHRCH	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

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 PARTNERSHIP	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.

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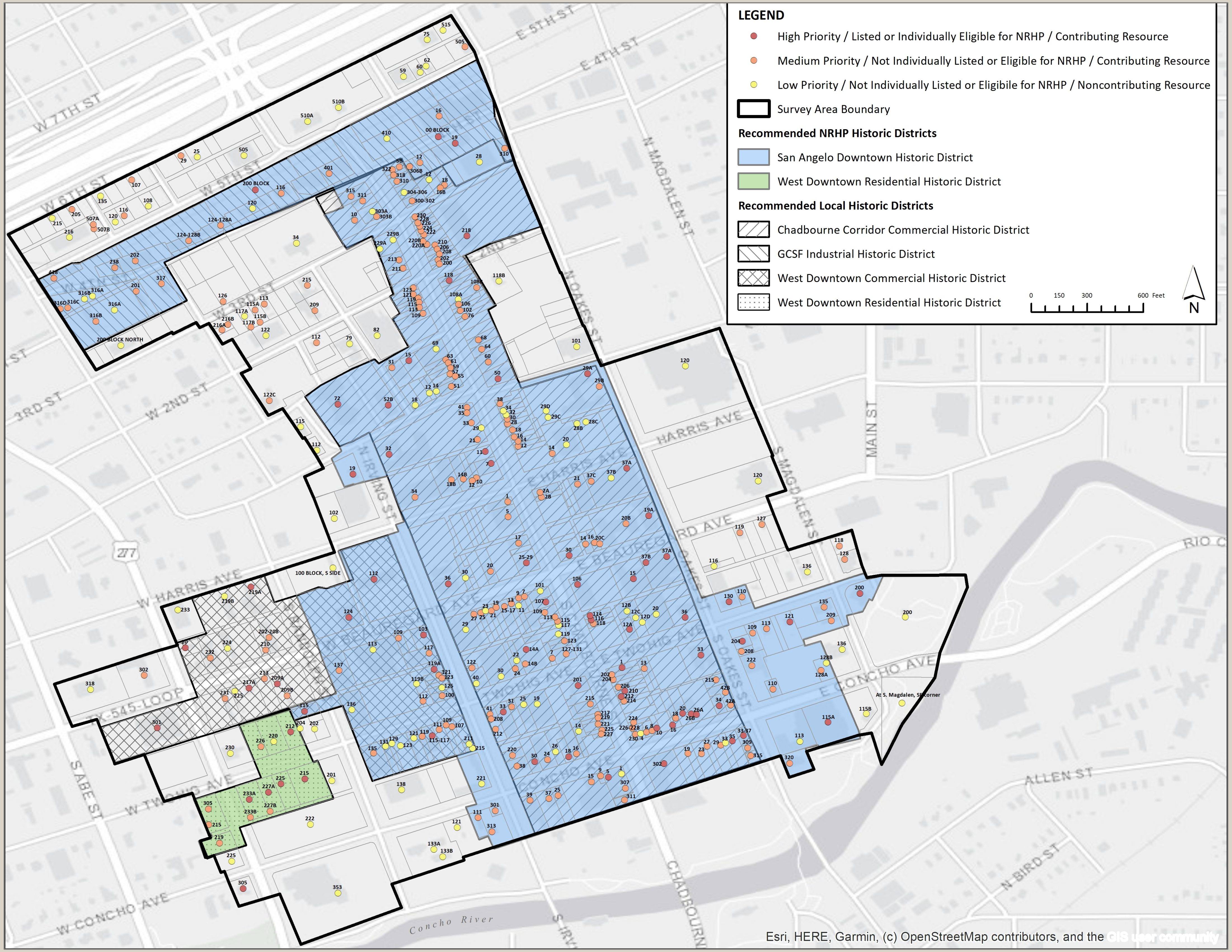
LEGEND
● High Priority / Listed or Individually Eligible for NRHP / Contributing Resource
● Medium Priority / Not Individually Listed or Eligible for NRHP / Contributing Resource
● Low Priority / Not Individually Listed or Eligibile for NRHP / Noncontributing Resource
▭ Survey Area Boundary
Recommended NRHP Historic Districts
🟦 San Angelo Downtown Historic District
🟩 West Downtown Residential Historic District
Recommended Local Historic Districts
▨ Chadbourne Corridor Commercial Historic District
▨ GCSF Industrial Historic District
▩ West Downtown Commercial Historic District
⬚ West Downtown Residential Historic District
0 150 300 600 Feet
N
W 7TH ST
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W 5TH ST
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W 3RD ST
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2ND ST
N MAGDALEN ST
N OAKES ST
N IRVING ST
HARRIS AVE
E HARRIS AVE
W HARRIS AVE
E BEAUREGARD AVE
W BEAUREGARD AVE
3RD AVE
TWOHIG AVE
W TWOHIG AVE
CONCHO AVE
E CONCHO AVE
W CONCHO AVE
S OAKES ST
S MAGDALEN ST
MAIN ST
S CHADBOURNE
CHADBOURNE
S IRVING
S ABE ST
RIO C
ALLEN ST
N BIRD ST
US-87
277
K-545-LOOP
Concho River
100 BLOCK, S SIDE
200 BLOCK
200 BLOCK NORTH
00 BLOCK
At S. Magdalen, SE corner

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

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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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."[1] 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."[2] 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).

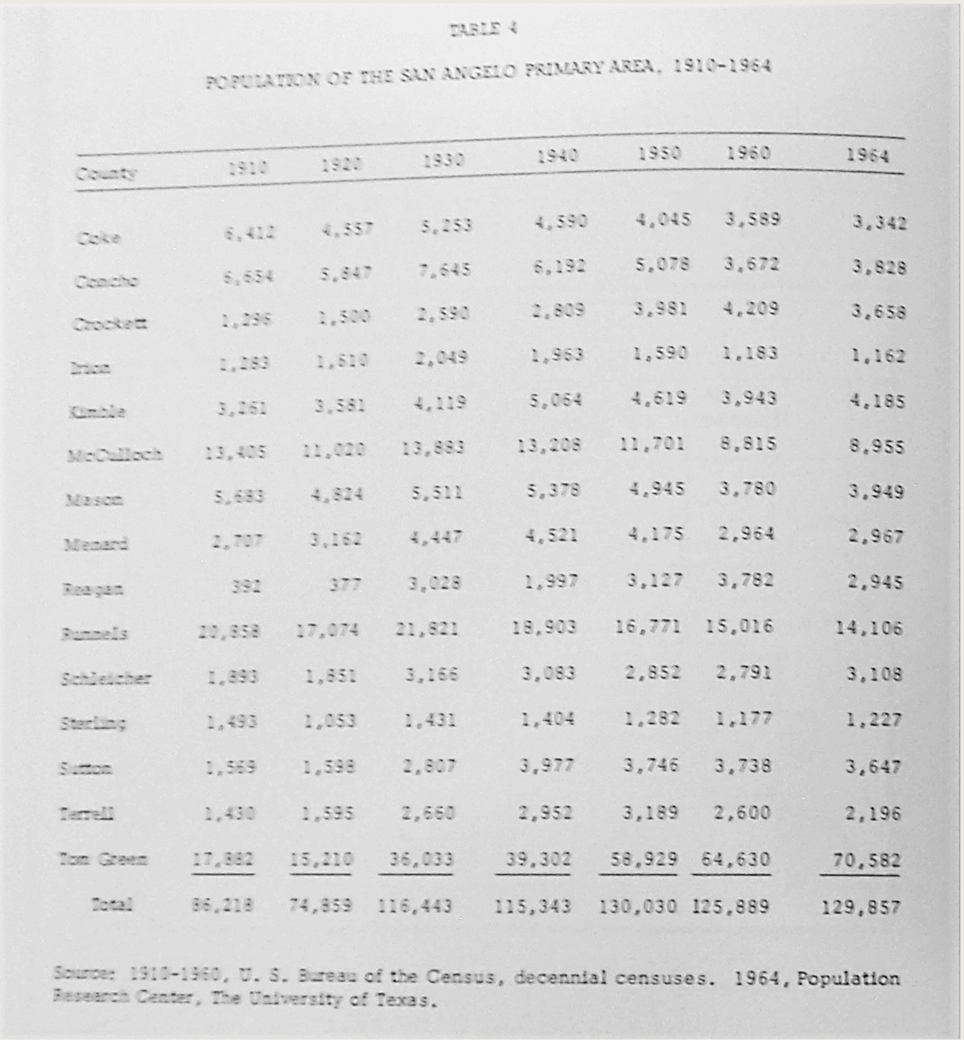


TABLE 4

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
Irion	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	392	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
Schleicher	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
Terrell	1,430	1,595	2,660	2,952	3,189	2,600	2,196
Tom Green	17,882	15,210	36,033	39,302	58,929	64,630	70,582
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.

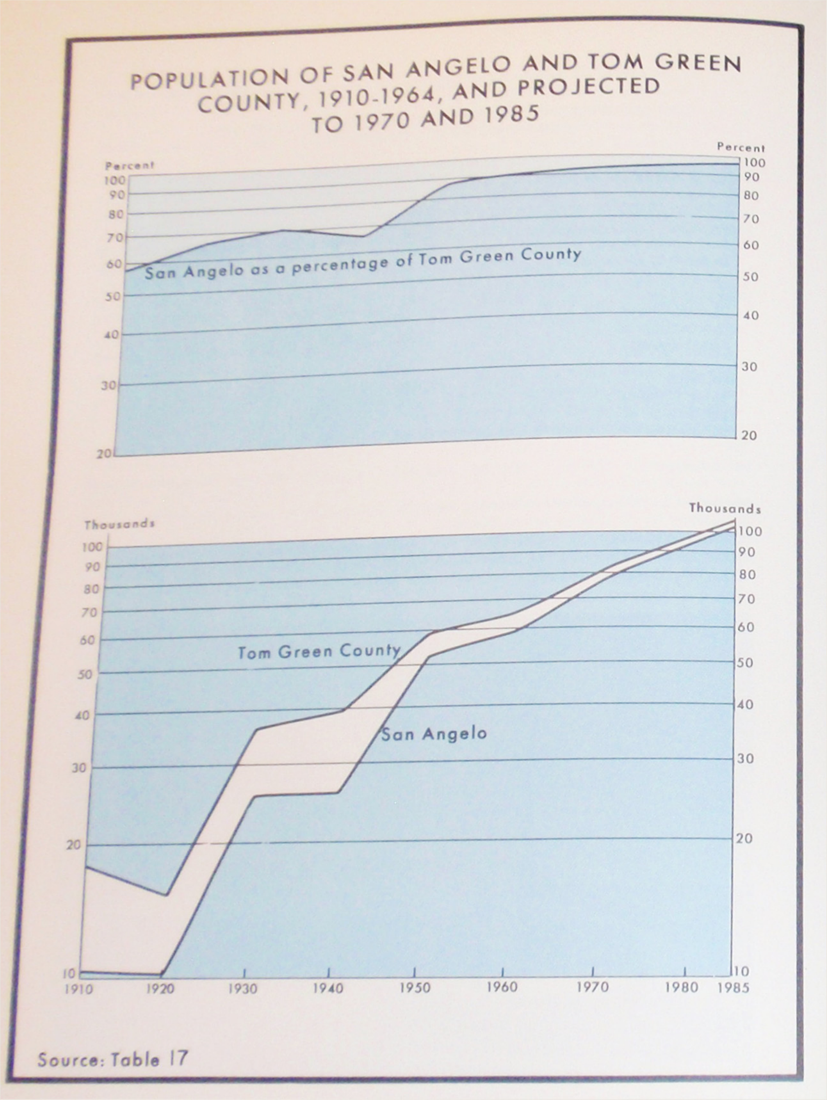


Figure 2-2. Table showing population growth in Tom Green County and the surrounding counties. Source: "San Angelo Transportation Plan," 50.

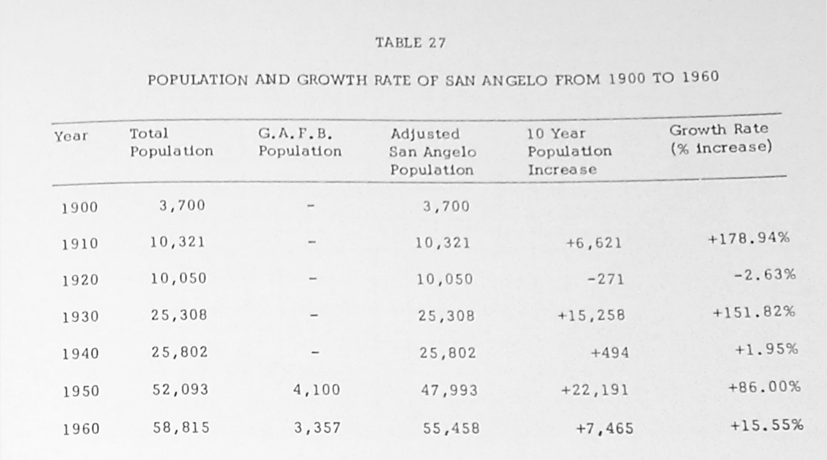


TABLE 27

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.”[3] 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.

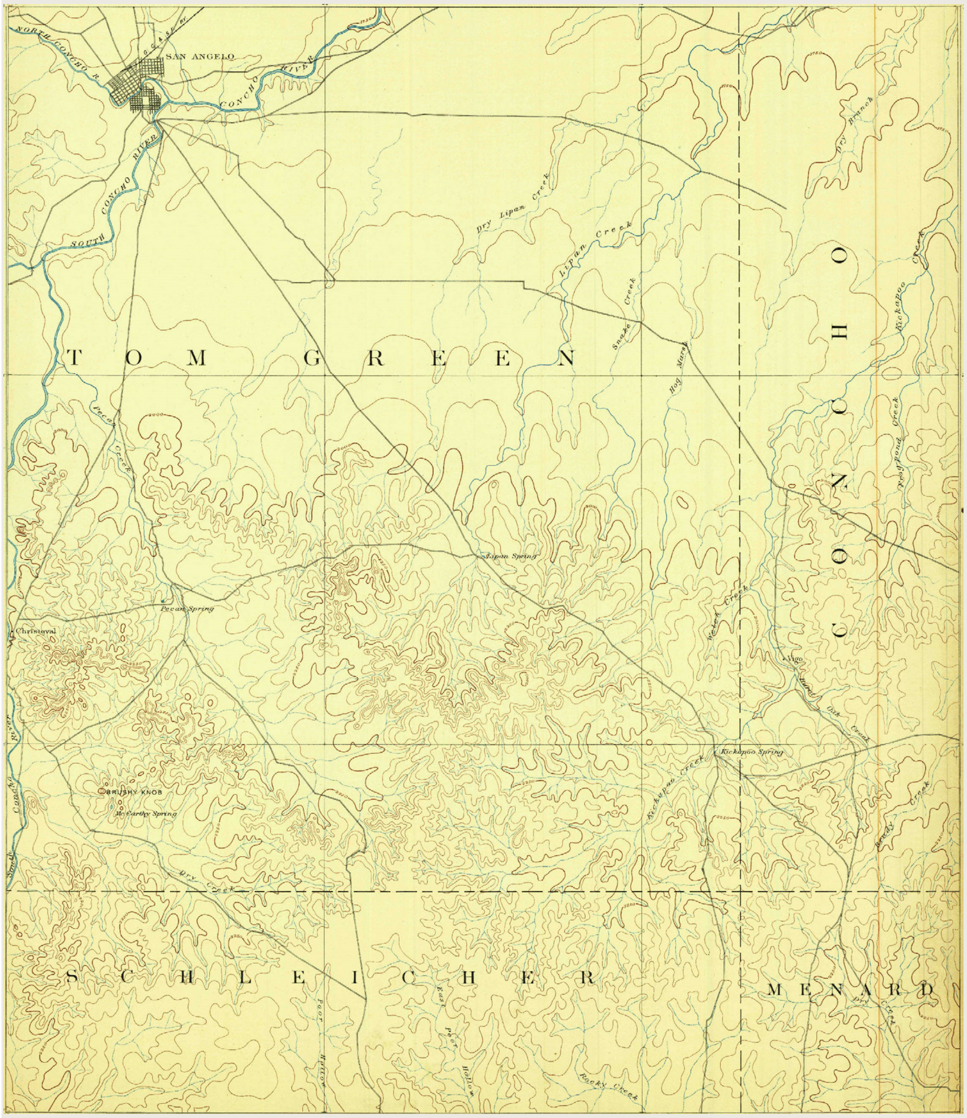

SAN ANGELO
NORTH CONCHO R.
CONCHO RIVER
SOUTH CONCHO RIVER
TOM GREEN
CONCHO
SCHLEICHER
MENARD
Dry Lipan Creek
Lipan Creek
Lipan Spring
Pecan Spring
Christoval
BRUSHY KNOB
McCarthy Spring
Kickapoo Spring
Kickapoo Creek
Dry Creek
Rocky Creek

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.

