

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

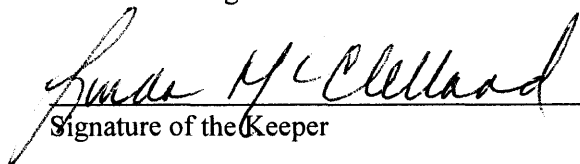
NRIS Reference Number: 09000174

Property Name: The Ice House

County: Coconino State: Arizona

Multiple Name:

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

 April 8, 2009
Signature of the Keeper Date of Action

=====
Amended Items in Nomination:

Section 3: Certification

The SHPO's certification is, hereby, amended to indicate that the property is considered to have significance at the local level of importance as indicated in the nomination text.

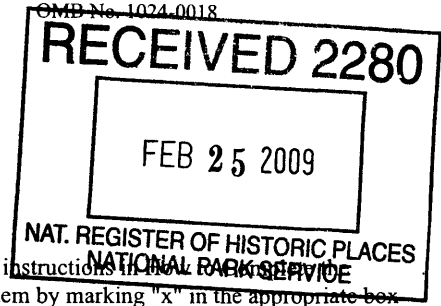
The Arizona State Historic Preservation Office was notified of this amendment.

DISTRIBUTION:

- National Register property file**
- Nominating Authority (without nomination attachment)**

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM



174

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions for the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name The Ice House

other names/site number _____

2. Location

street & number 201 E. Birch Ave.

not for publication

city or town Flagstaff

vicinity

state Arizona code AZ county Coconino code 005 zip code 86001

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide ___ locally.
(___ See continuation sheet for additional comments.)

James W. Gorman AZ SHPO
Signature of certifying official
ARIZONA STATE PARKS
State or Federal agency and bureau

23 FEBRUARY 2009
Date

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

Signature of commenting or other official _____

Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

Signature of Keeper

Date of Action

I hereby certify that this property is:

- entered in the National Register
 See continuation sheet.
- determined eligible for the National Register
 See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): _____

Sue McClelland 4-8-09

5. Classification

Ownership of Property
(check as many as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(check as many as apply)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
<u>1</u>	<u> </u>	building(s)
<u> </u>	<u> </u>	site
<u> </u>	<u> </u>	structure
<u> </u>	<u> </u>	object
<u>1</u>	<u> </u>	Total

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

Commerce/Trade—Warehouse

Current Functions
(Enter categories from instructions)

Commerce/Trade—Office Building

7. Description

Architectural Classification
(Enter categories from instructions)

Stone Construction

Materials
(Enter categories from instructions)

foundation	<u>Concrete</u>
walls	<u>Stone (Limestone)</u>
Roof	<u>Asphalt</u>
other	<u> </u>
	<u> </u>

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

See Continuation Sheets

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)

- X A Property is associated with events that have made a significant contribution to the broad patterns of our history.
B Property is associated with the lives of persons significant in our past.
X C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic 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 a grave.
D a cemetery.
E a reconstructed building, object, or structure.
F a commemorative property.
G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Commerce/Trade

Period of Significance

1946-1956

Significant Dates

1946-1947

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

H.H. Green

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

See Continuation Sheets

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 #

Primary location of additional data:

- State Historic Preservation Office
Other State agency
Federal agency
X Local government
X University
Other

Name of repository: Cline Library, Northern Arizona University, Flagstaff, AZ; Flagstaff Public Library, Flagstaff, AZ

10. Geographical Data

Acreeage of Property Approximately 1 acre

UTM References (Place additional UTM references on a continuation sheet)

1	<u>12</u> Zone	<u>441228.968</u> Easting	<u>3895223.464</u> Northing	3	_____	_____	_____
2	_____	_____	_____	4	_____	_____	_____

See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title	<u>Darien Degher/Researcher and Michael Mongini/Owner</u>	date	<u>2/09/09</u>
organization	<u>Historic Ice House, LLC</u>	telephone	<u>(928) 607-3749 (DD)</u>
street & number	<u>144 W. Gold Rush Tr.</u>	zip code	<u>86001</u>
city or town	<u>Flagstaff</u> state <u>AZ</u>		

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name/title	<u>Michael Mongini</u>	telephone	<u>(928) 699-4381</u>
street & number	<u>302 N. Verde St.</u>	zip code	<u>86001</u>
city or town	<u>Flagstaff</u> state <u>AZ</u>		

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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	<u>7</u>	Page	<u>1</u>	Name of Property	<u>The Ice House</u>
				County	<u>Coconino</u>
				State	<u>Arizona</u>

SECTION 7: DESCRIPTION

SUMMARY

The Ice House is a massive, one-of-a-kind commercial building located in historic downtown Flagstaff, Arizona. The approximately 36,000 square foot building comprises one-half of an entire block (the other half is dedicated to the post office) and stretches the entire length of its section of the block. The building is a one-story structure, with the lone second-story on the southeast corner supporting an antiquated ICE sign no longer in use. The roof is a predominantly flat structure stabilized with steel girders and sealed with emulsified asphalt, but the two-story section has a sloping roof. The walls are constructed out of Kaibab limestone —the only building in Flagstaff made exclusively of this material. The Ice House is located one block up from the Coconino County Courthouse (originally built in 1894) and is situated between relatively newer businesses (built in the previous two to three decades) and older residences that date back to the 1950's and 1960's. While the neighborhood surrounding the Ice House has experienced a number of aesthetic and cosmetic changes over the past several decades, the Ice House generally appears the same as it did over 60 years ago when it was constructed. Once a warehouse and ice plant, the Ice House now serves as an office building for governmental, legal, and county professionals. To this day, the building maintains sufficient integrity of location, design, setting, materials, workmanship, feeling, and association to convey its important role in the growth of post WWII commerce in Flagstaff.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	<u>7</u>	Page	<u>2</u>	Name of Property	<u>The Ice House</u>
				County	<u>Coconino</u>
				State	<u>Arizona</u>

LOCATION, SETTING, and PHYSICAL OVERVIEW

The Ice House is located in Township 21 North, Range 07 East, and Section 0015 within Coconino County, Arizona. Its current address is 201 E. Birch Avenue, and not 110 N. Agassiz Street as the county assessor still has filed. The building is privately owned by Historic Ice House, LLC which leases office spaces within the building. The company hopes to attract more users to this unique, centrally-located site.

