

United States Department of the Interior
National Park Service**National Register of Historic Places Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of PropertyHistoric name: Edmond Ice Company

Other names/site number: _____

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. LocationStreet & number: 101 – 109 West Second StreetCity or town: Edmond State: Oklahoma County: OklahomaNot For Publication: ☐ Vicinity: ☐**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria.

I recommend that this property be considered significant at the following level(s) of significance:

___national ___statewide Xlocal

Applicable National Register Criteria:

XA ___B ___C ___D

Signature of certifying official/Title:**Date**_____
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official:**Date**_____
Title :**State or Federal agency/bureau
or Tribal Government**

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4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private: ☒
- Public – Local ☐
- Public – State ☐
- Public – Federal ☐

Category of Property

(Check only **one** box.)

- Building(s) ☒
- District ☐
- Site ☐
- Structure ☐
- Object ☐

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>1</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>1</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>2</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

AGRICULTURE/SUBSISTANCE: Processing

AGRICULTURE/SUBSISTANCE: Agricultural Outbuilding

Current Functions

(Enter categories from instructions.)

VACANT/NOT IN USE

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS: Commercial Style

Materials: (enter categories from instructions.)

Principal exterior materials of the property: BRICK

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Edmond Ice Company complex is located at 101-109 West Second Street, just west of the City of Edmond's downtown core and the railroad tracks. Construction on the complex began in 1909, with significant additions in the 1920s and 1930s. On the east side of the complex there is an asymmetrical commercial style, 4,000 square foot, single story brick and stone clad creamery and ice house attached to a two-story brick bottling works. On the west side are the single story rock face concrete block stable, of no distinctive style and used for the care of the delivery horses and wagons. A modern, metal, light industrial building is on the far west side of the property near the stable. There is significant commercial development to the west of the property, light industrial development to the north beyond the alley, as well as commercial development along Second Street/Edmond Road to the southeast and southwest.

Narrative Description

The Edmond Ice Company began its physical presence in 1909 at 101 West Second Street on Lots 1 through 3 of Block 60 with an ice house including a detached iron chimney and a detached storage building. By 1922, operations had expanded south into a creamery addition. Reference to company wagons in newspaper advertisements of the 1920s confirm the use of horse and wagon for delivering ice to the company's clients. By 1929 the company owned Lots 1-16 of Block 60, the entire south half of the block. The 1931 Sanborn map illustrates a bottling works addition on the west side of the creamery and a large addition to the north increasing ice

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making production capacity to 30 tons. The 1949 edition of the Sanborn fire insurance maps reflects a reduced building size, which is the same shape and size of the building extant in 2016. The large ice production and storage addition from the 1930s is gone. The remaining building includes the creamery and bottling works areas and a portion of the 1909 and 1930 ice house (ice storage area) to the north. There are some concrete foundation and slab remnants on site that reflect the larger building size no longer extant. By 1944, the Edmond Ice Company was closed and all associated property had been sold.

The Edmond Ice Company is represented by the remaining buildings on Lots 1-10 of Block 60, Edmond City Original Subdivision, in a light industrial area and is at the very east end of West Second Street before it turns north intersected by West First Street and ending at West Main Street. The property is bordered to the north by an alley. A railyard and multiple railroad tracks define the border to the east. The south border is defined by West Second Street and beyond the west boundary are other light industrial commercial properties.

1. **101 West Second Street.** 1909, 1921, 1930, 1944. Contributing.

The 4,043 square foot building is the primary historic building that remains of the Edmond Ice Company. Predominantly one story with southwest portion originally two stories, the building is built in the Commercial Style. It was constructed, added to and subtracted from between 1909 and 1944. The overall shape of the building is rectilinear and irregular. Most of the exterior walls are finished with red face brick on the exterior which is combined with concrete block on the inside. The roof is a series of pitched roofs finished with a composition material.

Façade

The south facing façade is nearly parallel with West Second Street. The façade is red brick in running and common bonds, is about 20 feet tall from the grade and is divided into five sections. The east three, equal in width, sections relate to the Creamery (1921) portion of the building. The west two sections relate to the Bottling Works (1930) portion of the building are equal in width to each other and smaller than the sections of the Creamery. Brick pilasters articulate the divisions of bays on the façade. The pilasters extend for the entire height of the façade from the ground to the top of the parapet. The horizontal parapet extends above the composition roof by about one foot at the ridge of the pitched roof which makes it about five feet above the roof at the eave. There are three rows of common and running course bonds that comprise the façade's modest corbeled brick cornice.

There is a distinct color variation between the parapet and the rest of the brick façade with the parapet brick of a blend of darker brownish brick and the lower brick mostly red. The brickwork under the large awning, that visually bisects the façade horizontally, appears different to the brick above the awning largely because of the more pronounced mortar joints. This condition may result from the protection afforded the brick below the awning. The sloped roof, wood framed, awning extends the length of the façade except for the westernmost bay. The awning depth covers the depth of the raised concrete porch (loading dock) below. The awning is suspended by six metal pipe columns and two chains extending from the South edge of the canopy to the top of the parapet near the center part of the awning length. Additionally, the

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canopy has a red composition shingle roof. The loading dock and awning extend past the south property line by about two feet.

Detail features in each of the façade bays differ. From west to east, the first two bays were constructed in 1930 to accommodate the two story bottling works. The west bay has a pair of four-over-four light wood hung windows for each floor, which are boarded over but visible from the interior. The windows have brick rowlock sills and painted metal lintels. The width of the windows is nearly the full width of the bay between the pilasters. The sloped roof wood framed awning and the raised concrete loading dock/porch begins at the left end of the second bay from the west. The area below the canopy has a single pedestrian painted wood door with an upper window light and the lower part divided into two vertical panels. Three steps from the grade to the top of the loading dock are located at the west end of the platform.

The east three bays were constructed in 1921 to accommodate the one-story creamery. The west end of the west side bay has a scupper and downspout that begins above the canopy and continues down through it to the loading dock floor. Under the canopy, there is a boarded up window opening and a pedestrian door. The window opening, in the west half of the bay has a brick rowlock sill and painted steel lintel. The window, visible from the interior, is a sixteen light (four rows of four lights each), cold-rolled steel window with the middle two rows of lights operating hopper style and the top and bottom rows fixed in place. The pedestrian door, in the right half of the bay, is a painted wood horizontal five-paneled door. The middle bay of the creamery portion has a small boarded up opening located above the awning, nearly centered on the bay width, with a brick rowlock sill and painted steel lintel. The opening contains a vent that is visible from the interior. Below the awning, also centered on the width of the bay, is a pair of painted, wood horizontal plank swinging doors. The east bay of the creamery has a window under the awning and on the west side of the bay. The window is boarded on the exterior and has a brick rowlock sill and painted steel lintel. Visible from the interior, the window is a sixteen light, cold-rolled steel window matching the size and details of the window in the west bay of the creamery.

East Elevation

The east elevation is unarticulated red brick laid in a running bond pattern. The south end of the elevation is terminated with the wrapping of the east end pilaster of the façade. Beyond the end of the building and extending south is the width of the elevated concrete loading dock and the sloped edge of the south facing awning. The top of the east elevation is terminated by an eave with the composition roofing extending over the top edge of the eave.

There are two window openings toward the south end of the elevation. They have brick rowlock sills and painted steel lintels. The windows, boarded on the exterior and visible from the interior, each have nine lights (three rows of three lights each) and are made of cold-rolled steel with the two top rows of lights operate in the hopper style and the bottom row is fixed. There is a door opening located at the north end of the elevation. It is boarded up on interior and covered by corrugated steel sheets on the exterior. This door opening is wide and the floor level is elevated on the exterior so the bottom of the door is about three of more feet above the grade. The door

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opens to the ice storage area documented in the 1931 Sanborn map. There is a steel angle at the bottom of the opening and at the floor of the interior. The head of the opening has a steel lintel covered with a piece of wood.

North Elevation

The north elevation is divided into two parts, east and west, with each part having its own gable end. This wall is noted on the 1931 Sanborn map as extending only to the eave line. The gable ends are finished with corrugated metal sheets. The top edge of the gables that follow the roof line are finished with modern metal edges. The exterior finish of the east end is finished with concrete blocks. The mid-section has a deteriorating layer of parging or plaster. The west end is finished with red brick. On the west end of the east part is a wide door opening with remnants of sliding door track at the top and to the east of the door opening. The opening is covered corrugated metal sheets. A wood lintel is visible from the interior. Both parts have a concrete foundation wall. The very west corner of the elevation has a red brick pilaster similar to the southeast corner of the building (the east end of the façade).

Based on historical accounts of the ice plant modifications from 1909 through 1949, the east part of the north elevation is likely an original wall from 1909. The west part of the wall was constructed in 1930. Although noted to have been constructed of concrete block (which is the material on the interior) it is not known if the brick exterior finish was part of the 1930 addition. The east part roof line is likely to date from 1909 as a part of the first building associated with the ice plant.

West Elevation

The West elevation is the most complex with various projections. The north end of the elevation is terminated with a brick pilaster which also wraps around as a brick pilaster on the north side. The north section of the west elevation is about nine feet wide and clad in red brick. It has no openings and the concrete foundation from the north elevation wraps to this section. The next section of the elevation, further south, projects toward the west by about nine feet. There are no openings or other details and it is clad in red brick on both the west facing side and the north facing projecting side. No concrete foundation is visible for this section. The roof slope toward the west side and the roof of the projecting section is an extension of the roof to the north.

The remaining and south end of the elevation is stepped back toward the east and divided into three bays by red brick pilasters and by having the same red (darker and browner than the rest of the wall) brick cornice detail at the top of the parapet as the façade. This section was constructed in 1930 as the west wall of the bottling works and the brickwork matches the facade with red brick laid in common bond. The northernmost bay, the one that intersects with the south face of the projection, has a projecting concrete block addition of unknown date (post 1949) that is nestled in the corner of the north end of the bottling works and the south side of the ice storage

(to the north). The concrete block addition projects about five feet west and is about seven feet wide. It has a shed roof that slopes down from the east to the west. To the south of the concrete block addition is a window boarded up on the exterior and visible on the interior with a brick

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rowlock sill and painted steel lintel. The window is a wood framed, hung unit with four-over-four lights. In the middle bay, there is a pedestrian door opening (possibly with transom) that is no longer extant and the opening is boarded over. The sill of the opening is elevated above grade level suggesting that there was a raised porch with steps to provide access. The south bay contains two pairs of stacked wood hung windows that match, in all details, the stacked windows around the corner on the south facing façade. The windows are boarded on the exterior and visible on the interior.

The south side of the ice storage projection is divided into three bays. The top of the bays form a stepped parapet with each bay taller than the one to the west. The easternmost bay is about eight inches lower than the west side of the bottling works addition where the two walls intersect. The bays are defined by brick pilasters similar to the pilasters of the façade and the west wall of the bottling works. The top of the parapet is corbeled in a manner similar to the other corbeled brick cornices. The westernmost bay has a pedestrian door of vertical wood planks. The sill is elevated from the grade level and there was likely a porch or stoop that provided access to it that is no longer extant. The two east bays have a visible concrete foundation. The easternmost bay shares a projecting concrete block addition with the west wall of the bottling works.

2. 109 West Second Street (Stable). Circa 1930. Contributing.

The stable is documented on the 1931 and 1949 Sanborn maps. The west side was constructed as two stories in 1930 and the east side was constructed as one story and predates 1949 (probably predates 1944). The two story part has a shingled gable roof and the one story part has a corrugated metal shed roof.

Façade

The south facing concrete block façade is clad with non-historic painted corrugated metal sheets. The west half of the building, which is the 1930 original two-story structure, has a gable roof with the gabled ends facing south and north. A wood framed, pair of wood shutters/doors opening at the second story and centered on this part of the elevation is indicated from the outside. An opening is visible from the interior, however, it is smaller than the indication on the façade. A wood framed pair of wood swinging stable doors centered on this part of the elevation is actually a metal coiling door on the interior.

The east half of the building, which is a one-story addition (circa 1940), abuts the east side of the two-story portion. The shed roof attaches just under the east eave of the two story part of the building and slopes down to the east. A pair of wood out swing doors is centered within a larger opening that may have defined the size of the historic doors.

East Elevation

The east elevation is concrete block matching the ice plant. There are three wood framed openings that are nearly evenly spaced across the building face. Each opening has a metal lintel. Filling the openings are wood doors that are hinged at the top and swing in. The northernmost opening is covered over with metal sheets on the interior. Above the concrete blocks of the wall, is a wood fascia board with rafter tails protruding from it and the corrugated metal roofing rests

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on top of the rafter tails. The east side of the two story gabled roof is visible above the shed roof of the east half of the building.

North Elevation

The two story portion on the west side of the building is the original portion constructed in 1930. The one story addition (circa 1940) is on the east end.