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.[4] 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."[5] 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.[6] Fathers Salas and Ortega likely established a mission near San Angelo, although little is known about the exact location or physical character.[7] 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."[8]

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.[9] Other seventeenth-century visitors to the area included Spanish missionaries from El Paso, as well as an explorer named Juan Domínguez de Mendoza.[10]

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.[11]

ORIGINAL LAND GRANTS

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.[12] 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."[13] 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 setters 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).[14]

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.[15] 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.[16] 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.[17] John Braun received the original 320-acre land grant for Survey 323 in 1853, and patented the survey in 1854.[18] 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.[19]

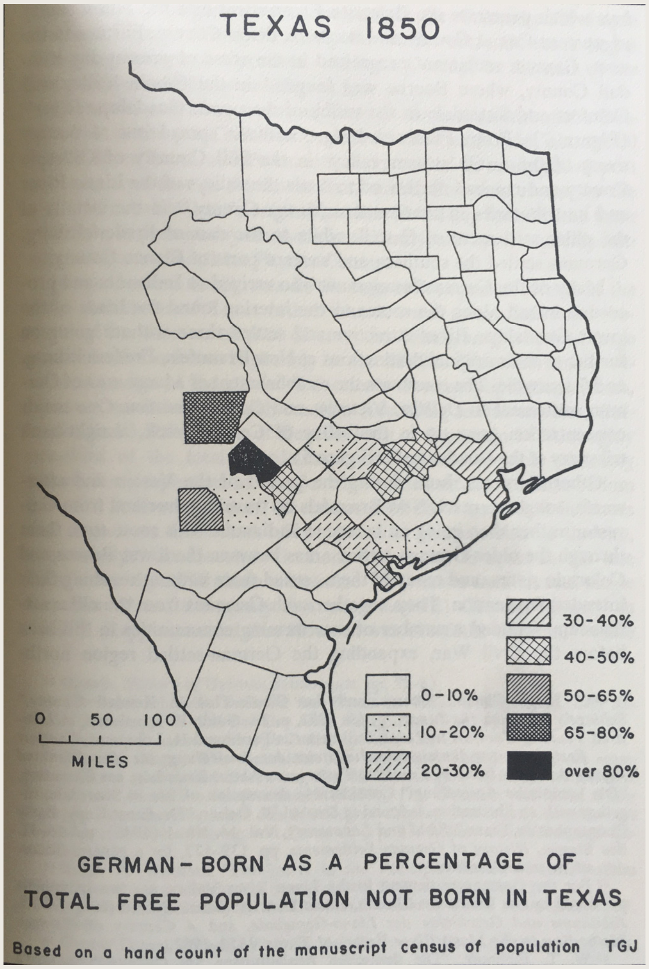

TEXAS 1850
0 50 100
MILES
0-10%
10-20%
20-30%
30-40%
40-50%
50-65%
65-80%
over 80%
GERMAN-BORN AS A PERCENTAGE OF
TOTAL FREE POPULATION NOT BORN IN TEXAS
Based on a hand count of the manuscript census of population TGJ

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.

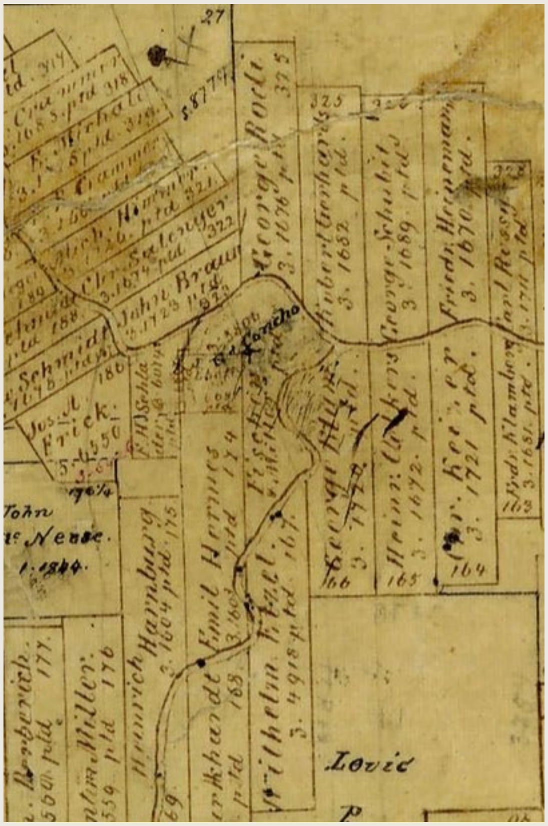

Chr. Salenger
322
John Braun
George Roeli
Concho
Jos. H. Frick
John Neese
Heinrich Harnburg
Emil Herwig
Fried. Heinemann
George Schubert
Fried. Klamberg
Lovie

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

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.[20] 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.”[21] 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).[22] 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).[23] 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.[24] 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.[25] 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.[26]

ESTABLISHMENT OF FORT CONCHO

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.”[27] 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.[28] 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.[29]

COMMUNITY OF BEN FICKLIN

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.[30] 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.[31] 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.[32] The State of Texas carved Tom Green County from Bexar County in 1874, selecting Ben Ficklin as the first county seat.[33] 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).[34]

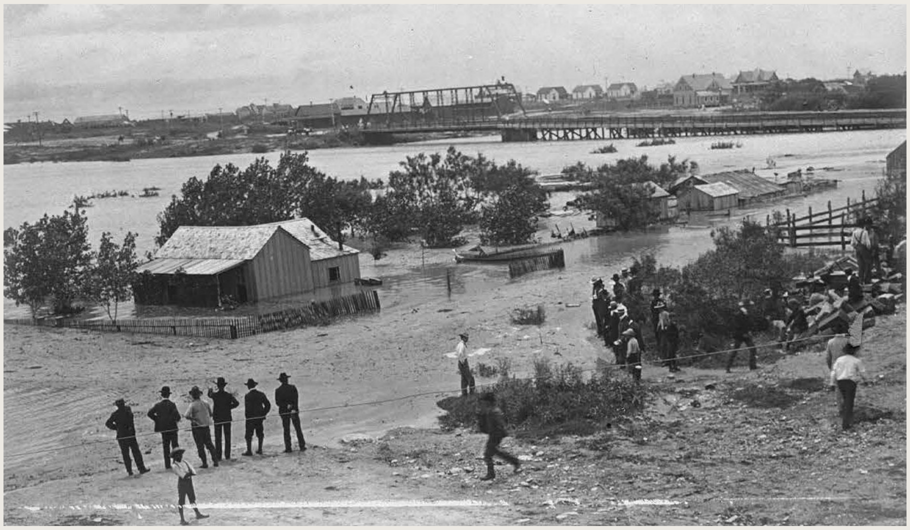


Figure 2-7. Photograph of an early flood, no date, no exact location, but presumed to be in the present-day San Angelo area. Source: Mary G. Saltarelli, “Phase I Survey of Historic Resources, San Angelo, Texas,” prepared for the City of San Angelo, 2006, 17.

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).[35] Although born in Pennsylvania, DeWitt served with the Confederate Army in the Civil War.[36] 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.[37] 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.[38] 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).[39] In 1883, the growing town received its first federal post office (location unknown), and the town’s name officially changed to “San Angelo.”[40]

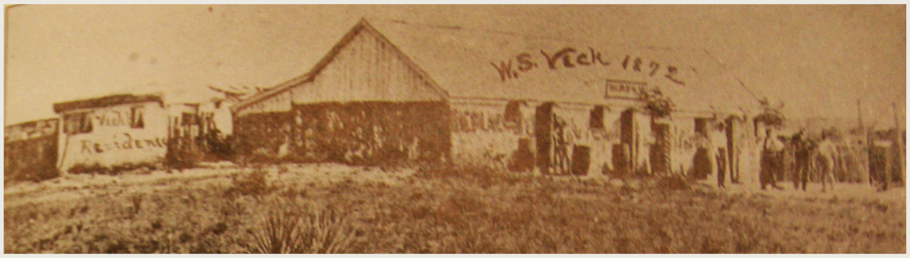


Figure 2-8. Photo of the W.S. Veck Store—purported to be the first store in San Angelo—in 1872 (location unknown). Source: Virginia McKimmon Noelke, *Early San Angelo* (Charleston, SC: Arcadia Publishing, 2011), 21.

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.[41] Architect Oscar Ruffini supervised the construction.[42] (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.[43] 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.

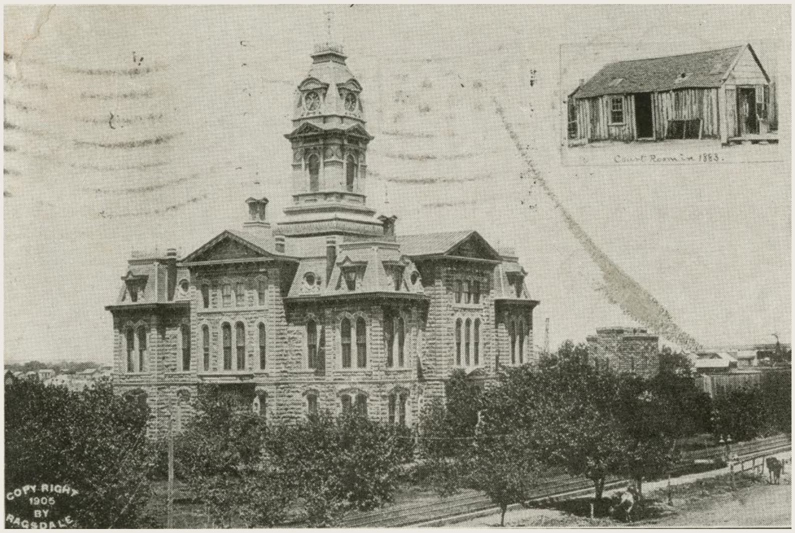

Court Room in 1883.
COPYRIGHT 1905 BY RAGSDALE.

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/metapth244058.

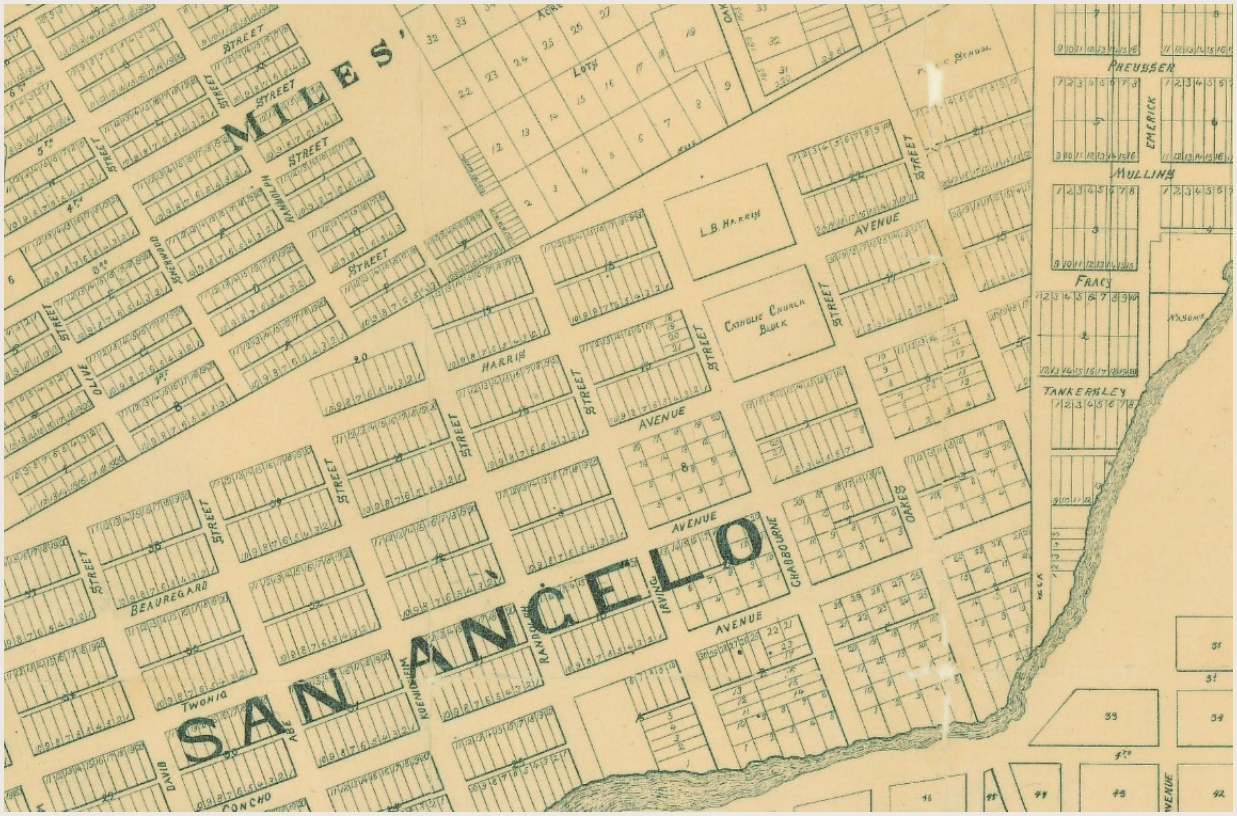
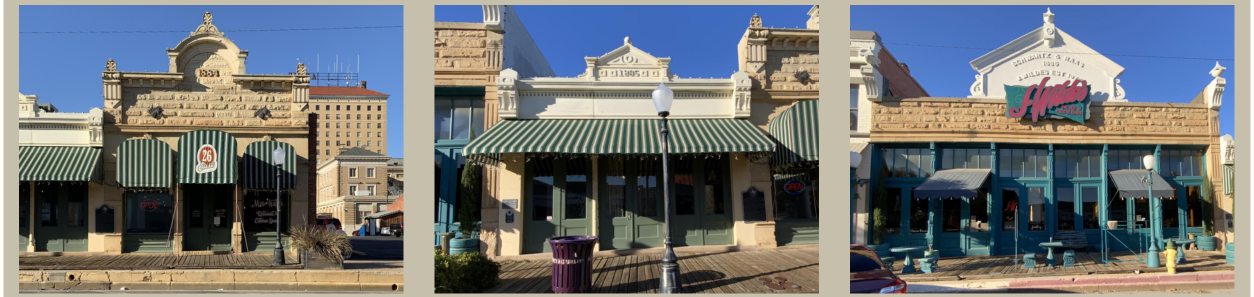

MILES'
SAN ANGELO
L.B. HARRIS
CATHOLIC CHURCH BLOCK
HARRIS
AVENUE
STREET
BEAUREGARD
TWOHIG
CONCHO
CHADBOURNE
OAKES
IRVING
RANDOLPH
KOENIGHEIM
ABE
DAVID
OLIVE
PREUSSER
EMERICK
MULLINS
TANKERSLEY

