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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES MULTIPLE PROPERTY DOCUMENTATION FORM

_X_ New Submission __Amended Submission

cover

A. NAME OF MULTIPLE PROPERTY LISTING

Historic and Architectural Resources of Tyler, Texas

B. ASSOCIATED HISTORIC CONTEXTS

Community Development in Tyler, Texas 1846-1950

C. FORM PREPARED BY

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D. CERTIFICATION

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. (__See continuation sheet for additional comments.)

Signature and title of certifying official — Date: 6-21-01

Texas Historical Commission (SHPO)
State or Federal agency and bureau

I hereby certify that this multiple property documentation form has been approved as a basis for evaluating related properties for listing in the National Register

Edson H. Beall — Date: Aug 8, 2001

Signature of the Keeper

for

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INTRODUCTION

Since initial settlement in 1846, Tyler's diverse economy has shaped community development. As the seat of Smith County, and a district location for both state and Federal courts, Tyler benefited from the interaction of public and private sectors. Early growth was slow and primarily based on agriculture, pre-rail transportation, commerce and government. After the Civil War, the economy grew more rapidly, at first because of Smith County's agricultural diversification. Then, beginning in the 1870s, Tyler became an important rail freight shipping point and manufacturing center. Tyler's two railroads fostered expanding commercial, legal and professional services and related community development. In the 20th century, agriculture and manufacturing remained strong, supported by Tyler's continued importance as a regional rail and, later, air freight center. To these established economic forces was added oil and gas production, which triggered the city's biggest growth, and a sustained economic boom. The earliest development consisted of homesteads on multiple acres surrounding a town plat that contained the centrally placed courthouse square and encircling commercial lots. Initially, residential areas were immediately adjacent to square with most development north, west and east. As population increased, farms and residences developed beyond the original city boundaries, and by 1900 many of the new areas were suburban neighborhoods. Commercial development moved out from the county courthouse in a concentric ring, with industrial uses north and east of the square, supplanting older residential areas. Through the 1920s, Tyler's commercial core was contained within a few blocks of the courthouse, and by 1950 it had largely expanded to its present boundaries about 1/4 mile in each direction from the square. By the 1960s downtown was shrinking as suburban development and shopping malls drew people to outlying areas and strip commercial development appeared along major thoroughfares. The industrial east side also lost importance when local factories closed in the wake of changing national production patterns.

Between 1846 and 1950 much of Tyler developed through a combination of speculative subdivisions and re-platting of larger acreages for sale or gift to family, business associates, neighbors and friends. Four basic subdivision types and several subtypes are known and all relate to the rich economic and social heritage of the city. Grid-pattern streets are the norm, but a few areas include curved streets and irregularly shaped open space. Historic-era dwellings outnumber all other resource types and the vast majority of Tyler's more than 7,000 identified historic properties were built between 1910 and 1950. Wood and brick veneer are the most commonly used materials and 20th century revival styles predominate. The condition of resources is good to fair, with variation among neighborhoods. Integrity of historic resources also varies, with the most integrity seen in southcentral Tyler. Throughout the city a mix of architectural forms and plan types creates eclectic neighborhoods, and speculative tract-type developments with identical or near identical dwellings are limited. Some areas, such as northeast Tyler, grew in response to an influx of railroad employees. Others, such as the Azalea District in southcentral Tyler developed as a large, wealthy enclave after oil was discovered in East Texas in 1930. Most of east Tyler, accessible to Tyler's oil refinery, railyards and manufacturing concerns, developed with modest neighborhoods. African Americans and many other minorities were segregated in small, crowded or noisy locations near railroad tracks, factories and the original cemetery, as well as in larger areas southwest and northwest of the original city limits. Historic era growth and technological changes spurred improvements in schools, park development, social services, and created infrastructure systems such as brick paved streets, water and sewage services, and other utilities. Although more diversified in the early 20th century, Tyler remains an important regional center for oil and gas production, banking and service industries. The local Main Street Program, Heart of Tyler, encourages downtown revitalization and supports continued development of downtown loft apartments in long vacant warehouses commercial buildings. The city has two major hospitals, parks and recreation areas, a civic theater, symphony and many other amenities.

HISTORICAL OVERVIEW

Tyler, the seat of Smith County, Texas is one of the primary cities of East Texas with a 1990 population of 75,450. Approximately 100 miles southeast of Dallas at the junctions of U.S. Highways 69 and 271 and State highways 14, 31, 64, 110, and 155, Tyler is Smith County's hub of commerce and government. Authority to establish a county seat occurred on April 11, 1846 when the Texas legislature created Smith County. A panel of commissioners appointed by the legislature designated the placement of what would become Tyler near the geographic center of Smith County following an established tradition. The city was named for United States President John Tyler in recognition of his support for Texas statehood. The center of the city is the courthouse square around which is Tyler's commercial district arranged on a grid pattern **(Figure 1)**. Early settlers built homes just beyond the original commercial area. After rail service was established, an industrial district interspersed with working class housing and rail related businesses grew due east and northeast of the square adjacent to the east-west running St. Louis Southwestern Railway (Cotton Belt) tracks, shops and yards and the north-south running I&GN (MoPac) tracks. These tracks separate central and south Tyler from north Tyler, and east Tyler from central and west Tyler, respectively.

Residential areas fan out from the city center with the earliest concentrations of dwellings outside the original town plat erected to the south and southeast. Substantial homes of the wealthy and merchant classes occurred immediately west, northwest and south southeast of the square. As Tyler grew, farms and substantial homes scattered one to two miles from the square became part of the city and neighborhoods developed around them, either through platted subdivisions or more informal lot splits of varying sizes. As early as the 1880s, South Tyler emerged as the city's leading upper and middle class neighborhood. North Tyler was home to Irish railroad workers and other working class residents. Modest middle and working class neighborhoods developed east and west of the central city. Tyler's Jewish merchants established homes throughout the city as dictated by their financial means. The city's substantial African American population, which ranged from as much as 45 percent to as little as 21 percent of the total population between 1850 and 1950, was segregated from the white community in small enclaves of modest dwellings located east, north, west and southwest of the city center. Exceptions to this were those African Americans who lived in servants quarters in otherwise white-only neighborhoods. Many of Tyler's small but highly visible and successful ethnic immigrant population, including residents from Syria, Lebanon, Mexico, Greece and China, initially settled in Tyler's east central industrial area and in The Levee, an enclave of railroad oriented businesses just south of the Cotton Belt tracks about four blocks north and two blocks east of the courthouse square. African Americans, rail workers and laborers also lived in some of these areas.

Defining the historic portions of the city are the major streets of Broadway, Palace Avenue and Glenwood Boulevard, which all have a primarily north-south axis. Important east-west streets include Gentry Parkway, Ferguson, Erwin, Front, and Fifth streets and Troup Highway. Most of Tyler's more than 7,000 surviving historic resources are within two miles of the square and well within the boundary of Loop 323, which circles the pre-1960 portions of the city. Properties associated with Tyler's earliest history—those built before 1880—are rare, while more than 180 properties survive from the 1880 to 1900 period. The vast majority date from 1910 to 1960, reflecting Tyler's increasing importance as the commercial, transportation and governmental heart of the county. Although most residential and industrial buildings in the city center have been razed, Tyler retains its commercial core and its neighborhoods record development's progression. Most neighborhood development in Tyler occurred over a long period of time, and although distinct neighborhoods and areas within the city are associated with racial and ethnic groups and socio-economic levels, most construction within the city's various neighborhoods is eclectic. Characterized by diversity of size, form, style, and materials, these neighborhoods document social and economic conditions, changing tastes and development patterns. A few areas contain identical or near identical

one-story residences of modest size and quality constructed for working class citizens near Tyler's commercial and industrial center. These include the small, Craftsman influenced bungalows on West Short and West Line streets, the slightly larger Craftsman influenced bungalows on East Ferguson Street, a group of modest Tudor Revival influenced brick veneer bungalows on Thomas, Frank and Line streets and a group of 18 Ranch/Colonial Revival influenced brick duplexes built in 1947 on South Donnybrook Avenue. All but the Donnybrook duplexes are within a few blocks of the courthouse, to the northeast or northwest. Built on some of the least desirable land in the central city near the busy Cotton Belt tracks and a variety of industrial and commercial concerns, these developments have the advantage of proximity to factories, warehouses and the railroad, where many residents were likely employed. The post-World War II duplexes are located immediately east of Bergfeld Square about a mile south of the courthouse on land that was not highly prized because of its local near a busy suburban shopping center. This area of south Tyler developed rapidly beginning in the 1940s with modest single family houses, and the virtually identical duplexes are something of a development anomaly in post-war Tyler. Only one middle-class neighborhood features a number of similar-styled dwellings. These are the modified L-plan houses from the turn of the 20th century in the Selman Neighborhood, which is slightly northwest of the courthouse square in an area that originally contained homesteads and substantial residences of 19th century settlers. The most abundant extant property types and building styles are one-and two-story residences of brick or wood displaying Colonial Revival, Classical Revival, Tudor Revival, and Craftsman styles. Many other resource types also survive including commercial and industrial buildings, churches, schools, public buildings, parks, cemeteries and infrastructure. Tyler has a rich architectural legacy that reflects the economic impact of three important local industries: rail service, oil production and agriculture.

EARLY LAND DIVISIONS

Smith County was created April 11, 1846, by the State of Texas. It was one of many in East Texas partitioned from Nacogdoches County **(Figure 2)**. Land within the central portion of the City of Tyler and containing the oldest concentrated developed is located on all or part of 15 surveys **(Table 1)**.

Table 1:
Early Land Divisions in Central Tyler

Survey Name	Survey Number
Issac Lollar	134
John Lollar	308
John McAdams	219
Jefferson Y. Jones	218
Thomas O'Hare	135
J. McKnight	509
A. G. Barrett	502

Table 1:
Early Land Divisions in Central Tyler

Harrison Fenton	490
J. Gilbert	493
Joseph Robbins	566
Albert Barratt	408
A. H. Kipp	875
A. Neighbors	214
James. L. Dickey	398
Jefferson Y. Jones	537

On February 6, 1847 county commissioners purchased a 100-acre parcel of the Lollar survey from settler Edgar Pollitt for $150.00 and laid out the original town plat. This plat forms the heart of the community, containing the courthouse square and surrounding business district as well as homes, churches, and the buildings of civic, cultural and fraternal groups. After incorporation in 1850, Tyler was divided into four wards, with the 1st Ward in the northeast quadrant, the 2nd Ward in the southeast quadrant, the 3rd Ward in the southwest quadrant and the 4th Ward in the northwest quadrant. With an influx of wealthy slave-owners in this period, Tyler gained its first politically and financially astute group, which over time spawned three Texas governors and many state legislators, and Federal, state and county judges. Land changed hands at a brisk pace during the first few years of settlement, as citizens speculated in land and acquired homesteads. Residents such as Alfred W. Ferguson, John M. Douglas, F. J. Ham, Joseph W. Davenport, John C. Robertson, Oran M. Roberts, James P. Douglas, Alexander Douglas, George W. Chilton, and Elam F. Swann purchased parcels within the town plat just beyond the business district. While some established homes on their property, most held at least a portion of it as an investment. **Figure 3** shows the town plat in 1861. Many prominent Tyler citizens also purchased land beyond the town site but well within what is now central Tyler. Some established a "homeplace" including W.S. Herndon, J.R. Bonner, Stephen Reaves, Julius Pabst, Alexander Douglas, Beverly Walker, George W. Chilton, Richard Hubbard, George Yarbrough, Bryan Marsh, E.C. Williams, Tignal Jones, and John M. Patterson. By the early 1880s the city had many small neighborhoods with named streets. Known subdivisions began as early as 1857, increasing in number during the 1870s and 1880s, as a result of economic and population growth. By 1888, at least 22 subdivisions were recorded **(Figure 4)**. Land divisions increased exponentially during the coming 70 years, filling up the core of the community before spreading beyond the town's 19th century boundaries in the 1940s.

POPULATION GROWTH

Residents of Tyler include a majority of whites and a minority of African Americans, with a very small number of citizens belonging to ethnic or other racial groups. While the majority of Tyler's citizens descended from Anglo-Celtic peoples who migrated from other southern states, the city also was home to a number of families who immigrated from Germany, Russia, Poland, Hungary, Scandinavia, Lebanon, and Syria in the late 19th and

early 20th centuries. A very small number of residents of other non-white, non-African American groups were present historically: from nine individuals in 1900 to 12 in 1930. Among these were a few Mexican and Chinese families (U.S. Census and Tyler City Directories). Predominantly Protestant, with Baptist and Methodist denominations attracting the most members, Tyler also included Roman Catholic and Jewish residents. This diversity made Tyler more cosmopolitan than most nearby communities. **Table 2** shows population figures for all residents between 1860 and 1960.

Population figures for Tyler in 1850 are not available as the community was included in the total county population. Total county population was 4,292 of which 717 African Americans, or 17 percent, were slaves. In 1860 Tyler was a small county seat and local commercial and transportation center. Its population was 1,024; 416 African Americans were slaves representing roughly 41 percent of the population. Most white residents were born in other southern states or were the offspring of those born in other southern states. Nearly 80 percent of Smith County's residents came from Alabama, Tennessee, Mississippi and Georgia. The remainder came from Arkansas, Louisiana, Missouri, Kentucky and Illinois (U.S. Census 1860 and Lathrop:37). Despite the economic and social effects of the Civil War, by 1870 the number of inhabitants had increased by nearly 59 percent to 1,750. Of these 974 were white (56 percent) and 776 were African American (44 percent). By 1880 Tyler's population increased to 2,423[1], a rise of more than 100 percent since 1860. During the 1880s the population, and the economy boomed, and in 1890 the city was home to 6,098 new people, of which 2,570 were African American. The 3,675 new people represent an increase of about 160 percent in 10 years. The African American population increased 30 percent since 1870. However, growth slowed until the middle of the decade. By 1900 8,069 people lived in Tyler representing an increase of less than half the growth experienced in the 1880s. Likewise the African American population grew by only 123, or about four percent; most of this gain was likely the result of natural increase. Tyler's white population started a climb in 1910 that rapidly accelerated after 1930. African Americans in Tyler numbered 2,954 in 1910. In 1920 the population was approximately 77 percent white, and 23 percent African Americans. During the 1920s Tyler's population grew rapidly with white and African American residents representing approximately the same proportion of the total as they had in 1920. A surge of 11,116 new residents drawn by the East Texas Oil Field boom raised the city's population in 1940 to 28,279; of these 7,391, 26 percent, were African American. Overall, the population of Tyler increased about 61 percent in less than 10 years. Despite the effects of World War II, this phenomenal growth continued through the 1940s with the population increasing by 10,689 people to 38,968 in 1950. Tyler's greatest growth occurred between 1950 and 1960, when the population grew by 12,262 people. Reflecting the baby boom phenomenon, a sound national economy and the continued viability of the East Texas Oil Field, this increase brought Tyler's population to 51,230 inhabitants in 1960. Most of the growth between 1940 and 1960 was in the white sector of the population, as African American residents decreased to about 25 percent in 1950 and about 22 percent in 1960.

Although the number of African Americans increased within the general population over time, their total representation decreased between 1870 and 1920 as the general white population grew. In 1870 African Americans comprised 44 percent of Tyler's population, but in 1920 this group made up about 24 percent of the population. Reflecting nationwide restricted opportunities in employment and education for African Americans,

[1] The Census for 1880 does not show separate white and African American population figures.

many Smith County freedmen and women settled in Tyler after the Civil War seeking education for their children, local employment in domestic and other labor services, in trades catering to the African American population, and in railroad related jobs. As African American initiated schools, and later city-supported segregated schools created more educational opportunities and increased employment prospects, more African Americans moved to Tyler, following a national trend that saw many freedmen and women slowly moving beyond the agricultural boundaries that confined them during slavery. While specific numbers fluctuate up and down during the first two decades of the 20th century, the overall African American population is less than 3,000 individuals, or slightly less than 24 percent of the population. Then in the 1920s, Tyler's African American population jumps by 1,270 people, allowing the proportion of white to African Americans to remain virtually stable at just under 24 percent. The increase in Tyler's African American population reflects continuing migration to cities as the mechanization of farming reduces the need for agricultural labor. As Tyler's fortunes and population increase in the 1930s and 1940s with the discovery of oil in East Texas, Tyler's African American population also increases, but does not keep pace with overall population growth. In 1940 African Americans represented about 26 percent of the population, decreasing to about 25 percent in 1950 and 22 percent in 1960.

Table 2: Population in Tyler 1860-1960

Year	White	African American	Foreign Born	Chinese	Other	Total
1860	608	416				1,024
1870	974	776				1,750
1880						2,423[2]
1890	4,338	2,570	258	9		6,908
1900	5,367	2,693	331	9		8,069
1910	7,436	2,954			10	10,400
1920	9,255	2,822			8	12,085
1930	13,009	4,092			12	17,113
1940	20,879	7,391			9	28,279

[2] 1850 census is by county only; population by race or ethnicity is not recorded in the 1880 census.

[3] This figure includes people of other races classified as colored by the Census.

Table 2: Population in Tyler 1860-1960						
1950	28,854	10,114[3]				38,968
960	39,781	11,420			29	51,230

Until the 1964 Civil Rights Act, white and African American populations were segregated in all aspects of life, and development patterns reflect this through the use of restrictive covenants on subdivisions and deeds that historically confined African Americans to specific areas of central, northwest and southwest Tyler. The few African Americans living in other parts of the city were employed there as domestic labor. **Figure 5** shows the 1960 apportionment of African Americans, whites and others within the City of Tyler. Despite Federal, state and local policies of integration since 1964, population distribution within pre-1960 neighborhoods continues to follow historic patterns, with African Americans being largely displaced by immigrant Hispanics in Census Tract 5, and African Americans and Hispanics replacing whites in Census Tracts 3, 6 and 9.

African Americans in Tyler

Freed from slavery on June 19, 1865--Juneteenth--when General Gordon Grainger read the Emancipation Proclamation in Galveston, African Americans in Texas gained mobility, but were still tied to the land through lack of education and employment opportunities. Freedmen and women in Texas and other southern states were constrained as well by legislation restricting nearly every aspect of their lives, attempting to impose an only slightly less absolute form of slavery than had existed in the antebellum period. The Black Codes "...virtually re-enslaved blacks, excluding them from the political process," and other constitutional rights. "They could not vote, hold office, or serve on juries. Vagrancy statutes trapped them in a new convict-lease system, and terrorist societies formed, predating the Ku Klux Klan. Not willing to accept individual states' Black Codes, U.S. Congress dissolved civil governments in the south and instituted Reconstruction through military occupation (Smallwood 1999:263).

Many white Smith County residents became wealthy as slave holders during the antebellum period, and some were able to regain their lost fortunes after the war by instituting sharecropping on their land. Samuel A. Goodman, Sr., a medical doctor who gave up his practice to become a planter, parlayed his 600 acres into a successful sharecropping enterprise signing up his former slaves as "croppers." When he sold his land in 1874 and moved to Tyler, he brought with him $31,000 in gold, the profits from his sharecropping enterprise (Smallwood 1999:390). He invested it in a fire insurance company and other successful businesses in Tyler. John G. Woldert, a Tyler merchant producing a variety of berries, melons, vegetables and fruit on his farm before the war, successfully continued his operations after its end. Although these men, and others, were able to keep or rebuild their wealth after the war, many slave holders as well as the less wealthy lost everything. Life for freedmen and women was precarious with white acts of violence, threats and attacks on schools for African American children and Yankee teachers, all of which were part of the struggle for local political, legislative and social control. "Reconstruction in Smith County, as historian John Carrier has pointed out, was a time of violence that was 'unprecedented in county history'" (Smallwood 1999:302).

Despite a segregated society, social, economic and political injustice, and lack of access to education, jobs and good housing, the end of slavery was the threshold of opportunity. Some African Americans improved their lives and through industriousness and frugality and purchased small amounts of land. But most worked just as hard to survive as they always had, and made little progress toward economic betterment. In the first 10 years after the

war's end most Smith County African Americans were sharecroppers and virtually all African American children, 97.59 percent, worked, beginning at age nine or 10. Among the white population only 66 percent of the children worked in this same period. To assist African Americans in making the transition from slavery to freedom, assist in race and labor relations, and to provide African Americans protection from violence the Federal government formed the Freedmen's Bureau in 1865. The 30th Sub-district served Tyler and the surrounding area during Reconstruction (Smith County Historical Society ff). The Freedmen's Bureau helped families regain children kidnaped under the Black Codes apprenticeship law, and assisted Smith County African Americans in establishing a school and staffing it with Mary Striping, a teacher with the American Missionary Board. By 1868 three other county schools were operating, all under the direction of literate freedmen. Within a few years, some freedmen and women had acquired skills, such as blacksmithing or carpentry, others had became domestic servants, and African American churches continued to support education. In the 1880s three African Americans held public office in Smith County serving the northeast portion of the county.

As the county's largest city, Tyler attracted new residents, including many African Americans. By 1882 the city had 87 African Americans listed in the city directory. Of these 15 were employed in skilled jobs such as blacksmithing and barbering, and several men worked for the railroad. Reverend L. G. Davis was pastor of the "colored" Methodist Church, and Reverend J. H. Branham served the congregation of the "colored" Baptist Church. By the 1890s the county had four African American physicians and 72 teachers (Smallwood 1999:428-32), and a few African Americans were involved in successful mercantile ventures in Tyler. William A. Redwine, a native of Rusk County, came to Tyler by 1890 and in addition to operating a small farm he became an undertaker for Tyler's African American community. About 1900 he wrote *Brief History of the Negro in Five Counties*, which emphasized the progress of African Americans since the end of slavery and focused on individuals successful in teaching, the ministry and business ventures.

In the 1890s, local African Americans gained economically and successfully established churches, schools and social and fraternal organizations. Racism continued to plague American society, and during the last 10 years of the 19th century segregationist Jim Crow laws imposed new indignities on African Americans at the same time lynchings increased. In Tyler, lynchings occurred in 1897 and 1898, and in 1909 "... a mob used sledge hammers to break into the Smith County Jail, seize Jim Hodge...," who was held on a rape charge. Hodge was lynched on the courthouse square. After the lynching, statements by the white woman bringing the original charges led many to believe Hodge was innocent (Texas Historical Commission g). Lynchings continued through the early 20th century, with the last occurring in Tyler during the 1920s. As the decades progressed much of the violence in Smith County waned, although the Klan was reportedly active through the 1940s.

Despite financial and social hardships and the ever present treat of violence, Tyler's African American population grew, drawn to the city by its schools, churches and employment opportunities. The 1904 city directory lists 105 African Americans, including teachers, ministers, blacksmiths, school principals, bakers, barbers, painters, carpenters, a wheelwright, two physicians, a machinist, firemen, grocers, seamstresses, a loan agent, a butcher, a bookkeeper, a nurse, and a shoemaker. Most other African Americans listed were laborers or domestic servants. Some had no occupation listed. The Daily Democrat Reporter for May 25 and 26, 1905 covered the meeting in Tyler of the Colored Methodist Conference, one of the few positive entries about African Americans in the local press during this period. Although economic progress was slow, with more educational opportunities for African American children, and two local colleges--the Methodist affiliated Texas College and the Baptist supported Butler College-- the children and grandchildren of slaves looked forward to a better life.

Immigrants and Ethnic Groups

Perhaps the first concentration of non-Southern, non-Protestant residents in Tyler were Jewish families from Germany, Poland and Russia, who settled in the area before the Civil War. After the war their population increased with migrations through Galveston. "Heads of families who arrived in Smith County included Abe Harris, Jacob Lipstate, Hyman Liebreich, Adolph Baer, Tobias Aaron, Uriah Simon,..." (Smallwood 1999:534) and others. Largely involved in business and merchandizing, Tyler's Jewish residents built two synagogues and a school. Some Jewish residents, such as Abe Harris and Joseph Lipsitz made fortunes in the East Texas lumber industry. Irish railroad workers, who arrived with the building of the two lines through the city in the 1870s, and were joined by others when the Cotton Belt established a roundhouse and shops in Tyler (Tyler Public Library g) were the second group of non-Southern, non-Protestants to make Tyler their home. By 1880, there were enough Roman Catholics in the city to foster the building of a Catholic church. In time, a diverse ethnic community developed in Tyler including a "...small Hispanic population of about fifty families, a Jewish community,...and a Middle Eastern community (Smallwood 1999:532).

One of the first Middle Eastern residents was Savas Xydias who may have been Greek or Persian. Arriving in 1889, he opened a bakery in 1890, created three separate grocery departments and featured speciality items. Between 1896 and 1900 the families of Gabriel and Simon Saleh, Elias and B. Emmet and David and John Korkmas arrived in Tyler from Lebanon and Syria. All became merchants, many operating establishments on the square. They initially favored businesses such as groceries, restaurant service and candy making. The Murads and the Haddads ran cafes, including the locally famed Mecca Cafe, and Helen Emmet, a member of another family, became famous for her chili. By 1916 the Emmet brothers were successful haberdashers and later subdivided a small area north of East Erwin Street, naming the street Emmet, after themselves (Smith County Deed Records). Other families arrived in the early 20th century, including Jim Negem, a successful land developer, sandwich shop owner and traveling salesman (Smallwood 1999:533-534). All Christians, these immigrants from the Middle East left their homes during a period of religious persecution and were absorbed into Tyler's Catholic church, there being no Eastern Orthodox church available. Other Lebanese settlers in East Texas included Gladewater's Bobby Manziel, who during the East Texas Oil Boom was one of the state's "...most successful wildcatters and independent oil operators..." (Tyler Public Library o). He also founded Tyler's Cedars of Lebanon Club.

Hispanic families appear in the city directories as early as 1893, when Domingo Garcia, designated as Mexican, operated a restaurant at Broadway and Erwin. During the 1920s, the number of Spanish surnames appearing the city directories increases, with most living in the area just south of the Cotton Belt tracks and east of The Levee. Other names that could be Spanish or Italian also appear in the 1893 directory, including J.G. Latta Bros., who ran a transfer company, and S. S. Latta, a commissioner. J. Martino operated a grocery and furniture store. The city directory also lists two Costello families, a T. Santa, and Edward Vieno, who was a shoemaker. Paul Torti ran a restaurant and confectionary on East Ferguson. Joe Prucha, apparently of Czech descent, was a tailor. Other Europeans also came to Tyler including Count Emir Bela Gyeila Carios Hamvasy. A member of the Hungarian Parliament, a concert pianist and a revolutionary, Hamvasy left Hungary after a revolt against the Hapsburg ruled Austro-Hungarian Empire failed. Settling in Austin he studied for the ministry and was ordained at age 52 in 1872. He was sent to Tyler to head the Episcopal congregation (Smallwood 1999:471-72). Hamvasy's family prospered and a street in the Azalea district is named for him.

"Sam MarDock, nee Mar Dock of Canton, China, added yet more international flair to...Smith County, as did a handful of other Asians who migrated to Tyler" (Smallwood 1999:536). In the 1890s MarDock ran the Lone Star Cafe on the square and then moved to The Levee, where he operated another restaurant across from the depot (Smith County Historical Society k). In 1910 MarDock went to China, returning with a bride. When the MarDocks stepped off the train they "...found a large crowd gathered to welcome the new bride..."(Smith County

Historical Society k). Eventually the family bought a house on South Fleishel Avenue; two sons fought in World War II and their son Julian became a physician and author of a memoir on his childhood in Tyler's Levee district. While Tyler was much more cosmopolitan than many East Texas communities, James Smallwood has observed that "...the white community's tolerance for minorities should not be overstated. Many countians seemed to accept the many internationals, but others discriminated against the Asians and the Lebanese, particularly. Equally, the area's own Black community still was not accepted" (Smallwood 1999:537).

ECONOMIC FACTORS

The economic history of Smith County and Tyler closely mirrors that of Texas, and in the areas of agricultural diversification and manufacturing it slightly anticipates general statewide trends. The three major factors that shaped the state's economic development between 1850 and 1950 also guided the evolution of Tyler's economy and its related community development. First was the state's initial dependence on traditional cash crop and selected crop agriculture and the widespread absence of manufacturing or industrial pursuits. Before the Civil War and for the 35 years following it, Texas had a rural population with an economy largely based on agricultural products. In 1870 one person out of 48 lived in Texas but for every dollar of industrial output produced by Texans, the nation turned out $367 (Spratt:251). At the end of the 1870s "...a major portion of Texas industries do not appear to have been far removed from the handicraft stage" (Spratt:255), a situation caused largely by the limited existing rail transit network and the scarcity of industrial machinery. In 1870 the primary products of the state largely belonged to the subsistence category: flour and grist mill products, sawed lumber, packed beef, carpentering and building, blacksmithing, butchering, cotton goods, saddlery and harness, tin, copper and sheet iron wares, sashes, doors and blinds (U.S. Census 1870 and Spratt:302). Further, the lack of available railroad transportation retarded the development and distribution of primary products such as cotton and lumber (Spratt:257).

The second major economic influence was the interrelated network of railroad expansion, agricultural diversification and the expansion of manufacturing. While agriculture continued to be the primary economic force in the 1870s, by the beginning of that decade manufacturing was taking hold, concentrated geographically in 10 leading industrial counties that produced 44 percent of all goods manufactured in Texas. By 1900, these same 10 counties produced 35 percent of the state's manufactured output (Spratt:250), with the other 65 percent spread around the state as railroads supported new manufacturing enterprises. In addition, the state's primary products were much more diverse, including products manufactured for industrial use such as lumber and timber products, cottonseed oil and cake, flour and grist mill products, railroad cars and general shop construction, cotton ginning, liquors and malt, foundry and machine shop products, planing mills (sash, doors, blinds), clay products (U.S. Census 1900). As railroads increased their track and services, raw materials to build machinery, and machinery itself became easier to obtain, and the products of agriculture and manufacturing benefited from improved distribution. Established towns served by the railroad, such as Tyler, grew, and new communities came into being because of the railroad. Economic opportunities increased, conditions for the farmer, timber harvester, and rancher improved, and new businesses and industries developed (U.S. Census 1850-1900). Crop diversification and expansion of commercial farms gained speed as rail transportation provided access to new markets. Cotton increased in production along with cattle; wheat, rice and sugar cane became important secondary crops. Hay produced with irrigation went to market, rather than staying on the farm. Poultry and egg sales increased, dairy businesses increased. The nature of agriculture changed as fewer small farmers were needed, and rural residents migrated to cities and towns (U.S. Census 1900 and Spratt:278-28).

The third major economic event affecting Texas was the production of petroleum, and its dependence on an industrial base to produce piping, storage facilities, and distribution over railroads and highways. Petroleum

development on a commercial basis in Texas dates from 1894 when a water driller in Corsicana struck oil sand at 1,027 feet. This well was sealed, because the drillers were after water, but two years later oil became an industry in Navarro County, although the technology was crude and much was wasted, literally spilled for want of pumping, storage, sales and transportation (King:505). In 1896, the first year of production, 1,450 barrels were produced; in 1897 the number of barrels jumped to 836,000, creating a glut. Entrepreneur J.S. Cullinan built pipelines and organized a company that became Magnolia Oil. "Modern oil refining in Texas dates from the completion of the million-dollar Cullinan refinery, which by 1901 was refining 1,500 barrels of crude oil daily" (Spratt:272). When the oil field known as Spindletop came in on January 10, 1901, the course of the Texas economy was forever changed.

> With this discovery a new industrial revolution, or a new phase of the old revolution occurred. The four railroads serving Beaumont converted their locomotives from coal and wood to oil, spawning a new industry. By 1904 railroad tank cars replaced oil drums, which had been used to ship oil from the Navarro County field. Sea going tankers were fabricated, ports dredged, and refineries built in Beaumont. Spindletop brought into existence a new field of law, identified a new application for geology, and encouraged industry to replace wagon and carriage axles, stoves and plows with drilling machine tools. Farmers and counties where oil was found became wealthy. Because of oil, droughts in the 20th century were not so disastrous to Texas as had been the case in the 19th century. The discovery of the Spindletop field, and subsequent large fields in the Permian Basin and East Texas further changed the agricultural-manufacturing equation, with agriculture eventually giving way to manufacturing (Spratt:274-285).

Primary to Tyler's development are these same enterprises—agriculture, manufacturing, rail transportation and oil—and those of secondary importance such as lumber, legal and financial services, government and retail and wholesale commerce. The details of Tyler's development are of course unique to the community, but the city's surviving historic resources reflect not only Tyler's experience but overall statewide trends illustrating how local history represents and interprets state and regional development. In Tyler and Smith County agriculture dominated the economy in the 19th and early 20th centuries. However, diversification of crops began immediately after the Civil War, and manufacturing associated with Confederate munitions and supplies provided Tyler citizens with an early introduction to the benefits of a multi-industry economy. When the International & Great Northern Railroad (I& GN) reached Tyler in 1873, and Tyler's own Tyler Tap Railway made connections with the Texas and Pacific Railroad in 1877, eventually becoming the St. Louis Southwestern Railway (Cotton Belt), Tyler was in the enviable position of providing not only established wagon and coach transit for goods and passengers but faster and more reliable rail service. Industrial businesses dependent on and supportive of rail transit developed in Tyler including lumber distributors, planing mills, railroad equipment manufacturers, and furniture makers, and by the early 1880s Tyler was a small, but important, east Texas agricultural, industrial and transportation center. Agricultural-related business boomed in Tyler with the railroad spawning canneries, fertilizer plants, packing sheds, warehouses, wholesale grocers and other businesses. Retail business grew, too, and as Tyler was not only the seat of Smith County, but the location of state and Federal courts, a strong legal, banking and insurance industry developed. With the discovery of the East Texas Oil Field in 1930-31, Tyler added petroleum-based businesses to its diversified roster, creating a very well rounded economic base that survived into the 1980s.

Linking Tyler's economic and social history to community development are platting patterns,

neighborhood development and the surviving buildings; these are discussed in later sections of this document as are surviving property types. While much is known about the history and use of individual Tyler buildings, much more will be uncovered through research and documentation as individual landmark and district nominations are prepared. The historical account of Tyler and the analysis of its property types presented herein provides the context by which to analyze and understand the relative significance of Tyler's built environment.

Agriculture

Agriculture is Smith County's oldest business and the most important factor of the 19th century economy. The 1917 Soil Survey of Smith County, Texas describes the climate as having

> ... relatively mild winders and long warm summers with a gradual transition from one season to the other. Winter months include many sunny days with crisp, cool nights alternating with periods of cloudy weather or slow gentle rains of two or three days duration. Sudden cold waves, locally known as "northers," occur between November 1 and April 1, varying in duration from a few hours to two or three days.... Spring months are...favorable for plowing and seeding. This season is usually the period of heaviest precipitation....During the summer months the long periods of hot weather are favorable to the growth of corn and cotton....The average date of the last killing frost in the spring is...March 12 and...of the first killing frost...November 16....The average growing season is 249 days, or a little more than eight months (Schoenmann:8-9).

Like much of East Texas the county has a climate favorable for "...a widely diversified system of agriculture," and the lack of extreme cold makes Smith County suitable for dairying, stock and poultry raising. Plowing and other operations can be conducted throughout the year. Both subsistence agriculture and plantation agriculture were practiced in Smith County from the 1840s. Small family farms provided a living for most rural people; plantations were scattered throughout county, with concentrations in the northern portion. In 1860 Smith County had 34,000 hogs, as well as more than 2,000 horses, 14,716 cattle, 5,888 sheep 13,191 asses and mules and 5,795 milk cows. There were 2,599 oxen. The most important crops were corn, sweet potatoes peas and beans. Cotton production was 9,763 bales. Much of this was produced with the labor of African American slaves held by the 541 slave holding families in county, or 35 percent of all white households (Betts: 4-5).

Agricultural diversification in Smith County began in the late 1860s, as low prices for cotton and other traditional crops in the immediate post-bellum period inspired local farmers to experiment. With successful yields in the fertile, sandy loam soils of Smith County, and the presence in Tyler of established coach and wagon transit systems that aided shipment to other Texas cities, local agricultural practices anticipated the economic gains associated with railroad service starting in the 1870s. A short newspaper item from July 1873, just three months after rail service was established in Tyler, illustrates the interaction of agricultural diversification, railroad shipment and associated service businesses: "Mr. Murray, living eight or 10 miles from Tyler is raising apples for export. The firm of B.K. Smith, Tyler, is having them barreled for shipment to Galveston (Tyler Public Library b).

In 1880 more than 120,000 acres of Smith County were cultivated, 40,000 acres in cotton. In addition to more traditional cash crops such as cotton, and commodities such as corn, wheat and cane, Smith County stepped up agricultural diversification, growing fruit, vegetables and flowers, most notably roses. Orchard produce was a major crop for farmers in small Smith County communities as early as the 1880s, when the railroad made fruit shipment possible. In 1900 there were 4,709 farms in the county, and 2,454 acres planted with various vegetable

crops. The county had 79,422 apple trees yielding 61,500 bushels, 420,201 peach trees, producing 98,178 bushels, 12,723 pear trees, producing 5,713 bushels, and 17,276 plum trees producing 10,521 bushels (U.S. Census 1900). Other crops were barley, corn, oats, rye, wheat, millet, Irish potatoes, sweet potatoes, tomatoes, onions, cotton, beans, peas and peanuts. The largest crops produced were corn, cotton, oats, and sweet potatoes (U.S. Census 1900). Nascent berry, pecan and flower industries promised future success. During the 1890s in Smith County blackberries and dewberries were grown commercially for the first time (Texas State Library f). The county's 365 acres of blackberries produced 390,240 quarts. Strawberries, in production prior to the 1890s, also yielded considerable harvests with 353 acres of strawberries producing 657,310 quarts (U.S. Census 1900). Just four pecan trees yielded 40 bushels of nuts, and 5 ¼ acres of flowers and ornamental plants created sales of $1,160 (U.S. Census, 1900). Tomatoes appeared in the late 1890s and became a major county crop in the early 20th century. Diversification was highly successful and Smith County promoters used a variety of tools, including promotional booklets **(Figure 6)** to advertise the county's soils and climate.

The county's wholesale agricultural business in 1905 generated about $3,500,000 (Tyler Public Library m), and most produce was shipped through Tyler. During April and May 1905 the Daily Democrat Reporter tallied 160 freight cars of strawberries shipped from Tyler, citing heavy rains as "shorting the harvest by about 100 cars." In July 100 cars of Elberta peaches left Tyler, and the 1905 season total of fruit shipped was 840 cars (Tyler Public Library e). To handle this incredible production, the paper reported the construction of fruit sheds near the depot along the Cotton Belt line, east of Spring Street. Six demonstration farms were established under the aegis of the U.S. Department of Agriculture in Smith County during July 1906. These were: the county poor farm (near Lindale in northern Smith County), growing cotton and corn; Pink Patterson's land on Lindale Road (now West Oakwood Street), growing cotton; W. J. Hanna's place, producing cotton and corn; W.F. Prince's property at Dean and Browning roads growing cotton and corn; Henry Herndon's farm, growing cotton; and Ed Story acreage, growing forage (Tyler Public Library h).

During 1909 Smith County produced $3,282,570 in agricultural products. Among the most important cereal crops such as oats, corn and peas, vegetables such as Irish potatoes, and fruit and nuts including peaches and nectarines, apples and plums and prunes (U.S. Census 1910). Cotton remained important with 24,154 bales harvested in 1910 (*New Handbook of Texas*:1115). A blight affected fruit growing after 1910, but with the assistance of the county agricultural agent, farmers beat the blight and fruit growing returned between 1912 and 1918. During the blight years farmers turned to pecans, tomatoes **(Figure 7),** cotton and roses, crops that proved viable over the long term. Peanuts also were a significant crop during the 1910s. Due to a second blight between 1918 and 1920, orchard fruit ceased to be a major crop, temporarily affecting cannery, packing house and railroad shipping operations. However, farmers increased berry and tomato production to compensate and they continued as major crops until about 1930 (Tyler Public Library m).

Another important agricultural pursuit in Smith County is the growing of roses, azaleas and other ornamental plants. The Shamburger family of Pine Springs sold rose bushes as early as 1879. In 1904 B.S. Shamburger planted 20,000 roses per acre (*New Handbook of Texas*:1115), anticipating the start of large scale production. In 1917 the first rail car load was shipped to eastern markets. As blights infected orchard fruit operations, area farmers turned to roses and other ornamentals. Major insect pests problematic in other areas of the country created little effect in Smith County, and by 1928 at least 50 variety of roses grew on Smith County farms, among them Radiance, Francis Scott Key, Hadley, Los Angeles, American Beauty, Augustia, Victoria, Antorin Rivoire, and Sunburst. Most bushes sold wholesale at that time were two-year old plants, shipped in the fall to eastern markets, where they were held in cold storage for retail sale in the spring. Major rose nurseries in the county included F.W.H. Rose Nursery, Rosemont Nursery, Southland Nursery, P.C. Moore Nursery Company,

Sam P. Ford (who also worked as a carpenter with his brother J.F. Ford), and Shamburger Rose Nursery. Hundreds of small growers also planted one to five acres of roses, and nurseries increased production of evergreen ornamentals in the 1920s (Tyler Public Library i). To celebrate Tyler and Smith County's flower industry, the Texas Rose Festival began in 1933 with assistance from many community leaders and organizations including the Tyler Chamber of Commerce, prominent Tyler attorney Thomas B. Ramey, the Tyler Garden Club, Mrs. M.R. Wilcox, Alma Woldert Spence, and Mrs. Henry Eagle. The festival promoted Smith County and Tyler as a seat of rose culture and boosted morale (Smallwood 1999:720) through its coronation of a rose queen, a parade, bands and a football game. Rose production in 1936 was about 6,000,000 plants worth $1,000,000 (*New Handbook of Texas*:680).

Important agricultural products in the 1920s and 1930s include pecans with 52,430 bushels, blackberries with 1,852,550 quarts and strawberries with 124,413 quarts. Revenue from tomato growing in 1929 was $574,820 (U.S. Census 1930). In 1928 Smith County had 12,500 dairy cows. Tyler Milk Products, established on West Front street in 1928 used the motto "Babblin' Brook;" the plant was sold in 1943 to Borden, which is easily identified by its historic neon sign bearing a likeness of Elsie the Cow emerging from a sunflower. To promote crop diversification and improved growing methods through the use of fertilizer, the Tyler Chamber of Commerce sponsored in 1924 a "More Cotton on Fewer Acres" contest, resulting in an overall reduction of cotton yields. However, as late as the mid-1920s African Americans, at 40 percent of the county population, continued to produce most of the cotton--65 percent of the county's output-- through their work as tenants and sharecroppers (Smallwood 1999:607). The beef cattle industry, in its infancy during the 1920s, was spurred by rising beef prices and affordable pasture (Tyler Public Library i). Azaleas also were first introduced during this period by Maurice Shamburger, a rose grower. In a 1929 experiment Shamburger planted Tyler's first white flowered and pink flowered bushes in a test garden. When they proved hardy and well suited to the acid soils of the area, he planted many more in what is now the Azalea District of south Tyler. In 1935 Shamburger designed and installed extensive azalea gardens at the home of Tom and Edna Pollard on Troup Highway using Pride of Mobile, Hinoderigi (Hino), Pink Elegans and White Snow varieties, among others. With the success of azaleas in these and other early gardens, their use in landscaping was assured. Since the 1960s Tyler's azaleas have drawn bus loads of visitors to the spring bloom season. In 1930, 91 nurseries operated in the county with sales of $291,110.

During the 1930s while many citizens of Tyler were enjoying some stability brought by the oil boom and a diversified agricultural, commercial and industrial base, farmers were hard hit by the Depression. Sharecroppers and tenants were affected most, and more than 50 percent of adult males in farming were in this group. Among white agricultural laborers 2,062 did not own their land, while 1,656 did. For African Americans the ratios were worse: 1,909 laborers were tenants or sharecroppers while only 767 farmers owned their land. During the 1930s both cotton and tomatoes declined as increased competition from the Rio Grande Valley eroded some of Smith County's market, and pre-war mobilization moved tenants and sharecroppers off the land and into factory jobs (Smallwood 1999:687). With cotton declining in importance, growers turned to successful crops such as blackberries, tomatoes, onions, and pecans. Blackberries grew primarily north of Tyler, roses in the area around the city and tomatoes and onions to the south. Small areas of pecans grew northeast and southeast of Tyler. The peach industry revived and the county yield was 53,385 bushels. Livestock and dairying contributed greatly to Smith County's, and Tyler's, economic base. The value of livestock was $1,794,698, and dairy industry receipts were $191,851. Other principal crops in 1940 were corn, ribbon cane, oats, peanuts, sorghum, hay, sweet potatoes, asparagus, melons, poultry and hogs (U.S. Census 1940). Rose culture was increasingly important. In 1944 1,500 acres of roses were planted within 15 miles of Tyler, "...supplying one-third of the nation's demand for rose bushes..." (Tyler Public Library m:). Cut roses were an important Tyler industry during the 1940s as air freight

services offered never-before-available fast transport. Chamber of Commerce officials reported the following:

> It seems from the interest being manifested by air freight lines and also by individuals in this field of operation that within a few years the rose industry will provide another substantial and additional source of revenue. This will be accomplished through the sale of blooms which up to now have not been placed on the market in any appreciable quantities. During recent months we have had personal interviews with more than a half dozen individuals and concerns interested in making contracts with rose growers for blooms to be transported to metropolitan areas (Tyler Public Library i).

In 1945 the industry was producing between 10,000,000 and 20,000,000 plants worth about $3,500,000 (*New Handbook of Texas*:680). In 1946 local growers founded the Texas Rose Research Foundation, and in 1949 the organization became involved in national trials for testing and rating new roses. The Tyler Rose Garden was created in 1952 with support from the Texas Rose Research Foundation on a two-acre site on West Front Street. By 1957, 294 growers had 5,000 acres in rose bushes, selling more than 21,000,000 plants in 1958 (Smallwood 1999:788). The Texas Rose Festival remains an important Tyler and Smith County event.

Scientific agriculture promoted by state programs began in Texas in early 20th century. These efforts directly affected and supported agricultural efforts in Smith County, and benefited Tyler through successful harvests and improved cultural practices. Prior to 1900 farming and livestock practices were based largely on traditional methods and wisdom and scientific farming was in its infancy. Shortly after 1900 the Texas legislature established two agricultural experiment stations, one in South Texas and the other in East Texas. Citizens of Troup, southeast of Tyler in Smith County, donated 150 acre for the East Texas station, which began operating in 1902. The station contributed to East Texas and Smith County agriculture through promoting fertilization of strawberries, potatoes and tomatoes, introducing new types of cotton and improved cotton culture, experimenting with new types of blight resistant peaches, and developing agricultural education for area farmers and their children. During 1905 U.S. Representative Gordon Russell of Tyler used his Washington contacts to secure from Federal agricultural departments a "...promise of a soil survey of practically his entire [congressional] district" (Tyler Public Library e). This report was conducted and published in 1917. In 1905 Congressman Russell also secured for residents in his district, 183 free rural mail delivery routes. Russell was a former judge and resident of the Charnwood Residential Historic District, who by 1905 was living in north Tyler.

The Tyler Chamber of Commerce and local businessmen long understood the relationship between agriculture and a prosperous business community. As early as the 1910s, the Chamber involved itself not only in promotion of Tyler and Smith County's resources, but actively pursued businesses related to agricultural produce, including packing sheds, meat processing plants, canneries, and fertilizer plants. In 1928, the Chamber

> ...made a definite stand for Agriculture when it employed a full time Agricultural Director, and in so doing it became a pioneer in that field, as no other Chamber of Commerce in Texas had ever taken that step. It was done for the basic reasons of --(1) Securing raw materials for the operation of factories, the necessary supply of livestock for packing plants, fruits and vegetables for canneries, and milk for milk plants; (2) To increase the buying power of people in the trade territory, and (3) To build good will and understanding between the farmers of the county and the town people" (Tyler Public Library i).

Agriculture as Smith County's primary business was worth investment to make it stronger and more profitable. In 1929 the Smith County Agricultural Workers Club organized, providing educational support to the county's 6,907 farms. As the East Texas Oil Field boom took off, Chamber members continued to call citizens' "attention to the mistakes made by other oil cities..." and to urge "...Tyler business men to 'keep their feet on the ground'" (Tyler Public Library i).

Agricultural development continued to increase as people realized the folly of single commodity dependence. During the early 1930s the East Texas Dairy Finance Corporation was organized, offering loans for the purchase of dairy cows; $7,000 was raised in Tyler toward its capitalization. To provide education on dairying practices, nine dairy schools were established and four more were in development countywide. By 1932 as many as 13 communities hosted meetings attended by more than 500 farmers and their spouses. The creation of permanent pasture by clearing weed- and scrub-choked land and planting it with green manure crops such as vetch and clover was another agricultural development project. It dovetailed with Federal conservation and management programs and produced between 1930 and early 1932 more than 80 new permanent pastures throughout the county. Mechanization of farms began in 1931 when some farmers purchased mowers to control weeds and feed grinders to pulverize feed crops. While this speeded planting preparation, it also displaced unskilled African American and white laborers. Soils were improved with complete fertilizers and ground limestone, which reduced acidity. Trench silos were used for the first time and a list of "Standard Bulls" was designated by the Department of Agriculture after studying the pedigrees of locally registered bulls. Two of the 14 designated Standard Bulls were owned by Tyler concerns: O.P. Whittington and Tyler Milk Products, Inc. Continuing education remained an important feature of agricultural development. An agricultural newspaper began publication, reporting on improved practices, accomplishments and general information. Agricultural talks were broadcast over the local radio station.

In the early 1930s the state-mandated East Texas agricultural station was abandoned when its functions merged with the Federal Soil Erosion Experiment Station located about eight miles north of Tyler (Smith County Historical Society nn). This new station is reportedly the first to have a full time agent assigned to a single county, thus starting the system of county agricultural agents now in use. The role of the station and its agent expanded under Franklin D. Roosevelt's New Deal programs, which brought more assistance to farmers and fostered on-going local involvement. By the late 1930s, after nearly 100 years of cultivation in an area with "considerable slope and heavy rainfall," diminishing yields and erosion affected farmers throughout East Texas. In 1937 as many as 100 Smith County farmers used soil conservation methods and pest (gopher) eradication, as did the Smith County Poor Farm, primarily using mechanical means of controlling soil and runoff including terracing and contour plowing (Smith County Historical Society oo). No fertility was added. During 1938

> ...many scores of farmers have adopted new practices of soil building. Through this medium and with the assistance of Tyler business men, the farmers have purchased seed and planted hundreds of acres of winter growing soil building crops. The plant most widely used has been Hairy Vetch [sic]. In practically all instances, results have been fully satisfactory in that increased yields of subsequent crops even to the second and third year have more than equaled the cost of the soil building crop. In the same manner the farmers have purchased seed and improved many acres of pasture by making plantings that were especially adapted to this area. Pasture planting includes all the clovers, lespedezas and grasses that can be successfully grown in this region... (Tyler Public Library i).

That same year several Federal and local organizations worked in concert to promote sound agricultural practices and help farmers improve crop and livestock yields. The Federal Soil Conservation Service provided a whole farm conservation program to address effective management of all farm related activities and practices. The Federal Agricultural Adjustment Administration offered farmers information and supplies for soil building and tried to help farmer's raise prices by cutting surplus production (Smallwood 1999:692). The Sabine-Neches Conservation and Reclamation project addressed issues of erosion and conservation within the watershed. Members of local Future Farmers of America and 4-H Clubs participated in organized instruction on the best farming, conservation and husbandry practices of the era. The Tyler Chamber of Commerce successfully worked with local and Federal agencies to get Smith County selected one of 12 Texas counties eligible for a Farm Security Administration program aimed at reducing sharecropping and farm tenancy by financing farm purchase by tenant farmers. The Chamber also financed a horse and mule breeding program, and a seed loan program designed to introduce improved livestock and promote planting of feed crops (Tyler Public Library i). Agricultural development and conservation programs continued through the early 1940s in Smith County and included soil loss and agricultural conservation practices under study at Soil Erosion Experiment Station at Tyler, and encouragement of local farmers in Smith and Van Zandt counties to join the study program. Accelerated interest in livestock continued after 1940 as cattle and dairy herds expand and new herds introduced. An increase in marketing took place with the aid of the Tyler Livestock Marketing Co. Livestock entries increased at the East Texas State Fair, which remained fundamentally an agricultural affair with emphasis on dairying and other farming topics. In 1940 the fair attracted between 90,000 and 100,000 people, 20 percent of which lived outside the county (Tyler Public Library i). As the oil industry continued to boom, and manufacturing and other commerce related enterprises gained importance after WWII, major crops such as cotton and corn became secondary economic factors. Cattle production increased and vegetables, ornamental plants and fruit continued as the most important crops.

Lumber

Lumber has been an important product of Texas since the early 19th century and of East Texas since the 1840s when settlement of the area began. Between 1836 and 1860 a number of sawmills operated in Bastrop, Cherokee, Nacogdoches, Rusk, San Augustine and Smith counties, among others, and turpentine and barrel staves were important East Texas products. The 1860 census reports about 200 sawmills in Texas and about 1,200 people employed in the lumber industry (*New Handbook of Texas*:334). Early technology included single blade saws operated by water, animals or steam. After the Civil War larger mills with circular saws were built and production increased, although Texas' lumber output in this period was much smaller than that of other states with large forest reserves. The 50 years between 1880 and 1930 are considered the "bonanza era" for Texas timber products. During this period access to timber and markets greatly improved with the advent of growing railroad networks and the construction of logging lines such as the two added to the Kansas and Gulf Short Line, south of Tyler. "Entrepreneurs followed closely behind, establishing complete lumber-manufacturing plants and...tram roads to carry the logs to the mills and transport the finished lumber to mainline railroads. To provide for the employees, often numbering several hundred, the owners also built company towns...dominating the lives of workers and their families" (*New Handbook of Texas* :334).

As the 19th century drew to a close, lumber production increased with 85 percent of the output coming from 215 mills within the triangular area bounded by Bowie, Jefferson and Harris counties (Spratt:274), an area that includes Smith County and counties with lumber activities controlled by Tyler citizens. By 1910 the Texas lumber industry produced more than 2.25 million board feet per year, a trend that continued through World War I

when lumber for ships was in high demand. The lumber industry began a decline in the 1920s due to over logging and the onset of the Great Depression. In the 1930s conservation concepts took hold when fledgling reforestation programs gained ground through the assistance of Texas lumbermen, the National Recovery Administration and the Civilian Conservation Corps. During this period the Federal government purchased more than 600,000 acres of clear cut land and established four national forests in Texas. During the late 1930s and 1940s timber output increased, and with the successful production of newsprint from southern yellow pine at the Southland Paper Mills in Lufkin, the industry received a much needed boost. Post World War II period saw technological advances in milling, planing and the production of engineered wood products (*New Handbook of Texas:*334).

Timber stands near Tyler, and throughout Smith County are on the northwest edge of the prime lumber area of East Texas in the pine and post oak belts. Forests contain a mix of shortleaf pine, gum, oak, elm, soft maple and hickory (*Texas Almanac*:417). Because of the hardwood and short leaf pine mix that predominates in Smith County, it did not develop as a major lumber producing county, but was ranked historically as fourth class or less, compared with neighboring first class Cherokee and Rusk counties, and second class Van Zandt and Henderson counties (O'Laughlin:19). Major studies of the Texas lumber industry do not include Smith County. Lumber does, however, have an important historical role in Tyler and Smith County history **(Table 3)**. Sawmills, planing mills and timbering were important early industries, with as many as eight sawmills present in Smith County between the mid 1840s and 1860. In that pre-rail era, local consumption was the destiny of the timber. One of the earliest known mills involving a Tyler resident was A. Hosea Ramsour's mill located on 200 acres east of Tyler. His mill provided unseasoned lumber, all sold direct at the mill, for residential construction in Tyler. In 1851 Ramsour and Richard B. Tutt provided a deed of trust to Wilson G. Tutt of Rusk County to erect a saw and grist mill about six miles east of Tyler. Ramsour also operated a mill in Rusk County (Texas Forestry Museum). Ramsour, who died in 1861, built one of the earliest homes in South Tyler in what is now the Charnwood Residential Historic District; he also operated a grist mill just east of the courthouse square. Two other early operations involved Tyler citizens. In the early 1850s William Hyer ran a mill south of Tyler on the Sabine River not far from the old Dallas-Shreveport Road. Robert T. McFarland bought this mill in 1860 along with 1,453 acres and two of Hyer's slaves (Texas Forestry Museum). The Epperson and McKinley Sawmill operated from probably the late 1840s through 1865. Green B. Epperson was a prominent Tyler resident, serving on the City's first board of alderman, as the first foreman of the Federal grand jury in Smith County, as Justice of the Peace and as a trustee of the Methodist Episcopal Church, South, in Tyler (now Marvin United Methodist Church). His partner John B. McKinley served as Sheriff of Smith County. A third mill was operated by David Hill, a land speculator and miller. He built a grist mill and a cotton gin about 1850 and in 1856 erected a sawmill; all were about 18 miles northeast of Tyler. Most of the lumber from these mills was used in house construction in Tyler.

Table 3: Lumber Related Businesses
in Smith County
1848-1950

Date	Number
1848-1860	8
1861-1879	17
1880-1899	16

Table 3: Lumber Related Businesses in Smith County 1848-1950

1900-1919	22
1920-1939	19
1940-1950	7

After railroad service into Tyler, the economy in general grew as did the demand for building materials. Lumber became an important Tyler business as planing mills, door, window and sash retailers and lumber yards, and crate and box manufacturers opened for business. All of these enterprises appear in the Tyler city directories as early as 1882 (the earliest surviving date for city directories). During the next 40 years the number of such businesses increased as lumber gained strength in the regional economy, and then following the trend throughout Texas, tapered off sharply. While some lumber undoubtedly came from Smith County, the majority was logged in nearby Cherokee, Rusk and other counties. As would later happen with the East Texas Oil Boom of the 1930s, Tyler business made its money in lumber from investments in and services to timberlands as well as in wholesale and retail sales of lumber and wood products. Much of the wood milled and planed in Tyler supplied local construction.

Known interests of Tylerites in the lumber business of neighboring counties begins in the 1870s and 1880s when the Cotton Belt began hauling timber and wood products on its line, and Tyler's Kansas and Gulf Short Line extended its operations into Cherokee county timberlands through the acquisition of defunct logging railroads. Tyler firms served by the railroads include J.M. Wiggins & Son, manufacturers and dealers in rough and dressed lumber and shingles, and E.S. and P.W. Rowland, also dealers in lumber and shingles (1882); City Planing Mills, makers of molding, brackets, balusters, and ornamental woodwork and the Tyler Lumber Company (1887);Tyler Car and Lumber Co., manufacturers and dealers in doors, sashes, blinds, and lumber, and A.M. Duke, Sr., Lumber Yard (1893); Brazelton & Johnson, lumber products and Carlton Lumber Company (1904); Tyler Planing Mill Co. (1906); Palmore & Dean, and Brazelton, Pryor & Co; (1913); Palmore & Seay, Tyler Builders Supply (1923); F.M. Hendrick Sawmill (1928); D.A. Sanders Manufacturing Co., East Texas Crate and Basket Factory, Mechanics Planing Mill, (1932-38); Construction Materials Co., Doyle Lumber Co., Gulf State Lumber Co., Hightower-Reed Lumber Company, Sam R. Hill Lumber Co., Mid-Texas Lumber Co. and William Cameron & Co., Inc. (1945). Several of these firms were in business for more than 35 years including Carlton Lumber, Gulf State Lumber, and Sam R. Hill Lumber Co. The Lingo Leeper Co., founded by E. H. Lingo of Denison, Texas, was one of the largest lumber products operators in Texas (Lumbermans Association). The Lingo Leeper operated a retail store in Tyler in the 1940s. The Tyler Car and Lumber Co., incorporated in 1886 operated mills on the Cotton Belt line among others. A hyperbolic promotional profile in the July 1896 issue of *Texas Railway News and Illustrator* described the Tyler Car and Lumber Co. as "...so gigantic in its proportions that the mind cannot at once grasp the scope of its operations." According to the article the company produced about 250,000 feet of yellow pine lumber and about

300,000 cypress shingles daily, shipping its goods to Kansas, Missouri, Nebraska Colorado, Iowa, and the Indian and Oklahoma territories as well as all over Texas. Known surviving lumber companies include the Sam R. Hill facility on East Erwin Street and Gulf State Lumber, on East Line Street, abutting the south Cotton Belt right-of-way.

Many Smith County firms located on the Cotton Belt or I &GN lines also prospered because of the railroad. County lumber companies served by the Cotton Belt include the Dixie Lumber Company in Winona; A.J. McMinn in Bullard; G.L. Walburn in Flint; Maxwell Lumber Co. in Bullard; Bullard Gin and Crate Factory; Winona Lumber Co.; and Weaver & Co. in Winona. Firms served by the I&GN include Bell & Co. in Troup; G.W. Shaw in Troup; G.M. Gant in Arp; B.F. Taylor in Whitehouse; Hord & Co. in Troup; White & Son in Lindale; W. L. Roberts in Swan; and Braley & Gaston in Troup. Tyler residents Abe Harris and Joe Lipshitz (Lipsitz)[4]

> ...organized the Harris-Lipsitz Lumber Company in the 1890s and purchased timberlands in Cherokee, Angelina and Nacogdoches counties. Perhaps they also acted or brokered as wholesale lumber merchants. Meanwhile, Harris financed sawmills, but the first sawmill known to have belonged to them was the Bodan Lumber Company of Pollok, in 1899. About 1903 Harris bought the last large tract of Dr. C.W. Fisher's timberlands, perhaps 3,000 acres, in northwest Angelina County. Harris also owned two retail lumber firms, A. Harris Lumber Company of Dallas County, and A. Harris and Company of Smith County (Block:32-33).

The Chronister Lumber Company, formed in 1898, mortgaged to Harris equipment and materials in 1899, and in 1900 Harris and Lipsitz took over the operation. With two mills, one at Forest on the John Durst Abstract 15, and one at Wildhurst, Chronister was a large outfit cutting 40,000 feet daily. The company owned between 144 and 200 residences for its 100 or so employees (Block:33-34). In January 1901 Lipsitz became president of the company and Samuel W. Littlejohn, also of Tyler, became secretary and manager of both mills. In addition, Littlejohn was secretary of the Bodan Lumber Company mill. By 1911, Littlejohn built a Classical Revival style house in what is now Tyler's Charnwood Residential Historic District. Littlejohn remained in charge of the Chronister mills until about 1940 (Block:34-35). Tyler businessmen also were involved with the lumber business in Cherokee County through their financing of equipment for mill operations. The Walter Connally Company and the George M. Dilley Company, both with operations in Tyler provided mortgages to sawmill operators for the purchase of machinery (Block:48,57).

Transportation

Between Tyler's settlement in the mid 1840s and the arrival of the railroad in 1873, transportation was limited, slow and affected by weather conditions. Prior to the outbreak of the Civil War stage lines operated

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[4] John Durst and P.M. Shamburger also operated sawmills or other lumbering activities in the 19th century. It is not known if Durst or Shamburger are connected with the Tyler families of the same name.

between Tyler and Crockett, San Augustine, Marshall, Paris, Waco and Nacogdoches. In this same era, steamboat service to New Orleans was available from Jefferson, Texas, via Cypress Creek, the Red River and the Mississippi River. Flat boats on the Sabine River at Belzora, about 20 miles north of Tyler, provided the most direct transit to market for farm and plantation products, traveling to the mouth of the Sabine where the freight was transferred to ships bound for New Orleans (Tyler Public Library,b). Lacking rail service, Tyler businessmen recognized its importance, and devised plans, made deals and promoted the benefits, eventually achieving success with service from two major and one secondary rail lines.

The first attempts to create a railroad linking Tyler with other parts of the state were undertaken in 1854 when the Dallas and Tyler Railroad received a state charter (Zlatkovich:28). The charter expired, however, and no tracks were built. Attempts were again made as early as 1860, but the Civil War interrupted these efforts. While rail service remained elusive during the Civil War, the benefits were clear when two Confederate munitions plants operated in Tyler, and the lack of rail transit hampered delivery of the products to rail centers and the front. As a result, most of the locally made munitions were used in battles and skirmishes occurring in Louisiana, Texas and Arkansas. After the war, local railroad proponents set to work again, and this time, through a series of maneuvers, were successful.

Under the leadership of James P. Douglas **(Figure 8)**, son of Alexander and Margaret Cowsar Douglas, pioneer Tyler residents, and himself a Confederate veteran who headed the Douglas Battery under General John B. Hood, "Citizens decided to promote and construct a railroad tap to either Texas & Pacific line or the I&GN" (Anderson:4). After the war Douglas took up fruit growing and was interested in faster and better shipping methods. "In 1870 he petitioned the 12th Legislature of Texas to pass a special act of incorporation granting him and others the right to locate, construct, own, operate, and maintain a railroad, with a single or double track, for a distance not exceeding 40 miles from Tyler to connect with some other railroad, to be selected by the directors" (Anderson:5). The directors included Tyler residents Richard B. Hubbard, later governor of Texas, W. S. Herndon, A.M. Ferguson, and J. H. Brown, among others, and their intent was to link the Tyler Tap with either the Texas & Pacific or the I&GN. All were leading Tyler businessmen. Douglas' petition was granted on December 1, 1871 providing the new Tyler Tap Railway a 200-foot-right-of-way along its survey for tracks and other facilities and allowing the company to harvest timber, dirt, gravel and other resources located on state lands within five miles of the right-of-way.