The west part of the building is constructed of concrete block. There are areas of obvious patches with newer blocks. The gable end is filled with corrugated metal sheets. An opening at the second floor level has been covered with corrugated metal. Another opening, at the ground floor level has a stone lintel and has also been covered with corrugated metal.

On the east part of the building, the one story addition, the entire wall surface of this part is clad with corrugated metal. Concrete block is visible from the interior.

West Elevation

The west elevation is completely comprised of concrete block. A painted wood cased window is centered on the elevation. It is boarded up on the interior.

3. **109 West Second Street (Industrial Bldg).** Circa 1960, 1995, 2000. Non-contributing.

The county assessor reports that the northernmost portion, nearest the stable, dates from 1960. It is completely clad in painted corrugated metal. The 1995 addition is a modern metal building structure. In 2000 an addition, resembling a shipping container or metal building, to the back of the 1995 metal building connected it to the earlier building. The building is non-contributing due to age and a date of construction outside the period of significance of the Edmond Ice Company and no relationship to the history of the company.

The street facing elevation of the metal building has a false front of painted vertical corrugated metal siding imitating the look of an "old west" commercial building with the façade visually divided into thirds and the middle section being taller than the other two sections on either side. Decorations have been added to the elevation, which has four windows with painted wood window boxes and steeply sloped wood awnings, two windows in each of the outer sections. The other decorations include a turned wood spire on each of the end corners of the façade sections and business signage in the upper portion of the middle section.

The east elevation has one window similar to those on the south elevation. The window is located on the south end with a pedestrian door located closely to the north. A large metal awning projects to the east from the east building face creating a large covered patio area.

The only other opening in the modern metal building is a pedestrian door on the south elevation of the circa 1960 metal building.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☐ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

COMMERCE

Period of Significance

1909-1944

Significant Dates

1909
1921
1930

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The extant buildings associated with the Edmond Ice Company are eligible for listing in the National Register of Historic Places under Criterion A at the local level of significance for their association with the commercial development of Edmond between 1909 and 1944. As the nearby university and the Edmond community grew, so did the ice company, expanding its offerings from exclusively ice, to ice and butter, and then ice cream and ultimately soda as well. Today, the complex remains as a reminder of the evolution of manufactured ice and its wide ranging impact on development in the nineteenth and twentieth centuries.

As with many other communities across Oklahoma, Edmond began as a small railroad town, a coal and watering stop on the Atchison, Topeka, and Santa Fe (ATSF) in the 1880s. With the opening of the Unassigned Lands in 1889, the rail stop grew overnight, a trend that would only continue due to the location of the Territorial Normal School within the community in 1891. The Territorial Normal School formally opened in 1893, and though its name has changed many times, what would eventually become the University of Central Oklahoma has had a tremendous effect on the growth and prosperity of this community. As railroad transportation gave way to the automobile, Edmond would again be an important stop on a national route, Route 66. In addition to education and transportation, agriculture and natural resource exploration have also significantly impacted Edmond's development. In the 1930s and 1940s, oil exploration in the West Edmond Field led to a population increase as well as increased prosperity for residents.¹ Most of the land surrounding downtown Edmond was farm land later developed for commercial and residential uses due to the city's close proximity to the state capitol, Oklahoma City, making the Edmond area popular and the northern part of the state's largest metropolitan area.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Although the availability of ice is easily taken for granted today, in the not too distant past, the making of ice "was an integral part of the business community"² in much of the country as well as one of the most powerful industries in the nation.³ The harvesting of natural ice and subsequently the invention of manufactured ice changed the face of business and settlement across the United States. Manufactured ice allowed businesses in certain industries to operate

¹ Brenda Granger, "Edmond," Encyclopedia of Oklahoma History and Culture, www.okhistory.org (accessed January 2016).

² Elli Morris, "Making Ice in Mississippi," Mississippi History Now (May 2010), <http://mshistorynow.mDAH.state.ms.us/articles/343/making-ice-in-mississippi> (accessed January 2016).

³ Linda Rodriguez, "The Surprisingly Cool History of Ice," CNN (November 24, 2008), http://www.cnn.com/2008/LIVING/11/24/mf.ice/index.html?_s=PM:LIVING%2520%2520 (accessed January 2016).

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longer during the year and allowed other businesses to move where climate would have prevented them from moving before. The impact on ranchers, dairy farmers, chicken processors, bakers, and florists was immense.⁴ Previously, their products had a very short shelf life and were primarily sold only in local markets. The widespread and ready availability of manufactured ice made it possible to ship these products regionally and then even nationally and internationally. Manufactured ice even helped end a nationwide epidemic of scurvy, as Vitamin C containing fruits and vegetables were made more readily and steadily available. At a convention in 1922, one ice executive claimed that manufactured ice was responsible for the rapid growth of American cities in the early 1900s because of “the dependable supply of farm products, since without iced refrigerator cars, the great cities would starve.”⁵ The widespread availability of ice allowed for significant commercial growth in the United States.

Before 1800, ice primarily seemed a winter nuisance for farmers, ranchers, and travelers. That was true until around 1805 when its potential usefulness in warmer climates was touted by Frederic Tudor, a Boston businessman. Tudor started his business by shipping ice to the island of Martinique. His first shipments met limited success because so much of his product melted during transport and the natives were skeptical of the product. But Tudor persevered, initially winning one customer at a time. In the United States, Tudor traveled the country, convincing business owners (especially barkeepers) to offer chilled drinks to their customers. He also promoted his product to doctors and hospitals for use with patients. Adoption of ice for residential and commercial purposes was slow at first, but its popularity grew gradually. Once individuals used ice, the luxury became a seeming necessity. As the product gained in popularity, Tudor built icehouses throughout the region, storing his ice in sawdust.⁶

In the early days of the ice business, purveyors harvested natural ice from rivers, lakes, and ponds. The ice was cut by hand and then hauled or floated to cities and markets and stored in “icehouses” until it was sold. The entire process was labor intensive and dangerous to those involved. In the 1820s, Tudor worked with an inventor to create a special saw to cut the ice uniformly. Outside Boston, a new type of “boomtown” had emerged along natural bodies of water that typically froze with Tudor buying ice harvesting rights to many bodies of water in the region.⁷ By 1846, Tudor was known as the “ice king” and Boston was the ice capital of the world, shipping thousands of tons of New England’s natural ice around the world each year.⁸

The success of the early ice business was consistently limited by weather and geography. Natural ice could only be harvested in limited regions, far from the areas that most needed the resource. Much of the product was lost during transport and natural ice could not supply buyers year

⁴ Morris, “Making Ice in Mississippi.”

⁵ Ibid.

⁶ Rodriguez, “Surprisingly Cool History of Ice.”

⁷ Ibid.

⁸ Minna Scherlinder Morse, “Chilly Reception: Dr. John Gorrie found the competition all fired up when he tried to market his ice-making machine,” *Smithsonian Magazine* (July 2002), <http://www.smithsonianmag.com/history/chilly-reception-66099329/?no-ist> (accessed January 2016).

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round. Entrepreneurs saw the need for an artificial means of making ice. In 1845, Dr. John Gorrie of Florida invented an ice making machine that he used to cool his exam and treatment rooms, recognizing the effect that cooler temperatures had on his patients. He was granted a patent for his machine in 1851.⁹ Gorrie's ice machine utilized the principles developed by William Cullen who had first created ice by evaporating ether in a vacuum in 1755. Instead of ether, Gorrie used regular air and worked with the Cincinnati Iron Works to create a working model of his invention. Gorrie was not commercially successful though, as he had difficulty finding and keeping investors. Gorrie blamed Tudor, the "Ice King" of sabotaging his efforts to develop an alternative to natural ice and Gorrie died before manufactured ice became popular.¹⁰

Utilizing the technology developed by Dr. Gorrie, the first commercial ice plant in the United States opened in 1868 in New Orleans. By 1920, "manufactured" ice was a billion dollar a year business, and "ranked ninth in the amount of investment among American commercial enterprises."¹¹ At the end of that same year, there were nearly 4,800 ice plants nationwide, producing 40 million tons of ice and employing 160,000 people. Ice manufacturing was space and labor intensive. Manufacturing facilities consisted of an engine room, tank room, and a place to store the finished ice. Most companies produced 300-pound blocks of ice that measured four feet by two feet by one foot. In the early years, it took three days to make a clear block of ice. The finished blocks of ice were hauled by horse drawn wagons and later in trucks, with delivery men cutting off the household or business' desired amount upon arrival. Owners left cards in their windows identifying the amount of ice requested and the delivery men would leave the desired amount in the icebox or other designated storage space. In the early days, residents stored their precious ice in holes in the ground, in cellars, and later in "iceboxes" rudimentary wooden boxes that would gradually evolve into early refrigerators.¹²

The boom period for manufactured ice was relatively short, from roughly 1900 to 1940. Utilizing the concept of the early ice boxes, inventors gradually perfected an efficient, electric alternative to ice. Subsequently, by the 1960s, fewer than 60 block ice plants remained in the United States. Most of the remaining plants produced packaged ice for sale in grocery stores and the predecessor of the convenience store.¹³

The history of the Edmond Ice Company followed nationwide trends in the industry. In its early days, there was no ice, but after 1900, ice was shipped in via the railroad. The October 7, 1909 edition of *The Edmond Enterprise* announced "Ice Plant Assured" for the city in the coming year. The article elaborated that the Edmond City Council had authorized the mayor to call a special election related to the project. The ballot measure would allow for the ice plant, to be known as the Edmond Ice Company, to receive "exemption from municipal taxation for a period

⁹ Morris, "Making Ice in Mississippi."

¹⁰ Scherlinder Morse, "Chilly Reception."

¹¹ Morris, "Making Ice in Mississippi."

¹² Ibid.

¹³ Ibid.

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of five years.”¹⁴ The plant was being proposed by businessman, H.R. Hudson.¹⁵ Hudson was identified as a native Kansan, with resources sufficient to construct a twenty (20) ton ice plant estimated to cost \$14,000. Hudson claimed to be ready to commence construction subsequent to the special election. The paper claimed that Hudson was from a “wealthy and prominent family” and as partners, Mr. Hudson had in place “two men . . . who are experienced in the ice manufacturing business”¹⁶ Half of the capital required for the project reportedly belonged directly to Hudson and his associates, with the remaining half raised locally. The article claimed that Edmond Ice Company would be able to supply ice to Edmond and the vicinity for half the price previously paid, approximately fifty (50) cents per hundred pounds. The site of the proposed plant was identified in the article as three lots just north of the Eagle Flour Mill coal sheds (located on the south side of 2nd street) just west of the railroad tracks in downtown Edmond. The article reported that the Edmond Ice Company would employ eight to ten men, and be a valuable asset to the tax base after its first five years of operation, making the plant “a paying proposition for the city besides reducing the cost to the consumers.”¹⁷

An October 28, 1909 article in the paper identified that the proposition for the ice plant had yet to be put to voters, but would be packaged with a measure related to sewer and water main extensions. The issue was finally brought to a vote at the end of November 1909.¹⁸ The proposition passed. Subsequently, H.R. Hudson acquired lots 1 and 2 of Block 60 of Edmond Original Township in December 1909 for \$450. Lot 3 of Block 60 was acquired separately for \$150 also in December 1909. Construction on the ice plant was completed by the end of March 1910. The top story in the March 31, 1910 edition of the *Edmond Enterprise* announced the Edmond Ice Company “Ready for Business,” proclaiming that the company “starts with a new and well equipped plant and has the facilities to give their patrons the best of service at reasonable rates.”¹⁹ An advertisement in the same edition formally announces the opening and lists prices and terms for pickup and delivery of ice.

¹⁴ “Ice Plant Assured,” *The Edmond Enterprise* (October 7, 1909).

¹⁵ Hubert R. Hudson was born January 22, 1888 in Fredonia, Kansas (October 7, 1909 *Edmond Enterprise*). His obituary indicates that his first job was working as a section hand on the railroad but also states that as a very young man, he purchased a “defunct” ice plant. No more specifics are given as to where this defunct ice plant was located or when the purchase took place, but does indicate that he had some personal experience in the ice business before he invested in the construction of a new ice plant in Edmond at the age of 21. The 1910 federal census identifies him as lodging in Edmond and working as the manager of the ice factory.

¹⁶ The Edmond Historical Society, citing Stella Barton Fordice’s *A History of Edmond* identifies the company’s original stockholders as Frank E. Buell, G.H. Fink, E.L. Shelden, and H.R. Hudson. A clear link can be established between E.L. Shelden, H.R. Hudson and the Edmond Ice Company, but documentation could not be found that ties Frank E. Buell to the ice house. The only link between G.H. Fink and the Edmond Ice Company appears to be when Fink sold lots 5-6 of Block 60 to Silas Jordan who then transferred the lots to the ice company on the same day in 1921. Fink’s obituary goes into great detail about his business dealings but never mentions the Edmond Ice Company. Frank E. Buell operated nearby Buell Lumber; “Ice Plant Assured,” *The Edmond Enterprise*.