The Ice House is set amid a blend of commercial and residential buildings one street west of historic downtown Flagstaff. The sheer enormity of the building makes it a standout in an otherwise ordinary neighborhood, as well as the protruding pieces of limestone which catch the eye of the casual passerby. The boundaries of the building are plain and paved, and, save for one small tree on the north side, lack any type of foliage or landscaping.

There are three main entrances to the building: one on the north side, the west side, and the east side. Additionally, many of the office spaces have doorways that connect to the outside. Two of the main entryways are lighted by a single overhanging bulb (the north side entrance also being lighted by an incandescent panel located under the entrance's archway), but it appears only the light on the east side was an original placement. The entryways on the west and east sides are accessed by walking a short flight of stairs. The entrances on the north and west sides have corridors and an additional set of doors which the entrant must open to enter the actual building. The entryway on the east side has a ramp that runs 25 feet to the base floor of the interior of the building. An interior limestone wall runs the length of the ramp. Additionally, the interior of the building has a wide common area corridor that runs east to west, with each tenant's closed doors off-shooting the main hallway.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	<u>7</u>	Page	<u>3</u>	Name of Property	<u>The Ice House</u>
				County	<u>Coconino</u>
				State	<u>Arizona</u>

Modernized window panes have been installed over the years; however, most of the windows are in their original locations. A series of elevated windows on the south side appear to have been in place since the building was erected and, given their condition, show their age. A wooden overhang juts out over the west side wall and entryway — the only section of the building where such a structure is present. It was likely built to provide cover and protection against the elements. The east side of the building (originally the front) has four thin metal support beams that rise from concrete blocks to connect to wooden beams underlying the roof. The east side also hosts the building's most notable historic feature: the ICE sign that gives it its name. The faded letters on the sign that hangs from the building's second story are still readable, but it is now defunct and non-functional. When the building was in full ice-making operation, the second story was used primarily for ice storage, with a built-in elevator facilitating its access. Additionally, there is a swinging, functional metal gate on the south wall that connects to an office space via a small upward set of stairs. It is the only one of its kind on the building and looks to have been installed when one of the loading docks was filled many years ago.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	<u>7</u>	Page	<u>4</u>	Name of Property	<u>The Ice House</u>
				County	<u>Coconino</u>
				State	<u>Arizona</u>

PHYSICAL ALTERATIONS

From an exterior standpoint, the Ice House has experienced few changes over the years. The building stands in its original location and only minor exterior modifications, primarily in the south alley, have been made to the original structure. It appears those modifications were likely to add or close off loading docks, entryways, and/or windows. According to local businessman Jim Babbitt, who is also a descendant of the original Babbitt Brothers, the building is "90 percent intact from its original exterior design if not more." The only known major changes have been the removal of the truck loading docks on the south side and the renovation of the entryway on the north side. Several squared-off limestone "patches" are visible on the south wall, seemingly made to fill in doors or docks that were no longer being used. This suggests that there must have been a stockpile of limestone left over after the building was finished.

Other decades-old cosmetic exterior modifications include west-side and east-side parking lots, short staircases, tile work on the north side entryway, and other minor alterations to accommodate office uses. Glass doorways to the entrances of the building are a relatively newer feature, but the entryways themselves are original in design. No known alterations or additions have been made to the roof since the date of construction besides basic repair/patch work. Furthermore, the windows have been replaced with modern glass, but most of the sections of each window have remained the same since the rock in the building was originally placed. Some windows it appears have been added within the previous few decades to give the building a more "open" feel.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	<u>7</u>	Page	<u>5</u>	Name of Property	<u>The Ice House</u>
				County	<u>Coconino</u>
				State	<u>Arizona</u>

On the south side of the building remain traces of a railway spur and loading docks that were used by trains and trucks transporting goods and produce along Route 66. That side borders an alley which served as ingress to the loading docks when the Ice House was fully operational. All of the original loading docks have been sealed in, but it doesn't take long for someone to picture what the scene must have looked like when the trucks and train cars would make their routine stops at the Ice House. It appears that there were four loading docks in total spanning the length of the south wall that accommodated the truck and train traffic to and from the building.

From an interior standpoint, the Ice House has undergone two remodels to accommodate offices after it was turned into an office building in the late seventies. The remodels occurred in 1979 and 1983. Presently, one U.S. governmental agency occupies nearly 19,000 square feet of the building (on the northeastern side) and the rest of the square footage is divided among eight other tenants. Each tenant occupies his/her individual suite, some more than one, and all tenants share approximately 5,600 square feet of common area and roughly 9,000 square feet of east and west side parking. There is a noncontributing fenced-in parking lot adjacent to the building to the south which is used by the largest tenant.

Much of the historic material of the interior has been lost in the conversion to office spaces. Strictly from an interior standpoint, one would not know without a short local history lesson that the building was an ice-making facility more than half a century ago. There are nooks and confined spaces that tell of a bygone era, but modern renovations have altered the feel of the inside of the building. Further modernized interior renovations are sorely needed as none have been made in many years. The main corridor of the building was recently re-carpeted as well as some bathroom remodeling work done, but the overall need for repair, both inside and out, is necessary to prevent future degradation of the building. From an exterior standpoint, a few large cracks are visible on the outside walls, which are the only conspicuous exterior damage to a building that has been sturdy and intact for 62 years.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	<u>7</u>	Page	<u>6</u>	Name of Property	<u>The Ice House</u>
				County	<u>Coconino</u>
				State	<u>Arizona</u>

INTEGRITY

As the historic photographs (circa 1946 and 1947) in the Photographic Information section at the end of this nomination form illustrate, the building's basic design has been preserved for six decades. When comparing the historic photographs to photos taken today—particularly those shot at the same angle—one can clearly see that the integrity of the building has been maintained almost completely.

Location:

The Ice House has remained in the same location since it was originally built. While not the first ice storage warehouse built by the Babbitt Brothers in Flagstaff, it was the first ice-making/warehouse facility built on a large-scale. The Ice House was considered huge for its time, and even today there are few office buildings in Flagstaff that can compare to its size. It has been an unmovable landmark since the first limestone chunk was cemented. While not given the amount of recognition that other buildings have in downtown Flagstaff since it is located just off the center of town, its eye-catching construction and place in the history of the area simply cannot go passed over unnoticed.