In the meantime, the International and Great Northern Railway (I&GN), then known as the Houston and Great Northern Railroad Company, was building its main line from Palestine to Longview. When in 1872 it was routed through Troup, 19 miles southeast of Tyler, Tylerites were sorely disappointed. Through lobbying and dealmaking, Tylerites succeeded in getting the I&GN to build a trunk line to Tyler. In April 1873, the I&GN completed a line to Tyler from Troup and the community had direct service. At this point Tyler began to change to a city, one that would become a railroad hub (Smallwood 1999:402), and a commercial and legal center. In 1874, the I&GN extended the Tyler trunk line on to Mineola, enabling the local transit of goods and passengers to and from th northwest. **Figure 9** shows rail lines through and near Smith County.

Despite the arrival of rail service, local businessmen were determined to construct their own road in order to have more control over the service and to reap more of the profits. In 1873 the directors of the Tyler Tap increased their original capitalization from $1,000,000, to $3,000,000 and decided to build their narrow gauge line to connect with the Texas & Pacific at Big Sandy. From there the line would pass through Gilmer, Pittsburg, Mt. Pleasant and Clarksville and on to a point on the Red River. Construction began in 1875 and two years later 21 miles of track were completed to Big Sandy. After reaching Big Sandy, other investors became interested in the Tyler Tap, including J.W. Paramore and R.C. Kerens of St. Louis (Reed:412-413). "During the entire life of this

little railroad, it remained strictly a community enterprise, built by local capital, augmented by state aid in the form of 298 land certificates, totaling 190,720 acres, and officered [sic] and manned by local people" (Anderson:9). In the fall of 1878 the Tyler Tap was reorganized into the Texas and St. Louis Railway Co. with James P. Douglas as president, and James W. Paramore, Financial Agent. The board of directors was composed of W. M. Senter, J. L. Sloss, M.C. Humphrey, J.D. Goldman, all of St. Louis, and C. Goodman, J. H. Brown and Alfred W. Ferguson of Tyler. In reorganizing, the Tap accessed much needed capital and the St. Louis investors gained a small operating railroad with 21 miles of track and another 50 miles of graded right-of-way. This road, was built into a major rail company, the St. Louis Southwestern Railway (Cotton Belt), with the initial mission of shipping cotton from Texas and Arkansas to the growing compresses, warehouses and markets of St. Louis (Reed:413).

In 1879 James W. Paramore became president of the line and supervised all construction, when Douglas stepped down to work toward building the Kansas and Gulf Short Line through Tyler to Lufkin. Douglas, Richard Hubbard, W. S. Herndon, T.R. Bonner and E. H. Wells, and other Tyler businessmen organized this little line in 1880 with intent to build a never realized road all the way to Sabine Pass, on the Gulf of Mexico (Anderson:34). Under Paramore, the Texas and St. Louis directors extended the railroad north into Arkansas, Missouri and Illinois, and had never realized ambitions to build through to the Mexican border to connect with Mexico City, forming a international railway. Other rail lines were organized by Cotton Belt officials as late as 1907 with Tyler as headquarters; those that proved successful became part of the Cotton Belt's network. By the end of 1880 the Texas and St. Louis stretched from Athens, 27 miles west of Tyler, to Texarkana at the Arkansas-Texas border. Under the leadership of the railroad's next president, Sam W. Fordyce, track was extended west from Athens through Corsicana in 1881 and to Gatesville in 1882. The original Cotton Belt hospital for railroad workers was completed at Tyler in 1888 (Anderson:36) and operated for 17 years at its West Elm and Cotton Belt tracks location; it is no longer extant .[5] Shops also were built at Tyler, northeast of the courthouse square, and about 100 to 150 men were employed in the original wooden shops (Smith County Historical Society, 1).

Meanwhile the Cotton Belt was under construction in Missouri and Arkansas, but neither the Texas line or its extension from Texarkana were profitable. In 1887 the line converted to standard gauge to improve financial solvency. When this tact failed, the company went into receivership and then reorganization, the first of several before the line emerged in 1891, under receiver Louis Fitzgerald, as the St. Louis Southwestern Railway of Texas (Cotton Belt) with headquarters in Tyler (Reed:421) and control over the Texas portion of the line. At the same time, receiver Fitzgerald organized the St. Louis Southwestern Railway to manage the portions of the line outside Texas, and the Tyler Southeastern Railway Co., to take over Douglas and Hubbard's Kansas and Gulf Short Line, a 90 mile narrow gauge between Tyler and Lufkin (Reed:418). In time the Tyler Southeastern became known locally as the Lufkin branch of the Cotton Belt. Over the next dozen years, the Cotton Belt consolidated its position, building and acquiring lines in the Dallas-Ft. Worth area, and extending the Tyler Southeastern line by acquiring short logging lines built through dense timber country southeast of Tyler in order to capitalize on the growing timber industry there. **Figure 10** shows the route of the Cotton Belt.

At first the Cotton Belt's locomotives used wood to fire their boilers, as timber was abundant all along its line. Later coal was determined more economical, even though for some stretches of the operation it had to be hauled long distances from the mines. In 1898, the Cotton Belt successfully experimented with crude oil as the fuel

[5] Tradition says that a railroad hospital operated in the house at 223 East Charnwood Street. Deed records show a railroad hospital south and west of the present intersection of East Charnwood Street and South Fannin Avenue (Smith County Deed Records).

for passenger trains running between Corsicana and Hillsboro. Using supplies from the wells at Corsicana the Cotton Belt was the first railroad in the southwest to use oil as fuel (Anderson:46-47). Eventually all steam locomotives on the line (and every other American line) were converted to diesel oil. That same year new shops were built at Tyler on the site of the original wood shops. That the Cotton Belt was important to Tyler is evidenced by a City sponsored banquet given in early December 1897 for Cotton Belt officers and employees and the following effusive statement:

> The immense benefits that have accrued to Tyler and Smith county [sic] on account of the Cotton Belt Railway and its officials passes beyond calculation. In spite of misfortunes in our city [local bank failures among others] and county, the Cotton Belt has held the beautiful city of Tyler together and landed it safely over repeated storms of adversity. The amount of money paid out by the Cotton Belt, monthly, is about $48,000 or $576,000 a year. This large sum of money is paid out and spent with our people for food, shelter and raiment. The entire cotton crop marketed in this city from the county this season will not exceed in value more than $400,000; so it will be seen that practically the Cotton Belt road furnished our city and county with as much money as all other sources combined. It is the Cotton Belt that is holding our town together in spite of our misdeeds and faults. It is the Cotton Belt shops, offices, roundhouses, general headquarters, and the railroad hospital that are furnishing our farmers and gardeners with a market for vegetables and produce (*Tyler Courier* 12-4-1897).

Among the organizers of this fete were local movers and shakers involved in many aspects of the community: merchants Joe Lipshitz, A. Olfenbuttel (a.k.a. Offenbuttel), and Abe Harris (also a lumberman); banker and future resident of the Charnwood Residential Historic District L.L. Jester; insurance company executive and physician W.J. Goodman; and merchant and land developer R. Bergfeld. Present were various Cotton Belt officials including James P. Douglas, founder and first president; Colonel J. H. Brown, Tyler merchant (and surviving partner of the late John B. Douglas, James Douglas' brother); former Governor Richard B. Hubbard; J.A. Edson, 2nd vice president and general superintendent, and one-time property developer in the Charnwood Residential Historic District; A. B. Liggett, division superintendent and future resident of the Charnwood Residential Historic District; H.G. Kelly, chief engineer; T.W. Hogan, treasurer; R.D. Cobb, auditor; G.W. Barnhart, general freight agent; S.G. Warner, general passenger and ticket agent; George Geiger, chief dispatcher; S.J. Kress, superintendent of car service; G.C. Montague, superintendent of telegraph services; O.K. Wheeler, chief special agent; C.E. Lewis, claim agent; J.M. Scroggin, master mechanic; J.S. Berry, superintendent of buildings and bridges; W.E. Robinson, division roadmaster; Dr. C.A. Smith, chief surgeon, and Marsh & McIlwaine, local attorneys representing the Cotton Belt line.

By 1900 Tyler was entering a 30 year period of prosperity centered around the success of its railroads. At that time the Cotton Belt had about 600 miles of track in Texas, and its Texas headquarters were in Tyler, located at the West end of Ferguson Street (Sanborn maps; Smith County Historical Society, m:10) adjacent to the Lufkin Branch tracks (**Figure 11**). "But about 1904 the management of the Cotton Belt, after careful study concluded it would be more economical..." and efficient if the general offices and shops of both the companies, that is, the St. Louis Southwestern Railway and the St. Louis Southwestern Railway of Texas were located at Texarkana (Reed:421). When the company filed a charter amendment to this effect, the citizens of Tyler sued "...on the ground that in consideration of the purchase of 12 acres by the citizens of Tyler for railroad purposes, the company

agreed to maintain perpetually general offices and shops at Tyler" (Reed:421). The trial court and the court of appeals ruled in favor of the railroad upholding the company's contention that the agreement to remain in Tyler was unenforceable because it was verbal, but the state supreme court upheld the citizens' suit.

In addition to eventually losing its case, the railroad, it appears, opened Pandora's box when it tried to relocate its headquarters. Not only was it refused, but Tyler City Council Minutes for June 10, 1904 reveal that the Texas Railroad Commission ordered the Cotton Belt to erect "...a proper, ample and commodious passenger depot for the accommodation of the traveling public commensurate with the needs of said city and of the traveling public" (City of Tyler, e). In addition, Mayor John Bonner lobbied heavily for a new depot to replace the "...inadequate old frame building that was a disgrace, alike, to the city and the Company" (Texas State Library e). The railroad responded promptly and in 1905 built on the north side of Oakwood Street (then called Common Street) a small, still extant, brick depot (**Figure 12)** that combined passenger and freight service. Sharing the space for a few years with the I & GN, the depot is just south of the Cotton Belt tracks and just west of the I&GN tracks. Eventually the I&GN built a separate depot on North Fannin Avenue between Ferguson and Locust streets. Having lost their bid to move their shops and headquarters, the Cotton Belt expanded their shops in 1910, more than doubling capacity at a cost of more than $200,000 (Texas State Library e). Just northeast of the town square, the new union depot formed the heart of the railroad district in Tyler with the shops and roundhouse to the north of the tracks and The Levee immediately across Oakwood Street to the south. General offices (no longer extant) continued to occupy the large building in the 700 block of West Ferguson Street (Tyler City Directory, 1913); other administration was handled in Pine Bluff, Arkansas and St. Louis.

The Levee, the small rail serving business district south of the Cotton Belt tracks across from the depot **(Figure 13)** included hotels, restaurants, and stores that catered to trainmen and travelers. Named The Levee because the Cotton Belt had built a levee on the north side of their tracks to contain standing water and runoff from a creek north of the shops, the area had an eclectic population. Owners of businesses often lived behind their stores, or on the second floor. Established before 1900, the area included the Cotton Belt Cafe operated by Sam MarDock (Mardock), a Chinese immigrant, and his family.[6] Mardock moved his cafe from the square in 1902 after noticing

> ...that the Levee needed an eating place and seemed to have a number of potential customers. Another big factor was a meal ticket plan, in which he had an exclusive deal with the Cotton Belt in which the railroad men could sign a ticket and get a book of coupons they could trade in for their meals. The signed ticket was sent in for full payment at the Cotton Belt office. In addition to 100% payment, this also gave the place an unofficial status as THE eating place for the railroad men (Smith County Historical Society k).

Mardock employed three local African American men as cooks and a dishwasher. There were lots of people in and around The Levee in the years between 1900 and 1950, and Saturday was the biggest day of the week. Crowds were so thick, customers had to push their way down the sidewalk. Most were railroad people. Businesses in the area included a barber shop, the St. Charles Hotel, which served as a rooming house for train men on layovers, three other restaurants, two of which were operated by families from Syria or Lebanon; none of these buildings remain. Freight trains hauled cotton, coal, oil and gravel. When new cars arrived, boys would come

[6]For many years the Mardocks were the only Chinese family in Tyler; their descendants are still in the city.

down to see the new models unloaded (Smith County Historical Society k).

During the 1920s and 1930s, the railroad's Tyler operations provided a significant amount of the community's income through salaries and taxes despite declining revenues and employees in the late 1920s and 1930s. In 1923 the railroad had a Tyler payroll of $2,290,000 and employed 1,543 people. By 1927 the number of employees had dropped to 1,055 and the payroll to $1,717,751, and by 1935 employment and payroll had further dropped to 711 people who received a total of $1,124,277. A big water consumer, the railroad routinely paid, during the 1930s, more than $10,000 a year to the city water department. Taxes for 1936 included $13,500 to the City of Tyler, $16,800 to Smith County and $500 to the Bullard Independent School District (Tyler Public Library:b). Cotton, corn, fruit, vegetables and nuts and timber products were the primary crops shipped from Tyler through the 1930s, but after the East Texas Oil Field was discovered in 1930-31, oil and related products as well as machinery, tools, equipment and raw materials were ferried both in and out of the city.

In 1932, the Southern Pacific Railroad and the Cotton Belt merged. The two roads had maintained a profitable leasing agreement for many years, providing a link for the west coast based Southern Pacific from eastern and mid-western manufacturing centers to west coast assembly plants. The Cotton Belt's Blue Streak Merchandizers of the 1930s provided the fastest freight service in the country maintaining a speed of 38 miles per hour (Reed:413). The road guaranteed 24 hour service to all Cotton Belt points and connecting lines (Smith County Historical Society l) and overnight service between St. Louis and Pine Bluff (Cooper Interview 2000). At the merger the Cotton Belt was permitted to keep its name, and its headquarters and shops in Tyler, giving the appearance that it remained an independent enterprise, and providing Tyler with a continued significant railroad presence, jobs and economic support.

By the late 1930s rail service in Texas was slowly contracting due to the advent of autos, trucks and airplanes, and the decline of the timber industry. In the 1930s the Cotton Belt abandoned unprofitable lines throughout its Texas operations (Tyler Public Library:b) including the 1938 and 1940 abandonment of old logging lines connecting defunct sawmills southeast of Tyler on the Lufkin branch. The remaining truncated line provided service from Tyler to Lufkin, the original portion of the line founded in 1880 by Douglas, Hubbard and other Tylerites as the Kansas and Gulf Short Line. By 1945, that segment of the line too was abandoned (Koch:14), with the City of Tyler the new owner of the land. Finding themselves insolvent in 1935, the Southern Pacific and the Cotton Belt filed for reorganization in Federal court (Reed:422). Debts were finally paid in 1947, and the Cotton Belt continued the highly successful Bluestreak service. **Figure 14** shows the Tyler shops in 1941. In the early 1950s, Cotton Belt officials undertook construction of a new headquarters building on West Front Street. Costing about $1.5 million, the three story brick building melds Art Deco classicism with International style simplicity and was considered "ultra-modern" with air conditioning and an acre of space on three floors. Dedicated in 1955, the Cotton Belt Building consolidated "...personnel in Tyler which for many years had been housed in various buildings throughout the city..." (Anderson:92); it is currently used by Smith County as its tax office. On April 22, 1956 the last passenger train passed through Tyler on the Cotton Belt line, ending just over 83 years of direct passenger rail service.

The Cotton Belt served Tyler as its principal rail connection. While not the first to provide service, it was always the more important of the two roads in Tyler. It was a sentimental favorite for its origins under local leadership, but more importantly, it was a practical favorite in its role as a primary economic force, providing more than 1,500 jobs at the peak of its prosperity. The impact of the I&GN on Tyler is less dramatic, but its presence improved competition and offered an alternative for shippers; passenger service was limited to Troup, Mineola and Greenville (Cooper Interview 2000). The I&GN may have fueled the rivalry between Tyler and Palestine, which was in the 19th century the larger of the two communities. In 1889 the I&GN was involved in its second

receivership struggle and Tyler residents played a prominent role. Presiding judge was Tyler resident Felix H. McCord, a former resident of the Charnwood Residential Historic District. Thomas R. Bonner, partner in Tyler's first bank, Bonner & Williams, and Judge N.W. Finley, also a former resident of the Charnwood Residential Historic District, were appointed receivers. W.S. Herndon, lawyer, land speculator, Tyler's wealthiest man, and an original investor in the Tyler Tap Railroad, was general solicitor, Horace Chilton was appointed one of two general attorneys and Tignal N. Jones, a resident of South Tyler whose wife would file an early subdivision for the area west of Broadway and south of Front Street, was made general claim agent (Tyler Public Library b). Given that Tyler was the headquarters for the Cotton Belt, one of the I&GN's primary competitors, and that at least Herndon may have had continuing ties and financial interests in the Cotton Belt, questions of impartial venue and potential conflict of interest involving Herndon and perhaps others would be issues today. Whether or not such questions arose in the I&GN receivership case is not known.

Until the advent of autos, most in-town transportation was by foot, horse, carriage, wagon or bicycle. However, between 1891 and 1916 several types of trolleys operated in Tyler. In 1889 James P. Douglas, one of the founders of the Tyler Tap Railroad and first president of the Cotton Belt, organized the Tyler Street Railway Co. with other local investors. Douglas's "mule cars" went into operation in 1891 when nine head of mules pulled cars on about three miles of track in the downtown area. The route included service between Tyler's rail depots. The mule drawn cars operated 26 months until lack of revenue and riders forced it to cease operation. About 1900 the Tyler Commercial Club, ancestor of the Chamber of Commerce, supported the idea of a trolley system, but nothing happened until 1910 when the City invited several trolley line builders to visit Tyler. Two Ohio men were awarded a franchise by the City of Tyler in 1911 to operate the Tyler City Light and Railway Co. Due to a serious flood in Ohio that destroyed much of the investors assets, the project languished and the franchise was forfeited. In 1913 Daniel Hewett was awarded a franchise to build a line from downtown to the East Texas Fair Grounds. With its completion at the end of September 1913, Tyler Traction Company's first car headed west on Elm to the fair grounds. More than 1,300 people rode the cars for the opening of the fair that year. Additional routes were added and Tyler residents could ride to Hill's Natatorium (swimming pool), Scott's Park[7] and other recreational areas that were on the edge of town. Local businessmen and investors were unsuccessful in expanding trolley service through a bid for a branch of the Dallas Interurban line to serve Tyler. Tyler's trolleys remained in service until October 1916, when increasing automobile use brought about a decline in ridership (Smith County Historical Society, n). At its peak service, Tyler trolleys covered about seven miles of the city on several routes **(Figure 15)**. All tracks have been removed.

By 1900 a new mode of transit was on the horizon. Automobiles and trucks would eventually overtake the railroads Tylerites had worked so hard to develop. With more vehicular traffic moving onto public thoroughfares after 1900, a national drive for improved roads took to the streets under the aegis of county good roads committees affiliated with a national parent organization. Civic and business interests united when local boosters saw a way to increase business activity by moving goods and services by motor vehicle, and civic minded citizens acted out of

[7]No information was located on Scott's Park; it is assumed to have been privately owned, and may have been on Scott family lands where the City of Tyler's Fun Forest Park is now located.

genuine concern for public health and safety. Improving local streets—paving them—and developing standard specifications for width, grade and drainage required several decades in Tyler, as it did in most small communities. To this end, and to provide good quality roads between cities and towns, a county good roads group organized. As early as 1850, Tyler's dusty (or muddy) streets were the sporadic focus of attention through their renaming in honor of valued citizens and the wives and daughters of the community's elite. Public streets also received attention when the railroads built culverts or buildings that "obstructed" the right-of-way (City of Tyler e), and when enough consumers complained about dangerous pedestrian conditions and lack of appropriate sidewalks in the downtown business district. But when it came to the actual condition of the streets, improvements were slow in coming and subject to much discussion. In April 1905 Smith County Good Roads Association met in Tyler to discuss road and transportation improvement (Tyler Public Library, e), something Tyler businessmen held near and dear to their hearts. In 1917 1,025 motor vehicles traveled county roads, and in 1919 voters approved a $1,000,000 bond for the first paved roads in the county (Whisenhunt 1983:54-58). In 1921 the first concrete paved road was created in Smith County, running for 3 ½ miles on the Tyler-Dallas Highway (now U. S. 64).

Mayor John Bonner addressed the problem of unpaved city streets in his 1905 annual message. Maintaining that the streets were in the best shape they ever had been, he also acknowledged they could use improvement and that total satisfaction would not come until they were paved. Heavy rains between December 1904 and August 1905 made a mire of the streets, and four weeks of snow and rain in January 1906 gave "...the streets a muddy and dilapidated appearance about which frogs are not the only croakers" (Texas State Library e). The first areas considered for paving were streets at railroad crossings (Tyler Public Library d), and on July 2, 1906, the first paving began with red brick from Thurber, Texas. Allen and Harrison, were the contractors, laying red brick at the crossings. In 1907 streets around the square were paved using red brick made of heat treated clay manufactured at the Mineral Wells Brick Co.(Tyler Public Library b). Paving continued in 1907 and 1908, extending pavement as far east on Oakwood Street as the Cotton Belt depot. In 1910 Mayor Bonner recommended replacing Tyler's wooden vehicle bridges with reinforced concrete ones. Even though paving continued as late as 1923, many of Tyler's residential streets, and much of Broadway, Tyler's main north-south thoroughfare, remained unpaved. Edna and Tom Pollard, newly arrived in Tyler, were living in rented rooms on South Broadway. They witnessed first hand the problem with unpaved streets. Mrs. Pollard remembered conditions as follows, "Broadway was a wide, dirt street and a mountain of churned up dust rolled over us every time a car passed" (Pollard:46). An article in the Courier Times in September 1923 written by Tyler City Manager V.W. Prater, confirms Mrs. Pollard's experience.

> Twenty years ago the automobile was a novel curiosity, traffic was entirely horsedrawn and 'Old Dobbin' could whirl you over an ordinary dirt street at 6 miles an hours with comfort, but today Henry has rough sailing over the same street.... Tyler has about 130 miles of street....About 5 miles are paved. So you can see what a proposition it is to maintain this amount of mileage to keep it in satisfactory condition with the amount of heavy fast going traffic. All our streets...have to be drug or graded after every rain. Holes have to be constantly filled and they show up faster than it is possible to fill them. We call Tyler the metropolis of East Texas but still we are content to pull around in sand and chugholes in dry weather, mudholes in wet weather and during summer and fall months a gas mask is needed to keep the dust from stiffling [sic] us to death...(Pollard:47).

In 1925 Tyler voters passed a bond for street paving, and when Federal money became available in the 1930s for public works projects, the City lost no time in requesting funds for paving. Many of Tyler's brick streets

were paved in the 1930s as Works Projects Administration (WPA) projects (City of Tyler f). About 20 miles of brick streets were completed up to about 1942 (Tyler Public Library b), when World War II diverted funds and manpower. But by then the city had improved most of its central city streets and residents were no longer routinely assailed by clouds of choking dust or mired in bogs of mud. Approximately seven miles of brick paving remains, much of it in central city residential areas.

Tyler joined the aeronautic age after World War I when O. C. Palmer, an Air Corps veteran kept a small bi-plane in South Tyler, east of Broadway, about where Bergfeld Square now is, and took passengers for short flights. In 1929 the City Commission appointed Palmer to head a committee to start an airport (Tyler Public Library l). Palmer was eventually named airport manager, holding that position until the late 1940s. Purchasing 296 acres on the south side of Highway 64, Tyler's airport opened in May 1931 (Whisenhunt:64) with two runways, an underground fuel tank and a hangar. In 1934 the City Commission named the airport Rhodes Field, honoring Tyler Chamber of Commerce Secretary-Manager Russell Rhodes. Runway lights were installed that same year and Delta Airlines began scheduled service shortly thereafter. Air mail service was started in the mid-1930s but due to inadequate field facilities, it was discontinued in August 1938 (City of Tyler g). To remedy that the City applied for WPA funds to widen and resurface runways, install more lighting, and fence the facility. These improvements were started in 1940 and completed in 1942, with financial help from the City and technical expertise from the Army Air Corps. During the work, the airport manager's residence was moved away from the runway and hangar area. After the war began the Army Air Corps leased the airport as a training facility and "...hundreds of pilots, including some from other Allied countries, trained..." (Tyler Public Library l) at the airport. The facility was renamed Pounds Field during World War II in honor of pilot Lt. Jack Pounds, who was killed in action. He was the son of Tyler Bank & Trust Co. President Abe Pounds. In 1945 the Army returned the field to the City and in 1946 Delta Airlines resumed service, offering flights until 1957. Between 1948 and 1954 Mid-Continental provided flights and Trans-Texas Airlines began service in 1951. The present terminal, altered several times, opened in 1949.

Business and Commerce

From its earliest settlement in the 1840s until the arrival of the railroad in 1873 the marketing and shipping of Smith County agricultural products formed the basis for Tyler's economy. But almost at once this base was augmented by small scale manufacturing such as blacksmithing, milling, logging and tanning as well as legal and government services. As a result Tyler's economy was diversified at an early date, even though the scope was small and the territory served limited. In 1851 the State of Texas designated Tyler as one of the three seats of the Texas Supreme Court, and the city was made a regional location for U.S. District Court hearings and legal services. Local entrepreneurs not interested in transportation, legal services or agriculture got involved in retailing, manufacturing or related businesses. In the 1850s A.H. Ramsour operated a grist mill just off the square to the east. By 1860 there were four brick plants in the Tyler area (Betts:5), as well as a tannery, and sawmills. In 1860 Tyler had 15 merchants. By 1870 commercial enterprises were more diverse and the city supported businesses such as groceries, saloons, a boot and shoe store, a wagon repair shop, blacksmithing, cabinetry, ginning, wool carding, tin and sheet iron, saddlery, saw and grist milling, and tailoring (U.S. Census 1870).

An important commercial feature of trade centers throughout the country in the 19th and early 20th centuries was the wagon yard. It provided a place for farmers, who lived too far out of town to make the trip to town and return home in one day, to spend the night after delivering goods to the city. Tyler's wagon yard was probably established by 1858. It was formally recorded in deed records by 1881, and was located on north side of Elm Street between Spring and Fannin avenues, covering the southern half of the block on the south side of the square. The yard was purchased by the City in 1908 (Smith County Historical Society aa) and many older

buildings were removed to improve sanitary conditions. Still in use in the 1930s, the wagon yard supported trade activities of merchants, wholesalers and the railroads by providing assistance to farmers and ranchers marketing their produce.

The Civil War gave Tyler its first understanding of the benefits of economic diversification and an opportunity to manufacture and distribute products and goods beyond local markets. The county produced salt, from a site 14 miles north of town and also at the Neches saline in southwestern corner of county; salt was one of the scarcest items in the Confederacy (Betts:58-62). In addition, Tyler became an important regional supply center for the Confederacy when in 1862 a rifle factory was started with local support including the investment of Tyler resident and landowner George Yarborough. Located at the intersection of South Robertson and Mockingbird Lane, this no longer extant facility employed local gunsmiths in the production of rifles for use by state troops (Betts:37). East of Tyler at Headache Springs a distillery and lab for medicinal supplies operated, and a cartridge plant operated just north of the square (Tyler Public Library m:138-139). Camp Ford was started in 1862 as a conscript training center. Camp Ford later served as a prisoner of war camp, holding as many as 6,000 Union troops toward the end of the war, and requiring as many as 1,500 guards (Tyler Public Library m:140).

Anticipating state trends that would foster economic diversification after the arrival of rail service, immediately after the Civil War, Smith County farmers and Tyler businessmen planted a variety of crops and started new businesses. Attorneys and legal services also flourished in the 1870s and 1880s when the State of Texas established a Court of Criminal Appeals in Tyler (Texas Historical Commission b); eight Tyler attorneys had property worth more than $20,000 in 1870. Insurance companies began to appear, including Samuel A. Goodman's company, started with profits made through sharcropping and tenant leases. Important new ventures also included banks, railroads, and manufacturing. Known banking enterprises date to 1870 when T.R. Bonner and E.C. Williams founded a bank. Each started separate banks two years later (Smith County Historical Society bb). The boom of the '80s fostered more banks and in the 1890s some established institutions were reorganized under new names, such as L. L. Jester's 1892 Jester National Bank (Woldert 1948:117). By 1898 Jester was a resident of what is now the Charnwood Residential Historic District. Jester's bank became Guaranty State Bank in 1910, with T. B. Butler, attorney, newspaper editor, real estate investor and member of Marvin Methodist Church, one of the organizers (Whisenhunt 1983:54-55). People's National Bank is thought to date to 1896 or 1897. About 1900 John Wright of Palestine organized Citizen's National Bank, a highly successful venture. The 1905 shareholders of Citizen's National Bank included Walter Connally, J.A. Edson, J. B. Mayfield, W. H. McBride. Shareholders of Jester National Bank included L.L. Jester and Mrs. Maggie Edson. Most were residents of what would become the Charnwood Residential Historic District. In 1924 Citizen's National Bank built Tyler's first "skyscraper," an eight-story building. Farmers and Merchants National Bank opened in 1905. Tyler State Bank & Trust Co. started in 1924 with Abe Pounds as president. In 1932 People's National Bank built a 15 story "skyscraper" at North College and West Erwin, which still stands. Through the 1950s, Tyler's three major financial institutions were People's, Citizen's and Tyler State banks.

Local bank failure occurred in 1891 with the death of T.R. Bonner. Then the nationwide Panic of '93 also impacted the community. But by mid-decade economic troubles eased and Tyler's position as a Federal, state and local government and legal services center bolstered the economy and Tyler's influence statewide. "During the last quarter of the nineteenth century Tyler enjoyed a reputation as the political capital of Texas: the so-called 'Tyler Crowd' furnished governors, senators and lesser officials galore, and for more than a generation, its influence in both [Democratic] party and state affairs had to be reckoned with." (White 1940:1245).

With the arrival of the International & Great Northern Railroad in 1873 and the establishment of the Tyler Tap Railroad in 1877 and its subsequent merger into the St. Louis Southwestern Railway (Cotton Belt, thereafter),

manufacturing was added to Tyler's economy. By 1876 Tyler had foundries, saw and planing mills and grist mills for corn and wheat (Whisenhunt 1983:29). Although Smith County diversified its crops, it was still a cotton producer. In 1876, 12,000 bales of cotton were shipped from Tyler, and in 1878, 16,000 bales were shipped. The railroad made an enormous impact on Tyler and the surrounding area and the county's "...business volume more than doubled after the coming of the iron horse" (Smallwood 1995:ch.15a, p. 11). The Tyler city directory for 1882 lists more than 80 people employed in railroad related jobs--auditor, blacksmith, brakeman, car builder **(Figure 16)**, conductor, engineer, fireman, station master, superintendent, porter, machinist, and trainmaster. The railroad brought express delivery services to Tyler including the Tyler, Texas Express Co. and the Pacific Express Company (*Burke's Texas Almanac*,1885:170). By 1887 Tyler had two canneries processing locally grown fruit and vegetables and 15 labor unions represented workers in various fields (Smallwood 1999:426). In the mid-1880s 64 mercantile establishments operated in Tyler along with 137 mechanics, three hotels, 90 professionals, two banks, an insurance company, and five newspapers.

While most manufacturing and industrial enterprise in Texas was concentrated around major population centers such as Houston, San Antonio, Dallas and Fort Worth, small industrial centers developed in East Texas in the 1870s and 1880s, including Tyler and Palestine. Palestine's Dilley Foundry opened a branch factory in Tyler in 1881 to manufacture railroad equipment. Other kinds of manufacturing also developed in Tyler during the 1880s, including a wagon factory, two plow factories, two planing and three grist mills, two foundries, a cotton gin, a hat fabricator, a chair factory, a paint factory and an ice plant (*Burke's Texas Almanac*:138;Smallwood 1999:426). Tyler's first ice factory, Southern Ice and Utilities Company, was started by Simon and Brown in 1886. Prior to that date ice was shipped from Missouri and only the wealthy could afford it. The much altered and partially demolished Southern Ice Co. facilities survive on North Spring Street, adjacent to the north side of the Cotton Belt right-of-way.

Business growth in the 1890s was more modest than in the 1880s, but throughout the 1890s and for the next 30 years, agriculture, manufacturing, wholesale and retail commerce, banking, insurance and legal services continued to fuel the economy. The Tyler Chamber of Commerce was established in 1900 as the Tyler Commercial Club to promote business interests. In 1901, Smith County had 110 miles of operating railroad track. Horse drawn cabs-for-hire, or hacks, provided in-town transportation for those lacking carriages or horses. W. Z. Thompson, a one-time Cotton Belt employee, operated a hack company, purchasing his last carriage in 1912. Thereafter, he converted his service to autos (Smith County Historical Society, o). Another Tyler business in this era was the Leibreich Pottery, which made stoneware between 1898 and 1903 (Tyler Public Library g).

1903 the Tyler Refrigerated Meat Company was operated by G. W. Pursley employing between 25 and 30 people (Tyler Public Library c). Canneries such as the Tyler Canning Factory still operated, processing local fruit **(Figure 17)**. The Moore Grocery Company, a large wholesale firm, was established before 1900. The wholesale grocery industry expanded in 1903 when John B. Mayfield, a resident of what would become the Charnwood Residential Historic District started a second wholesale grocery, the Mayfield Grocer Co. By 1914 Mayfield's firm had grown to six branch facilities (Tyler Public Library m:215) In 1908 there were eight retail grocers in Tyler, 12 dry goods establishments and two meat markets, among many other businesses. Promoting Tyler and railroad business in June 1905, the I&GN offered excursion fares to St. Louis and Chicago (Tyler Public Library e), and the city hosted a group of northern and eastern businessmen who came to town to make contacts. They were feted at a Chamber of Commerce banquet (Tyler Public Library e). Telephone service **(Figure 18)** was established in Tyler in 1896, and Tyler had two phone companies until the 1940s. One was the S.A. Lindsey Telephone Company, which by 1905 had 25 miles of telephone lines in city (Texas State Library h). Samuel A. Lindsey was a prominent attorney, judge and businessman also involved in land speculation in south Tyler including the area that would

become part of the Azalea District. Lindsey's company was eventually bought out by Southwestern Bell. Gulf State Telephone Company operated a large number of rural and toll lines emanating from Tyler (Tyler Public Library n). The area around the courthouse square remains Tyler's commercial core, and retains many pre-1900 buildings. However, most have been altered with facade modernizations dating to the 1950s. These changes significantly modify understanding of the original, or historically significant roles of many buildings. A few downtown buildings have been restored or rehabilitated to reveal underlying historic fabric that once again connects the historical record with the physical artifact. Additional buildings may benefit from future restoration. Among the few unaltered surviving 19th century commercial buildings in Tyler is the one-story brick Kamel Building on East Ferguson Street, just off the square. Surviving, intact early 20th century commercial buildings include the Moore Grocery Co. and the Tyler Grocery Co. buildings on adjacent North Broadway parcels.

Tyler Commercial College was founded in 1900 as Tyler College to train public school teachers. The "normal" school operations expanded to include a business college, headed by H. Edwary [sic] Byrne, author of a distinct shorthand method that reportedly allowed students to master the technique in a relatively short time. The business department taught typing, Byrne's shorthand, accounting, and special penmanship. Housed in the Fruit Palace on West Front Street until it burned in 1903, Tyler Commercial College then set about building its own facility. Tyler Commercial College had as its 1903 trustees, bankers J. W. Wright, and S.H. Cox and electric company president A.E. Judge. After the Fruit Palace fire, students and faculty needing housing lodged in approved boarding houses and residences. As late as 1925 these were concentrated near Elm and College, adjacent to the school. After 1930 many of the female students were housed on West Selman Street, west of Bois D'Arc in boarding houses; today this area retains its ca. 1890-1915 Queen Anne and Classical Revival style dwellings and may be eligible for National Register historic district listing. Tyler Commercial College was one of the largest business schools in the South, and it had an especially big impact on Tyler as many graduates took jobs with Tyler firms and remained in the city. In the early 1920s the enrollment was about 4,000 students per year. The college originally located near the Carnegie Library on South College, moved to smaller quarters on South Broadway about 1955, and ceased operations sometime after 1971 (Smith County Historical Society cc). Nothing remains of the college's facilities.

Better roads throughout the state facilitated commerce and in 1918 a Tyler-Dallas motor truck service was established to carry freight and passengers. The seven hour, 106-mile trip included several stops (Texas State Library g). Spurring business on, the Chamber of Commerce continued its boosterism attracting new enterprises to the city, including the development of a produce packing shed.

> Recognizing Tyler's strategic importance as a shipping point, being at once the railroad, banking and commercial center of a rich agricultural district of some 75 miles radius, the county development bureau of the Chamber of Commerce, under the energetic direction of the chairman, Mr. Cone Johnson, took steps early in the year to organize the producers, who had suffered in the past from unremunerative markets into a strong co-operative shippers' organization.... A packing shed on the railroad was secured and an experienced packer who has already made a reputation for good work in Florida has been engaged to superintend that important department of the business. The growers are thoroughly alive to the importance of standardizing the pack and the feeling is unanimous to make the Tyler brand a mark of first quality and the high grade for Texas goods. It is expected that over fifty carloads of tomatoes will be shipped from Tyler by the A.R.T. Co. This season, [1918] besides...blackberries, cabbage, etc. (Texas State Library g).

Despite the relocation of the Texas Supreme Court to Austin in 1891, legal services continued to contribute to the economy, even though Tyler lost its second Texas court when the Eastern Texas District Court of Criminal Appeals was permanently moved to Austin in 1908 (Texas Historical Commission b). Playing an important role in county and state politics during the 19th and early 20th century, Tyler citizens began to be selected for service at the national level, with Judge Hampson B. Gary appointed Special Counsel for the Department of State in 1914; he was made Assistant Solicitor in 1915. Tyler and Smith County residents served national interests through participation in World War I, providing men for the U.S. Army (Company C, 133 Machine Gun Battalion, 36th Division) and for the Texas National Guard (Company K, Sixth Infantry). In 1917 Smith County rose growers first shipped rose bushes via rail freight, testifying to growing success of horticulture.

Between 1920 and 1930, significant economic growth in Tyler and Smith County occurred in dairying operations. Rose culture remained important and developed more rapidly after irrigation was introduced in 1924. In 1927 Smith County rose growers sold between 2,000,000 and 3,000,000 bushes (UT Austin, PCL:a). Tomatoes also became an important crop with more than 8,000 acres in cultivation during the late 1920s. Pecans and peanuts were a important county crop and an average of between 1,200 and 1,500 rail car loads were shipped annually during the 1920s (St. Louis Southwestern Railway:14). Two fertilizer plants used a cottonseed meal base to make their product, and a clothing factory employing more than 100 people also operated in town. Three ice plants served the community along with a cotton compress and storage facility, a mattress factory, two candy factories, a tent and awning works, and two large wholesale grocery companies; many other manufacturing concerns operated and there were four lumber yards selling building materials. The Blackstone Hotel opened in 1921. No longer extant, its companion Blackstone Building survives on North Broadway. Retail enterprises included 30 businesses involving the automobile, eight auto salesrooms, five hotels, 12 barber shops, four bakeries, 18 cafes and restaurants, eight furniture stores, six hardware stores, 27 grocers, three theaters, eight shoe stores, 10 drug stores, three large department stores, three banks, 24 drygoods stores and many more (St. Louis Southwestern Railway:14). Suburban development included neighborhood grocery stores, dry cleaners and other service establishments. Tyler remained a legal center with a U.S. District Court, as well as the various Smith County courts; none of the associated buildings survive. The Tyler Chapter of the Texas Association of Business was established in 1922 in response to a booming business climate (Whisenhunt 1983:59). Reacting to railroad wage cutbacks, Cotton Belt railroad shop workers union went on strike in Tyler in 1922, in what would be a long and unsuccessful attempt by the union to maintain wage levels and preserve jobs. The Minnelee Bus Lines operated from 110 North Broadway (Tyler Public Library g), providing inter-city transit service.

In 1930, Tyler was on the threshold of its greatest economic era, a 30 year period of unprecedented growth and development. In October 1930, oil was found in nearby Rusk county when Dad Joiner's Daisy Bradford #3 proved to be a producing well. In March 1931 Guy Vernon Lewis brought in the first producing oil well in Smith County, located near the community of Arp, southeast of Tyler. As more wells came in drillers, riggers, geologists, pipers, surveyors and others moved to Tyler, and refineries and exploration companies developed headquarters in Tyler. The boom affected just about every aspect of life in East Texas, and oil added greatly to the Tyler and Smith County economy (UT, Austin PCL:a) as the following excerpt written in 1940 relates:

> One of Smith County's newest sources of income is that from oil. A newspaper writer some years ago stated that a thumb-nail sketch of Tyler and the surrounding area could be written in three words--pines, politics and progress. Today the alliteration could be carried still further with the addition of petroleum and prosperity. The discovery of oil in East Texas in 1930 was a vital factor in Tyler and Smith County's's growth. Tyler occupies an enviable position in the oil field.

> Producers, drillers, operators and oil capitalists, quick to see the advantages of Tyler, came here to make their homes and establish their offices. It is now the headquarters for several oil companies. In 1934 5,776,848 barrels of oil were produced in Smith County.... In 1938 8,304,750.59 barrels [were produced]...During 1939 and 1940...several wells have been drilled which resulted in some oil producers as well as gas producers...What the future holds for the area cannot be predicted, but it is a well-established fact that proven production in nine distinct pools completely surrounding Tyler definitely keeps it in the oil business.

Legal services became even more important after the discovery of oil as related law suits and corporate activities surged. Throughout the 1930s agriculture, especially dairying, also continued to be important to Tyler's economy. By the mid 1930s, 48 dairies had permits to retail or wholesale dairy products in Tyler. Roses, blackberries, peaches, pecans, and vegetables also were important local crops. Lumber and related milled wood products significantly contributed to local prosperity with 25 saw mills county-wide in 1937 (UT, Austin PCL:a). Additional principal industries in the county in the 1930s included canning factories, foundries, machine shops, a rail car factory, a grist mill, peanut products, and the manufacturing of crates, boxes mattresses, work clothing and house dresses. Services included 16 passenger auto agencies, six commercial auto agencies, 19 auto tire dealers, seven bakers, 33 cigar stands, 36 confectioners, 13 delicatessens, 15 department stores, 26 druggists, 38 dry goods stores 134 independent grocers and seven chain grocers, seven lumber companies, and 59 restaurants, and a pottery, among many others (Tyler Public Library:b).

In the 1940s oil and gas production and services related to that industry were the primary economic engines. The East Texas Field produced the major supplies of oil, gas and related refined petroleum products for the Allied efforts in World War II. U.S. military presence also fueled the Tyler economy through the local Signal Corps Radio Operator Training School, the U.S. government's lease of the Tyler airport for use as a government field, and the establishment of Camp Fannin (Whisenhunt 1983: 69-78), a military training center northeast of the city. In February 1940, the East Texas Industrial Exhibit Association sponsored the second annual Industrial Exhibit to showcase Tyler manufacturing, distribution and service capabilities. In addition, a number of local industries expanded in 1940, adding more space and personnel. Prominent among these is Sledge Manufacturing Company and Tyler Iron and Foundry Company. Both had government contracts associated with pre-World War II mobilization activities. Surveys were made of plant and tool capacities in Tyler to assist local firms in securing national defense contracts. To attract business and support local companies seeking government work, the Tyler Chamber of Commerce's Industrial Committee prepared facts and statistics for certain defense industries sending briefs to government bureaus and agencies reporting the advantages of Tyler including its large supply of surface water and underground water available from reservoirs at Blackburn Dam on the Neches and Prairie Creek Reservoir in Smith County (Tyler Public Library i).

During World War II, a U.S. Army Signal Corps Radio Operator Training School was established in Tyler; construction began in 1943 on Camp Fannin, an infantry training center that employed 2,500 civilians. In 1945, the camp was a military separation center and the airport returned to civilian use. The military presence aided Tyler, and Smith County as a whole, as did the continuing production of oil and gas (Whisenhunt 1983:69-78). By the mid 1940s Tyler had three banks, two large hotels--the Blackstone with 200 rooms and the Tyler with 75 rooms, offices of more than 30 oil companies, refineries, garment factories, box and crate factories, canning plants, an airport, two commercial colleges, two colleges for African Americans--Butler College and Texas College, one daily and one weekly newspaper, two rail lines, four bus lines and several truck freight lines (Tyler Public Library m:235).

Oil and gas, industrial and manufacturing enterprises and the machine shops of the St. Louis and Southwest Railway (Cotton Belt) were Tyler's primary post-World War II businesses. The railroad was the largest industrial employer in the city in 1947 with 523 employees and an annual payroll of more than $1,000,000. Other large industrial firms included the Sledge Manufacturing Co., the Woldert Company, the Tyler Pipe and Foundry Company, and the McMurrey Refining Co., Thompson Manufacturing Co., the Richardson Co., the Bryant Heater Co., American Clay Forming Co., the East Texas Cotton Oil Co., and the East Texas Crate and Basket Manufacturing Co. The Mayfield Grocery Co., still in business with four branch offices, was joined by two competitors. The Wadel-Connally Co., a wholesale hardware distributor, had nine branch offices (Woldert 1948:148-149). In the late 1940s the State of Texas located a tuberculosis sanitarium at former Camp Fannin (later the Tyler Chest Hospital and now University of Texas, Tyler Health Center), and the McMurrey Refinery announced plans to build a $40,000 plant in Smith County. Both facilities added to Tyler's economic diversity and created new jobs. In 1948 the first African-American attorney to try a case in the Smith County Courthouse won his case in the 7th Judicial District Court, and in so doing boosted local pride in African American achievements.

The East Texas Oil Strike

The industrial production of oil in Texas dates to 1894 when oil was found near Corsicana in Navarro County. By 1896, the Navarro County fields were producing more petroleum products than anyone at the time needed. Technology was limited and the general lack of experience in handling the oil after it was out of the ground lead to waste, loss and frustration. The first big strike came on the Gulf Coast in 1901 with the discovery of Spindletop. With production from that field, Texas began to change from a primarily rural, agricultural state to one with a large industrial and manufacturing base. Oil fostered industrial growth through refineries, the manufacture of oil field equipment, and other goods. Transportation networks, especially railroads and highways increased their mileage. And the technology that grew out of Spindletop was available for other oil strikes that followed. In the 1910s and 1920s oil was discovered in the Burkburnett field in north and west Texas, Tuckertown in Navarro County came in during the 1920s, Fort Bend County, also known as the deGolyer field, spouted oil in 1926, and the Permian Basin field was discovered in the 1920s. In the 1920s a number of East Texas fields also were discovered, notably those at Boggy Creek, Long Lake, Hawkins, Cayuga, and Van. While some of these fields were impressive, especially the Permian Basin, the East Texas Field discovered in 1930-31 was the largest of them all. All are close to Tyler, within 75 miles. In addition to oil, several gas fields also were discovered during the 1930s, and most are within 50 miles of Tyler. The largest is Chapel Hill, only 12 miles east of the city (Tyler Public Library i). Oil and gas production **(Figure 19)** proved a boon to Tyler and much of East Texas.
As strikes were made around East Texas in the 1920s, big oil companies took a growing interest in the area. A few wells drilled during the 1910s and early 20s east of where oil was found were dry. After the Boggy Creek strike by Humble Oil (near Palestine) in 1927, Humble set up a small office in Tyler that included two staff geologists. When the Van field in Van Zandt County was discovered in October 1929, most major oil companies set up an office in Tyler, but no boom resulted because that field was under the control of a large oil company (Clark:42-51). In 1930 the Herbert Oil Co. of Ft. Worth acquired leases on more than 3,000 acres adjoining a Humble-Gulf leased block in Rusk County, and Sinclair Oil leased a block near Troup in Smith County. Ohio (Marathon) Oil also took out leases (Clark:45). These were simply investments, no drilling was done and no equipment moved in. The oil companies sat back and waited for wildcatters to find something. When they did, it turned out the leases held by Humble, Gulf and Ohio Oil were right in the middle of the field (Owen:858).

Tyler in the late 1920s was relatively quiet and residents were receptive to new residents. "There was no stigma attached to renting a room, or rooms, and Tyler families cooperated in finding a place for the outsiders to

live. At that time, the garage apartment was utilized. What had been constructed for servants quarters became welcomed living space for the newcomers" (Smith County Historical Society, h:27), and some newcomers enjoyed reasonable rents of $35 for two and $18 for one. Tyler was advantageously situated to reap the benefits of the coming boom, although new residents would soon see rents rise sharply.

If not totally respectable, oil prospecting in Arkansas, Oklahoma and Texas during the 1910s and 1920s was an attractive livelihood for those who liked high stakes endeavors. The most successful wildcatters were those with the ability to raise money and convince others of the potential for profit. A drastic fall in farm prices and an ensuing drought in the 1920s brought economic hardship to farmers in Texas long before it affected city dwellers, and made rural folks receptive to the idea of salvation by oil. Many believed, among them two men and a woman who were important players in the discovery of the East Texas Field. In the Longview area, Barney Skipper, known as the "Oil Prophet" believed oil abounded north and west of Longview. He spent nearly 20 years trying to convince someone to drill where his father had told him there was oil (Clark:45-48). Malcolm Crim, a Kilgore merchant and husband of Lou Della Crim, who inherited a farm in Rusk County, believed oil was on his wife's property because of a fortuneteller's prediction. Crim tried to interest oil companies in drilling, but even after he assembled leases amounting to 8,000 acres, companies remained uninterested (Clark:11-12). Widow Daisy Bradford leased her land in Rusk County to Marion Columbus "Dad" Joiner, a seasoned wildcatter, in August 1925. Joiner spent seven years raising money and drilling intermittently until his driller Ed Laster hit oil on the third try in October 1930.

More than anything else, the story of the East Texas Field is that of the little guy, and how luck and determination brought riches to many who had been poor a long time. It is also the story of how large oil companies hesitated to invest in drilling and in large lease holdings, because the land did not posses the "right" geological formations. It was that hesitation that gave local land holders and the small wildcatter and independent producer a foothold and the opportunity to make it rich. As people poured into the region an economic boom brought unprecedented prosperity to towns throughout the region, including Tyler (see Figure 21 and Figure 22) below for the location of the three discovery wells, and the proximity of nearby oil and gas pools to Tyler).

Geologists did not find the field because it was "unique." It had none of the familiar indications of oil, such as anticlines, noses or salt domes, and it was deep, in a strata known as Woodbine, a sand that produced only water where it surfaced near Ft. Worth. Oil companies missed it partly because of their geologists' opinions, but also because they drilled a few dry test wells around the area, mostly to the east of the field, and occasionally to the west. Those companies, including Humble, Gulf, Sinclair and Marathon kept a close eye on the area though, and bought up a modest number of leases, just in case. Once oil was found, the big oil companies moved in to buy up leases by the thousands of acres. The East Texas Field was so large it became known as the black giant. It turned out to be the richest oil field in Texas and all 48 states. It was 45 miles long from north to south and five to 12 miles wide east to west, 140,000 acres in all (Clark:100-101).

In the 1920s, A.D. "Doc Lloyd," an associate of Dad Joiner in the Oklahoma fields prepared a "geology report" on the East Texas area. He made a case for oil, based on largely non-existent geological features. Some viewed these as extremely creative publicity to stimulate financial support. Others view his inaccuracies as the result of his lack of formal geological training. Whatever Lloyd's shortcomings in geology, he was a public relations expert. In the 1920s he predicted the location of two Oklahoma strikes that Joiner did not have the money to drill deep enough to find. But those who came along later with more money went deeper and found the oil Lloyd said was there. Writers chronicling oil field personalities describe Lloyd and other wildcatters as possessing luck and an intuitive gift. While professional geologists knew Lloyd's report was flawed at the least, lay people were more receptive. As it turned out, the oil was just about where Doc Lloyd said it was. With Doc's report in

hand, and a gift for raising money, especially from women, Joiner campaigned for investors, selling shares in his leases, many times over. He sold one lease 11 times (Clark:69-70), a practice that eventually resulted in receivership and the loss of most of his holdings.

Operating on a shoestring in 1927, and using old, rickety equipment, Joiner hired an experienced driller, Ed Laster, to sink a test well on the Bradford place. When the pipe twisted off in that hole, the rig was moved and other shaft sunk. That well too, was abandoned because of a broken pipe. In May 1929, Laster moved the rig to a third well site, about 375 feet west of the second well. But on the way, a sill on the derrick caught. A new sill was needed, but no money or credit was available to buy a new sill , which only cost $10, so the rig stayed where it was, about 100 feet short of the intended site. Thus, the Daisy Bradford 3 was sunk right there (Clark:39-40).

In July 1930, Laster passed 3,400 feet on the Daisy Bradford and was discouraged. Having spent so much time and energy on this project, for little or no pay, he determined to drill to at least 3,500 feet. By this time most oil companies were no longer seriously watching his progress. They thought Laster would find Woodbine sand and water at about 5,100 feet. But Humble's scout Donald M. Reese was told to stay on it. He visited the Daisy Bradford 3 many times, watching and reporting its progress. Laster drilled, and on July 19, 1930, he hit oil laden Woodbine sand. At that point he knew the oil was not far below. On July 28, another core sample showed crude oil. Reese and a scout for Transcontinental Oil went out to the site, and Joiner gave them a sample (Clark:52-61). Preliminary tests of the hole were made in late August. On September 5 the definitive test was made. It showed oil, and Laster knew the Daisy Bradford 3 would make a good well if he could bring it in. All the oil companies but Humble held back. Humble purchased Herbert Oil's nearby lease interests giving Humble and Gulf 4,500 acres in the area. (Clark:66-68).

If the big oil companies lacked confidence, the independents saw opportunity. W.W. Zingery of Ft. Worth, a map maker, was brought in by two independent oilmen, Neville Penrose and Edgar Hyde to make ownership maps of the area. Zingery sold them as fast as he could make them, bringing in more than $5,000 in a day. He worked eight days without sleep. From these maps "...little men..." leased "... large sections in southwest Rusk County while the majors and larger independents ignored the lease play" (Clark:68-69). Meanwhile some of Joiner's lease certificates were found in the papers of a deceased investor, who was a customer of the Cleveland Trust Co. Attorneys for Cleveland Trust thought this might bring in a Federal receivership, and Cleveland's lawyer informed Zingery. Zingery thought this was a very bad turn of events for local people, because a Federal receivership could take whole deal away from locals before it got started. What was needed was a local receivership. Zingery told a friend in Henderson who held some Joiner certificates. The friend called Tyler attorney (and Texas State Senator) Tom Pollard, and Pollard filed a receivership action, Zingery versus Joiner in Tyler. (Clark: 69-70). In anticipation of bringing in the Daisy Bradford 3 and the ensuing boom, the City of Overton planned a street fair to celebrate the find. Called the "Joiner Jubilee," the event was scheduled for September 22, 1930 (Clark:72). "So in this first year of the Great Depression, there were an oil boom, a brewing court fight and a great oil celebration planned in an area where not a single well was producing a single barrel of oil" (Clark:72).

Finally, on October 5, 1930 the Daisy Bradford 3 came in at a depth of 3,536 feet **(Figure 20)**. More than 5,000 people witnessed the strike and the well flowed 6,800 barrels a day (Clark: 2). Settled production was about 250 barrels a day. The well gasped and flowed and stopped and started. This made many think the well was a fluke, but as it would be shown a few years later, the Daisy Bradford 3 was on the east edge of the field and tapped a pocket that had to fill up as oil flowed east from the main pool. Despite the well's sputtering output, the boom was on. The day Joiner's well came in Tyler businessmen also sprang into action, and the Chamber of Commerce undertook a move to campaign for a large portion of the related oil business, citing Tyler's excellent location about

25 miles west of the Daisy Bradford 3, on a good paved road. (Tyler Public Library b). Tyler papers reported all sorts of oil related news, including an announcement that a 20 acre lease on property two miles from Daisy Bradford 3 had brought $10,000 (Tyler Public Library b). After Joiner's well came in men flocked to East Texas for work. Men slept in vegetable loading sheds at railroad sidings between Troup to Tyler. An oil Exchange opened in Henderson to assist with lease trading. People streamed into East Texas. While most big oil companies hesitated, independent operators stayed busy, acquiring leases and preparing to drill (Clark:82).

> Shacks were built of every material imaginable—cardboard boxes, wooden boxes anything the ingenious minds of oil field workers could conceive—and even abandoned houses were not shunned. Homes were opened, apartments created and every effort was made to take care of the overpowering influx of people. Garage apartments that went for $35 a month in 1929, now cost a $100 per month. Gulf Oil leased a small two-story apartment in Longview for $1,000 per month on a two year contract, with the further provision of complete restoration. The smaller towns were overwhelmed and life in the larger towns was never again the same. The boomer changed the status quo. It was dustier when dry and muddier when wet, and the natives didn't like it. It took time to soften the differences (Smith County Historical Society i:26).

Independent oilman H.L. Hunt, who settled in Tyler in 1934 in what is now the Charnwood Residential Historic District, witnessed the bringing in of the Daisy Bradford 3. By studying the area he felt the Daisy Bradford was on the east edge of a much bigger field. By the time Joiner's well hit, he already had three leases to the east, and one to the south. Since he knew about the dry wells to the east, Hunt decided to drill on the south lease, and acquire leases north and west. Hunt thought that the Daisy Bradford 3 gasped because it was in a place where the woodbine was thin and that the oil had to seep though from the larger pool and accumulate before enough was there to be pumped. Hunt observed Joiner contracting to supply oil to others planning to drill nearby. The oil was for boiler fuel to run drilling equipment. It was 37.3 gravity, almost free of sulphur, and easily refined for gasoline at a profit. (Clark:83). Hunt wasn't content to just find the oil, he developed ways to use it, ship it and refine it. Meanwhile Joiner's receivership trial was postponed, and when finally held he requested a voluntary receivership. H.L. Hunt came forth privately, and bought out Joiner. Then Hunt's south well came in. Hunt built a pipeline (Panola Pipeline Company) and pumped oil from Joiner's Daisy Bradford 3 and the nearby well sunk by the Deep Rock Oil Company to a railroad siding where on December 20, 1930, 13 tanker cars each holding 10,000 gallons took the oil to the Sinclair refinery in Houston. Hunt was on his way to making his fortune.

Meanwhile other independents such as the Bateman Oil Company of Ft. Worth got interested in Lou Della Crim's farm, and her husband J. Malcolm Crim assembled a smaller group of leases with his neighbors totaling 1,494 acres. The Crim site was about 10 miles north of the Daisy Bradford 3 (Clark:99-103). Bateman agreed to drill. Reaching cap rock, Bateman was short on money and his drill wouldn't penetrate. What he needed cost $86, which he didn't have. H.L. Hunt, curious to see the results of the drilling, loaned Bateman a roller bit. With this he quickly bore through the rock and into Woodbine sand. On December 14, 1930 a core taken at 3,629 showed oil saturated Woodbine sand. Within three days five major oil companies acquired leases in the area as did some independents. But Bateman needed money to develop the well. He tried to sell, but could find no buyer. Finally Humble bought the well on January 9, 1931 for 1,500 acres of leases, $1,500,000 and $600,000 from future oil produced. When the well came in it flowed more than 22,000 barrels a day. A week later Humble announced plans to link the field to its pipeline that ran from the Van Field to Louisiana (*New Handbook of Texas*:773).

Near Longview, Barney Skipper, locally considered an eccentric, and associate Walter Lechner, involved

oilman John Farrell in their leasing operation. Farrell brought in Ft. Worth investor W. A. Moncrief (Clark:83-89), who eventually opened an office in Tyler (Tyler Public Library g). Farrell and Moncrief acquired some of the Skipper-Lechner land in the center of their holdings, 26 miles north of the Daisy Bradford 3, on the farm of F.K. Lathrop. Farrell and Moncrief drilled and brought in a successful well, the Lathrop 1, on January 26, 1931. Farrell, Moncrief and driller Eddie Showers sold the well to the Yount-Lee Oil Co. of Beaumont on February 7, 1931 for $3,270,000. Skipper, Lechner and another partner still had leases on 4,300 acres in the area, all northwest of Longview, where the oil was, just like Skipper's daddy predicted (Clark:100-101).

At first these initial wells were thought to be in three separate fields because of the distance between the Daisy Bradford 3, the Lou Della Crim 1 and the Lathrop 1. As it turned out, it was one big field, the "...largest and most prolific oil reservoir in the contiguous U.S. with 30,340 wells drilled within its 140,000 acre boundaries, yielding about 5.2 million barrels from a stratigraphic trap in the Eagle Ford-Woodbine group of the Cretaceous. The source of its primary recovery was a strong water drive" (*New Handbook of Texas*:772-73). **Figure 21** shows the three discovery wells, and **Figure 22** illustrates the proximity of nearby oil and gas pools to Tyler.

East Texas in the spring of 1931 was in midst of great excitement, which everyone hoped would prove profitable. People

> ...overan Henderson and Overton, Tyler and Gladewater, Kilgore and Longview, and all the crossroad settlements in between. They invaded villages that lay outside the immediate oil province--communities like Arp, Troup and Turnertown. They erected jerry-built towns and tore them down.... First came the oilmen, wildcatters, roughnecks, roustabouts and lease-hounds, working for themselves or someone else. Oil brought money and the ability to make more. Farmers began to lease out segments of their acreage, any plot large enough for a rig could be leased, and merchants tore down buildings to make space for drilling.... In 1929 and early 1930, Sam Ross, Kilgore's druggist had tried without success to lease his 8,000 acres for $1.50 an acre. Now he leased it in parcels, getting $1,800 to $3,000 an acre....After the oilmen came the seekers, the unemployed from just about every state, thieves, and gunmen, con men and gamblers, pimps and brigades of pajama-clad prostitutes from Dallas, Fort Worth, Houston and Galveston. Gay beach pajamas were both the hooker's street attire and her trademark. Honky tonks, taverns, dance halls abounded, as did police raids....Skilled carpenters who had been making $1 a day—if they found work at all at home—built $75 houses in one day flat, and the ring of their hammers joined the clanging of drilling machinery to produce a maddening cacophony. Sawmills reopened and new ones were built. (Clark: 123-130).

Tyler was the largest town in the five county oil field area before the boom, and served as the East Texas headquarters for some oil companies since the discovery of the Van field. After the strike 33 companies established offices there and almost all of the larger independent operators in the field set up land-leasing headquarters. Tyler had several office buildings and two large hotels, the Tyler and the Blackstone. "The Blackstone added nine stories to accommodate the newcomers" (Clark:131). By the end of 1931 there were 3,607 wells in the East Texas field, and more than 109,000,000 barrels of oil were produced. Members of the Texas Geological Society met in Tyler December 17, 1931, and 59 geologists gave papers estimating the field's potential barrels. The average estimate was 2.1 billion barrels. In time the field proved to have far more oil as it produced about four billion barrels by 1950, and kept right on going full speed for another 30 years.

The Delta Drilling Company, with headquarters in Tyler was established with bank loans and personal

investment of the five founding stock holders. Created in November 1931 and headed by Joseph Zeppa, the company provided drilling services for independents and those with leases on small tracts. Getting money to drill was a persistent problem, the same problem that had faced Joiner, Crim and Skipper in trying to develop wells. In a 1975 interview (Presley 1978:93) Zeppa remembered:

> If a man had not much money--$100,000--he could have bought stuff that was proven! All he had to do was to punch a hole in the ground. Knew he was going to get wells. And then all he had to do was hope to sell the oil. But nobody had any money. Well, you know what happened shortly after we started in business? Roosevelt was elected. Closed the banks. Couldn't get a dime from anybody. The leases in the East Texas field were cheap, because nobody expected them to cover that big territory. And then finally when they brought in the third well, north, people said, 'Well, it's bound to be one field, because it's all the same zone.' Then it was just a question of where you wanted to buy. Because there were a lot of people that held leases way after the wells came in, around $25 or $50 an acre. First of all you couldn't sell the oil, to speak of, very well, and the fact was, nobody had any money to drill the wells. So you could get any number of wells to be drilled where you would get three-fourths of the oil and you would give the man that owned the lease a fourth. As a royalty, an overriding royalty. Course, those were not *big* tracts, but there were a number of small tracts that you could get, and even after the field was three, four, five years old, you could still make deals of that kind.

Delta Drilling became highly successful, and in 1980 it was the largest, privately owned, domestic, land based drilling company in the world (Presley 1978:4). Joe Zeppa settled into life in Tyler with his wife and family, bought a Victorian-era house in what is now the Charnwood Residential Historic District and in 1935 completely remodeled it, adding a second floor and turning it into a white columned landmark on South Broadway, one of the city's most prominent residential addresses.

> The oil had destroyed a traditional way of life and was creating a new one. Business throughout the region boomed, population increased and life became much more prosperous than in most of the rest of the country. But with the fear that oil will migrate to the nearest bore hole, people drilled quickly, wanting to get their oil before someone else did. So much oil flooded the market the underground pressure decreased, operators began to pump, and the price of crude plummeted (Clark:142-144).

While everyone was sure more oil meant more money, drilling, storing, shipping and transporting the oil continued to be a problem. Chaotic conditions settled in following the initial euphoria and no one had much idea about how to regulate or manage this incredible find. Many thought all regulation improper, but they soon saw the price of oil drop dramatically and despite receiving less and less for a barrel of oil, some persisted in overproducing. Clearly some kind of regulation was needed, but finding a legal, equitable and economically viable solution took several tries.

On March 3, 1930 State Senator Julian C. Hyer of Ft. Worth introduced a bill (SB 25, 41st Legislature, 5th Called Session) to expand the powers and duties of the Railroad Commission relative to pipelines and common purchasers of oil. This bill included provision for the conservation, transportation, storage and purchase of oil and its related products, and anticipated the coming oil strike, either by intuition or oil industry influence. The bill went

through review and process in both Senate and House and on March 7, 1930 was signed into law as Chapter 36 of the 5th Called Session of the 41st Legislature (Texas State Library a:171-175). The law established the Railroad Commission's jurisdiction over rates, rules, and regulations governing storage of crude petroleum and the means of grading, measuring, deducting for waste and other related issues, but did not include control of production based on market demand. Sometimes called the common carrier law, the bill defined owners, operators and managers of oil storage tanks and facilities available for public hire as public utilities and prohibited them from discrimination in the operation of their business, requiring anyone using a common carrier storage or transit facility (pipeline) to buy rateable oil without discrimination of one producer over another. Meanwhile the Railroad Commission set a prorated production output for the field, first at 50,000 barrels, then 90,000 then 160,000 a day, further complicated by dividing producing land into smaller parcels with allowable barrels based on relation of the parcel to the potential of the field. Few operators obeyed the proration order. Suits abounded, drilling continued (Clark:151-165).