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

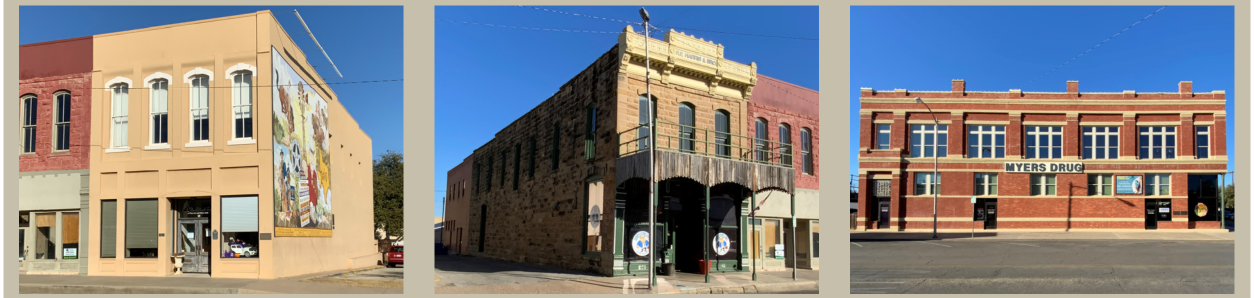
The rustic Romanesque Revival and Italianate architectural styles prevalent in San Angelo in the 1880s often are associated with master architect Oscar Ruffini. The Ruffini brothers—Oscar and Frederick Ernst (F. E.)—were born in Ohio to German immigrant parents, and were among the earliest professional architects to come to Texas.[44] 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.[45]



26 A E. Concho Avenue (1884)

26 B E. Concho Avenue (1885)

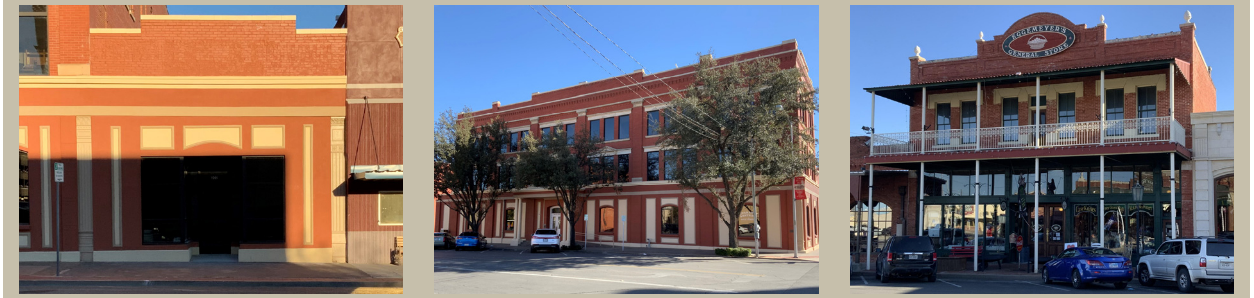
20 E. Concho Avenue (1886)



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."[46]

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.[47] 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.

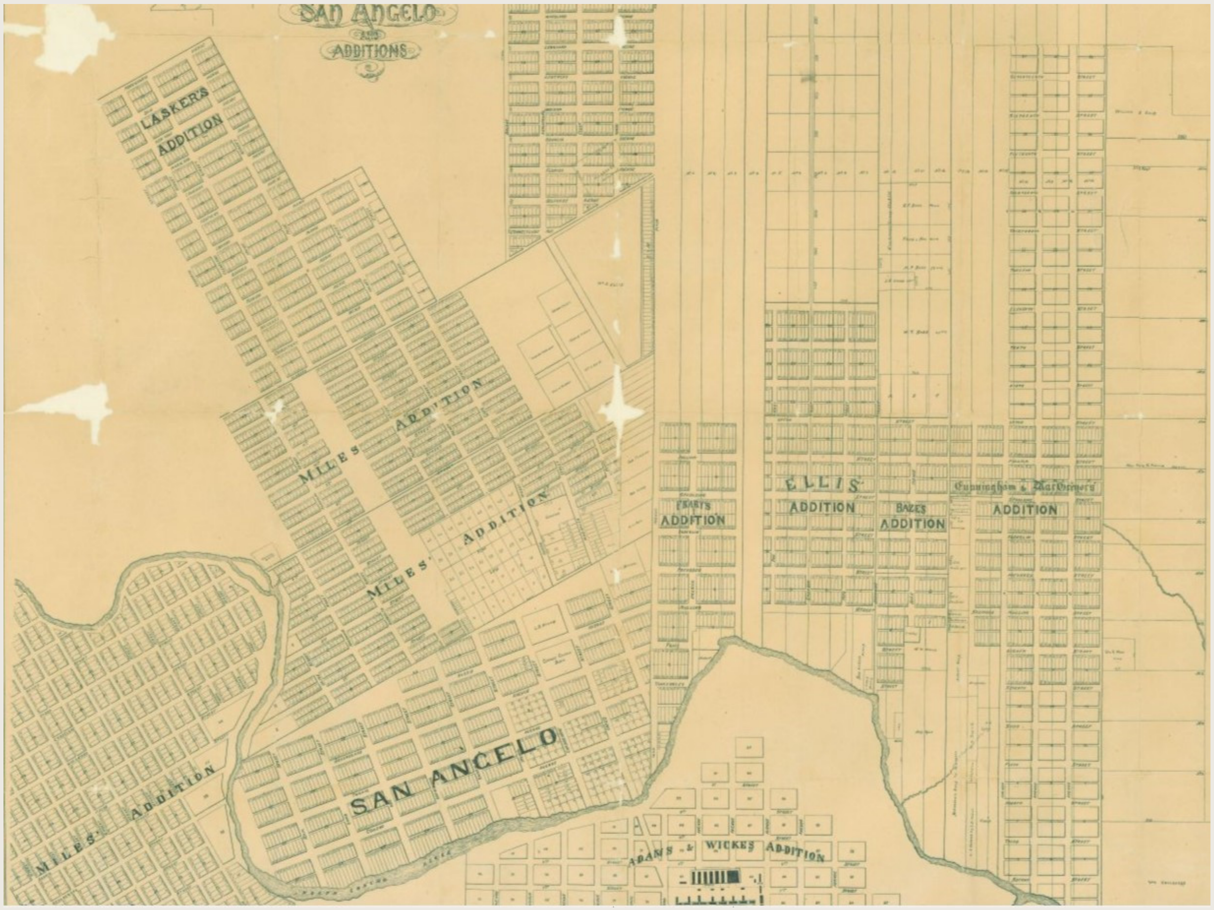


Figure 2-12. Map showing different subdivisions in San Angelo around 1880. Source: Frank Lerch, *Frank Lerch's Map of San Angelo and Additions* (n.p., ca. 1880), from the Texas General Land Office, Map. # 2188, https://s3.glo.texas.gov/glo/history/archives/map-store/index.cfm#item/2188.

Early Mexican Settlement

The connection between longstanding Mexican American settlers and new white and European entrepreneurs is captured by historian Arnoldo De León is 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."[48]

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

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.[49] In 1875, Miles appeared on tax rolls for nearby Coleman County as owning 300 acres of land.[50] 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.[51] 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.[52] 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).[53]

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.[54] 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).[55] 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.[56] These tracks ran through the south side of San Angelo, near the site of the old Fort Concho (fig. 2-13).

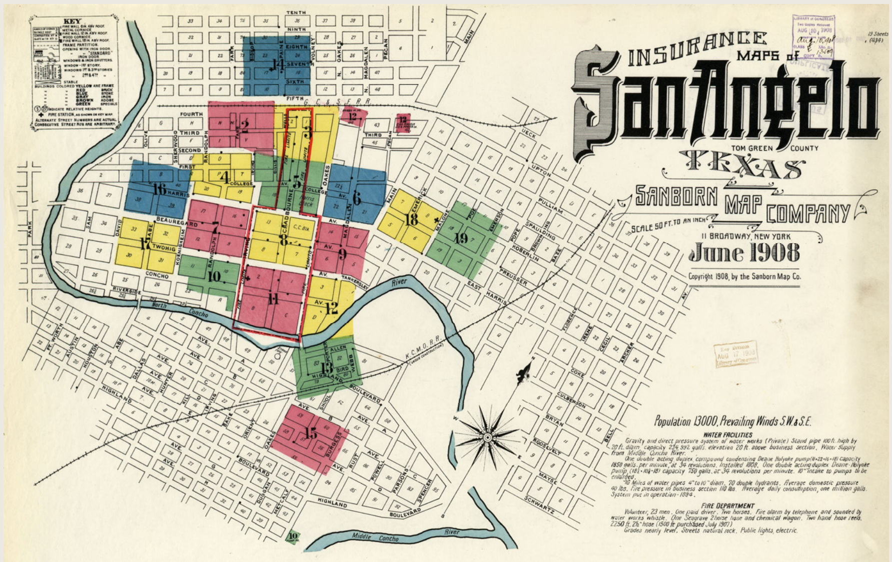


Figure 2-13. Sanborn Fire Insurance Map, 1908, sheet 1. Note the locations of railroad lines. Source: University of Texas Libraries, accessed March 22, 2021, http://legacy.lib.utexas.edu/maps/sanborn/s-u/txu-sanborn-san_angelo-1908-01.jpg,

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.[57]

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.[58] 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.[59]

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.[60]

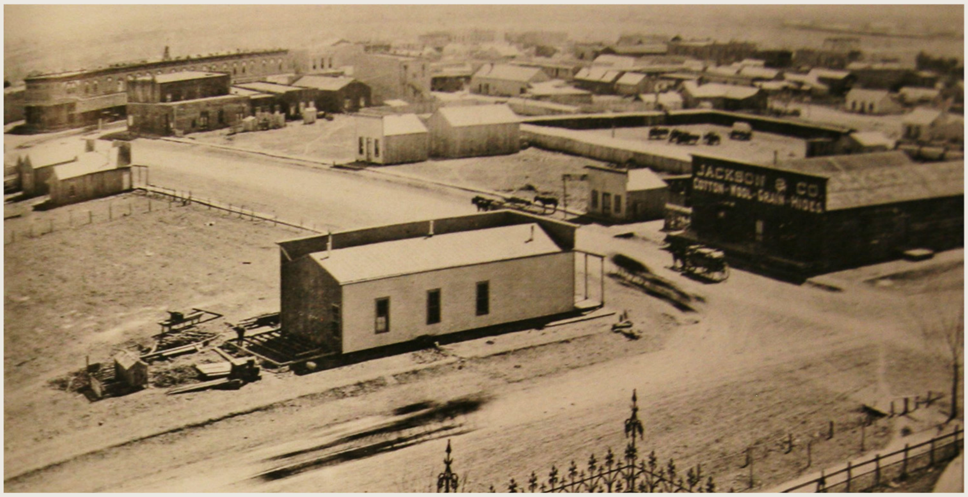


Figure 2-14. Photograph of an example of a wagon yard in San Angelo. Source: Virginia McKimmon Noelke, *Early San Angelo* (Charleston, SC: Arcadia Publishing, 2011), 39.

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.

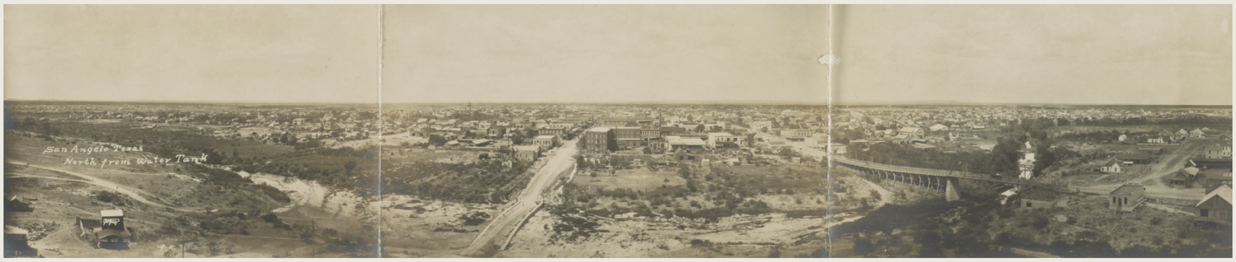


Figure 2-15. Panoramic photo of downtown San Angelo, facing north, 1907. Source M.C. Ragsdale, photographer, San Angelo, Texas north from water tank [photograph], United States Texas San Angelo, ca. 1907, from the Library of Congress, https://www.loc.gov/item/2013646959/.

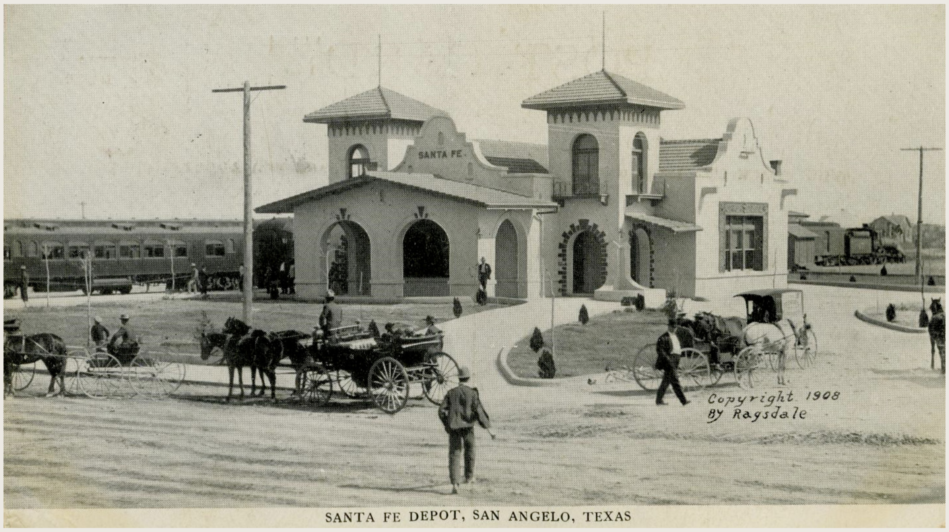


Figure 2-16. Postcard depicting the Santa Fe Depot, 1908. Source: M.C. Ragsdale [Postcard Showing the Santa Fe Depot in San Angelo, Texas], postcard, June 16, 1908, The Portal to Texas History, crediting Private Collection of Margay Welch, accessed March 18, 2021, https://texashistory.unt.edu/ark:/67531/metapth743942.

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 Beauregard 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).[61] 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.[62]

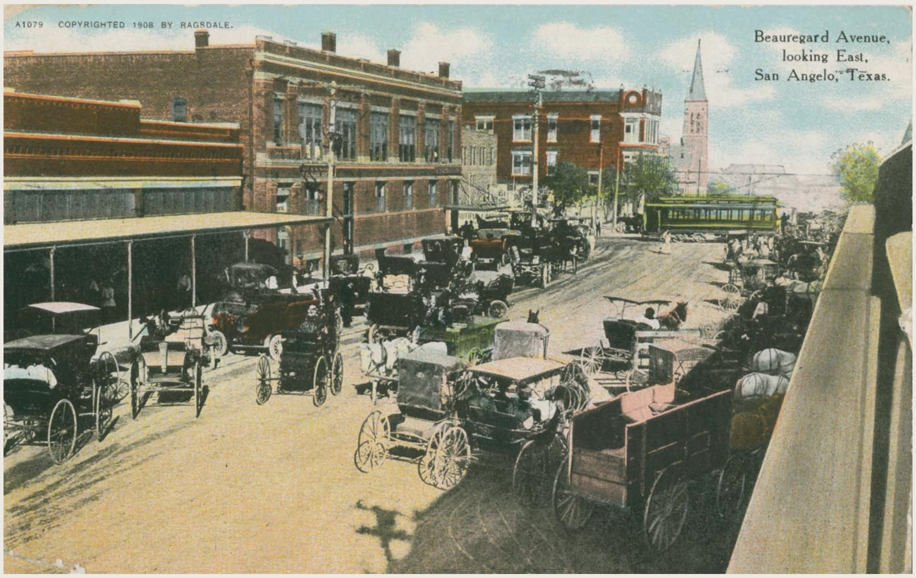

A1079 COPYRIGHTED 1908 BY RAGSDALE.
Beauregard Avenue, looking East, San Angelo, Texas.