Design:

The Ice House is unique in design by any standards. Built rectangular out of thousands of pieces of prehistoric limestone with a second story that gives the appearance that it was cut and pasted onto the first, the design was intended primarily for the purpose of manufacturing and storing ice. Despite a few subtle exterior modifications, the Ice House is almost identical in basic design today as it was when it first opened.

Setting:

The setting around the Ice House has changed over the years. While the Ice House and the post office have shared the same block for over 50 years, newer commercial buildings

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	<u>7</u>	Page	<u>7</u>	Name of Property	<u>The Ice House</u>
				County	<u>Coconino</u>
				State	<u>Arizona</u>

and residences have taken root around the two buildings over the previous two or three decades. Some of the city's older homes are located just to the building's north, and one of the tallest office buildings in Flagstaff — the Bank of America building — lies to its west.

Materials:

The integrity of the building's exterior materials has been maintained entirely. The basic, original limestone work has been untouched since the concrete was first poured. The roof structure, including the wooden overhang on the east side, has not been altered in any way besides repair/maintenance work, and even the original ICE sign is still mounted in place. It would be difficult to duplicate the stone work in the walls even if drastic modifications were desired, seeing as how unusual and stout the structure is.

Workmanship:

The workmanship of the Ice House is its most distinguishable characteristic. Around the time of the Ice House's construction, Flagstaff became home to master stone masons and contractors such as William England, Herman Dietzman (the builder of the first ice house in 1904), Lee Vishno, O.P. Harding, and Dan Hogan to name a few. As such, stone was by far the most character-defining of all of Flagstaff's architecture at the time. Its use throughout the mid-twentieth century is perhaps the most distinguishable and cohesive ingredient that separates Flagstaff's architectural heritage from those of other communities around the state (*Flagstaff Historic Properties Survey*). While the use of stone in architecture was prolific during this particular historic period, the Ice House was the only building in Flagstaff constructed exclusively of Kaibab limestone. There is one other wall made of Kaibab limestone — located near the city's community playhouse — but no other building was comprised entirely of the stone.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	<u>7</u>	Page	<u>8</u>	Name of Property	<u>The Ice House</u>
				County	<u>Coconino</u>
				State	<u>Arizona</u>

Feeling:

The Ice House typically elicits a feeling of coldness (perfect for the building's original intended use) in anyone thinking about what it must be like to work inside the building, since it is not well-lit by windows or well-aired. But, as many occupiers can attest to, it does possess a certain amount of coziness as well as commands attention for its peculiarity.

Association:

The integrity quality of association diminished as the building completed its conversion from an ice plant to an office building; however, the building has, and always will be, known as *the* city's Ice House. The only indication left that would make someone think it was originally used for ice-making and storage purposes is the sun-weathered sign on the front. Yet its history is grounded in much more than the sign bearing its name.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	<u>8</u>	Page	<u>9</u>	Name of Property	<u>The Ice House</u>
				County	<u>Coconino</u>
				State	<u>Arizona</u>

SECTION 8: STATEMENT OF SIGNIFICANCE

SUMMARY

The Ice House is significant under Criterion A because of its role in contributing to early commercial growth in Flagstaff. The Ice House was the first commercial building in Flagstaff after World War II, and the largest of its kind after the post office was built ten years previous. It was a ground-breaking achievement for the Babbitt Brothers who were beginning to make their mark on Flagstaff's economy, and quickly vaulted them into the prominent ranks of local developers. The Ice House's primary operations revolved around ice manufacturing, storage, and sales. It became an important stopping point for trucks transporting goods across Route 66 and for trains passing through town. Truckers and train engineers would stop to load their trucks or railcars with ice before continuing their trips across eastern Arizona or across the hot desert of western Arizona and southern California. In this sense, the Ice House served as a regional hub for ice-related services. The building possesses additional significance under Criterion C for its method of construction, type of materials used in its walls (Kaibab limestone), and its sheer mass. The property's period of significance lasted for ten years, from 1946 to 1956, until being turned into a grocery and later a distribution warehouse. The Ice House was important locally as it helped guide Flagstaff's commercial development and it also impacted interstate commerce.

HISTORIC CONTEXT

Archeological evidence suggests that people inhabited the region in and around present-day Flagstaff thousands of years ago, but the town itself dates back to 1881 when it was officially named. In the mid-1800's, ranchers looking for places to set up ranches and homesteads settled around the San Francisco Peaks — the mountain range that Flagstaff is nestled beneath. As the railroad and lumber industries grew during that time, so did

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	<u>8</u>	Page	<u>10</u>	Name of Property	<u>The Ice House</u>
				County	<u>Coconino</u>
				State	<u>Arizona</u>

Flagstaff. What started as a construction camp quickly turned into a bustling community of hard laborers and lumbermen. By 1910, Flagstaff had the reputation of being a lumber town, harvesting trees from the vast ponderosa pine forest surrounding the budding town (Mangums, 2003).

The Babbitt Brothers (five in total) were among the new breed of businessmen arriving in Flagstaff in the late 1800's and early 1900's. They immediately carved out a niche for themselves first in the ranching industry and then in retail merchandising. They firmly established a name for themselves in the business sector, owning trading posts, a bank, a meat packing plant, a mortuary, an auto dealership, and an ice plant (the Ice House) (Mangums, 2003). Several of the buildings they constructed are still in use today in downtown Flagstaff, one of the most notable being the Ice House.

World War II was a turning point for Flagstaff. It turned the small lumber and railroad community into a flourishing municipality. The war stimulated the local economy as many local companies and service industries were given a tremendous boost. The population of Flagstaff exploded in the late 1940's, and the sleepy mountain town emerged as a player on the national stage. By 1950, the population of Flagstaff was over 7,500 (a gain of 2,500 people since 1940) and Coconino County's retail sales grew by \$16 million in the same period (Cline, 1994). Tourism was up, the lumber industry was still humming, home building increased, and new businesses were lining the streets. Men and women were not merely migrating to the town to work seasonal jobs at the lumber mill anymore; they were moving to the town to take full advantage of its new found prosperity (Westerlund, 2003). Downtown Flagstaff in particular was thriving, and new businesses were sprouting up in response to the town's economic and population boom. The Ice House was among those businesses.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	<u>8</u>	Page	<u>11</u>	Name of Property	<u>The Ice House</u>
				County	<u>Coconino</u>
				State	<u>Arizona</u>