The East Texas Field had refineries going up and a huge rail network around it to move the oil. The field's crude oil was of good quality needing only minimal equipment to make gasoline. At least 95 small refineries were built, but after the field settled down, and production evened out, that number dropped to 76. Trucking became big business, hauling refined gas from the local refineries. While the big oil companies were supportive of the 1930 version of Chapter 36 and the proration order, the independent producer, the small producer and the lessees weren't because they thought the big companies would set prices to the disadvantage of the independents. Tyler newspaper editor Carl Estes was vehemently opposed to proration (Clark:151-165).

> All this business activity added up to a good argument for the anti-prorationists. In a country in which the economy had ground to a standstill, thousands of men were making a living in the East Texas Field. Thousands more were making a living servicing them—farmers, grocers, druggists and the like. In other cities, machinists were making oil field equipment because of the East Texas Field and steel mills were turning out pipe and material for workers to use in fabricating drilling rigs, barrels, and trucks. Railroads were busy (Clark:164-183).

By the end of 1931 the field legally produced 121,670,485 barrels of oil and 627,000,000 cubic feet of gas (*New Handbook of Texas*:772-73). It also produced hundreds of thousands, perhaps millions, of barrels of illegally produced "hot oil".

As the result of the on-going controversy, State Senator Tomas G. Pollard of Tyler (along with seven other senators) introduced SB 18 (42nd Legislature) on January 30, 1931. Pollard's bill proposed to amend Chapter 36 by strengthening penalties for non-compliance and clarifying aspects of the law. This bill appears to have died in the Senate. Pollard was anti-proration in the beginning but came to understand that conservation was necessary to protect the longevity of the field and the prosperity of the region. As the proration controversy raged in East Texas, and the May 1 deadline for proration to take effect came and went without compliance, a three judge Federal Court ruled against proration on July 28, 1931, but held that the Texas legislature could enact a market demand law that was related to economic waste. To this end, on July 29 the Texas Legislature began hearings into the practices of oil companies operating in the East Texas Field. Senator Pollard conducted much of the questioning for the Senate taking testimony from oil company geologists and other officials on pipeline, storage and related issues (Texas State Library d:378).

Out of these hearings came HB 19, introduced by State Representatives Albert K. Daniel, Elbert M. Barron, Dewey Young and R. M. Wagstaff, designed to amend the existing Chapter 36. When HB 19 reached the

Senate in early August, Pollard took the lead in substituting a slate of amendments that strengthened the position of the independent producer by 1) prohibiting purchasers of crude oil from discriminating in favor of one producer against another, 2) prohibiting unreasonable delays in paying royalties, 3) providing stiff legal penalties against violators of Chapter 36 including forfeiture of corporate charter, and 4) permitting judges in suits brought about under Chapter 36 to determine reasonable bond or surety based on the facts and circumstances of individual cases, among other items. Pollard's amendments were adopted unanimously by the Senate (Texas State Library d:648-650). The final bill, passed as Chapter 28, HB 19 (Texas State Library b:58-66) as was signed into law August 10, 1931, and was effective August 12, 1931. While proration was avoided as originally stipulated, the rights of independents and the small producers were protected and something approaching order was established for the production, storage and transportation of crude oil.

Despite the passage of Chapter 36 amendments, on August 14 the East Texas [Tyler] Chamber of Commerce sent Governor Ross Sterling a resolution asking him to declare martial law in the oil producing portions of Gregg, Smith, Rusk and Upshur counties. On Aug 16 he did so, sending in the Texas National Guard and bringing more animosity to an already volatile area. Senator Pollard wrote to the Chamber of Commerce president saying that such a resolution was in violation of the Chamber's charter and therefore illegal. But this was to no avail. Under martial law big companies continued to drill, but little producers couldn't because they weren't able to produce what they needed to provide income for continued development. The Railroad Commission met on Aug 25 and set a new allowable of 225 barrels a day for producers, and 400,000 barrels for the field. The 225 barrels per day was the break-even point for independents. After six days the allowable was cut to 185 barrels, then to 165. Many law suits were filed. By the end of 1931 a permanent Federal ruling prohibited military enforcement of the allowables. But Governor Sterling didn't call in the troops, and more lawsuits were filed. Then oil was found in Cherokee County, adding to the chaos. Elsewhere in the East Texas Field 600 marginal parcels had been abandoned due to low prices (Clark:164-183).

National Guard troops were withdrawn February 1, 1932, and in their place came civilian administrators whose job it was to enforce the law, confusing as it was. Ernest O. Thompson headed this contingent as a representative of the Railroad Commission. His work was aided by Tom Kelliher, an FBI agent. During this period, the term "hot oil" was born, because many producers disregarded the legislature's oil rules. Much oil was produced and transported illegally, and the price of crude went from 99 cents a barrel in October 1930 to 46 cents in 1931 and finally to 10 cents a barrel. Producers in other states were affected since Texas oil was cheaper than anyone else's. "One of the best known, most prominent, and probably the toughest of the hot oilers was Robert J. McMurrey Sr., a native Texan who ran one of the largest refineries in the field" (Presley 1978:174- 75). He started out in the East Texas sawmill business, went to Arkansas during the El Dorado oil boom in the 1920s and returned to Texas when the Daisy Bradford 3 came in. At first he promoted leases in the East Texas Field, but when the market became glutted with oil, he found a new angle. Acting on advice of W. S. Farish, president of Humble Oil, he decided to build a refinery to handle his oil and turn it into saleable products (**Figure 23**). With a brother he built a refinery near Arp, then bought another refinery in Tyler [LaGloria, still in production]. "Most of the oil and its products he sold were hot--above the allowable. He didn't think anybody had a right to tell him what to do with his oil" (Presley 1978:174- 75). At his Smith County refineries he made three grades of gasoline, white, amber and red, costing ½ cent a gallon, ¾ cent a gallon, and a penny a gallon, respectively. The tinted gas was dyed, otherwise there was no difference among the three grades. McMurrey, Sr. died in 1935 when he was in his early 40s following ulcer surgery. "McMurrey was a leading candidate for the title of King of the Hot Oilers" (Presley 1978:174- 75).

But overproduction did not just affect price, it allowed the big oil companies to amass huge quantities for a

small investment, while to their financial detriment the little guys persisted in their desire to not have anyone tell them what to do with their oil. Overproduction also affected the internal pressure of the field, and how much oil versus how much water flowed to the surface. Arguably this was the most important problem of them all. In 1932, market demand was recognized as a valid issue in restraining oil production in an Oklahoma case heard by the US Supreme court. On November 12, 1932 the Texas legislature passed a market demand bill which included a definition of waste as the production of crude oil in excess of transportation or market facilities or reasonable market demand. Then on December 12 the U.S. Supreme court ruled that martial law to enforce proration was illegal, maintaining that Governor Sterling's justification of open rebellion and insurrection had been subterfuge (Clark:186-87). To better understand if proration or some other form of conservation would aid producers, Thompson felt it important to find out why oil flowed naturally to the surface. In mid-December 1932, Thompson shut down the field to reduce hot oil production and learn more about the physics of the field. His efforts met with much resistance, and six well operators refused to shut down, then did, under threat of having the wells shut down for them. Through two sets of tests, Thompson determined that the allowable amount of oil pumped each day should be 750,000 barrels, much more than had been previously proposed and allowed under the earlier proration efforts. Production soared and prices fell. Exceeding the allowable was made a felony. Tom Kelliher began seeking injunctions against hot oil producers, resulting in fines, not jail. Fines seemed to work much better than jail time. Hot oil production dropped from 100,000 barrels a day to 30,000 barrels and some small field refineries shut down. Throughout the region Kelliher and the National Industrial Recovery Act (NIRA), which prohibited transit of hot oil in interstate and foreign trade, were hated as examples of Federal interference in local matters. On January 7, 1935 this law and the entire NIRA structure were declared unconstitutional. To resolve the problem and develop a reasonable, and constitutional solution, Tom Connally, one of Texas' U.S. Senators, was called to write a constitutional law to stop hot oil, which became known as the Connally Hot Oil Act of 1935. It prohibited the shipment of hot oil, and protected foreign and interstate commerce against contraband oil. It was essentially the same as the unconstitutional NIRA, but more specific, better crafted and called for boards to issue certificates and to impose fines. It was intended to expire in June 1937, but was maintained as a permanent law (Clark:186-187). Like the Texas legislature's efforts in 1930 and 1931, it smoothed out the ruts and bumps associated with production, regulation and equity.

While many local people, as well as residents statewide, objected to proration or any other form of production control, the issue was more complicated than just self determination and money. The long term effects of indiscriminant pumping were of concern, more than one field had been subject to unnecessary loss of oil when overproduction and lack of proper storage and demand wasted or made the product undesirable. In the East Texas Field salt water was present, and as oil was pumped out salt water migrated east pushing the oil before it. With each barrel of oil and water, internal pressure decreased, and oil flowed more slowly to the surface. Eventually with uncontrolled pumping no more oil would flow naturally, and pumps, an expensive tool, would be needed on every well. "An oil pool that yields 100,000,000 barrel in its lifetime is considered good, and through 1941, the East Texas Field produced 1,702,915,000 barrels, but it also produced millions and millions of barrels of salt water, which was saltier than either the Atlantic or the Pacific" (Clark:263). Few viable ideas surfaced about what to do with the water.

In 1941 pressure in the field was at 1,020.71 pounds per square inch (psi), close to the 750 psi point at which internal pressure would be too weak to provide natural pumping capabilities. With World War II on the horizon, producers realized the field would be very valuable to the war effort. In fact, Texas oil fields produced 80 percent of all oil needed by the Allies, and the East Texas Field provided the major portion. Many ideas for disposing of the water were put forth, including a canal to the Gulf of Mexico and dumping into the Sabine River.

Obviously, the first was cost prohibitive and neither were environmentally sound. In July 1941 Tyler resident and president of Delta Drilling Company, Joseph Zeppa, suggested pumping the water back into the ground and letting well owners take out an extra barrel of oil each day for putting back all the water they got out in a day. Zeppa further suggested a nonprofit organization be created to gather and dispose of all the water created in the field. Costs would be borne by the operators and financed by the extra barrel per day. The East Texas Salt Water Disposal Co. was approved by the Texas Secretary of State on January 20 1942, and Zeppa was made a director. On October 1, the first salt water was pumped back into the field. During World War II more than 200,000,000 barrels of salt water were pumped back into the field, and pressure remained almost constant (Clark:259-266). Thus, slowly, people came to understand that conservation was good, not just from a basic price per barrel standpoint, but also because it would save them money in the long run and ensure the longevity of the field's production.

Writing in the early 1940s, Tyler's business boosters could boast of the community's great economic advantages. The Chamber of Commerce described Tyler as the "Center of the East Texas Oil Industry," a statement well founded. "The people of Tyler and of all other cities and towns within or adjacent to the oil field have been told that they have not known what the late depression meant" (Tyler Public Library g). As a result of the boom, Tyler school population increased from 4,261 students in 1930 to more than 6,000 in 1936. Assessed valuations for 1930 were $17,477,254, for 1935 they were $28,679,113 (Tyler Public Library I). While this statement was true for those involved in the oil business, other aspects of the economy were affected, with minorities, unskilled laborers and tenant farmers largely by-passed by the prosperity.

As World War II began, oil producers and the government realized overland transit of oil was the only safe way to ship oil from the fields to east coast ports, from where it would be transferred to the battlefront. To secure transit, two pipelines were laid, one from the East Texas Field to the refineries of New York and the Philadelphia area, stretching about 1,400 miles. Called Big Inch, it measured 24 inches in diameter and every day during the war it delivered almost 300,000 barrels of crude oil. The other pipeline was known as Little Inch, and it measured 20 inches in diameter. It ran from Beaumont to Big Inch near Little Rock, Arkansas. From there it paralleled Big Inch eastward. Every day of the war it delivered almost 200,000 barrels of aviation gasoline, motor gasoline and other refined products for use by the Allies (*New Handbook of Texas:*774).

In the late 1940s, slant drilling appeared on the east edge of the field, when those just beyond the riches decided to tap into legal wells. In this manner, operators siphoned oil from the main reservoir through legal wells to the west. Although state drilling permits required well shafts to deviate no more than three degrees from vertical, more than 400 slant wells defied the law, and the Railroad Commission took no action until 1961 when a slant holer pierced a Shell Oil well. Despite reports, reprisals, law suits, and investigations into this practice conviction rate was low, and fines were small, causing some to say that in East Texas it still wasn't viewed as a crime to take oil from the big boys (*New Handbook of Texas:*774).

"Cumulative production of crude oil and natural gas liquids in northeastern Texas through 1950 was approximately 4 billion barrels. Of that amount, the Woodbine sand supplied about 91 percent. The great East Texas Field yielded more than 71 percent of the total" (Owen:864). By January 1, 1993, when the Railroad Commission calculated the field at 100 percent production, it had produced more than 5 billion barrels of oil (*New Handbook of Texas:*774). After more than 60 years, some wells still operate.

SOCIAL CONDITIONS

Labor and Employment

As prosperous as Tyler was throughout the first 40 years of the 20th century, "...there were many who

suffered..." in the midst of good times (Smith County Historical Society dd). Some citizens fell on hard times after losing a job during slow economic periods, others lost labor battles, and still others had difficulty obtaining education or good job opportunities because of their race or ethnic heritage. In a 1977 oral history (Smith County Historical Society dd) Sidney White recalled his working life in Tyler. Born to sharecroppers, White's family moved to northwest Tyler in 1905, and Sidney attended school for a short time at the Jones Valley School. In 1914 White went to work for Tyler businessman R. E. Gaston, who "...kept a number of roomers and one of my jobs was cleaning up the rooms and carrying out the trash. I also helped with the cooking and cleaned up the kitchen. My starting salary was $1.75 per week plus my room and meals. It wasn't much money, but it looked mighty good to me, for I had never been accustomed to having even that much money." White married Lena Gardner in 1916, when he was making about $4.00 a week, and then in 1917, he joined the Army, remaining in the service for three years. After his discharge in 1920, the Whites moved to Kansas, then returned to Tyler in 1922. "Times were not too good and jobs were scarce, but I finally got a job shining shoes in the barbershop of Mr. Fred Curry.... If business was good, I would make up to $5.00 per week, but many times I wouldn't make that much," White recalled.

> For sweeping out the shop and keeping it tidy I got to keep all the money I got for shining shoes. But I had to buy my own brushes, rags and polish and that cut into my profits. Back then we were paying $1.50 a week for a house we had rented, and a lot of times I had precious little money left after I had paid the rent. What saved us was the fact that Lena was a good cook and a good manager. Our family was coming along and there were lots of demands for the dollars that we had. We had a year-round vegetable garden in the back yard, and those vegetables kept us going....Hours at the barbershop began at seven in the morning, and we stayed on duty until the last customer left. On Saturday nights this might be close to midnight, but you couldn't afford to let any of the people with money for shines get away. When the price for shines went up to 15 cents I thought I was really getting ahead. As the years passed, more and more people would get shines as their own salaries went up. But times were mighty slow and difficult back in the depression years (Smith County Historical Society dd).

During the 1920s labor troubles in the railroad industry affected wages in Tyler and throughout the country when unionized railworkers across the nation went on strike. In 1922, 450 Cotton Belt shop workers went on strike in Tyler after the railroad slashed wages by 12 percent. Two-thousand workers were involved all along the Cotton Belt line. Soon the strike was felt in the retail shops of Tyler, but merchants and the citizenry realized the inextricable relationship of the railroad workers' buying power and its importance to Tyler business. In a show of support for the workers the Tyler Retail Merchants Association endorsed the strike. "Ministers preached against 'economic slavery'; newspapermen editorialized in favor of a 'living wage;' while at rallies and parades local politicians exhorted unions to remain firm against a 'pyramid of money'" (Smith County Historical Society ee). The community got behind the strikers with free admission to movies, relief funds benefit banquets and charity balls. Rail service fell behind schedule, trains were canceled and passenger service fell off 80 percent by mid-July. Railroad managers took the place of skilled shop workers and trainmen, and then bought in strike breakers from as far away as Pennsylvania. In this way the line rebuilt rail service leaving the strikers depressed and angry. The strike turned violent with union men throwing bottles, bricks, rocks and mud at passing trains, they also boarded trains and threatened strangers in town. When the I &GN brought in a trainload of scabs, one was killed by a sniper's bullet. Governor Patt Neff dispatched a dozen Texas Rangers to Tyler, one of whom killed a striker.

Threats of more violence swirled through town, and authorities feared a riot. With the Ranger accused of murder jailed in Palestine, the governor sent 12 more Rangers to Tyler and declared martial law. A curfew was created, and public assembly of more than two persons forbidden. The strikers lost momentum locally, and the Federal government assigned 3,000 deputy marshals to the nation's railyards with orders to secure them, thus breaking the strike. Union leaders at the national level agreed to a settlement and striking shop men were to return to work. Their seniority remained unimpaired, but their wages were slashed to the original 12 percent cut. However, the deal was subject to agreement of individual railroads and local unions, and many retained scab labor, laying off as many as 175,000 men. The Tyler shop men were among this number, and when appeals to the American Federation of Labor gained them nothing, and local public support disappeared, the men found themselves without work. A local depression resulted, and many of the men and their families lost all their possessions. "More than one Tyler merchant who had carried union customers on credit too long closed doors forever" (Smith County Historical Society ee). The strike left scars not healed for many years, even though the local economy recovered.

After the 1929 stock market crash, retail business declined and "trade at home" campaigns were started to boost the local economy. For people in labor, even those who were unionized, wages went down. In the early days of the Depression, many Tylerites post-postponed non-essential expenditures such as residential redecorating or painting, resulting in less work and more competition for available projects. Painting contractors working on the Blackstone Hotel in 1931 accepted a $7.00 per day rate, which was a cut from the prevailing $8.00 a day, the prevailing wage, because union members feared losing the work. The influx of unemployed workers from other states also drove wages down for members of Tyler's Brotherhood of Painters, Decorators and Paperhangers Local 855 (Smith County Historical Society dd). In 1932 Local 855 members voted in a 90-day emergency measure lowering the daily wage to $6.00 and in 1935 union members discussed a reduction to $5.00 a day. It wasn't until 1936 and the start of WPA projects in Tyler that conditions for Tyler painters and paper hangers improved. By March 1936 WPA projects had created a worker shortage, which by 1937 increased wages to $7.00 a day.

Schools

Tyler's first schools were private institutions attended by the children of Tyler's elite. The oldest recorded school in Tyler started about 1850. For boys, it was west of town on Oakwood Street; four students were enrolled. This school ceased operations just before Civil War (Tyler Public Library m:128). Tyler Female Seminary opened in 1851, and became the Charnwood Institute on South Fannin Avenue at East Charnwood Street. Known by many names, this school burned and was rebuilt after the Civil War. A portion of the ca.1858/1865 building is incorporated into a house on East Houston Street (Texas Historical Commission d). Tyler University was established in 1854 by the Cherokee Baptist Association. There were at least four other private schools in Tyler before the Civil War (Tyler Public Library m:130). In 1876 East Texas Institute (aka East Texas University), a military school was started; in 1883 it became the location of Tyler's first public school. Small school buildings erected by wealthy landowners living away from central Tyler provided space for tutors or teachers conducting classes for their children and the children of hired help. The oldest surviving school facility in Tyler is the small building at the northwest corner of West Oakwood Street and Ross Avenue, probably built by the Patterson family in the 1880s **(Figure 24)**.

Public schools for white children were established in Tyler in 1882. While some citizens were suspicious of free schools for all, and opposed a tax to support education, among the local residents favoring a tax-supported school system were Franklin N. Gary a former teacher and private school founder, banker Thomas R. Bonner, lawyer and former Speaker of the Texas House, Tignal Jones, and former Texas governor Richard B. Hubbard (Lewis:20). Three of Tyler's ward schools were named for these early supporters. A school tax passed in August

1882, and Tyler's first public school was established on the west side of South College Avenue at University Place in facilities owned by the private East Texas University (ETU). This site now holds Caldwell Auditorium. At the same time, the City began classes for African American children, but used a building on "...disputed property, later divided with the leaders of the black First Baptist Church" (Texas State Library i:10). As a result of the dispute City leaders decided to purchase land for a "...more suitable school building for Negroes, [one that would not require mixing of whites and blacks], so it ordered the Board of Education to select a lot in north Tyler" (Texas State Library i:21). That same year several other cities in Texas instituted public schools for the first time, among them Palestine and Sherman (Lewis:21).

Tyler's new white school had seven grades and the first superintendent, Charles B. Stewart, taught classes along with six teachers. Continued resistance to the tax and concerns about the appropriateness of education for all apparently caused Stewart to resign at the end of the year. A new superintendent was hired, but he too left at the end of the school term. In 1884 the school board hired Percival Pennybacker as superintendent. Pennybacker then hired his fiancee Anna Hardwicke as a teacher, much to the community's dismay. Many Tylerites considered the young Hardwicke too inexperienced and balked at the relationship between Anna and Percival. But when Pennybacker proved the right man for the job, and Anna became a much loved teacher, all turned out well. Anna Pennybacker's reputation was further enhanced when she authored *A New History of Texas*, published in 1888 and adopted and used by the state as the official history text for the next 15 years. With Pennybacker's appointment, Tyler public schools were at last successful, and in 1886 Tyler had its first permanent facility, Hubbard School, created when the school board purchased the ETU property. By 1889 Marsh School was northeast of the courthouse in the 4th Ward; in 1907 it was modernized with heat and a sewage system (Texas State Library i:29). It served all elementary students in north Tyler, while Hubbard School provided elementary classrooms for south Tyler as well as high school space. Three private schools for white students continued to operate in the 1880s.

By the early 1900s Tyler's growth suggested the need for a school in each of the four wards. To that end Douglas School in the rapidly developing 1st Ward, northeast of the Cotton Belt yards was completed in 1902 for $6,500. Next came the brick Bonner School in the 2nd Ward, built in 1904 for $7,500, and Gary School in 1908 in the 3rd Ward. Six private schools also operated (Tyler Public Library g). In 1912 Tyler High School was built to replace the Hubbard building on South College. All were brick facilities. Although additions and modification of these facilities were made during the next 20 years, no new schools for white children were erected until 1930, when two junior high schools were completed. Hogg Junior High School on South Broadway **(Figure 25)** served the southern half of the city, and Roberts Junior High School on East Berta Street near North Broadway served the northern portion of Tyler. WPA projects in the late 1930s provided new buildings at Marsh and Bonner schools. In 1948 Birdwell School **(Figure 26)** was completed on South Kennedy Avenue and in 1950 Ramey School in the rapidly developing northwest section of the city was erected. School construction continued through the 1950s, 1960s and 1970s as the city expanded. Three early Tyler schools were closed by court order in 1970: Marsh Elementary, Roberts Junior High and Emmett Scott High School.

One of Tyler's most popular teachers was Mattie Jones, sister of prominent attorney Tignal N. Jones. Miss Mattie, as she was called, earned her first college degree on a scholarship from Peabody College for Teachers. She received a Ph.B. [sic] at the University of Chicago. She taught in Tyler for 41 years, for a time was the only woman member of the Chamber of Commerce, and was appointed regional advisor for the University of Chicago (Smith County Historical Society jj). She also served on the board of the Carnegie Library for 22 years. Described by a former student as austere "...until you noticed the twinkle in her eye." Eminently practical, Miss Mattie did not wear hats, "... and this was in the day when hostesses wore hats in their own homes. She remarked once 'I'd rather have a house on the corner than a hat on my head'" (Smith County Historical Society jj). Her beginning salary was

$25 a month. Upon her retirement in 1936 she commissioned a portrait of herself for the library, but declining to look at it, she said at its unveiling:

> I am indeed greatful to have it said that I have contributed something worthwhile to such a splendid city as Tyler, which has produced three governors and is not unlikely to produce a fourth. The most satisfying thing in my life is the knowledge that so many who have sat before me in class have attained positions of honor in our grand nation. From the ranks of my pupils in the past have sprung ministers, doctors, lawyers, secret service men, and countless others who have made for themselves places of eminence.... If the presence of my portrait in the Tyler Public Library will be in any sense an inspiration to those who were former pupils...then I am ...happy to have it there.

Mattie Jones was just one of dozens of Tyler women who contributed to Tyler through traditional female activities such as teaching, library work, nursing, and organizing groups, events and institutions for community betterment. Some women contributed to Tyler's development in non-traditional ways through real estate investment and operating businesses.

In 1926 the school board appointed a committee to study establishing a junior college. After much newspaper coverage, meetings, and community discussion, the education committee of the Chamber of Commerce, comprised of A. F. Sledge, G. O. Clough, Harold Marsh, State Senator Tom Pollard, D. G. Connally and T. C. Williams presented a three-part resolution: 1) the Tyler school district should be made an independent school district with power to increase tax levels for school purposes; 2) raise $5,000; and 3) guarantee $15,000 a year for underwriting instruction for two years. Before the next meeting of the school board 100 Tyler residents signed a bank note underwriting instruction for two-years. While the offer of financial support was not taken, the board was "...convinced that almost all of the people wanted a two-year college..." (Smith County Historical Society ii), and school board members J. C. Hales, D. G. Connally, E. P. Price, J. A. Buster, J. M. McGinney and T. L. Odom voted to establish a public junior college. Member Sam R. Hill was absent. Designated Tyler Junior College, tuition was set at $62.50 per semester with a $25 graduation fee for a full time student. Existing public high school facilities were used, since the junior college was a public institution. The junior college officially opened September 15, 1926 and until 1945 was an "extra-legal" part of the public school system. The school was legalized in 1929 by the 41st Legislature of Texas, with State Senator Tom Pollard championing the cause of junior colleges in the state legislature.

During the Depression enrollment at the junior college climbed as local families opted for a less expensive two-year education before sending their children away to college for the remaining two years. The oil boom of the 1930s and 1940s brought many people to Tyler and their presence also helped the junior college become firmly established (Smith County Historical Society ii). In 1935, the college hired Mabel Williams, who held a M.A. degree from University of Texas, to teach physics. She soon taught mathematics and became department chair, leading the way for women in local higher education. A 1935 bond election approved funds to build a new gymnasium and separate classrooms for the junior college on the grounds of Tyler High School. As enrollment continued to grow, plans to create a separate junior college district and campus were submitted to the school board by the end of the 1930s, but World War II halted action. Because of the military presence in Tyler during the war, the curriculum was expanded to include more vocational classes and the status of vocational studies was elevated.

> Judge Thomas B. Ramey, president of the Tyler Board of Education, was the educational statesman and instigator of the movement for an independent Tyler Junior College District. He and

other board members were aware that Tyler was becoming an urban and industrial metropolitan area. They knew the college could provide more services to the region if separated from the high school. The war-time economy had indeed profoundly influenced the philosophic concept of Tyler Junior College--hereafter the college would be more flexible and multi-functional (Smith County Historical Society ii).

In 1945 the citizens of Tyler voted to establish a separate junior college district, and $500,000 was selected as an appropriate amount of money to be raised in a bond election to build a facility. But soon community leaders realized this amount was not adequate. Businessman Claude Holley raised $180,000 from private donors, which was added to the bond revenues. The present campus site of 40.33 acres southeast of the square was purchased shortly thereafter and by 1947 surplus buildings from Camp Fannin were on the site and ready for use. In 1948 construction began on the two-story, red brick Georgian Revival style main building, which housed administrative offices, classrooms, laboratories and a library. Other buildings have since been added to the campus, which remains an important part of the educational, cultural and economic base of Tyler.

The first school for African American children in the Tyler area was established in the late 1860s with help from the Freedmen's Bureau and the American Missionary Society. Attacked and threatened by unidentified assailants, the school survived for a few years. Two or three other African American schools existed in Smith County during the early post-war era; one was near Garden Valley. In Tyler, the first known school for African Americans was Tyler Colored High School **(Figure 27)**, a private school, which operated as early as 1882. John F. Anderson was principal, and Reverend J. H. Branham (a local Baptist minister) and Josie Mullroy provided instruction. Tuition for four weeks was $1 for the primary level, $1.50 for intermediate instruction and $2.50 for the academic program (Tyler Public Library g).

Tyler's first public school for African Americans was the wood frame West End Negro School, completed in 1888 with a school bond issue of $6,000; it was the first school in the county for African Americans built with public monies. This school came about when a committee of African Americans requested a school and additional teachers to supplement the school arrangements made by the school board for African American children (which are not currently known). Superintendent Pennybacker supported the request, and the City aldermen unanimously passed a resolution. A lot was purchased, not in north Tyler as had been discussed in 1886, but at Herndon and Front Street in west Tyler. A. D. Bridges, a "...highly recognized black leader..." was selected as the school's first principal. He served until 1894 and W. A. Peete was promoted from teacher to the principalship. Two rooms were added to the school in 1907. A private school for African Americans also was present (*Burke's Texas Almanac*: 138). In 1896 Tyler opened the wood frame East End Negro School on two acres of land (Lewis:VI) at Wimberly and George. In 1907 Mrs. Fannie Finch, an African American resident and graduate of Tuskegee Institute presented a petition to the school board on behalf of a group of African American parents asking for a new elementary school for small children in north Tyler. The distance to the East End and West End schools was felt too great for primary grade children. In support, Frank Bell, a prominent white businessman "...donated a large frame building..." (Texas State Library i:29), which the school board renovated. This new facility opened as the Northeast Elementary School on Vance Street near Confederate on the south side of Lincoln Park.

Despite population increases, it wasn't until 1920 that the school board completed another school for African Americans. This new school was Emmett Scott High School, and was named for Emmett J. Scott who, between 1897 and 1916, served as secretary-treasurer of Howard University and private secretary to Booker T. Washington. Born in Houston, Scott attended public schools there and graduated from Wiley College in Marshall, Texas. He also served as Secretary of War Newton D. Baker's special assistant and advisor on black affairs during

World War I. Scott and his office handled thousands of discrimination complaints arising from inequitable treatment of black soldiers; many were directed at the Selective Service Board. He also worked to establish a Reserve Officers Training Corps units at several black universities (*Afro-American Texans*:25). In 1930, the W. A. Peete School was built on 16.18 acres along West Front Street for $346,092. It replaced the 1882 West End Negro School, and in 1936 the brick T. J. Austin School was completed on West Franklin Street in the 4th Ward. Peete School was named in honor of local African American educator W. A. Peete, and the T. J. Austin School commemorated many years of service by Austin at Scott High School. During the Depression WPA funds were sought for Emmett Scott High, located at North Border and West Martin Luther King, Jr. Boulevard in the 4th Ward. An athletic field also was planned, but work was not completed until 1950. Dunbar School, another facility for African Americans also opened in 1950.

Higher education for African Americans was also a priority for the local African American community. In 1894, after 10 years of work, Texas College opened. Created and supported by Tyler's St. James Colored Methodist Episcopal Church, the school offered a liberal Christian education to African Americans, with the primary emphasis on educating men for the ministry. Faculty and students were housed on campus, and students from poor families were offered enrollment in return for part time work at the college. The first class was composed of six students: three from Tyler, one from Henderson, one from Swan and one from Denver, Colorado. The school soon out-grew its original four room frame house on 101.25 acres at the north end of Palace Avenue, and by 1909 had built its first brick building. Texas College continues its mission today. Butler College was founded southwest of central Tyler in 1905 as Texas Baptist Academy, with funding provided by the East Texas Baptist Association. At first the school offered elementary and high school courses. In 1924 after the death of C. M. Butler, its long time leader, the school was renamed in his honor. At the same time it was elevated to junior college status by state auditors (Smallwood 1999:548). The Texas Baptist Convention "...became a partner in the ownership and operation of the college in 1932..." and helped the school overcome a devastating fire on 1934 (Smallwood 1999:729). The school went on to build 11 buildings on its 33 acre campus and owned a 103-acre farm on the Tyler-Kilgore Highway (Smallwood 1999:729). In 1947 Butler College became an accredited four-year institution. The school ceased operations in 1974.

Inequities in facilities and services between Tyler's public white schools and African American schools are reflective of the two-tiered system of race relations in the United States. In 1906 Tyler's student population was 1,874 students: 1,213 were white and 659 were African American. (Tyler Public Library e). In 1910 Tyler had seven public schools. The five brick schools served white children and two frame schools were for African American students. That same year school enrollment was at 2,100 students, 1,542 white and 568 African American. The school board employed 39 teachers for its white schools, but only eight teachers for its African American schools (Tyler Public Library m:241). The resulting teacher-student ratios are as follows: in white schools there were slightly less than 40 students per teacher. In African American schools the ratio was 71 students per teacher. In 1912, the white student population was 1,765, and the African American student population was 544. The school board employed 44 white teachers, but only nine African American teachers, resulting in student ratios as follows: in white schools there were just over 40 students per teacher; in African American schools there were 60.4 students for every teacher (Texas State Library i:49). While the 1912 student-teacher ratio for African Americans improved it was still a long way from the ratios in white schools. By 1938 ratios further improved, to 46 students per teacher in African American schools, but the gap continued as Tyler's white schools had ratios of 30 students to every teacher (UT Austin Perry-Casteneda b:19). White public schools in Tyler were affiliated with University of Texas, making graduates eligible for university admission without examination, but African American students were not admitted to the University of Texas at this time, so no such opportunities existed for

Tyler's African American students.

School improvements made under WPA grants included Tyler High School, Hogg Junior High, Roberts Junior High, Gary School, Douglas School, Marsh School, Bonner School, Emmet Scott High School and Athletic Field, Austin School and Peete School (City of Tyler g). Surviving public school buildings built before 1950 include the much altered and enlarged Gary School, the 1930s much altered Bonner School; the 1930s altered Marsh School, which is no longer owned by the school district; Roberts Junior High School, converted to a juvenile detention center; Tyler High School and Caldwell Auditorium, Emmett Scott High School **(Figure 28)**, which is vacant; an enlarged Austin School, still used for elementary instruction; Hogg Junior High, and Birdwell Elementary.

Churches and Synagogues

In 1847, shortly after Tyler was founded Methodist, Baptist and other Protestant settlers held services jointly in the original log Smith County Court House on the north side of the square. These meetings continued in the second court house built in the center of the square. A revival was held in 1848, the first of many in Tyler and after this "protracted meeting" the Methodists decided to withdraw from the union services and form a separate Methodist congregation. Temporary quarters were above the blacksmith shop of Scottish immigrants James and George Adams on the southeast side of the square (Smith County Historical Society c). In June 1848 the Methodist Episcopal Church, South, of Tyler (now Marvin United Methodist Church) purchased at public auction a lot on the southeast corner of West Erwin and South Bois D'Arc (Whisenhunt 1983:7), directly across South Bois D'Arc from the present church complex. In 1852, the Methodists organized the first Sunday School in the home of Reverend Wells. In 1855 they laid the cornerstone for their first church, a two-story barn-like structure that housed St. John's Masonic Lodge #53 on the second floor and the church on the ground floor. Charter members of the Methodist South congregation included the Alexander Douglas family, Green B. Epperson, surveyor Jeff Hays, George L. Ellis, the Dick Tutt family, the John C. Bulger family, and the James M. Rush family. In early 1890 the Methodists sponsored one of Smith County's most noted revivals featured the famous evangelist Sam Jones. He preached for 10 days in a large temporary "tabernacle" with room for 4,500 people. Immediately thereafter, membership grew by more than 20 percent and with numerous pledges, the Methodists began construction of a grand new church. Spearheading the project were Reverend D.F.C. Timmons and building committee members W. S. Herndon, T. R. Bonner, B.W. Rowland, John B. Douglas and others. The new church was a three-story, red brick Gothic Revival style building on the southwest corner of South Bois D'Arc and West Erwin, which still stands **(Figure 29)**. Called the "cathedral of the west" it was expanded in 1923, 1941, 1950 and 1984/2000 to serve a growing membership and was listed in the National Register in 2000. Marvin Methodist Church is one of two known surviving 19th century church buildings in Tyler (Texas Historical Commission e).

Mary B. Adams and Ketura (Kettie) Douglas, also figure prominently in the development of Marvin Methodist's 1890 church. Mrs. Adams, undaunted by the church's mounting debts, threat of foreclosure, and a directive by the minister to find an alternative location for services, instead organized a prayer group and functioned behind the scenes to locate funding to save the new church from sale in 1897. Mary Adams was a remarkable woman, active in the church for more than 60 years (Marvin United Methodist Church:c). A native of Paducah, Kentucky, she lived in Tyler as early as 1871 and resided with her husband the Reverend John Adams (1830-1914), a Methodist Episcopal South minister who was 25 years her senior, at 512 West Ferguson, not far from Marvin church (Tyler Public Library:f). Their son, John L., was assistant Sunday School superintendent. In 1882 she organized the Woman's Foreign Missionary Society, serving as its first president. About 1885, she started the Beacon Lights Sunday School class for women and continued to lead and teach this class for more than 60

years (Marvin United Methodist Church:c).

Kettie Douglas, the widow of prominent merchant, church trustee and building committee member John B. Douglas loaned the church $8,000 in 1896, and once again came to Marvin's rescue in January 1898 when she was the highest bidder for the church property, which was sold at public auction to satisfy unpaid debts. She paid $9,500 and offered to sell the church back to the congregation for what it cost her, but other outstanding church obligations prevented this. Mrs. Douglas then rented the church back to the membership on a monthly basis, but the church fell behind in their payments. Other debts were eventually settled for 10 cents on the dollar. Finally, the membership was able to purchase the church on a part cash, part note basis.

Ketura (Kettie) L. Walker Douglas (1845-1912) was born in Alabama to Beverly and Caroline Walker, one of at least 10 children. The Walkers moved to Texas in 1850, shortly before the birth of their youngest child who they named Texas. Kettie attended Methodist services in Tyler as a young woman, taught Sunday School and served as a teacher at Charnwood Institute before marrying John B. Douglas (1843-1893) in Tyler March 12, 1872. Until John's untimely death at the age of 49, they combined a thriving business partnership with their personal relationship that included significant real estate investment. All John's property passed to Kettie upon his death as specified in a will they signed a few years earlier. The terms of the will indicate that both regarded the marriage as a partnership, and each party to be entitled and qualified to assume ownership and management of property and other financial holdings. After John's death, Kettie administered their property, expanded and modified their substantial residence at 318 South Fannin Avenue (NR 1997), and provided financing to several single women who purchased property from her, including at least one African American woman. While the involvement of women in business in the late 19th century was not unique to Kettie, her business activities were certainly atypical. In 1895 Kettie Douglas married Reverend Philmer Sample, but this union was short-lived, and in 1898 Kettie obtained a divorce during which she petitioned the court to restore Douglas as her legal name (Smith County District Court Records). During the brief period of her second marriage she remained active in business and appears as Kettie Sample on several titles to land, and a subdivision. Mrs. Douglas' business acumen may have offended some church members, as she was approached several times and asked to donate her $9,500 investment for the good of the church. Having spent $17,500 to save the church property, she likely felt she had done her part, and countered in a letter to church representative R.E. Gaston dated September 4, 1898, that "...John made a great deal of money and gave very generously...," but since his death she was not able to give as generously as John had. Within her means, and in addition to her support of Marvin church, she was "...preparing a young man for a business life, contributing to the education of orphans and giving charitably..." (Marvin United Methodist Church:a).

A later generation of Marvin Methodist women and other Tyler church women contributed to general community welfare during the 1930s. The onslaught of newcomers attracted to the oil boom included single parents and families with two working parents who lacked the support of extended family or the social networks to assist them. A group of Marvin women recognized the growing social problems associated with the rapid influx of families, single men and women, and single parents, and in the early 1930s formed a group to address social needs. Within two years this group organized as the Federated Church Women of Tyler (Tyler Council of Church Women b). One of the most important achievements of the group was its first community wide project in 1936: a day care program for children of low income mothers and fathers. Marvin women had a leadership role in this pioneering social service project, and in the development of the organization, which in 1936 broke social barriers by including Protestant, Catholic and Jewish women (Tyler Council of Church Women b). By 1945, the Federated Church Women of Tyler had established, with the aid of African American churches, a day nursery for African American children. The organization went on to develop additional social service projects, many of which continue today. Their work is a testament to their vision and their commitment to applying the teachings of their respective faiths.

Returning to the 19th century, on April 8, 1848, Tyler Baptists also withdrew from the Protestant union services and organized as a separate congregation, while continuing to meet in the courthouse until 1850 (Smith County Historical Society kk). Baptist records show that the Tyler congregation was the 53rd to organize in Texas among those Baptist churches that consolidated in 1885 under the Baptist General Convention of Texas 1850 (Smith County Historical Society kk). Charter members included Stephen and Georgia Reaves, W. S. and Amy Walker, Hampton E. Hudnall and J. G. Adrian. In 1855 the Baptists built a church on Lot 1, Block 16, on East Ferguson Street, just northeast of the square. The property was owned by the trustees of Tyler University, which was sponsored by the Cherokee Baptist Association. Intended for church and school purposes, the building burned before it was completed. Services returned to the new two-story brick Smith County Court House and, for a time, the congregation met at the Methodist Church. Holding a revival in 1865, the Baptists gathered more members including many "hard cases" [non-believers] (Smallwood 1999:472). By 1867 membership was 161 people. Under the leadership of the Reverend J. Bledsoe, the Baptists rebuilt their church on the East Ferguson site, erecting a one room 40 x 60 foot building that they continued to use until 1882. In 1881 the church obtained an official charter and became the Baptist Church of Tyler, with trustees J. T. White, George Yarborough, E. H. Wells, A. J. Swann, R. H. Brown and J. M. Roberts, all prominent Tyler businessmen and landowners. That same year the new church was damaged in a second fire, and the membership decided the noise from the Cotton Belt switching engines and the cost of repairing the fire damage made the current building unworkable. In February 1883 the Baptists purchased a 90 x 72 foot lot on North Bois D'Arc Street for $1,300 and began a new red brick Gothic Revival style church in 1884. The first services were held in 1886. In 1888 the church sponsored a mission in north Tyler, which became Calvary Baptist Church, the first known white suburban church in the city. On the formation of this second Baptist congregation, the church changed its name to First Baptist Church of Tyler, counting in 1900 a congregation of 435 members. By 1910 the congregation had outgrown it 1884 facility and upon threat of losing their new minister due to the poor condition of the church, the membership made plans for a new building. In 1911 the church broke ground for its current Classical Revival style church at the corner of West Ferguson and North Bois D'Arc (**Figure 30**). In 1936 they constructed an education building and have continued to grow, adding facilities.

In 1859 Tyler's Christian Church organized. Among the charter members were S. H. Boren, and Dr. J.W. Davenport, who served as a trustee and the contractor for the first church building, called a tabernacle. Tyler merchant Samuel H. Boren financed construction and provided continuing support for the new congregation (Smith County Historical Society ll). The Civil War "...brought tragedy to the little church and to Boren personally (Smith County Historical Society ll). Boren's son James was killed, and during the economic and social turmoil of the war and early Reconstruction period, the church closed. In 1886 under the direction of Reverend J. J. Lockhart, an evangelist, a new church was formed. Called First Christian Church, charter members included the Tucker family, the Oliver Loftin family, the Loggins family, the Scott family, the J.O. Seastrunk family, the H.C. Liles family and many others. The new congregation purchased a lot at 401-403 West Erwin on the north side of the street between Bois D'Arc and Bonner avenues and erected a no longer extant wood frame church **(Figure 31)** with Gothic style windows and door openings and two, square, one-story corner towers, one capped with a spire and the other with a cupola. A large six pointed star was in the gable end. The membership used this church until 1928 when a growing congregation spurred its move to a buff brick Gothic Revival church and Sunday School facility on South Broadway. Designed by architect Clyde Woodruff, this building survives and currently houses the Castle Boys and Girls Club and other non-profit organizations. First Christian women were the first to join the Methodist-organized Tyler Council of Church Women in 1936, and provided the organization four presidents: Mrs. Sam Taylor, Mrs. C.B. Oderfield, Mrs. Conrad Landrum and Mrs. Howard Dodd. In 1964 the church moved to a new, larger facility

in suburban Tyler designed by Tyler architect and First Christian member T. Shirley Simons, Sr., who did not live to see it completed.

About 1866 Christ Episcopal Church organized when Bishop Alexander Gregg preached to four communicants: Arch Boren, Susan Smith and Mr. and Mrs. W.W. Grimnan. The congregation's first permanent minister, Rector Emir Hamvasy, arrived in 1872 and under his leadership the first church was built in 1876 on North Bois D'Arc Avenue at West Locust Street when the church had 34 members. By 1882 Christ Episcopal had 52 members, a Sabbath School, and an unfinished wood frame church (Tyler Public Library g). Unlike many church leaders in the South during Reconstruction, Hamvasy did not use his pulpit for political purposes. "Such were the conditions in Tyler that in September 1871, all local congregations, including those in the black community, promised to stop all church meetings for any purpose other than religion" (Smallwood 1999:472). Hamvasy remained in Tyler four years before accepting assignments in Palestine and Huntsville, Texas, and Como, Mississippi. In 1918 the congregation built a new, brick, Gothic Revival style church at the northeast corner of South Bois D'Arc and West Elm. It remains in use today.

Tyler's First Presbyterian Church organized in 1870 under the direction of Rusk minister William N. Dickey. The first services were held at the Methodist church. Charter members were the J.M. Shelby family, Jennie Simons, S. T. Newton and the Augustus Niblack family (Tyler Public Library m:198). By 1871 the church had 25 to 30 members, two elders and one deacon. The congregation's first church was at North Spring and East Line (Smith County Historical Society e). Then in July 1883 First Presbyterian laid the cornerstone for a red brick Gothic Revival style church on West Ferguson between North Bois D'Arc and North Bonner avenues. Between 1905 and 1915 three Presbyterian churches were active in Tyler—First Presbyterian, Cumberland Presbyterian and Central Presbyterian—and after several meetings among the leaders of these churches, they decided to unite under the name First Presbyterian. In 1916 the congregation built a new Classical Revival style church at Elm and Broadway occupying it until 1950 when the expanding membership moved to its new Classical Revival style church on West Rusk Street. The 1916 church is no longer extant. The 1950 church, designed by Dallas architect Mark Lemmon remains in use and has been enlarged to provide more classroom, office and fellowship space.

The first Church of the Immaculate Conception (now Cathedral of the Immaculate Conception) in Tyler was built in 1882 at the northwest corner of North College Avenue and West Locust Street. The church, which is now the seat of the 32-county Tyler diocese, began as a mission, served by missionary priests making the trip to Tyler on horseback from Nacogdoches and Palestine. It became a permanent parish with 200 members in 1880. Many of its early parishioners were Irish railroad workers (Smith County Historical Society mm). By the early 1890s Tyler's Irish Catholics were joined by growing numbers of Lebanese, Syrians, Hispanics, Germans, Poles, Czechs Italians and Greeks. Early priests in Tyler were French, as was common throughout Texas. Later, second and third generation Irish Americans were ordained and joined ranks with Irish born priests. Five original Tyler parish members have given five male descendants to the priesthood and 11 female descendants to the religious life including the Cooneys, Trimbles, Kamels and Gollobs (Smith County Historical Society mm). By 1893 Tyler also had a parochial school, St. Joseph's Academy, conducted by Benedictine Sisters at West Erwin and Vine Street. However, the school closed by 1898 and the sisters thereafter ran a hospital in the same building. In 1919 the parish began saving money for a new church, which was built in 1934 at the southwest corner of South Broadway and West Front Street. Its Spanish Colonial Revival style design is rare in Tyler and its architect is unknown **(Figure 32)**. In 1939 the Josephite order established St. Peter Claver in north Tyler. The old wood church building was moved to a lot donated by parish member C.M. Haddad on West Cochran Street. In 1941 the church was partially destroyed by fire, but was subsequently rebuilt with buff brick **(Figure 33)**. Located in a predominantly African American neighborhood, St. Peter Claver's parish included white and black members. Closed for several

years, the church was recently renovated by the Franciscan Order, and is once again offering mass. In 1945 Immaculate Conception constructed the Georgian Revival style St. Gregory's School on South College Avenue. Designed by local architect T. Shirley Simons, Sr., it is still in use as an elementary school.

Jews settled in Tyler before the Civil War, when it was a small, unprepossessing frontier community. Adolphus Sterne, the leader of the Nacogdoches Jewish community visited Tyler before the war and felt "... there was no reason for this little town to ever grow into anything." Perhaps the fact that 'he ate the worst meal of his life there' influenced his judgement. But reason or no, grow it did. By the 1880's ...the few Jewish pioneer merchants had grown to about 50 families" (Tyler Public Library p). On April 11, 1887 Congregation Beth El was founded by the Lipstate, Lipshitz, Wadel, Goldstein, Goldstucker, A. Harris and Liebreich families. Services were first held in the Odd Fellows hall on the square, and then a lot was purchased at South College Avenue and University Place for the erection of the first temple, which was dedicated in 1889. A full time rabbi was selected in 1900, the Reverend Dr. Maurice Faber, who served the congregation until his death in 1934 and instituted Reform Judaism (Tyler Public Library p). In 1938, the congregation moved to new quarters on West Shaw Street. A second congregation, Congregation Ahavath Achim formed in 1898, it was originally located at the southwest corner of South Bois D'Arc Avenue and Woldert Street. In 1943 the City of Tyler sold the extant Tyler Little Theater on West Houston Street to Congregation Ahavath Achim, which used the site until 1984 when they sold it to Bethel Church (City of Tyler c). Neither of the original temple buildings survive.

Tyler's growth in the late 19th and early 20th centuries formed central city suburbs, and within these neighborhoods were smaller offspring of Methodist and Baptist churches including the 1881 Second Baptist (Calvary Baptist) Church in north Tyler, the 1889 Cedar Street Methodist Church, also in north Tyler and the 1911 East Tyler (now St. Paul) Methodist Church. The Baptist congregation began as a mission of First Baptist, and the Methodist churches started with the aid of Marvin Methodist members. By 1913 Tyler had four white Baptist churches: First Baptist, Grace Baptist, Queen Street Baptist and Second Baptist. There was one church of each of the following denominations: Christian Science, Congregational, Episcopal, and Pentecostal. There were two Jewish congregations, three Methodist churches and three Presbyterian churches. In 1934 East Tyler Baptist Church began construction on its current church building on South Fleishel. By the 1930s other denominations also were present in Tyler including Nazarene, Evangelical Lutheran, and Pentecostal churches. Over time many of these neighborhood churches added Sunday School buildings and other facilities, among them Cedar Street Methodist, and East Tyler Methodist. Since World War II many more suburban churches have been built including Glenwood Methodist, Green Acres Baptist, and Pollard Memorial Methodist churches. The large downtown churches, Marvin Methodist, First Baptist, Christ Episcopal, Immaculate Conception, First Presbyterian and First Christian were all within a relatively small downtown area forming a "church district." Marvin was at its geographical heart with the oldest building. Of these only Marvin Methodist, First Baptist and Christ Episcopal survive with pre-1950 church complexes. While First Christian's 1928 church and Immaculate Conception's 1934 facility both survive, these are south of the downtown core that was the heart of 19th and early 20th century Tyler. Many pre-1950 suburban churches survive, including East Tyler Baptist, Cedar Street Methodist, St. Paul Methodist, St. Peter Claver and two wood sided churches in north Tyler **(Figure 34)**.

Shortly after the Civil War Tyler's African American citizens began organizing churches. The first Baptist congregation was Bethlehem First Baptist, founded after the war when African Americans who joined the white First Baptist Church during slavery were transferred to their own church. This congregation first worshiped in the basement of the Smith County Courthouse. As it grew the congregation located in different places; the 1882 city directory lists a "colored" Baptist church in the southwest portion of the city with a "...good wood church building and about 300 members." It is not known if this describes Bethlehem First Baptist. In 1891 the

Bethlehem Baptist membership erected a new church on West Front Street, the first brick church in Texas to be built by African Americans (City of Tyler c). In 1928 the present church site on West Lollar Street was purchased and in 1931 the congregation held its last service in the Front Street church and sold the property. A new church was built in 1933 on West Lollar and later altered; an annex was added in 1985.

Second Colored Baptist Church was founded in 1872 near the railroad tracks between North Bonner Avenue and Oakwood Cemetery. This congregation became the still extant True Vine Baptist Church on West Oakwood Street. The first pastor was a Reverend Boyd, the second the Reverend H.C. Alexander of Kilgore, who served from 1901 to 1903. The third pastor, Reverend Moses P. Timms helped the congregation acquire an organ, purchase land, add an educational building, remodel the sanctuary and begin a radio ministry (Tyler Public Library l). A Colored Methodist Church (C.M.E.) also formed in the 1870s in East Tyler, in the area just southeast of the Cotton Belt yards. The 1882 city directory describes the church as having about 300 members, a "handsome new wooden church" and a connected Sabbath School.

In 1882 the "Stringtown" church (so called because of the long string of houses [likely shotgun houses] on each side of the railroad track near the church) as St. James C.M.E. Church was then called, was described by Francis Redwine as

> ...a long dilapidated box house with thatched windows, home made benches and a crude looking pulpit with a short backless bench for the minister to sit on. The church faced south and was braced by long poles....These poles served to prop the church in case of a windstorm. Reverend William Taylor of Starrville was pastor at that time. Following Rev. Taylor came Rev. J.B. McKneely and Rev. R. H. Hughes (Williams a).

Probably first organized in 1870, perhaps by Bishop Bisbee, the original St. James congregation met in a house near the Lewis Hotel on East Erwin Street. Reverend J. Hancock was the pastor. In search of a permanent home, the church appointed some of its first trustees, Lem Blair, Ben Goss, and Lewis Crawford to purchase a lot. Marvin Methodist member John B. Douglas sold the congregation a lot along the I&GN tracks in the late 1870s (Smith County Deed Records). A foundation was laid, but the church was not built. In the early 1880s, the membership sold the lot back to Douglas. An attempt to build a church just east of the A.M.E. Church at Gregg and East Line also was made, but white oppostion prevented further efforts at this location.

In the mid 1880s the congregation purchased a lot from W. S. Herndon near the intersection of North Border and West Line, not far from True Vine Baptist Church. The "Stringtown" church described by Redwine probably refers to the building used by St. James until about 1888, when, under the leadership of Reverend I.S. Person, the congregation began work on a new building, which remains in use as the St. James Fellowship Hall. A parsonage also was "prepared" and a brand new program established. Reverend Person transformed St. James into one of Tyler's "churches of prominence" (Williams a). Now a brick Classical Revival style building, St. James was built in 1888 as a wood Gothic Revival style church **(Figure 35)**. Between 1921 and 1929 the church was bricked, the towers equalized in height and size and a new entry created off the gallery-like porch that was built between the towers. The church's cornerstone gives a date of 1889, a second cornerstone is mounted on an exterior wood wall recessed inside the current exterior wall of the south tower gives a date of 1888. Adjacent to the church on the south is a small parsonage, built in the 1940s and now used for meal preparation. A new sanctuary and offices is to the north of the 1889/1920s church. The 1920s changes created a new, homogeneous facade and reflect the architectural tastes of that era, as well as the increased prosperity of the membership. St. James C.M.E. is the only known surviving 19th century African American church building in Tyler, and even with

its 1920s facade, it predates all other remaining African American church buildings.

By 1910 Tyler's African American population had established at least seven churches: [Bethlehem] First Baptist, on Front Street, Second Baptist [True Vine], on Line and Liberty; a C.M.E. Church [at Oakwood and Bonner], the A.M.E. Church at Gregg and Line, First Methodist Church [St. James], at Liberty and Line, Miles Chapel Methodist Church at North Palace and West Martin Luther King, Jr. Boulevard, and St. Paul's Episcopal, at Oakwood and North Poplar. In 1934 there were 16 African American congregations, including Baptist, Methodist, Seventh Day Adventist **(Figure 36)**, Christian, Episcopal and Pentecostal faiths.

Social, Fraternal, Cultural and Labor Organizations

Cultural and recreational pursuits in 19th century Smith County were less formal and less sophisticated than those that developed in the early years of the 20th century. Circuses, fairs and religious revivals provided entertainment, diversion and enlightenment. Until the railroad provided improved opportunities for travel and receipt of periodicals and books, Tyler residents were largely isolated. After railroad service was established, recreational horizons expanded, and the Albertson Brothers second floor opera house (above their bakery on the west side of the courthouse square) built about 1880 was a big success. By 1888 Tyler had a second opera house, developed by Tyler businessmen Rudolph Bergfeld and John Durst. Beginning in 1875 a local fair was a major entertainment as were events at the Fruit Palace. The first fair was held in 1875 and featured a mile long, circular race track; it was not successful. In 1876 a 75-acre site south of First Street between Broadway, Donnybrook and Troup Highway was acquired by the East Texas District Fair Association. This area was in the country at that time, well south of any concentrated development. The fair was not financially successful and a new organization was formed in 1878. In 1904 Rudolph Bergfeld bought land from the 1876 fair association's former directors. In the 1920s and 1930s Bergfeld and his heirs subdivided this area into residential lots, and in the late 1940s Tyler's first suburban shopping center—Bergfeld Square—was built on the property.

Circuses, fairs, parades **(Figure 37)**, and exhibitions remained popular and in 1886 a new group, the East Texas Horticultural and Pomological Society, held its first and only fair with eight departments. It presented 167 awards totaling $166 in cash. In 1890 James P. Douglas, one of Tyler's most persistent entrepreneurs, led other citizens in founding the East Texas Horticultural and Livestock Association. This venture was more successful than previous efforts and led to the construction of the Texas Fruit Palace in 1895. Fruit Palace exhibitions were promoted by the Cotton Belt, which offered special excursion trains to Tyler for the 1895 and 1896 Fruit Palace exhibits and provided horse drawn jitneys to ferry passengers between the trains and the Fruit Palace. Bands played and drill teams performed and fruits, vegetables, flowers and other agricultural produce were displayed. The Fruit Palace ceased operations in 1899 and intermittent fairs at changing locations continued until 1912 (Smith County Historical Society x) when the current fair grounds and the East Texas State Fair were established west of the city in Fair Park, adjacent to the Tyler Rose Gardens. Still in use as a fairgrounds, this site was obtained from the heirs of W. S. Herndon and retains a few buildings from the late 1930s, 1940s and early 1950s; all have been modified.

Country clubs provided social opportunities for Tyler's elite and in 1904 Tyler supported four--Bellwood Lake, Chinquepin Lake, Greenbriar Club and Lakewood country clubs. Some of Tyler's most prominent citizens belonged to Lakewood Country Club including J. H. Herndon, L. L. Jester, Alex Woldert, R. H. Brown, George R. Phillip, J. B. Parker and John T. Bonner. While such clubs excluded African Americans, Tyler's most prosperous Jewish business men were members, including J. Lipstate, and Burnett Wadel (Tyler Public Library g). For those with less income, Hill's Natatorium (demolished), near the intersection of Idel and Dawson, southeast of the square, was accessible by street car. Operating about 1900 and thereafter, Hill's included a lake and a three story

wood building with an ice-cream parlor on the top floor. Men's and women's dressing areas were on the ground floor, and the women's area had a ramp and stairs extending underwater so women could enter and exit the lake in complete privacy and thus guard their modesty and reputation. Owned by Sam R. Hill, a local carpenter who later opened one of the city's most successful retail lumber and building supply businesses, Hill's Natatorium provided swim suits and wire baskets to hold personal items. Women could utilize a large fan to dry their hair (Tidwell interview 1999). Other swim spots included Utopia Springs, where Glenwood Boulevard and Houston Street now intersect, Victory Lake, Bellwood Lake and Burns Natatorium and Skating Rink near Camp Ford on the old Gladewater Highway (Tidwell interview 1999).

Baseball was another activity, and one of the earliest printed references dates to 1905 when a baseball club from Palestine visited Tyler for a game (Tyler Public Library e). The Cotton Belt sponsored a team, which won an amateur championship in 1906. By 1912 Tyler had a minor league team, the Tyler Elbertas, named for a peach variety that grew so well in Smith County. Classified as a Class D team in the South Central League, they played at "Maxwell Park, a smallish field off West Erwin Street near the old Cotton Belt offices, now mostly within the North Palace Avenue right-of-way" (Smith County Historical Society y). Without financial support this team folded, but in 1915 the Austin club relocated to Tyler, playing its games at the fair grounds. This team suffered for lack of fans and financial support and it too, folded. In 1924 local businessmen decided to join an eight team East Texas League formed a year earlier. A ball park was constructed at Center Avenue between Line and Locust streets, and under the guidance of Frank Kitchens, "a veteran minor leaguer," the team did well until 1929. Named the Trojans, Tyler's team played on and off during the Depression, returning to play at the fairgrounds in 1932. In 1941 a new ball park was completed by the WPA at the fairgrounds, but it was not used until after the war. The Trojan's continued to play until 1955 when waning interest and problems within the league brought about its demise (Smith County Historical Society y). None of the ball parks are extant.

Tyler's late 19th and early 20th century cultural life was bolstered by nascent motion pictures and opera house performances, and with more leisure time available after 1900, Tyler women turned some of their energies toward the arts. Moving pictures were shown in Tyler for the first time in March 1898, sponsored by Marvin Methodist Episcopal Church, South. Admission was 35 cents for adults, 25 cents for children and 50 cents for reserved seats (Whisenhunt:44-45). Sarah Bernhardt performed at the Grand Opera House on April 2, 1906, the year before it was destroyed by fire. The East Texas Conservatory of Music, was established in 1902 by Paris trained Tylerite Estelle Burns and her future husband Juan Roure, a Spanish pianist. The conservatory operated until 1910, providing citizens with musical instruction, concerts and recitals. the Coterie Club for the study and appreciation of music formed in 1913 and still exists today. By 1918 the city had three movie theaters: Electric Palace, Queen Theater, both for white patrons, and Rapeeds Theater for Tyler's African Americans. Baldwin's Music Hall served the musically oriented in the 1920s, and a fourth movie house, the Broadway Theater, was operating. These names changed over time and other theaters started. Two theaters survive around the square including the Arcadia (Queen) on North Spring Street (**Figure 38**). In 1936 the Tyler Symphony Orchestra was founded through the Tyler Woman's Forum.

In the 19th and early 20th centuries women's clubs and social service organizations provided the few non-domestic outlets for the creative, intellectual and managerial skills of middle and upper income women. The Loyal Temperance Legion, an anti-liquor group, met at Marvin Methodist Episcopal Church in 1904. Its City directory entry states "All children cordially invited," probably an effort to convince youngsters of the evils of alcohol, which was banned in Smith County in 1901. Literary clubs appeared in the 19th century and by 1904 Tyler had at least nine women's clubs and organizations, among them the Council of Jewish Women. In 1921, the Poetry Society of Texas formed, led by former Charnwood neighborhood resident Therese Kayser Lindsey, and the Tyler

Woman's Forum organized in 1923. That year Tyler had at least seven women's groups (Tyler Public Library g). The Utopia Club was founded in 1927 to promote support for education, social and civic activities within the African-American community; in 1928 this group joined the district, state and national Federation of Black Women's Clubs. In 1932, the Forum erected a Classical Revival style building **(Figure 39)** from plans drawn by T. Shirley Simons, Sr. on land donated by Judge Samuel A. and Therese Kayser Lindsey. The membership of the Forum grew from about 60 in the 1920s to more than 400 by 1942.

Fraternal, social and labor and commercial promotion groups are important windows to economic and social structure in a community, and a review of Tyler City Directories reveals an expected participation in social, fraternal and benevolent groups, and a surprising number of labor unions representing a wide variety of occupations that enhance understanding of Tyler's industrial base. The first fraternal organization in Tyler was the Ancient Free and Accepted Masons, which organized in 1849 with the formation of St. John's Lodge No. 53. Many of Tyler's most prominent 19th century male residents were members of this lodge including Thomas R. Bonner, John B. Douglas, and governors O. M. Roberts and Richard B. Hubbard. Since then, many additional Masonic lodges have been chartered and become inactive. In the 1920s, as membership in the Klu Klux Klan was growing throughout Texas and in Tyler, Lodge 1233 was formed by about 65 Masons who wished to disassociate themselves from Klan activities and the requirements of St. John's Lodge for new members to join the Klan (Smith County Historical Society u). The Odd Fellows established the William Tell Lodge No. 27 about 1860. Prominent members of the Tyler business and religious community were members including merchant John B. Douglas and the Reverend Lacy Boon. One of the Odd Fellows meeting halls, located on the second floor of a building at the southeast corner of South Bois D'Arc and West Erwin still stands **(Figure 40)**.

In 1882 Tyler had a number of literary, fraternal, social, political, or labor organizations including the Minerva Society, affiliated with the private Charnwood Institute, the Odd Fellows, the Knights of Honor, Knights and Ladies of Honor, Knights of Pythias, American Legion of Honor, and the Ancient Order of United Workingmen. Because African Americans were barred from membership in organizations with white members, they formed their own groups and in 1882 there were four such organizations in Tyler: Seven Stars of Consolidation, Knights of Wise Men, United Brethren of Friendship and United Order of Odd Fellows of America. By 1893 Tyler had an Elks Lodge, and labor related groups had increased since 1882. Listed in the 1893 City Directory are the Order of Railway Conductors, Brotherhood of Locomotive Engineers, Brotherhood of Locomotive Firemen, Railway Car Men, the Machinists Union and the Brotherhood of Railway Trainmen. By 1913 the Masons had five lodges in Tyler and the number of labor organizations jumped to 15. In addition to heavy representation of railroad workers, unions included the Amalgamated Sheet Metal Workers International, Barber's Union, Bricklayers and Mason's International Union, Electricians Local No 168, International Brotherhood of Blacksmiths and Helpers, International Brotherhood of Painters, Paper Hangars and Decorators, Tyler Trades and Labor Assembly, Typographical Union and United Brotherhood of Carpenters and Joiners. The many unions represented in 1893 reflect Tyler's increasing industrialization and its economic and development boom.