Figure 2-17. Postcard of a typical commercial streetscape, 1911, along Beauregard Avenue. Source: M.C. Ragsdale [Beauregard 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/metapth1129223.

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).[63] 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 Beauregard, 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."[64] 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.[65] 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.[66]

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.[67]

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.[68] In San Angelo, German American architect Oscar Ruffini played a key role in organizing the Turn Verein and designed its building.[69] City directories document that the San Angelo Turn Verien continued in operation from 1911 through at least 1936.[70] Original Ruffini architectural drawings for the building are available from the Texas State Library and Archives.

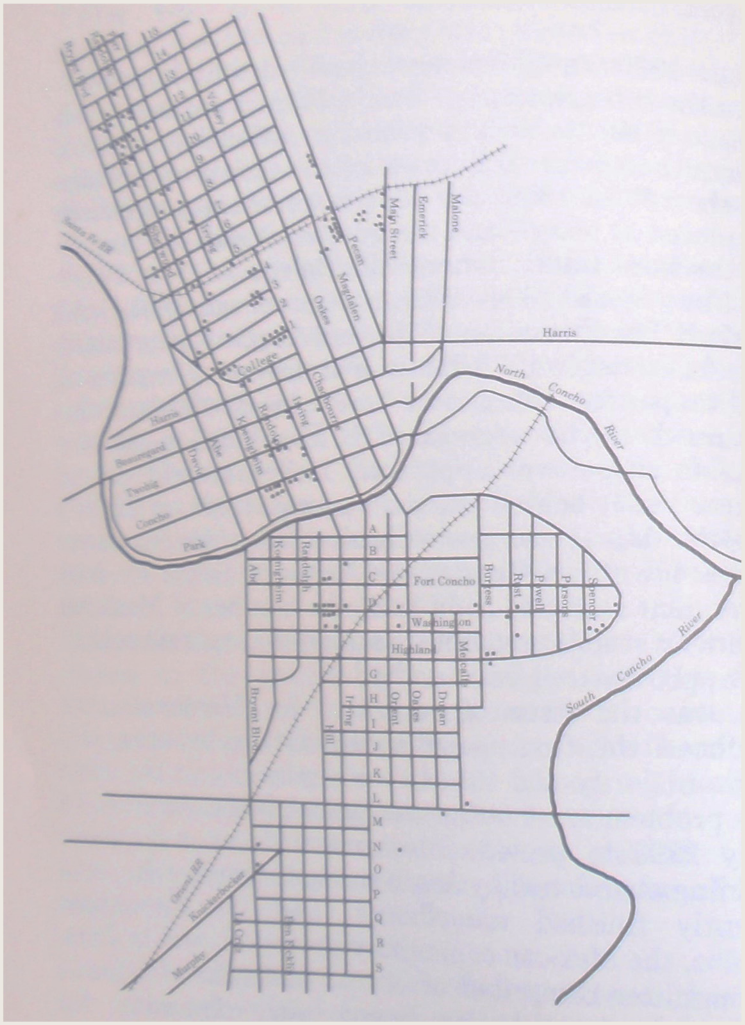

Santa Fe RR
Map Street
Emerick
Malone
Pecan
Magdalen
Oakes
Harris
College
Chadbourne
Irving
Randolph
Koenigheim
Abe
David
Harris
Beauregard
Twohig
Concho
Park
North Concho River
A
B
C
D
Fort Concho
Washington
Highland
Burress
Rust
Powell
Parsons
Spencer
Metcalfe
G
H
I
J
K
L
M
N
O
P
Q
R
S
Bryant Blvd
Irving
Orient
Oakes
Dugan
Hill
South Concho River
Orient RR
Knickerbocker
Murphy
La Cruz

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).[71] 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.[72] 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."[73]

Additional oil discoveries throughout the Permian Basin continued in the 1920s and 1930s.[74] 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.[75] 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).[76] 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.[77] 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).

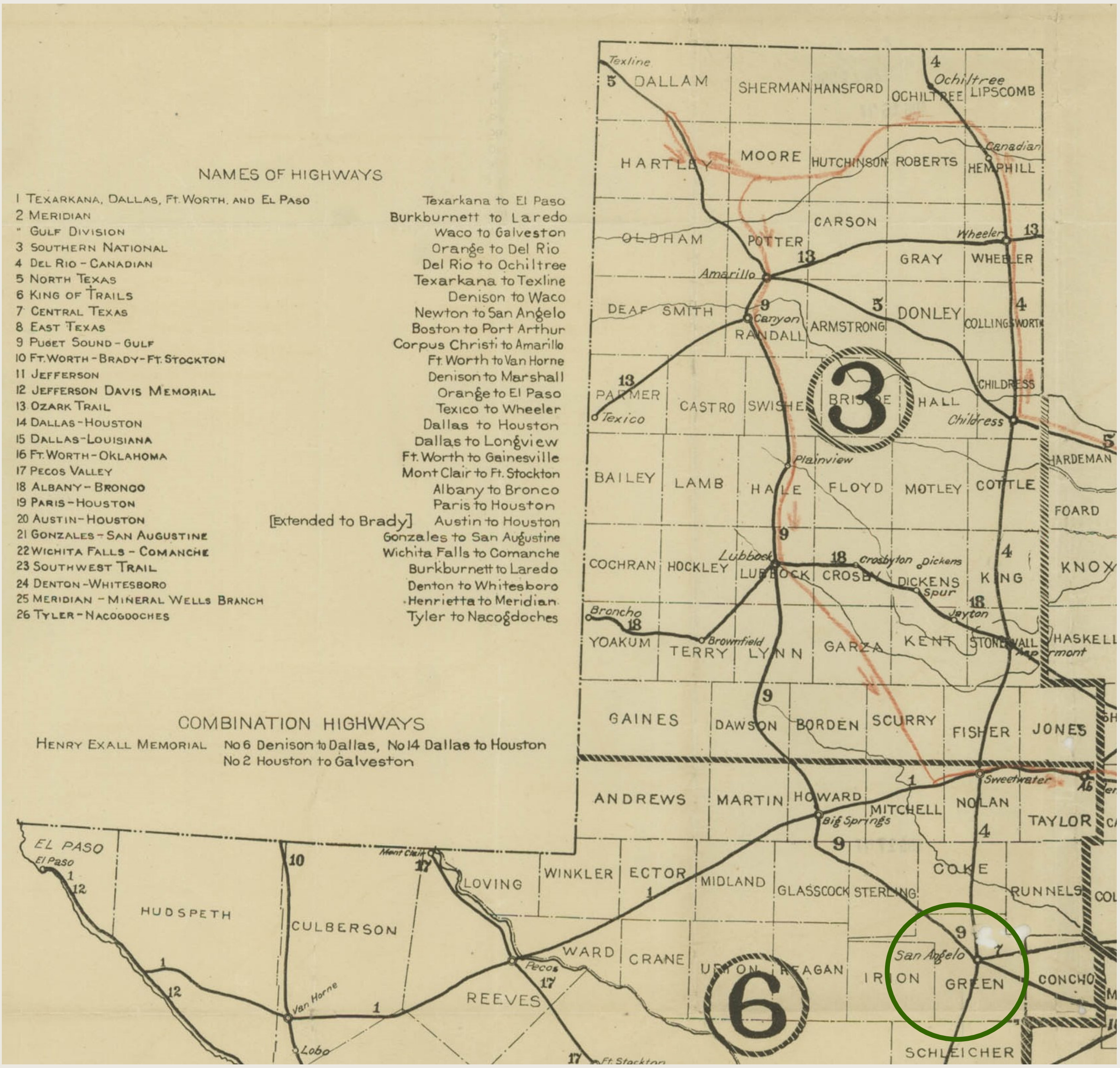

NAMES OF HIGHWAYS
1 TEXARKANA, DALLAS, FT. WORTH, AND EL PASO — Texarkana to El Paso
2 MERIDIAN — Burkburnett to Laredo
" GULF DIVISION — Waco to Galveston
3 SOUTHERN NATIONAL — Orange to Del Rio
4 DEL RIO - CANADIAN — Del Rio to Ochiltree
5 NORTH TEXAS — Texarkana to Texline
6 KING OF TRAILS — Denison to Waco
7 CENTRAL TEXAS — Newton to San Angelo
8 EAST TEXAS — Boston to Port Arthur
9 PUGET SOUND - GULF — Corpus Christi to Amarillo
10 FT. WORTH - BRADY - FT. STOCKTON — Ft. Worth to Van Horne
11 JEFFERSON — Denison to Marshall
12 JEFFERSON DAVIS MEMORIAL — Orange to El Paso
13 OZARK TRAIL — Texico to Wheeler
14 DALLAS - HOUSTON — Dallas to Houston
15 DALLAS - LOUISIANA — Dallas to Longview
16 FT. WORTH - OKLAHOMA — Ft. Worth to Gainesville
17 PECOS VALLEY — Mont Clair to Ft. Stockton
18 ALBANY - BRONCO — Albany to Bronco
19 PARIS - HOUSTON — Paris to Houston
20 AUSTIN - HOUSTON [Extended to Brady] — Austin to Houston
21 GONZALES - SAN AUGUSTINE — Gonzales to San Augustine
22 WICHITA FALLS - COMANCHE — Wichita Falls to Comanche
23 SOUTHWEST TRAIL — Burkburnett to Laredo
24 DENTON - WHITESBORO — Denton to Whitesboro
25 MERIDIAN - MINERAL WELLS BRANCH — Henrietta to Meridian
26 TYLER - NACOGDOCHES — Tyler to Nacogdoches
COMBINATION HIGHWAYS
HENRY EXALL MEMORIAL No 6 Denison to Dallas, No 14 Dallas to Houston
No 2 Houston to Galveston
DALLAM
SHERMAN
HANSFORD
OCHILTREE
LIPSCOMB
HARTLEY
MOORE
HUTCHINSON
ROBERTS
HEMPHILL
OLDHAM
POTTER
CARSON
GRAY
WHEELER
DEAF SMITH
RANDALL
ARMSTRONG
DONLEY
COLLINGSWORTH
PARMER
CASTRO
SWISHER
BRISCOE
HALL
CHILDRESS
BAILEY
LAMB
HALE
FLOYD
MOTLEY
COTTLE
HARDEMAN
FOARD
COCHRAN
HOCKLEY
LUBBOCK
CROSBY
DICKENS
KING
KNOX
YOAKUM
TERRY
LYNN
GARZA
KENT
STONEWALL
HASKELL
GAINES
DAWSON
BORDEN
SCURRY
FISHER
JONES
ANDREWS
MARTIN
HOWARD
MITCHELL
NOLAN
TAYLOR
EL PASO
HUDSPETH
CULBERSON
LOVING
WINKLER
ECTOR
MIDLAND
GLASSCOCK
STERLING
COKE
RUNNELS
WARD
CRANE
UPTON
REAGAN
IRION
TOM GREEN
CONCHO
REEVES
SCHLEICHER
Texline
Ochiltree
Canadian
Wheeler
Amarillo
Canyon
Texico
Childress
Plainview
Lubbock
Crosbyton
Dickens
Spur
Jayton
Bronco
Brownfield
Sweetwater
Big Springs
San Angelo
El Paso
Mont Clair
Pecos
Van Horne
Lobo
Ft. Stockton
3
6

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

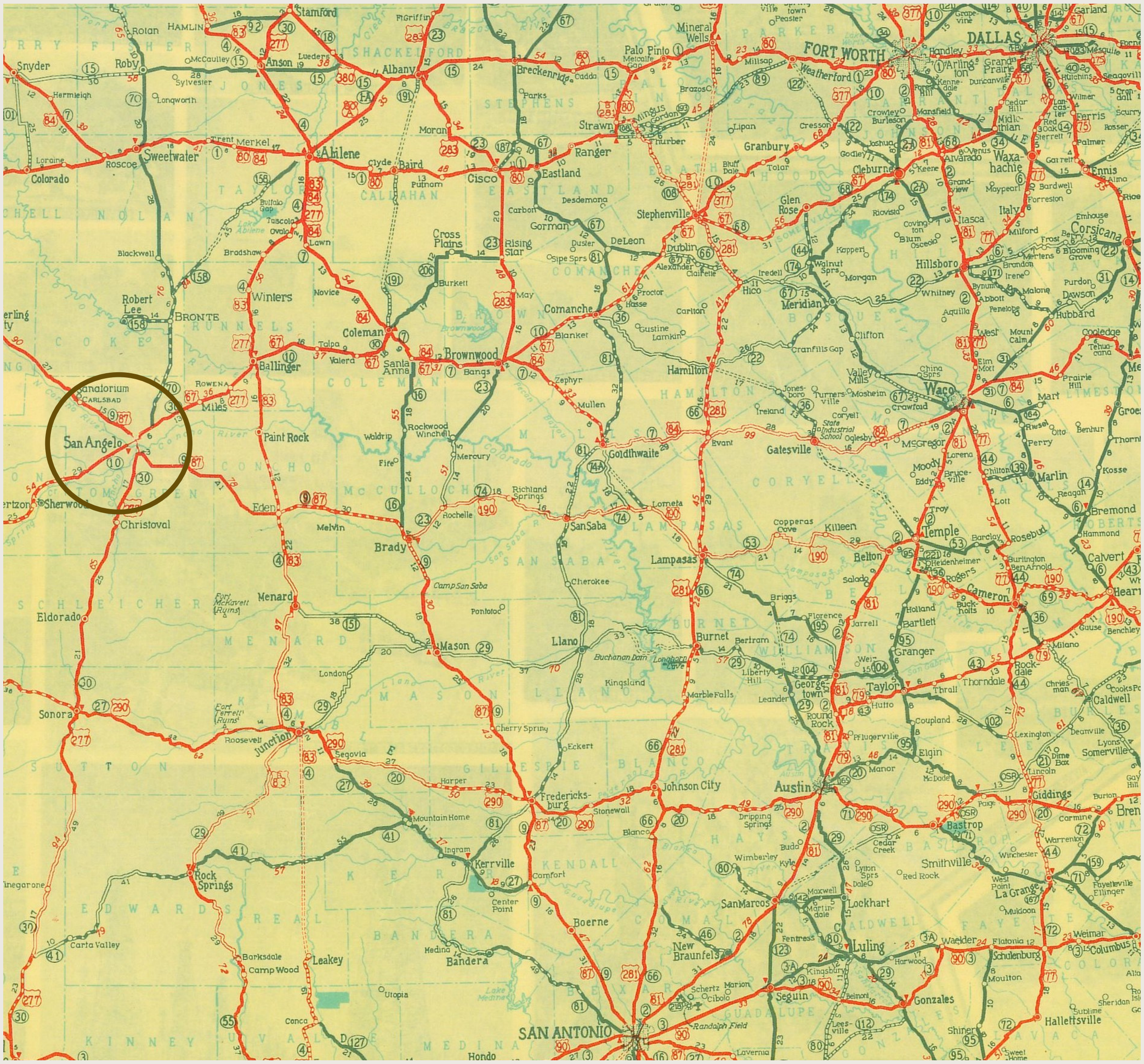


Figure 2-20. Map of the Texas highway system in 1936, with San Angelo circled. Source: Texas Highway Department, Centennial Highway Map [Map No. 6193], Texas State Library and Archives, https://www.tsl.texas.gov/exhibits/highways/depressionwar/page3.html.