SIGNIFICANCE UNDER CRITERION A

In 1902, David Babbitt, one of the prominent Babbitt Brothers who are considered by state and regional historians to be the principal economic founders of Flagstaff, in one of his diary entries asked himself the question: "Can we make ice?" (*Address Before the Newcomen Society*, 1967) The answer was an emphatic "yes," as two years later the Babbitt Brothers Trading Company built an ice storage warehouse in downtown Flagstaff. With visions of producing ice on a more grandiose scale, the Babbitt Brothers razed the original ice warehouse in 1931 and operated an ice manufacturing plant in a nearby location. The output of ice at this manufacturing facility drastically rose from 572 tons of ice in 1941 to 1,600 tons in 1946 (*Coconino Sun*, August 16, 1946). The Babbitt Brothers quickly realized that the supply of ice could not keep up with the burgeoning demand (in August of 1946, 21 tons of ice had to be stored at the Navajo Ordnance Depot because there was not room in the ice warehouse). In response, they began construction on the Babbitt Ice Plant (better known as the Ice House) to ensure that regional demand for ice would be met. Even more, the Brothers wanted to establish a regional hub that included the Flagstaff, Williams, and Grand Canyon vicinities, and to take a "chip" out of the ice-making market. When construction of the building commenced, Harold Sykes, the project manager for the Babbitt Brothers Trading Company, was quoted as saying, "the Babbitt Ice Plant serves a wide area in Northern Arizona, and the need for greater capacity has been felt for some time" (*Coconino Sun*, May 17, 1946).

The Ice House was completed in the summer of 1947 and had three times the freezing capacity, and five times the storage capacity (500 tons), of the first ice storage warehouse (*Coconino Sun*, August 16, 1946). The immense structure, 150 x 240 feet (36,000 sq. feet), served two main functions: Ice manufacturing/storage and ice sales. The manufacturing/storage section was located on the east side of the building and the sales offices were located on the north side. Also, the warehouse provided 20,000 square feet of floor space for groceries and roughly 5,000 cubic feet of cold storage (*Coconino Sun*,

April 18, 1947). The ice machinery brought in for use in the facility was advertised as being the most efficient of its kind and almost completely automated in design — a major

NPS Form 10-900-a
OMB No. 1024-0018
(8-86)

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	<u>8</u>	Page	<u>12</u>	Name of Property	<u>The Ice House</u>
				County	<u>Coconino</u>
				State	<u>Arizona</u>

advancement at the time. State of the art equipment, including motorized fork-lifts, was used to handle the bulk merchandise.

The creation of Route 66 by the federal government in 1926 was a boon to Flagstaff. The highway system that ran from Chicago to Los Angeles became the premier recreation highway in the country, particularly for those headed out to California. The highway ran right through the heart of Flagstaff and traffic surged on Route 66 throughout the 1940's and early 1950's (Mangums, 2003). Commercial traffic soon picked up tremendously on the highway as well, and Flagstaff (sublimely located halfway between Albuquerque and L.A.) became a prime stopping point for trucks hauling foodstuffs, merchandise, industrial equipment, etc. to and from California (Mangums, 2003). Located two blocks north of Route 66, the Ice House was in a perfect location to take advantage of the heavy traffic passing through town. Being equipped with four large loading docks and the ability to handle the largest volume of ice in town, the Ice House was ready and able to address the truck traffic that continually frequented its steps. For the most part, trucks would stop at the Ice House to ice down their produce before continuing the hot trek across eastern Arizona, or, if returning to California, ice down their loads before facing the extreme conditions of the Mojave Desert.

While truck traffic increased along Route 66 as a means of transporting goods, trains still rumbled on. When not servicing the flow of trucks at its loading docks, the Ice House would load ice onto railroad cars that arrived along a spur running next to the building on the south side and dead-ended in the lot two blocks west. The Ice House was one of only three prominent commercial properties in Flagstaff that had a railroad spur in the late 1940's; the other two being the Elm Mill and the Arizona Lumber and Timber Mill (Phone Directory, 1948-1949). That the building had a spur along with two of the town's main lumber mills alone signified its importance.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	<u>8</u>	Page	<u>13</u>	Name of Property	<u>The Ice House</u>
				County	<u>Coconino</u>
				State	<u>Arizona</u>

While not the oldest ice storage facility in the region at the time, the Ice House handled the largest volume of ice. It was a 36,000 square foot building dedicated primarily to ice production, storage, and sales. Thus, while there were other ice storage buildings (primarily grocers) that competed with this one, the Ice House captured the largest share of the regional market for ice. These types of buildings were not very common in the region, and the closest competitors were grocery stores that, for the most part, provided small quantities of ice to local buyers. At the time the Ice House was built, there were approximately 20 grocery stores that likely stored ice in some capacity, but no other known facility was set-up solely for ice production. Furthermore, no other ice storage facility could compete on the same level with the Ice House in regards to ice production and the generation of ice-related sales revenue (*Coconino Sun*, April 18, 1947). The purchase and adoption of state of the art equipment used to handle the large quantities of ice also gave the Ice House a further competitive advantage. There are no similar ice houses in Flagstaff today.

Whether it welcomed trucks, railcars, or local walk-ins, the Ice House rarely experienced a downtime for business during its first five to seven years of existence (Babbitt, 2008). By 1956, however, Route 66 became outdated and newer technologies and increased competition forced the Ice House to give way to a large-scale grocery and later a distribution warehouse. While it no longer produced ice on such a high level, the Ice House was still an important business in the downtown area.

From the period 1946 to 1956 the Ice House served as an ice plant and was then used as a wholesale grocery and a distribution center up until 1972. In 1972, it was turned into a distribution warehouse and remained such for a period of seven years. In 1979 the Ice House underwent an interior renovation that modified the space to accommodate offices. Another renovation occurred in 1983 to update the changes already made, and by the mid-1980s the Ice House was leased strictly for office purposes. It remains an office building today.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	<u>8</u>	Page	<u>14</u>	Name of Property	<u>The Ice House</u>
				County	<u>Coconino</u>
				State	<u>Arizona</u>

SIGNIFICANCE UNDER CRITERION C

The Ice House was constructed (after approval by the Civilian Production Administration on the grounds that no scarce resources be used in any great amount) out of thousands of jagged chunks of limestone which came from the excavation of the limestone bedrock from the 265-million-year-old Kaibab Plateau (Jackson, 1999). Trucks brought in the rock thirty to thirty-five miles from Cedar Ranch on the outskirts of town to the building's site. One of the reasons limestone was used in the fabric of the building was because it was noted as having incredible insulating properties — a perfect choice for an ice-making and storage facility (Jackson, 1999). The limestone chunks were embedded solidly in concrete, and the building as an entirety has withstood the harsh elements of Northern Arizona's environment for over half a century without sustaining any major structural deformities. It is a heavy-type constructed building that was considered unusual even when it was being built since most of the other buildings in the downtown area were built out of fire-resistant masonry or brick.