During the late 1910s the number of fraternal and social organization grew and the 1923 city directory lists 26 including organizations for young people as well as a chapter of the Knights of Columbus (established 1910), identifying a large enough population of Roman Catholics to support this lodge. African American groups number four, including two Masonic lodges. New labor groups include Amalgamated Meat Cutters, International Alliance of Theatrical Stage Employees and Moving Picture Machine Operators, International Brotherhood of Boilermakers, Iron Ship Builders and Helpers, Railroad Laborers Union, and the United Garment Workers of America. After 1930 the number of groups in all these categories taper off, especially in the arena of labor and

fraternal societies, suggesting that as the Depression took hold, the influence of unions waned, working people either labored more hours and the unemployed spent their time looking for work. For those with more stability and an automobile, leisure time may have been spent on excursions to parks and recreational facilities.

The Tyler Commercial Club, formed in 1900 and the ancestor of the Tyler Area Chamber of Commerce, was open to men only for many years, although it did occasionally include women on its board of directors. This group tirelessly promoted Tyler business interests, and supported state and Federal programs to boost commerce, trade, business and educational opportunities for Tyler.

The City Library, Parks and Cemeteries

One of the marks of a community committed to education and opportunity for its citizens is the presence of a public library. Tyler's public library had its beginning 1899 as a subscription library founded by five women's' clubs--the First Literary Club, Quid Nunc, Sherwood, Bachelor Maids and the Athenian Club. By 1901 it was converted to a free public library. The goal was "...making books and learning available to all [white] citizens at no charge." Hetty M.B. Sherwin of Jamestown, New York was the first librarian (Tyler Public Library j). Located in various buildings including the old city hall, the public library moved into its own quarters in 1904 upon completion of the Classical Revival style Carnegie Library (NR 1979). With $15,000 donated by Andrew Carnegie's library foundation, construction cost $15,017.78. The architects were Patton and Miller of Chicago and R. H. Downing was the construction supervisor. The brick used came from the Hydraulic Press Brick Company of St. Louis and was shipped without charge on the Cotton Belt. Citizens raised more than $2,000 to purchase the lot from Mrs. A. R. McMahon; furnishings and landscaping also were financed by private donations. A female Tyler citizen requested a donation for the new library from Helen Gould, eldest daughter of railroad magnate Jay Gould. A lifelong philanthropist and library supporter, she responded by providing 675 titles (Tyler Public Library j) for Tyler's new library **(Figure 41)**. Upon opening, the reading room contained many periodicals and a children's department in addition to adult selections. The first librarian in the new building was Mary Sawyer. Her board of trustees included Mrs. John A. Brown, Mrs. C.B. Eppes, Mrs. J. Lipstate, Mrs. E. H. Potter, R.E. Beaird, T.J. Bell M.D., John M. Duncan, Hampton Gary, J. D. Henderson, A. E. Judge, J. B. Mayfield, and C. A. Smith, M.D. (Tyler Public Library g). By 1910 the library had more than 6,000 volumes (Smith County Historical Society t) and 1,818 card holders. A 1936 addition designed by T. Shirley Simons, Sr. cost $25,000. A 1934 13-panel mural was painted by artist Douthitt Wilson and financed by PWA funds. The mural highlights Smith County's agricultural history featuring cotton, blackberries, tomatoes and roses. Cattle and soil conservation also are represented as are industrial activities such as the railroads, canneries, packing houses, and timber. People's National Bank, Tyler's "skyscraper" of the 1930s also is shown.

Parks and recreational facilities also contribute to the well being of a community's citizenry. In Tyler, as in many communities in the United States, cemeteries were the first parks, used for picnics and family reunions on days when grave sites were weeded and flowers planted. Remembrance of Confederate war dead in the spring involved weeding and planting grave sites and is thought to be the origin of Memorial Day, a national holiday that now honors all war dead. Besides cemeteries, the first parks in Tyler developed for public enjoyment appear to have been neighborhood amenities on private property. The earliest known Tyler park is City Park, at the corner of West Queen and North Bois D'Arc in north Tyler **(Figure 42)**. About 1890, private land at this site was used by neighborhood residents as a park and play area for local children. Early improvements and facilities are not known, but an arched iron gateway bearing the words "City Park" still mark the northwest entrance. In 1930 Mrs. Fannie Heffler deeded the park to the City of Tyler. Since that time, City Park and many other older parks in Tyler have been improved with a variety of stone features built as part of PWA and WPA work relief projects. City files

record a North Side Park (City of Tyler I), on the site of Roberts Junior High School. The land was purchased in 1921 and used for a park until 1929, when the property was conveyed to the school board for Roberts Junior High. City Park, private property used for public good, just across the street, appears to have been purchased as a substitute for North Side Park.

Probably inspired by growing public interest in and appreciation for the late 19th century City Beautiful Movement and the concept of city planning as means to improve and enhance the function and aesthetic quality of communities, City leaders discussed installing a park around the county courthouse as early as 1905. Eventually the square was landscaped, but the City began its investment in its people's recreation in 1909 when for one dollar prominent Tyler businessman R. Bergfeld deeded land along South Broadway to the City for a park. Bergfeld stipulated that within six months the City beautify and improve the property for park purposes and continue to use and maintain the land as a park. Failing to do so would cause the land to revert to Bergfeld. In 1913 the City bought this same property, covering eight acres between Broadway and College Avenue and Second and Fourth streets, for $4,000, having "...failed, neglected and refused to comply with the terms of the former deed..." to improve and maintain a park (City of Tyler g). Originally called South Side Park, in time it was renamed Bergfeld Park in honor of its progenitor. The first known City allocations for park purchase occurred in 1912, when $25,000 was set aside for acquisition. Bergfeld Park was among those acquired. Improvements over the years include a stone amphitheater built with $10,000 donated in 1936 by Robert Wood, president of Sears Roebuck & Co. in honor of the Tyler store being the only Sears to show a profit for 1936. A rock lined creek and other PWA/WPA built features also are in the park **(Figure 43)** along with restrooms designed in the late 1930s by local architect T. Shirley Simons, Sr., and tennis courts. The park was the site of the Texas Rose Festival's coronation of King and Queen in 1934, and continues to host many community activities.

Prior to 1929 it is thought that city parks were maintained by the cemetery department (City of Tyler I), which had responsibility for Oakwood Cemetery, Rose Hill Burial Park and Westview Cemetery. In 1929 the Parks and Playgrounds Department appears in the City audit for the first time. The city allocated funds for improvements at South Side Park and North Side Park totaling $3,192.13. The City also supported the East Texas Fair, providing $15,000, and receiving $12,500 in revenues. The City also allocated a small amount of money for the zoo maintained by the Fire Department outside old City Hall (City of Tyler I). By the late 1930s, perhaps as an outgrowth of the 1931 City Plan, the City had a park improvement plan (which was not located during research). At the October 2 1937 City Council meeting the Tyler Park Board recommended City acquisition of six new properties for development as parks and playgrounds. Of these, four were suggested as white facilities and two for "colored" parks (City of Tyler e). At that same meeting City Manager Fairtrace recommended combining the Recreation Department and Cemetery Department with the Park Board, but as of November 1950 the three departments remained separate entities.

Apparently applying a portion of the 1937 Park Board recommendations, the City acquired three tracts of land after October 1937 and was willed a fourth property in 1940: Fun Forest Park (31.72 acres), on North Glenwood Boulevard at North Fenton Street, purchased from heirs of the Strayhorn and Scott families in 1939 and 1940 for $8,556; Lincoln (Colored) Park (2.5 acres), at North Confederate Avenue and West Nutbush Street, given by businessman J.B. Parker in 1938 for park use; and Crescent Park (1.3 acres), at Crescent Drive and North Englewood Avenue, purchased from John L. and Pearl Patterson Tyler for $10 in 1940; LeGrand Public Park and Art Museum (8 acres), on North Broadway, willed to the City for park and museum purposes by Sallie Goodman LeGrand in 1940.

Other Tyler parks acquired before 1950 are: Fair Park (75.2 acres) and the Rose Gardens, on West Front Street, purchased in 1912 from the estate of W. S. Herndon for $4,500; Hillside Park (2.43 acres), on East Erwin at

South Fleishel Avenue, purchased from Sam and Selma Greenburg in 1930 for $4,500; Douglas Park (2.5 acres), in the median on Douglas Boulevard, dedicated for park use as part of the Douglas Park Addition, in 1931 by E. C. Douglas; Oak Grove Park (3.83 acres), at North Carlyle Avenue and East Vance Street, purchased from Lucy Marsh, Mittie Rivers, Sarah Marsh and H.B Marsh in 1931 for $3,000[8]; and W. E. Winters Park (14 acres) formerly used as a municipal trash dump, was purchased in 1937 for park use. After World War II City Councilman Claude Holley proposed the construction of a swimming pool for Tyler's African-American residents, which was built by about 1950 (City of Tyler g).

Most of Tyler's pre-1950 parks include stone improvements such as rock lined creeks, planting beds, picnic tables, trash receptacles and other items built with PWA/WPA and city funding between 1938 and 1942. The pool at Fun Forest Park was built with PWA funds, and improvements to Fair Park and the construction of the Rose Garden were funded by WPA monies; roses were first planted in 1951(City of Tyler I). In the late 1930s landscape architect W. Keith Maxwell met with city park board members and presented a master plan for the new rose garden and park at the fair grounds. The design called for a "boulevard" to run through the park from the Front Street entry, and following a circular route to exit at Houston Street. A 40 by 70 foot pavilion was proposed where experiments with rose culture could be conducted. A picnic section, lighting, gravel walks, native trees and shrubs and a circulating water system also were included (Tyler Public Library b).

East of Tyler is Headache Springs, a park established in 1968, was purchased by the city in 1952 for future proposed use as a sanitary landfill. But when neighboring landowners objected to the dump, the City reconsidered, eventually developing a park instead. Taking its name from a creek flowing though the property, the creek water was used as early as the Civil War era to relieve headaches, and the site was the location of a Confederate pharmaceutical lab, as well as a popular excursion spot in the 19th century.

In 1949 Tyler had six white playgrounds and three "colored" playgrounds at seven city parks and two public schools. The white playgrounds were at Bergfeld Park, Oak Grove Park, Hillside Park, Fun Forest Park, City Park and Lindsey Lane Park. Playgrounds for African American children were at Lincoln Park, W.A. Peete School and Dunbar School (Tyler Public Library k). During the 1948-49 school year, the American Association of University Women operated a playschool for 3-6 year olds at the home of Mr. and Mrs. D.K. Caldwell, on South Bonner Avenue. Academic year playschools operated by the Tyler Recreation Department for several years in the 1940s were increased in 1949 to include two summer playschools for children 3-6 years, one at the Caldwells and the other at Marsh School (Tyler Public Library k).

The City of Tyler historically operated three cemeteries: Oakwood Cemetery on North Palace Avenue at West Oakwood Street (1846); Rose Hill Burial Park (1916), on Troup Highway at South Donnybrook Avenue (**Figure 44**), occupying land sold to the City by Alex Woldert for $5,241; and Westview Cemetery (1888), on Highway 64 west of the city limits, deeded to the City by C.L. Caspary and W.G. Human for $3,300 in city warrants. A fourth cemetery, Liberty Hill, is just east of Loop 323 on East Erwin Street. A private cemetery, it also contains graves of many Tyler citizens.

Tyler's oldest cemetery is Oakwood, established in 1849 when John Lollar sold his land including what is now Oakwood Cemetery and reserved five acres for "burial purposes." Originally called Lollar's Cemetery, and

[8] Mittie Marsh Rivers, and Sarah and Lucy Marsh were English teachers in the Tyler schools.

then City Cemetery, the first burials are thought to date to 1846. The oldest marked grave is that of four year old P.M. Scott who died in 1852 (Texas Historical Commission f). A newspaper editorial from 1863 discussed the condition of the cemetery as a "burning disgrace" to Tyler's citizens and a "blot upon the reputation of the town" (Texas Historical Commission f). In 1874 Tyler citizens agreed to build a wood fence and lay out walks and drives, but the fence apparently was not built until 1885. Garden Valley Road was re-routed at this time to remove it from its diagonal southeast-northwest path through the cemetery. The City hired a sexton to maintain the cemetery in 1878, but as late as 1880, newspaper articles were still deriding the deplorable condition of the grounds. In 1904 the City hired William A. Woldert to locate old graves, map the grounds and mark plots with iron pins. In the 1930s the present iron gates were installed and WPA-funded labor built the present stone wall around the perimeter. A strip along North Palace used for African American burials, and containing the unmarked graves of some slaves, was filled in and leveled at this same time. Additions to the original cemetery acreage include the 1883 Clay addition, the 1880s Bethe (Batey), and Davis additions, the 1894 Rowland addition, the 1915 Ward, and Wilks additions, the 1904 Herndon addition, the 1904 partition of the 150 foot x 104 foot Beth-El addition for Jewish burials (which began in 1884), and the 1942 City of Tyler addition (Smith County Historical Society z). Oakwood is the resting place of Tyler's earliest residents, many of whom were prominent in state and local affairs, as well as Confederate dead and veterans of other conflicts from the Mexican War to World War II. Its African American and Jewish sections reflect the diversity of Tyler's early population. Its landscaping, stone monuments and memorials reflect 19th and early 20th century aesthetics. Oakwood, Rose Hill and Liberty Hill cemeteries are still in use.

Beginning in 1891 the City began disposing of unused parts of the 101 acre Westview Cemetery due to lack of use brought about by complaints regarding the high cost of plots and other mistreatment (City of Tyler g). Four acres were sold to Bryan Marsh in 1891, and L.L. Jester purchased 72.9 acres in 1905 and three acres in 1912. Congregation Ahavath Achim bought .633 acres in 1939. In 1942 the city retained 12.98 acres, with about two-thirds used for burials (City of Tyler g).

City Government and Civic Improvement

Upon incorporation in 1850 the new municipal government assumed responsibilities for civic leadership, and opportunities to contribute to the economy, citizen protection and civic improvement. City involvement in community development was shaped by changing politics, finances and trends over time resulting in municipal leadership that enhanced not only the welfare of Tyler's citizens but its stock of historic resources, especially in the areas of public and institutional buildings and infrastructure. Included are government and hospital buildings, recreation facilities and streets, bridges, flood control, water delivery, and other infrastructure. Perhaps the most important contributions were fire and police protection, a free lending library, parks and playgrounds, a public hospital, and the provision of utilities. While many of the resources associated with these services have been lost, some are known to survive, and others may surface through future research.

In the early days, drinking water was provided on the west side of the square, in the block west of Broadway, by a spring captured and contained in two marble troughs. While it is not known if either of these were available for African Americans to use, one of the troughs included a reservoir near ground level that allowed dogs to drink. Residents and business owners supplied their own water from wells or creeks. In 1883 Tylerites voted a bond issue to construct a water plant on Victory Lake, a private pond about 1,000 feet long and about 300 feet wide at its earthen dam on Turtle Creek. The lake was located where Victory Drive now is, between Beckham on the east and Donnybrook Avenue on the west, just southeast of the Charnwood Residential Historic District (Smith

County Historical Society p). Residents needing water could obtain it from Victory Lake, although some sources say the water was of poor quality. Victory Lake also provided boating, picnicking, fishing and swimming, and was owned by members of the prominent Rowland family.

Recognizing a need for a better water supply, City officials took water from a larger grist mill pond about four miles from town. After buying land at this site, the City built an earthen dam in 1894 forming Lake Bellwood. Still in use, the dam was raised and the spillway renovated twice, and because of its construction technology the spillway was listed in the National Register of Historic Places (NR, 1977). Lake Bellwood served as Tyler's primary surface water source until 1950, when Lake Tyler was completed. The untreated water from Lake Bellwood is used for industrial purposes and in irrigation of local golf courses, and the site provides limited recreation (City of Tyler h:1). Since 1950 other water sources have been added to serve the city's growing needs.

Several efforts to establish a gas plant in Tyler began in 1887, but none were successful until 1907 when John H. Fitzgerald of Palestine received a franchise from the City. Completed in 1908, the Tyler Gas Company provided gas, heat and power to local customers as well as to fixtures around the public square, but the company was always on shaky financial ground. In 1925 the company was reorganized as the Tyler Natural Gas Service Company and it converted from the old type of gas, made from burning coke, to natural gas, supplied from fields in Oklahoma (Smith County Historical Society r). Electricity came to Tyler in 1888 when the Tyler Electric Light and Power Company was formed by Tyler residents J.D. Moody, F. L. Dilley (of Dilley, Connally and Mansfield, a large Tyler hardware and machine company) and John Durst. In 1890 the company hired an experienced manager Arthur Eugene Judge, a nephew-in-law of prominent Tyler businessman and land speculator Thomas R. Bonner. Judge became president and manager after purchasing 25 percent of the company's stock. Customer rates in 1893 for monthly 10 candle power service was $1.00 until 10 p.m., $1.50 until midnight and $2.00 for all night. Service at 16 candle power also was available (Smith County Historical Society s). The first lighting on the square was by kerosene lantern; in January 1873 "elegant gas lamps" illuminated the square (Smith County Historical Society hh). By 1930, the city funded a new "white way" street lighting project. Contractor N.E. Busby erected 89 "modern, ornamental light standards around the square and from the Crescent Laundry to the post office on Ferguson Street and from the high school to Locust Street..." (Tyler Public Library b).

At the turn of the 20th century city leaders were focusing on civic improvement, health and safety, passing regulatory codes to ensure public welfare. With the tremendous population increases of the previous 20 years, and related denser development, the traditional laissez faire approach to life was changing. 1905 was a big year for public improvement in Tyler. The backyard outhouse was proving a health hazard and a public nuisance due to noxious odors. Surreptitious use of electricity was common and the need to remove trash and refuse from yards urgent. Better regulation of drinking water was needed and Tyler citizens passed water works bonds in the amount of $91,000. In 1905 City leaders passed sanitary laws to be enforced by the police, specifically the location of water closets. That same year a franchise sewer system was in place, although it did not serve the entire city, nor was it mandatory. During the summer of 1905 a city scavenger was retained to haul refuse and clean closet boxes, and the City had a health officer. Tapping of electric wires was made illegal (Tyler Public Library e). A new park was considered for the area around the courthouse, which until that time was undeveloped and unlandscaped (Tyler Public Library e). To improve downtown safety and comfort, the City employed a City Engineer to deal with sidewalk and street improvements and uniformity of grades throughout the city. Southwestern Development Company was selected as the general contractor for "granitoid" work in the city, building sidewalks, curbing, steps, porches, well curbing, coping and foundations. Concrete sidewalks also were built on North Spring in response to a City Council order to North Spring merchants to build "good and substantial sidewalks." In 1908, the third Smith County Courthouse was demolished to make way for a grand Classical Revival style courthouse. Sited in the

middle of the square, it was a major city and county landmark until it was razed in 1954. At that time downtown Tyler took on a new look and a new circulation pattern when the courthouse block was bisected by an extension of Broadway and a new modernist courthouse, the fifth, erected east of Broadway. The block west of Broadway was made into a public square.

While public improvements such as sanitary measures, sidewalks and landscaping were intended changes in the downtown landscape, intermittent fires created unintended changes. As early as the 1870s and 1880s fire destroyed parts of the city center. In 1906 the block between Erwin and Ferguson east of the square burned, destroying nine houses and all outbuildings. A similar fire about 1900 occurred on West Ferguson (Tyler Public Library e). Tyler's first fire department formed in 1882 under the leadership of merchant and civic leader John B. Douglas, who served as its first chief. Douglas was a partner in the mercantile establishment of Brown and Douglas, and with his wife Kettie invested in real estate. They were important figures in the building and financing of the Methodist's 1890 church. The 25 member City volunteer fire department was formed with men from the Cotton Belt machine shop fire brigade. The City volunteers fought fires with a hand-drawn hose reel containing 500 feet of hose, replacing earlier bucket brigades. After John B. Douglas' death in 1893, Joseph J. Daglish, a Cotton Belt mechanic, served as Tyler Fire Chief and was a successful businessman as head of Daglish and Oden Hardware. Chief Daglish became mayor in 1915 in retaliation against the former mayor who reneged on the purchase of needed fire equipment. Daglish then began a movement to abolish the office of mayor under the aldermanic system, which resulted in the city adopting its present Commission-City Manager form of government. Daglish remained on duty as chief until failing health forced him to retire in 1921. He remained a resident of the 1888 City Hall and Central Fire Station (demolished) until his death in 1935. **Figure 45** shows the City fire department about 1910.

Fighting fires in the 1880s was hampered by poor water pressure. One resident quipped, "The water supply was so weak the other day that it couldn't run down hill without stopping to rest. Unless more pressure is obtained, and a fire should burst out, our only hopes is in [sic] buckets and tin cups" (Smith County Historical Society q:4). One of Tyler's more spectacular fires was the "Fruit Palace Fire" of December 13, 1903. The fruit palace was a large two-story frame building with three-story corner turrets built in the late 1880s at the northwest corner of Front and Vine as a commercial venture to showcase the East Texas fruit growing industry. At the time of the fire the building was occupied by teachers and students from nearby Tyler Commercial College. Out of control by the time the fire department arrived, flames shot 75 to 100 feet in the air and the entire building collapsed 35 minutes after the fire was discovered. No one was killed.

By 1905 the department had one chemical engine, one hose cart, and four horses. Twenty-two fires were extinguished that year. In 1908 the department completed its transition from volunteer to a regular paid department, and had three pieces of equipment and six horses. That year Chief Daglish prudently requested some basic equipment including a map of the city with the streets labeled. By 1916 the department was motorized. Beginning in the early 1930s neighborhood fire stations were erected to serve Tyler's expanding residential development. Sub-station No. 1 at Hillside Park was erected in 1930, and survives today. Sub-station No. 2 on East Queen and North Broadway is another known surviving sub-station; it has been converted to a residence.

Law enforcement in Tyler began in 1846 with Federal and city marshals, and during Reconstruction Federal troops were involved in policing. In 1909 Tyler's city marshal, J.J. Ray, became the first City police officer. Ray became the first chief in 1916 and Tyler has had only nine police chiefs since that time. During the 1920s and 1930s police headquarters were in a room of the county courthouse. The department purchased its first car in 1923 and in 1924 Cliff Hudson became the department's first detective. Uniforms were worn for the first time in 1932, and officers had to buy their own. By 1936, in the midst of the oil boom, Tyler was nine square miles

and had a population of 23,150 people. The department had three cars. In 1938 police headquarters was moved to the City Hall/Fire Station, and officers began to get one day off each month as well as benefits. More changes came in the 1940s when officers went to an eight hour shift, six days a week, the first African American males were hired for work in African American neighborhoods and the department came under Civil Service rules. A separate police building was not erected until 1955. The hiring of female officers and the integration of the department occurred in the 1960s. Public drunkenness, vagrancy and prostitution were some of the more common law enforcement problems in the 19th and early 20th centuries, and respectable women were never out after dark unescorted. In fact, until the early 1900s local laws prohibited women from being out alone after 10 p.m. During the oil boom prostitution was a particular problem in the depot area and slightly southeast of the square. Municipal Court docket books reveal that the law divided houses of prostitution into two categories: the cut rate bawdy house and the high class fancy house (Findley Interview 1999).

By the late 1920s, civic and business leaders were moving toward upgrading and modernizing established city services such as water and sewer plants. Population increases of the 1920s, the discovery of the East Texas Oil Field in 1930 and 1931 and its attendant population surge, and the antiquated state of existing facilities moved City leaders in 1930 to take steps toward new, larger capacity systems. A new sewer plant was built in 1930 on a branch of Blackfork Creek northwest of the city by W. B. Carter of Tulsa, Oklahoma, from plans drawn by consulting engineer H. L. Thackwell of Jacksonville, Texas (City of Tyler, g). Just as the plant was finished, the City realized the it would almost immediately be of inadequate capacity. An addition to double the new capacity was discussed as early as March 1932, resulting in a subsequent enlargement project. The existing water supply system was surveyed in 1938 by the Kansas City engineering firm of Black and Veatch to determine where and in what manner the system could be enlarged. Focusing on the Prairie Creek watershed, the engineers considered three separate reservoir sites (Tyler Public Library b). More water storage was realized in 1950 when the new reservoir at Lake Tyler came on line.

The Depression that hit the rest of the country initially spared Tyler. The railroads moved lots of oil and supplies and the passenger trains were busy transporting visitors and new residents. Business continued to be good until the mid-1930s when jobs and pay checks decreased. Men were laid off in significant numbers. As the oil fields stabilized, Tyler began to feel the Depression of the rest of the country (Smith County Historical Society k).

Although the Depression in Tyler did not deepen at once the way it did in most parts of the country, City officials lost no time in applying for state and Federal monies available through a variety of work relief programs, including the Public Works Administration (PWA) and the Works Progress Administration (WPA). As early as March 1932, Tyler applied for funding from the state to complete an underpass and roadway approaches at the Cotton Belt tracks on state highway 64 (City of Tyler g).

The Texas Rehabilitation and Relief Commission was established in May 1933 to coordinate and unify administration of relief funds from Federal and state sources. County relief boards were created in October 1933 to deal with problems of unemployment by organizing work opportunity projects. Smith County's relief office (Board of Welfare and Employment) was headed by prominent Tyler residents and businessmen: Sam A. Lindsey, a judge and founder of local telephone companies, Sam R. Greer, Ben J. Nasits, Dan Meehan and Ed Worsham. The office had five employees including administrator Elizabeth Gardner, who received a salary of $200 a month.

Between March and September 1933 Texas had an average of 850,000 to 900,000 people on relief each month, and the numbers rose as the months went by. As the summer of 1933 came to an end more people went on relief as a result of rising food and living costs, depleted personal funds, the cost of starting children to school and the exhaustion of traditional relief funding sources such as city and county monies, private charities, churches, homes for the aged. In Smith County 1,358 new families were added to the relief rolls **(Table 4)** during August

1933 (Texas State Library f). Families headed by unskilled laborers counted for most of the destitute. With the oil boom in full swing skilled workers had a much better chance of finding work, as the following numbers reveal. In March 1935 an addition 35 families were on relief as the Depression deepened.

Table 4: Smith County Residents on Relief

	August 1933	March 1935
Laborers	1,289	116
Skilled Mechanic or Worker	43	159
Office/Clerical	14	26
Other	12	201
Salesmen	not given	13
Domestic and Personal Service Workers	not given	129
Farm Operators	not given	481
Farm Laborers	not given	268
Total	1,358	1,393

To combat local unemployment and help destitute families, Tyler received PWA funding for 11 work relief projects in 1935: water works improvements, a music hall and auditorium, a fire station, an addition to the Federal building, an elementary school in north Tyler, a high school for African American students, an addition to an existing elementary school, completion of Bonner Elementary School, and additions to Roberts Junior High School, Gary Elementary School and Hogg Junior High School (Texas State Library f). In 1938 the City Commission appointed architect Shirley Simons Sr. to act as an advisor/designer on bids and proposals for Federal projects (City of Tyler e), and to perform design services. By 1942, when Depression era relief programs ended, the City of Tyler had applied for and received 31 grants from Federal (PWA or WPA) or state programs for public works projects, among them brick and concrete paving **(Figure 46)** for dozens of Tyler streets (City of Tyler g). In addition, the city funded another 25 projects using tax monies and property owner assessments (City of Tyler g). These programs financed the 1937-38 Tyler City Hall designed by architect Simons, improvements at Pounds Field, the local airport established in 1929, construction of neighborhood fire stations, the widening of north Broadway, erection of Mother Frances Hospital (designed by Simons with brick supplied by Dolph Bateson Construction Co.), a swimming pool at Fun Forest Park, the rock lining of city creeks, removal of the Lufkin branch railroad tracks, purchase of a site for Tyler Day Nursery started by the Tyler Council of Church Women, an addition to the Carnegie Library, laying of new water and sewer lines, construction of storm sewers, construction of an auditorium at the T.J. Austin "Negro" School, erection of "colored" restrooms south of the square, and erection of a cafeteria and library at Tyler Junior College (City of Tyler g). A Civilian Conservation Corps (CCC) camp operated at nearby Tyler State Park, building facilities there. This project also helped local unemployment.

Adequate hospital facilities were lacking in Tyler as late as the 1930s, when construction began on Mother Frances Hospital **(Figure 47)**. The population increase brought about by the oil boom created an urgent need for a larger, better equipped hospital. In the early days private physicians ministered to the sick and infirm. The Cotton Belt built a hospital for its employees in 1888, and a few small private hospitals and "sanitariums were built in the early 20th century including King's Daughters Hospital, organized by Carrie Jones Wild, a sister of attorney Tignal Jones and teacher Mattie Jones. The City operated a public hospital facility as early as 1910, when it purchased an existing building and made "... some needed repairs..." for $3,500 (Texas State Library e). City records from the 1940s identified this facility as the "old pesthouse" property near Connally Street and Glenwood Boulevard in west Tyler. Unsuccessful bond issues stalled construction of a modern hospital throughout the 1920s and early 1930s. When money became available through New Deal programs such as the PWA, City officials applied for and received funding, although they apparently were not eager to fund the project. Third on a list of projects, the efforts of Tyler businessmen and civic leaders E. P. McKenna, Sam R. Hill and architect T. Shirley Simons, Sr., and the lobbying of local physicians got the project moved to the top of the list. After reviewing possible construction sites, and conferring with the chairman of the City Commission, who impatiently replied "Put it anywhere between the Neches and the Sabine Rivers and it will be 100 miles closer than any decent hospital is now" (Smith County Historical Society v), the Hospital Holdings Company chose a wooded knoll overlooking the intersection of East Houston and Dawson Streets just off Beckham Road. In 19334 Shirley Simons drew the plans, modeled on Duke University Hospital in Durham, North Carolina, and also designed the 1948 addition. After overcoming construction and equipment funding problems, the important question of an administrator was faced. The Tyler Hospital Holdings Company was not interested in running the facility so they approached several Catholic and Baptist groups, among others. Only the Sisters of the Holy Family of Nazareth in Chicago were seriously interested. The city contracted with that order, which proposed the name Mother Frances in honor of Frances Siedliska, founder of their order. Community response was mixed, and prejudice surfaced within predominantly Protestant Tyler about having Catholic administration of the new public hospital. However, the hospital and its staff soon proved their worth and skill, when the facility, not yet open, responded "without fanfare, but in service" to provide care for victims (mostly children) of the New London school disaster, caused by an exploding boiler. In time, remaining concerns diminished under the able leadership of Mother Ambrose and subsequent administrators. In 1947, the order bought the hospital from the City repaying all the money invested by the City of Tyler. By 1949, Mother Frances had become a regional treatment center for polio and Sister Janine Polinska organized a psychiatric unit (Smith County Historical Society v). The hospital expanded again in the 1960s and subsequently thereafter.

Adopting the first city plan in 1931, the City of Tyler realized the need for comprehensive, standardized approaches to specific development issues. The timing was excellent with the first plan approved just as the oil boom was beginning, an event that rapidly increased the population by about 61 percent in less than 10 years. The plan assisted the city in meeting "...the unusual and extraordinary requirements attendant upon such an abnormal increase and unexpected rate of growth and to continue to maintain the enviable reputation of being one of the most up-to-date and desirable cities in the entire Southwest" (Koch:1) In the late 1930s the City determined to revise and update the plan, encouraged by several World War II era papers discussing the need for post-war planning. Prepared by the United States Conference of Mayors in 1943, and planning consultant O.H. Koch (ca.1943), these documents underscore the ways city planning can avoid duplication of efforts, reduce costs and coordinate various aspects of planning and development within a community (City of Tyler d).

The City took this advice to heart an contracted with the firm of Koch & Fowler, City Plan Engineers of Dallas for a revised plan, which was approved in 1945. The 1945 plan included several elements, or sections, that

address issues such as circulation, street layout, the airport, recreation and parks, education and schools, civic beautification, auto parking, and land controls such as zoning, and subdivisions and made recommendations for strategies to address problems of traffic and circulation, land use, and development. The plan includes a number of ideas that affected future development and modified existing historical patterns.

Recognizing the economic importance of the central business district and the courthouse square, the plan proposed a four street "distributor loop" intended to allow traffic to skirt the business district for easier cross town travel while bringing motorists to its edges, where access to its heart could be accomplished. The four streets were identified as Front Street on the South, Palace Avenue on the west, Oakwood Street on the north and Poplar Avenue-Beckham Road on the east (Koch:11-12). Another recommendation focused on the construction of Vine Avenue between Front and Houston streets using the abandoned right-of-way of the old Lufkin Branch of the Cotton Belt Railway. This new street was a diagonal connector from the southwest portion of the city to the southern edge of the central business district and was desired as a link to proposed state and Federal highway projects such as U.S. Highway 69 to Jacksonville (South Broadway) and the then proposed Frankston Highway. A master street map **(Figure 48)** shows the locations of proposed outer belt lines and diagonal connections. One follows a portion of the route taken by Loop 323 when it was built at a later date (Koch:13-18). Many of these circulation ideas were implemented, and Tyler's current city center traffic corridors include Front Street, Palace, Beckham, Houston and Vine. Oakwood plays a minor role ferrying traffic from Broadway to East Tyler; west of Broadway, the Cotton Belt tracks interfere with a direct east-west cross town route through the central city.

Addressing recreation, the plan cites the decrease since 1900 in the average hours worked each week and the need to provide recreational facilities for the public welfare. Advocating free supervised recreation for boys and girls of various age groups, the plan presents typical ideas for playgrounds, neighborhood parks and play fields **(Figure 49)** and encourages the Tyler Park Board to expand its supervised recreation programs, and increase the number of existing parks (Koch:19-27). Areas of the city without neighborhood parks, or those at a mile or more from an existing park were recommended to receive park space, including the northeast and northwest portions of the city, southwest along Noonday Road, and adjacent to Butler College, among other locations. Facilities suggested for expansion included Fun Forest Park on Glenwood Boulevard, Central High School Park, and Hillside Park in East Tyler. A number of parks and an athletic field for African Americans also were recommended. Discussing future school sites, and play grounds associated with schools and the distribution of schools throughout the community, the plan recommended establishing standardized "service radii" for schools and identified Tyler Junior College as one of the state's best (Koch:39-52). Recognizing the growing problems of vehicular parking within city centers, the plan made no definitive recommendations, instead suggesting a parking study to guide future planning on this issue.

According to the Koch plan zoning in Tyler was present as early as 1930. Zoning was generally considered successful in protecting property owners and the community as a whole from substandard buildings that lead to blight. Zoning as a means of eliminating non-conforming uses achieved less success. To increase the retirement of non-conforming uses, the plan recommends ordinances that impose time-limits on use and a study that identifies areas containing such uses. The recommendation of time limits on non-conforming uses may have contributed to the loss of historic vacant residential properties within the heart of Tyler during the 1950s, 1960s and 1970s, and may have encouraged the demolition of 19th and early 20th century commercial buildings considered obsolete at that time. To monitor the subdivision of land, the plan recommends the involvement of the City Planning Commission and the adoption of the City Plan Section of the American Society of Civil Engineers (1936) as a minimum model for subdivision standards (Koch:62-67). In keeping with these ideas, the City Planning Commission took an almost immediate interest in subdivisions, approving such as early as 1946. Among those

plats approved that year are Patterson Heights, Jim Negem's Subdivision No. 3, and the Re-Subdivision of Herndon's Addition. In 1947, the public works department consisted of long time City Engineer J.P. Ferrell as its director, with street, sanitation, engineering, inspection and equipment divisions. The engineering division included city planning and zoning, surveys and records and design and construction departments. The boom that began with the discovery of oil in 1930-31 showed no signs of diminishing in the immediate post-World War II period. A total of $6,500,000 in building permits were issued for Tyler development projects in 1949 and 1950, more than any other year up to that time (Tyler Public Library b). Most of this development was residential, and it is in Tyler's dwellings that much of its history can be read.

Architects and Builders

The history of community planning and development is inextricably linked to the rich interaction of economics, population, entrepreneurship and social and cultural structures and trends. An important part of the story is the contribution of builders, contractors and architects to the creation of the built environment. Early records reveal few contractor or architect's names, and the absence of a complete run of city directories and newspapers is especially detrimental to establishing a record of 19th century craftsmen and designers working in Tyler. However, research with city directories, deed records, mechanics liens, city records, and a variety of publications as well as research conducted for individual and historic district nominations has identified the following list, which is organized by decade to show the active years of each professional. These individuals and firms built a large portion of what we see today in central Tyler and some no doubt were responsible for resources that no longer exist.

Table 5: Tyler Contractors and Architects 1846-1879

Contractors/Builders	Contracting Specialty	Architects
Littleton Yarborough	brickyard (1851)	Unknown
George W. Bates	brickyard (1854)	
Charles Cheatham	brickyard and mason (1854)	
Samuel Q. Richardson	brickyard (1854)	
Huggins	brickyard (1855)	
Thomas B. Erwin	brickyard (1858)	
Beverly Walker	brickyard (1878-80)	
Newton, Ragland & Hunt	brickyard (c. 1879)	

Table 6: Tyler Contractors and Architects 1880s

Contractors/Builders	Contracting Specialty	Architects
W.W. Kidd		George A. Bothwell
E. L. Clay	dresser of lime, brick & cement	Bothwell & Shaw
S.W. Hunt	brick contractor	
Kidd & Parkhurst		
W. H. Bradbury	builder & contractor	
H.C. Collier	painter/paper hanger	
M.P. Baker	mechanic	
Charlie Moore	brick mason and contractor	
J.F. Ford		
S. P. Ford		
G.E. Abernathy		
W. H. Ames		
W. J. Barron		
T.D. Bird	carpenter	
W. W. Bird	carpenter	
A.G. Brown		
*Peter Clements	carpenter	
M.C. Costello	plasterer	
John Givens		
George W. Johnson		
James Johnson		
J.W. Loggins		
J.F. McCarty		
G.M. Northrup		
B.G. Olsen		

Table 6: Tyler Contractors and Architects 1880s		
A.J. Porter		
J.M. Roberts		
*Hosea Robertson		
Henry Stupp		
J.L. Spruill		
R.F. Swan		
Robert Timmons		
Ford & Baskin		
E.S. Tucker		
W.G. Wales	joiner	
Harvey Brower	brick contractor	
P.D. Ferris		
Ferris & Brower	brickyard	
R. Hill	brick contractor	
W.D. Ragland	mason	
William C. Scott	brickyard	
*signifies African American		

Table 7: Tyler Contractors and Architects 1890s		
Contractors/Builders	Contracting Specialty	Architects
Charlie Moore	brickyard and mason	George L. Barber (Knoxville, Tennessee)
M.P. Baker		Alfred Giles (San Antonio)
J.M. Mathis	carpenter	
Frank L. DeShong		
H.A. Mackie	carpenter	

Table 7: Tyler Contractors and Architects 1890s		
A.W. Burns		
M. Murray		
W. H. Allen		
Henry Horgbrook		
Lassetter & Kennedy		
T.C. Spencer		

Table 8: Tyler Contractors and Architects 1900s		
Contractors/Builders	Contracting Specialty	Architects
H.H. Chambers		Hubbell & Greene (Dallas)
Charlie Moore		Bothwell & Shaw
M.P. Baker		Robert H. Downing
J.M. Mathis		
Frank L. DeShong		
* Thomas Branham	carpenter	
* Henry Dawson	carpenter	
* James Gray	carpenter	
* Maxey Hall	carpenter	
* Abraham Henderson	carpenter	
* Eugene McNeeley	carpenter	
* Thomas Montgomery	carpenter	
* James Nealey	carpenter	
* Edward Swan	carpenter	
* John Wood	carpenter	
* signifies African American		

Table 9: Tyler Contractors and Architects 1910s

Contractors/Builders	Contracting Specialty	Architects
W. H. Arnold		Unknown
N.A. Briley	carpenter	
J . L. Carter	carpenter	
H.H. Chambers		
J.M. Mathis		
Frank L. DeShong		
S.W. Loggins		
Sam R. Hill	brick layer	
George R. Hill	brick maker and contractor	
William P. (Pat) Hairston	carpenter	
W. H. Barron	carpenter	
J.G. Duncan	cement	
J.D. Frizzell	plumbing	
A.E. Harris	cement	
W. E. Jones		
Solomon Lassetter	carpenter	
P. B. Ligon	general contractor	
C. J. McDonald	carpenter	
J.M. McGinney	general contractor	
J.F. McMurry	carpenter	
Daniel Moore	general contractor	
Morris Brothers	marble, granite	
Roebuck & Stephens	tin	
F.S. Sewell	carpenter	
E. J. Shippey	carpenter	

Table 9: Tyler Contractors and Architects 1910s

W.E. Skeels	general contractor	
Tyler Marble Works		
I.P. Walker	carpenter	
H.B. White Mfg.	plumbing & tinners	
J.M. Williams	carpenter	
J.R. Cawthon		
S.J. Cawthon	carpentry & concrete	
B. Y. Chambless		
A.P. Exum	cement	
J. H. Fleming	carpenter	
George Fleming	carpenter	
W.W. Funderburgh	general contractor	
Jim Gray	brick contractor	
L.J. Luman	carpenter	
S. W. Loggins		
Sam McGee		
Charlie Moore, Jr.	brick contractor	
V.L. Moore	concrete	
H.J. Rix	grading	

Table 10: Tyler Contractors and Architects 1920s

Contractors/Builders	Contracting Specialty	Architects
Louis Barron	brick	T. Shirley Simons, Sr.
T. C. Bunyn	brick	Clyde Woodruff
B.Y. Chambless		Sam H. Bothwell

Table 10: Tyler Contractors and Architects 1920s

A. P. Exum		Charles D. Hill (Dallas)
G.T. Fleming		Robert H. Downing
L.H. Hallmark	cement	J. J. Wagner
S.R. Hill	building contractor	Web Kennedy
G. R. Hill	brick	
W. H. Knight	building contractor	
S.W. Loggins	building contractor	
J. M. McGinney	building contractor	
R.J. Potter	general contractors	
E. J. Shippey	building	
Campbell & White	general contractors	
H.H. Chambers		
T.R.Collins		
E.L. Butts		
Crisman & Nesbitt (Dallas)		
Charles S. Speaks		
William P. (Pat) Hairston		
Lawrence & Briley		
J.C. Townsend	house moving	

Table 11: Tyler Contractors and Architects 1930s

Contractors/Builders	Contracting Specialty	Architects
T.R.Collins		T. Shirley Simons, Sr.
Buck Thompson		Howard Meyer (Dallas)

Table 11: Tyler Contractors and Architects 1930s

A.D. Arnold		Roy T. Nunamaker
Luther Anderson		James P. Baugh
E.L. Butts		W. R. Massey
E.E. Barbee		F.G. McCune
E. H. Barbee		Frank Montfort
G.G. Martin		E. A. Nolan
Hobart Plunkett Constr.		C. J. Pate
A.J. Collins		Henry Alsop
T.E. Swann	general contractor	
J.E. McDermott		
William P. (Pat) Hairston	carpenter	
J. H. Allen		
T. L. Bryan		
A. M. Campbell		
O. W. Collins		
R. T. Collins		
Monty deMontel		
A. P. Exum		
T. M. Hall		
S. J. Long		
J.J. McLoen		

Table 11: Tyler Contractors and Architects 1930s		
E. F. Meritt		
W. M. Nettles		
R. V. Parker		
T. H. Stanford		
Mack Shaw		
Stedman-Winn Tile Co.		
H.E. White		
C.V. Young		

Table 12: Tyler Contractors and Architects 1940-1950		
Contractors/Builders	Contracting Specialty	Architects
*F.A. Dickson	cement contractor	T. Shirley Simons, Sr.
Buck Thompson		Howard Meyer (Dallas)
A.D. Arnold		Donald S. Nelson
E.E. Barbee		Carl A. Gregory
E. H. Barbee		Melvin J. Cates
J.E. Foster & Sons (Dallas)		Jackson L. Cates
William P. (Pat) Hairston	carpenter	Gregory & Cates
A. M. Campbell & Company		David G. Connally
Harry Allsman		C. J. Pate
George B. Barron		E. Davis Wilcox

Table 12: Tyler Contractors and Architects 1940-1950		
Frederick T. Bass		
Arthur P. Exum		
William S. Blair		
Henry Breckel		
Cornelius Brockman		
Joseph C. Brumbelow		
Robert Clanahan		
Monty deMontel		
William Ferguson		
B. Perk Fleming		
Harold W. Harvey		
Reuben W. Hendrix		
Rayford B. Herrin		
Frank C. Jernigan		
George S. Kent		
Hunter H. Knight		
John A. Massey		
Eli T. McKinney		
James J. McLoen		
Floyd B. Moreland		

Table 12: Tyler Contractors and Architects 1940-1950		
William M. Nettles		
John J. Newsom		
Ross V. Parker		
Robert L. Peabody		
Hobart J. Plunkett		
Richards & Holloway		
Mack Shaw Tile Co.		
William A. Stripling		
Tyler Construction Co.		
Hugh E. White		
Wilbert Willis		
* signifies African American		

NEIGHBORHOOD DEVELOPMENT

The Early Years: 1844-1869

While a few Anglo-Americans lived in other parts of East Texas in the 1820s and 1830s, Euro-American settlement of the area that became Smith County did not occur until the Congress of the Republic of Texas opened the lands of East Texas in February 1840. One of the earliest Smith County settlements was surveyor James C. Hill's 1843 founding of the area known as Pleasant Hill, southwest of Tyler near Whitehouse. Settlement of Tyler began in 1846 with community development the direct result of the population, economic and social factors described above. Construction is tied to periods of growth supported by settlement, agricultural expansion, timber harvesting, legal, governmental, financial and insurance services, retail and wholesale businesses, the arrival of railroad service and railroad-related business, industrialization, and the discovery of oil in East Texas. Little physical evidence of Tyler's earliest development survives, having been removed by successive waves of newer businesses, residences, churches, schools and industrial facilities. Most of Tyler's surviving resources date from the 1910 to 1950 period, and are strongly linked to the economic and social factors that shaped the city. Because of the diversity of extant resources, the geographical size of the city and the sheer numbers of historic neighborhoods and properties, the following discussion of neighborhood development focuses on 14 representative locations

within the city, which include a wide range of resource types, styles and eras. **Figure 50** shows Tyler in 1937 identifying the 14 areas discussed below.

The first activity to directly affect the land that became Tyler occurred in 1844, when James C. Hill surveyed 640 acres of land for Issac Lollar (Whisenhunt: 1983, pp.1-4). A portion of Lollar's land became the original town plat and forms the heart of the community, containing the courthouse square and surrounding business district as well as homes, churches, and the buildings of civic, cultural and fraternal groups. Smith County was organized in 1846 by the first congress after Texas became a state. On February 6, 1847 commissioners purchased a 100-acre site from Edgar Pollitt for $150 and the town was laid out in 28 blocks around a central square by surveyor Thomas Jefferson Hays. Each block contained a number of lots of various sizes (Figure 1). Hays included nine unnamed streets in his town plat, four east and west and five north and south. They were named later by common consent, and designated as follows: the east-west streets were Locust, Cherry (Ferguson), Walnut (Erwin) and Elm, and the north and south streets were Washington (Bois D'Arc), Hickory (College), Broadway, Spring and Federal Court House (Fannie, Fannin). Broadway was 90 feet wide, the others were 50 feet wide. Smith County built a log courthouse built in 1847 on the north side of the square. The first civic building in Tyler, it was replaced by another log courthouse in the center of the square that same year; jail space was provided in a separate log building. Settlement of early Tyler progressed quickly. County elections, the organization of a united Protestant congregation, the progenitor of Marvin Methodist and First Baptist churches, the community's first post office, plans for building a permanent courthouse occurred in 1847.

Tyler was incorporated by the Texas Legislature in January 1850. That year Tyler's real estate was valued at $14,750 (Woldert 1948), and farming, trade and related businesses were the community's primary economic base. Throughout the 1850s, Smith County gained population as new communities were established. Tyler, as the county seat, attracted business and professional enterprises such as millers, merchants, physicians, attorneys, dentists, teachers and clergy. The Federal government established a Federal courthouse in Tyler about 1852 (Smith County Historical Society w) and began hearing cases as a U.S. District Court seat (Texas Historical Commission b). In 1852 a new brick county courthouse was built on the site of the second courthouse. Early residential development took the form of log houses with single or double pens separated by a breezeway, or dog-trot, other wood buildings sided with planed wood planking. Commercial development included Alfred W. Ferguson's five brick stores on the northwest side of the square, built between 1855 and 1858, and Colonel George Yarborough's three-story building on the northeast side of the square, which he built as a dry goods store (*New Handbook of Texas*:607-608).

In the antebellum period, agriculture, with 82,043 acres of improved farmland in the county in 1860, remained the county's primary business, and this along with mercantile activities, transportation, legal services, logging and lumber production supported Tyler's growth. Federal troops occupied Tyler in June, 1865, marking the beginning of Reconstruction. At the start of Reconstruction, trade nearly stopped and cotton crops produced low yields. Large stores in Smith County closed, replaced over time with smaller mercantile establishments such as Brown and Douglas (Smallwood 1995:ch.11, n.p.), owned by local merchants J. H. Brown and John B. Douglas. However, farmers responded to sagging agricultural profits by diversifying with corn, cane and potatoes, thus easing Smith County's transition through the early days of Reconstruction. By the end of the decade, Smith County had recovered somewhat, compared to other communities in East Texas that had not diversified their agricultural practices (Smallwood 1999:388). In March, 1868, Federal troops withdrew from Tyler (Whisenhunt 1983:21). Throughout the pre-railroad era, development was defined by the products and materials made in town or nearby. While it was possible to ship luxury goods from Galveston and New Orleans via the Mississippi River to the Red River to Cypress Creek and Jefferson, Texas, and then overland by wagon, such was beyond the means

of most inhabitants of East Texas, including Tyler. Consequently, most local development was modest.

No business, church or civic buildings from this period are known to survive, but four pre-1870 dwellings have been identified: a one-story wood frame house in the 400 block of south College Avenue, built about 1848 and enlarged and altered several times; the Italianate-Queen Anne style Patterson House on West Oakwood Street incorporates a circa 1848 dog trot cabin; the A. H. and Martha Ramsour House **(Figure 51)** a wood frame, Greek Revival style house in the 500 block of East Charnwood Street (now a contributing property within the Charnwood Residential Historic District) built about 1861 and remodeled about 1870 and thereafter; and a brick Greek Revival style dwelling in the 1400 block of East Richards Street, probably built between 1860 and 1870. Also remaining are a few other circa 1848-1860s dwellings, or portions thereof, encased in houses that reflect much later periods.

Tyler's small, largely homogenous white population in the pre-1870 period and the conditions of slavery fostered residential development focused on family homesteads scattered around a central business core. Land speculation in the form of purchase and sale of large tracts as investments also occurred; much of this property was closely held by families for future division. Among family members, business associates and friends, homestead lots of several acres also were divided into smaller parcels when children married, parents died or money was needed. A few of these residential areas developed in the late 19th and early 20th century through a combination of small plats, inter- and intra-family divisions and occasional partitions to strangers, but without benefit of a single, formal, standardized plat. The neighborhood bounded by North Bois D'Arc Avenue on the east, West Oakwood Street on the south, an irregular line west of North Border Avenue on the west and West Bow Street on the north is an example **(Figure 52)**. Called the Selman Neighborhood after one of its streets, it now contains a mix of late 19th century Queen Anne dwellings and early 20th century, Classical Revival and Craftsman homes. Most are one and two story frame construction.

Tyler's historic downtown area, which grew between 1846 and the late 1950s is the city's first subdivision. Created from a formal plat **(Figure 53)**, its original lots were soon divided and redivided by investors and speculators into a melange of lot sizes and shapes. Even the courthouse square was ultimately subdivided in two when, in the mid 1950s, Broadway was extended through the square to link Broadway's north and south segments. Originally downtown contained a mix of wood and brick commercial and residential construction. By the 1870s fires, growth, and increased investment replaced virtually all of the original buildings with successive waves of brick commercial edifices. By 1900 all residential properties within one block of the square had been replaced with one to three story brick commercial buildings; portions of many survive under remodelings and additions. This pattern illustrates the frenzied business life of Tyler's commercial core, steadily increasing land values and changes to standardized layout prompted by local economic conditions.

The platting of the Hill, Davenport & Caldwell Addition **(Figure 54)** in 1857 was an early foray into purely speculative land development. It represents a type of land division common in Tyler beginning in the post-bellum period, that of a local resident-investor platting property for future sale to the general [white] public. Over time, other land division patterns would emerge. Just northeast of the square in the 1st Ward (see **Figure 4**), the Hill, Davenport & Caldwell plat followed then current trends for dividing land into lots containing several acres. However, at the time of its platting, most residential growth was west of the square, a pattern that continued until the 1880s. Tyler's grist mill was on the east edge of the new subdivision, and its presence may suggest that the new plat was intended as an area for business, rather than residential development. As it turned out, a large part of the Hill, Davenport & Caldwell Addition developed with the Cotton Belt rail depots, yards and shops, and other industrial and manufacturing entities typically located in one-to-four story brick, wood and metal buildings. Scattered residential development largely consisted of low cost frame dwellings occupied by immigrants, African Americans and transient rail workers. The Caldwell Addition remains an industrial area although much of the

historic fabric has been removed or abandoned. One of the few surviving buildings in this area to retain its integrity is the 1905 Cotton Belt Depot on East Oakwood Street.

The First Boom: 1870-1890

Beginning in the 1870s, population growth fueled economic expansion and changes in the physical form of the community as Tyler's two railroads provided jobs and prompted industrial, manufacturing and commercial development. This growth fostered the creation and expansion of business and residential areas as well as civic, social, cultural and religious institutions. During the 1870s Tyler began to develop beyond the limits of the original town plat when large and medium sized merchant class dwellings were erected immediately southeast of the square, in what could be called one of Tyler's first suburban areas. Never formally platted, this area (see Figure 50) grew spontaneously from holdings of the Wiggins and Douglas families, among others. Initial development consisted of large, wood frame two and three story, architecturally distinctive dwellings. Other large parcels were subdivided in time to accommodate smaller, more modest brick and wood residences built between 1910 and 1940. Most of these have been demolished, however, with fewer than 12 remaining along South Fannin and South Oakland between Elm and Front streets. The majority survive on the east side of South Fannin (**Figure 55**).

When railroad service was established in 1873 mass-produced materials were available for the first time in Tyler at reasonable cost. Tyler builders and owners created up-to-date buildings reflecting current high-style architecture, including new brick business buildings, churches and civic buildings and wood or brick residences in high style Italianate, Eastlake, Second Empire styles as well as vernacular forms. For the successful merchant and professional, architectural forms, and life styles, were transitioning from frontier survival to fashionable comfort. Two residential examples survive from this period. One is the circa 1873 John B. and Ketura (Kettie) Douglas House (NR 1997) on South Fannin Street. It combines a Second Empire style mansard roof tower and Italianate massing and brackets. The 1878 Bonner-Whitaker-McClendon House (NR 1982) **(Figure 56)** on West Houston Street is similar with Italianate massing and brackets and decorative facade patterning in the Eastlake mode. In addition to National Register listing, both are Recorded Texas Historic Landmarks. Most commercial buildings of the 1870s were of the two-part commercial type, usually built of brick with retail space on the ground floor and offices, hotel or rental rooms above. In 1876 Smith County added a third floor to the then existing courthouse, creating a mansard roof and a clock tower. Churches, such as a one-story brick First Baptist facility, were typically one or two stories high and built of wood or brick. No church or civic buildings survive from this era and the few surviving business buildings were altered in the mid-20th century.

Economic prosperity associated with rail service fueled a boom in the 1880s and continued community wide construction. Many imposing residences as well as modest cottages were built in the then highly popular Queen Anne style. Other residences utilized American Colonial architectural forms in response to a revival of interest in that style, and still others sported established styles such as Second Empire. Vernacular houses built by and for working class residents including African Americans also were built in this period. Shotgun houses and modest one and two room cottages of wood are likely to have made up the majority of these dwellings. But limited numbers of vernacular examples remain; a few shotgun houses survive in the area north of East Erwin and east of the Cotton Belt shops (see Figure 50). A few also survive on North Liberty Street north of Line Street. Religious buildings from the 1880s include brick Gothic Revival style churches built by the Presbyterians in 1883 and First Baptist in 1886. Neither of these are extant. In the central business commercial development became more dense when renovations of older brick and wood building occurred and new brick business blocks replaced older, smaller wood and brick commercial buildings. A Second Empire style brick Smith County Jail was built in 1881 on East Erwin Street; it has been restored and adapted for use as offices. In 1886 the Federal government built a combined

Court House and Post Office at West Ferguson and North Bois D'Arc (Smith County Historical Society w), expanding it in 1908. That building was demolished in 1934 to make way for the existing courthouse.

Tyler's growth and prosperity during the 1870s and 1880s created continued land speculation and development. By 1884 six new subdivisions occurred (Smith County Deed Records and Smith County Historical Society gg). These are Bergfeld's Addition, Bergfeld's 2nd Addition, and Scott's Addition all in the 1st Ward, north and north east of the square; A. F. Hunt's Addition and the J. P. Douglas Addition both in the 2nd Ward, south and east of the square; and the Yarborough Addition in the 3rd Ward, southwest of the square. Figure 4 shows Tyler in 1888 and delineates the city's four wards, each of which encompass one quarter of the city starting from the courthouse square. In 1888, 18 additional plats ringed the original town (City of Tyler g). Among these are the Ira Ellis subdivision of the S. H. Boren estate in the 1st and 4th wards, an unidentified subdivision, East Tyler and the Pabst Addition in the 1st Ward; the Charnwood Addition, Tucker Addition, John Durst Addition, Hunt & Wells Addition, Adams Addition, and Frazier Addition in the 2nd Ward; the Herndon Addition, Johnson Addition, Mrs. Jones' Addition, the Williams Addition, and DeShong and Robertson Addition in the 3rd Ward; and the Caspary Addition, the J.P. Patterson Addition to Northwest Tyler **(Figure 57)**, and the Fleishel and Goodman Addition in the 4th Ward. **Table 13** shows the 1884-1888 plats by date.

Table 13: Tyler Subdivisions before 1888

Date	**Subdivision Name**	**Ward**
By 1884	Bergfeld's Addition	1st
	Bergfeld's Second Addition	1st
	Scott's Addition	1st
	A.F. Hunt's Addition	2nd
	J. P. Douglas Addition	2nd
	Yarborough Addition	3rd
By 1888	Ira Ellis Subdivision of the S.H. Boren Estate	1st and 4th
	Unidentified Subdivision	1st
	Pabst Addition	1st
	Charnwood Addition	2nd
	Tucker Addition	2nd
	John Durst Addition	2nd
	Hunt & Wells Addition	2nd
	Adams Addition	2nd

Table 13: Tyler Subdivisions before 1888		
	Frazier Addition	2nd
	Herndon Addition	3rd
	Johnson Addition	3rd
	Mrs. Jones' Addition	3rd
	Williams Addition	3rd
	DeShong and Robertson Addition	3rd
	Caspary Addition	4th
	J.P. Patterson Addition to NW Tyler	4th
	Fleishel and Goodman Addition	4th

Several of these plats were well beyond the concentrated settlement of Tyler, including the Patterson Addition, the Ira Ellis subdivision of the Boren estate, East Tyler, the Charnwood Addition, and Mrs. Jones' Addition, and most were in newly developing suburban neighborhoods. Plats in the 1st, 2nd and 3rd Wards became neighborhoods for white residents, and those in the 2nd and 3rd wards directly south of the square became upper and upper middle class white developments. The 1st Ward, the portions of the 2nd Ward directly east of the square, and areas of the 3rd and 4th wards beyond Palace Avenue largely developed as African American neighborhoods.

The Douglas Addition diverges from the standard grid pattern of most Tyler plats. It includes a dedicated park space and curving streets, the first known subdivision in the city to do so, and an early attempt at incorporating public amenities into a speculative investment; most of this addition did not develop until the 1930s. Park space within a plat would appear again, from time to time, but curving streets would not become a popular platting feature until the 1920s and 1930s, when upper income areas in south Tyler began to develop. The Patterson Addition to Northwest Tyler is the first known of that family's partitions of land adjacent to their homestead on West Oakwood Street **(Figure 58)**; the family owned hundreds of acres in west and northwest Tyler and continued to sell large and small acreages and to subdivide land well into the 20th century. The 1889 Patterson Addition became part of a larger area of formal plats and informal land divisions that eventually included both white and African American neighborhoods.

The 1888 Charnwood Addition represents a common development pattern type in Tyler. Located within the Charnwood Residential Historic District (NR 1999) **(Figure 59)**, the Charnwood Addition **(Figure 60)** was this neighborhood's first formal subdivision. Created out of several acres of a former private school property, the Charnwood Addition was platted by prominent Tyler residents and investors W. S. Herndon and Thomas R. Bonner as a purely speculative venture. Within the Charnwood Addition itself individual owners purchased multiple lots and created expansive, two and 2 ½ story, high-style dwellings, while neighboring lots were developed more modestly with one-story dwellings. The plat joined an already growing neighborhood that welcomed its first residents about 1861 and was subsequently developed largely through land divisions made by residents connected through family, marriage or business relationships. Successive formal subdivisions would occur into the 1940s, with two formal plats made by closely connected individuals. No single plat unites the

neighborhood, and in its varying lot sizes and shapes, mix of family-divided and investor-divided property, it resembles the Selman Neighborhood. But the Charnwood neighborhood's development spans circa 1870 to 1950, a much longer period. The resulting architectural character is much more diverse. The Charnwood neighborhood contains one-to-three story brick and wood dwellings. Some are high style Queen Anne, Tudor Revival, Colonial Revival and Classical Revival/Craftsman dwellings. The majority are brick and wood bungalows and duplexes of more modest articulation. A small number of pre-World War II minimal traditional dwellings and post World War II tract type dwellings also are present.

An area similar to the Charnwood District is the area west of it bounded by West Front Street on the north, South Broadway on the east, Rusk Street on the south and Vine Avenue and Williams Place on the west **(Figure 61)**. Informally known as the Early Suburban Neighborhood in survey materials, this area includes several small, formal plats such as the 1881 Yarborough Addition, Mrs. Jones' Subdivision (before 1888) in the northeast corner of the neighborhood and the 1887 Williams Addition **(Figure 62)** along South Augusta Avenue and West Rusk Street. The Williams plat incorporates lots of varying sizes developed with a mix of residential forms. Platted by resident landowner E. C. Williams, this subdivision is surrounded by other land divided over time through less formal means into parcels of varying sizes. Once again no single formal plat defines the neighborhood and the result is a mix of lot sizes and shapes made by neighborhood resident families and non-resident investors. Development includes a one-story, wood frame dwelling built about 1850 on South College Avenue, just south of Front Street. It is one of Tyler's oldest known houses. A number of one-to-three story wood frame, merchant class Queen Anne and Classical Revival style dwellings dating from about 1885 through 1915 also are in this area. Most development in this neighborhood dates from the 1920s and 1930s and includes one- and two-story brick or wood frame Tudor Revival, Colonial Revival, Spanish Colonial Revival and Craftsman dwellings and bungalows. Pre- and post World War II infill of modern tract type housing is absent from the area.

Limited written records documenting where Tyler's African Americans lived and how their segregated neighborhoods came into existence make extensive analysis of development in African American neighborhoods difficult. After emancipation Tyler's African American citizens clustered in small groups wherever they were permitted to establish homes, and by the late 1870s concentrated in small areas scattered around the Cotton Belt yards, in north Tyler, in northwest and southwest Tyler, and just west of the Selman Neighborhood. Shotgun houses stretched along railroad tracks and in other less desirable areas provided early post-freedom shelter. Two early African American enclaves in central Tyler are known. These are Cotton Belt Bottom and the Short-Line Neighborhood. Cotton Belt Bottom **(Figure 50)** does not appear on any map, nor has a plat been found. Its only known reference is the 1910 Tyler City Directory, which lists several "colored" residents there. Described as the area directly north of the Cotton Belt shops, it was home to railroad workers and other laborers. Part of the Hill, Davenport & Addition of 1857, the bottom lies at the north end of that subdivision in an area shown on the plat **(Figure 54)** as "timbered land." Cotton Belt Bottom no longer exists and no streets penetrate this still wooded area, part of which is underneath the Beckham Road overpass. Shotgun houses and small vernacular cottages were likely the types of dwellings present in the bottom. Cotton Belt Bottom was probably a spontaneous, informal development occupying some of the least desirable land in central Tyler. This area retains potential for archeological investigations.

The Short-Line Neighborhood is bounded by West Line Street and the Cotton Belt tracks on the south, North Ellis Avenue on the west (which forms the east boundary of Oakwood Cemetery), West Oakwood Street on the north and North Border Avenue on the east **(Figure 63)**. Present as early as 1882, and then called "Stringtown" after the shotgun houses built along the tracks, this area developed on land owned by W. S. Herndon. No formal plat exists for the entire area. But various parcel transfers by Herndon and his heirs over time to both white and

African American residents and the presence of St. James C.M.E. Church as early as 1882 identifies this neighborhood as one that developed through a combination of informal lot divisions and plats. A 1920 subdivision of a portion of this area **(Figure 64)** made by the estate of W. S. Herndon show various rectangular lots on North Border and North Liberty, and erroneously identifies St. James C.M.E. Church as a brick school. One shotgun house, probably built about 1910, survives on Liberty. Most extant development originated in the 1930s and resulted from the 1926 subdivision of Lot 14 **(Figure 65).** Nine nearly identical Craftsman influenced wood frame bungalows were built on Short Street (then called Church Street) along with four on Line Street; others on Oakwood Street are demolished or significantly altered. African Americans also occupied the area north of Oakwood Street between North Palace and North Border Avenue, building the True Vine Baptist Church there in the early 20th century. The proximity of the Short-Line Neighborhood and the adjacent African American neighborhood to the middle and upper middle class white Selman Neighborhood just northeast of it suggests that at least some residents may have been employed there as cooks, housekeepers and gardeners. And, once again, the neighborhood's location near a busy rail line and adjacent to the city cemetery makes it less desirable than quieter, more sheltered areas.