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.[78] 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.[79]

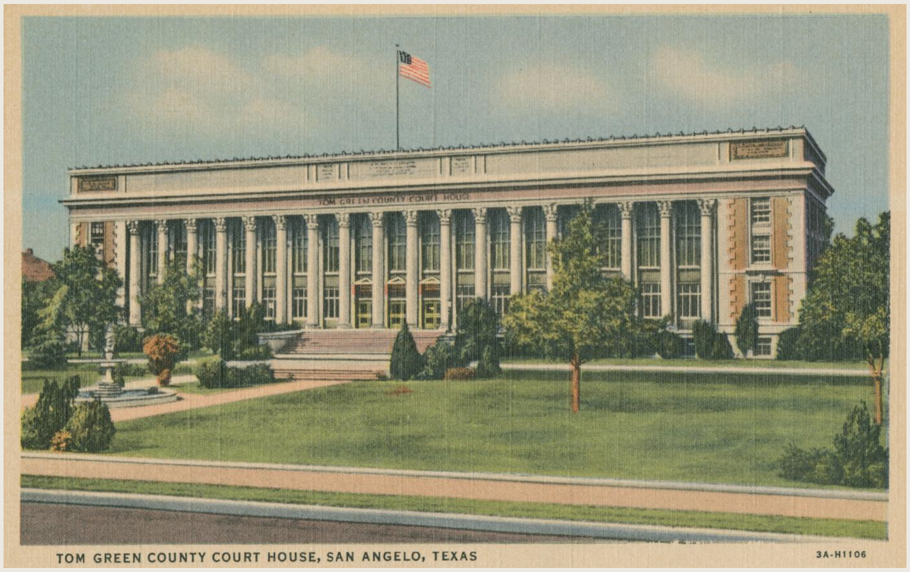

TOM GREEN COUNTY COURT HOUSE
TOM GREEN COUNTY COURT HOUSE, SAN ANGELO, TEXAS
3A-H1106

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/metapth1128815.

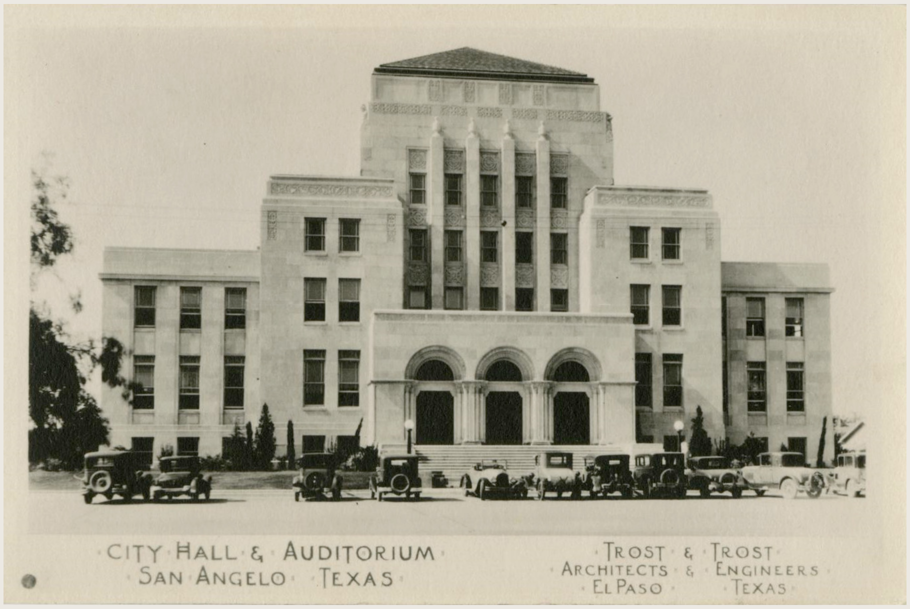


Figure 2-22. Postcard of the new 1928 San Angelo City Hall at 72 W. College Avenue, designed by the renowned El Paso architectural firm of Trost & Trost. Source: Postcard of San Angelo, Texas City Hall and Auditorium, date unknown, from the Portal to Texas History, crediting the El Paso Public Library, https://texashistory.unt.edu/ark:/67531/metapth613649/.

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.[80] 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.[81] 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."[82] 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.[83] 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.[84] 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)

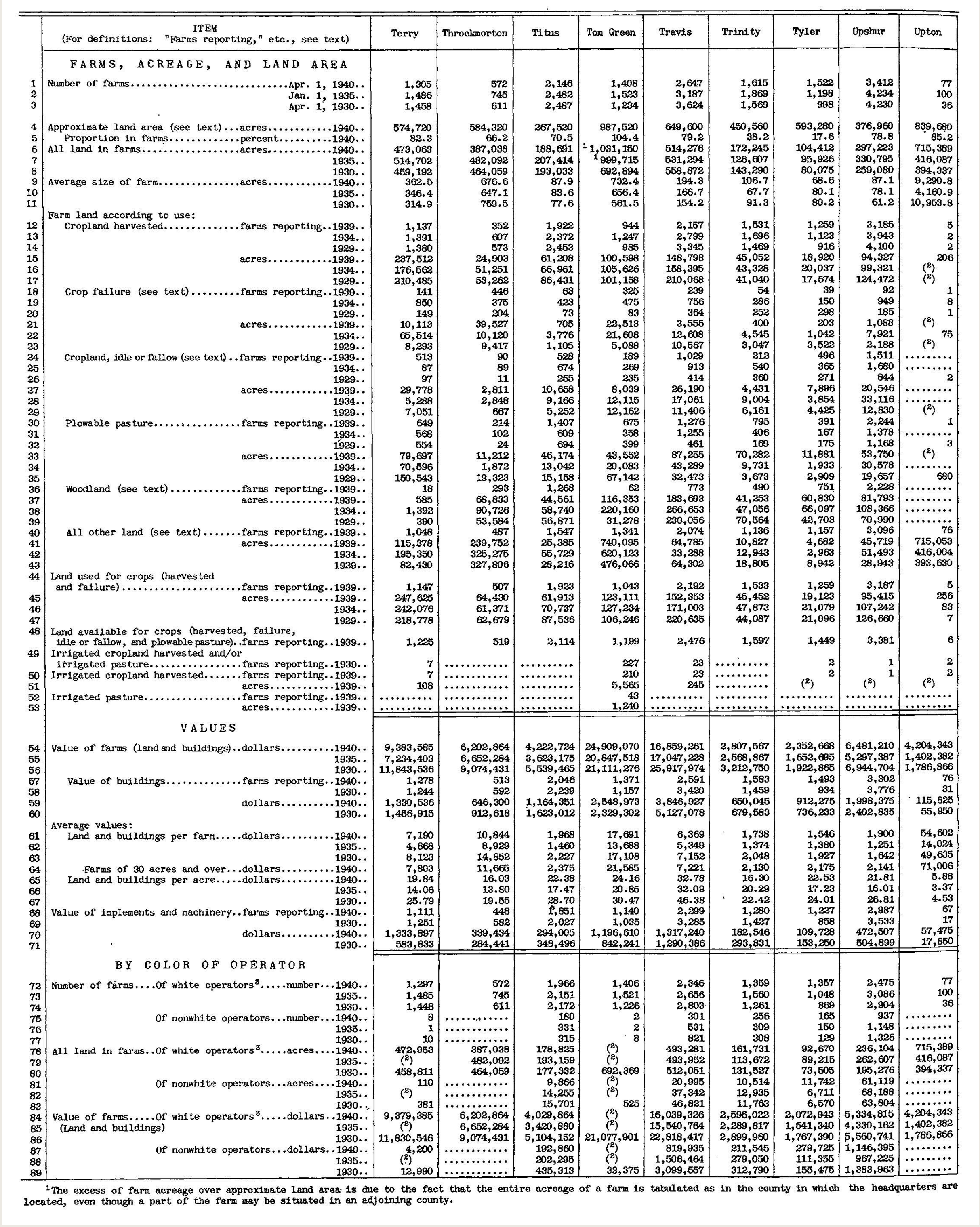
With rising global tensions in the late 1930s and 1940, the United States escalated military preparedness in preparation for another potential World War. The military prioritized locations with existing rail and highway connections—like San Angelo—for new military installations. The flat terrain surrounding San Angelo also proved desirable for airfield construction, and "Goodfellow Field" opened in 1940, located southeast of downtown.[85] The field's mission focused on training bombardier pilots.[86] 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.[87]

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.[88] 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.[89]

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.[90] As a result, downtown San Angelo remained the primary commercial district for a multi-county area. Photographs form 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).[91] 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).[92] 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.”[93] 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.[94] 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.[95] 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.



	ITEM (For definitions: "Farms reporting," etc., see text)	Terry	Throckmorton	Titus	Tom Green	Travis	Trinity	Tyler	Upshur	Upton
	FARMS, ACREAGE, AND LAND AREA									
1	Number of farms............................Apr. 1, 1940..	1,305	572	2,146	1,408	2,647	1,615	1,522	3,412	77
2	Jan. 1, 1935..	1,486	745	2,482	1,523	3,187	1,869	1,198	4,234	100
3	Apr. 1, 1930..	1,458	611	2,487	1,234	3,624	1,569	998	4,230	36
4	Approximate land area (see text)...acres...........1940..	574,720	584,320	267,520	987,520	649,600	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]1,031,150	514,276	172,245	104,412	297,223	715,389
7	1935..	514,702	482,092	207,414	[1]999,715	531,294	126,607	95,926	330,795	416,087
8	1930..	459,192	464,059	193,033	692,894	558,872	143,290	80,075	259,080	394,337
9	Average size of farm..............acres...........1940..	362.5	676.6	87.9	732.4	194.3	106.7	68.6	87.1	9,290.8
10	1935..	346.4	647.1	83.6	656.4	166.7	67.7	80.1	78.1	4,160.9
11	1930..	314.9	759.5	77.6	561.5	154.2	91.3	80.2	61.2	10,953.8
	Farm land according to use:									
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	1,696	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	61,208	100,598	148,798	45,052	18,920	94,327	206
16	1934..	176,562	51,251	66,961	105,626	158,395	43,328	20,037	99,321	(2)
17	1929..	210,485	53,262	86,431	101,158	210,068	41,040	17,574	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	756	286	150	949	8
20	1929..	149	204	73	83	364	252	298	185	1
21	acres...........1939..	10,113	39,527	705	22,513	3,555	400	203	1,088	(2)
22	1934..	65,514	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	10,567	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	....
25	1934..	87	89	674	269	913	540	365	1,680	....
26	1929..	97	11	255	235	414	360	271	844	2
27	acres...........1939..	29,778	2,811	10,658	8,039	26,190	4,431	7,896	20,546	....
28	1934..	5,288	2,848	9,166	12,115	17,061	9,004	3,854	33,116	....
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	1,378	....
32	1929..	554	24	694	399	461	169	175	1,168	3
33	acres...........1939..	79,697	11,212	46,174	43,552	87,255	70,282	11,881	53,750	(2)
34	1934..	70,596	1,872	13,042	20,083	43,289	9,731	1,933	30,578	....
35	1929..	150,543	19,323	15,158	67,142	32,473	3,673	2,909	19,657	680
36	Woodland (see text)............farms reporting..1939..	18	293	1,268	62	773	490	751	2,228	....
37	acres...........1939..	585	68,833	44,561	116,353	183,693	41,253	60,830	81,793	....
38	1934..	1,392	90,726	58,740	220,160	266,653	47,056	66,097	108,366	....
39	1929..	390	53,584	56,871	31,278	230,056	70,564	42,703	70,990	....
40	All other land (see text).......farms reporting..1939..	1,048	487	1,547	1,341	2,074	1,136	1,157	3,096	76
41	acres...........1939..	115,378	239,752	25,385	740,095	64,785	10,827	4,682	45,719	715,053
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	acres...........1939..	247,625	64,430	61,913	123,111	152,353	45,452	19,123	95,415	256
46	1934..	242,076	61,371	70,737	127,234	171,003	47,873	21,079	107,242	83
47	1929..	218,778	62,679	87,536	106,246	220,635	44,087	21,096	126,660	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	Irrigated cropland harvested.......farms reporting..1939..	7	....	....	210	23	....	2	1	2
51	acres...........1939..	108	....	....	5,565	245	....	(2)	(2)	(2)
52	Irrigated pasture.................farms reporting..1939..	....	....	....	43	....	....	....	....	....
53	acres...........1939..	....	....	....	1,240	....	....	....	....	....
	VALUES									
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	6,652,284	3,623,175	20,847,518	17,047,228	2,568,867	1,652,695	5,297,387	1,402,382
56	1930..	11,843,536	9,074,431	5,539,465	21,111,276	25,917,974	3,212,750	1,922,865	6,944,704	1,786,866
57	Value of buildings.............farms reporting..1940..	1,278	513	2,046	1,371	2,591	1,583	1,493	3,302	76
58	1930..	1,244	592	2,239	1,157	3,420	1,459	934	3,776	31
59	dollars.........1940..	1,330,536	646,300	1,164,351	2,548,973	3,846,927	650,045	912,275	1,998,375	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	55,950
	Average values:									
61	Land and buildings per farm.....dollars.........1940..	7,190	10,844	1,968	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	1,251	14,024
63	1930..	8,123	14,852	2,227	17,108	7,152	2,048	1,927	1,642	49,635
64	Farms of 30 acres and over...dollars.........1940..	7,803	11,665	2,375	21,585	7,221	2,130	2,175	2,141	71,006
65	Land and buildings per acre.....dollars.........1940..	19.84	16.03	22.38	24.16	32.78	16.30	22.53	21.81	5.88
66	1935..	14.06	13.80	17.47	20.85	32.09	20.29	17.23	16.01	3.37
67	1930..	25.79	19.55	28.70	30.47	46.38	22.42	24.01	26.81	4.53
68	Value of implements and machinery..farms reporting..1940..	1,111	448	1,851	1,140	2,299	1,280	1,227	2,987	67
69	1930..	1,251	582	2,027	1,035	3,285	1,427	858	3,533	17
70	dollars.........1940..	1,333,897	339,434	294,005	1,196,610	1,317,240	182,546	109,728	472,507	57,475
71	1930..	583,833	284,441	348,496	842,241	1,290,386	293,831	153,250	504,899	17,850
	BY COLOR OF OPERATOR									
72	Number of farms....Of white operators[3].....number...1940..	1,297	572	1,966	1,406	2,346	1,359	1,357	2,475	77
73	1935..	1,485	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	....
76	1935..	1	....	331	2	531	309	150	1,148	....
77	1930..	10	....	315	8	821	308	129	1,326	....
78	All land in farms..Of white operators[3].....acres....1940..	472,953	387,038	178,825	(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	195,276	394,337
81	Of nonwhite operators...acres....1940..	110	....	9,866	(2)	20,995	10,514	11,742	61,119	....
82	1935..	(2)	....	14,255	(2)	37,342	12,935	6,711	68,188	....
83	1930..	381	....	15,701	525	46,821	11,763	6,570	63,804	....
84	Value of farms.....Of white operators[3].....dollars..1940..	9,379,385	6,202,864	4,029,864	(2)	16,039,326	2,596,022	2,072,943	5,334,815	4,204,343
85	(Land and buildings) 1935..	(2)	6,652,284	3,420,880	(2)	15,540,764	2,289,817	1,541,340	4,330,162	1,402,382
86	1930..	11,830,546	9,074,431	5,104,152	21,077,901	22,818,417	2,899,960	1,767,390	5,560,741	1,786,866
87	Of nonwhite operators...dollars..1940..	4,200	....	192,860	(2)	819,935	211,545	279,725	1,146,395	....
88	1935..	(2)	....	202,295	(2)	1,506,464	279,050	111,355	967,225	....
89	1930..	12,990	....	435,313	33,375	3,099,557	312,790	155,475	1,383,963	....

[1] 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.