¹⁷ “Ice Plant Assured,” *The Edmond Enterprise*.

¹⁸ “Election Tuesday: Important Propositions Now Up to Edmond Voters,” *The Edmond Enterprise* (November 25, 1909).

¹⁹ “Ready for Business: the Edmond Ice Company Ready to Deliver the Goods Today,” *The Edmond Enterprise* (March 31, 1910).

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Business was apparently successful for the Edmond Ice Company. Within a few years, a decision had been made by the company to expand its offerings to include butter as well as ice cream. G.H. Fink acquired lots 5 and 6 in Block 60 through an administrative deed in November 1917. Partner Edwin L. Shelden, acquired adjacent lot 4 of Block 60 through a tax sale in November 1918. On November 25, 1921, Fink transferred the property to a Silas Jordan who then immediately transferred it to the Edmond Ice Company. Edwin L. Shelden deeded lot 4 to the Edmond Ice Company on December 5, 1921.²⁰ In 1921, the national trade publication *Creamery and Milk Plant Monthly* announced that the Edmond Ice Company “will enlarge its plant and add a creamery and ice cream plant.”²¹ Advertisements in *The Edmond Enterprise* from that same period expanded to include those new products, as well as an ad offering to buy local cream.²² The butter churned at the Edmond Ice Company was named for one of the partners, Edwin L. Shelden. Purportedly, Shelden’s Golden Glow butter resulted from “all our skill, facilities and a lifelong knowledge of the finest butters.”²³ By 1922, Shelden’s Golden Glow butter was available directly from Edmond Ice Company but from other grocers in the city as well. According to advertisements, “a better butter cannot be made – even at a higher price.”²⁴ An April 3, 1924 advertisement claimed that the Edmond Ice Company was producing approximately 4,000 pounds of Shelden’s Golden Glow butter each week. By 1925, Edmond Ice Company ice cream was also being sold “at all fountains” in Edmond.²⁵ An April 30, 1925 advertisement by the Edmond Ice Company summarized the history of ice cream making claiming that “ice cream has been a powerful factor for morality and decent living by replacing intoxicating refreshments as a popular special treat.”

The expansion of the Edmond Ice Company did not cease with adding a creamery. In 1926, advertisements heralded further updates and improvements at the factory. According to the Ice Company, “We have remodeled our ice plant in order that we may serve our customers more efficiently.” Further, the advertisement stated that company wagons “are now making regular routes and will supply customers with any amount of ice promptly.”²⁶ In June 1929, the Edmond Ice Company acquired lots 8 to 16 in Block 60. In October 1929, the Edmond Ice Company published a notice to company stockholders stating that “You are hereby notified that a special meeting of the Stockholders of the Edmond Ice Company will be held in the office of the Company at 8 o’clock P.M. on the 12th day of November 1929 for the purpose of increasing the Capital Stock of The Edmond Ice Company in the amount of \$25,000.00.” The notice was signed by W.L. Shelden, secretary, and son of Edwin L. Shelden. In November 1929, following the stockholder meeting, the Edmond Ice Company announced a new line of products, “Eskimo Pie and Purity Ice Cream.” Advertisements claimed that the Edmond Ice Company made the

²⁰ The chain of title of for lot 7 is unclear, with no entries between 1893 and a mortgage filed by the Edmond Ice Company, as owner of the lot, in 1939.

²¹ *Creamery and Milk Plant Monthly* 10, no. 1 (January 1921): 39.

²² Advertisements in *The Edmond Enterprise* (May 19, 1921 and October 6, 1921).

²³ Advertisement in *The Edmond Enterprise* (October 6, 1921).

²⁴ Advertisement in *The Edmond Enterprise* (June 8, 1922).

²⁵ Advertisement in *The Edmond Enterprise* (April 3, 1925).

²⁶ Advertisement in *The Edmond Enterprise* (May 6, 1926).

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‘original’ delicious chocolate coated ice cream bar known as the ‘Eskimo Pie’.²⁷ On March 27, 1930, *The Edmond Enterprise* announced the opening of the Edmond Ice Company Bottling Works. The article explained that the Edmond Ice Company had become a franchisee for “Smile” soda from St. Louis. The company planned to produce and sell grape and orange flavors of Smile soda. Further, the article explained that the bottling works would also be producing six flavors of their own soda to be called “Shelden’s Soda Water.” The article outlines the expansion of the Edmond Ice Company facilities needed to accommodate the production of these new products, stating that “In order to have room for the bottling works some additions and re-arranging in the plant was necessary as much machinery is required to manufacture and bottle such a large quantity of drinks as this company intends to produce.” The public were formally invited to visit the bottling works and the rest of the facility.²⁸

Very little information is available about the Edmond Ice Company after the 1930 expansion. After that time, the deaths or departures of its founders, as well as changing technology that resulted in decreasing demand, seems to have negatively impacted the business, ultimately resulting in its demise. In 1937, the H.R. Hudson family left Oklahoma, moving to Brownsville, Texas.²⁹ Hudson retained ties to Oklahoma but the loss of his physical presence and oversight constituted a significant change. Edwin L. Shelden died in 1938.³⁰ The Edmond Ice Company is listed as an advertiser in the 1939 Central State University Yearbook. But that same year, the company experienced significant financial need, resulting in a mortgage in the amount of \$2,000 to Citizens National Bank in Edmond and \$4,000 to First National Bank. H.R. Hudson died

²⁷ Advertisement in *The Edmond Enterprise* (November 7, 1929).

²⁸ “Bottling Works,” *The Edmond Enterprise* (March 27, 1930).

²⁹ According to the Polk City Directory, Hudson had moved to the Oklahoma Club in Oklahoma City by 1925 and become president of the Oklahoma City, Ada, and Atoka Railway, a company he purchased in 1923. According to the Polk City Director, by 1928, Hudson’s railroad is known as the Oklahoma Railway Company and he and his wife, Dorothy, live in a mansion at 1801 North Hudson. The same address and occupation are listed in the 1930 federal census, although Hudson sold the railway to the Muskogee Company in 1929. His son’s obituary identifies Hudson Sr. as having moved to Texas in 1937, after having visited the area many times beginning in 1925. An advertisement in the 1939 Polk City Directory identifies H.R. Hudson as chair of the Board of Directors for the First National Building Corporation operating out of the First National Center located at 120 North Robinson in Oklahoma City. According to his own obituary, Hudson purchased the First National Bank of Brownsville, as well as three newspapers during his short time in Texas.

³⁰ According to the March 9, 1922 edition of *The Edmond Enterprise*, Edwin L. Shelden was an early Oklahoma pioneer, farmer, merchant, and county commissioner. A June 4, 1914 article in *The Edmond Enterprise* identifies Shelden as having been born in Kentucky in 1873. The March 18, 1926 edition of *The Edmond Enterprise* sketches Shelden’s history in Oklahoma, claiming he participated in the Cherokee Strip opening, after which he homesteaded in Noble County before moving to the Edmond area in approximately 1905. In Edmond, he served on the Board of Education, the City Council and then as mayor. He later served multiple terms as a County Commissioner. In the 1920 federal census, Shelden is listed as the proprietor of the ice plant and many of the company’s products were named for him. In 1926, Shelden ran for Corporation Commission as a Democrat, but according to state records, he was soundly defeated in the primary election; see (https://www.ok.gov/elections/documents/1922-1926_RESULTS.pdf). The 1930 federal census also lists Shelden as manager of the Ice Company. Shelden died in 1937.

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March 9, 1940 in Texas.³¹ On November 6, 1940, the Edmond Ice Company began divesting itself of property, selling the westernmost lots of the complex, lots 8-16, to A.V. "Al" Sheldon, a grandson of Edwin L. Sheldon. The mortgages on the company were released May 25, 1942, but in October 1943, the Edmond Ice Company further divested itself of its land holdings, selling the west half of lot 7 to C.H. Holbrook Jr, leaving just lots 1-6 and the east half of lot 7 remaining. In May 1944, the remaining property on which sat the stables, as well as the ice house and creamery, sold to Fred Ives. Ultimately, the property came into the hands of the Rodkey family, owners of the nearby flour milling operation. The 1949 Sanborn Fire Insurance Maps identify the main buildings as being used for general storage, with the stables being used for automotive storage. From 1909 to 1944, the Edmond Ice Company served an important commercial function in the City of Edmond, growing to respond to the changing needs of the community.

At the height of the ice boom, there was at least one ice plant in most communities across Oklahoma. With the advent of electric refrigeration and built-in icemakers, ice plants quickly became obsolete and those not converted to other uses often disappeared. Although there are a number of ice plants listed in the National Register of Historic Places in other states, only one has been previously listed in the state of Oklahoma, the Southern Ice and Cold Storage in McAlester. Described as retaining a high degree of integrity at the time of its listing, the building has subsequently been demolished. No other ice plants are found in the Oklahoma Landmarks Inventory (OLI). The Edmond Ice Company was the only ice plant in the city of Edmond and remains a local landmark and outstanding commercial resource in the community.

³¹ "Heart Attack Claims Life of Valley Leader." Publisher unknown, March 10, 1940, obituary in a private collection belonging to Celia Hankins Johnson, <http://www.findagrave.com/cgi-bin/fg.cgi?page=pv&GRid=72447579&PIpi=44776714> (accessed January 2016).

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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Name of Property

Oklahoma County, OK

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Scherlinder Morse, Minna. "Chilly Reception: Dr. John Gorrie found the competition all fired up when he tried to market his ice-making machine." *Smithsonian Magazine* (July 2002), <http://www.smithsonianmag.com/history/chilly-reception-66099329/?no-ist> (accessed January 2016).

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"William Hoffman Hudson" *New York Times* (September 19, 2010), <http://query.nytimes.com/gst/fullpage.html?res=9A04E7DD1F3AF93AA2575AC0A9669D8B63&pagewanted=print> (accessed January 2016).

Previous documentation on file (NPS):

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

Primary location of additional data:

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

Edmond Creamery
Name of Property

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10. Geographical Data

Acreage of Property less than one acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 35.653771 | Longitude: -97.484359 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Verbal Boundary Description (Describe the boundaries of the property.)

Edmond City Original, Block 060, Lots 1 thru 10.

Boundary Justification (Explain why the boundaries were selected.)

The area contained within the boundary is historically associated with property.

11. Form Prepared By

name/title: Ms. Catherine Montgomery AIA & Ms. Kelli Gaston, Architectural Historian
organization: Preservation and Design Studio, PLLC
street & number: 11 North Lee Avenue, Suite #310
city or town: Oklahoma City state: Oklahoma zip code: 73102
e-mail: cm@panddstudio.com
telephone: (405) 601-6814
date: February 8, 2016

Edmond Creamery

Name of Property

Oklahoma County, OK

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12. Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Edmond Ice Company
City or Vicinity: Edmond
County: Oklahoma State: Oklahoma
Photographer: Preservation and Design Studio, Ms. Sara Werneke
Date Photographed: January 2016

Description of Photograph(s) and number, include description of view indicating direction of camera:

Number	Subject	Direction
0001	Ice House facade	North
0002	Ice House east side and north (back) elevations	Southwest
0003	Ice House north elevation	South
0004	Ice House façade and west side elevation	Northeast
0005	Ice House façade and east side elevation	Northwest
0006	Ice House interior	South
0007	Stable facade	North
0008	Stable north (back) and west side elevations	Southeast
0009	Stable east elevation	Northwest
0010	Stable interior	Southeast
0011	Industrial Building façade and east elevation	Northwest