Slump and Recovery: 1891-1929

At the beginning of the 1890s Tylerites had every reason to believe the prosperity of the previous two decades would continue through the '90s. Agricultural products, banking, legal services, timbering, manufacturing and retail were all going strong. However, a local economic crisis occurred in 1891 when the Bonner and Bonner Bank failed upon the death of Thomas R. Bonner, causing difficulties for many in town, including the Methodist congregation, who were building their new church with financing guaranteed by Bonner's bank. A recovery was underway by the mid-'90s however, when banking stabilized. Nearly two dozen known subdivisions were filed during the decade involving land in all directions within Tyler's developing suburbs. Among those filed were Mrs. J. Pabst's Subdivision (1890), Stephen Reaves (1890), Oak Grove (1890), H.H. Rowland 2nd Addition (1890), the Edgefield Addition (1891), Border Place (1892), J. B. Douglas (1893), Robertson Park (1893), B.W. Rowland Addition to Cemetery (1894), W.G. Cain (1895), Bergfeld, Offenbuttel & Jester (1896), S.A. Goodman, Jr. (1896), F. E. Gaston (1896), Valentine Addition (1896), the W. L. Watkins Addition (1896), and Mahon's Subdivision (1898). Most of these areas would experience some immediate residential building, but full development would come only in the 1930s and 1940s when the East Texas oil boom created intense housing needs. **Table 14** shows 16 of the known plats from the 1890s.

Table 14: Subdivisions During the 1890s

Date	**Subdivision Name**
1890	Mrs. Pabst's Subdivision
1890	Stephen Reaves Addition
1890	Oak Grove
1890	H.H. Rowland 2nd Addition
1891	Edgefield Addition

Table 14: Subdivisions During the 1890s	
1892	Border Place
1893	J.B. Douglas Addition
1893	Robertson Park
1894	B.W. Rowland Addition to Cemetery
1895	W.G. Cain Addition
1896	Bergfeld, Offenbuttel & Jester
1896	S.A. Goodman, Jr .Addition
1896	F. E. Gaston Addition
1896	Valentine Addition
1896	W.L. Watkins Addition

By 1900 areas near the central city, but outside the original town plat were largely developed. Speculators and residents of areas ½ to one mile from the courthouse were actively dividing property, hoping to make a profit. In 1906 Tyler's commercial core expanded with the construction of stylistically up-to-date brick and iron buildings fronting on Fannin at Erwin. A "large brick sanitarium" was built on North College. Three stores at Erwin and College also went up, along with many dwellings (Tyler Public Library d). With its near central location at the south edge of the growing city, the Charnwood Residential Historic District experienced considerable development by wealthy and merchant class residents. Areas west and slightly south of the Charnwood neighborhood saw similar development. North Tyler grew too, with the area north of Gentry Parkway and east of Palace Avenue an enclave of railroad workers. East of the square and south of Erwin Street more working class residential neighborhoods developed. In his annual address to the city in 1908 Mayor John M. Bonner had the following comments on development in Tyler.

> The rapid growth of Tyler in population has necessitated the laying out of residence additions to the City, such as South [Park] Heights, East Tyler Heights, Earl [sic] Place, the Herndon Addition, North College Addition, etc. The confidence of the people in Tyler's future is evidenced by the rapid filling up of these additions, and the erection of numerous homes on our old established streets and avenues. So true is this that Tyler has become a City of Homes. Upon a recent visit of a prominent Sate official he remarked, that he knew of no city of its class in Texas that contained more beautiful homes of the old Southern style (Texas State Library e).

During the first decade of the 20th century the industrial area along the Cotton Belt line east of the square filled with more warehouses, packing sheds and manufacturing plants. The Cotton Belt built a new brick depot on East Oakwood in 1905. In north Tyler residential development in the Ira Ellis subdivision of the S. H. Boren estate (**Figure 66**) and adjacent areas was underway. By 1889 between 12 and 15 residences spread throughout the

vicinity **(Figure 67)**, roughly bounded on the south by Gentry Parkway, on the east by North Carlyle Avenue, on the north by Hillsboro Street and on the west by Border Avenue. Through the 1890s, as the railroad brought more and more workers to Tyler, many new houses were constructed in the area. In 1906 a small portion of the area was replatted as Drake's Re-subdivision of the Wright & Bergfeld Addition. In 1916 the area east of the I&GN tracks, just east of North Fannin Avenue was subdivided as the Woodland Buena Vista Addition **(Figure 68)**. By 1910 northeast Tyler area had several churches, a school, small neighborhood grocery stores and a park.

Northeast Tyler developed over a long period of time on several formal plats. While each plat divided land into similar size and shape lots, the respective subdivisions utilized parcels of differing sizes, resulting in a distinctive pattern that fostered dwellings of mixed styles and sizes. Wood and brick, one to two story bungalows and vernacular dwellings reflect the working class nature of the area. North Bois D'Arc and North Broadway contained the largest and most architecturally distinctive dwellings. East of Broadway, development was more modest. Representative of the 1900-1940 period in which most dwellings were erected, the area is characterized by scattered modest, wood frame and brick Classical Revival style residences, Craftsman, Tudor Revival and Colonial Revival influenced bungalows, minimal traditional and ranch influenced dwellings. The oldest development east of Broadway is concentrated along Spring and Fannin avenues and Berta and Queen streets.

The portion of north Tyler west of Border Avenue and north of Gentry Parkway **(Figure 69)** developed primarily between 1905 and the 1940s. It includes the area between Ross Avenue on the west and Border Avenue on the east, Queen Street on the south and Harmony Street on the north, platted in 1891 by J.P. Patterson, and five partners. Called the Edgefield Addition **(Figure 70)**, presumably because it was located on the east edge of J.P. Patterson's cotton fields, nearly all lots were of the same small size and rectangular shape conforming to a grid. In 1908 the east portion of the plat, between Tenneha and Whitten avenues was re-subdivided. Lots remained small. Much of the area within the re-plat is now vacant land, a school having been demolished some years ago. Residential construction is characterized by one-story wood frame vernacular dwellings built between 1905 and 1940. Property west of Palace Avenue in the Edgefield Addition developed during the 1930s oil boom with one-story brick or wood Colonial Revival and Tudor Revival style dwellings. City directory research reveals North Moore and North Ross avenues in the 1930s was a white neighborhood, while a large African American enclave was located north of the Edgefield Addition as early as 1910. African American churches and the T.J. Austin School were built in the 1930s to serve the neighborhood. The entire Edgefield Addition was developed over a long period of time on a standard grid plat with dwellings of differing quality, size, plan type and stylistic influence. The development variations among sections of this subdivision are so great that distinct neighborhoods formed within a single plat.

In east Tyler **(Figure 50)**, the 19th century plats of the East Tyler Subdivision (by 1888) and Mahon's Subdivision (1898) were joined by the Wimberly, Douglas and Phillips Addition of 1905 **(Figure 71)**, the Earle Addition (1908) a re-subdivision of a portion of the 1905 Wimberly, Douglas and Phillips Addition, and East Tyler Heights (1908). The Wimberly, Douglas and Phillips plat divided a large area bounded by the Cotton Belt tracks on the north and Earle Street on the south, Beverly Avenue on the west and Palmer Avenue on the east. This area included the old homestead of Tyler pioneer and early brick maker Beverly Walker at Erwin and Beverly, and one of Tyler's oldest surviving houses on East Richards Street **(Figure 72)**. The vast majority of lots are small, and for this reason, the area appears to have been intended as a working class neighborhood. A park was included as part of this addition, but if developed it no longer exists. In this area a primarily grid-pattern plat developed over several decades, creating neighborhood of consistent lot sizes and shapes characterized by a variety of architectural forms and plan types. Dwellings are primarily one-story wood frame vernacular buildings; some display modest

Classical Revival details, other modest Craftsman influences. A number of modest brick, post World War II dwellings also are extant.

As the city weathered the ups and downs of agricultural decline and recovery brought about by fruit blight in the 1910s, and manufacturing gained importance, population increases continued to shape the physical form of the community and affect the social, civic and religious programs offered by its institutions. Ties among immediate and extended families, business associates and acquaintances fostered real estate development, as in the Charnwood District and the Early Suburban Neighborhood. In east and central Tyler, subdivisions were speculative investment ventures. Many of the subdivisions are refinements or further division of larger parcels previously divided. An example is the Earle Addition No. 2 in east Tyler, a re-platted a portion of an existing subdivision. In central Tyler, in now what is part of the Selman Neighborhood, the F. E. Gaston homeplace on North Bois D'Arc Avenue was subdivided in 1912 **(Figure 73)** into roughly equal size and shape parcels. In north Tyler, Mrs. J. Pabst subdivided family lands into the 1911 Pabst North Addition, which is within the area that would become the 1916 Woodland Buenavista plat. In south Tyler construction continued in growing areas such as the Charnwood District and the Early Suburban Neighborhood. The J. P. Patterson Addition to N.W. Tyler **(Figure 57)**, located west of Palace between West Oakwood and West Queen also saw construction of homes in this period. In northwest Tyler African Americans settled between Palace and Border Avenues, and Queen and Trezevant streets, and farther north on North Palace. Primarily residential in nature, all these areas represent the grid-type plat pattern developed over decades with a mix of dwelling types and styles. Predominant are small, one-story, vernacular wood residences with modest Queen Anne, Classical Revival and Craftsman influences. Lot shapes and sizes within each plat are fairly consistent, but vary from plat to plat. As these neighborhoods grew, churches, schools and limited amounts of commercial construction were added, much of it in the 1930s and 1940s. City-funded development of infrastructure such as brick paved streets, water and sewerage systems, channelization of creeks and replacement of rickety bridges further civilized the community, improving health and safety conditions and transportation.

The 1920s saw increased land speculation as population increases resulted from Tyler's strong, diversified agricultural, manufacturing and commercial base. Subdivisions in south Tyler flanking South Broadway reflected the growing prosperity of the city's white middle and upper middle class and the steady push southward of Tyler's most economically fortunate. Among the many plats filed in this decade was a re-division of the 1906 subdivision **(Figure 74)** of South Park Heights in 1924 **(Figure 75)**, owned by R. Bergfeld. Other subdivisions were the 1926 Rowland Place **(Figure 76)**, a plat of Rowland family lands in what is now the Charnwood Historic District, filed by Carrie Rowland Swann. A rare curved street is included. A third subdivision is R. Bergfeld's 2nd Re-Subdivision of South Park Heights Addition, filed in 1928 **(Figure 77)**. Although platted in the mid 1920s, Rowland Place did not develop until the oil boom hit Tyler in the early 1930s. Its small narrow lots are arranged on a U-shaped street, unique in the city, and were densely developed with two-story single family and duplex residences in Tudor Revival, Colonial Revival and Spanish Colonial Revival styles; a four unit apartment also is in the subdivision. Garage apartments appear at the rear of several of these dwellings, and as the housing shortage took hold, they offered much need living space.

The two re-plats of the South Park Heights Addition, which Bergfeld first subdivided in 1906, anticipate the coming boom and development of the Azalea District **(Figure 78)**, Tyler's premier 1930s-1940s oil boom neighborhood. Located between South Broadway on the east, Ninth Street on the south, Chilton and Robertson Avenue on the west and Shaw Street on the north, these plats form the core of the Azalea district. The earliest of the South Park Heights plat divides the land into a grid with roughly equal block and lot sizes. The replats of the

1920s show differing block and lot sizes, which permitted the eventual construction of large, medium and small dwellings. This plat is one of several within the Azalea District, which also includes informally divided land; virtually all development spans the years 1930 to 1955. This area is architecturally diverse with one- and two-story brick, wood and stone dwellings. Many are grand examples of Tudor Revival, Colonial Revival and Mediterranean Revival, a few pre-date the oil boom. Those that do display Classical Revival or Craftsman features. More modestly scaled dwellings in the Tudor and Colonial modes predominate. One-story brick ranch houses from the 1950s and 1960s are found on a few streets within the subdivision. In 1923, prominent Tyler businessman and Marvin Methodist Church member R. W. Fair subdivided a portion of family owned lands located south of West Dobbs Street and east of South Robertson Avenue. This area became part of the Azalea District and developed in the 1930s and 1940s with the same residential mix of styles and sizes seen in the South Park Heights Addition. The Azalea District is one of Tyler's largest residential neighborhoods and contains Bergfeld Park. Non-historic commercial development along South Broadway divides the Azalea District from a similar neighborhood east of Broadway, also developed in the 1930s and 1940s. Subdivisions in the Azalea District are another example of a neighborhood that developed over time on a number of plats with various size blocks and lots and contain a great diversity of dwelling size and architectural treatment.

East Central Tyler **(Figure 50)**, includes the area between Line on the north, Fannin on the west, Beckham on the east and Erwin on the south. East Ferguson Street, just east of the square contains a small development of identical, one-story, wood frame Craftsman influenced bungalows. On land once owned by members of Tyler's prominent Chilton family, the East Ferguson Street dwellings are on property informally divided over time. They dwelling represent yet another type of development pattern in Tyler, the grid pattern plat developed in a short time span as a speculative tract with similar dwellings. No formal plat has been located, nor have any building permits or mechanics liens for the dwellings been retrieved But they were clearly built at the same time, probably by the same carpenter and undoubtedly served as rental housing for Tyler's growing labor pool. Their proximity to retail shops on the square and the industrial businesses along the Cotton Belt and I&GN tracks surely enhanced their convenience to renters and their investment value.

The Big Boom: 1930-1950

Tyler's fortunes during the 1930s included many who enjoyed great prosperity as well as those who suffered hard times and near destitution. However, the profound economic stagnation experienced in other places in the nation during the 1930s, did not occur in Tyler largely because of continuing agricultural successes, viable manufacturing, railroad related business and the discovery of the East Texas Oil Field in 1930-31. However, some population sectors were affected by layoffs and falling demand for goods or services. Unskilled labor and those in commercial activities were hardest hit. To address growing unemployment and under-employment, City leaders lost no time in acquiring funding from new Depression era Federal work programs as soon as they became available. These include the Civil Works Administration (C.W.A.), the Works Progress Administration (W.P.A.) and the Public Works Administration (P.W.A.). These programs helped the city build much needed public projects and assisted the unemployed and destitute by providing jobs. Among the projects funded was Mother Frances Hospital, a new City Hall, and a new Federal courthouse and post office. These three buildings were designed by local architect T. Shirley Simons, Sr., whom the City hired in 1936 to provide architectural services for public works projects. Other projects staffed by Tyler men and those on the Smith County relief rolls included paving of streets, alleys and water channels and the construction of public park improvements.

Despite the impact of the Depression on Tyler, community prosperity in the 1920s was matched in the 10 years between 1930 and 1940 fostered by the oil boom. According to building permit data in City records,

construction in Tyler flourished **(Table 15)** during the 1930s as it did in few other places in America, outstripping

Table 15: Construction in Tyler 1924-1935

Year	Number of Building Permits	Type of Construction	
1924	428	frame residences	112
		stucco residences	1
		brick veneer residences and apartments	19
		brick buildings	10
		brick schools	2
1925	379	frame residences	91
		brick veneer residences and apartments	11
		brick buildings	10
1926	456	frame residences	125
		brick veneer residences and apartments	26
		brick buildings	13
		frame churches	1
		auditoriums	1
1927	458	frame residences	131
		stucco residences	2
		brick veneer residences and apartments	33
		brick buildings	11
		frame churches	1
		brick churches	5
		fireproof steel and concrete buildings	1
1928	511	frame residences	157
		stucco residences	2
		brick veneer residences and apartments	51
		brick buildings	12
		warehouses	4
1929	998	frame residences	124
		stucco residences	1
		brick veneer residences and apartments	76
		brick buildings	24
		steel buildings	1
1930	558	frame residences	Unknown
		stucco residences	1
		brick veneer residences and apartments	91
		brick buildings	17
		tourist cabins	13
		junior high schools	2

Table 15: Construction in Tyler 1924-1935

		steel hangars	1
1931	554	frame residences	363
		stucco residences	4
		brick veneer residences and apartments	251
		brick buildings	33
		tourist cabins	124
1932	954	frame residences	227
		brick veneer residences and apartments	29
		brick buildings	32
		tourist cabins	12
1933	556	frame residences	108
		brick veneer residences and apartments	36
		brick buildings	23
1934	684	frame residences	188
		brick residences	5
		stucco residences	1
		brick veneer residences and apartments	93
		brick buildings	10
		frame schools	1
		frame churches	2
1935	423 (in first five months)	unknown	

1920s development. The East Texas oil boom brought more than 11,000 new residents to Tyler between 1930 and 1940, straining community resources. A housing shortage developed, and the need for social services was great. Tyler's churches were inundated with members as new residents turned to them to ease social dislocation and fill spiritual needs. Marvin Methodist alone gained more than 700 members between 1930 and 1935, when its congregation stood at 2,031 members. Between 1930 and 1950 Tyler's churches built new facilities or added to existing ones. Immaculate Conception built a new church at West Front and South Broadway. First Baptist erected an education building. Marvin Methodist remodeled the sanctuary and added a new entry. Tyler churches also expanded their services and joined forces to sponsor a day care center for children of low income working parents. Local entrepreneurs responded to housing demand by constructing hundreds of brick bungalows and more substantial dwellings, mostly in revival styles. Tyler's first tract type dwellings also were built during this period, previewing post-World War II development trends throughout the country.

South Tyler developed rapidly after the discovery of oil. Construction in the South Park Heights subdivision provided a mix of high style, merchant class and more modest dwellings for Tyler's most prosperous citizens. Mechanics liens for the late 1920s and the 1930s show a marked increase in building after 1931. Land west, south and east of the South Park Heights Addition also was subdivided, including the 1935 Oak Grove Place subdivision south of Houston Street and east of Glenwood Boulevard **(Figure 79)** and the 1935 J.A. Bergfeld

Subdivision **(Figure 80)** immediately east of the South Parks Heights Addition across South Broadway. Bounded by Glenwood Boulevard on the west, Grove Street on the north, Palace Avenue on the east, and Rusk Street on the south, Oak Grove Place was subdivided by Margaret Elizabeth Smith, widow of a Tyler physician, out of lands Dr. Smith purchased in 1908. Beyond 1908 city boundaries, this area is south of the circa 1878 Bonner-Whitaker-McClendon House and was part of the Whitaker and Bonner family lands during the 19th century. It did not reach development potential until the oil boom accelerated suburban growth. Platted with rectangular lots of roughly similar size, the subdivision developed with similar, one-story, brick veneer dwellings in a modest interpretation of Tudor Revival styling. Mrs. Smith sold some lots to individuals who built houses for themselves. However, 11 lots went to one buyer, F.W. Fischer, and five lots to another, Horace and Eula Nelms. Both investors developed most of their lots for resale, selling only a few as vacant land.

Southeast Tyler (Figure 50) incorporates the area bounded by Eighth Street on the north, Beckham Road on the east, Wilma Street on the south and Rose Hill Burial Park on the west **(Figure 81)**. This portion of the city developed during the 1930s as local residents Tomas Pollard and J.K. Bateman, a local dentist, platted extensive holdings surrounding their residences. Plats in southeast Tyler include the 1930 Verbena Hills Suburban Addition **(Figure 82)**, located east of Donnybrook Avenue between Troup Highway on the north and Watkins Street on the south, and the 1934 Pollard Heights **(Figure 83)**, an 18 lot plat on the north side of Troup Highway between Ewing (now Belmont) and Wiley avenues. Pollard and Bateman created these plats out of their holdings in anticipation of Tyler's continued oil-boom growth. Development there continued through the 1950s and includes a residential mix of one- and two-story brick or wood dwellings in revival styles. Minimal traditional and ranch modes also are present. Dwelling size and construction quality varies from large to small and high quality architect-built to mass produced tract residences. Lot sizes within subdivisions are consistent, but Verbena Hills contains a few lots of widely varying size. A park area also is included in the plat. Like the Azalea District, these neighborhoods developed over a long period of time on several plats with a variety of architectural forms and plan types. Construction also picked up in subdivisions platted during the 1920s, including Rowland Place and the R.W. Fair Subdivision.

During the 1930s new subdivisions also appeared in central and north Tyler and existing plats in East Tyler filled with new construction. Among the new subdivisions in central Tyler is one along Thomas Street and Frank Avenue, not far from the 1920s bungalows on East Ferguson Street. Just east of the square between Center Street and Beckham road, and bounded on the north by Line Street and the south by Locust Street, the Frank and Thomas lots were platted in 1932 by Tyler businessman T.E. Swann (husband of Carrie Rowland Swann, who platted Rowland Place). This area was one of the last in the original town plat to be subdivided. The grid pattern plat divides the property into 26 lots of roughly equal rectangular size. All but four lots contain similar, one-story, single family brick veneer, Tudor Revival style dwellings. The remaining four lots hold two-story Tudor Revival style duplexes. The modest detailing and center city location suggest they were built for working class families to ease the housing shortage associated with the oil boom. They represent the development pattern that uses a grid pattern plat improved in a short time as a speculative tract with similar dwellings. In north Tyler, the Patterson family, which owned hundreds of acres in the late 19th century, continued to partition its property. The 1936 Crescent Heights Gardens **(Figure 84)** plat, filed by John and Pearl Patterson Tyler, created 178 lots. Most were of consistent size and shape and were accessed from a grid street layout. However, a C shaped, or crescent, drive that included uniformly sized lots as well as widely divergent parcels is one of the most distinctive physical patterns in the city. Just as lot and street forms vary widely in this area, so do dwellings. The large, irregular lots fronting the crescent contain two-story, wood, brick or stucco high-style Colonial Revival and Monterey Revival dwellings built in 1939 and 1940. The remaining lots developed after World War II with much more modest, one-story

minimal traditional and ranch style dwellings finished with wood, stucco or brick. This subdivision type uses a mix of grid and irregular platting patterns to create a neighborhood of varying lots sizes and a mix of dwellings created over about 20 years.

The prosperity of the 1930s increased through the 1940s and 1950s as a result of the oil boom and employment associated with local World War II military training and government contracts. Tyler's population in 1940 was about 28,200, and the assessed valuation of property was $21,453,204. In 1940 and 1941, new community service and business networking groups formed. The city's community theater was remodeled and an additional movie house opened. In the African-American community, the Ella Reid Library, formerly the Negro Public Library, was chartered and supported by public donations (Whisenhunt 1983:71). In 1949, Bergfeld Center, one of Tyler's first suburban shopping centers, opened on South Broadway, south of the Charnwood district. Many new churches organized, and established congregations built new buildings or additions to their existing churches. Among the new churches of this period are Glenwood United Methodist (1947), and Wesley Methodist (1950). Marvin Methodist members provided financial assistance for both these new congregations. Existing churches including Cedar Street Methodist and East Tyler Methodist (now St. Paul's) built new facilities in the late 1940s, and added to their respective complexes in the 1950s as their congregations continued to grow. First Presbyterian relocated from Broadway and Elm in 1950, building a new church at West Rusk and South College.

The Patterson family continued its subdivision activity in north Tyler when in 1946 they created Patterson Heights **(Figure 85)**. Located north of the family homestead on West Oakwood Street, Patterson Heights is a grid pattern plat with lots of uniform size. Modest, one-story, post-World War II dwellings are built in Minimal Traditional or modest ranch modes, and virtually all utilize brick veneer construction, as this was a deed restriction imposed, along with exclusion of all but "white" buyers, by the subdividers, Pearl Patterson and Pink Caldwell. Other plats from the 1940s include the 1947 Henderson Re-subdivision of the Long Acres Addition **(Figure 86)** on South Donnybrook Avenue at East Sixth, developed by the R. J. Henderson Building Company of Tyler on same-size lots with a group of nearly identical one-story, brick veneer duplexes using FHA financing in the post-World War II period. Very much a "tract" development, the Minimal Traditional/Ranch influenced duplexes are the only known multi-duplex development from this era in Tyler, a time when single family construction was the norm. These duplexes are among the earliest concentrated development in this part of southeast Tyler; the area built up after 1950 with Ranch influenced single family residences. Yet a third subdivision is the Dwight Davidson Subdivision from 1948. Located in the Charnwood Residential Historic District, it features a grid plat developed with one-story single-family Minimal Traditional/Ranch influenced dwellings of wood or brick veneer. These were the last group of residences to be built in that district.

Summary

Between 1846 and 1960 community development in Tyler was driven by a successful and diverse economy that included agriculture, transportation, manufacturing, legal and professional services, commerce and the production of oil and gas. Tyler gained status, economic opportunities and population from its position as the seat of Smith County and a district location for both state and Federal courts. The interaction of its public and private sectors further stimulated the economy. Shortly after its founding in 1846, Tyler residents established churches, private schools, homes and businesses. Boom periods followed the arrival of rail service in 1870s, continued agricultural diversification in the early 20th century, and the discovery of nearby oil and gas reserves in the 1930s. As population grew, amenities became more sophisticated, tax supported public schools opened, and fraternal, cultural and social service organizations multiplied. The early 20th century saw the introduction of municipal sponsored infrastructure systems such as street paving programs, channelization of naturally occurring streams and

creeks, sewer and drinking water services, street car lines and the development of an airport. All this prompted physical change in the city center, where the initial mixed commercial, residential, and religious development of the 19th century evolved into a non-residential commercial/industrial core surrounded by ever expanding residential neighborhoods.

Known historic development patterns include four basic types and several subtypes **(Table 16)**, all of which reflect Tyler's economic growth and social structure. All utilize the grid form, and a few employ variations such as curved streets and irregularly shaped park areas. Most surviving neighborhoods developed over a long period of time, typically between 20 and 70 years, and include a mix of residential styles, plan forms, sizes and materials. As more in-depth research is conducted on individual neighborhoods, additional patterns may emerge. Few resources survive from the first 40 years of Tyler's history. However, known extant properties include several dwellings, and a few commercial buildings now covered by non-historic modifications. Historic-era dwellings outnumber all other resource types, and the vast majority of Tyler's more than 7,000 identified historic properties date from the years 1910 to 1950. Brick veneer and wood construction predominate as do 20th century revival styles. The condition of historic resources within most neighborhoods varies as does the degree of surviving integrity. While the majority of neighborhoods in north, east and west Tyler do not retain significant integrity, large areas in south Tyler do. Scattered neighborhoods in the central city area retain varying degrees of integrity. In many cases the integrity of resources throughout Tyler could be restored or improved through judicious rehabilitation. A full discussion of historic property types is found in the accompanying Associated Property Types section of this document.

Tyler's dynamic economy, somewhat diverse populace and stratified social and racial structure created a community of neighborhoods and historic resources significant for their associations with local history and local, state and national architectural trends. Through those resources the values, beliefs and experiences of both the community and the individual can be interpreted, and continuity of time and place maintained.

Table 16: Representative Subdivision and Neighborhood Characteristics

Characteristics	Lot Form	Architectural Form	Development Period	Examples
1. Mix of informal platting and subdivisions	Varying sizes/shapes	variety of styles and plans	20 to 70 years	Charnwood Historic Residential District; Selman Neighborhood; Short-Line Neighborhood; Azalea District; Early Suburban Neighborhood
2a. Single subdivision	Roughly consistent sizes/shapes	similar or identical styles and plans	developed as a group	Frank and Thomas Neighborhood; R. J. Henderson Re-subdivision; East Ferguson Neighborhood
2b. Single subdivision	Roughly consistent sizes/shapes	varying styles and plans	10 to 20 years	Patterson Heights; Crescent Heights Gardens; Pollard Heights; Rowland Place
2c. Single subdivision	Roughly consistent sizes/shapes	variety of styles and plans	20 to 50 years	Edgefield Addition; J.P. Patterson Addition; Woodland Buena Vista Addition; R.W. Fair Re-subdivision

Table 16: Representative Subdivision and Neighborhood Characteristics

3a. Single subdivision	Varying sizes/shapes	variety of styles and plans	20 to 50 years	Williams Addition
3b. Single subdivision	Varying sizes/shapes modified to great variety	variety of types and styles	100 years	Hill, Davenport & Caldwell Addition
4a. Single subdivision	Roughly consistent sizes and shapes with a few parcels of varying size and dedicated public open space	variety of styles and plans	20 to 30 years	Douglas Addition; Wimberly, Douglas and Phillips Addition; Verbena Hills; South Park Heights
4b. Single subdivision	Roughly consistent sizes/shapes modified to great variety	variety of styles and plans	100 years	Original town plat; Ira Ellis Subdivisio`n

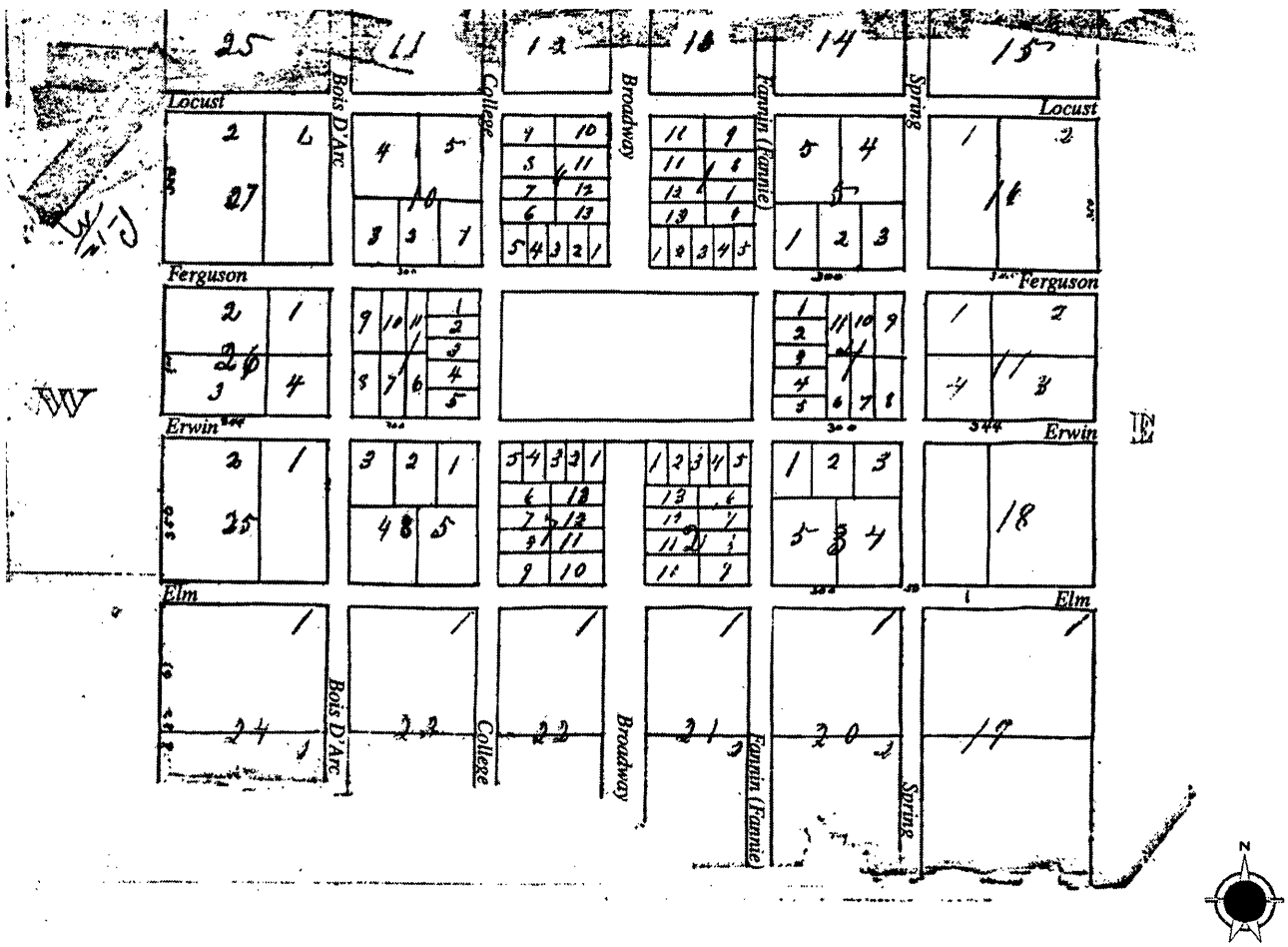


Figure 1: Tyler's original town plat.
Source: Smith County Deed Records

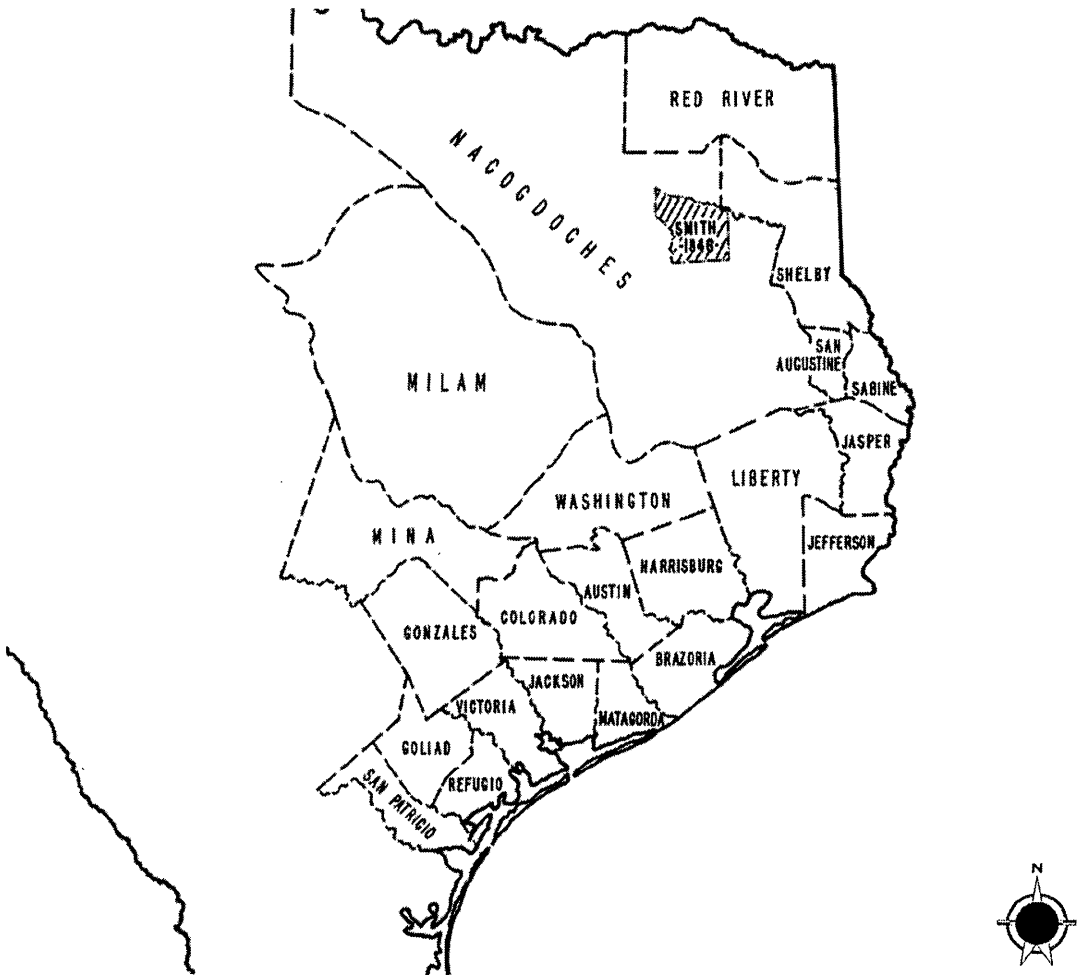


Figure 2: Newly created Smith County shown within Nacogdoches County.
Source: Smith County Historical Society

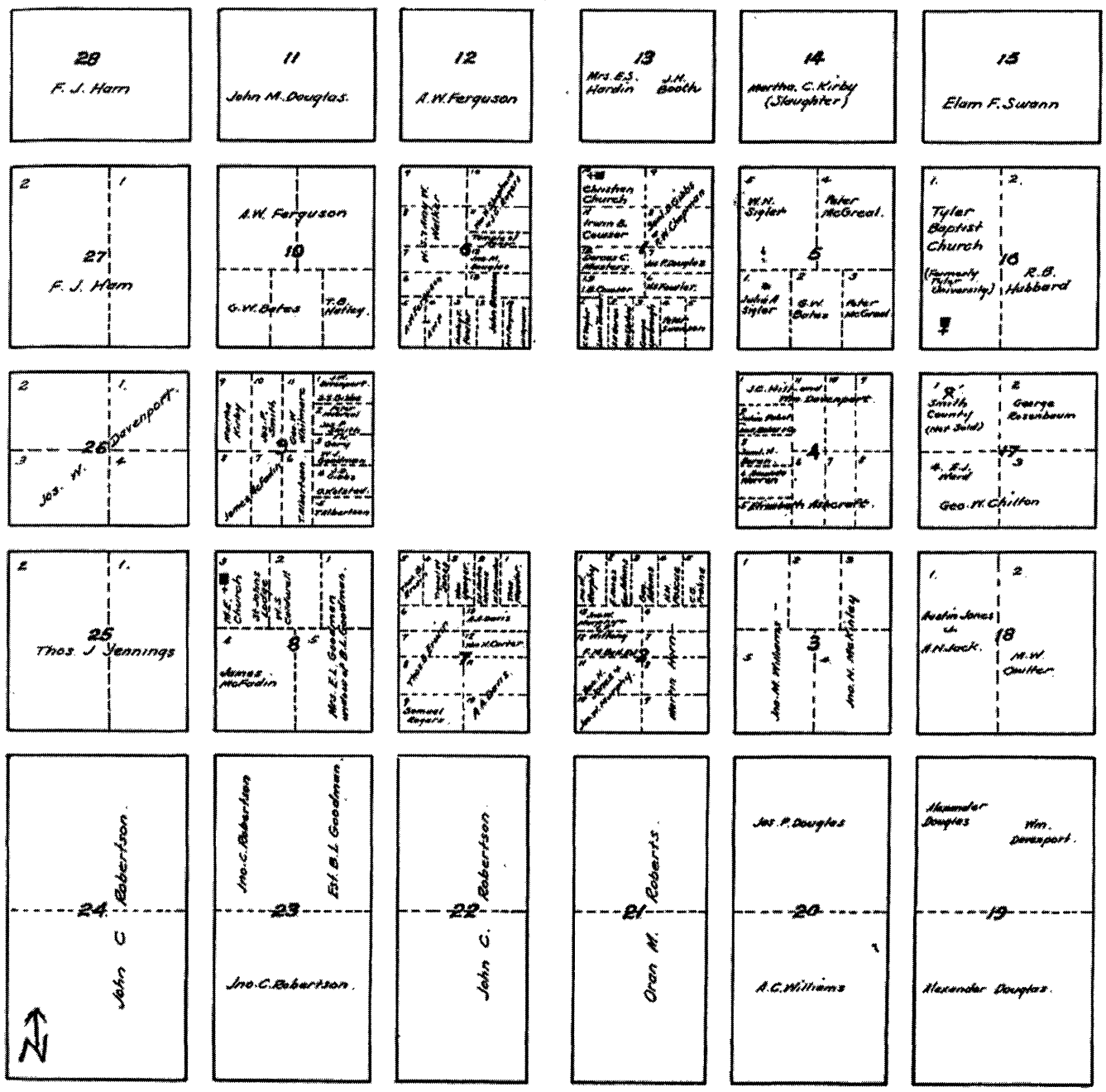


Figure 3: Tyler in 1861.
Source: Smith County Historical Society

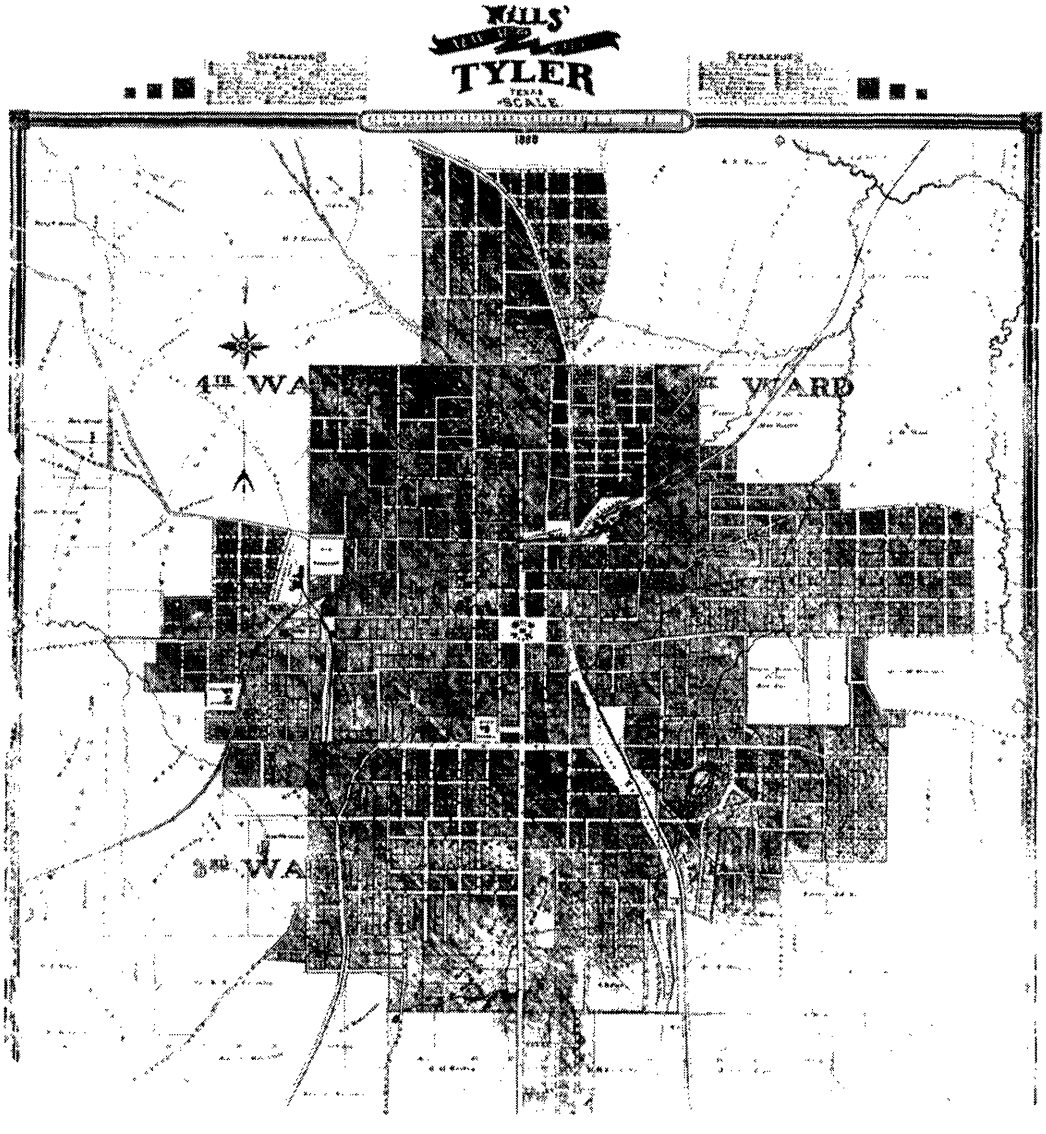


Figure 4: Tyler in 1888.
Source: Smith County Historical Society

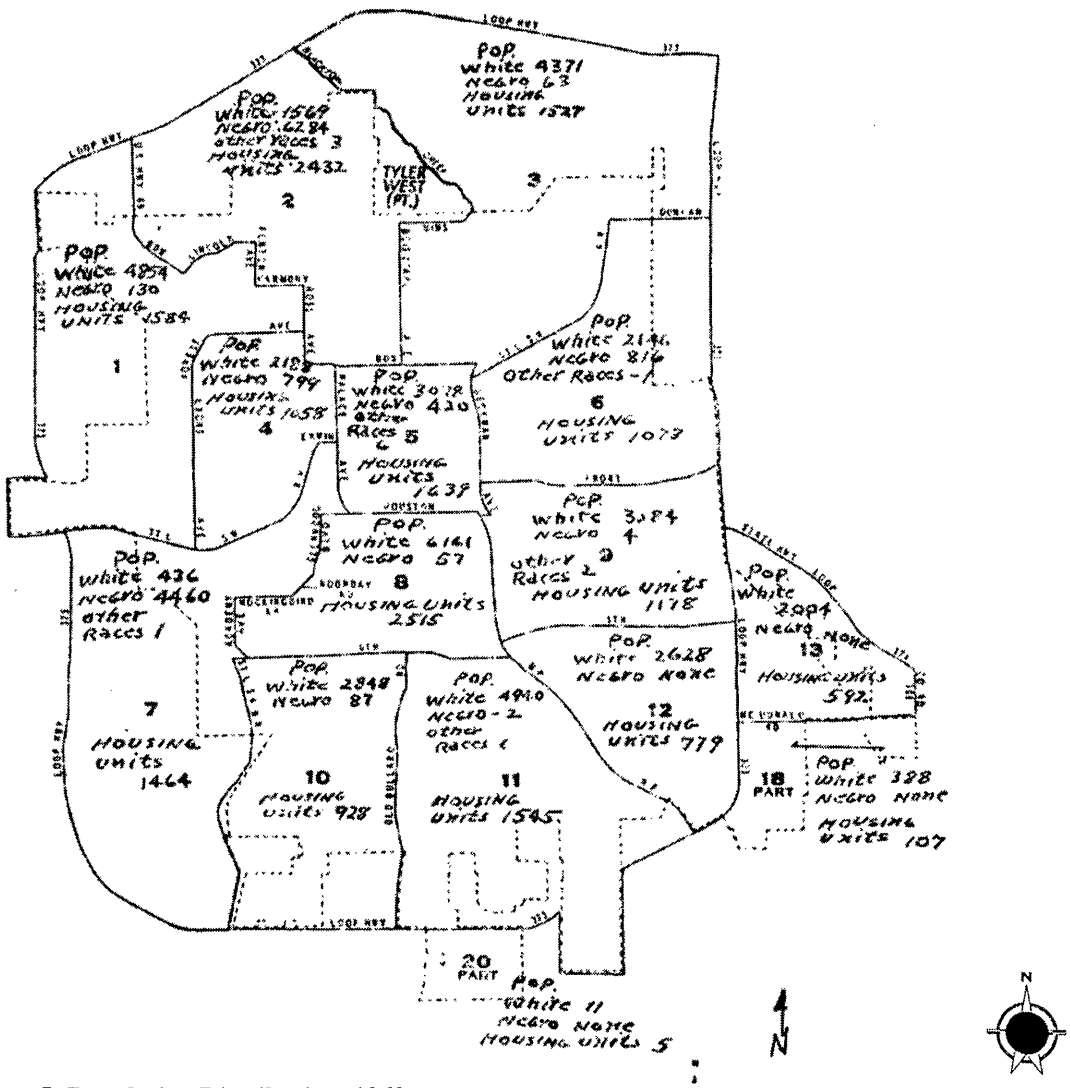


Figure 5: Population Distribution, 1960.
Source: Smith County Historical Society

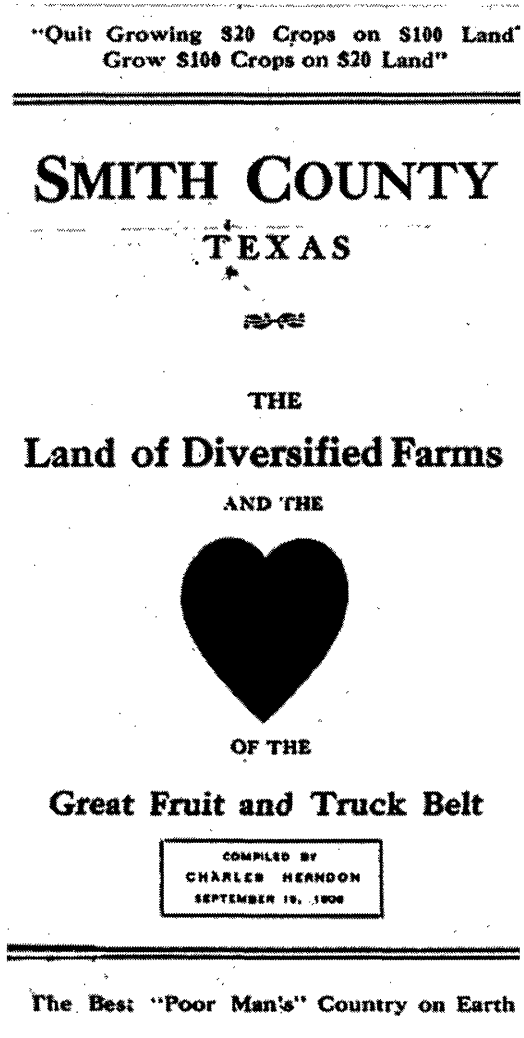


Figure 6: Smith County, Land of Diversified Farms.
Source: Smith County Historical Society

Figure 7: Picking Tomatoes, ca. 1910
Source: Smith County Historical Society

Figure 8: James P. Douglas, First President of the Cotton Belt Line.
Source: Smith County Historical Society

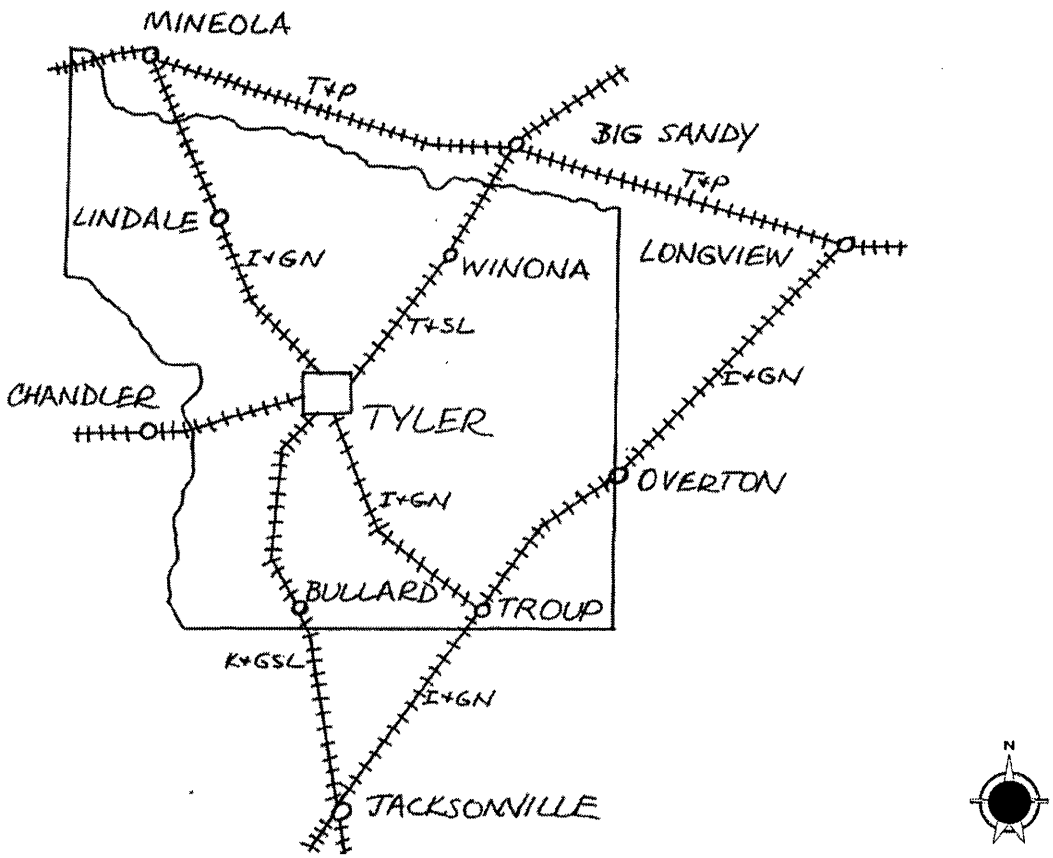


Figure 9: Rail lines through Smith County.
Source: *Effects of the...Railroad on ...Smith County*

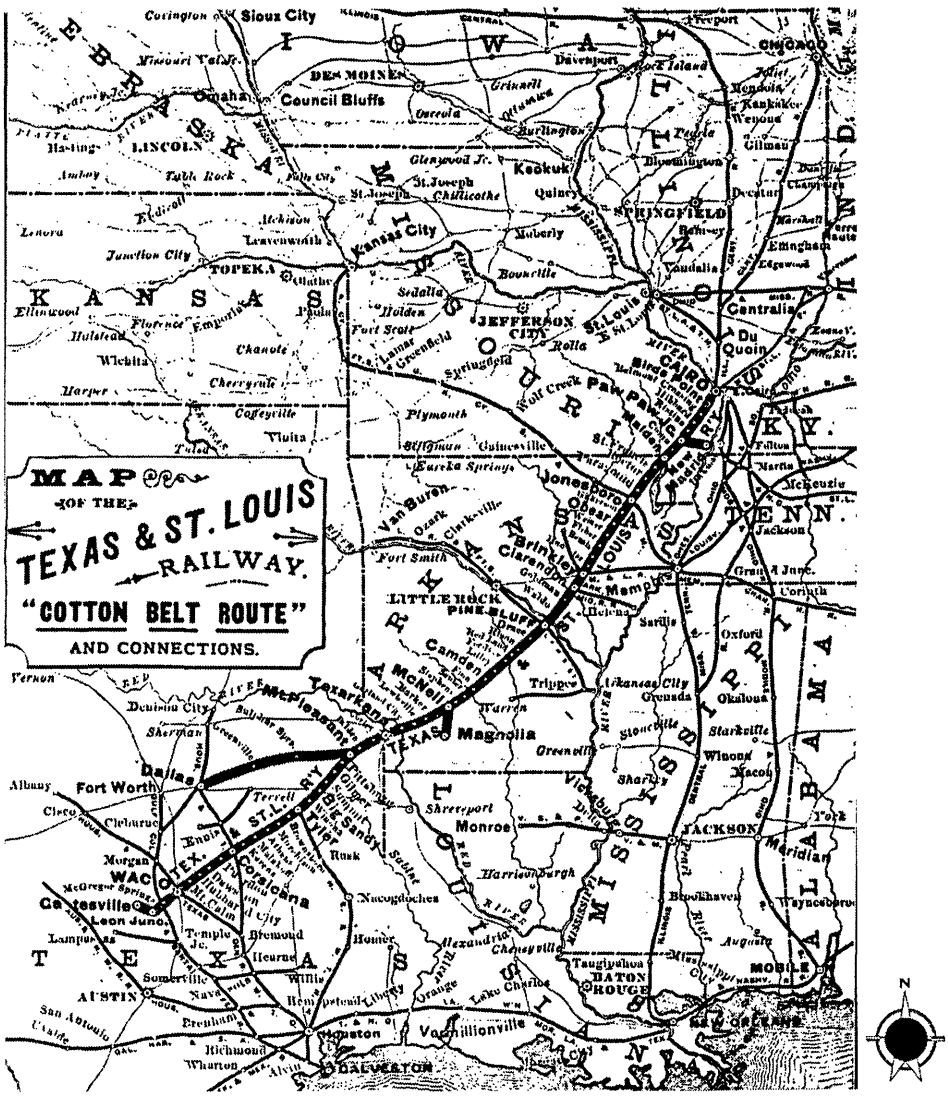


Figure 10: The Cotton Belt Line.
Source: *80 Years of Transportation Progress*

Figure 11: Cotton Belt Headquarters, Tyler, Texas, ca. 1900
Source: Smith County Historical Society

Figure 12: St. Louis Southwestern Railway (Cotton Belt) Depot, ca. 1910.
Source: Smith County Historical Society

Figure 13: The Levee.
Source: Gerald Cooper

Figure 14: St. Louis Southwestern Railway Shops, Tyler, 1941.
Source: Smith County Historical Society

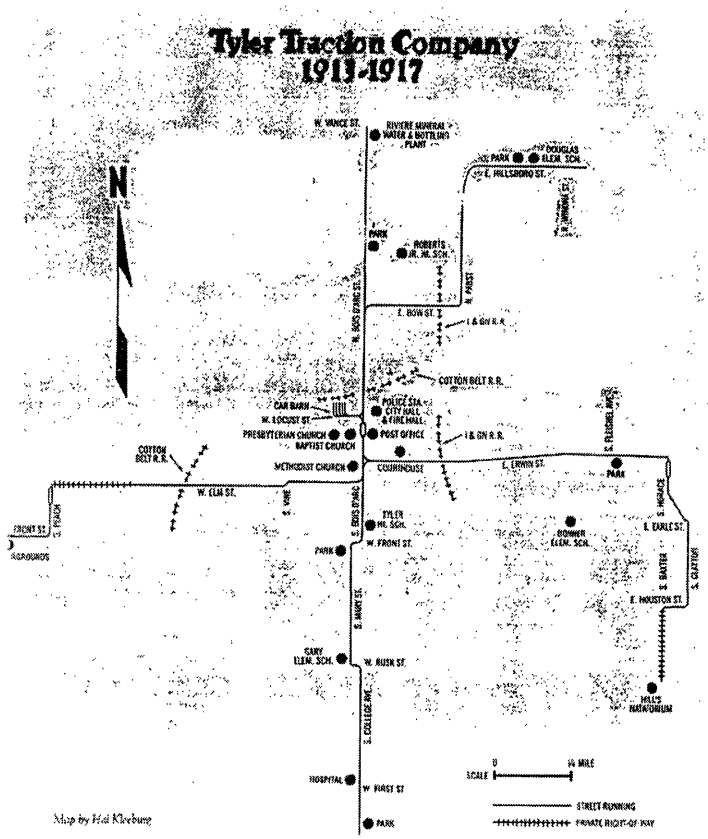


Figure 15: Tyler Traction Company Route.
Source: Smith County Historical Society

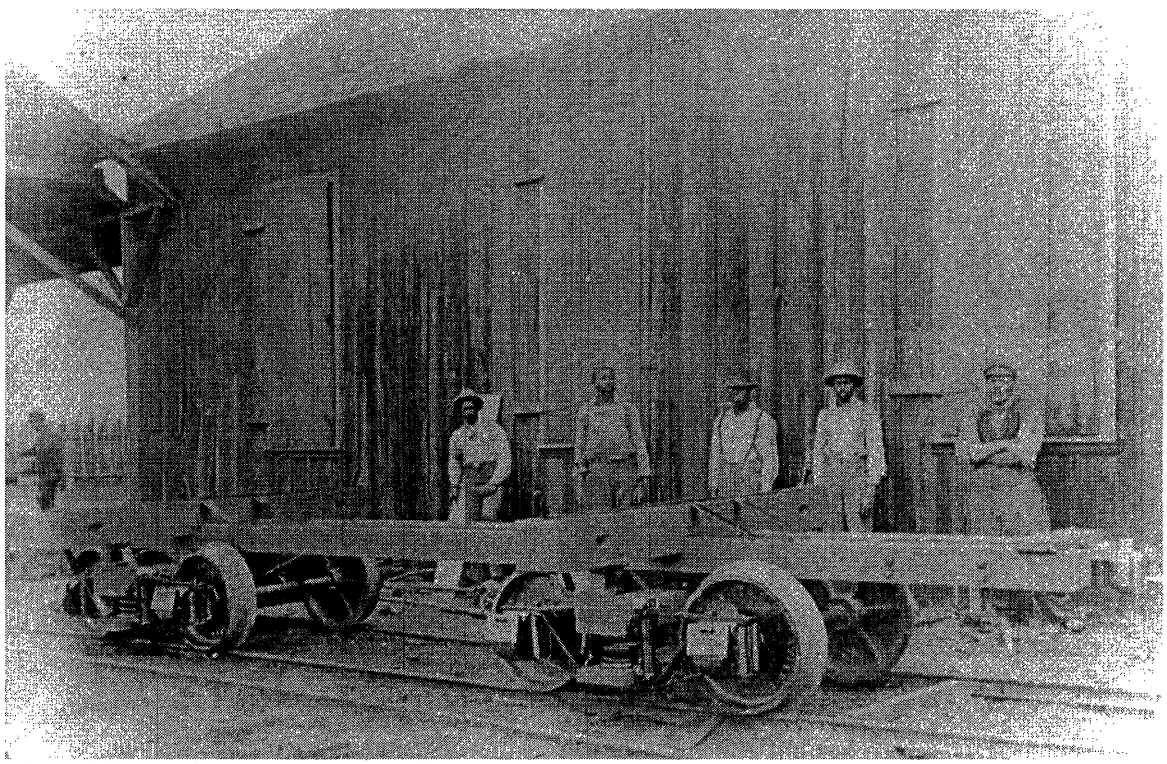


Figure 16: Rail Car Builders, Tyler Car and Lumber Co.
Source: Smith County Historical Society

Figure 17: Tyler Canning Factory Advertisement, 1905.
Source: *Daily Democrat Reporter*

Figure 18: Telephone Operators, ca. 1900.
Source: Smith County Historical Society

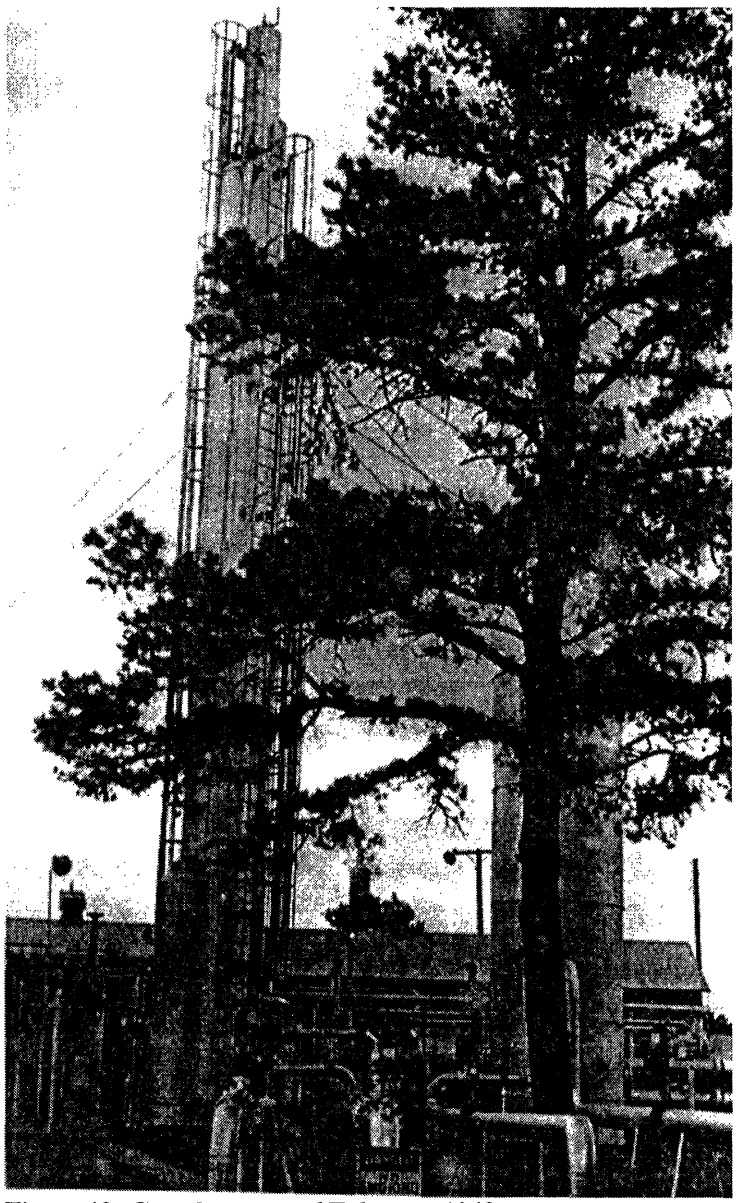


Figure 19: Gas plant east of Tyler, ca. 1948.
Source: *Never In Doubt*

Figure 20: Left to Right: Dad Joiner, Doc Lloyd, H.L. Hunt (in hat), Ed Laster.
Source: East Texas Oil Museum

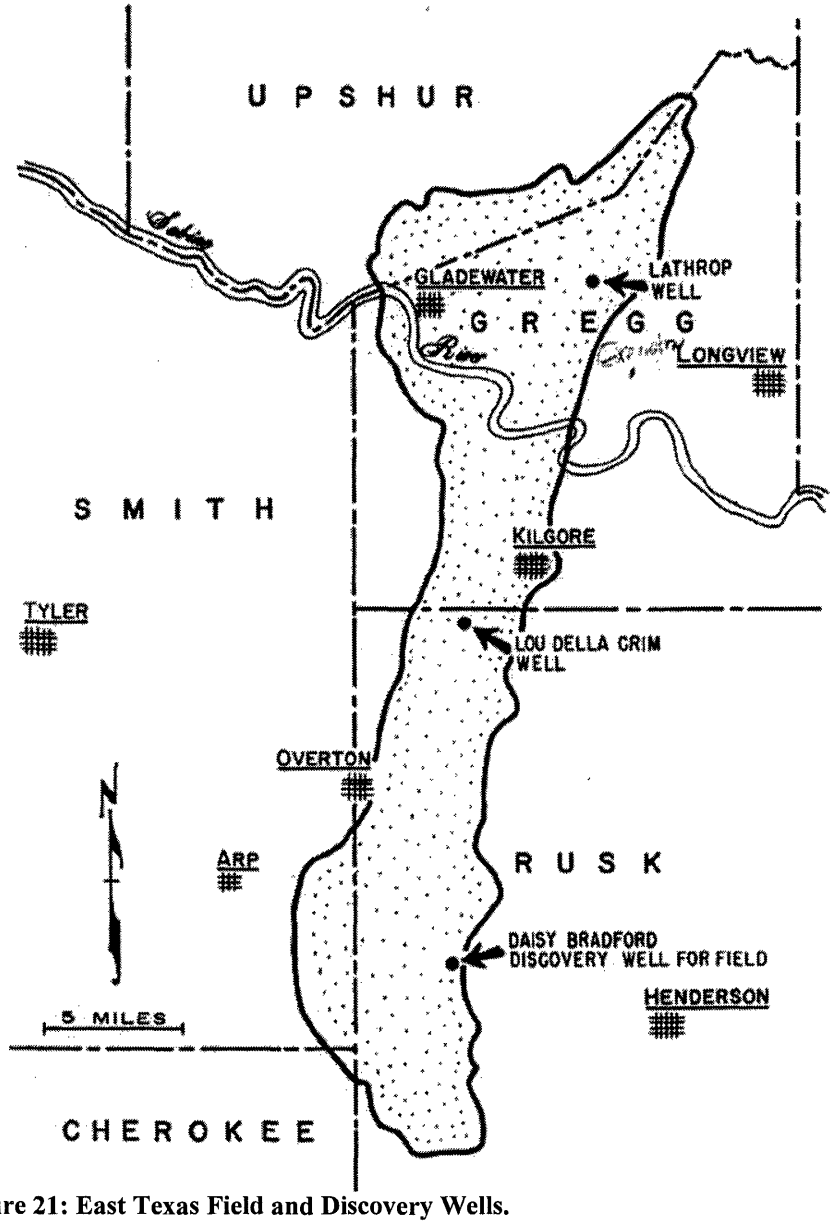


Figure 21: East Texas Field and Discovery Wells.
Source: *The Last Boom*

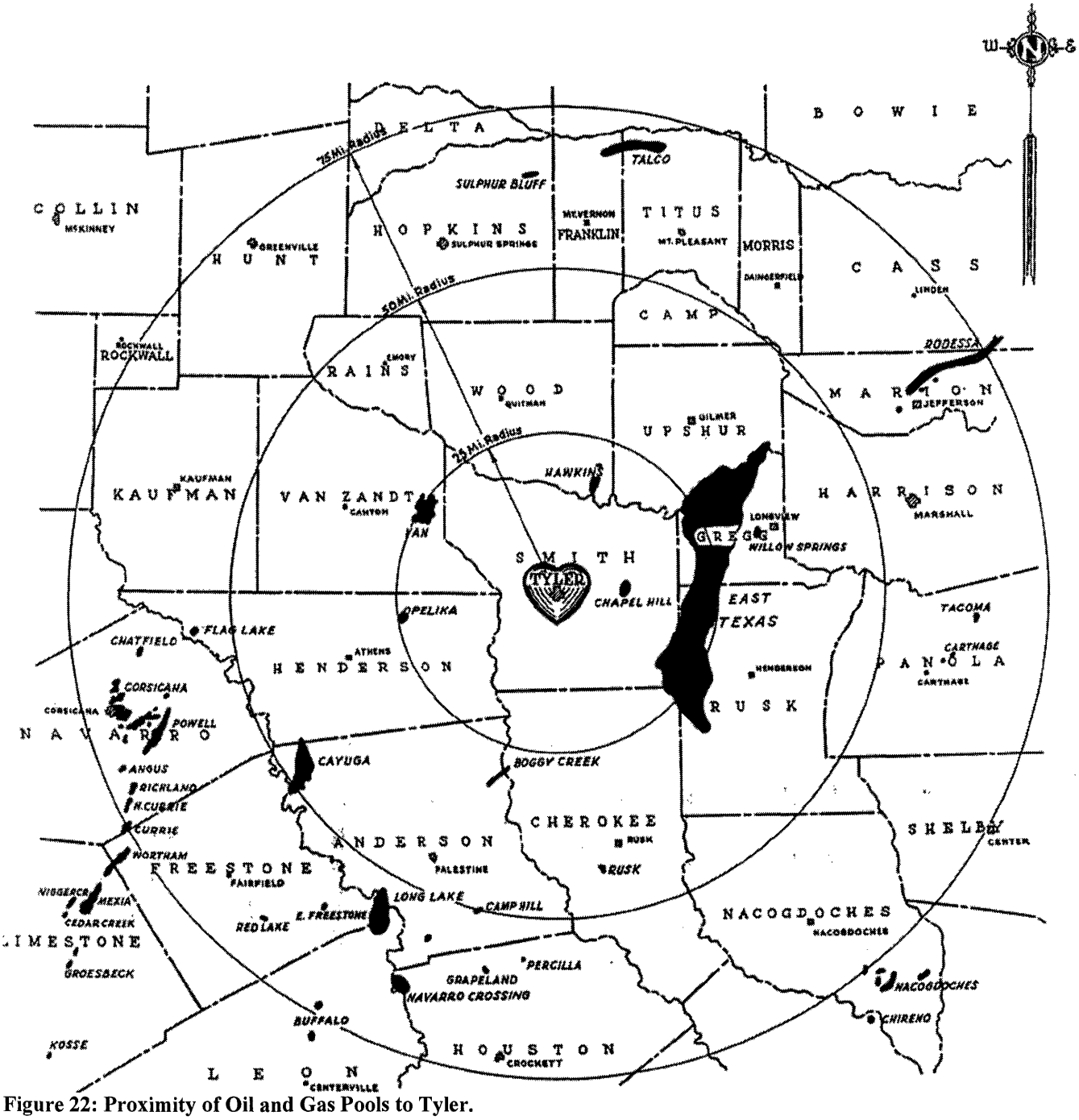


Figure 22: Proximity of Oil and Gas Pools to Tyler.
Source: Tyler Public Library

Figure 23: McMurrey Refining Company Advertisement, 1941.
Source: Tyler Public Library

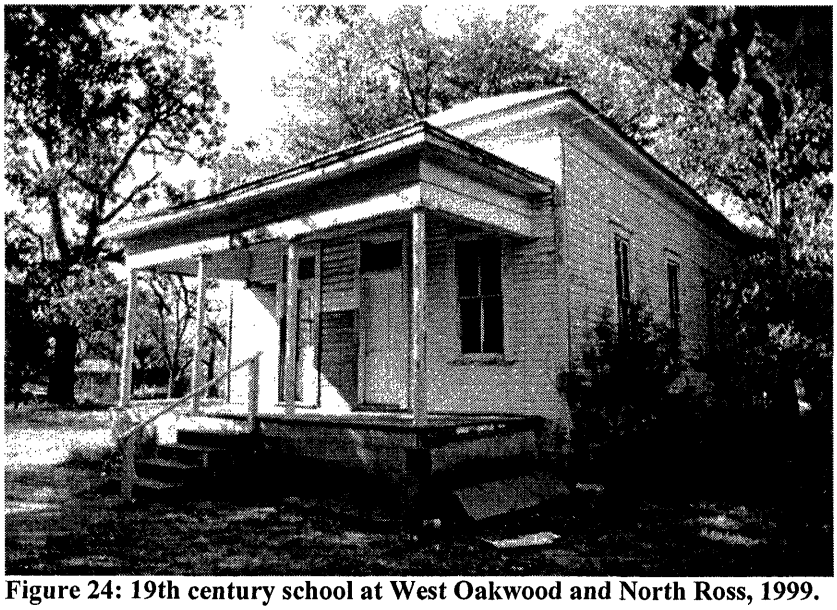


Figure 24: 19th century school at West Oakwood and North Ross, 1999.
Photo by Diane E. Williams

Figure 25: James P. Hogg Junior High School, ca. 1950.
Source: Smith County Historical Society

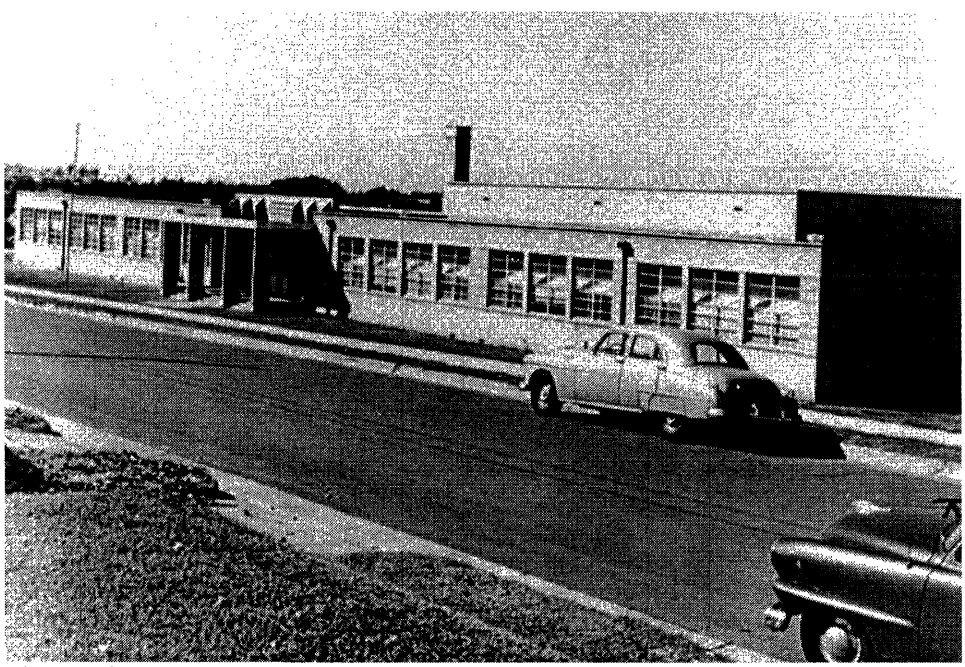


Figure 26: Birdwell Elementary School, ca. 1953.
Source: Smith County Historical Society

THE TYLER
COLORED HIGH SCHOOL.