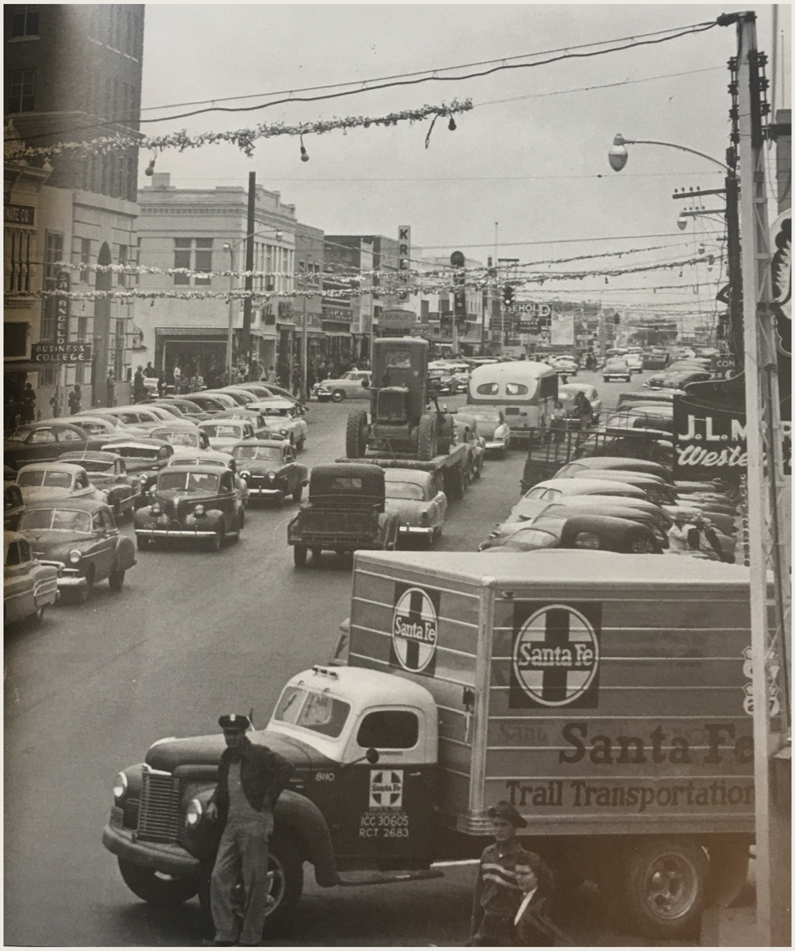

SAN ANGELO BUSINESS COLLEGE
KRESS
J.L.M
Weste
Santa Fe
Santa Fe
Santa Fe
Trail Transportation
ICC 30605
RCT 2683

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.

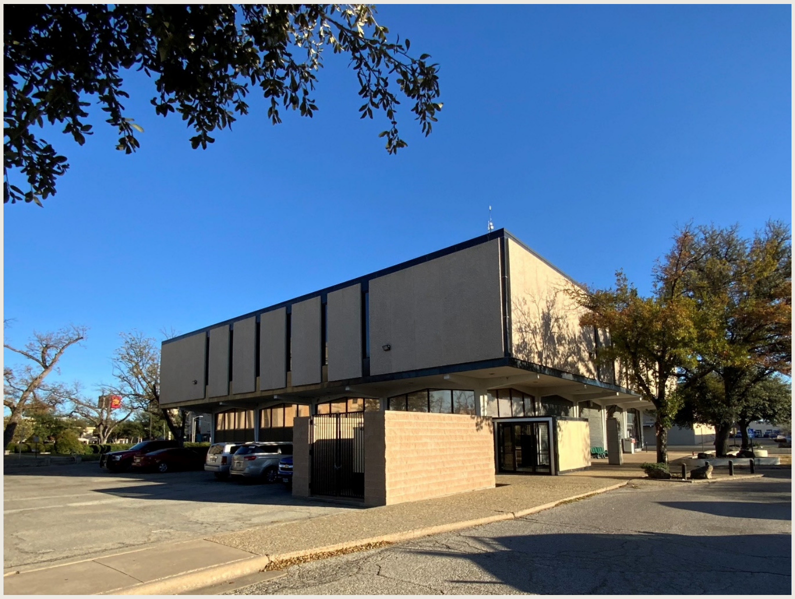


Figure 2-25. First National Bank at 124 W. Beauregard Avenue, designed by Pierce and Pierce, architects of Houston with local architectural firm Lovett and Sellers and construction firm Templeton and Cannon (1960). Photo by HHM, 2020.

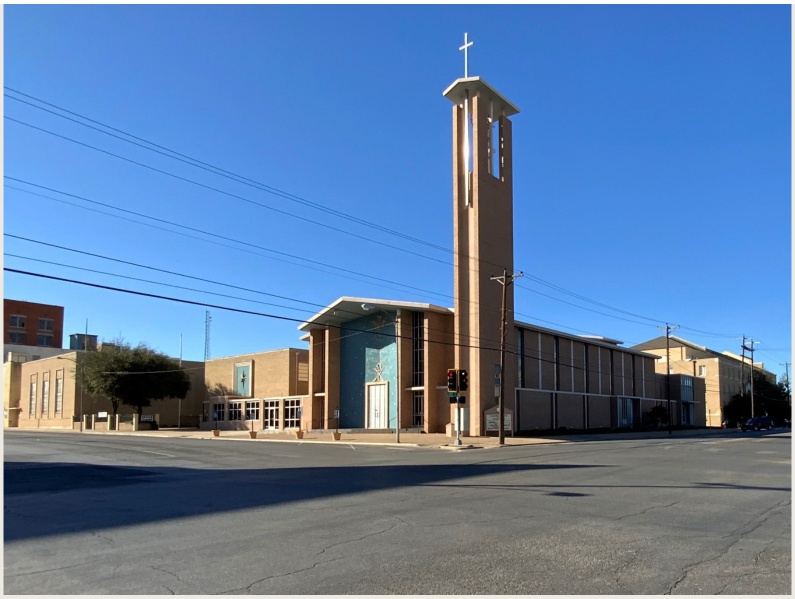


Figure 2-26. Sacred Heart Catholic Church, 19 S. Oakes Street, designed by Henry Steinbomber, constructed by Templeton and Cannon (1960-1961). Photo by HHM, 2020.

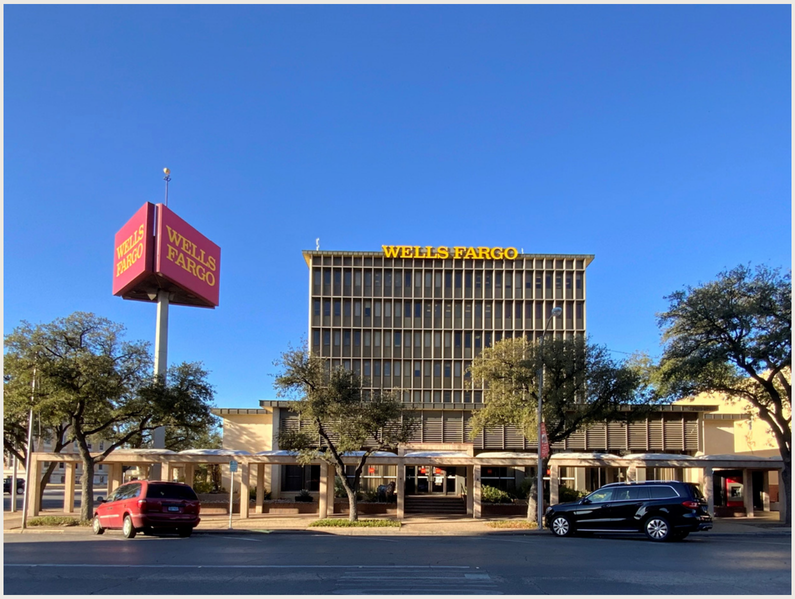


Figure 2-27. Central National Bank (now Wells Fargo Bank), 36 W. Beauregard Avenue, designed by Ford, Powell, and Carson (1967). Photo by HHM, 2020.

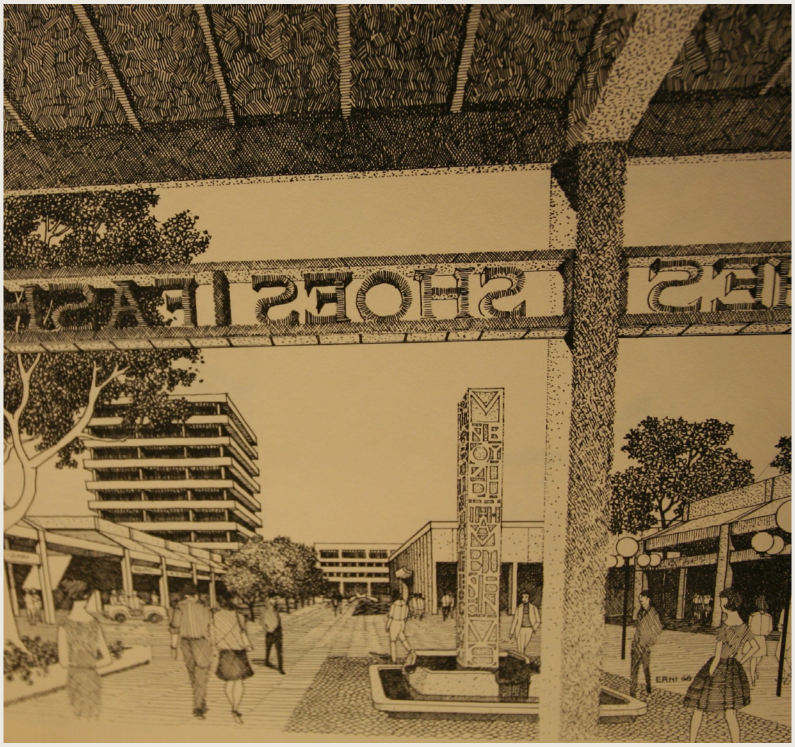


Figure 2-28. Rendering of the pedestrian mall proposed for downtown San Angelo (never realized). Source: Victor Gruen Associates, "General Development Plan for the Central Area of San Angelo, Texas: Draft Summary Report," prepared for the City of San Angelo, 1968, from the San Angelo Public Library.

NOTES

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[1] John C. Henderson, "Tom Green County," *Handbook of Texas Online*, accessed November 2, 2020, https://www.tshaonline.org/handbook/entries/tom-green-county.

[2] City of San Angelo, "San Angelo Transportation Plan, 1964-1985," 30, from the San Angelo Public Library.

[3] Julia Cauble Smith, "Concho River," *Handbook of Texas Online*, accessed November 23, 2020, https://www.tshaonline.org/handbook/entries/concho-river.

[4] 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.

[5] Henderson, "Tom Green County."

[6] 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."

[7] "Franciscan Missionaries in Texas before 1690," *Texas Almanac*, accessed November 24, 2020, https://texasalmanac.com/topics/history/franciscan-missionaries-texas-1690-0.

[8] "Missionaries," Bob Bullock Museum of Texas History, accessed November 24, 2020, https://www.thestoryoftexas.com/.

[9] Smith, "Concho River."

[10] "Franciscan Missionaries in Texas before 1690."

[11] Henderson, "Tom Green County."

[12] "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.

[13] 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).

[14] Terry Jordan, *German Seed in Texas Soil* (Austin: University of Texas Press, 1975), 45-51.

[15] "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.

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[16] "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.

[17] "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.

[18] "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.

[19] Arnoldo 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.

[20] 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/.

[21] Saltarelli, "Phase I Survey of Historic Resources," 14.

[22] Diana J. Kleiner, "Tankersley, TX," *Handbook of Texas Online*, accessed March 17, 2021, https://www.tshaonline.org/handbook/entries/tankersley-tx.

[23] "Richard Franklin Tankersley," Ancestry online database, accessed March 17, 2021.

[24] "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.

[25] "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."

[26] Saltarelli, "Phase I Survey of Historic Resources," 14.

[27] Saltarelli, "Phase I Survey of Historic Resources," 14; Henderson, "Tom Green County."

[28] Henderson, "Tom Green County."

[29] 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.

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[31] 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.

[32] Waring, "Ben Ficklin, TX."

[33] Saltarelli, "Phase I Survey of Historic Resource," 15.

[34] Henderson, "Tom Green County."

[35] Henderson, "Tom Green County;"

[36] "Search Results from Historical Records [Bart DeWitt, Tom Green County, 1850-188], FamilySearch online database, accessed March 17, 2021.

[37] De León, *San Angeleño*, 18-19; Virginia McKimmon Noelke, *Early San Angelo* (Charleston, SC: Arcadia Publishing, 2011), 51.

[38] Saltarelli, "Phase I Survey of Historic Resources," 15-16.

[39] Saltarelli, "Phase I Survey of Historic Resources," 15; De León, *San Angeleño*s, 19.

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[46] Saltarelli, "Phase I Survey of Historic Resources," 15-16.

[47] DeLeon, *San Angeleños*, 26.

[48] De León, *San Angeleños*, 18-19.

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[58] Saltarelli, "Phase I Survey of Historic Resource," 17.

[59] Noelke, *Early San Angelo*, 39-41.

[60] 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.

[61] Saltarelli, "Phase I Survey of Historic Resources," 18; Sanborn Fire Insurance Maps of San Angelo, 1913, Sheet 5.

[62] Saltarelli, "Phase I Survey of Historic Resources," 19; Livingston, "Historic Resources of San Angelo," 8-2.

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[64] 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.

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[66] DeLeon, *San Angeleños*, 48, 68.

[67] DeLeon, *San Angeleños*, 26.

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[81] Henderson, "Tom Green County."

[82] Hobbs, *The Substance of Change*, 35.

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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

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

Seven Aspects of Integrity

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

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

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

Individual Listings within a Historic District

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

CITY OF SAN ANGELO CRITERIA

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.[1] As a result, HHM's recommendations for local Historic Overlay Zoning are nearly identical to National Register recommendations. The few exceptions stem from buildings that previously were zoned as individual local landmarks but 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.

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[1] For additional detail, see Municode, accessed March 11, 2021,

PRESERVATION PRIORITY RANKING

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

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

High Priority

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

High priority resources that remain in situ may have undergone minimal alterations since their 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_AZOOR_ART2DERE_S211HIOVZO.

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

Medium Priority

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

Low Priority

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

SURVEY FINDINGS

This section presents a summary of the findings of the Historic Resources Survey of downtown San Angelo. During November and December of 2020, HHM surveyed and documented 389 resources. After completing fieldwork, HHM conducted research and updated survey data to reflect research findings. HHM then evaluated surveyed resources for eligibility for historic designation – both for listing in the National Register of Historic Places and local City of San Angelo Historic Overlay Zoning. Professionals exceeding the *Secretary of the Interior's Professional Qualification Standards* (36 CFR 61) made all evaluations, carefully following San Angelo's historic preservation ordinance and the National Register Criteria.[2] Key findings of HHM's survey and analysis are discussed below.

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

For further detail regarding all recommendations, see the Maps of Surveyed Resources (Appendix A), Inventory of Surveyed Resources (Appendix B), the Texas Historic Resources Survey Forms for High 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%

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[2] 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_AZOOR_ART2DERE_S211HIOVZO.

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%

Table 3-2. Preservation priority ranking counts.

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

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%
TOTAL	70	100%	75	99%

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

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%

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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%
TOTAL	**389**	**100%**

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Table 3-6. List of High priority resources and prior designations.[3]

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	

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[3] NRHP=National Register of Historic Places, OTHM=Official Texas Historical Marker, RTHL=Registered Texas Historic Landmark, LL=Local Landmark.