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Edmond Creamery

Name of Property

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Edmond Creamery

Name of Property

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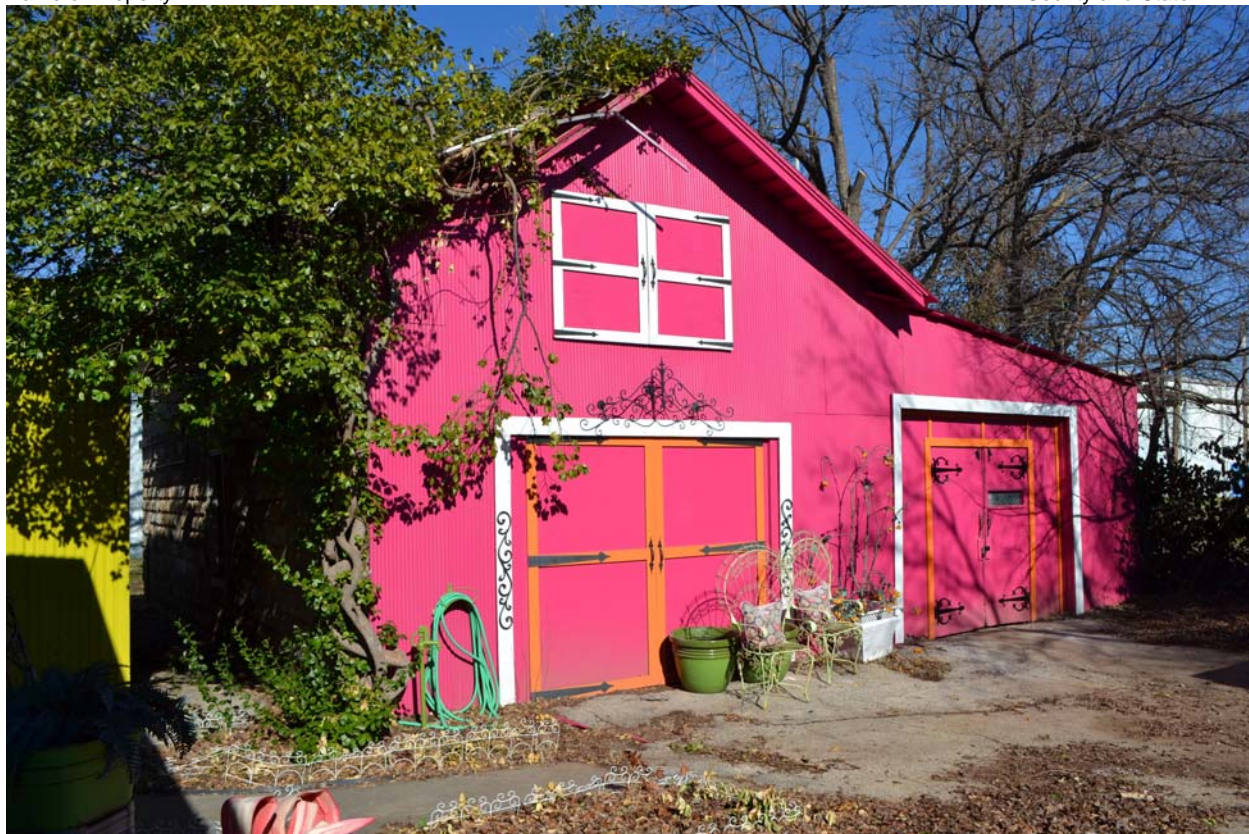


Edmond Creamery

Name of Property

Oklahoma County, OK

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United States Department of the Interior
National Park Service

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Continuation Sheet

Edmond Ice Company

Name of Property

Oklahoma County, Oklahoma

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N/A

Name of multiple listing (if applicable)

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Location: Map



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National Park Service

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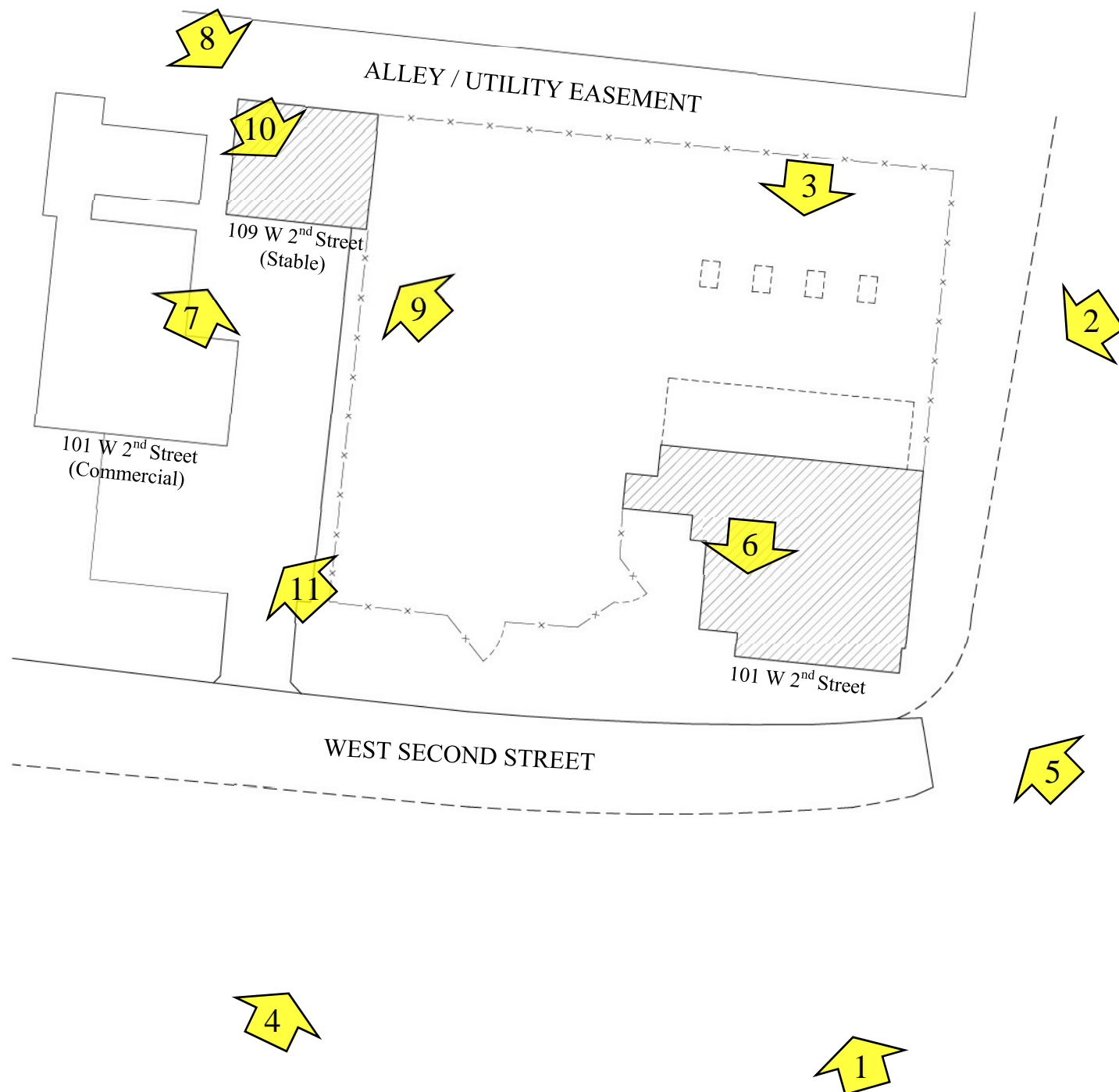
County and State

N/A

Name of multiple listing (if applicable)

Section number 11 Page 1

Key for Photographs



United States Department of the Interior
National Park Service

National Register of Historic Places
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Edmond Ice Company

Name of Property

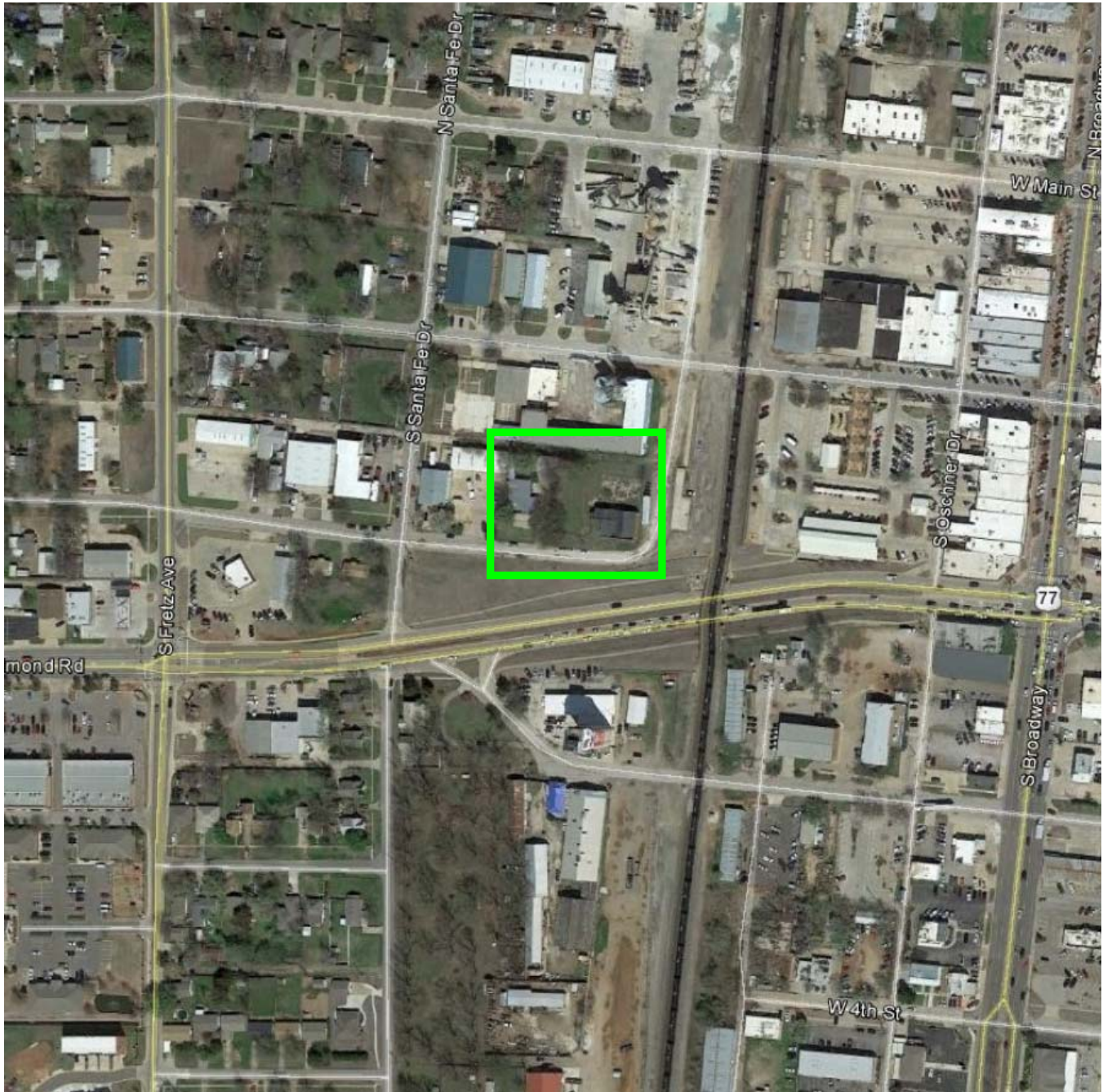
Oklahoma County, Oklahoma

County and State

N/A

Name of multiple listing (if applicable)

Section number 11 Page 2



The Big Picture: 2015 Edmond Aerial
Google Earth 2015

United States Department of the Interior
National Park Service

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Edmond Ice Company

Name of Property
Oklahoma County, Oklahoma

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N/A

Name of multiple listing (if applicable)

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Close Up: 2015 Edmond Aerial
Google Earth 2015

This 2015 edition of Google Maps illustrates the existing structures located on the property formerly associated with the Edmond Ice Company. Lots 1-10 have been recently reassembled with the recent purchase by the same entity. The extant structures historically associated with the company are the plant on Lots 1-4 and the stable on lots 7-8.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Edmond Ice Company