FACULTY:

JOHN F. ANDERSON, A. B.
REV. J. H. BRANHAM.
MISS JOSIE MILLROY, M. A.

Tuition, per month of four weeks:
Primary Department..... $1.00.
Intermediate Department..... 1.50.
Academic Department..... 2.50.

JOHN F. ANDERSON, Principal.

Figure 27: Tyler Colored High School Advertisement.
Source: Tyler City Directory, 1882

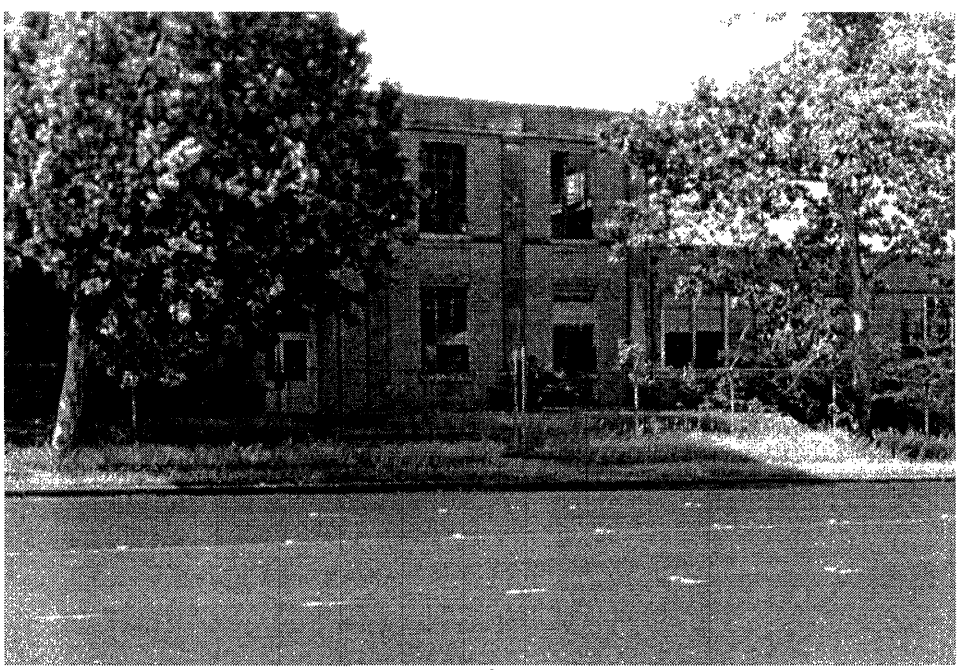


Figure 28: Emmett Scott High School, 1998.
Photo by Diane E. Williams

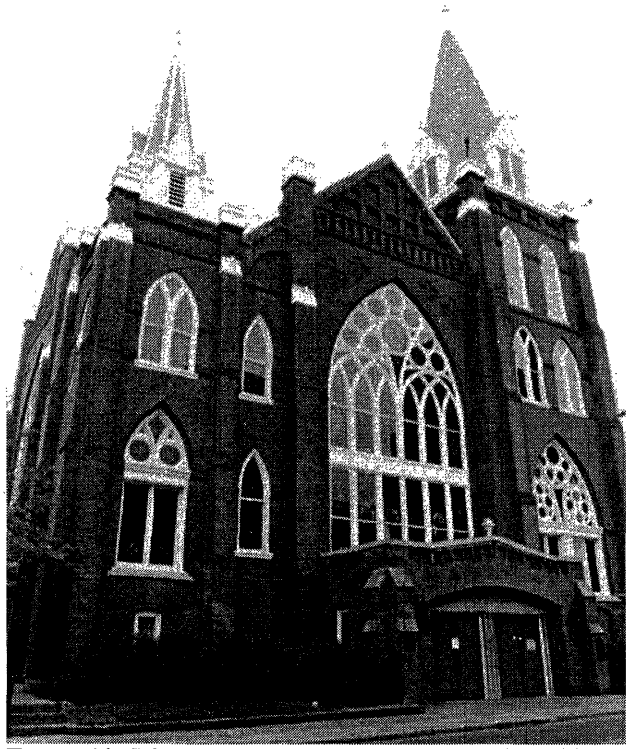


Figure 29: Marvin United Methodist Church, 1999.
Photo by Diane E. Williams

Figure 30: First Baptist Church, 1999.
Photo by Diane E. Williams

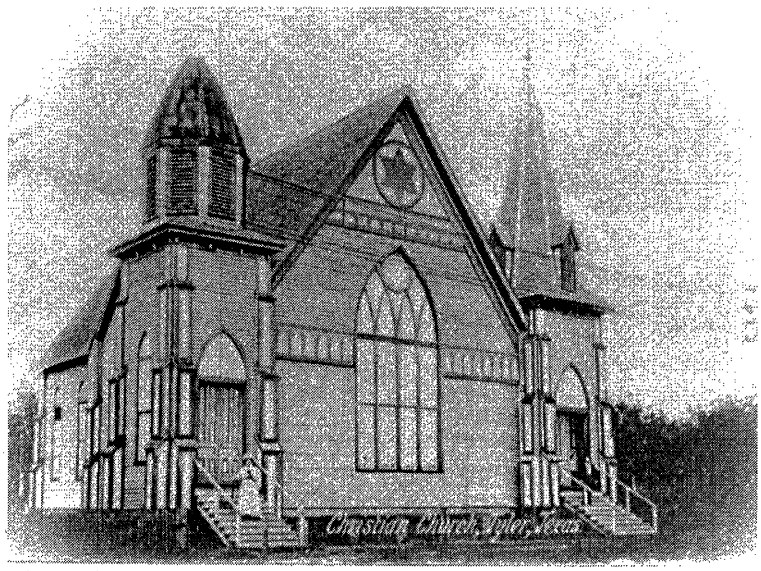


Figure 31: Tyler's First Christian Church, ca. 1886.
Source: Smith County Historical Society

Figure 32: Immaculate Conception Roman Catholic Cathedral, 2000.
Photo by Diane E. Williams

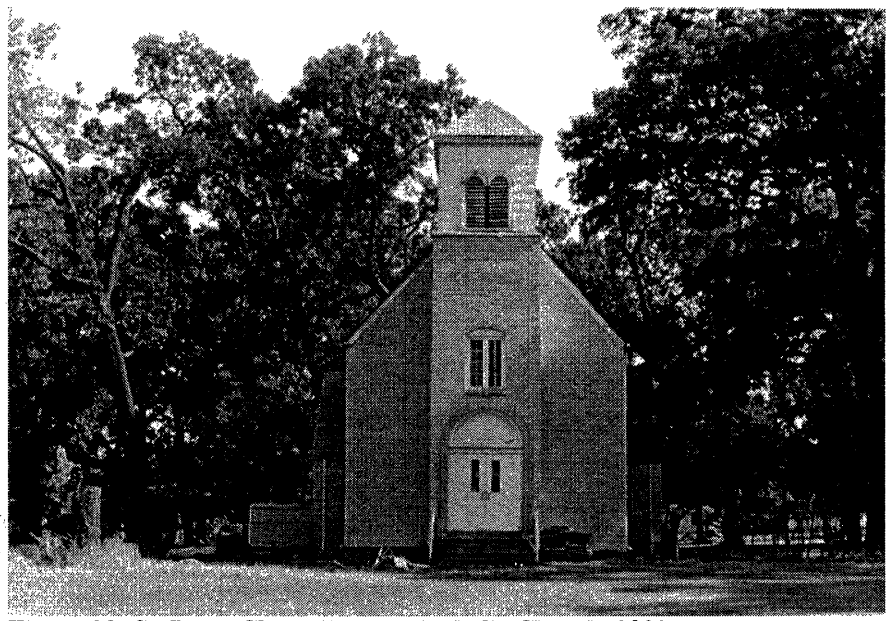


Figure 33: St. Peter Claver Roman Catholic Church, 2000.
Photo by Diane E. Williams

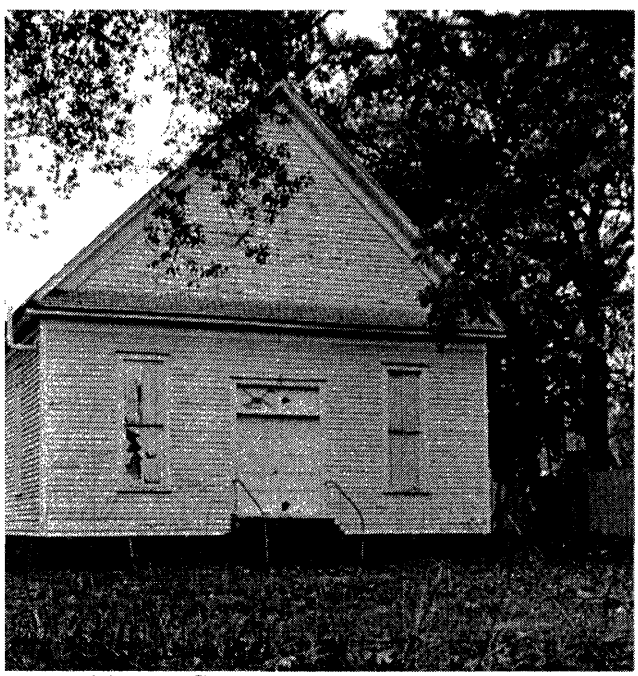


Figure 34: East Cedar Street Chapel, 1996.
Photo by Diane E. Williams

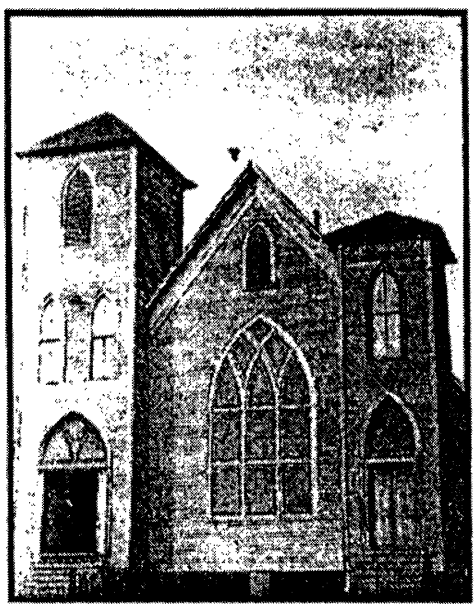


Figure 35: St. James C.M.E. Church, ca. 1900.
Source: Smith County Historical Society

Figure 36: Seventh Day Adventist Church, 1998.
Photo by Diane E. Williams

Figure 37: Early Flower Festival, ca. 1895.
Source: Smith County Historical Society

Figure 38: Queen (now Arcadia) Theater, ca. 1919.
Source: Smith County Historical Society

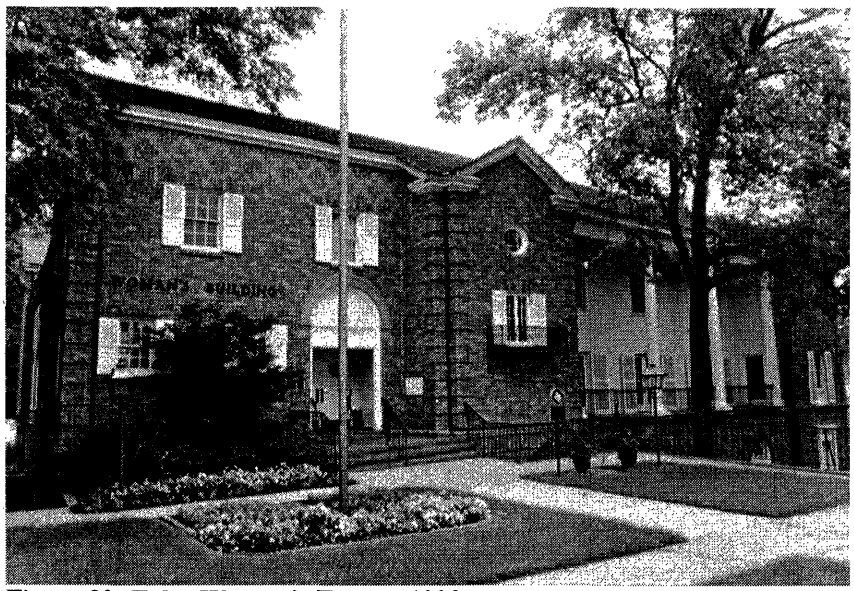


Figure 39: Tyler Woman's Forum, 1998.
Photo by Diane E. Williams

Figure 40: Odd Fellows Hall, 1999.
Photo by Diane E. Williams

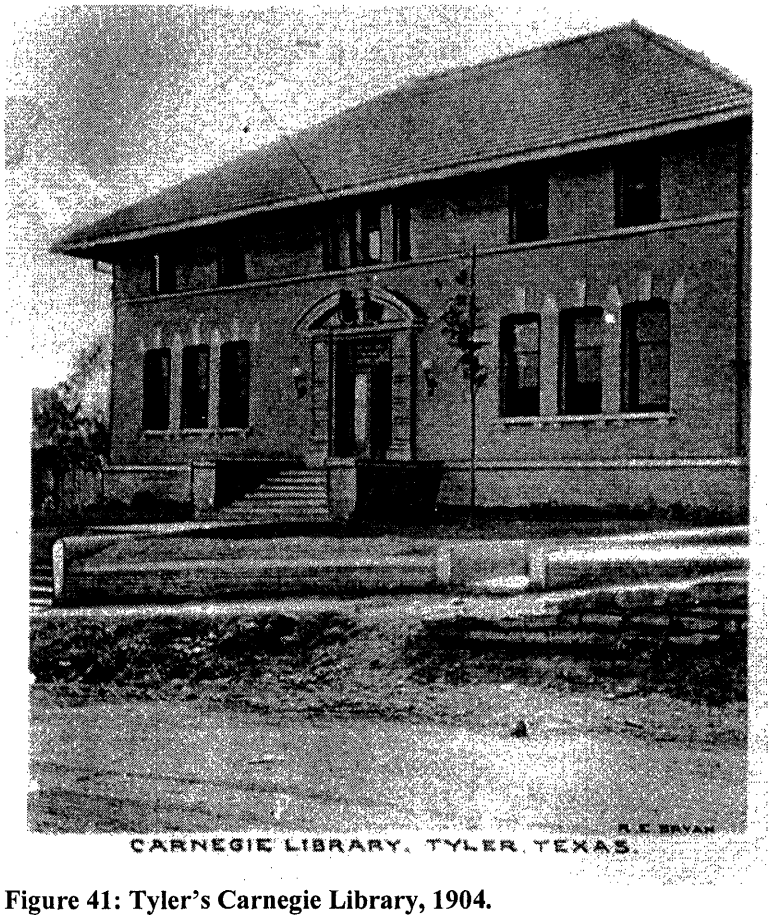


Figure 41: Tyler's Carnegie Library, 1904.
Source: Smith County Historical Society

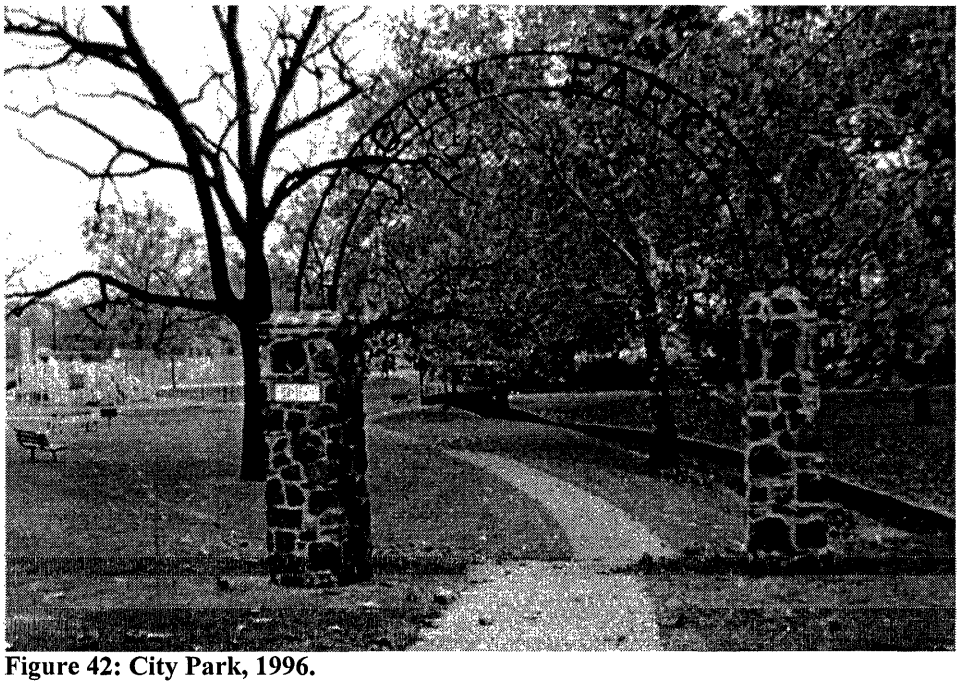


Figure 42: City Park, 1996.
Photo by Diane E. Williams

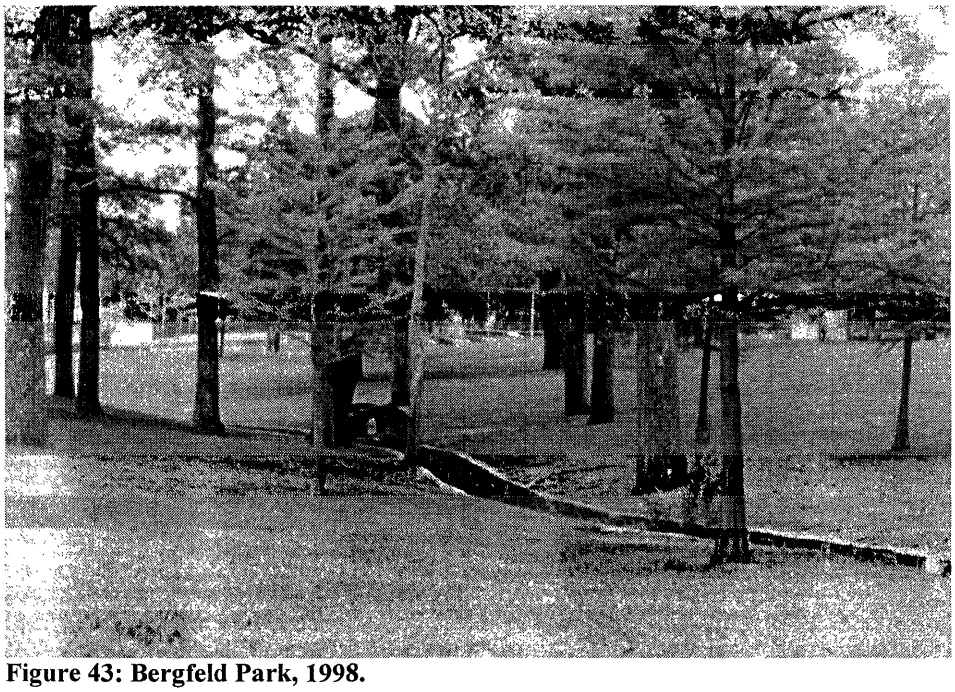


Figure 43: Bergfeld Park, 1998.
Photo by Diane E. Williams

Figure 44: Rose Hill Burial Park, 1998.
Photo by Diane E. Williams

Figure 45: Tyler Fire Department, ca. 1910.
Source: Smith County Historical Society

Figure 46: Road Crew on Dobbs between Augusta and Kennedy.
Source: Smith County Historical Society

Figure 47: Mother Frances Hospital, ca. 1940.
Source: Smith County Historical Society

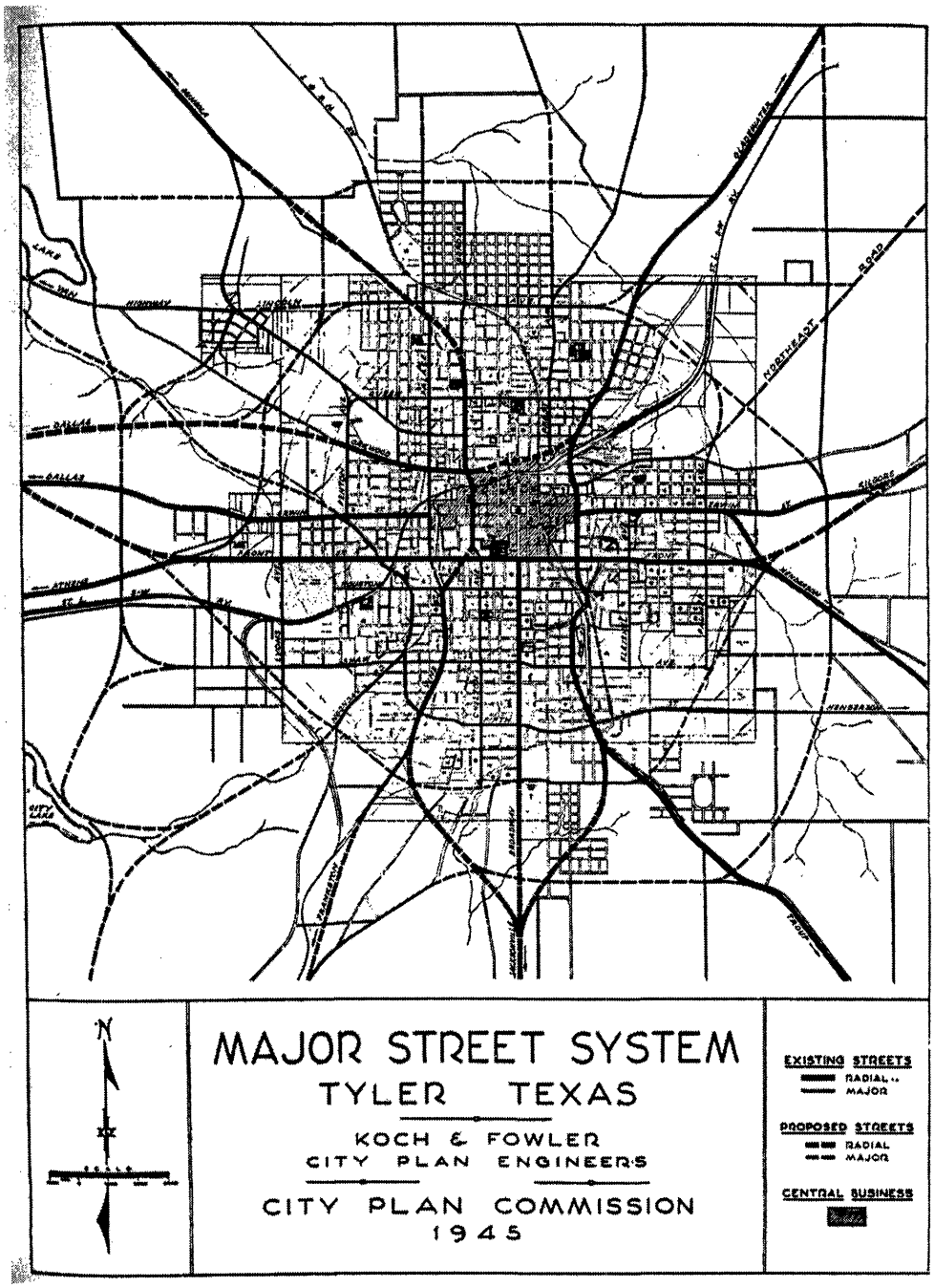


Figure 48: Street Master Plan, 1945.
Source: City of Tyler

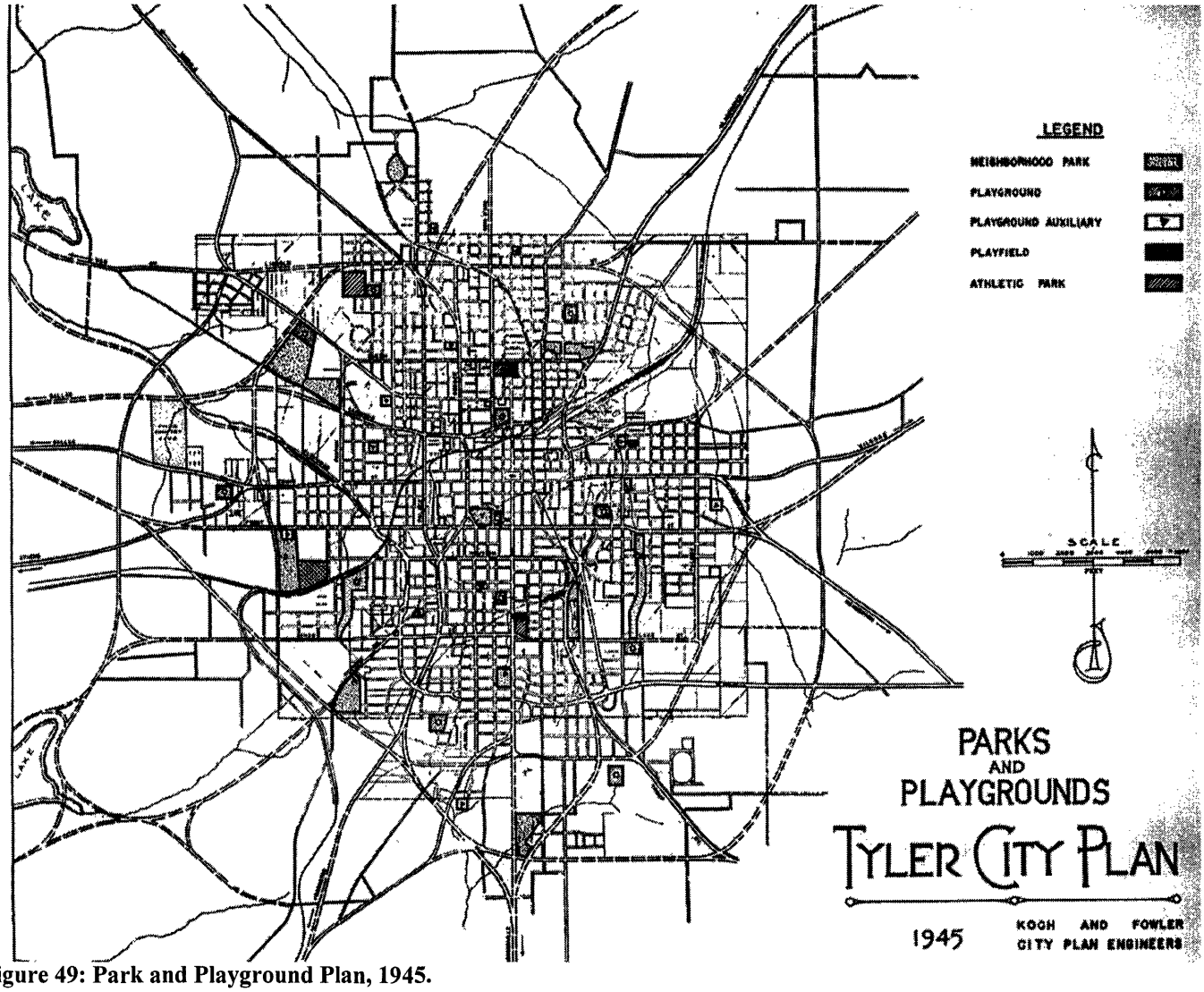
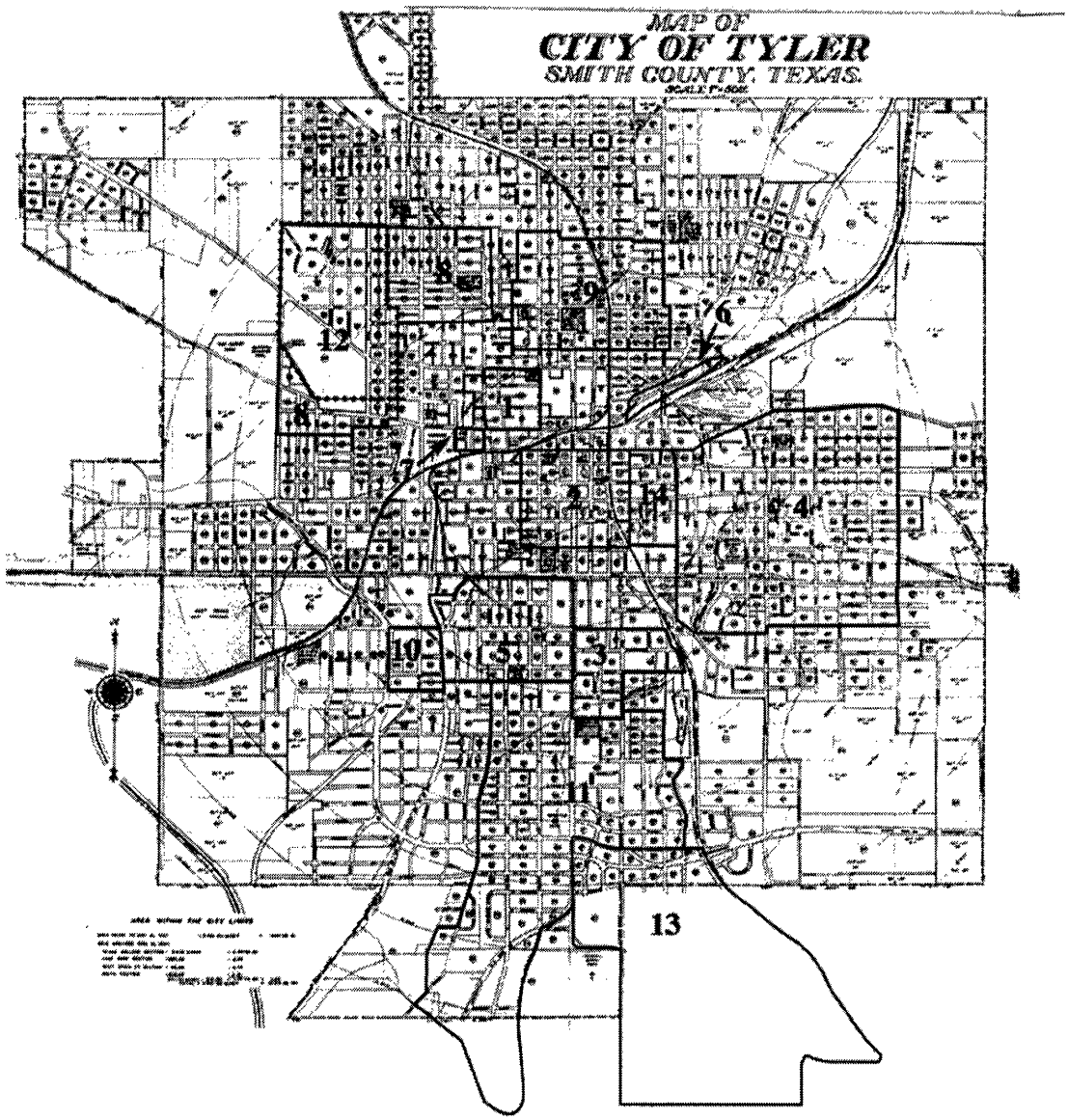


Figure 49: Park and Playground Plan, 1945.
Source: City of Tyler



1. Selman Neighborhood
2. Downtown Tyler
3. Charnwood Residential District
4. East Tyler
5. Early Suburban Neighborhood
6. Cotton Belt Bottom
7. Short-Line Neighborhood
8. Patterson Lands
9. North Tyler East
10. Rusk-Grove Neighborhood
11. Azalea District
12. North Tyler West
13. Southeast Tyler
14. East Central Tyler

Figure 50: Tyler in 1937 showing 14 historic neighborhoods.
Source: Smith County Historical Society

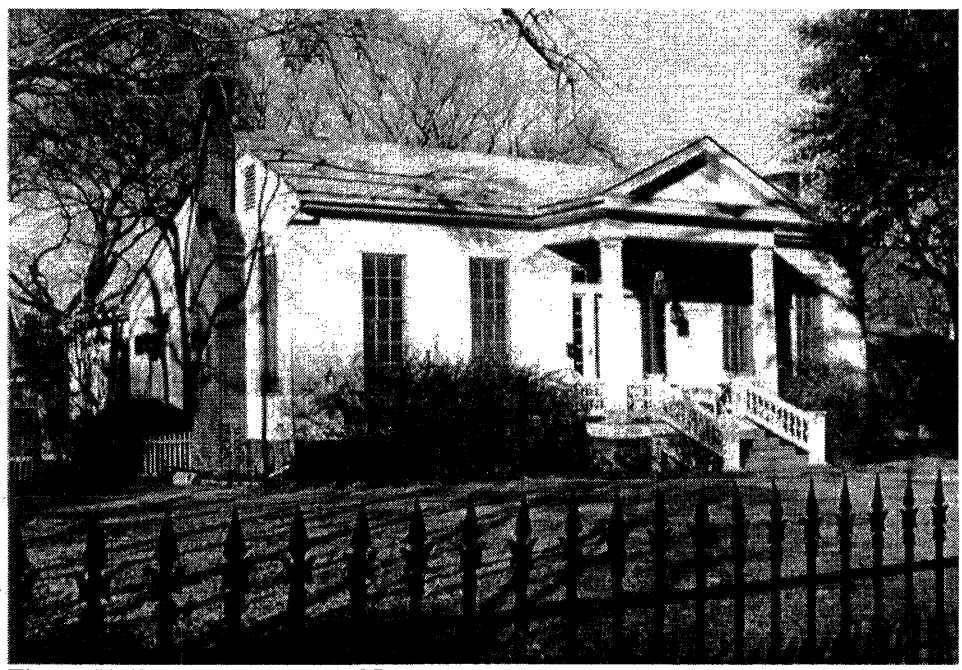


Figure 51: Ramsour House, 1995.
Photo by Diane E. Williams

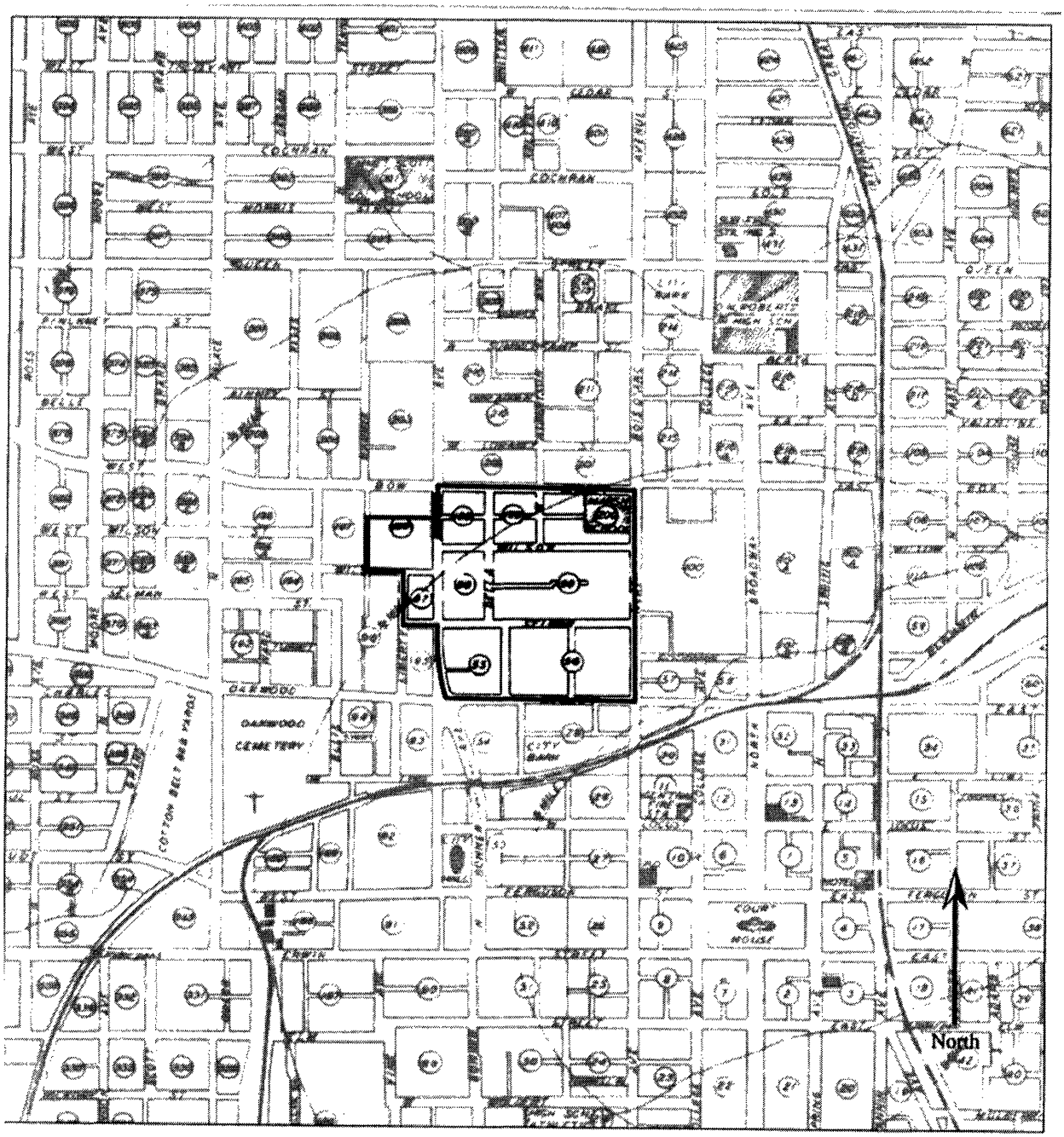


Figure 52: Selman Neighborhood.
Source: City of Tyler

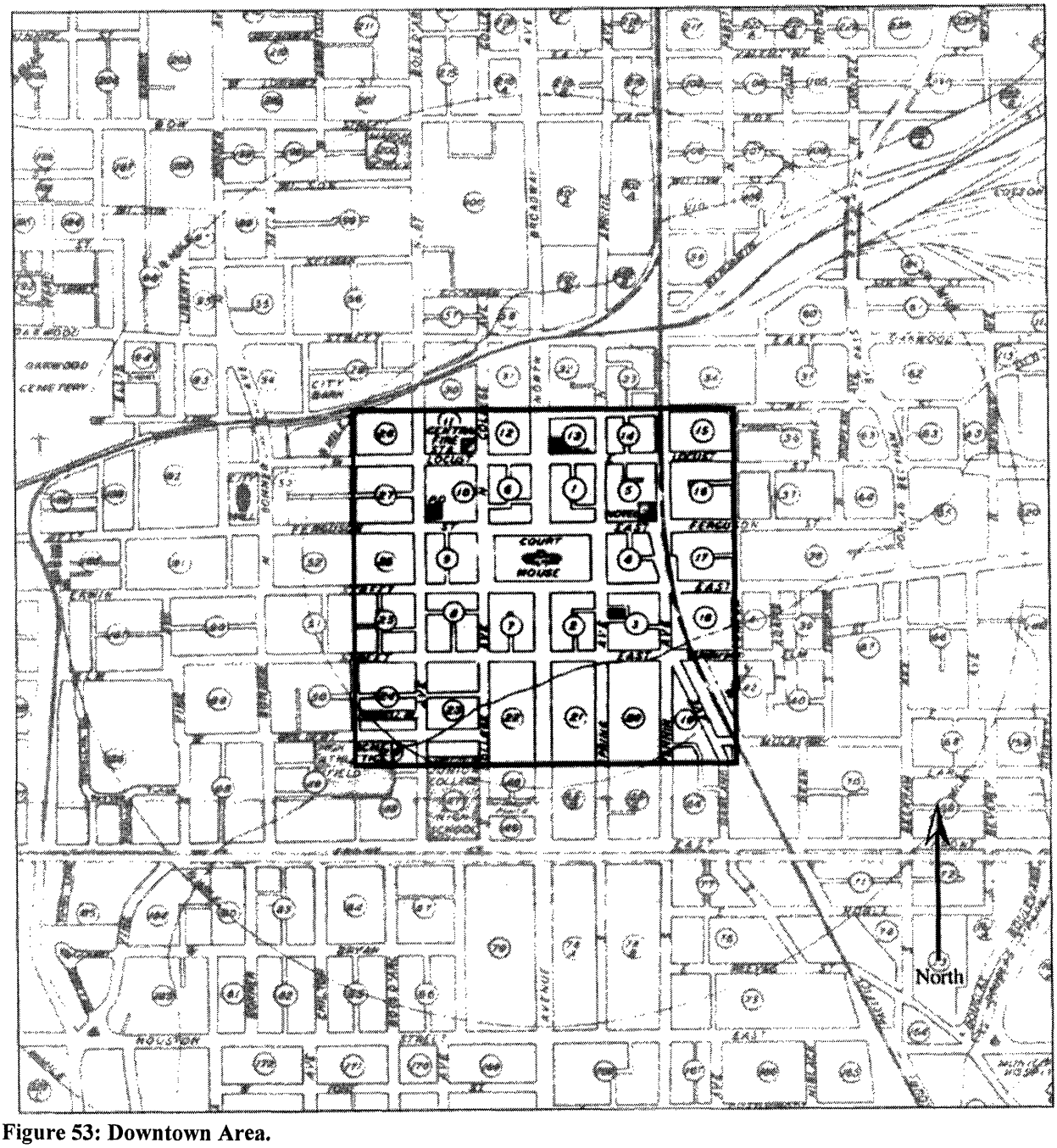


Figure 53: Downtown Area.
Source: City of Tyler

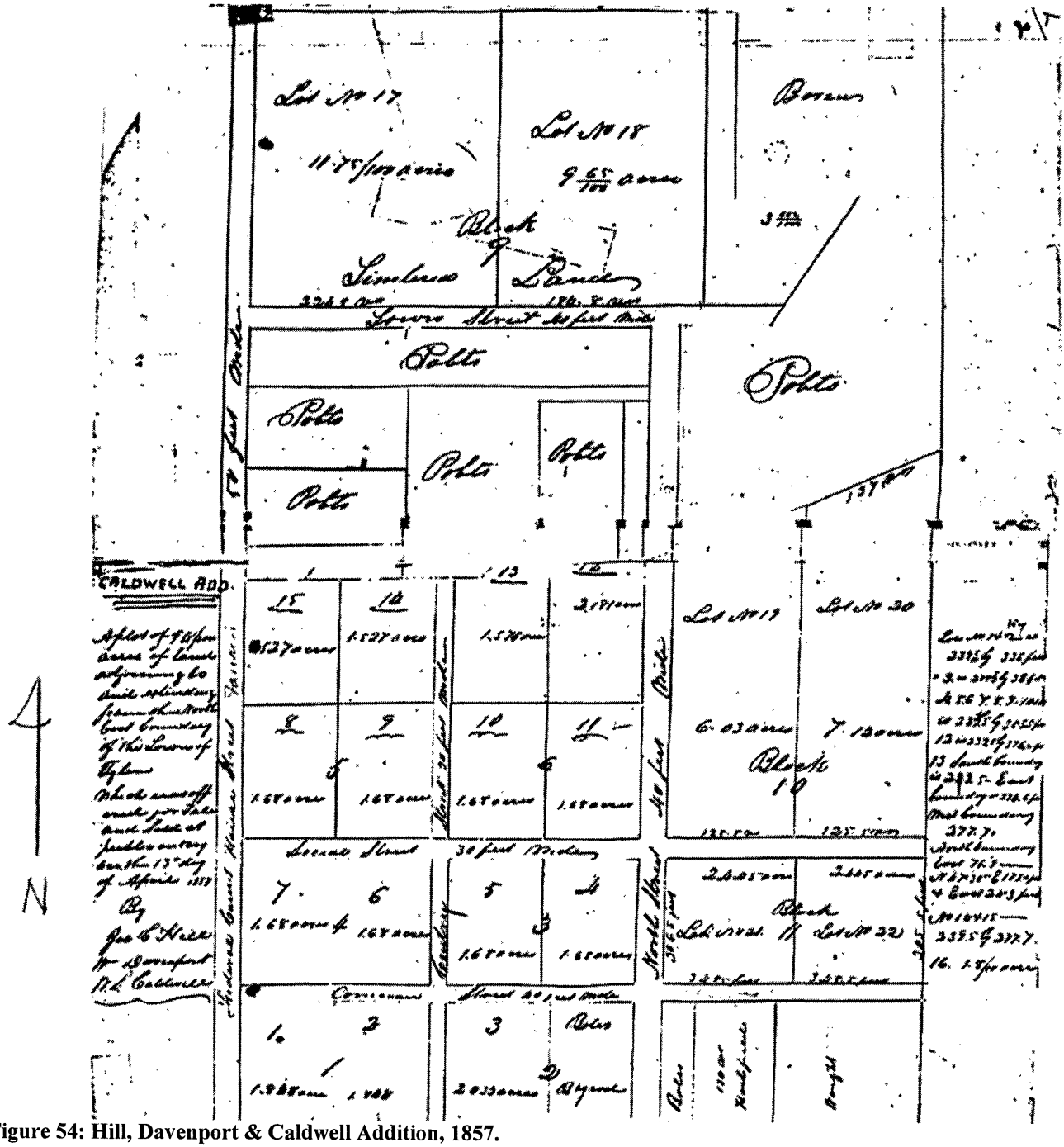


Figure 54: Hill, Davenport & Caldwell Addition, 1857.
Source: Smith County Deed Records

Figure 55: East Side of South Fannin Avenue.
Photo by Diane E. Williams

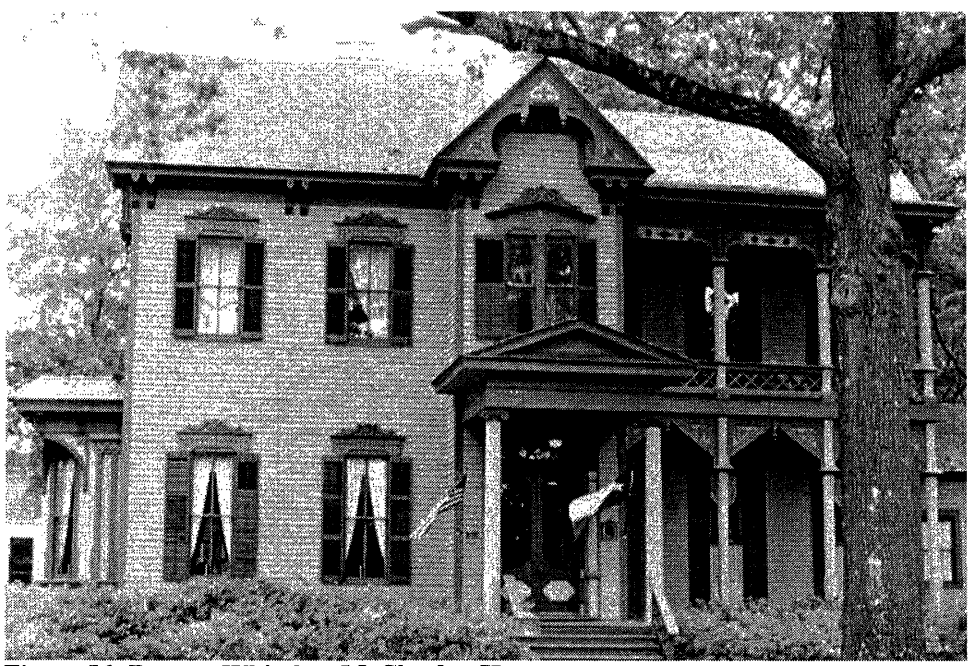


Figure 56: Bonner-Whitaker-McClendon House.
Photo by Diane E. Williams

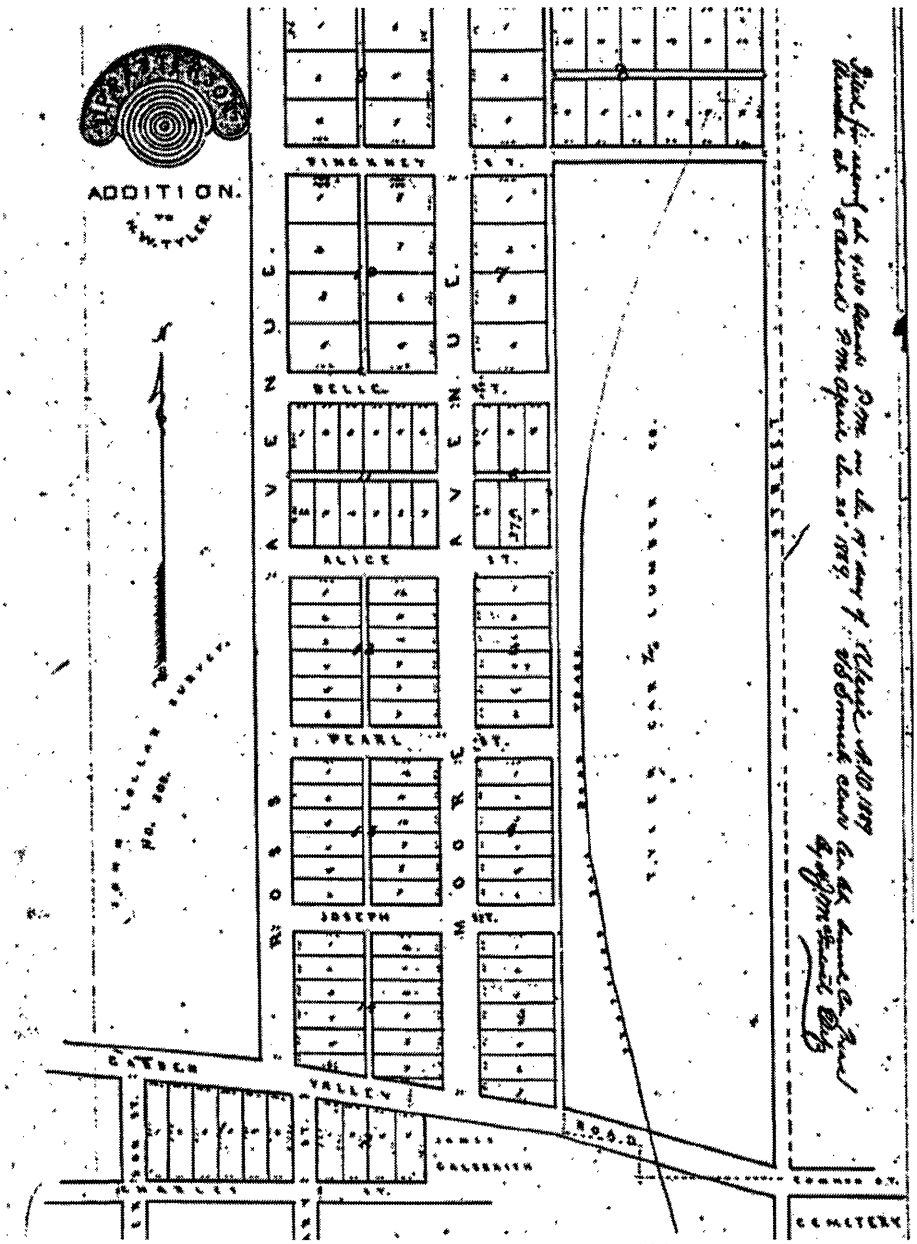


Figure 57: J.P. Patterson Addition to Northwest Tyler, 1889.
Source: Smith County Deed Records