Table 3-6. List of High priority resources and prior designations.[3]

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.[3]

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	

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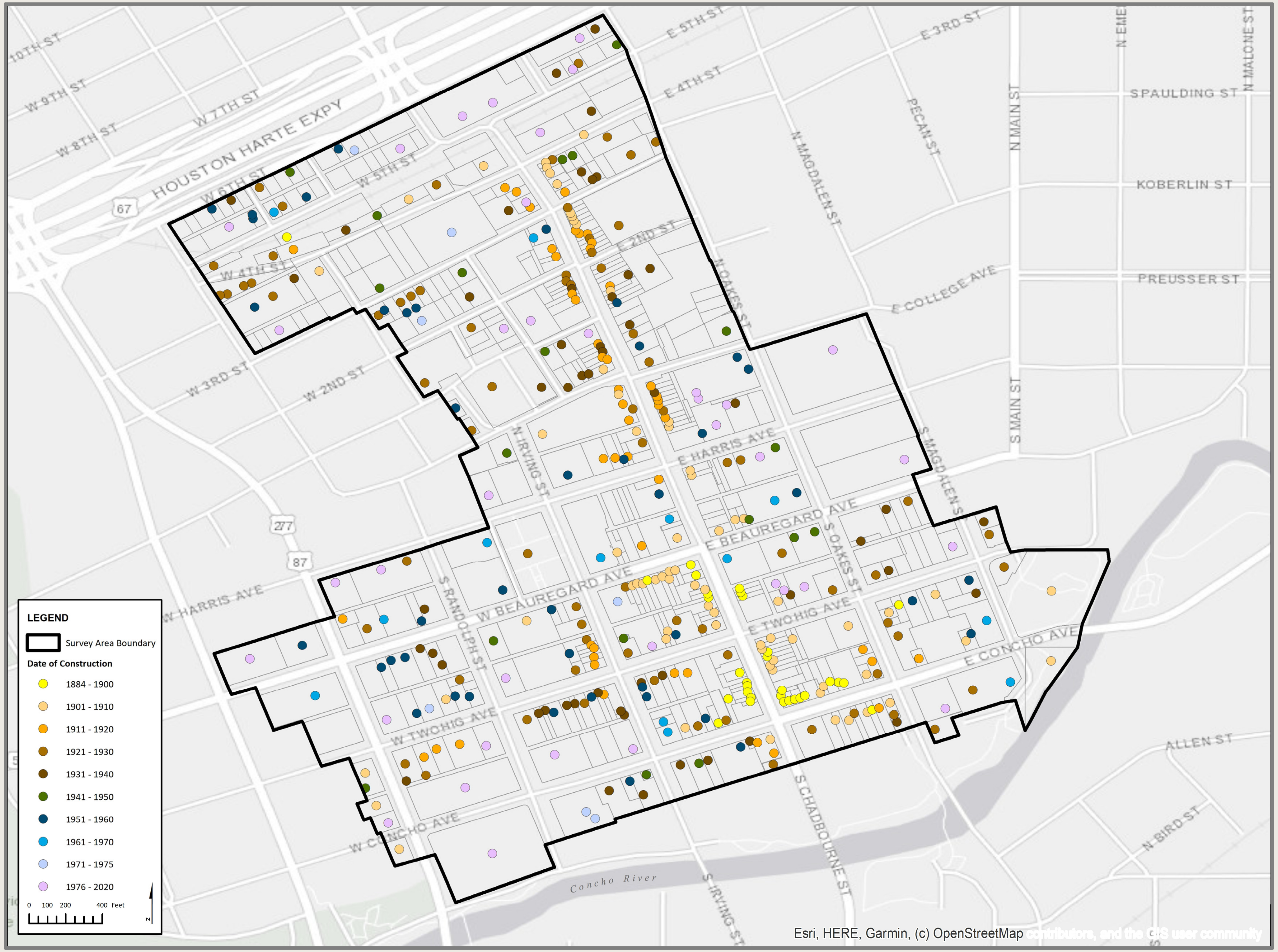
10TH ST
W 9TH ST
W 8TH ST
W 7TH ST
HOUSTON HARTE EXPY
67
W 6TH ST
W 5TH ST
W 4TH ST
W 3RD ST
W 2ND ST
E 5TH ST
E 4TH ST
E 3RD ST
E 2ND ST
N OAKS ST
N MAGDALEN ST
PECAN ST
N MAIN ST
N EMERSON ST
N MALONE ST
SPAULDING ST
KOBERLIN ST
PREUSSER ST
E COLLEGE AVE
S MAIN ST
S MAGDALEN ST
N IRVING ST
E HARRIS AVE
E BEAUREGARD AVE
S OAKS ST
E TWOHIG AVE
E CONCHO AVE
277
87
W HARRIS AVE
S RANDOLPH ST
W BEAUREGARD AVE
W TWOHIG AVE
W CONCHO AVE
S CHADBOURNE ST
S IRVING ST
Concho River
ALLEN ST
N BIRD ST
LEGEND
Survey Area Boundary
Date of Construction
1884 - 1900
1901 - 1910
1911 - 1920
1921 - 1930
1931 - 1940
1941 - 1950
1951 - 1960
1961 - 1970
1971 - 1975
1976 - 2020
0 100 200 400 Feet
N
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

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

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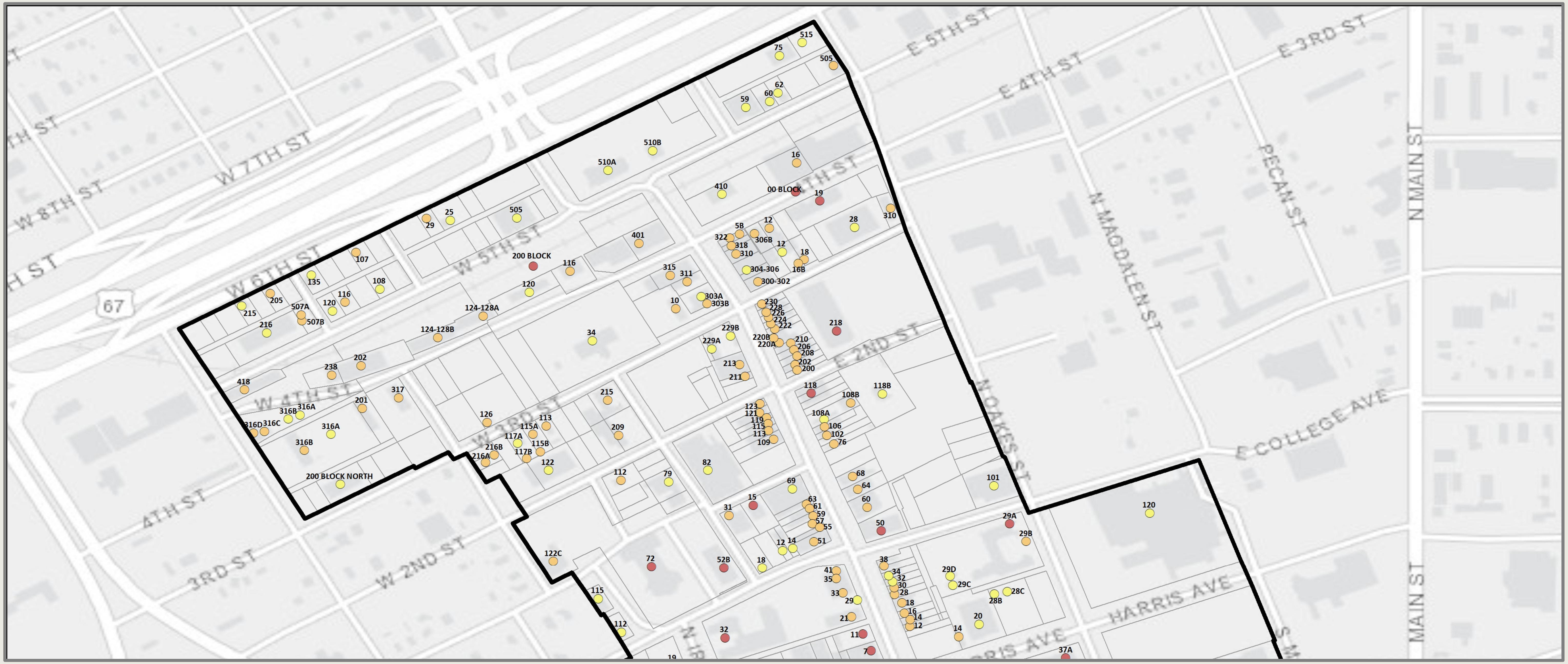
W 8TH ST
W 7TH ST
W 6TH ST
W 5TH ST
W 4TH ST
W 3RD ST
4TH ST
3RD ST
W 2ND ST
E 5TH ST
E 4TH ST
E 3RD ST
E 2ND ST
E COLLEGE AVE
HARRIS AVE
N MAGDALEN ST
PECAN ST
N MAIN ST
S MAIN ST
N OAKES ST
67
515
75
505
62
60
59
510B
510A
16
410
00 BLOCK
19
310
28
505
25
29
401
200 BLOCK
116
107
135
108
116
120
205
215
507A
507B
216
120
124-128A
124-128B
34
315
311
10
303A
303B
229B
229A
218
238
202
418
317
201
316A
316B
316C
316D
126
215
209
113
115A
115B
117A
117B
216A
216B
122
112
79
82
200 BLOCK NORTH
122C
72
52B
115
112
32
19
118
108B
118B
108A
106
102
76
68
64
60
50
101
120
29A
29B
69
15
31
63
61
59
57
55
51
12
14
18
41
35
33
29
21
11
7
38
34
32
30
28
18
16
14
12
29D
29C
28B
28C
20
14
37A
322
5B
12
306B
318
310
304-306
300-302
12
18
16B
230
228
226
224
222
220B
220A
210
206
208
202
200
213
211
123
121
119
115
113
109

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

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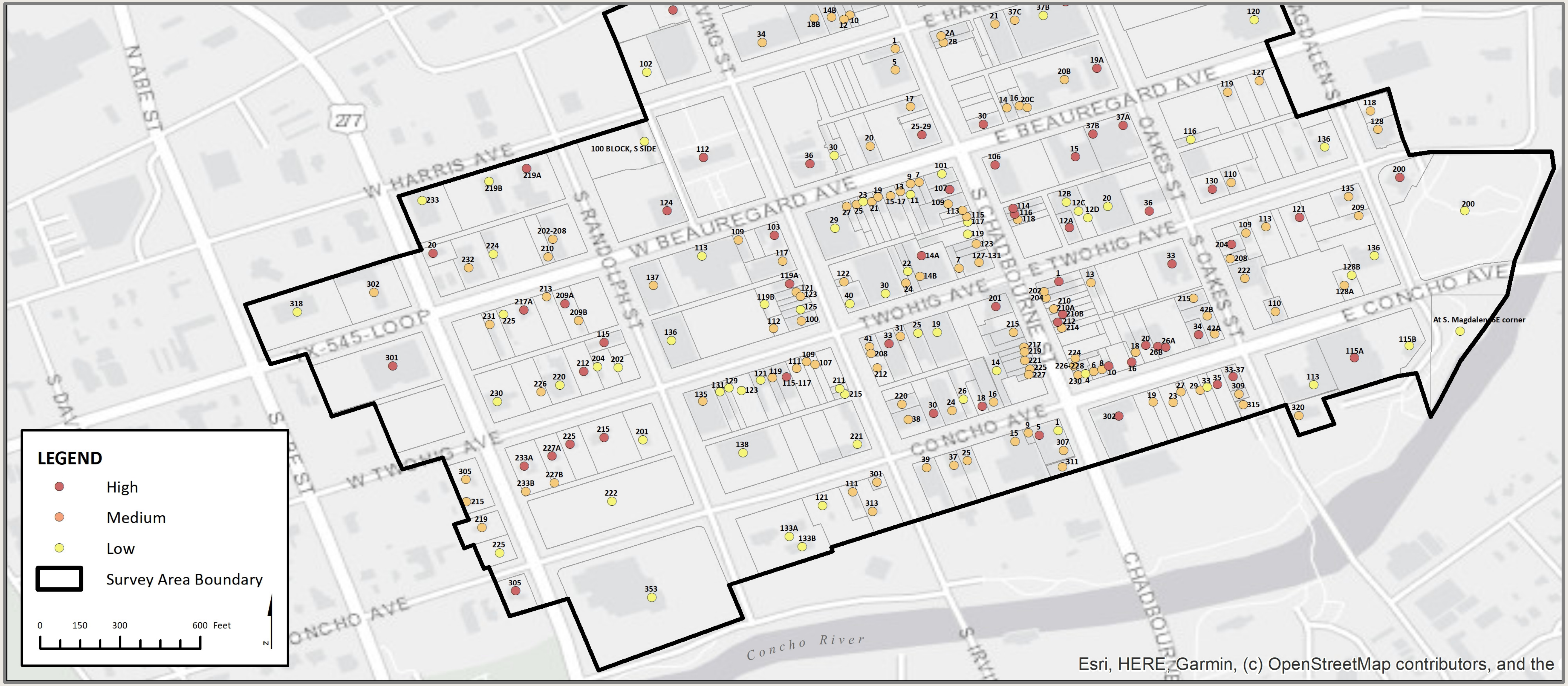
LEGEND
● High
● Medium
● Low
Survey Area Boundary
0 150 300 600 Feet
N
W HARRIS AVE
E HARRIS
W BEAUREGARD AVE
E BEAUREGARD AVE
TWOHIG AVE
E TWOHIG AVE
W TWOHIG AVE
CONCHO AVE
E CONCHO AVE
TX-545-LOOP
N ABE ST
S ABE ST
S RANDOLPH ST
S CHADBOURNE ST
CHADBOURNE
S OAKES ST
OAKES ST
S IRVING
S MAGDALEN S
S DAVID
277
Concho River
100 BLOCK, S SIDE
At S. Magdalen SE corner
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the

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

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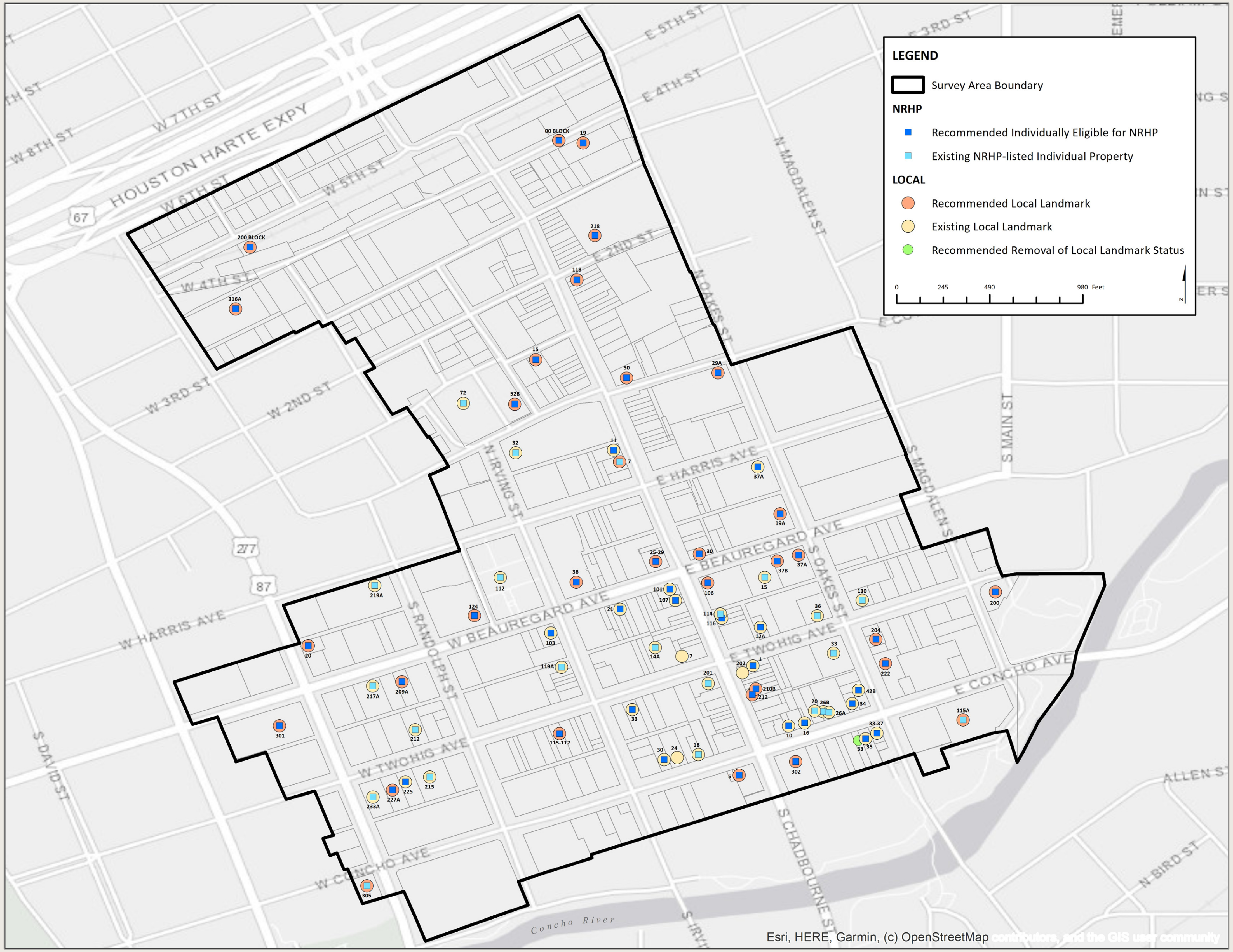
LEGEND
Survey Area Boundary
NRHP
Recommended Individually Eligible for NRHP
Existing NRHP-listed Individual Property
LOCAL
Recommended Local Landmark
Existing Local Landmark
Recommended Removal of Local Landmark Status
0
245
490
980 Feet
N
HOUSTON HARTE EXPY
W 8TH ST
W 7TH ST
W 6TH ST
W 5TH ST
W 4TH ST
W 3RD ST
W 2ND ST
E 5TH ST
E 4TH ST
E 3RD ST
E 2ND ST
N MAGDALEN ST
N OAKS ST
N IRVING ST
S MAIN ST
S MAGDALEN ST
S OAKS ST
S RANDOLPH ST
S CHADBOURNE ST
S DAVID ST
E HARRIS AVE
W HARRIS AVE
E BEAUREGARD AVE
W BEAUREGARD AVE
E TWOHIG AVE
W TWOHIG AVE
E CONCHO AVE
W CONCHO AVE
ALLEN ST
N BIRD ST
Concho River
67
277
87
00 BLOCK
19
200 BLOCK
218
118
316A
15
50
29A
72
52B
32
11
7
37A
19A
30
25-29
37B
37A
36
15
130
200
124
219A
112
101
107
21
106
114
116
36
12A
204
20
103
14A
7
33
222
119A
202
4
201
217A
209A
210B
212
428
20
26B
26A
34
115A
301
212
33
10
16
33-37
33
35
115-117
30
24
18
5
302
W
225
215
233A
227A
305
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