Name of Property

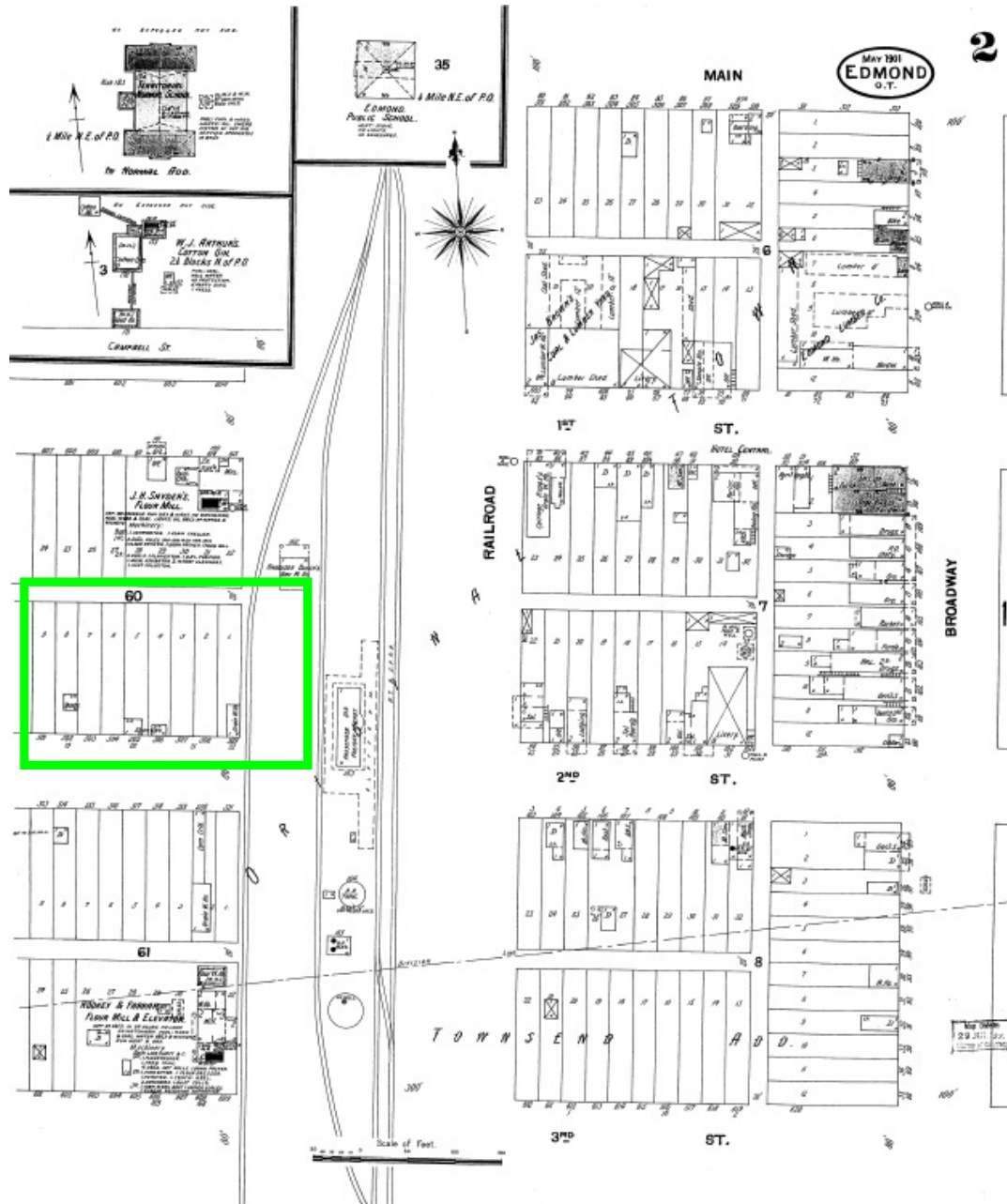
Oklahoma County, Oklahoma

County and State

N/A

Name of multiple listing (if applicable)

Section number 11 Page 4



The Big Picture: 1901 (Sheet #2)

All Available Sanborn Fire Insurance Maps

This edition of the Sanborn Fire Insurance Maps predates the Edmond Ice Company established in 1909. The lots that will soon accommodate the new ice plant are bounded by the railroad on the east. A flour mill is across the alley to the north and another flour mill to the south across the street and one half block away.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Edmond Ice Company

Name of Property

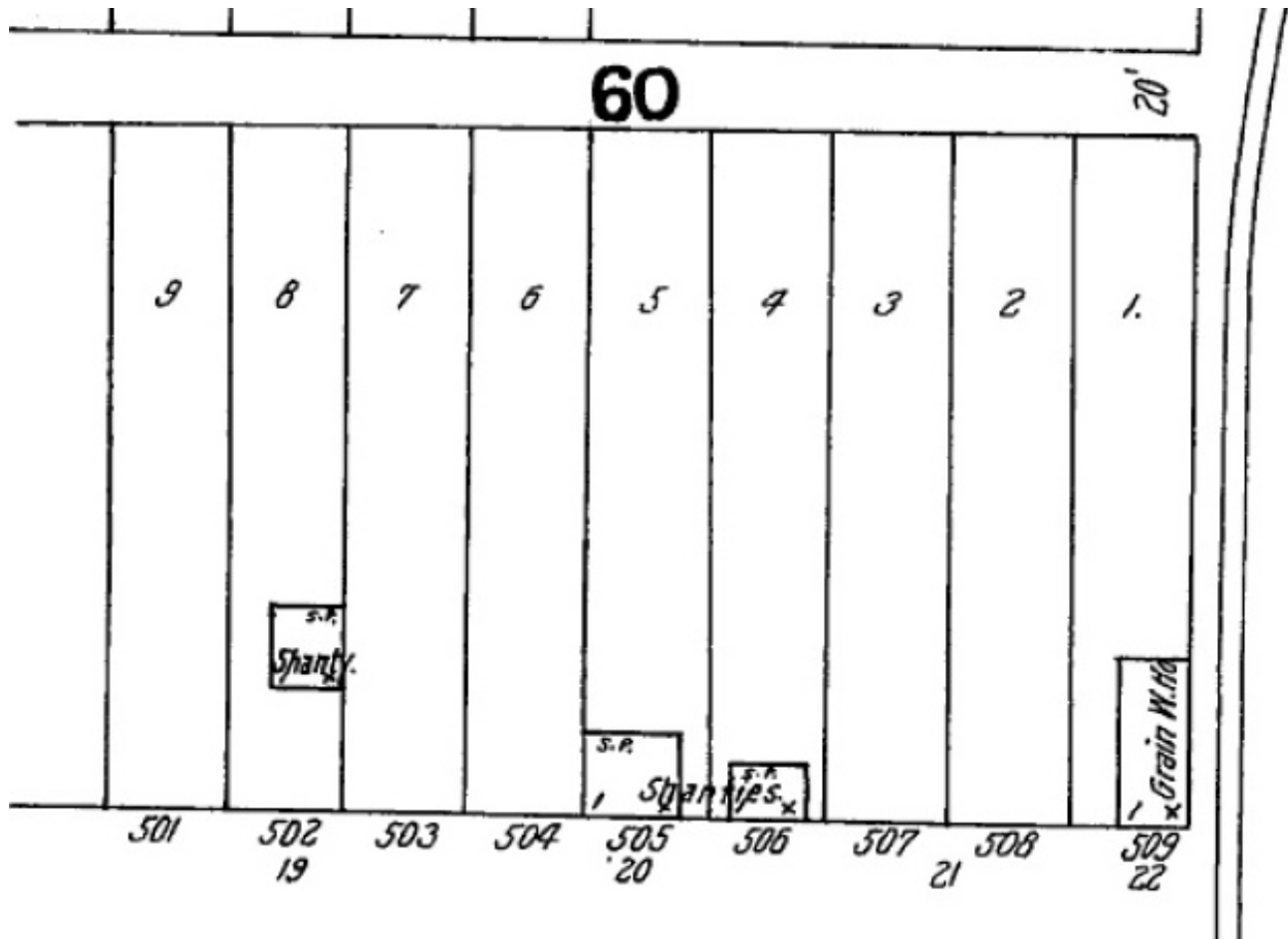
Oklahoma County, Oklahoma

County and State

N/A

Name of multiple listing (if applicable)

Section number 11 Page 5



Close Up: 1901 (Sheet #2)

A closer view of the 1901 map reveals that the three small structures in the half block that will soon accommodate the ice plant are one story, wood frame, shingle roofed "shanties" with stove pipes. The far southeast corner is a one story wood framed grain warehouse with a shingle roof. The addresses of this portion of West Second Street have already experienced address changes with the two digit numbers being retired and the three digit 500 series numbers the intended new addresses; one per lot.

United States Department of the Interior
National Park Service

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Continuation Sheet

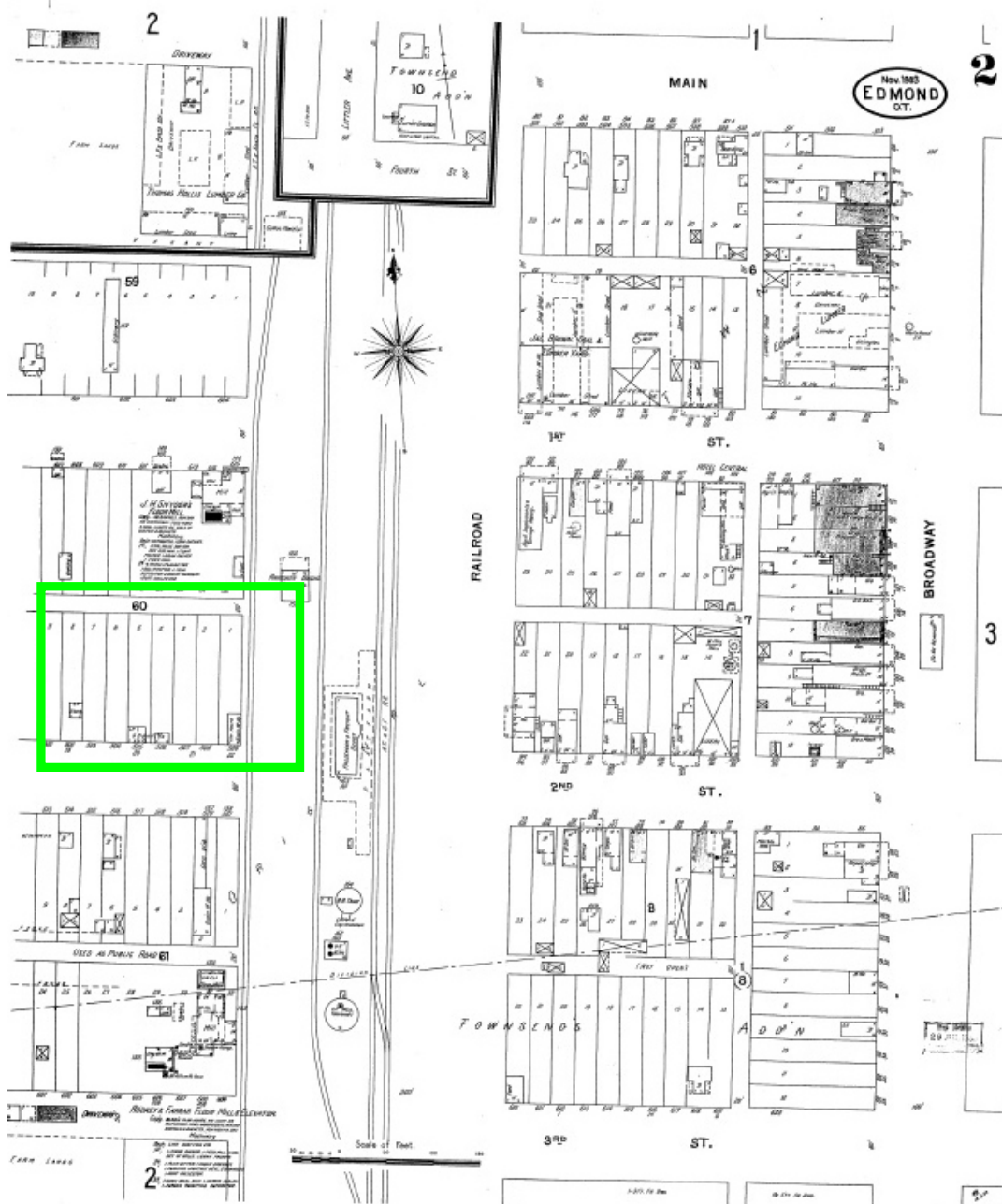
Edmond Ice Company

Name of Property
Oklahoma County, Oklahoma

County and State
N/A

Name of multiple listing (if applicable)

Section number 11 Page 6



The Big Picture: 1903 (Sheet #2)

All Available Sanborn Fire Insurance Maps

Overall, there are no significant changes between this edition of the Sanborn maps and the 1901 edition. The lots on the south side of West Second Street are beginning to be developed with small structures.