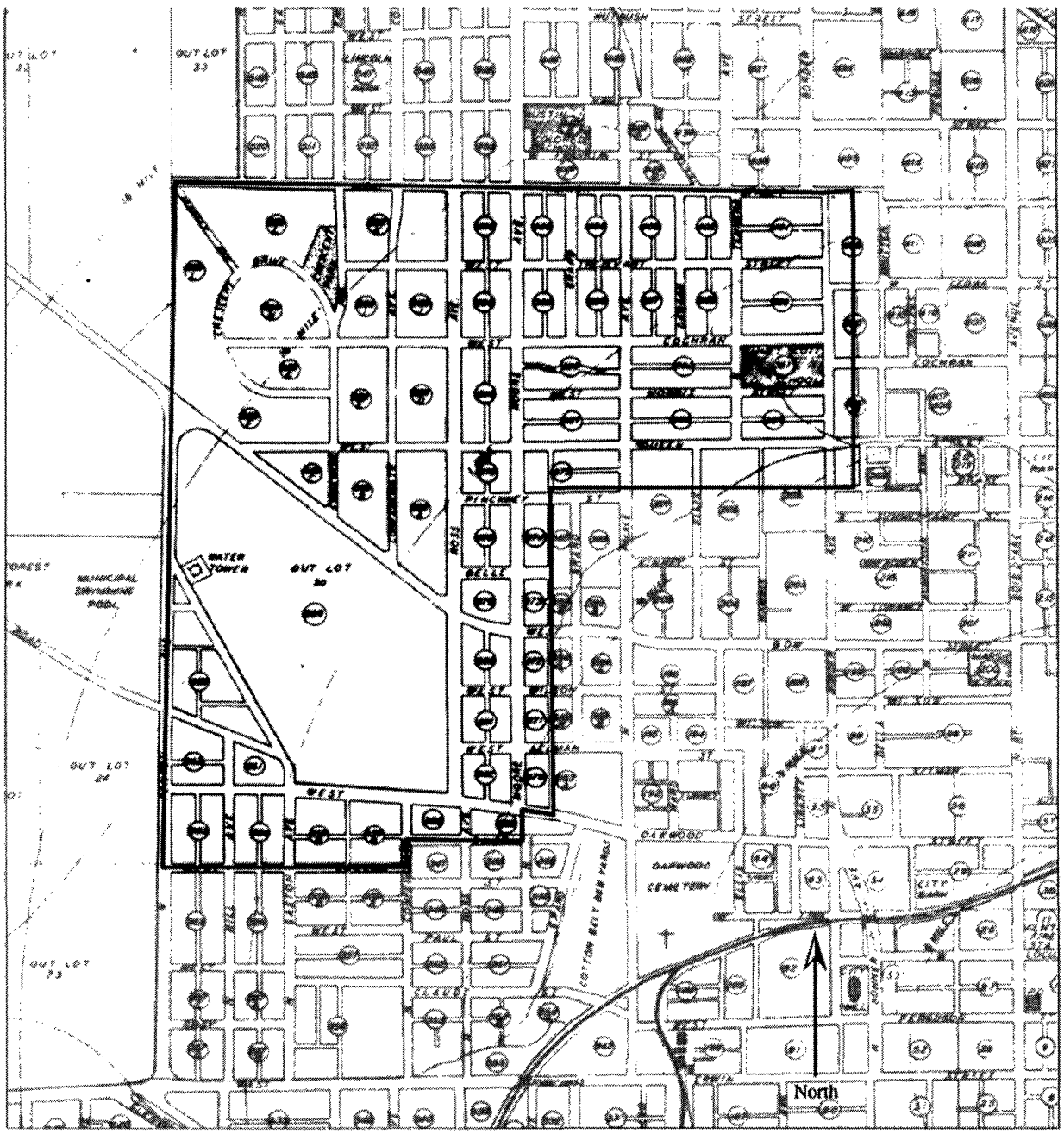


Figure 58: Patterson Family Lands.
Source: City of Tyler

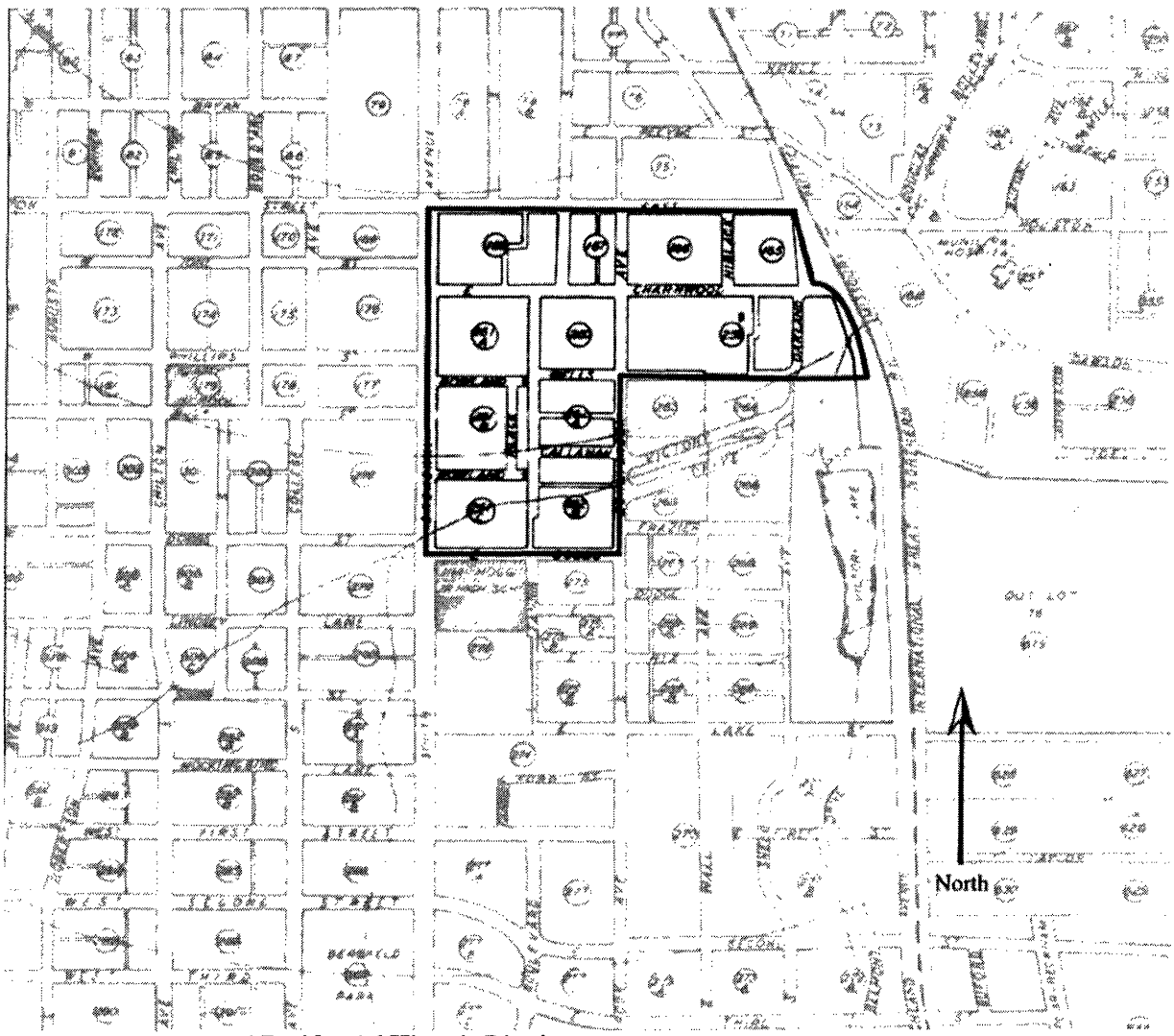


Figure 59: Charnwood Residential Historic District.
Source: City of Tyler

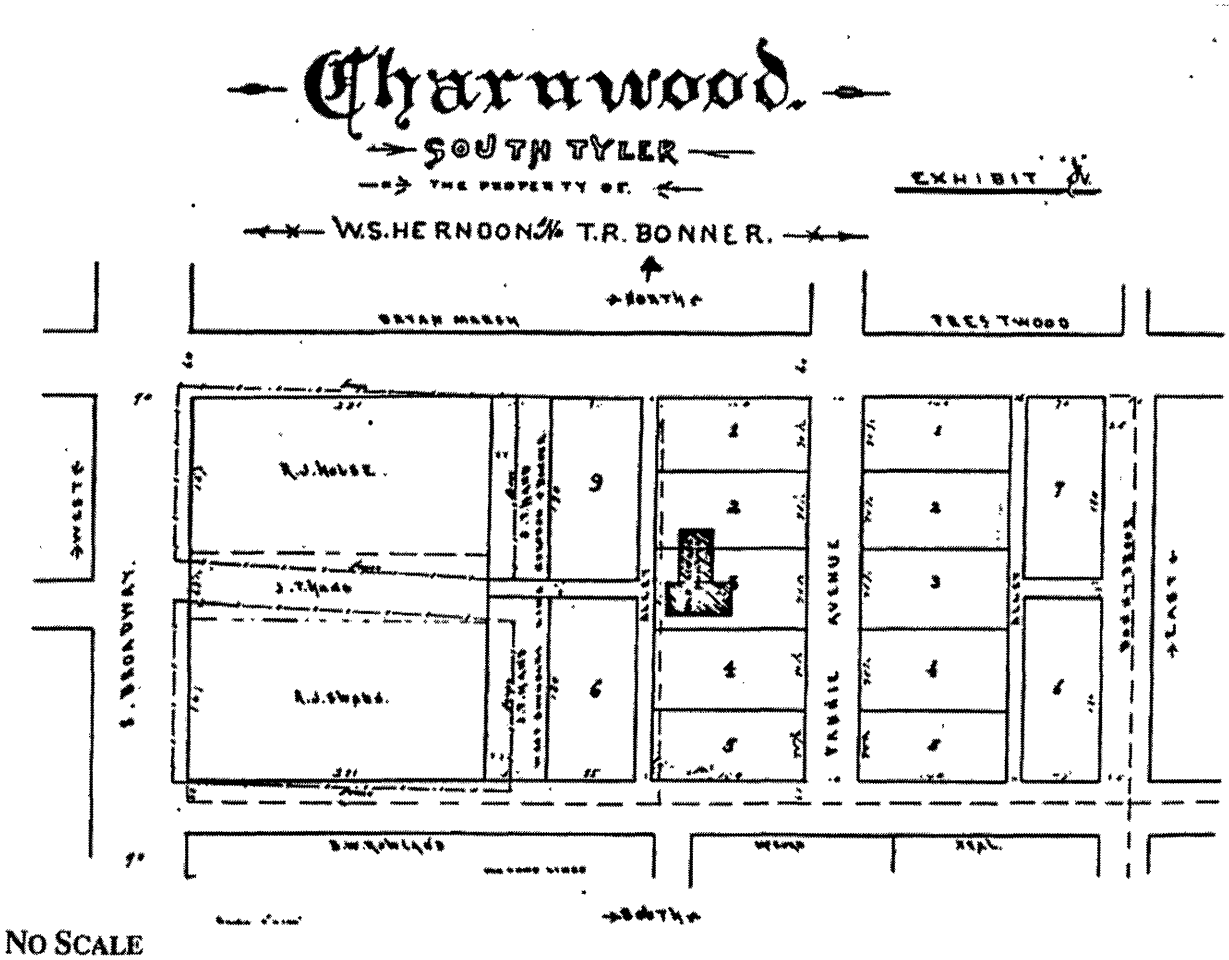


Figure 60: Charnwood Addition, 1888.
Source: Smith County Deed Records

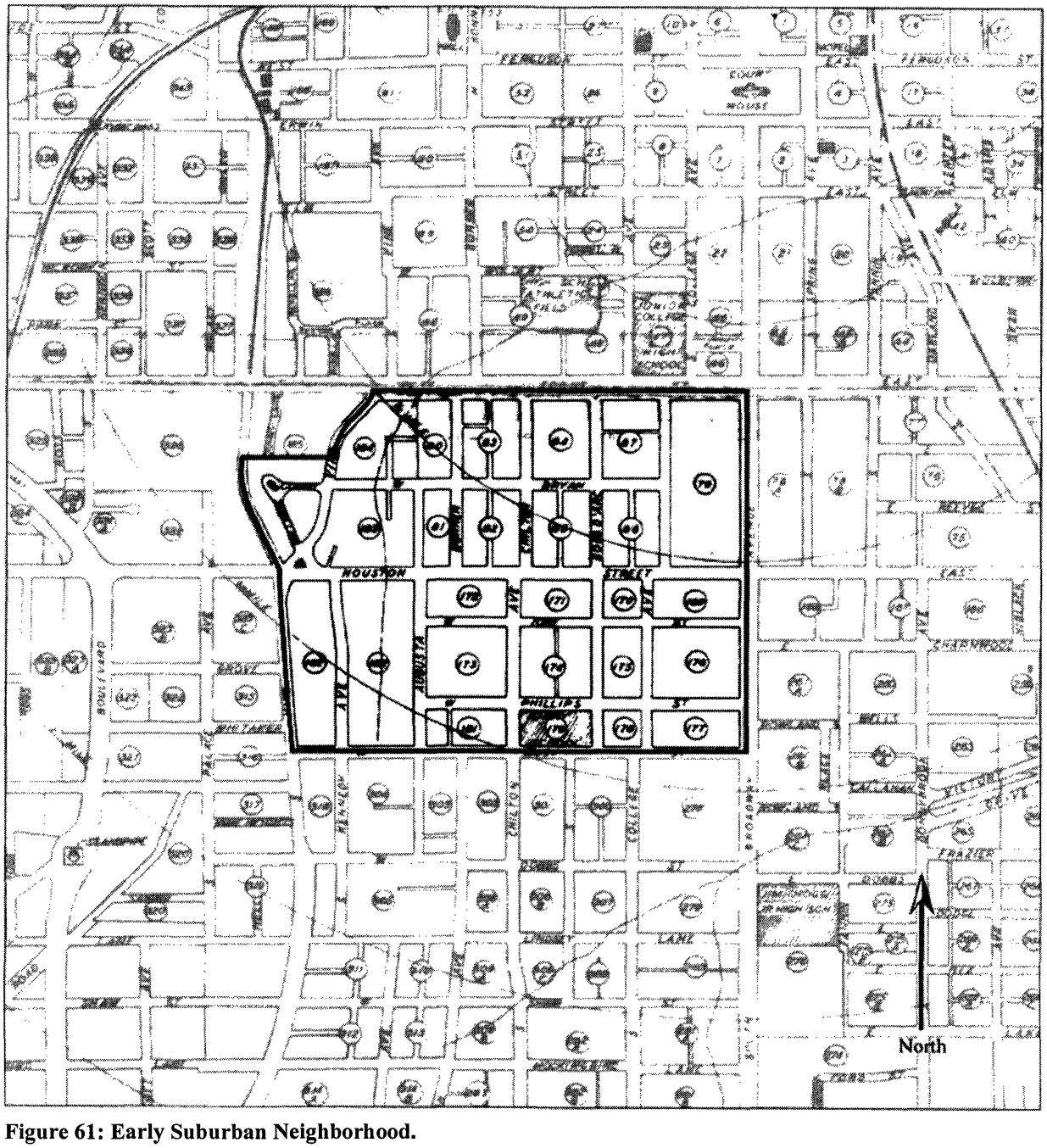


Figure 61: Early Suburban Neighborhood.
Source: Smith County Deed Records

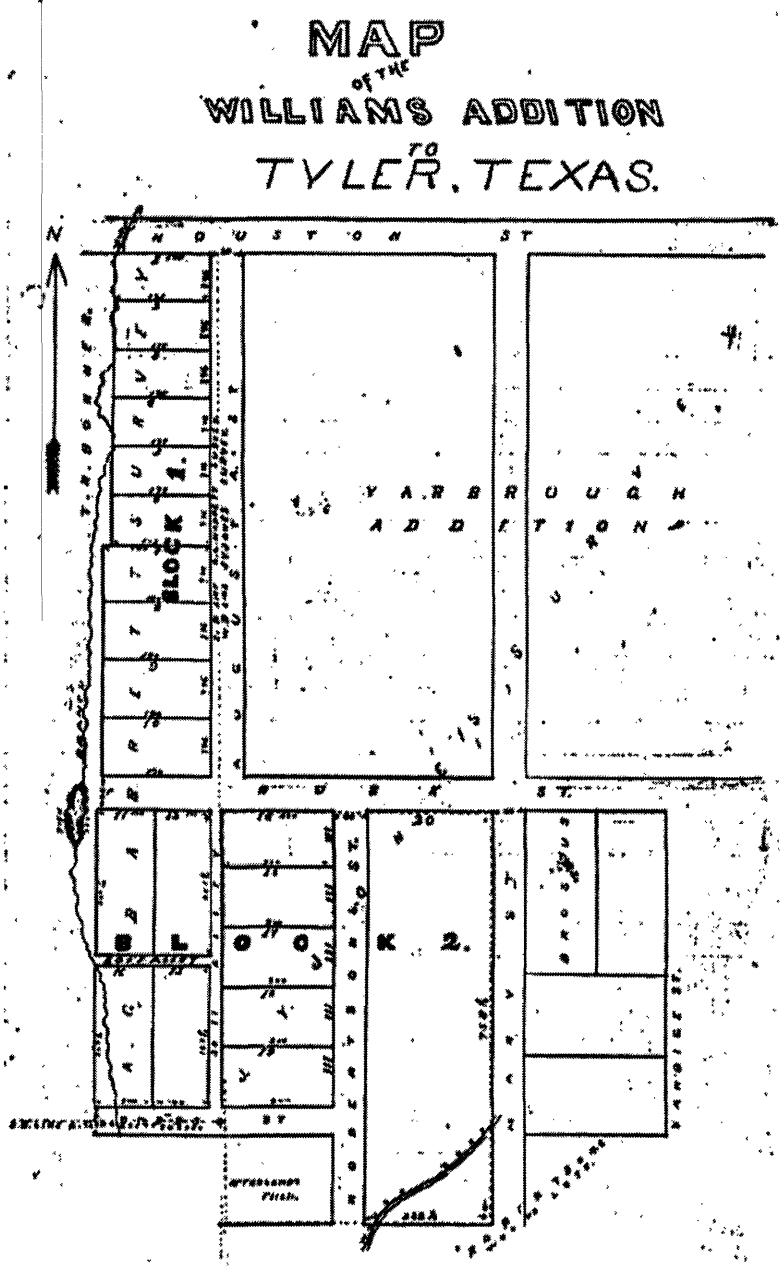


Figure 62: Williams Addition, 1887.
Source: Smith County Deed Records

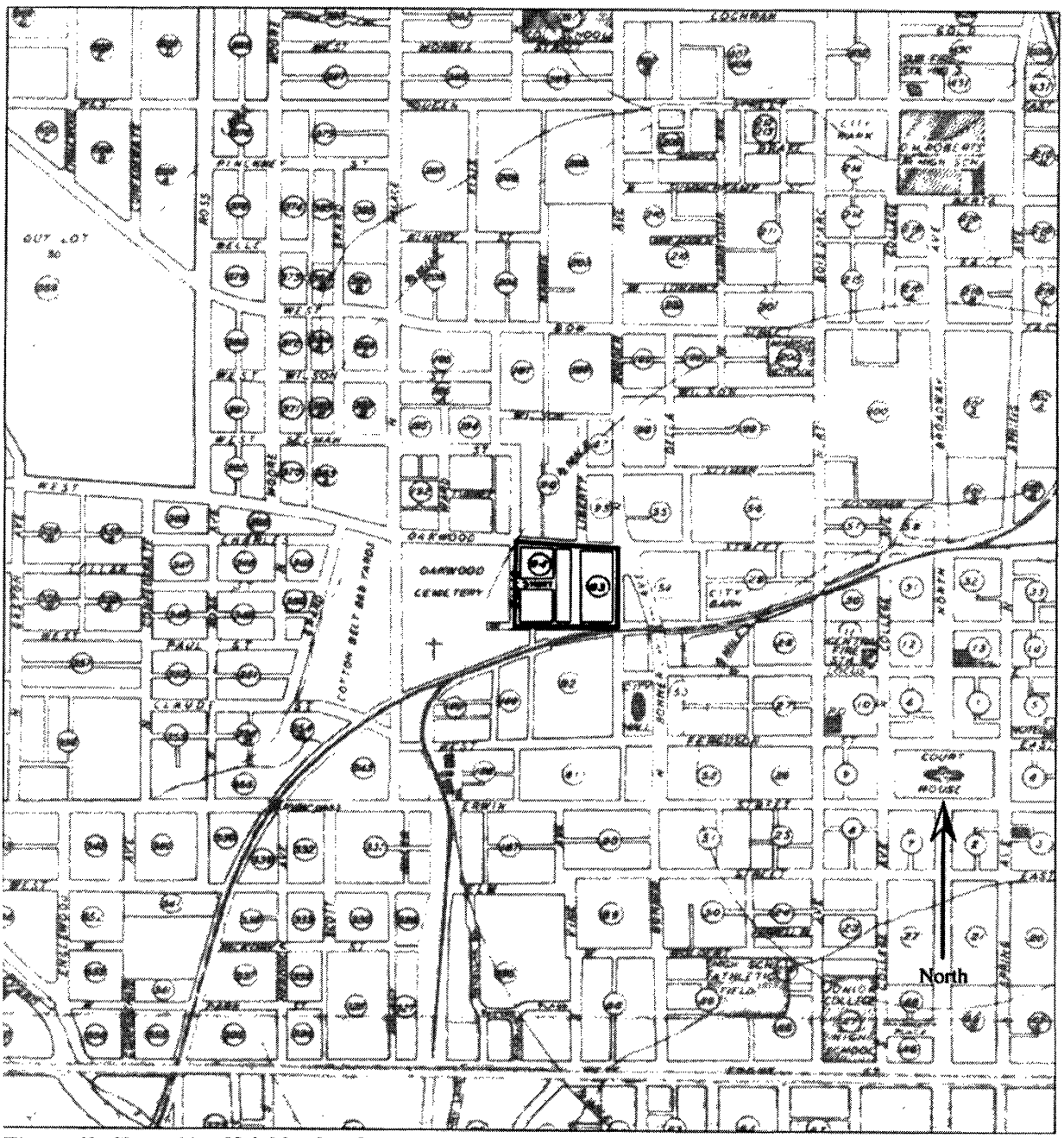


Figure 63: Short-Line Neighborhood.
Source: City of Tyler

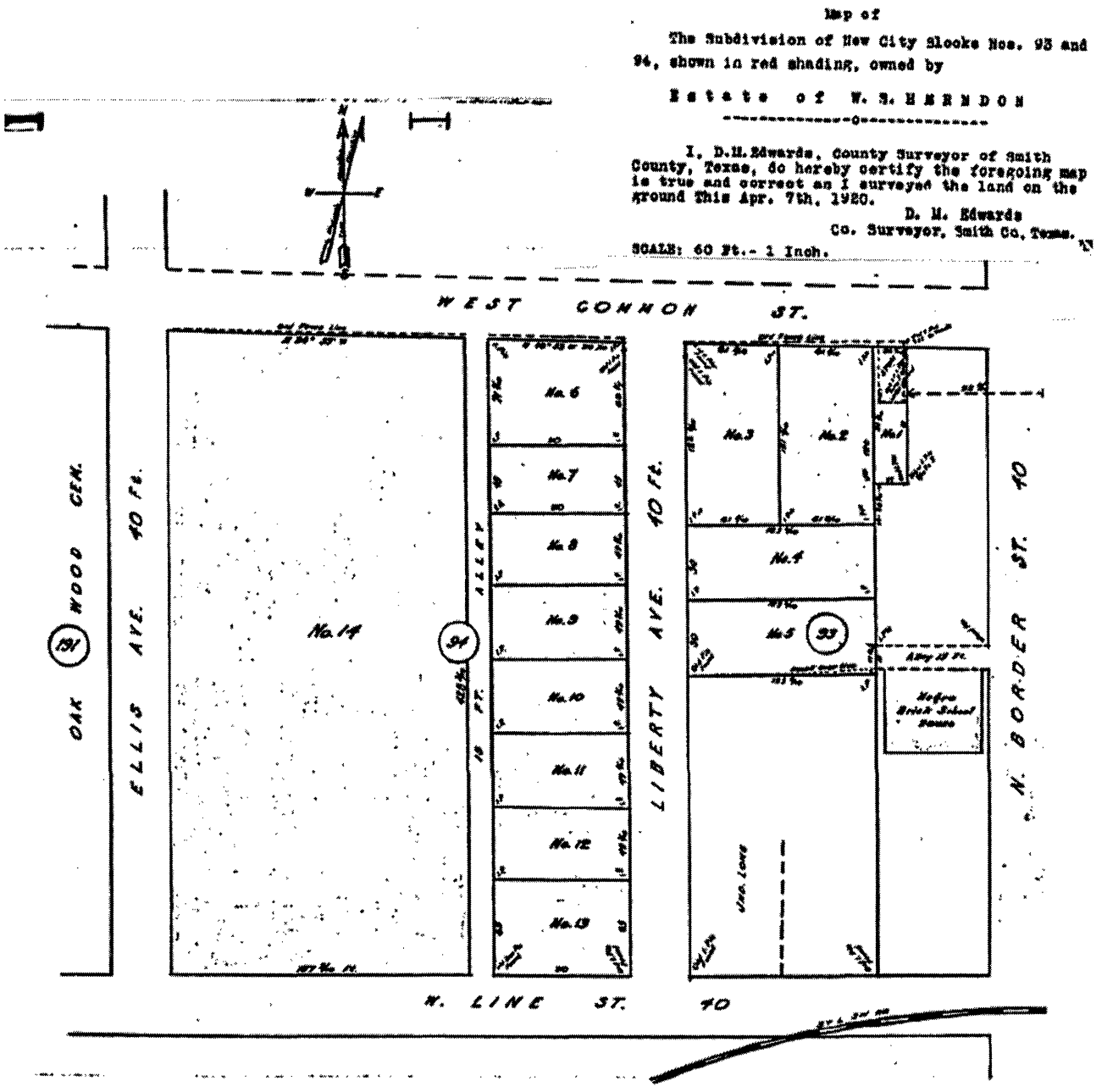


Figure 64: Partial Subdivision of the Short-Line Neighborhood, 1920.
Source: Smith County Deed Records

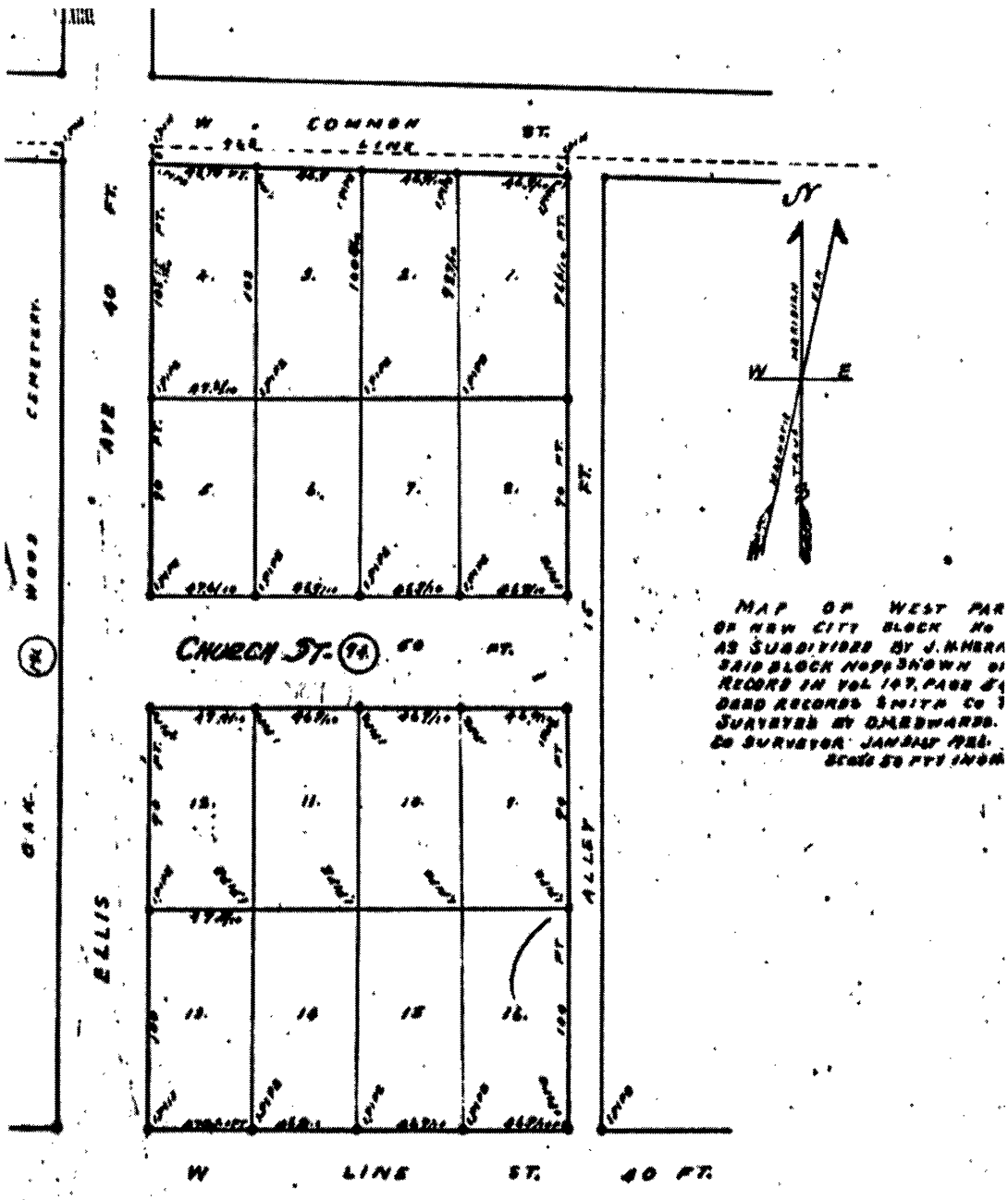


Figure 65: Subdivision of Short (Church) Street, 1926.
Source: Smith County Deed Records

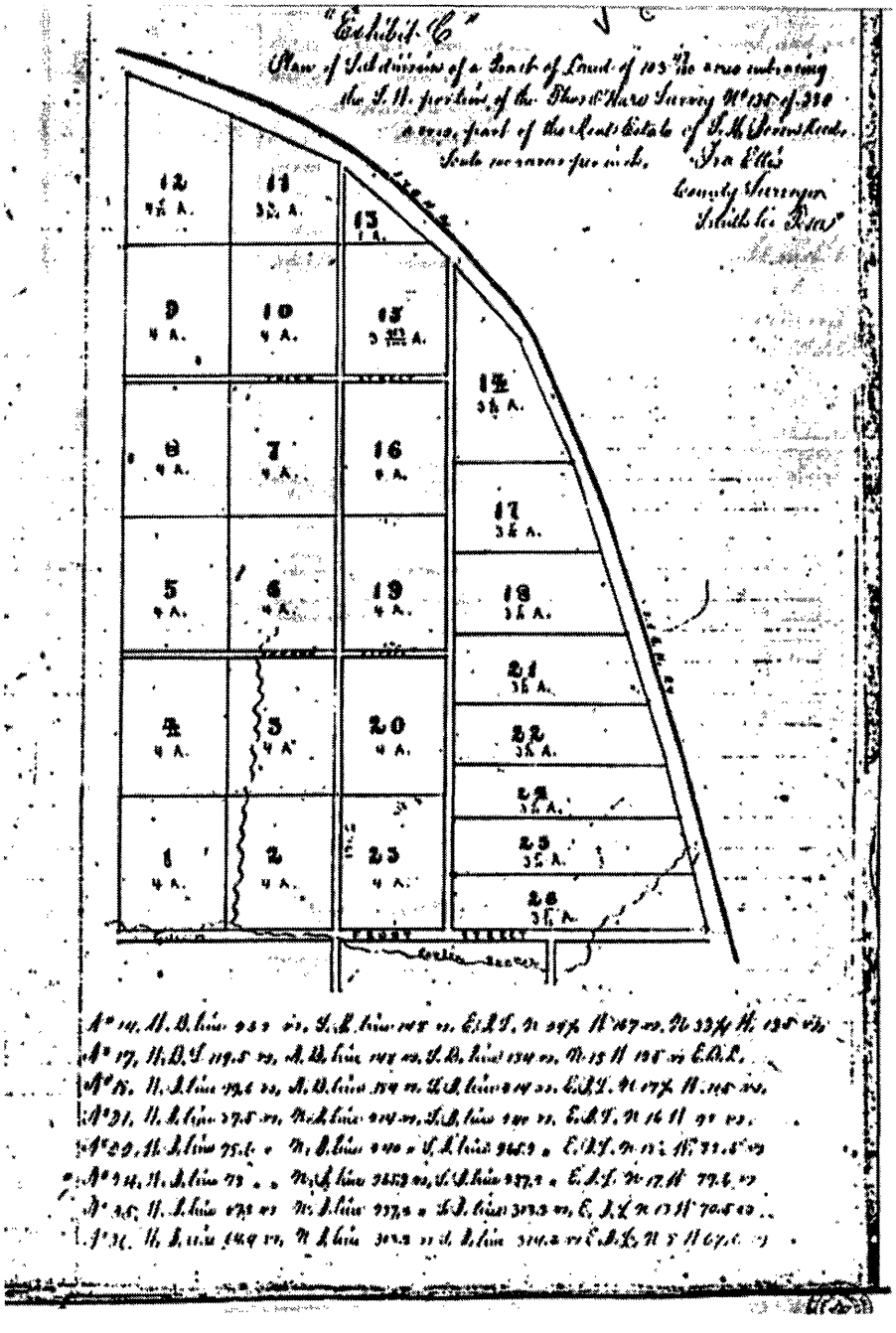


Figure 66: Ira Ellis Subdivision of the S.H. Boren Estate, 1885.
Source: Smith County Deed Records

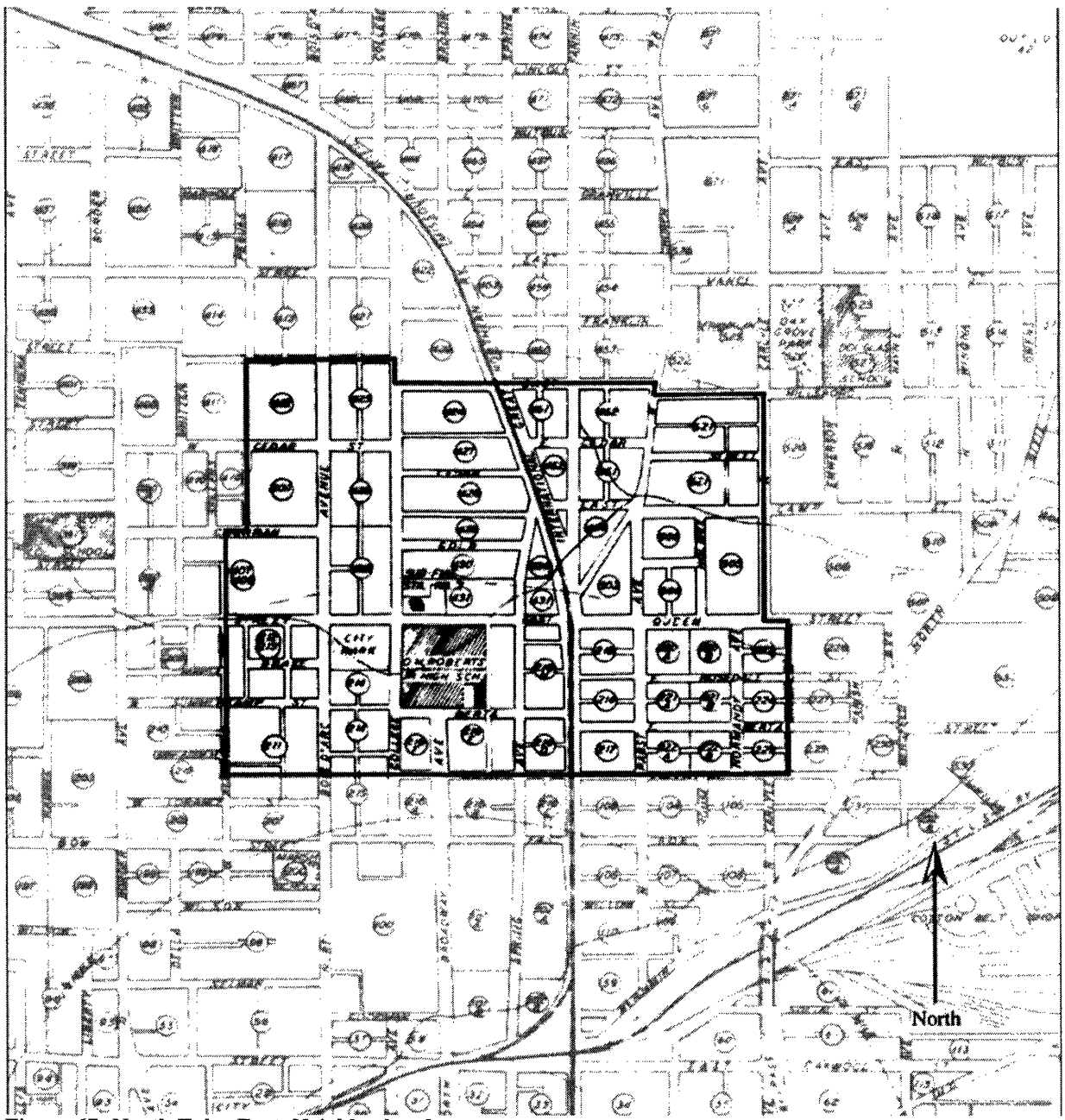


Figure 67: North Tyler East, Neighborhood.
Source: City of Tyler

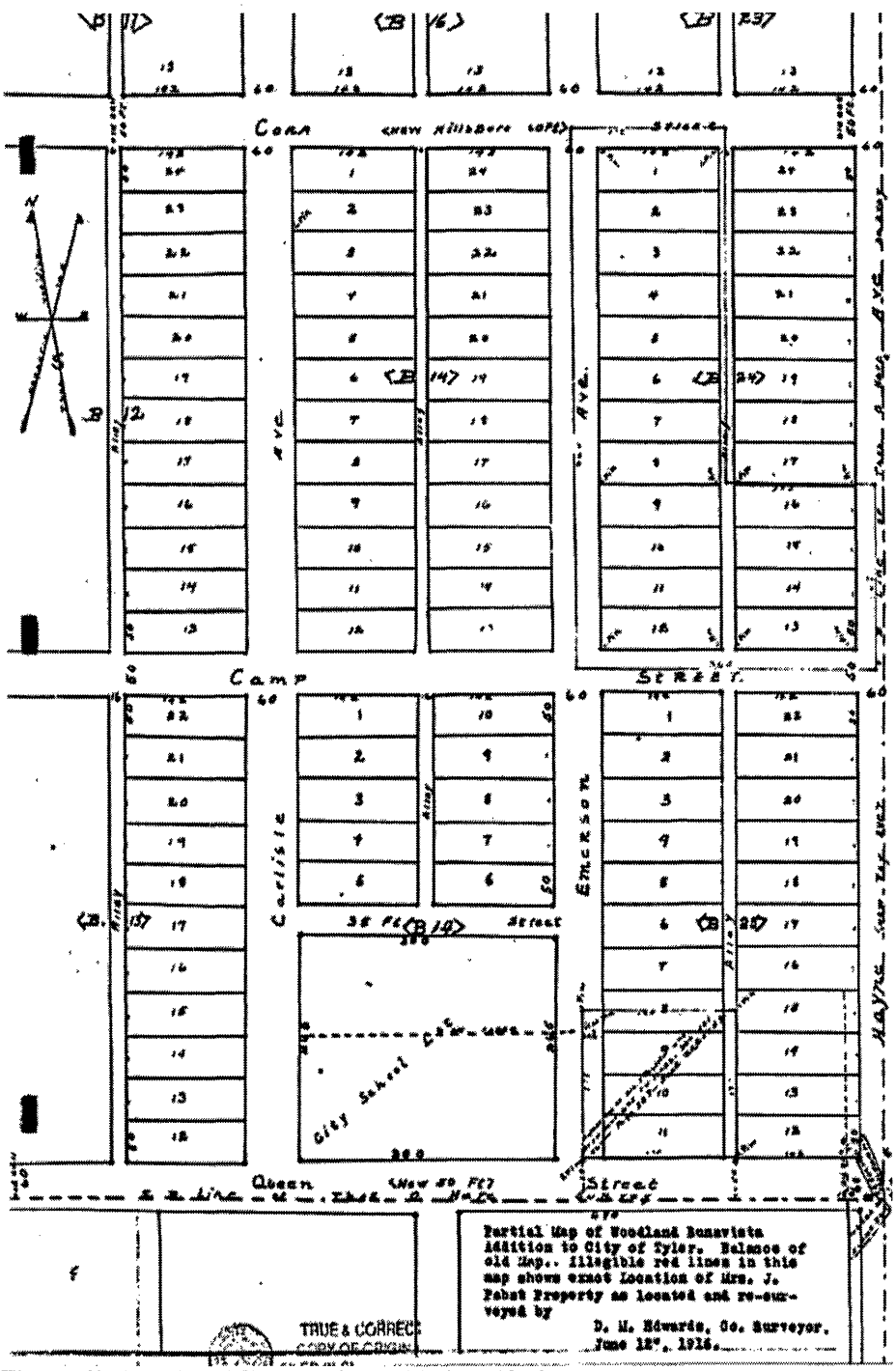


Figure 68: Woodland Buena Vista Addition, 1916.
Source: Smith County Deed Records

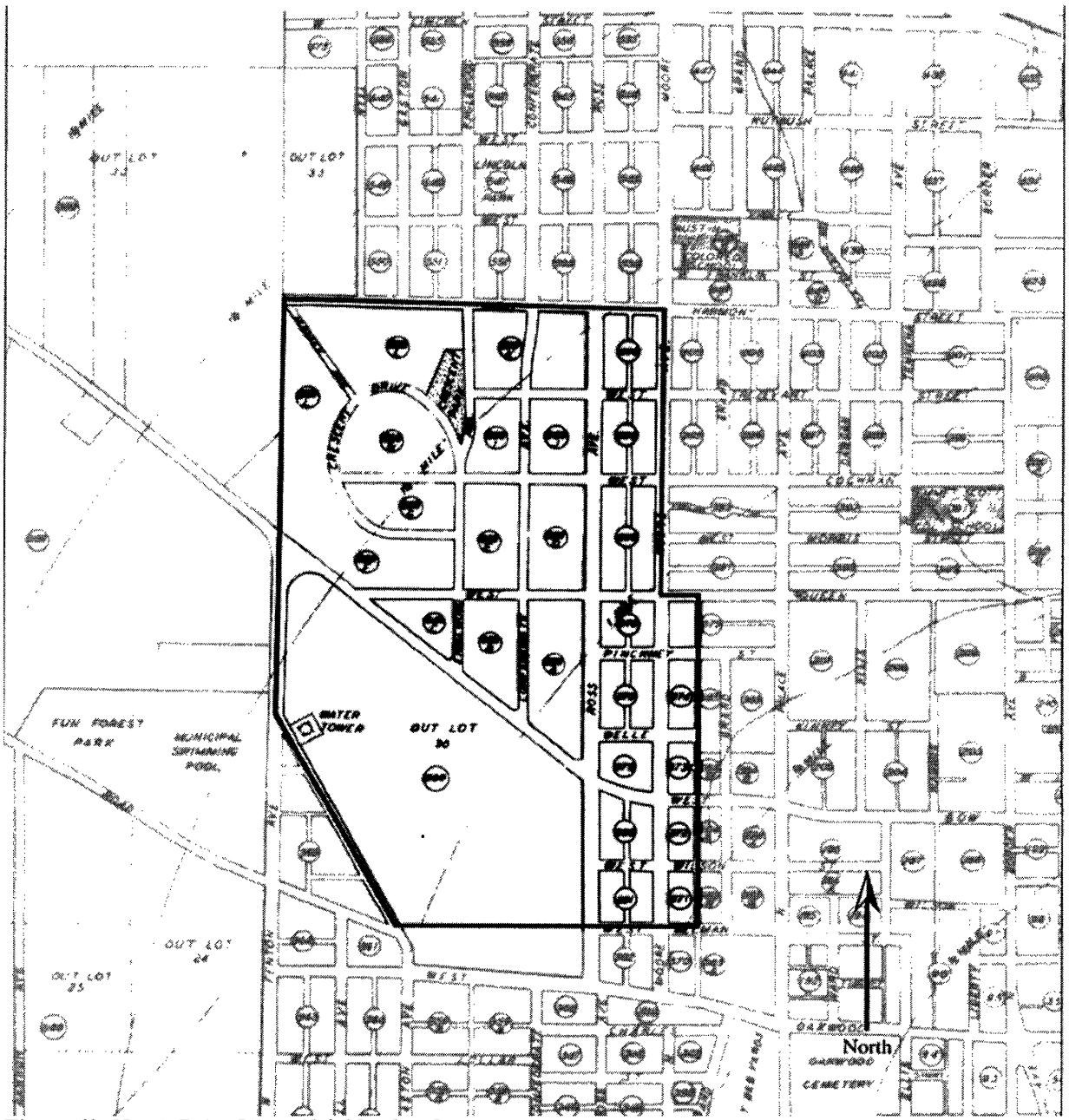


Figure 69: North Tyler West, Neighborhood.
Source: City of Tyler

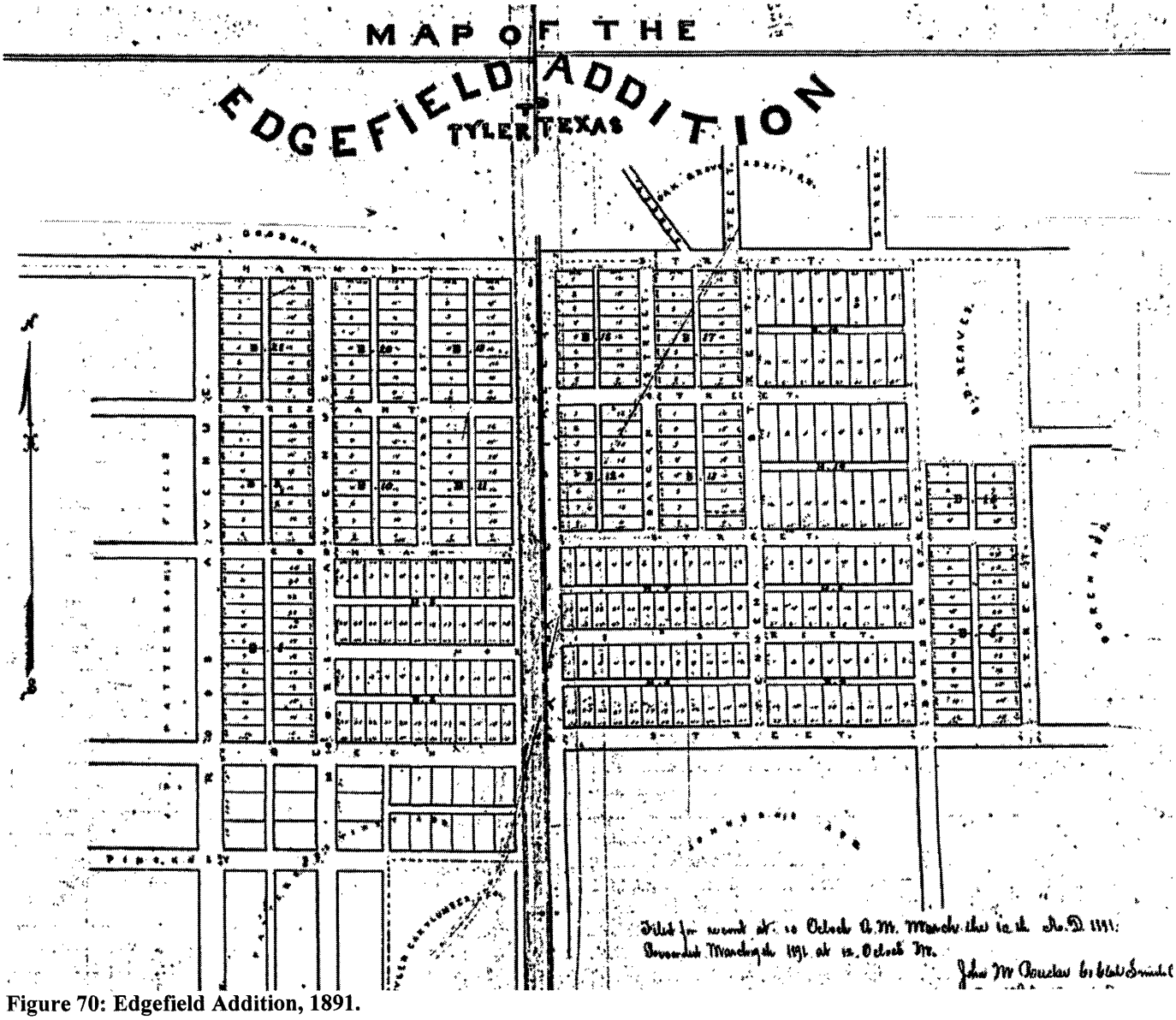


Figure 70: Edgefield Addition, 1891.
Source: Smith County Deed Records

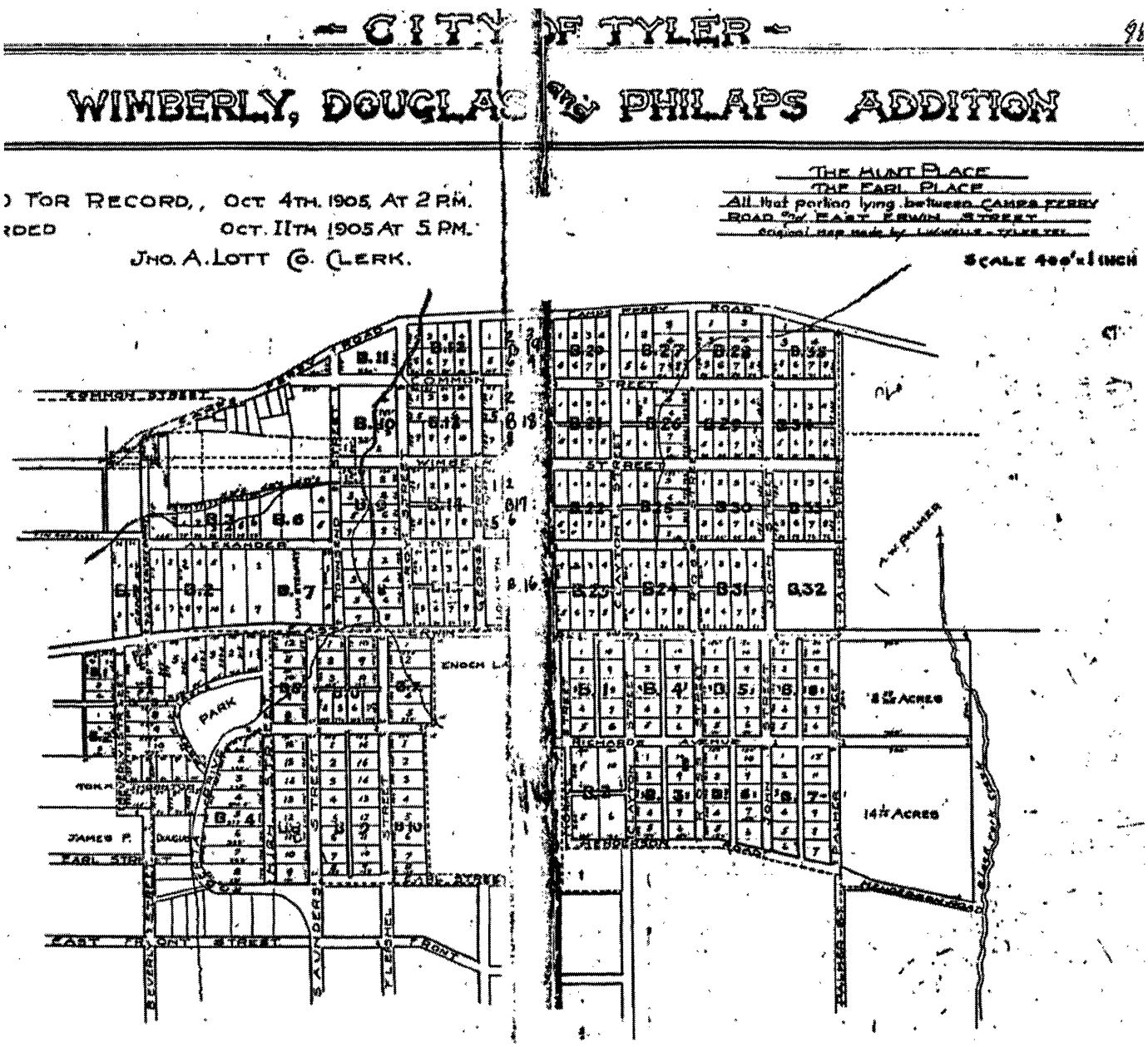


Figure 71: Wimberly, Douglas and Phillips Addition, 1905.
Source: Smith County Deed Records

Figure 72: East Richards Street Dwelling, 1999.
Photo by Diane E. Williams

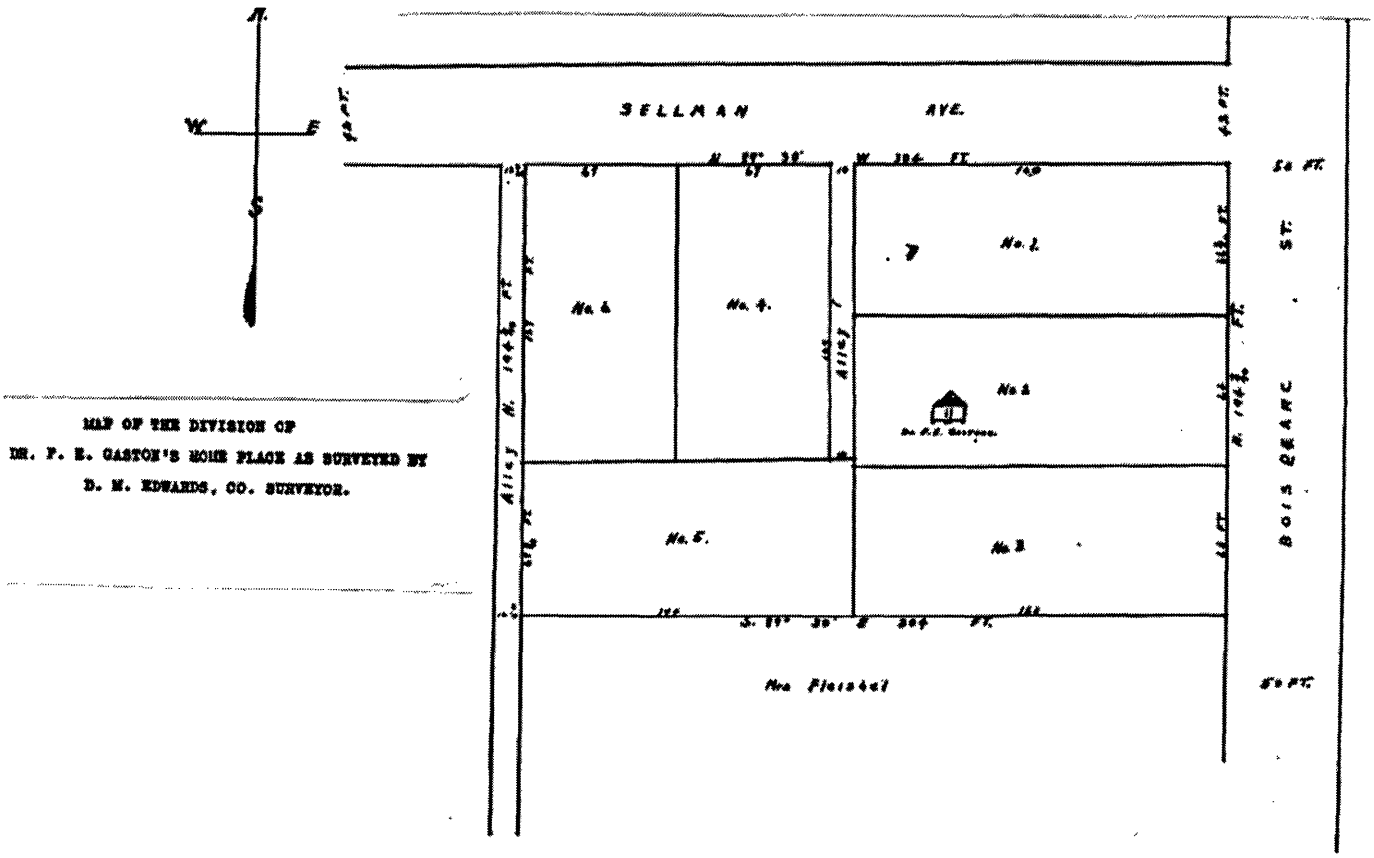


Figure 73: Division of Dr. F. E. Gaston's Homeplace, 1912.
Source: Smith County Deed Records

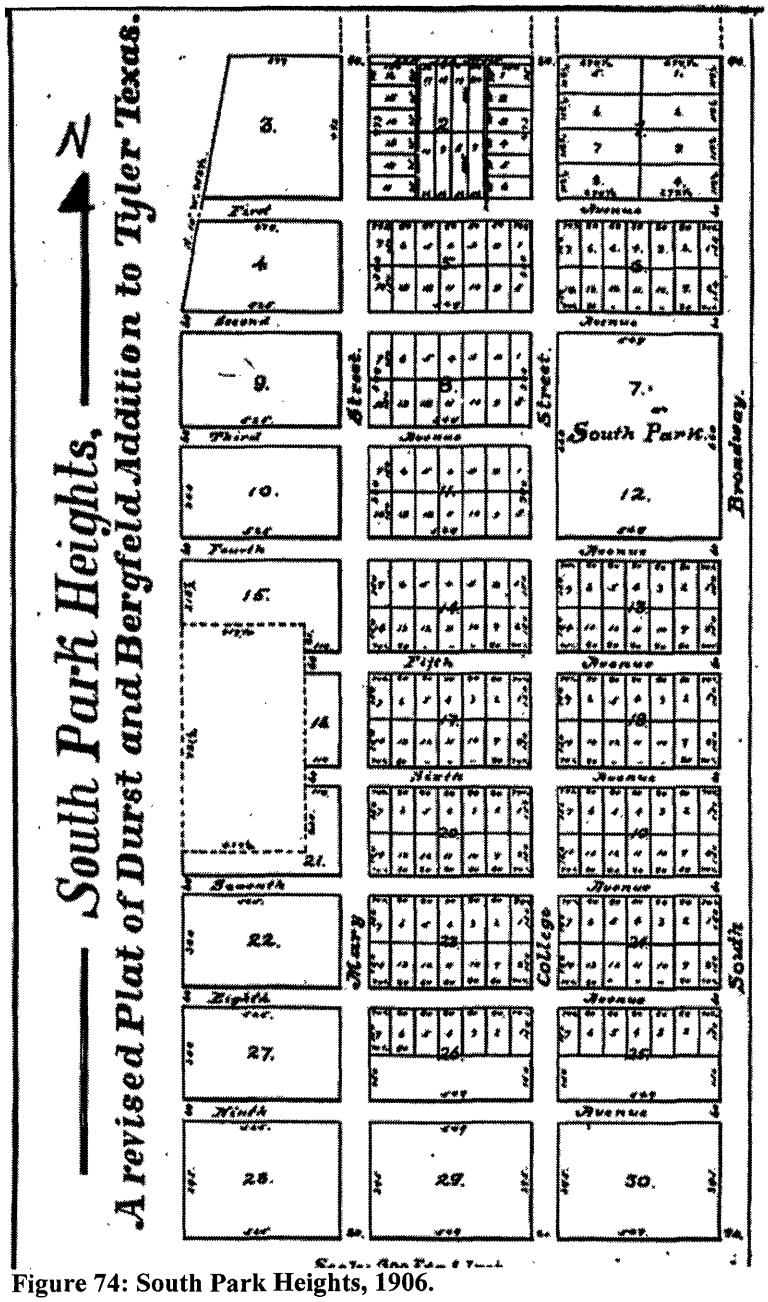


Figure 74: South Park Heights, 1906.
Source: Smith County Deed Records

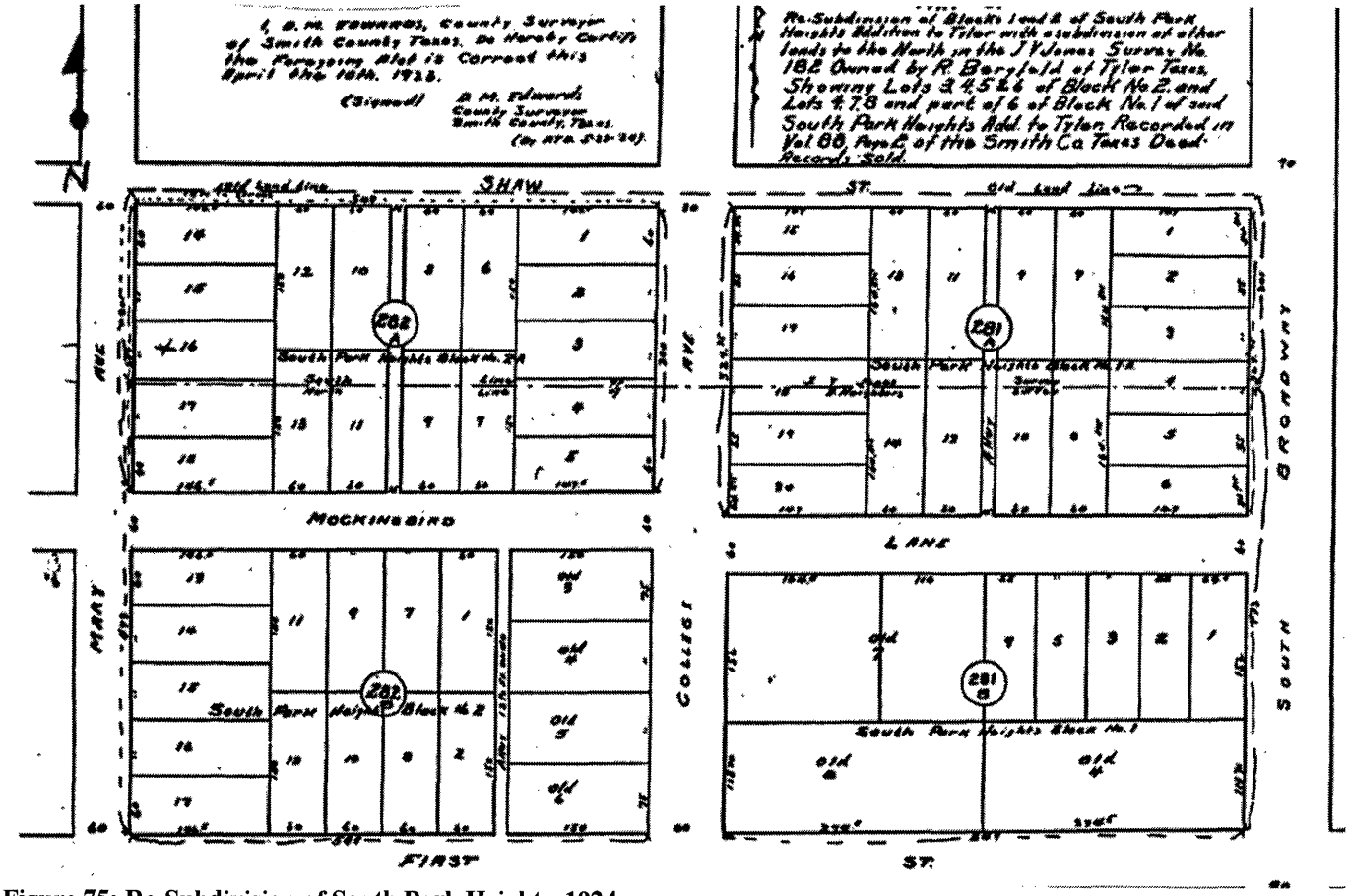


Figure 75: Re-Subdivision of South Park Heights, 1924.
Source: Smith County Deed Records

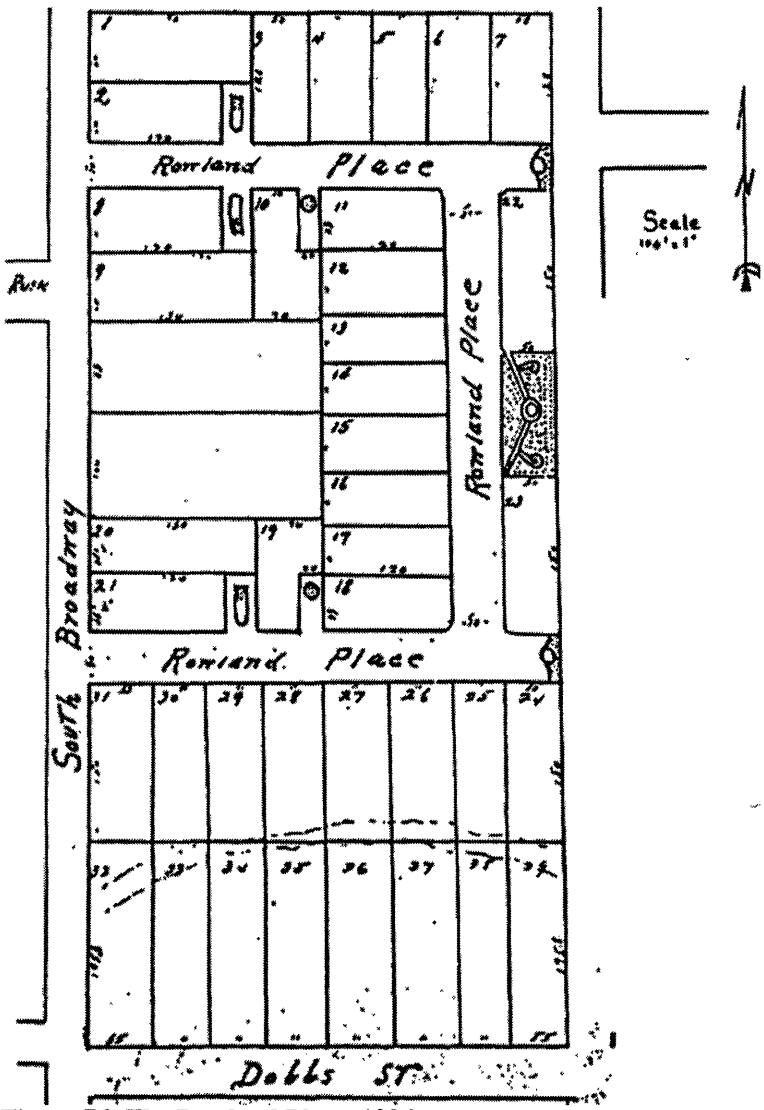


Figure 76: The Rowland Place, 1926.
Source: Smith County Deed Records

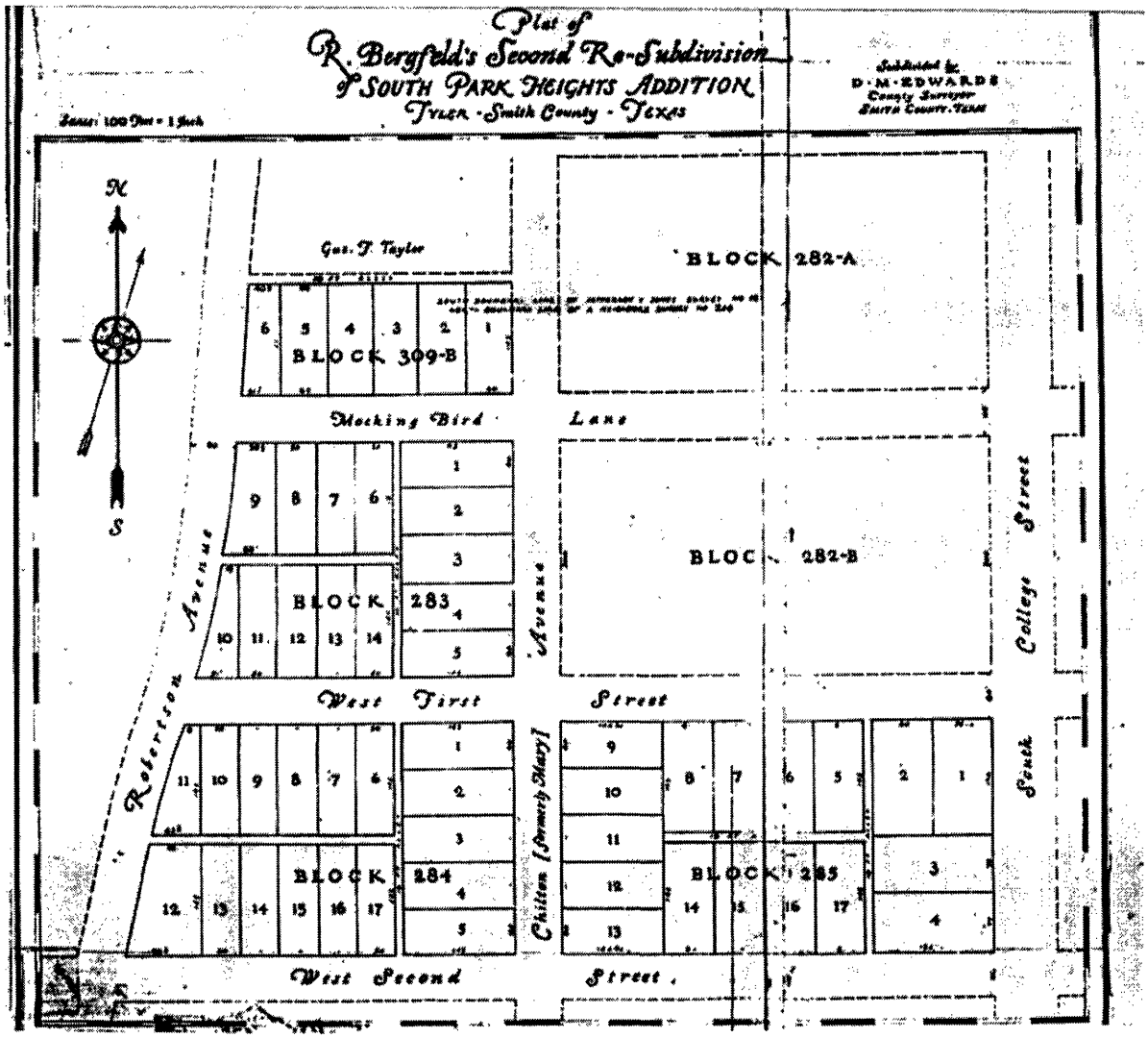


Figure 77: Bergfeld's Re-Subdivision of South Park Heights, 1928.
Source: Smith County Deed Records