One fact concerning the limestone used in the building's walls is particularly fascinating. The long stretch of limestone wall along Birch Street (north side) is embedded with the vestiges of marine life that inhabited a shoreline millions and millions of years ago. The limestone chunks contain the imprints and casts of ancient clams, sea snails, small-sized brachiopods, scaphopods, and one-inch long spines of echinoids (better known as sea urchins) (Jackson, 1999). No fossilized shells remain in the walls of the building but hollow molds of those shells are preserved in the carbonate mud. Even after all these years, the shapes are still discernible. Most people living in Flagstaff are unaware that there is a geologic wonder to behold in their very own downtown. All it takes to see is a brief paleontological guide and a scrutinizing eye. Thus, while the Ice House building itself dates back 62 years, pieces of that same building date back hundreds of millions of years. It is *truly* historic.

The building was designed by Phoenix architect H.H. Green — a prominent architect at the time — and built by the Babbitt Brothers Trading Company. It was built of sturdy,

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section	<u>8</u>	Page	<u>15</u>	Name of Property	<u>The Ice House</u>
				County	<u>Coconino</u>
				State	<u>Arizona</u>

resilient, high quality materials, and unique detailing and craftsmanship set it apart from other commercial sites. The Ice House is an excellent example of an early design philosophy of integrating and amalgamating commercial buildings with their surrounding landscapes. H.H. Green helped design the Encanto-Palmcroft historic district in Phoenix which exemplifies the same philosophy. This mid 20th century architectural approach used mass, materials, and texture to “emulate the asymmetry and sensuousness of nature.” (www.historicphoenix.com)

CONCLUSION

The economic development of Flagstaff is due primarily to the entrepreneurial mind and spirit of the Babbitt Brothers. The original Babbitt Brothers are, in many ways, considered to be the pioneers of Flagstaff trade and commerce. To paraphrase a late local historian, the Babbitts fed, clothed, equipped, transported, entertained, and buried Arizonans for more than 4 generations, and did so more efficiently and profitably than anyone else (Cline, 1994). Having established several trade, ranch, and business operations, the Ice House was considered to be their first large-scale project. The building was the first major business project in Flagstaff after World War II and the largest of the time after the post office was built in 1936.

The Ice House was built out of thousands of pieces of prehistoric Kaibab limestone, which sets it apart from other buildings in downtown Flagstaff. The unique detailing and placement of the stone on a building of its size was indeed an architectural anomaly.

The facility served the area well during a time when Flagstaff was beginning its growth and well on its way towards becoming a self-sufficient municipality. The huge ice plant made it possible for Flagstaff to be independent of outside supply of that product and the Ice House itself must be considered one of the first commercial and/or industrial projects to help lay Flagstaff's economic foundation after WWII.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	<u>9</u>	Page	<u>16</u>	Name of Property	<u>The Ice House</u>
				County	<u>Coconino</u>
				State	<u>Arizona</u>

SECTION 9: BIBLIOGRAPHIC REFERENCES

Babbitt, Jim. Interview with Degher, Darien. April, 2008.

Cline, Platt. *Mountain Town: Flagstaff's First Century*. Northland Publishing Company, Flagstaff, Arizona, 1994.

Coconino Sun, Friday, May 17, 1946, pg. 1.

Coconino Sun, Friday, August 16, 1946, pg. 7.

Coconino Sun, Monday, April 14, 1947, pg. 21.

Coconino Sun, Friday, April 18, 1947, pg. 2.

Coconino Sun, Friday, August 8, 1947, pg. 4.

Final Report Flagstaff Historic Properties Survey, Volume 1.

Jackson, Marie. *Stone Landmarks: Flagstaff's Geology and Historic Building Stones*. Piedra Azul Press, Flagstaff, Arizona, 1999, pp.32- 36.

Mangum, Richard and Sherry. *Flagstaff: Past and Present*. Northland Publishing Company, Flagstaff, Arizona, 2003.

Phone Directory: Flagstaff, Williams, and Grand Canyon. The Southwick Company, Flagstaff, Arizona, 1948-1949.

Sharber, Rema. Interview with O'Connor, Morgan. January, 2008.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section	<u>9</u>	Page	<u>17</u>	Name of Property	<u>The Ice House</u>
				County	<u>Coconino</u>
				State	<u>Arizona</u>

The Babbitt Company, *An Address before the Newcomen Society*, April 15, 1967, pg. 14.