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Edmond Ice Company

Name of Property

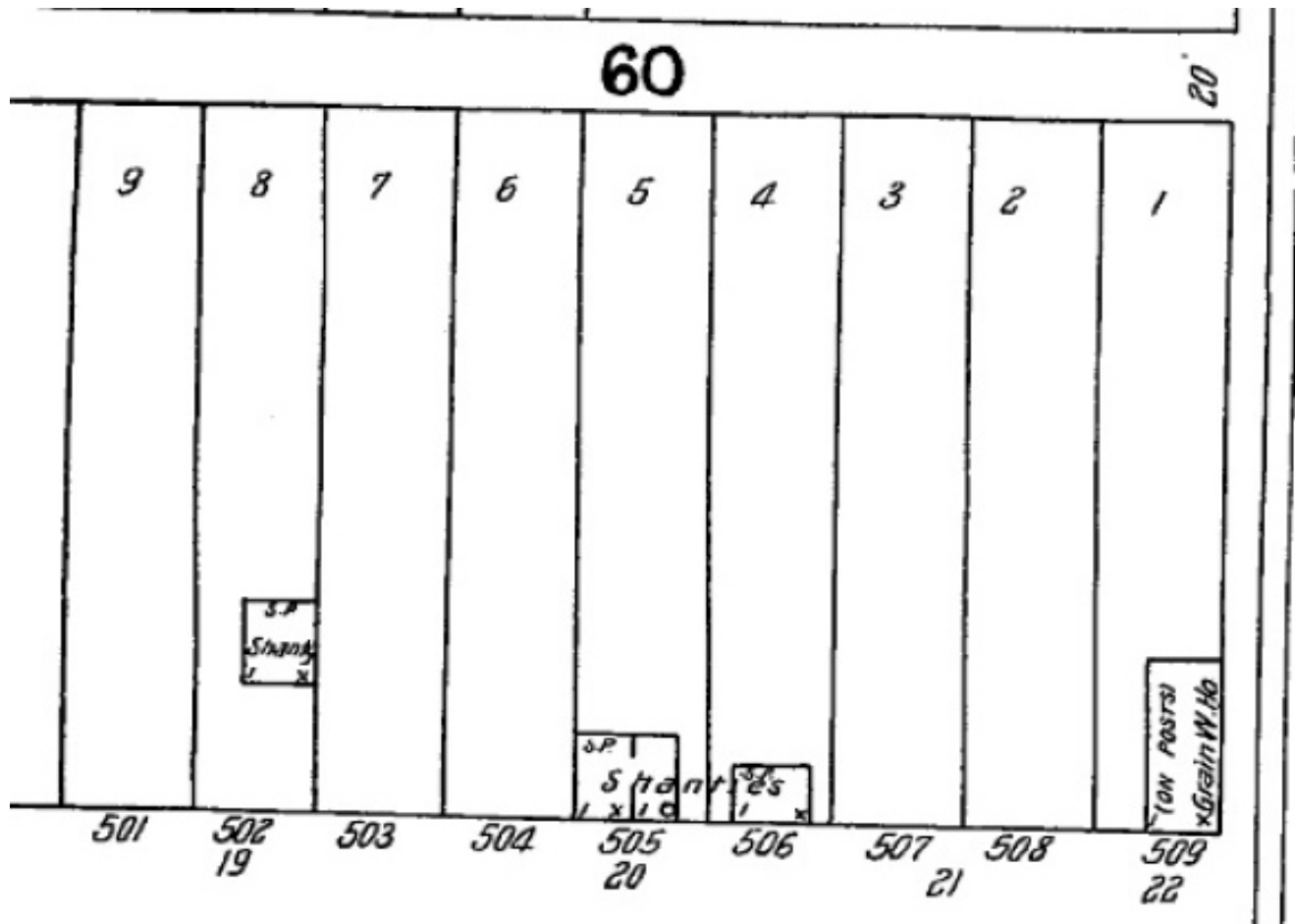
Oklahoma County, Oklahoma

County and State

N/A

Name of multiple listing (if applicable)

Section number 11 Page 7



Close Up: 1903 (Sheet #2)

All Available Sanborn Fire Insurance Maps

The 1-story "Shanty" at 505 West Second Street has been divided in two by a wall with an opening and the east side now has a non-combustible roof. This later edition of the maps indicates the Grain Warehouse is "on posts."

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Edmond Ice Company

Name of Property

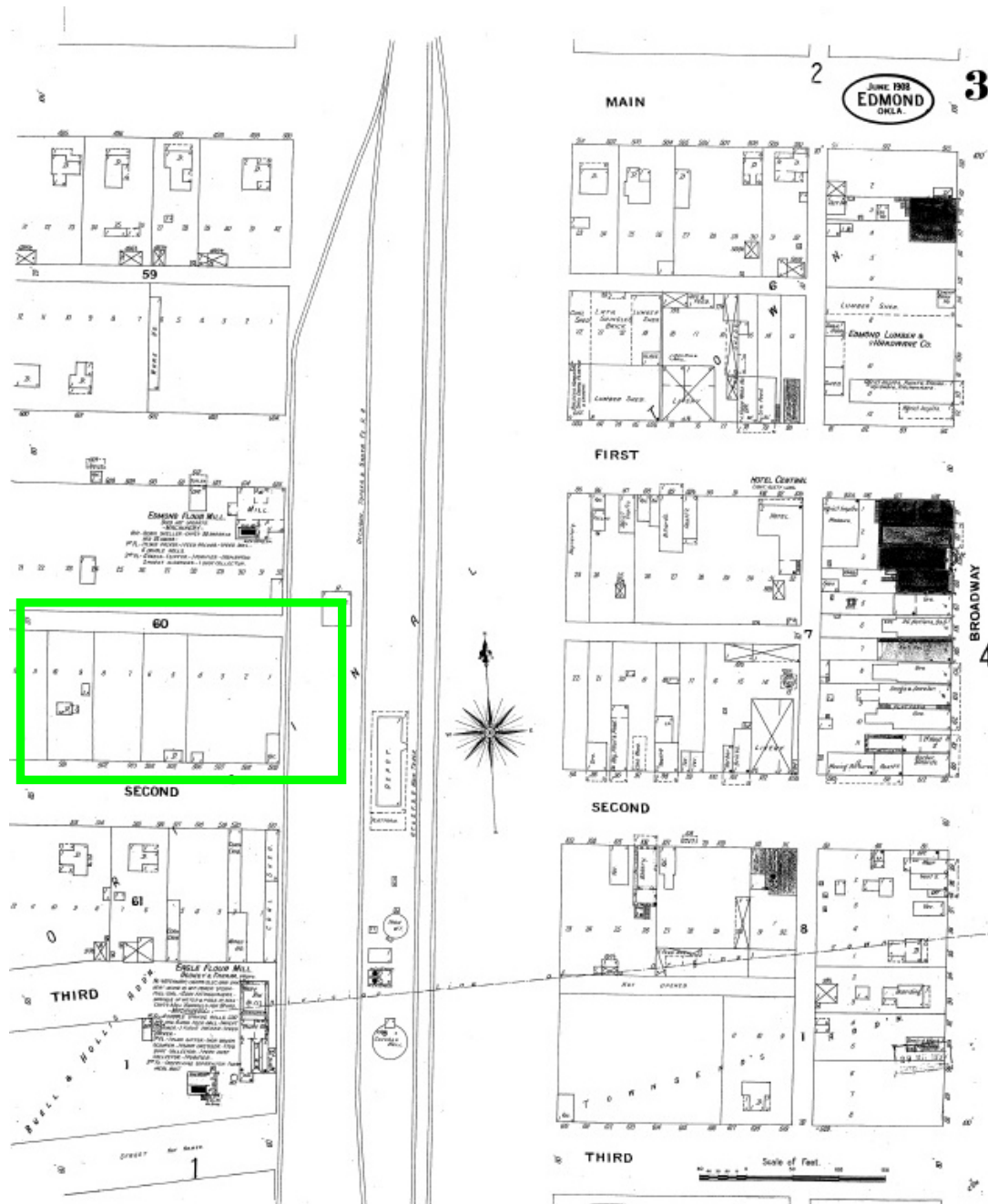
Oklahoma County, Oklahoma

County and State

N/A

Name of multiple listing (if applicable)

Section number 11 Page 8



The Big Picture: 1908 (Sheet #3)

All Available Sanborn Fire Insurance Maps

This edition of the Sanborn maps is the last one available before the Edmond Ice Company is constructed. Lots have been combined to form larger properties.

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Edmond Ice Company

Name of Property

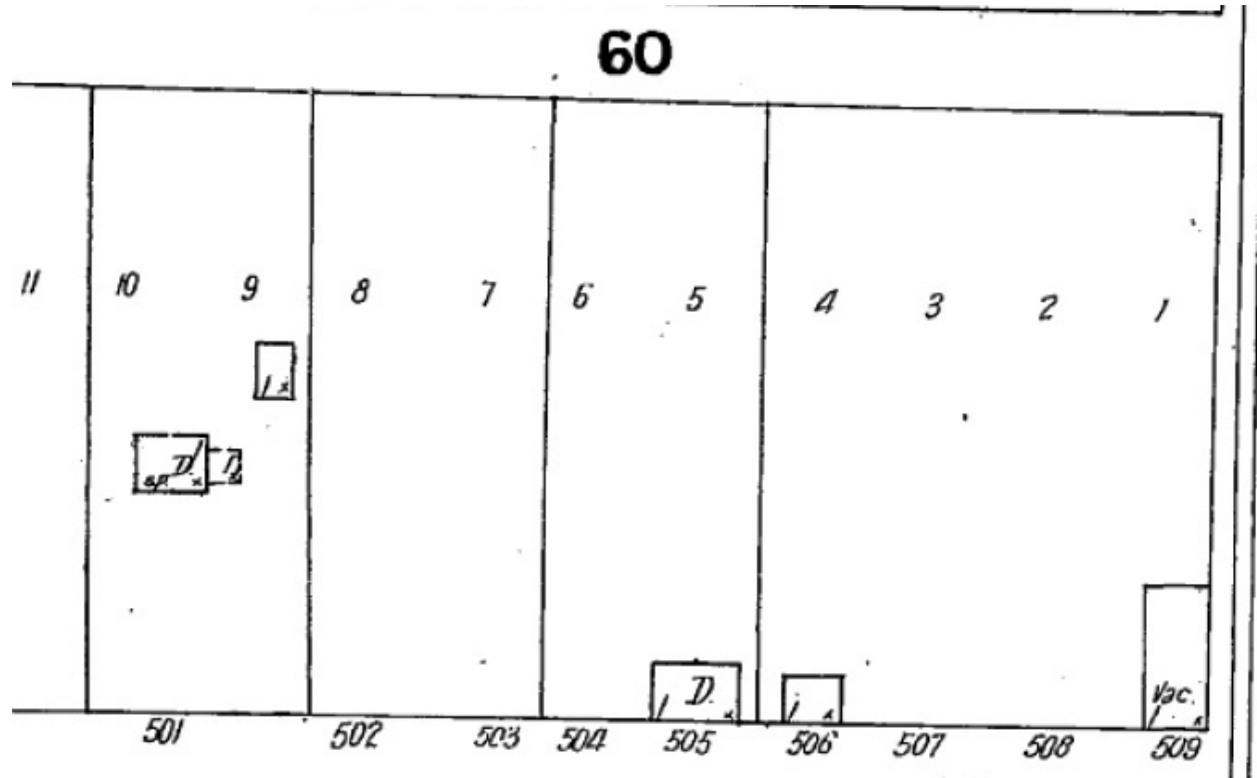
Oklahoma County, Oklahoma

County and State

N/A

Name of multiple listing (if applicable)

Section number 11 Page 9



Close Up: 1908 (Sheet #3)

All Available Sanborn Fire Insurance Maps

This edition of the Sanborn maps documents that the Grain Warehouse is now vacant and the Shanty at 505 West Second Street is renamed a dwelling with a shingle roof. The structure on lot 4 is not identified and the Shanty on lot 8 is no longer extant. A one story dwelling with a shingle roof and stove pipe is paired with a one story accessory building with a shingle roof on lots 9 and 10.

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Edmond Ice Company

Name of Property

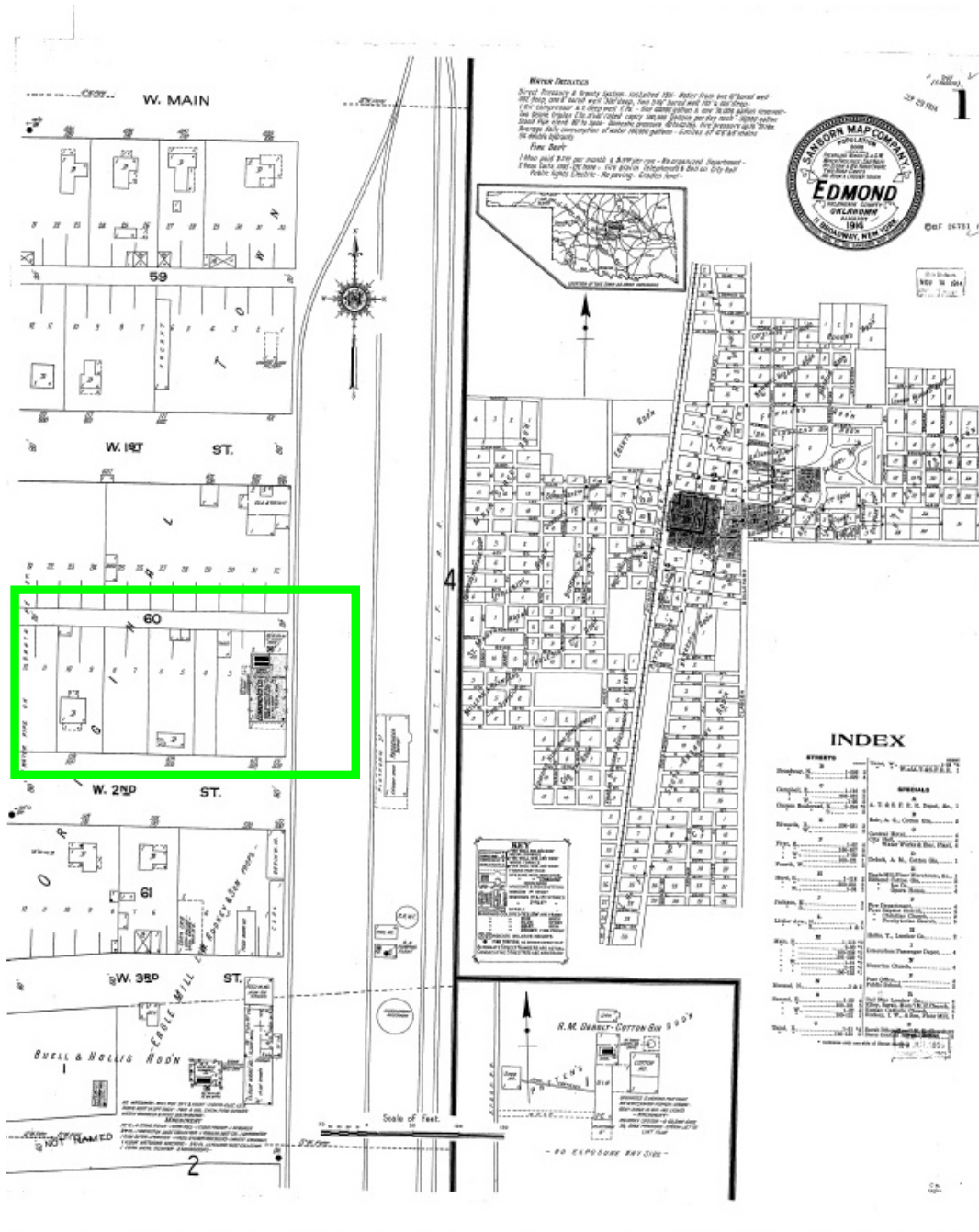
Oklahoma County, Oklahoma

County and State

N/A

Name of multiple listing (if applicable)