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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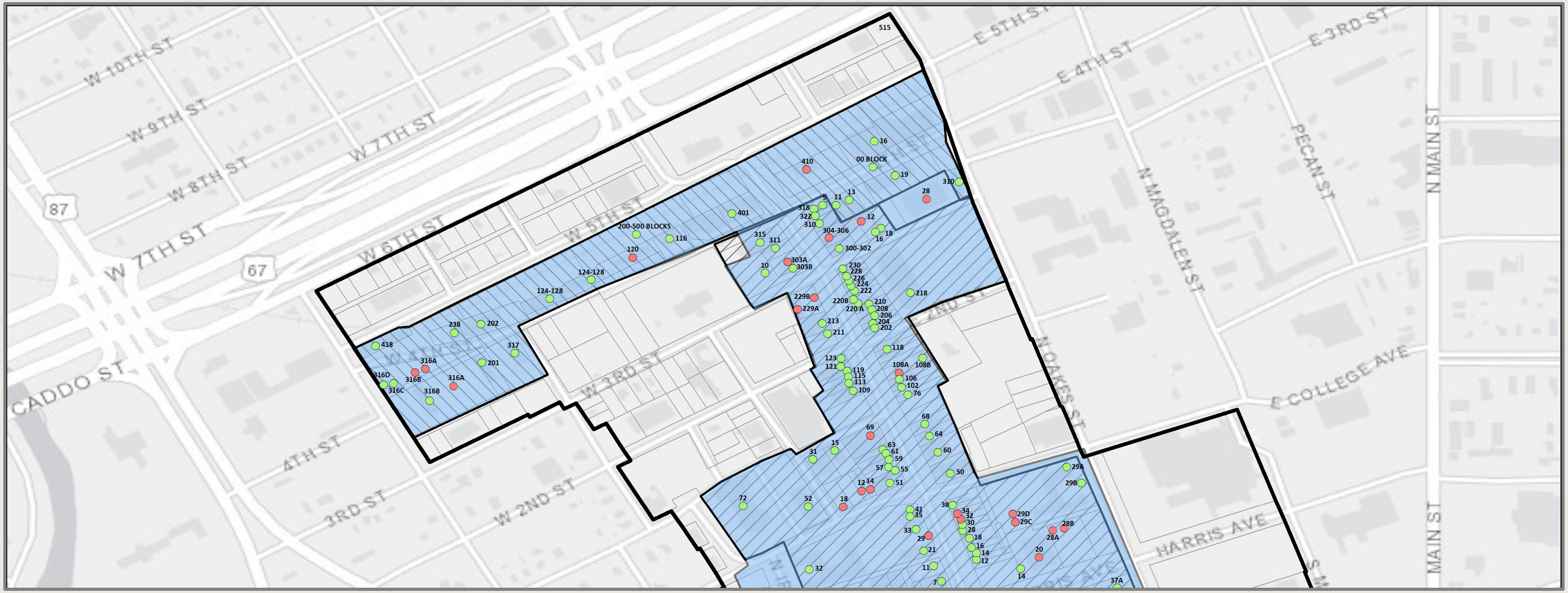
W 10TH ST
W 9TH ST
W 8TH ST
W 7TH ST
W 7TH ST
W 6TH ST
W 5TH ST
W 3RD ST
4TH ST
3RD ST
W 2ND ST
2ND ST
CADDO ST
87
67
E 5TH ST
E 4TH ST
E 3RD ST
N MAGDALEN ST
PECAN ST
N MAIN ST
MAIN ST
N OAKES ST
E COLLEGE AVE
HARRIS AVE
515
16
00 BLOCK
19
410
310
28
13
5
11
318
322
310
12
401
200-500 BLOCKS
116
304-306
18
16
315
311
300-302
120
303A
303B
10
124-128
230
228
226
224
222
229B
229A
220B
220 A
210
208
206
204
202
218
124-128
238
202
213
211
418
317
316A
201
118
123
121
119
115
113
109
108A
108B
106
102
76
316D
316C
316B
316B
316A
68
69
64
15
63
61
59
57
55
31
60
50
29A
29B
12
14
51
72
52
18
41
35
38
34
32
30
28
29D
29C
28B
28A
33
29
18
16
14
12
20
21
32
11
7
14
37A

Figure 3-4-a. Graphic depiction of the boundaries of recommended historic districts -- both National Register listing and local Historic Overlay Zoning (northern section). 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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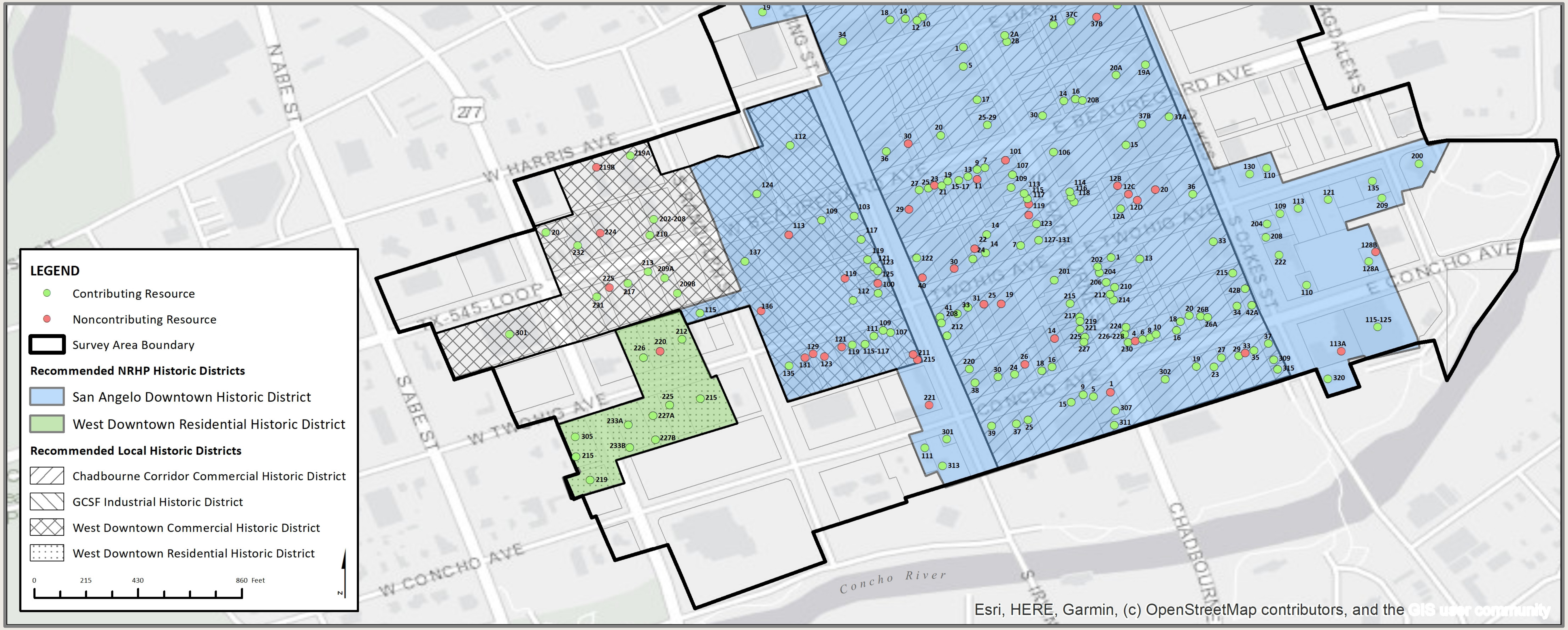
LEGEND
● Contributing Resource
● Noncontributing Resource
Survey Area Boundary
Recommended NRHP Historic Districts
San Angelo Downtown Historic District
West Downtown Residential Historic District
Recommended Local Historic Districts
Chadbourne Corridor Commercial Historic District
GCSF Industrial Historic District
West Downtown Commercial Historic District
West Downtown Residential Historic District
0
215
430
860 Feet
N
W HARRIS AVE
N ABE ST
277
TX-545-LOOP
S ABE ST
W TWOHIG AVE
W CONCHO AVE
Concho River
CHADBOURNE
E BEAUREGARD AVE
E TWOHIG AVE
E CONCHO AVE
S OAKES ST
MAGDALEN S
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Figure 3-4-b. Graphic depiction of the boundaries of recommended historic districts -- both National Register listing and local Historic Overlay Zoning (southern section). 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.[1] 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.[2] 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.

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[1] 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.

[2] 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.

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.[3]

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

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[3] 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).

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

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 PROPERTIES	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 PROPERTIES 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

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(DEC) 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(DEC) 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	EGGEMEYER 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	EGGEMEYER BOBBY J & KAREN J	35 E CONCHO AVE, 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
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 CHRCH	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

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.

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 & RENEE & 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

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 PROPERTIES	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 PARTNERSHIP	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 PROPERTIES LP	1326 KENWOOD DR, 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
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(DEC) REVOCABLE TRUST	26 W CONCHO AVE, 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
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(DEC) 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	EGGEMEYER 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	EGGEMEYER 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

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 CHRCH	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

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 PARTNERSHIP	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.

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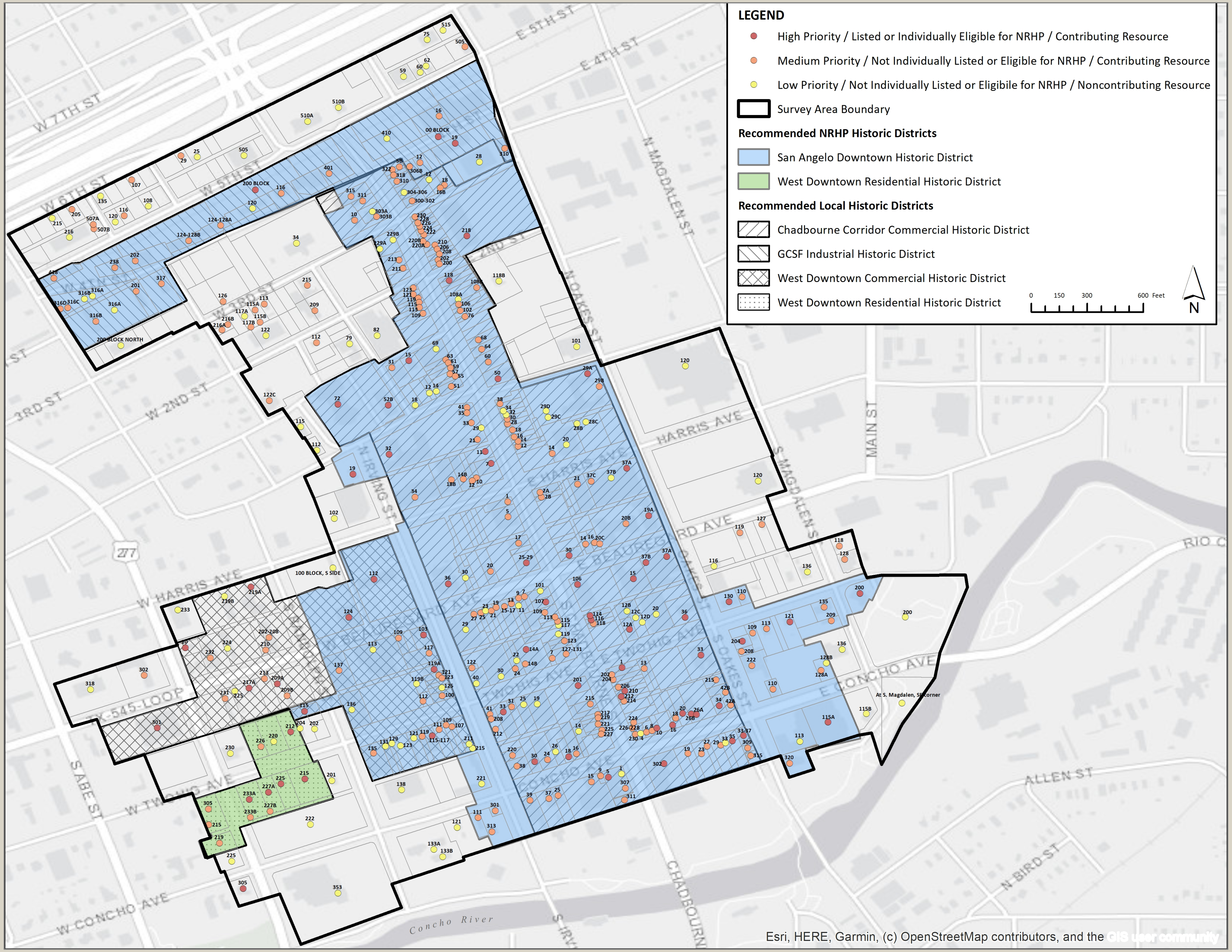
LEGEND
● High Priority / Listed or Individually Eligible for NRHP / Contributing Resource
● Medium Priority / Not Individually Listed or Eligible for NRHP / Contributing Resource
● Low Priority / Not Individually Listed or Eligibile for NRHP / Noncontributing Resource
☐ Survey Area Boundary
Recommended NRHP Historic Districts
🟦 San Angelo Downtown Historic District
🟩 West Downtown Residential Historic District
Recommended Local Historic Districts
▨ Chadbourne Corridor Commercial Historic District
▨ GCSF Industrial Historic District
▦ West Downtown Commercial Historic District
⬚ West Downtown Residential Historic District
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MAIN ST
S MAGDALEN ST
RD AVE
E BEAUREGARD AVE
BEAUREGARD AVE
TWOHIG AVE
W TWOHIG AVE
S OAKES ST
E CONCHO AVE
CONCHO AVE
W CONCHO AVE
US-87
277
S ABE ST
S IRVING
CHADBOURNE
RIO C
ALLEN ST
N BIRD ST
Concho River
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

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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