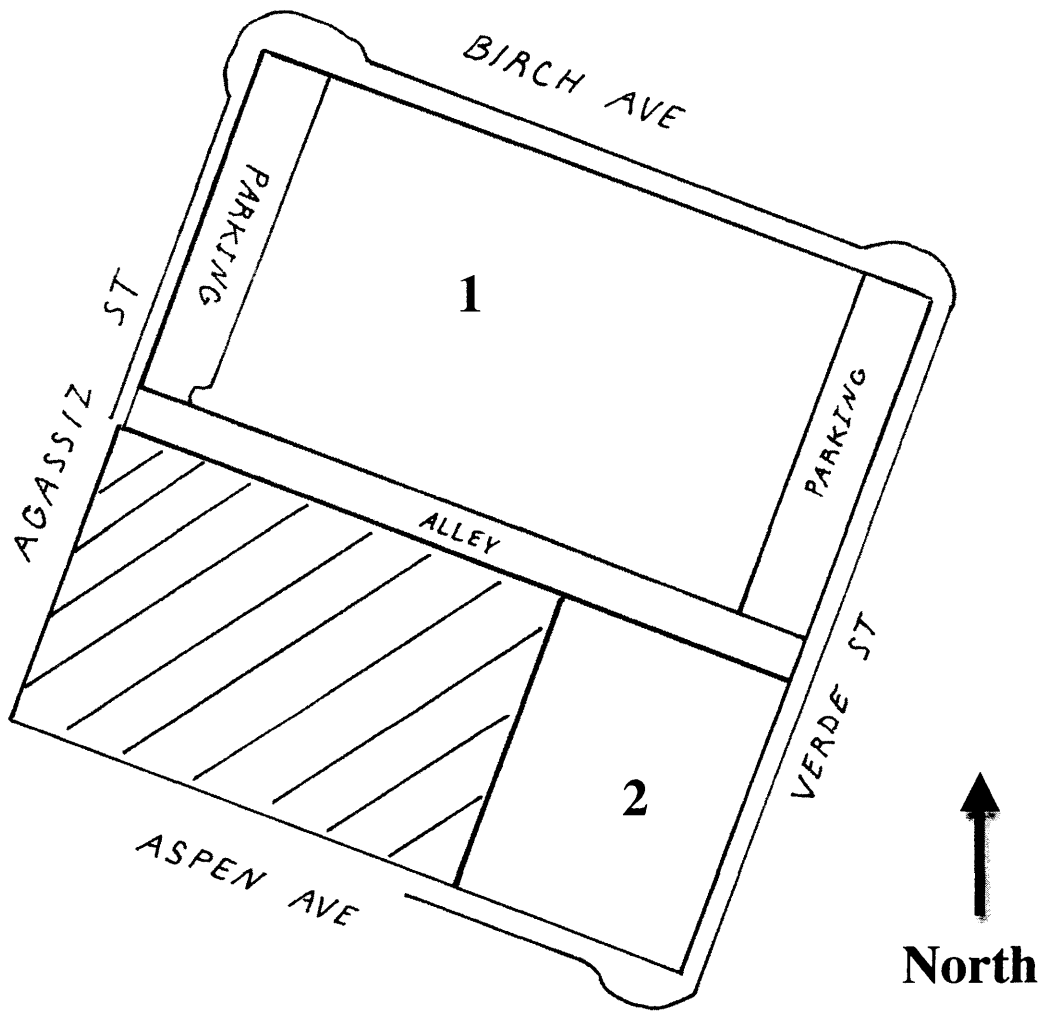
Westerlund, John. *Arizona's War Town: Flagstaff, Navajo Ordnance Depot, and World War II*. University of Arizona Press, Tucson, Arizona, 2003.

www.historicphoenix.com

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	<u>Additional Documentation</u>	Page	<u>24</u>	Name of Property	<u>The Ice House</u>
				County	<u>Coconino</u>
				State	<u>Arizona</u>



Ice House Sketch Map 1

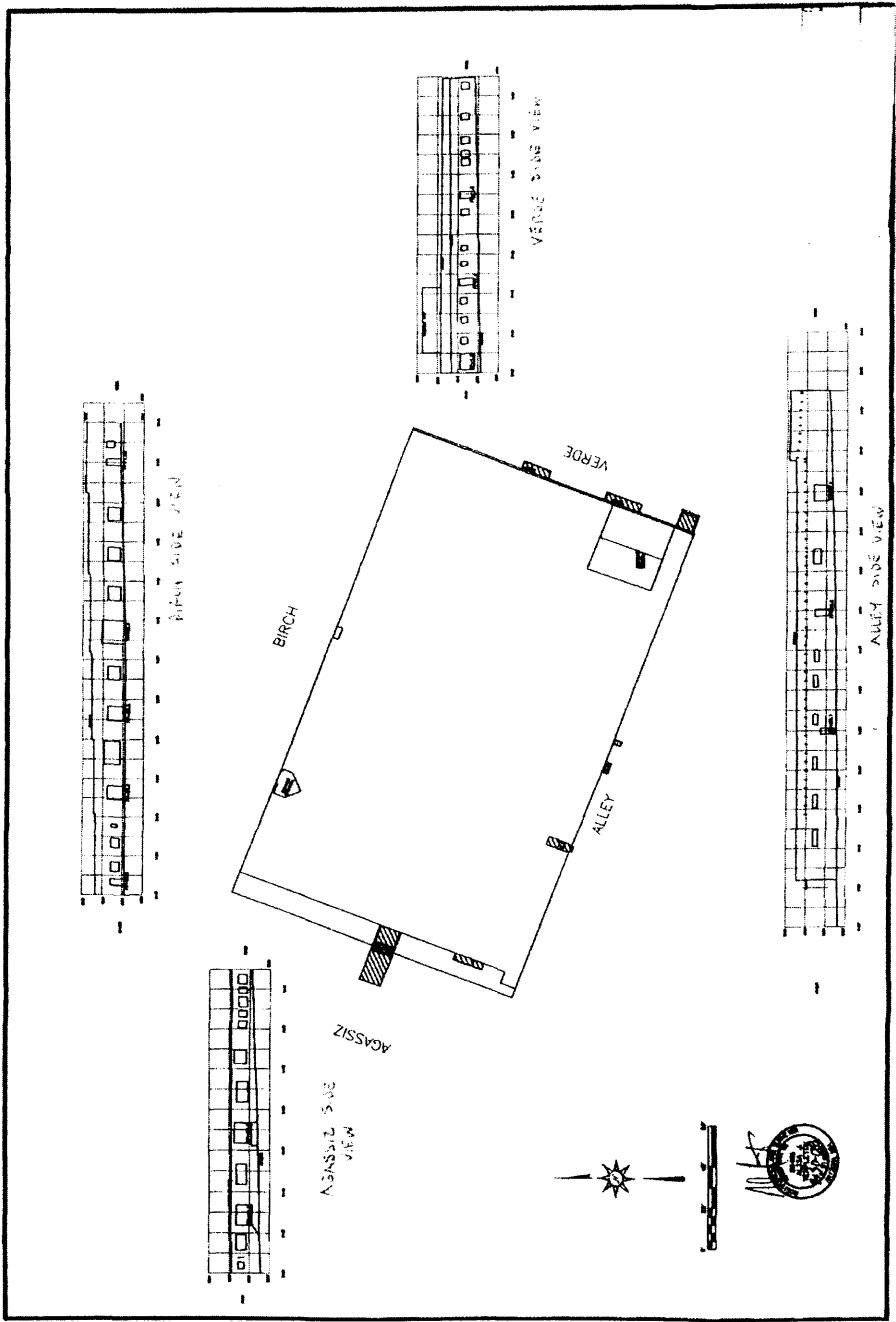
Contributing Resources
1. Ice House (Building)