Section number 11 Page 10



The Big Picture: 1914 (Sheet #1)
All Available Sanborn Fire Insurance Maps

This is the first edition of the Sanborn maps where the Edmond Ice Company appears since its construction in 1909. The map indicates that the Edmond Ice Co. building is centered from north to south on Lots 1 and 2. Other small structures pepper the lots to the west.

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National Park Service

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Edmond Ice Company

Name of Property

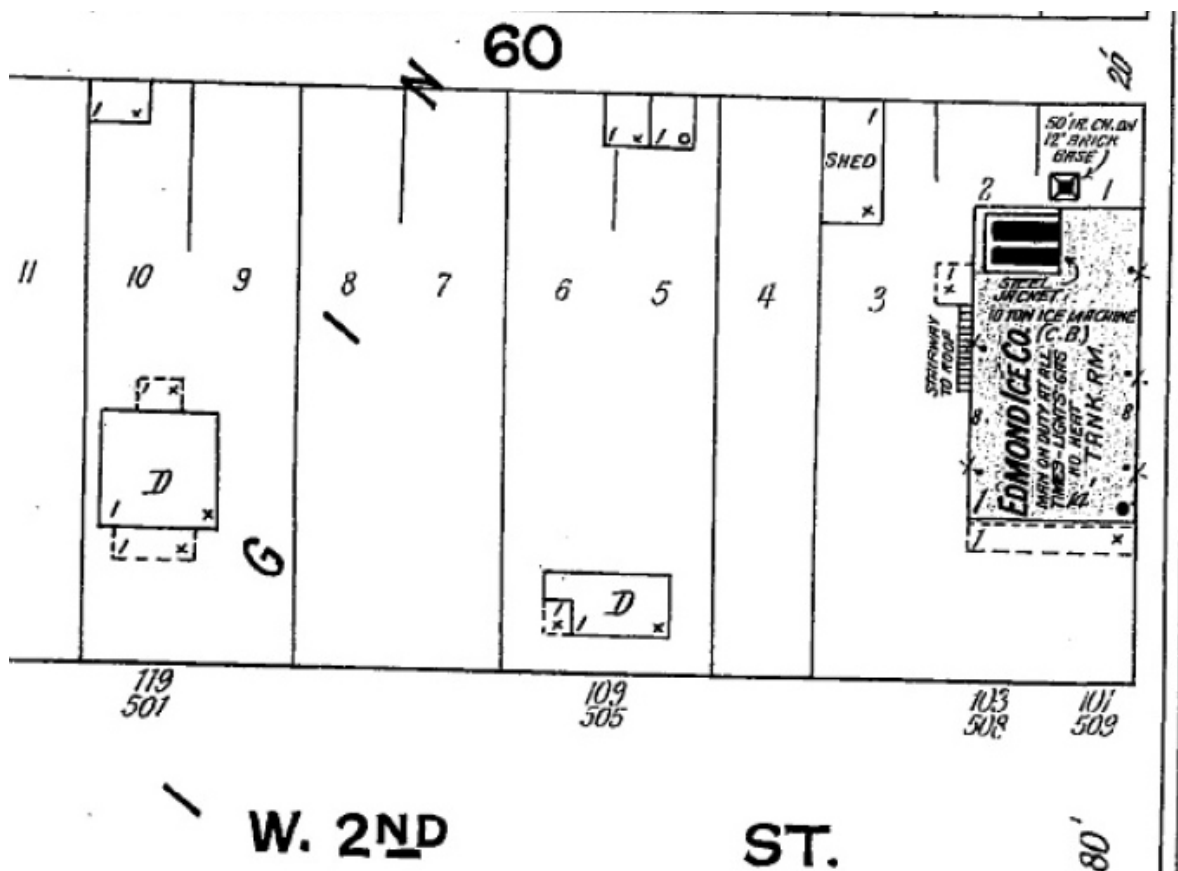
Oklahoma County, Oklahoma

County and State

N/A

Name of multiple listing (if applicable)

Section number 11 Page 11



Close Up: 1914 (Sheet #1)

All Available Sanborn Fire Insurance Maps

This is the first edition of the Sanborn maps where the Edmond Ice Company appears since construction in 1909. The map indicates that the Edmond Ice Co. building is centered from north to south on Lots 1 and 2 and aligned with the east property line of Lot 1. The company's property included Lots 1-3, therefore, the buildings west of Lot 3 were unrelated to the company at this time. In addition to the large rectangular main building, the 1914 development also included a 50 foot tall iron chimney with a 12 foot tall brick base a short distance north of the north side of the building and centered on its width. A one story, wood framed, shingle roofed shed is shown in the northwestern most corner of the property.

The one story, 14 foot tall main building is indicated to be made from cement/concrete block with 8" thick walls and a composition roof. It is addressed as 101 and 103 West Second Street. There are three window openings on the east elevation and two on the west. A one story covered porch with a shingle roof extends for the full width of the south facing façade. Toward the back, on the west side, is an external stair to the roof and a covered porch with a shingle roof north of the stair. Notations inside the building rectangle indicate gas lights and no heat. There is a tank room, a ten ton ice machine and two steam boilers with metal jackets.

On Lots 5-6, indicated as 109 West Second Street, there remains a one story, wood framed dwelling with shingle roof and a one story inset covered porch near West Second Street. A small one story, wood framed accessory structure along the back (north) property line has a shingle roof for the west half and a non-combustible roof for the east half. Lots 7-8 are not developed. Lots 9-10 have a one story, wood framed dwelling addressed as 119 West Second Street with a shingle roof and one story, shingle roofed porches on the front and back (south and north) sides. There is a small wood framed, one story accessory building with a shingle roof in the northwestern-most corner of Lot 10. Lots 11-12 are undeveloped and Lots 13-16 are not shown. Land to the west is platted, but not yet incorporated in the maps.

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Edmond Ice Company

Name of Property
Oklahoma County, Oklahoma

County and State
N/A

Name of multiple listing (if applicable)

Section number 11 Page 12



The Big Picture: 1922 (Sheet #4)
All Available Sanborn Fire Insurance Maps

This is the first edition of the Sanborn Fire Insurance Maps to include the Creamery on the southwest side of the Ice Plant. There are additional structures on some of the lots. The Lot combinations appear to have shifted and the map includes the west end of the block and other blocks to the west. Concurrent with the construction of the creamery, Lots 4-6 were now owned by the Ice Company.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Edmond Ice Company

Name of Property

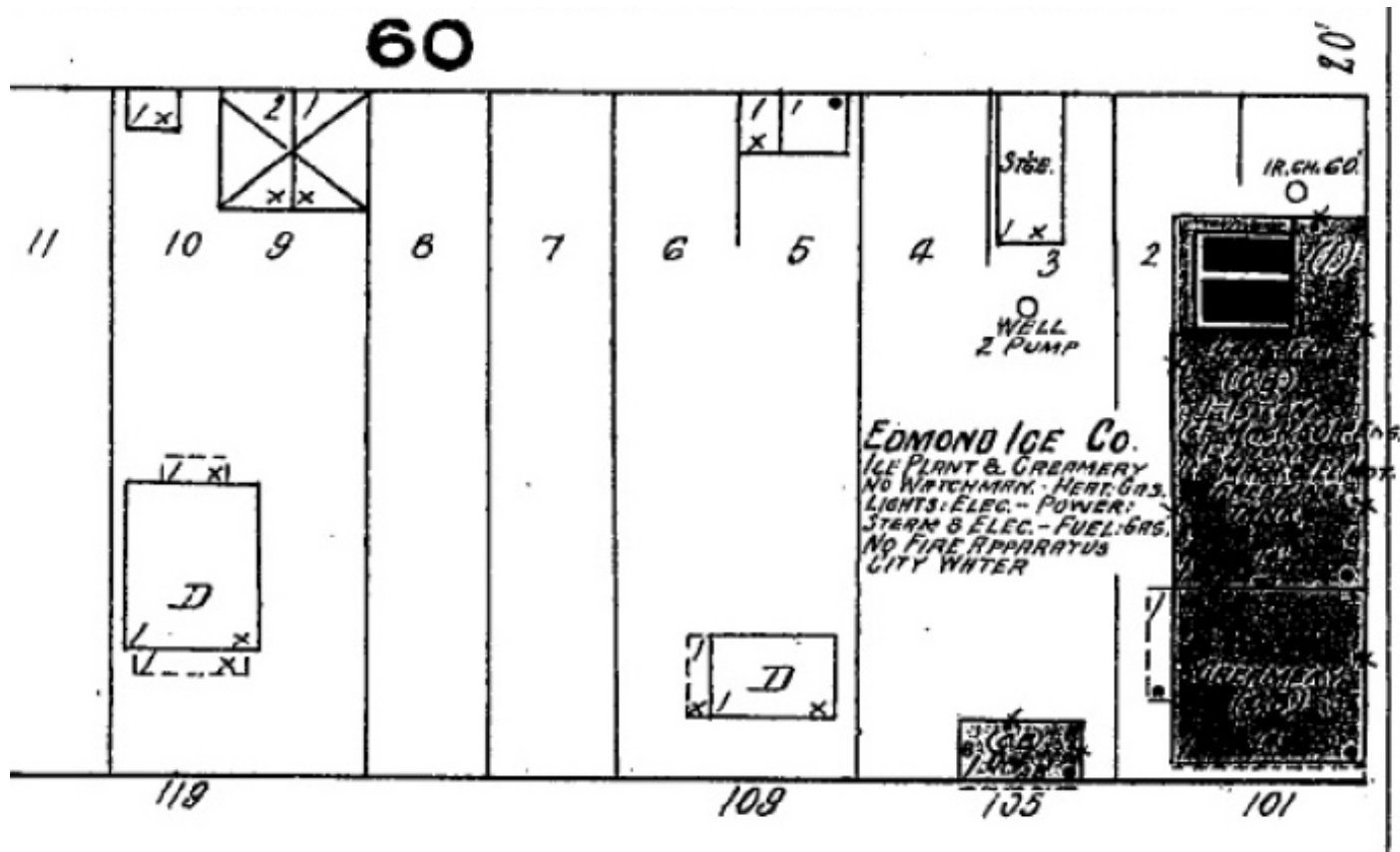
Oklahoma County, Oklahoma

County and State

N/A

Name of multiple listing (if applicable)

Section number 11 Page 13



Close Up: 1922 (Sheet #4)

All Available Sanborn Fire Insurance Maps

This is the first edition to show the Creamery, built in 1921 as an addition to the south of the existing Ice Plant. The extant Ice Plant remains mostly the same as represented in the 1914 edition and is addressed as 101 West Second Street. Notations indicate that the building now has gas heat, electric lights, steam power and electric, gas fuel and is on the city water system. The company acquired Lots 4-6 in 1921. The map is difficult to read because of the shading that is consistent with masonry or fire proof building materials.

Additional notations inside the building rectangle indicate that there is a concrete floor, hollow concrete block wall construction, a 15 ton ice machine with a 50 horsepower engine, a two ton ice machine with an electric motor, and a freezing tank. The Creamery is noted as a one story concrete block addition with a composition roof. There are windows on the east wall, a wood cornice on the front and a wood awning with a composition roof on the west side.

A new one story, concrete block Office building with eight inch thick walls, a composition roof and window openings on the east and north walls is addressed as 105 West Second Street and is positioned near the street on Lots 3-4. The one story, wood framed storage shed remains in the northwestern-most corner of Lot 3 and retains a shingle roof. Well pumps are indicated in front of the shed.

The buildings on Lots 5-6 appear to be the same as in the 1914 edition of the maps except the porch now extends for the full length of the west side. Lots 7-8 remain undeveloped. The dwelling and small accessory building in the northwest corner of Lots 9-10 remain unchanged. A large stable is now indicated on the northeast corner of the lots. It is wood framed with a shingle roof and two stories on the west half and one story on the east half. Lots 11-16 remain undeveloped.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Edmond Ice Company

Name of Property
 Oklahoma County, Oklahoma

County and State
 N/A

Name of multiple listing (if applicable)

Section number 11 Page 14



The Big Picture: 1931 (Sheet #4)
 All Available Sanborn Fire Insurance Maps

This is the first and only edition of the maps to depict the Edmond Ice Plant and Creamery in its entirety as interpreted from the descriptions given in newspaper accounts of the company's expansion, which included the addition of a bottling works in 1930. The plant takes up the majority of Lots 1-3 with a portion extending west across Lot 4 and part of Lot 5. Additional accessory buildings have been established. The company is documented to now own Lots 1 through 16 (1929), the entire half of Block 60 south of the alley.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Edmond Ice Company

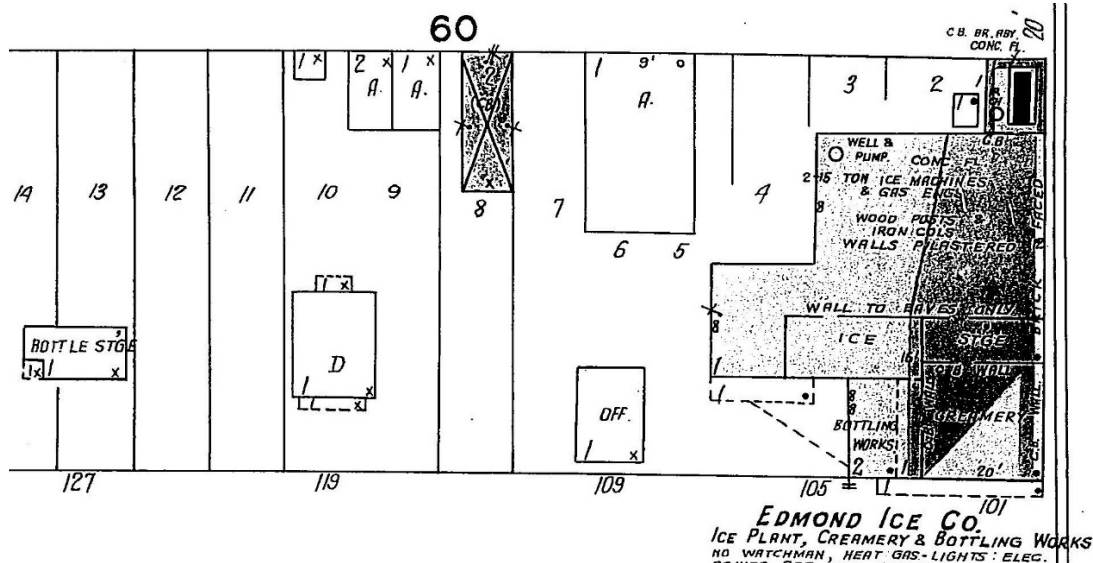
Name of Property

Oklahoma County, Oklahoma

County and State

N/A

Name of multiple listing (if applicable)

Section number 11 Page 15

Close Up: 1931 (Sheet #4) All Available Sanborn Fire Insurance Maps

The Edmond Ice Co. building is now expanded to the north and west covering nearly all of the area of Lots 1-3 and a portion of the larger building extends across Lot 4 and about a-third of the way into Lot 5. The building now houses the ice plant, creamery, and a bottling works, which extends nearly the full depth of the creamery from north to south and projects west. The iron chimney on the northeast corner of Lot 1 is now accommodated by a building with brick walls above concrete block and a concrete floor. The chimney "room" contains a steam boiler. Just to the west of this room and north of the plant, is a small, wood framed one story accessory building with a composition roof.

The northern ice plant expansion has concrete block walls with brick veneer. The walls are plastered and the structure includes wood posts and iron columns with a concrete floor. The well and pump are now enclosed by the ice plant addition. There are two 15 ton ice machines and gas engines. The area between the creamery and bottling works is identified as ice storage and the building is 16 feet tall in this area. The concrete block wall between the ice storage area and the north addition only extends to the eave line and appears to be the remaining exterior wall from the earlier construction as evidenced by location, the height extending to the eaves and the remaining window near the east end.

The creamery area is indicated at one story tall while the west side of the adjacent bottling works addition is indicated as two stories. The height of the building on the south end is 20 feet. The exterior walls are concrete block on the interior and brick veneer on the exterior. The roofs are finished with composition materials. The west wall of the bottling works has a parapet that extends 12 inches above the roof. The east side of the bottling works, the area west of the creamery, is one story tall and divided by a frame wall. The south face of the building has a composition roofed wood framed awning that extends from the east side and terminates a short distance before the west side. The west addition to the ice plant is set back from the front elevation by the depth of the bottling works. The south elevation of this part of the ice plant addition also has a wood framed awning with a composition roof.

A large, wood framed, nine foot tall one story autohouse extends across the width of Lots 5 and 6 with the back wall on the north property line. It has a non-combustible roof. The former office building at 105 West Second Street has been displaced by the enlargement to the ice plant. A new one story, wood framed with shingle roof office building at 109 West Second Street is in place of the similarly located former dwelling. A two story concrete block stable with a shingle roof is located along the back property line of Lot 8. The stable is two stories tall and has a window on each the east and west sides on the first floor and a window on the north elevation at the second floor.

The dwelling and northwest accessory building on Lots 9-10 remain as before. The stables in the northeast corner of the lots is now indicated as an autohouse. A wood framed one story bottle storage building is addressed at 127 West Second Street and straddles Lots 13-14.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Edmond Ice Company

Name of Property
Oklahoma County, Oklahoma

County and State
N/A

Name of multiple listing (if applicable)

Section number 11 Page 16



The Big Picture: 1949 (Sheet #4)
All Available Sanborn Fire Insurance Maps

The ice company began to decline as the partners moved away or died. Lots 8-16 were sold in 1940. The west half of lot 7 was sold in 1943. The remainder of the property, Lots 1-6 and the east half of Lot 7 were sold in 1944. This edition of the Sanborn maps is the last one available and documents the remaining buildings of the Edmond Ice Co.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Edmond Ice Company

Name of Property

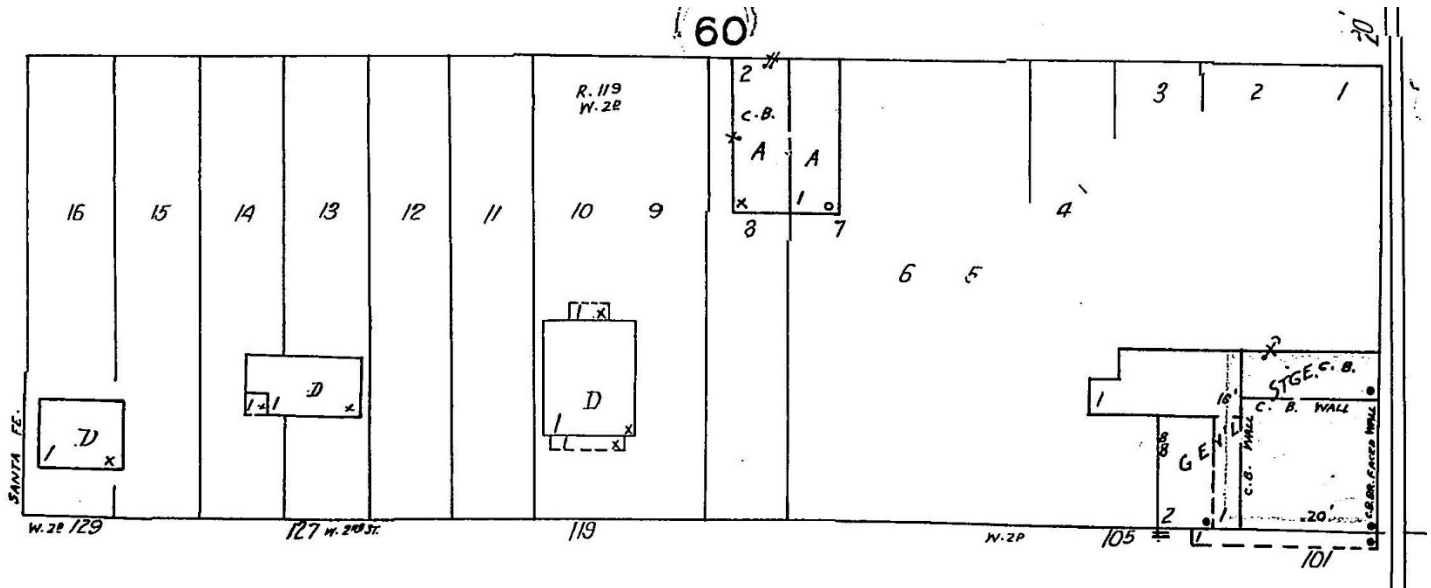
Oklahoma County, Oklahoma

County and State

N/A

Name of multiple listing (if applicable)

Section number 11 Page 17



The Big Picture: 1949 (Sheet #4)

All Available Sanborn Fire Insurance Maps

By 1949 the Edmond Ice Company was no longer in production. Lots 8-16 were sold off in 1940, after 11 short years of being owned by the company. The former wood framed bottle storage at 127 W. Second St. is now a dwelling with the same characteristics. A one story, wood framed dwelling is new to lots 15 and 16 at 129 W. Second St. The dwelling at 119 W. Second St. remains unchanged since it first appeared in the 1914 edition. All of the accessory buildings associated with this address are no longer extant. The stable on Lot 8 has been enlarged to the east on Lot 7 and is now identified as an autohouse. The west portion remains the same as before and the newer east side is described as being one story with a non-combustible roof. Windows are indicated on the west and north sides.

The office building at 109 W. Second Street (Lot8) and the large autohouse behind it are no longer extant. The enlarged area (1931) of the ice plant to the north of the original building is also no longer extant. The primary portions of the Edmond Ice Company that remain include the ice storage areas notated in the 1931 edition of the maps, the creamery and the bottling works. The building materials remain the same as before and the use is indicated as general storage.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Edmond Ice Company

Name of Property

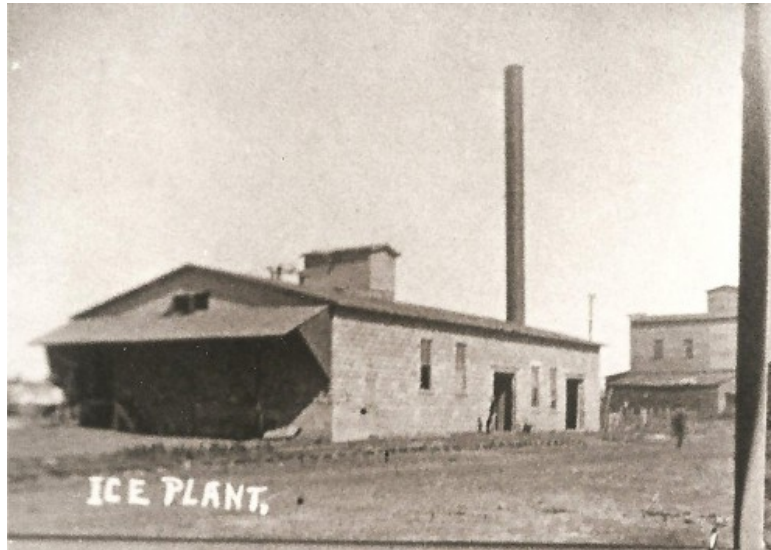
Oklahoma County, Oklahoma

County and State

N/A

Name of multiple listing (if applicable)

Section number 11 Page 18



Historic Image: circa 1909
(Edmond Historical Society Website)

This image shows the east elevation (right) and the south facing front elevation (left) of the Edmond Ice Co. close to the time of construction in 1909. The detached buildings in the background are part of the mill to the north of the ice plant. Reference 1909 Sanborn map on previous pages. The photo confirms the concrete block construction and the awning across the front of the building. The iron chimney to the north is visible in the background.



Historic Image: circa 1921
(Edmond Historical Society Website)

The recently completed creamery addition is visible in the background to the right of this image. In the foreground, the concrete block office building appearing on the 1922 Sanborn map is pictured in the foreground. Based on the quantity of construction materials in the image, it is likely that the photo was taken to commemorate the construction of the new building.