Noncontributing
2. Parking Lot

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section	<u>Additional Documentation</u>	Page	<u>25</u>	Name of Property	<u>The Ice House</u>
				County	<u>Coconino</u>
				State	<u>Arizona</u>



Sketch Map 2

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section	<u>10</u>	Page	<u>18</u>	Name of Property	<u>The Ice House</u>
				County	<u>Coconino</u>
				State	<u>Arizona</u>

SECTION 10: GEOGRAPHICAL DATA

BOUNDARY DESCRIPTION

Legal parcel number: 101-20-008

BOUNDARY JUSTIFICATION

The Ice House has retained its original property lines. The south side of the building is bordered by an alley that was originally used as ingress for truck loading. The alley separates the building from a 44-space fenced parking lot leased by one of the building's tenants. The parking lot is considered part of the property (although a separate parcel number), but does not contribute to the significance of the Ice House. The north side of the property is bordered by the curbside of Birch Street. The east and west sides of the property are bordered by the curbsides of Verde Street and Agassiz Street respectively. The east and west sides have small parking areas which were likely added when the building was converted to office uses.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	<u>Photographs</u>	Page	<u>19</u>	Name of Property	<u>The Ice House</u>
				County	<u>Coconino</u>
				State	<u>Arizona</u>

PHOTOGRAPHIC INFORMATION

The following information is the same for all 2008 photos (Photos 1 through 7) accompanying this nomination:

Name of Property: **The Ice House**

County and State: **Coconino, AZ**

Name and Address of Photographer: **Morgan O'Connor**

Date of Photo: **June, 2008**

Location of Negative: **Digital**

Address of Photographer: **522 W. Havasupai, Flagstaff, AZ 86001**

Photo #1

View east, showing what was originally the front of the Ice House

Photo #2

View northwest, showing wide angle of block-long building

Photo #3

View northeast, showing corner of building

Photo #4

View southwest, showing west-side entrance and wooden overhang

Photo #5

View south, showing limestone "patch" in wall

Photo #6

View south, showing fossilized hollow mold of prehistoric marine life in the limestone

Photo #7

View east, showing second story of building

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	<u>Additional Documentation</u>	Page	<u>20</u>	Name of Property	<u>The Ice House</u>
				County	<u>Coconino</u>
				State	<u>Arizona</u>

PHOTOGRAPHIC INFORMATION

HISTORICAL PHOTO



Ice House, Coconino County, AZ
Copy of historical photo showing construction of Ice House circa 1946
View: Northeast. Photographer unknown. From the private collection of Rema Sharber,
Flagstaff, AZ

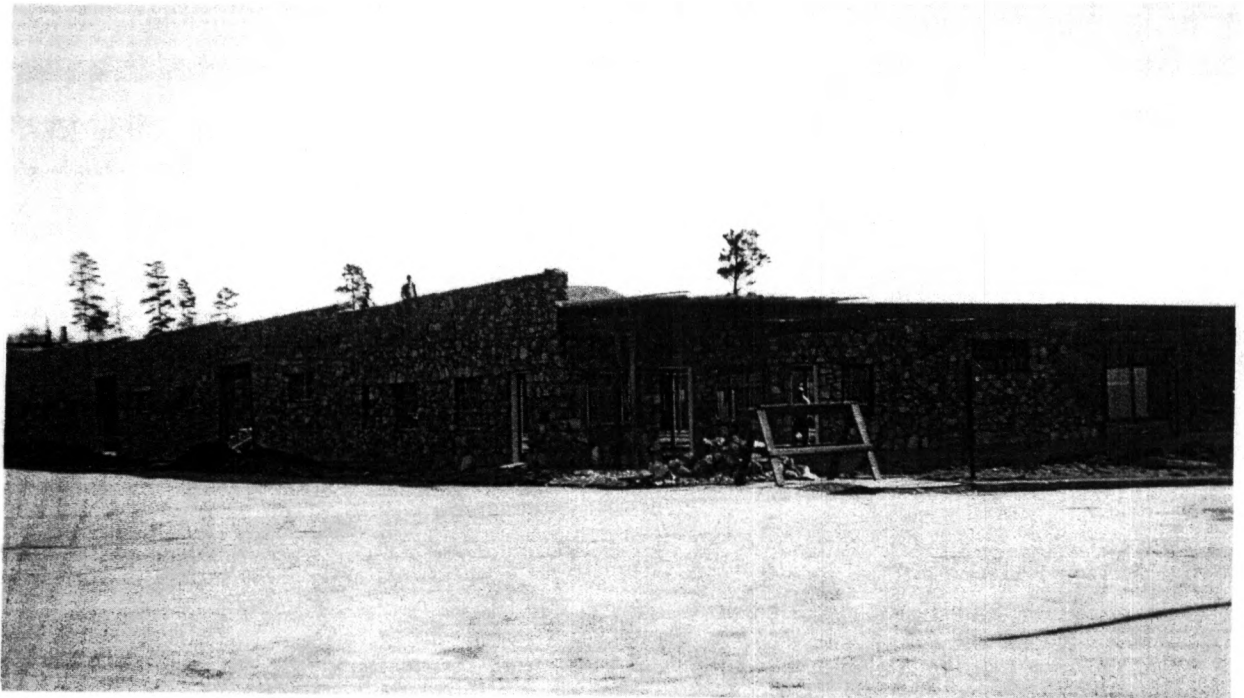
United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	<u>Additional Documentation</u>	Page	<u>20</u>	Name of Property	<u>The Ice House</u>
				County	<u>Coconino</u>
				State	<u>Arizona</u>

PHOTOGRAPHIC INFORMATION

HISTORICAL PHOTO



Ice House, Coconino County, AZ
Copy of historical photo showing construction of Ice House circa 1946
View: Northwest. Photographer unknown. From the private collection of Rema Sharber,
Flagstaff, AZ

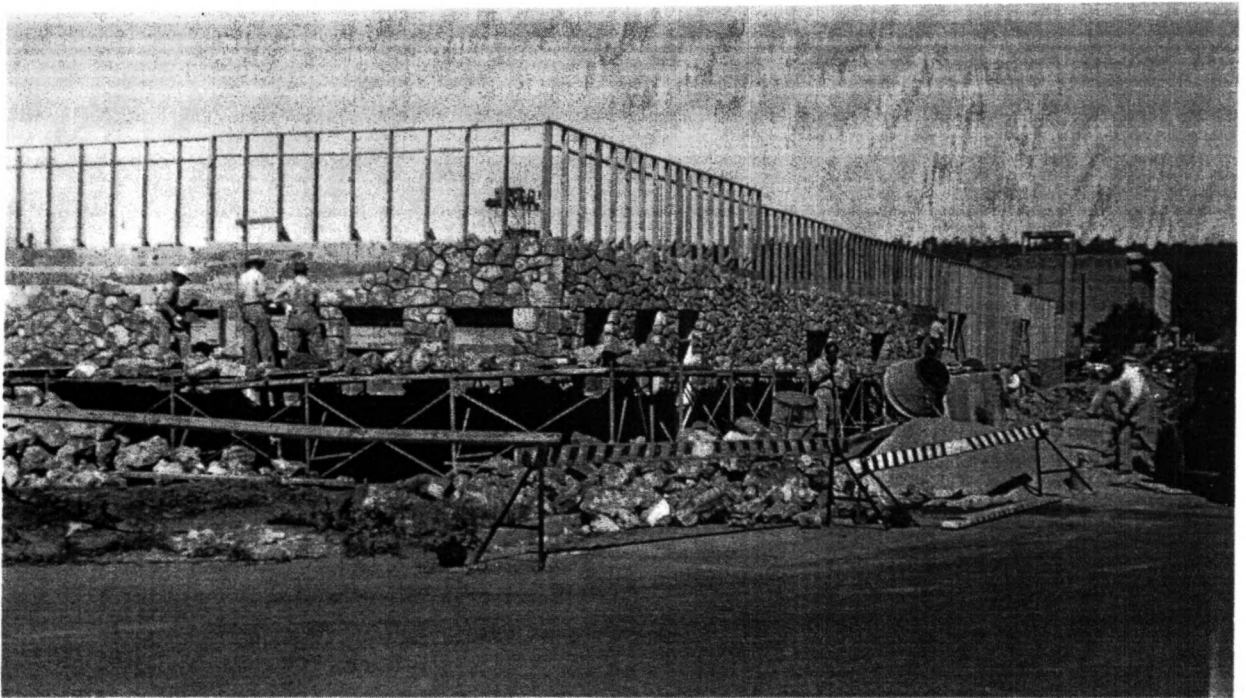
United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	<u>Additional Documentation</u>	Page	<u>21</u>	Name of Property	<u>The Ice House</u>
				County	<u>Coconino</u>
				State	<u>Arizona</u>

PHOTOGRAPHIC INFORMATION

HISTORICAL PHOTO



Ice House, Coconino County, AZ
Copy of historical photo showing placement of limestone rock in the walls of the Ice House circa 1946
View: Northeast. Photographer unknown. From the private collection of Rema Sharber, Flagstaff, AZ

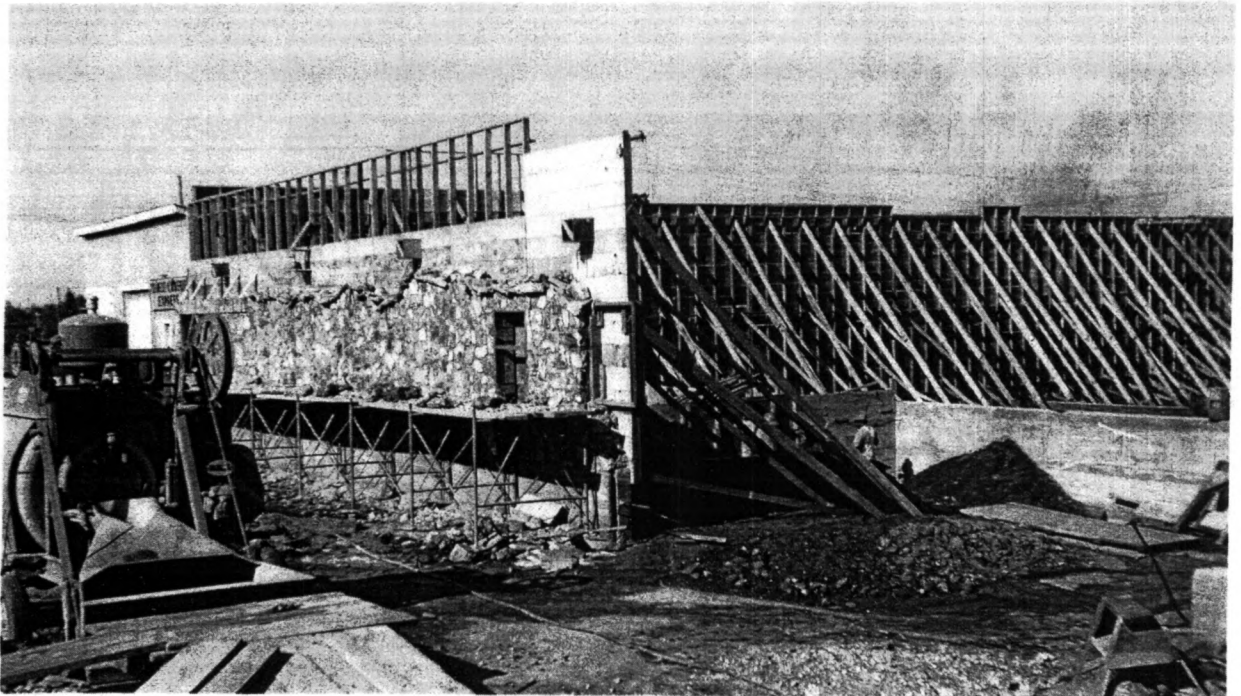
United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	<u>Additional Documentation</u>	Page	<u>22</u>	Name of Property	<u>The Ice House</u>
				County	<u>Coconino</u>
				State	<u>Arizona</u>

PHOTOGRAPHIC INFORMATION

HISTORICAL PHOTO



Ice House, Coconino County, AZ

Copy of historical photo showing framing of Ice House circa 1946

Photographer unknown. From the private collection of Rema Sharber, Flagstaff, AZ

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	Additional Documentation	Page	23	Name of Property	The Ice House
				County	Coconino
				State	Arizona

PHOTOGRAPHIC INFORMATION

HISTORICAL PHOTO



Ice House, Coconino County, AZ
Copy of historical photo showing steel girders in Ice House circa 1946
Photographer unknown. From the private collection of Rema Sharber, Flagstaff, AZ