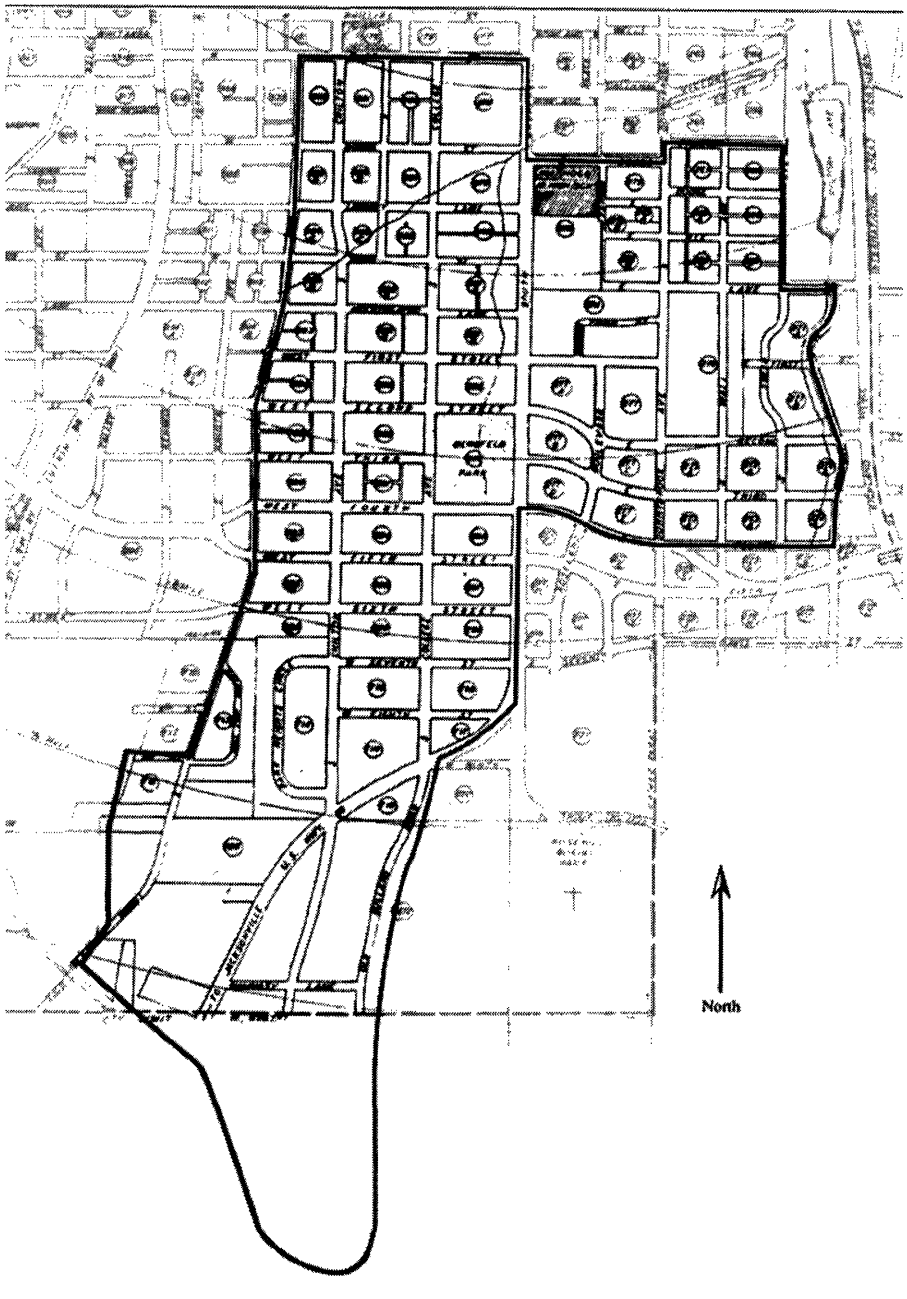


Figure 78: Azalea District.
Source: City of Tyler

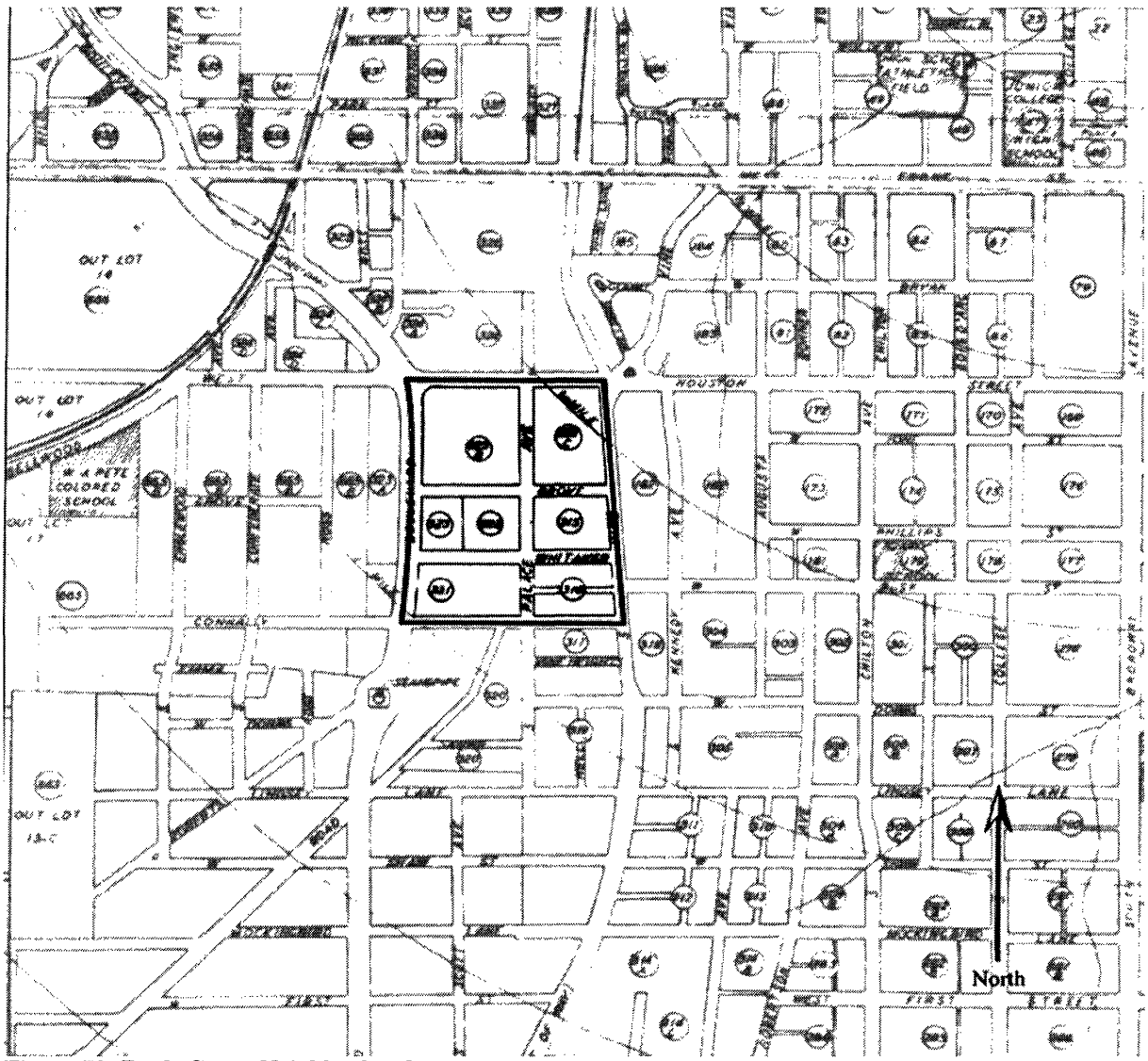


Figure 79: Rusk-Grove Neighborhood.
Source: City of Tyler

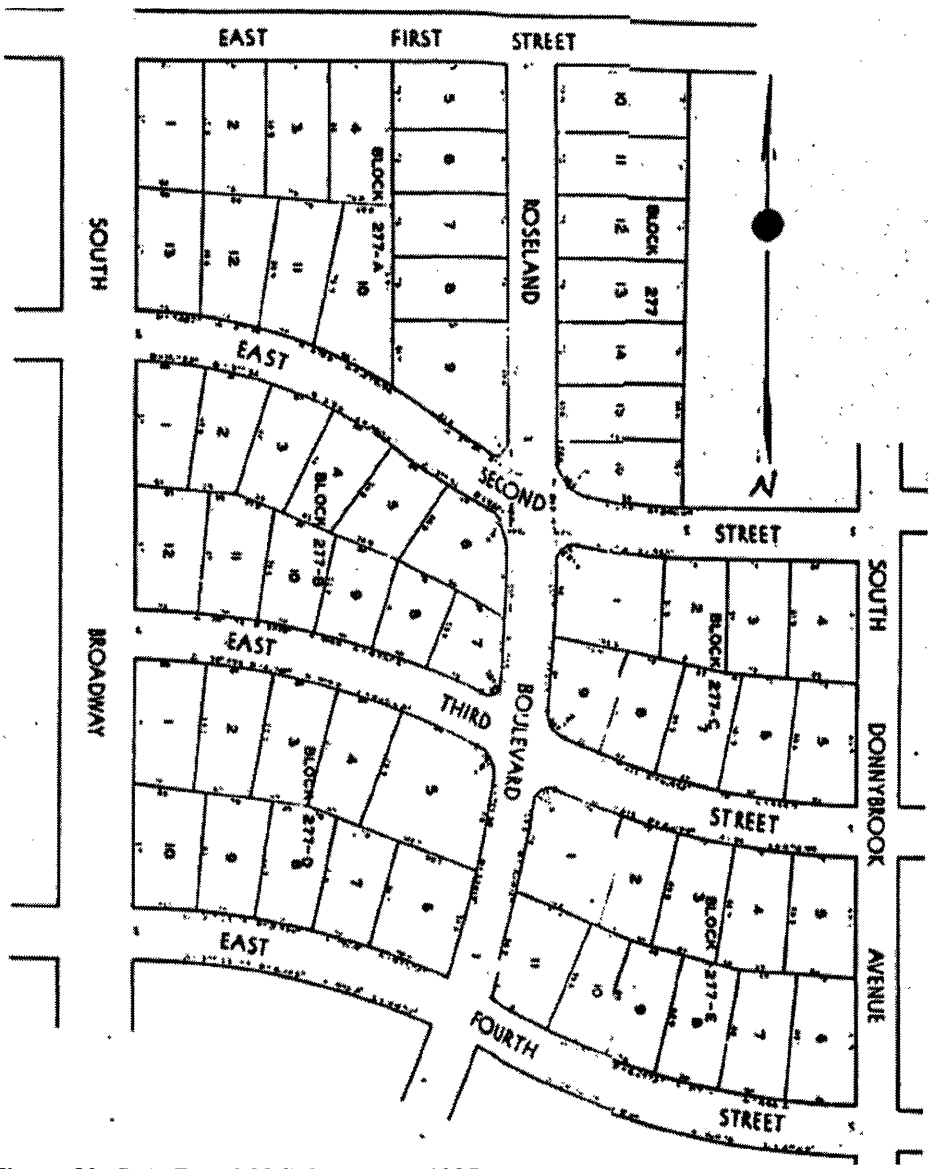


Figure 80: J. A. Bergfeld Subdivision, 1935.
Source: Smith County Deed Records

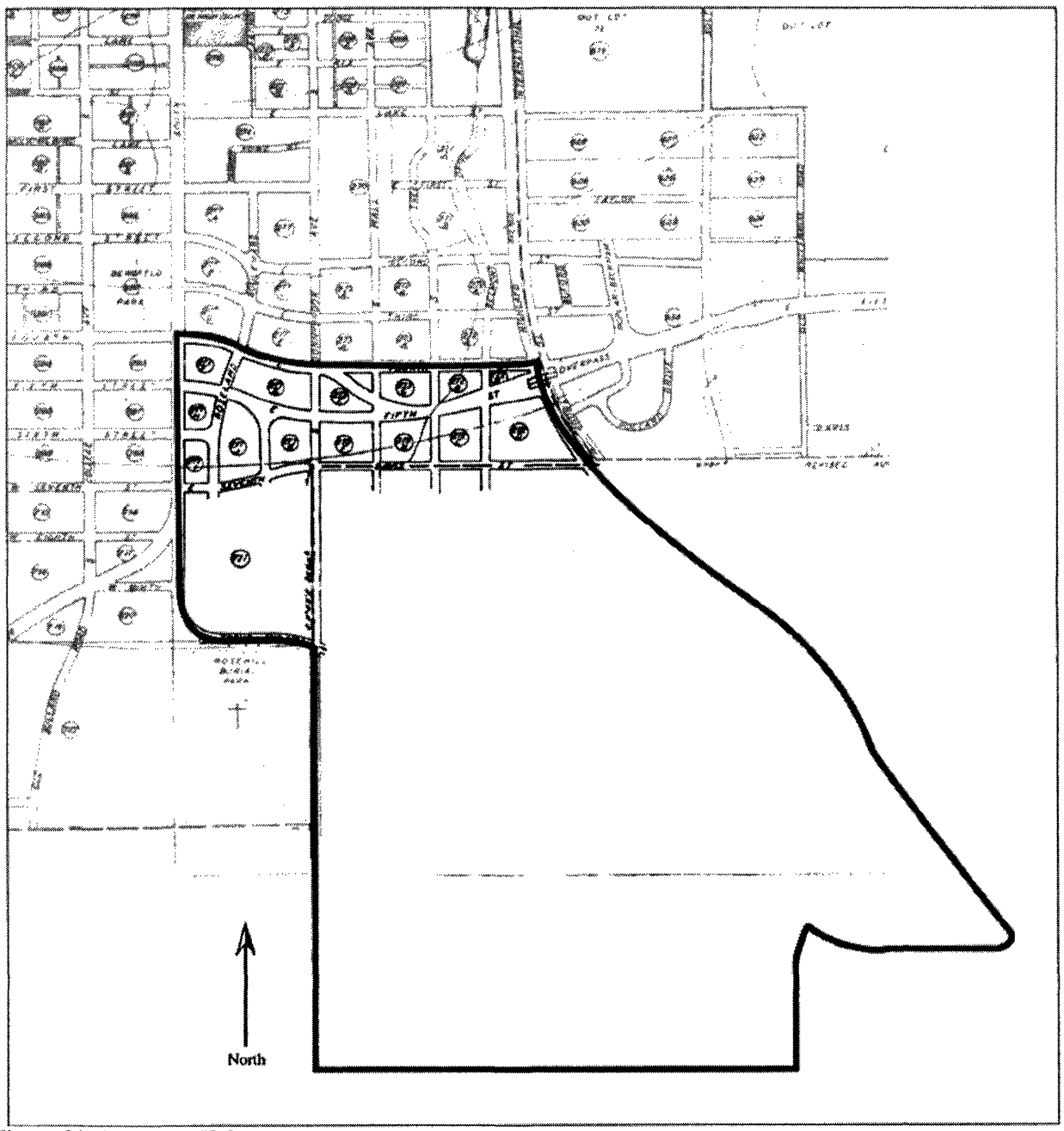


Figure 81: Southeast Tyler.
Source: Smith County Historical Society

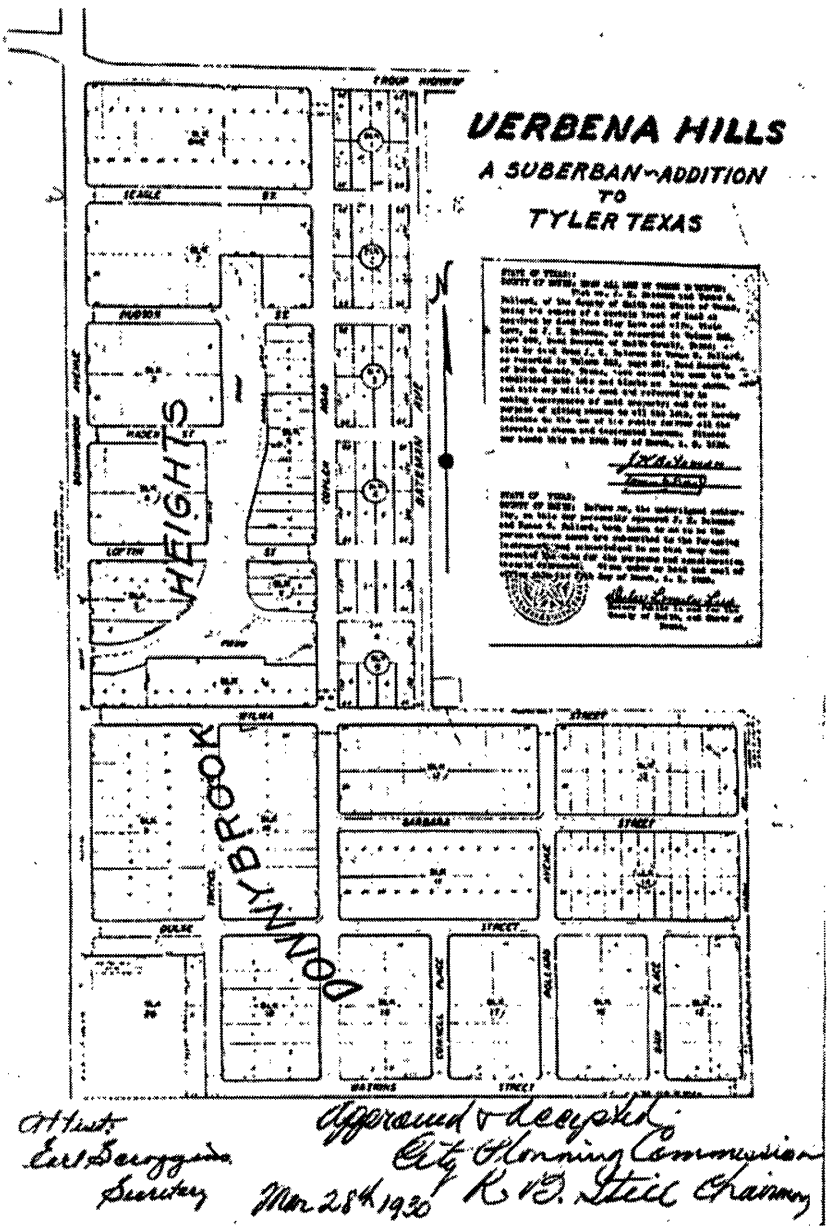


Figure 82 : Verbena Hills Suburban Addition, 1930.
Source: Smith County Deed Records

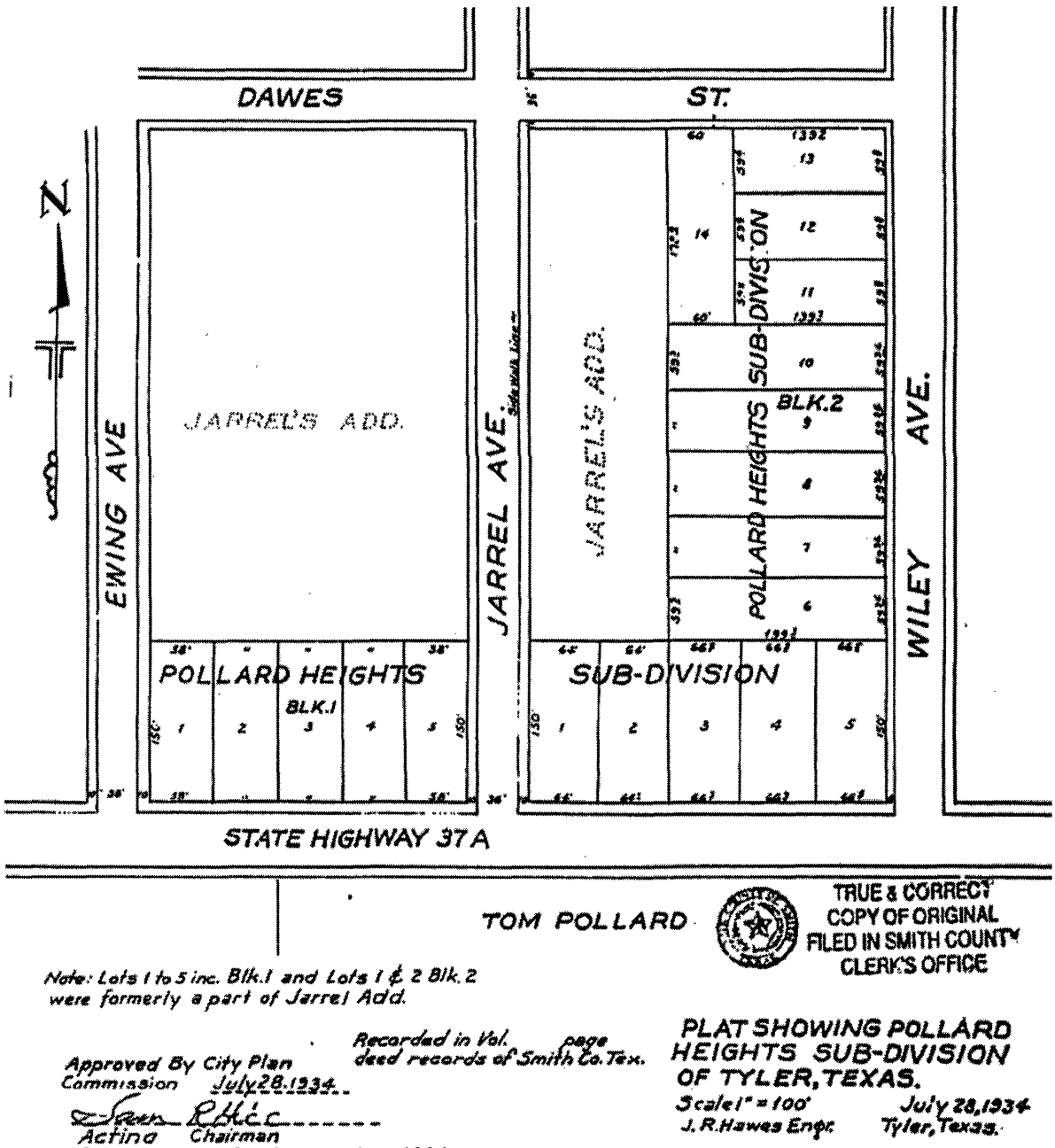


Figure 83: Pollard Heights Subdivision, 1934.
Source: Smith County Deed Records

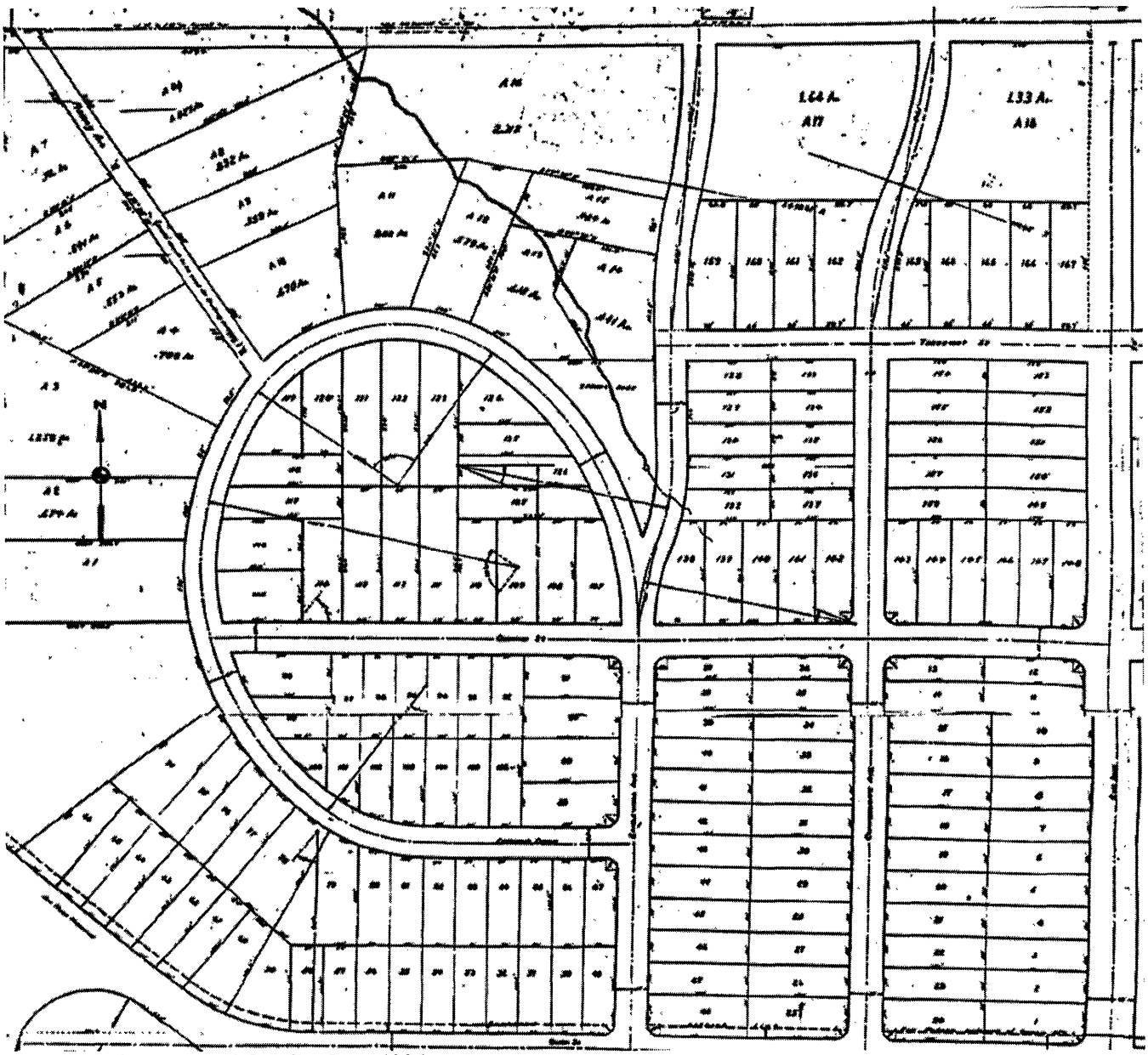


Figure 84: Crescent Heights Gardens, 1936.
Source: Smith County Deed Records

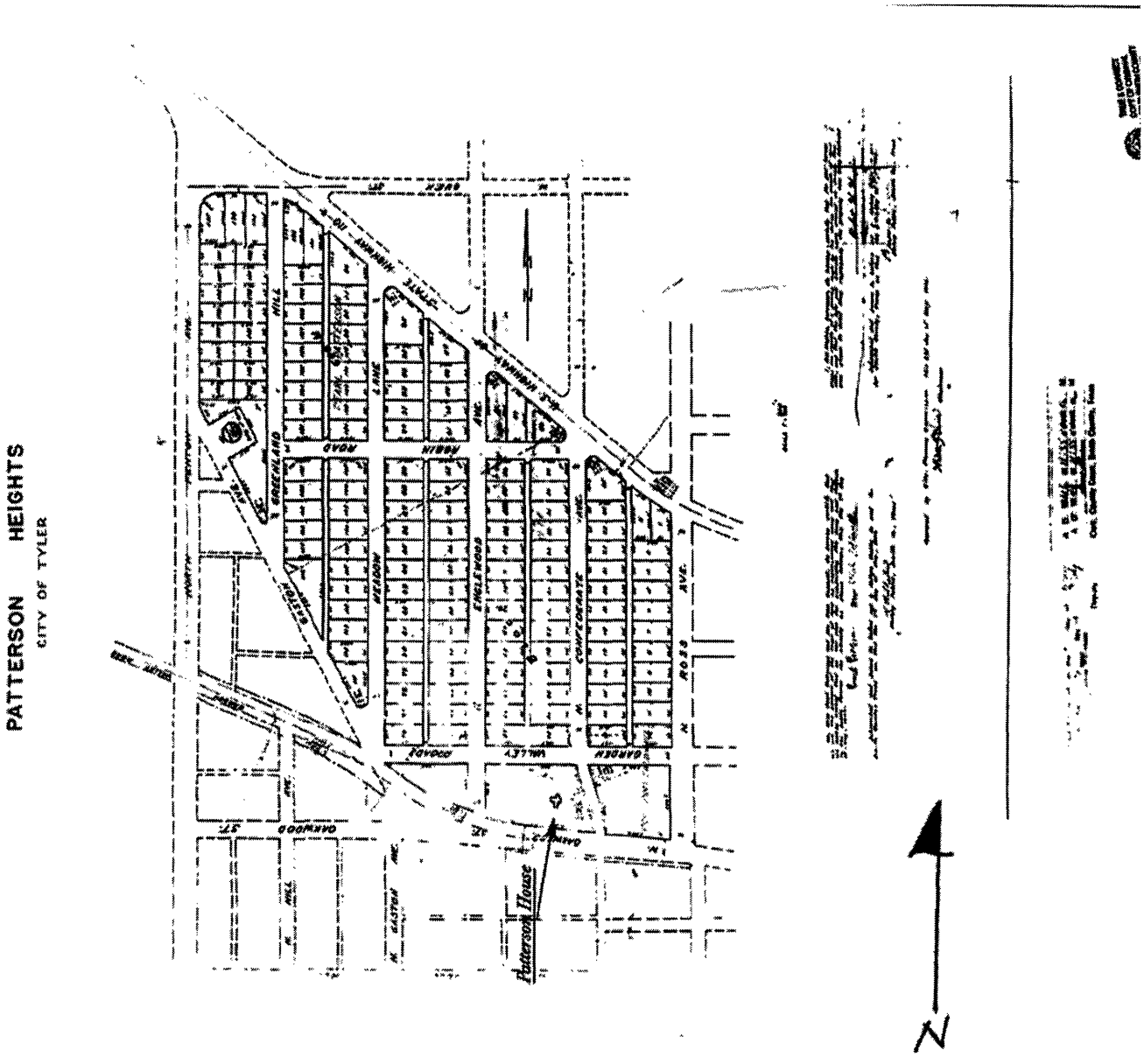


Figure 85: Patterson Heights, 1946.
Source: Smith County Deed Records

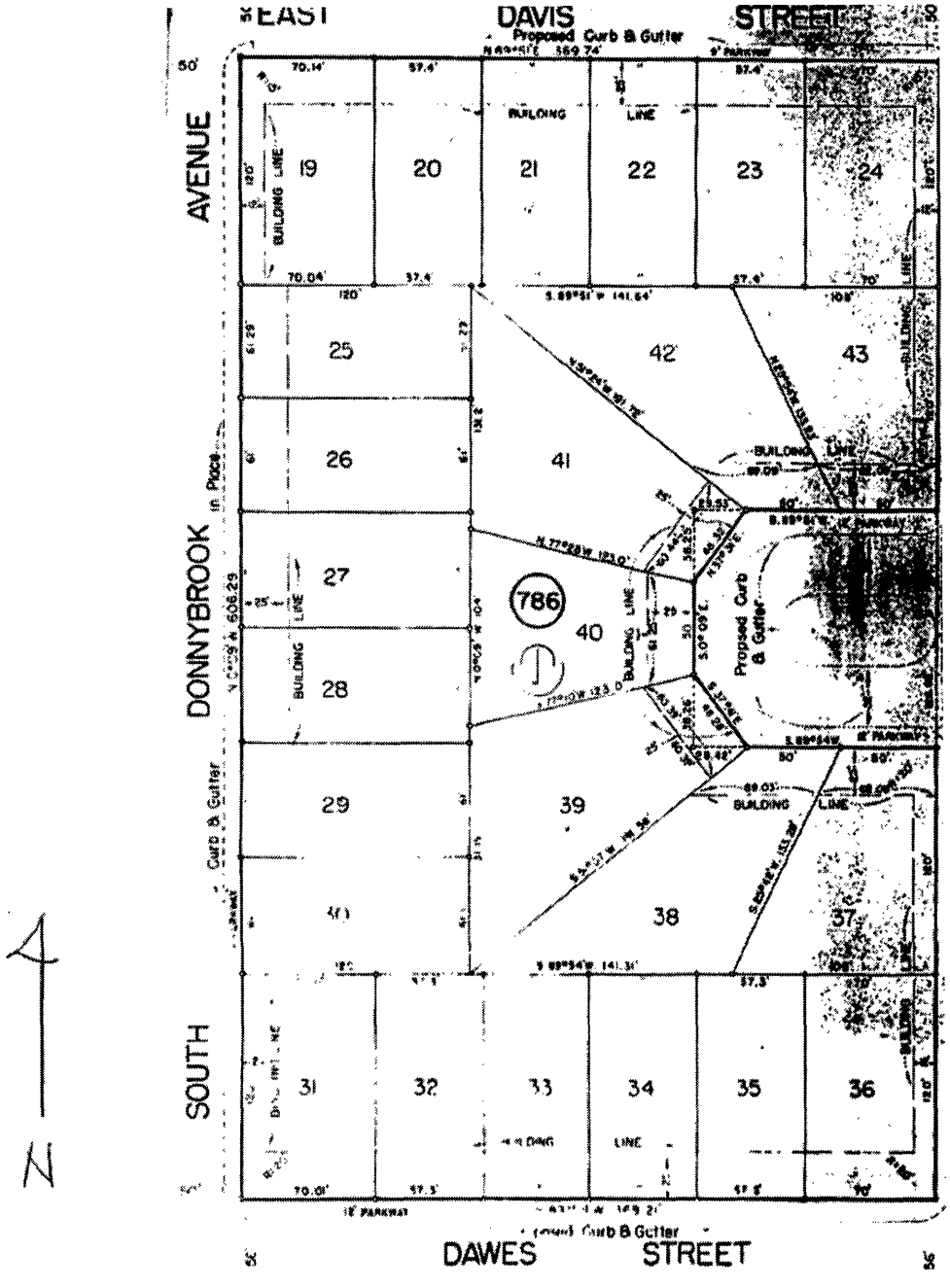


Figure 86: Henderson Re-Subdivision of Block 1, Long Acres Addition, 1947.
Source: Smith County Deed Records

ASSOCIATED PROPERTY TYPES

Introduction

The following property typology assesses the 6,977 surveyed resources built prior to 1955 that were documented during the 1994 to 1998, Phase I-Phase IV comprehensive field investigations in Tyler, Texas. These resources reflect the history of Tyler and include a number of built forms that can be classified into seven groups and six sub-groups, or property types, organized in descending order by the number of identified resources: **domestic** resources; 1-part, 2-part, and transportation rail related **commercial** resources; transportation and utility related **infrastructure** resources; **industrial** resources; **institutional** resources with subcategories of religious, educational, recreation and landscape, governmental, social and fraternal, and funerary properties; **agricultural** resources, and **signage**. This classification system is based on the original or intended use of the resource and is consistent with terms and definitions used in the statewide historic context "Community and Regional Development in Texas 1690-1945," the accompanying context "Historic and Architectural Resources of Tyler, Texas 1846-1960," and National Register Bulletins 16 and 16b. Subtypes, based on plan and stylistic features are identified with each of the building types as is possible to further distinguish the historic properties and facilitate analysis and evaluation. **Table 17** illustrates the distribution of resources by property type, **Table 18** shows the stylistic distribution of properties in Tyler where a style could be identified. **Table 19** shows historic properties by date, grouped for convenience by decade. **Table 20** shows domestic single properties by plan type and **Table 21** shows multiple family resources by unit type, respectively. This analysis reveals much about development patterns in Tyler, providing a tangible link to the historic context and interpreting the city's rich historical and architectural heritage and community development patterns. While the following property types includes information only on those properties within the historic central-city core survey area, which contains the majority of historic-era development, the types documented and their associated context relate to historic-era resources in the city that are outside the survey area boundaries. The Associated Property Types section may be amended and expanded when future field investigations are conducted to include resources built after 1955.

Table 17: Property Types in Tyler

Resource Type	Number
Domestic	6,195[9]
Commercial	394
Infrastructure	174[10]
Industrial	100

[9] This number includes domestic auxiliary, multiple family dwellings and garage apartments, but does not include garages, sheds and other small domestic auxiliary outbuildings.

[10] Because of the fragmented nature and geographical dispersion of specific infrastructure resources, this type includes individual resources such as streets, curbing, and walls counted separately, rather than as a single category unit.

Table 17: Property Types in Tyler

Institutional	
Religious	55
Educational	22
Recreation and Landscape	12
Governmental	7
Social and Fraternal	3
Funerary	3
Agricultural	9
Signage	3
Total	6,977

A broad range of architectural styles and resources displaying varying degrees of stylistic influences are present in Tyler and reflect the city's complex history. The most commonly used style in Tyler is Tudor Revival, followed by Colonial Revival, Craftsman and Classical Revival designs. Other modes used in significant numbers include Minimal Traditional, Ranch and Queen Anne styles. Revival styles form the majority of stylistic references in the city reflecting construction booms associated with railroad- and petroleum-based prosperity in the late 19th and early 20th centuries. Present are, in addition to those mentioned above, Chateauesque, Dutch Colonial Revival, French Eclectic, Gothic Revival, Greek Revival, Mediterranean Revival, Mission Revival, Monterey Revival, Renaissance Revival, Romanesque Revival and Spanish Colonial Revival styles. The mixing of styles is quite common as many Tyler resources have been sympathetically altered during their long lives. Typical combinations reflecting alterations and additions are Italianate/Second Empire, Classical Revival/ Craftsman, Queen Anne/Classical Revival, and Queen Anne/Craftsman. In other cases mixing of stylistic influences resulted from the builder or property owner's desire to blend two or more fashionable styles into one building. Examples include Italianate/Eastlake, Colonial Revival/Tudor Revival, Ranch/Colonial Revival, Minimal Traditional/Ranch, Colonial Revival/Renaissance Revival, and Tudor Revival/Craftsman More unusual stylistic marriages are Prairie/Mission Revival/Craftsman and Spanish Colonial Revival/Art Deco forms.

Table 18: Resources by Style

Stylistic Influence	**Number**
Tudor Revival	709
Colonial Revival	485

Table 18: Resources by Style	
Ranch	206
Craftsman	183
Minimal Traditional	162
Classical Revival	156
Queen Anne	75
Spanish Colonial Revival	15
Art Deco	13
Monterey Revival	13
Art Moderne	12
Dutch Colonial Revival	12
Gothic Revival	9
Greek Revival	8
International Style	5
Mediterranean Revival	4
Renaissance Revival	4
Commercial Style	3
French Eclectic	3
Italianate	3
Mission Revival	2
Romanesque Revival	2
Second Empire	2
Eastlake	1
Exotic Revival	1
Prairie	1

Relatively few resources survive in Tyler from its earliest development (1846-1879), and most of those that

do are incorporated into resources reflecting later stylistic trends, mass-produced materials and modified plans. Surviving resources from 1880 through 1899 number 187, resources dating from 1900 through 1919 include 529. The number of surviving resources from the 1920s roughly doubles over those from the previous 20 years, reflecting the increase in population and construction, a trend that continues through the 1940s, which is represented by more than 2,000 surviving properties.

Table 19: Resources by Date

Date Range	Number of Resources Built
1846-1849	2
1850s	1
1860s	8
1870s	10
1880s	43
1890s	144
1900s	241
1910s	288
1920s	1,005
1930s	1,879
1940s	2,129
1950s	1,170
Total	6,920[11]

Domestic Resources

[11] The remaining 57 resources were built after 1959. This number does not reflect all resources in Tyler built in the 1950s, as the first two survey phases only documented properties appearing to date from before 1950, and subsequent phases recorded resources built only as late as 1955.

Description

The property type **Domestic Resources** is the most common in Tyler and accounts for 6,195 resources or roughly 89 percent of the total. This category includes 5,567 single family residences, 303 multiple family residences (duplexes, tri-plexes, four-plexes and apartments), and 325 domestic auxiliary resources including guest houses, servants' quarters, carriage houses, gardeners cottages, garage apartments, cisterns, wells, and pumphouses. Domestic resources visually and physically define the city, occurring in regular placement on most streets therein. Most resources are one or two stories, and wood siding or brick veneer are the two most commonly occurring exterior materials with 2,678 dwellings finished with wood, and 2,416 residences sheathed with brick veneer. The vast majority of roof forms are gabled. Some domestic properties are constructed of wood framing with stone veneer, stucco or a combination of wood, and brick or stone veneer. On properties with exterior alterations asbestos, vinyl or aluminum siding occurs; the application of stucco to a wood or brick sided dwelling is relatively rare. The distribution of brick and wood dwellings reveal correlate directly to socio-economic status within Tyler, with wealthy neighborhoods such as those in south central Tyler containing a very high number of brick veneer residences, while the majority of wood dwellings are found in southwest, central, north and east Tyler where middle and working class neighborhoods developed. Stylistic forms applied to dwellings also chronicle development patterns by recording the period in which individual neighborhoods were improved. Domestic buildings (both single family and multiple family dwellings) in Tyler include nearly every stylistic influence shown in **Table 18**; only Art Deco, Art Moderne, Gothic Revival, Renaissance Revival, Romanesque Revival and Exotic Revival styles are not present in Tyler's domestic properties. In addition to stylistic references, Tyler's domestic resources include several plan types as shown in **Table 20** and **Table 21**. Plan types provide additional information about Tyler's development, especially in the area of vernacular design where stylistic influences are minimal. Domestic single and domestic multiple properties in the district include vernacular, popular, high style and revival style and modern dwellings.

Table 20: Domestic Single Resources by Plan Type

Total Bungalow:	2,500
Bungalow	295[12]
Airplane	2
Cross Gable	1,022
Front Gable	846
Side Gable	335
Massed Plan Pyramidal	191
L-Plan	121

[12] This category reflects data that does not distinguish among the bungalow types.

Table 20: Domestic Single Resources by Plan Type	
Modified L-Plan	86
Shotgun	52[13]
Center Passage[14]	35
Four-Square	18
2 room	15
U-Plan	5
H-Plan	1
T-Plan	1

Tyler's multiple family resources include one-story brick or wood duplexes and tri-plexes, and two-story, brick, wood or stucco four-plexes and apartments, but most multiple family dwellings are duplexes or apartments with five or more units. Only one tri-plex and two-four plexes were identified. The majority of these resources date from the 1930s and 1940s and resources reflect the need for rental housing in the city during that boom period; the large number of duplexes suggests Tylerites placed a premium on yard and garden space adjacent to dwellings, and they also reflect the size of vacant parcels available for development with investment properties.

Table 21: Domestic Multiple Resources by Type	
Duplexes	190
Apartments	68
Four-plexes	2

[13] This category includes three double shotgun dwellings in which two dwellings are joined side by side to create a wider, more spacious interior.

[14] This category includes dwellings originally constructed as double pen dog trot cabins and within a few years modified to the similar center passage form.

Table 21: Domestic Multiple Resources by Type	
Tri-plexes	1

Domestic auxiliary (or ancillary) resources include garages, garage apartments, servants' quarters, gardeners' cottages, carriage houses, sheds, greenhouses, pumphouses, wells, and cisterns constructed as service support for the primary dwelling. While garage apartments and carriage houses may be two-stories high, all other domestic auxiliary resources, except wells, and cisterns, are typically one-story constructions. Most resources in this category are of wood construction, reflecting their secondary role in relation to the primary dwelling; a few are built of brick to complement the form and materials of the associated dwelling. Cisterns and wells are typically concrete or concrete faced with brick or enclosed in a wood sheath. Greenhouses are typically wood and glass or metal and glass. Many dwellings in Tyler built prior to 1915 originally had a carriage house, barn or large shed that sheltered horses, mules, buggies, carriages and wagons. As motorized vehicles replaced animal powered forms of transit, most carriage houses and barns were replaced by one and two car garages. As a result, carriage houses and barns are rare surviving resources within Tyler.

Alterations to individual dwellings, duplexes and apartments in Tyler vary from neighborhood to neighborhood. Some areas have resources with limited changes and other portions of the city contain large numbers of resources with major alterations. Despite the range of changes found, most alterations can be grouped into five major categories: changes to exterior siding, changes to windows and changes to doors, changes to porch treatments, changes to roof form and major additions. A few 19th and early 20th century dwellings were extensively remodeled and enlarged during the historic period incorporating older portions of their respective dwellings within wholly new designs that display cohesive character-defining elements. Other dwellings reflect sensitive historic alterations and additions resulting in the mixing of two or more styles. Alterations involving siding include painting of the original masonry walls or the application of vinyl, asbestos, pre-fabricated wood or aluminum siding over masonry or wood veneer. Changes to windows involve, in most cases, the replacement of original windows within the original openings, or the installation of storm windows over the original windows. In some dwellings however, original windows are replaced within greatly enlarged or reduced openings. In many cases original doors are replaced with similar types within their original opening; as with window openings, a few dwellings have enlarged or reduced door openings. Changes to porches include enclosure, replacement of original wood posts with metal posts or some combination of both. Changes to roof form are fairly infrequent within the body of Tyler's domestic resources, but when it does occur it is usually in conjunction with conversion of attic space to living area, construction of a large second floor addition on a one-story domicile, or a large ground floor addition undertaken to accommodate a large new wing. Some dwellings in Tyler are enlarged with rear, side or front additions. In many cases Tyler's residential buildings sustain changes in one, two or three of these categories but still retain high degrees of physical and design integrity. However, some dwellings, most notably those built of modest scale and design have sustained changes in three or more categories obscuring or removing most, if not all, historic character-defining architectural elements. Alterations to domestic auxiliary resources include the same kinds of changes found on single and multiple family dwellings in the district. However, since these resources are typically smaller and of more modest design, such changes resulted in more frequent loss of integrity than is the case with the larger, more architecturally developed residences with which they are associated. In many cases, restoration through the removal of inappropriate siding and replication or reconstruction of missing architectural features such as porch, door and entry detailing will remove the adverse effects of alterations returning the property to an original or near original state.

The physical characteristics of single family and multiple family domestic resources, as a property type, are divided into four major categories: Vernacular Houses, Popular Houses, High Style and Revival Style Houses and Modern Houses. Both Vernacular Houses and Popular Houses include distinctive architectural forms that usually are modestly scaled and have minimal architectural detailing. High Style and Revival Style Houses include domestic buildings that utilize architectural features found in historic architectural styles as well as innovative architect-derived design concepts. Some dwellings in this category were built from architect generated designs. Modern Houses reflect architectural trends in vogue since 1935 that emphasize function, simplicity and mass production rather than historical references and craftsmanship. The following discussion of domestic properties also addresses architectural styles and broad movements that influenced architects, contractors and homeowners and a section on Domestic Auxiliary Resources.

Vernacular Houses

The first houses built in Tyler were modest buildings that encompassed only a few rooms. These vernacular houses are original buildings constructed for and by ordinary people. They are defined by floor plans and forms that have remained stable despite stylistic change and diversity. Modest in size and usually without significant exterior architectural ornamentation, vernacular, or folk, houses were built since pre-historic times until about 1930. In the United States, the folk house category includes dwellings built by various Native American groups, those built by early European American and African American settlers in the pre-railroad era, and those belonging to the folk buildings category constructed in the post-railroad era. Some folk houses, such as the log cabin, have been adapted from traditional German and Scandinavian house forms to the materials and needs of the Upper South and parts of Texas and the far west. Built primarily in the pre-railroad era, they reflect local cultural building traditions and patterns. Most were the product of pioneers who essentially replicated traditional non-standardized building forms using local materials such as hand hewn logs and native stone.

Vernacular dwellings continued to be constructed after the arrival of regularly scheduled transportation systems. These systems, most often a railroad or stage line, dispersed mass-produced materials to formerly remote areas of the country, which encouraged standardization in construction methods, massing and aesthetic building forms. These innovations replaced to a large degree the previous, pre-railroad era emphasis on more specific, local, culturally oriented building traditions, and reflect not only more accessible connections with the outside world, but improved standards of living brought about by a growing economy supported by improved transit systems such as a railroad. In some cases during the pre-railroad era, including Tyler and Smith County, both vernacular houses built of hand hewn or locally collected stone were built simultaneously with vernacular houses constructed with planed wood from local sawmills, and a few dwellings were built of locally made brick. The differing technologies reflect respective economic status within the community.

Beginning in the 1870s when knowledge of national and regional styles began to be more widely available through improved transportation and access to illustrated magazines, newspapers and catalogs, and when planed wood was more readily available at reasonable cost along with decorative trim, such as jigsawn or lathe-turned components, such elements were applied as a stylistic statement and were often purchased at a local lumberyard or ordered from a catalog instead of being made by a local carpenter or the builder of the dwelling. Because of the use of widely available mass-produced construction materials in the post-railroad era, vernacular buildings from that time period often incorporate elements reflective of national trends. Although most often unadorned, vernacular dwellings constructed in the pre- railroad era, such as the double or single pen dog trot cabin, and those from the post-rail era, such as the L-plan (or gable front and wing) dwelling, sometimes, when remodeled in the post-rail era, exhibit architectural ornamentation reflective of high-style and architect- built houses like those associated with Greek Revival, Queen Anne or Eastlake designs. Other folk houses, often those with pyramidal or front gable roofs, and single width plans (shotgun houses) often exhibit elements of Classical Revival or Greek Revival designs applied at the time of construction or during a remodeling.

Vernacular domestic buildings in Tyler include L-plan and modified-L plan dwellings, center passage houses, at least three of which incorporate dog-trot cabins, massed plan pyramidal dwellings, shotgun and double-shotgun houses, 2-room dwellings, and H-plan, U-plan, and T-plan domiciles . In all cases, the basic form of the vernacular house varies, especially at the rear and side elevations, where original, integral appendages or subsequent additions increase living space. In some cases, alterations may modify the original plan to an extent that classification as a subtype is uncertain at best. The physical characteristics of each subtype described in the following paragraphs relates the spatial arrangements and configurations common within each of the plan subtypes.

The **Log Cabin**, a vernacular house from the pre-railroad era, is easily identified by its one, two, three or four room plan. Each room is a "pen." Built of hand hewn logs and chinked with mud and rock, this type of house has rooms that are rectangular in plan, with a side or front gable roof, end wall or internal chimneys and simple door and window openings. Shutters on windows provided security in place of glazing. Common in the Upland South, log cabins were frontier solutions to providing shelter in isolated places without access to planing mills and skilled carpenters and for those without the financial means or personal skills to construct a more elaborate dwelling. These houses developed from Germanic forms brought to Pennsylvania by German and Scandinavian settlers and later modified by Anglo, Irish and Scots inhabitants as they moved farther west and south into regions of present day Virginia, West Virginia, Kentucky and Tennessee.

A variant on the single or multiple pen log cabin is the **Dog Trot Log Cabin** or house, which is identified by its one-two-, three- or four-room plan intersected by a roofed, open-ended center passage, or breezeway; multiple rooms connect internally on each side of the dog trot passage. Construction methods, chimney placement, fenestration patterns and ethnic and geographic origins are similar to those of the log cabin or log house. A few of these cabins survive in Tyler as integral parts of larger, more finely finished dwellings. Among those extant dwellings originally built as a dog trot cabin are the Patterson House at 1311 West Oakwood Street, the Ramsour House at 504 East Charnwood Street **(Figure 51)**, and possibly the house at 1428 East Richards Street **(Figure 72)**. All have been enlarged and remodeled, incorporating various stylistic references fashionable at the time of their respective modifications.

The **L-plan** dwelling is Texas' most common house form of the late 19th century and is easily identified by its L-shaped building footprint. Part of the post-railroad group of vernacular dwellings, it may have integral rear ells, or enclosed rear porches, but the most distinctive feature of L-plan houses is the front projecting wing that extends from the side gable main building mass. Wood frame construction is typical and weatherboard siding often sheaths the exterior. Because they were built during the late 19th and early 20th centuries, after mass-produced

siding and exterior ornamentation were readily available, L-plan dwellings sometimes display elaborate detailing or ornamentation, particularly on the porch, above windows and in the gable ends. In such cases these houses utilize some of the decorative detailing applied to high style Queen Anne, Eastlake Classical Revival or, rarely, Craftsman style dwellings. Entry to the L-plan dwelling is made through a central hallway or passage that has several rooms in tandem on one side and a single room on the opposite side. The front projecting wing usually consists of one to two rooms in tandem, with the rear room serving as a rudimentary kitchen and dining area. In Tyler, 121 L-plan houses were identified including the example at 412 South Herndon Avenue **(Figure 87)**.

The **Modified L-Plan** house has a square or rectangular central mass with projecting front and side wings that distinguish it from the simpler L-Plan form. A hipped roof covers the primary central mass and visually heightens the low one-story profile of this dwelling type. This hipped central mass is the most distinctive feature of the Modified L-Plan house. Secondary gables extend from the central mass and sometimes display architectural detailing. Late 19th and very early 20th century examples of this plan type often have Queen Anne influenced ornamentation such as elaborately cut wood trim in the gable ends and on porches. Modified L-Plan houses built in the early 20th century often have classically inspired detailing with Doric, Tuscan or Ionic columns on a wrap around porch. When this type of detailing occurs it is known as Free Classic Queen Anne. Transoms and sidelights are common features framing the front door. As many as 86 examples of this plan type survive in Tyler, including the dwellings at 505 East Charnwood Street (Queen Anne, **Figure 88**) and 415 East Charnwood Street (Free Classic Queen Anne, **Figure 89**).

H-plan, T-plan and U-plan houses are further modifications of the basic L-plan design and involve creative w Typically rare, these designs first appeared in Texas in the early 19th century and continued to be built into the early 20th century. H-plan houses feature two symmetrical wings attached at mid-point perpendicular to each side of a central house block. The T-plan house has a single wing placed perpendicular at mid-point in the central block of rooms, and the U-plan dwelling feature two wings symmetrical wings located perpendicular to the end of a central block of rooms. All are typically wood frame with wood siding and typically have intersecting front and side gabled roofs. A porch often spans the area between the projecting wings on the H and U plan types and on one or both sides of the T-plan configuration, as well as across the bar of the T. Architectural features are rare, but when present are most often reminiscent of Queen Anne or Classical Revival styling. In Tyler five U-plan, and one each of the H-plan and T-plan types were identified.

Two-room dwellings incorporate a hall and a room of unequal size and appointment. The hall, which is the larger space, is the public, or living room, and the smaller room serves as a private, family area. Settlers from the upper and lowland South brought this house form to Texas in the mid-19th century and it continued to be built into the early 20th century. Typically one-story in height with frame construction and wood siding, and a shed or gable roof porch. Like their center passage cousins these houses almost always have side-gabled roofs. Stylistic embellishment is largely absent, but when it does occur it most often is found in turned wood porch posts or shutters. The house at 108 East Gold Street is one of 15 surveyed Tyler examples.

The **Center Passage** house is another form widely built in Texas during the late 19th and early 20th centuries. Also most often associated with the post-railroad era, the center passage house is typically one room deep and two rooms wide with a central passage or doorway between the rooms. A side gable roof covers the main house mass and a full width shed or dropped roof porch often extends along the front. Rear shed roof additions provide additional interior living space. Wood frame construction is typical and weatherboard siding often sheaths exterior walls beneath a side gabled roof. A more refined example of a dog-trot cabin, and the two-room (hall and parlor) house, center passage dwellings also modestly refer to the 18th and early 19th century high-

style central hall plan house widely built in the American South. In central hall plan houses four rooms of equal or near equal size open from the central hall, which usually contains an elaborate staircase to the second floor. Center passage dwellings occasionally display detailing and ornamentation reminiscent of high style houses of the period, such as Greek Revival, Queen Anne or Classical Revival stylistic elements, particularly on the porch, above windows, around doors and in gable ends. Center passage houses in Tyler number 35 including the Charles and Addie White House (circa 1885) at 740 South Fannin Avenue (**Figure 90**) and the stone house in the 1500 block of South Kennedy Avenue (**Figure 91**). The White House may have displayed Queen Anne elements which are now obscured by alterations or removed.

The **Shotgun** house is a modified version of a traditional African house form built in the Caribbean and the river deltas of the American South (Upton and Vlach 1986:58-78). Typically associated with towns and cities, the shotgun house also was commonly constructed in rural areas. Once widespread, the shotgun house is a rapidly vanishing house form that was built in Texas from the late 19th century into the 1940s. Shotgun houses are named for their plan, which is one room wide and two to four rooms deep with a front gabled roof and a small, gabled porch at the front (**Figure 92**). Front, interior and back doors are typically in line with each other, promoting ventilation. Most often built of wood, this house plan was characteristically modest, with little if any architectural detailing. Examples from the 1890s and 1900s occasionally have carved porch posts, and late examples sometimes reference modest Craftsman elements. Side or rear additions are the most common changes to the basic plan form. Variations on the shotgun plan include the double shotgun house, where two shotgun dwellings are placed side by side and joined as a means to increase living space. In Tyler 49 shotgun houses and three double shotguns dwellings were identified by the survey; most were in the oldest African American neighborhoods in the Phase I survey area and in north Tyler.

The **Massed-Plan Pyramidal** plan house is a rectangular or square dwelling two or more rooms wide by two or more rooms deep with a pyramidal roof spanning the entire house block (McAlester and McAlester:100). Most often built of wood frame with wood siding, occasionally this plan type is constructed of brick or stone. A full- or partial-width, attached, shed roof porch or partial-width, recessed porch are found on the front facade. Rear or side shed roof additions are common. Built in the late 19th and early 20th centuries, this house type uses mass-produced lumber and occasionally displays detailing or ornament reflective of high style Classical Revival or Queen Anne architecture. A cousin is the side-gabled massed plan house, which is the same, but with a side gabled roof. In Tyler, 191 examples were identified including **Figure 93** at 801 South Chilton.

Popular Houses

Although traditional vernacular building types were built well into the second quarter of the 20th century, new domestic forms promoted in popular reading materials aimed at middle-class Americans during the early 1900s caught the public's eye. Consequently, popular plan types such as the bungalow and four-square houses appeared throughout the country and became the plan of choice over the more tradition-based vernacular houses. Of the popular plan types built across the nation in the early 20th century, the **Bungalow** was the most significant. Although the name is often thought of as a style, the bungalow is a building type, an economical dwelling enhanced with Craftsman, Colonial Revival, Mission Revival, Spanish Colonial Revival, Classical Revival, Tudor Revival and other decorative styling. Classic bungalow elements include shallowly pitched complex rooflines that create a low profile of one or 1 ½ stories and incorporate a porch in an attempt to integrate interior and exterior living space. However, the roof form most commonly associated with bungalows is the front-facing gable roof, although cross and side gable versions and hipped roofs also are widely used and in Tyler it is the cross gable version that is most common. In Mission Revival and Spanish Colonial Revival style bungalows, the roof is often flat or flat with a parapet. Craftsman influenced bungalows occasionally are of the airplane type, wherein a second floor room sits

in the center of the shallow gable roof with a wide expanse of roof stretched out in every direction in a manner reminiscent of wings. Most bungalows are wood frame with wood siding; although in Texas brick veneer was commonly placed over a wood frame when the bungalow was to display Colonial Revival and Tudor Revival stylistic elements. Spanish Colonial Revival and Mission Revival bungalows generally have stucco siding. The typical plan of a bungalow divides the interior space into three components—living, sleeping and service areas—often separated by hallways. This internal arrangement results in two rows of side-by-side rooms staggered from front to back and providing room for a substantial front porch. While many were built by architects and contractors nationwide from original designs, many more are the product of mass-produced plans that could be mail ordered from lumber companies and house-plan concerns. Firms such as Pacific Ready Cuts, and Ye Planery of Dallas, sold such plans as well as complete cut lumber kits ready for assembly.

In the United States, bungalows were a common house form between 1905 and 1940, and in Tyler they span the years from about 1915 to 1950. The most widely built bungalow form nationwide incorporated Craftsman-inspired details such as angular brackets (knee braces) supporting wide overhanging eaves with carved rafter tails and beam ends. Bungalows can display a variety of porch treatments, however, and the most common elements are Craftsman-inspired tapered box columns that rest either on brick or stone pedestals or reach the full height of the porch. Bungalows built toward the end of the historic period are modest in form with minimal, if any, porch or eave detailing. Late bungalows often are sheathed with asbestos shingles and roof forms are a single mass. In Tyler 2,498 bungalows were identified, making this house form the most common recognizable type in the city. Of these 1,022 are the cross gable form, 846 are the front gable type, 335 have the side gable plan, two are airplane bungalows and another 295 are not assigned a specific roof type. While wood siding is the most common material used nationwide as well as in Tyler for single family bungalows, as many as 524 local bungalows are finished with brick veneer, and 15 have stone sheathing. In addition, many Tyler duplexes are classified as bungalows. In the lower socio-economic areas of the city, construction is with wood siding, but in more affluent areas, such as south central Tyler, a large number are finished with brick veneer. City wide there are 79 known brick duplexes, while only 64 are constructed of wood. This reverses the typical picture of bungalow construction nationwide, as well as for single family bungalows in Tyler, where wood is more common than brick. The Gus and Flonnie Pinkerton House at 423 East Charnwood is a good example of the Craftsman style expressed in brick veneer **(Figure 94)**. The wood sided bungalow at 622 West Dobbs, **(Figure 95)** is a good example of a wood version of Craftsman influenced bungalow.

The **Four-Square** plan appeared in the early 20th century and quickly became a popular house form. Like the bungalow, its basic cube plan was built with numerous stylistic embellishments often from plans obtained from mail order houses and lumber dealers. The four-square house reflects early 20th century concepts of modernity that eschew non-functional ornament and irregular massing. Usually two-stories high, the four-square house most often has a hipped roof and centrally placed roof dormer on the primary facade. Fenestration is balanced but asymmetrical with the entry often slightly off-center. A full width integral or attached porch typically stretches across the main facade creating horizontality that balances this plan's large, boxy, vertical form. Names for its interior configuration that divides space into four rooms of similar dimensions, four-square plans typically display Prairie or Classical Revival design elements. In Tyler, 18 four-square houses are known including **Figure 96**, at 401 East Reeves Street.

High Style and Revival Style Houses

Architectural styles are helpful in organizing buildings based on shared key physical characteristics that are in constant use within a specific time span. Defined by the presence of a combination of architectural details, or in

the case of modern architecture, the lack of such ornament, stylistic categories are an efficient basis for ordering the built environment, and they function as a shorthand in architectural analysis. Some buildings, especially a community's largest or most important buildings, can be effectively understood using stylistic categories, but this concept falls short when applied to most domestic buildings as well as the commercial buildings that comprise the central business district and the architecture of the auto-oriented commercial strip—service stations, motels, shopping centers, and office buildings. While a small portion of a community's total historic resources may be classified as an example of a given style, most are vernacular or popular houses that display easily applied elements associated with a style. For this reason, the style is a companion to vernacular and popular building types to account for all resources when describing and assessing historic properties.

Building in Tyler and Smith County began in the 1830s in a frontier environment that precluded the availability of building materials necessary for the construction of architectural forms reflective of current prevailing urban and small town tastes. The result was a scattering of vernacular buildings built from local materials—logs and native iron stone. By the 1850s a few sawmills existed in the county and until the arrival of the railroad these concerns supplied Tyler with lumber for its houses. Brickyards also appeared in Tyler or the nearby vicinity, as early as 1851, making brick available for construction. While some brick was probably used for residential construction in the years prior to the Civil War, brick was highly favored for commercial construction. High-style buildings were rare in Tyler until the 1870s when the railroad brought new ideas and more residents, and provided improved access to culturally broadening travel. In that decade more variety in building embellishment and more affordable prices for modish, mass-produced ornamentation made possible by technological advances of the Industrial Revolution fostered the appearance of based on prevailing national tastes in architecture. High style dwellings, and those modeled on high style designs begin to be erected or created from older residences, a trend continuing through the 1930s. The wide variety of stylistic features seen during this 60 year period included the application of inexpensive machine made porch and window trim and siding materials. Examples include the Douglas House (ca. 1873 and thereafter), the Bonner-Whitaker-McClendon House (ca. 1878), the Patterson House (ca. 1848, 1880s and thereafter), the Riviere House (1890), the Jester-Butler-Clyde House (1898), the Hand-Mayfield-Hunt House (ca. 1861;1899), the Connally-Musselman House (1906); the Connally-Holley House (1927), and the house at 714 South Broadway (ca. 1935). These dwellings display, respectively, Italianate/Second Empire, Italianate/Eastlake, Italianate/Queen Anne, Queen Anne, Classical Revival, Classical Revival/Craftsman, Tudor Revival, and Colonial Revival modes.

Greek Revival styling is the earliest architectural form to survive in Tyler. Two known examples are the Ramsour House at 504 East Charnwood Street **(Figure 51)** and the house at 1428 East Richards Street **(Figure 72)**. Typical characteristics are a symmetrically arranged front facade with a central doorway flanked by two window bays, a side gabled roof, gable end chimneys and wood frame construction. Transoms and sidelights surround the front door. Classical detailing at the eaves, and porch and pedimented window surrounds also are common. The Ramsour House was remodeled in the early 1870s from a dog trot cabin into its present Greek Revival form. The East Richards dwelling may have begun as a dog trot cabin, it includes wood siding on the front, but has brick side walls suggesting enlargement and enhancement some time after its original construction.

Other mid-to-late 19th century styles built in Tyler include **Italianate**, **Second Empire**, and **Eastlake** architectural modes, all derived from European models. While none of these appears in a fully developed separate form in domestic resources, all three are used in combination with each other or with other late Victorian styles in a few, rare surviving examples. The Second Empire style also was applied to the demolished third county courthouse and to the 1881 county jail, which survives. Popular from about 1840 until about 1885, **Italianate** architecture was inspired by picturesque mid-Victorian Italian Villa designs, the aesthetic for which was largely

formulated by Andrew Jackson Downing and Alexander Jackson Davis who took their design cues from a romanticized past. In the villa asymmetry of Italian farmhouses combined with elements of architectural Classicism accented by small porches, loggias and galleries. While the Italian Villa included a single tower, pitched roofs and restrained ornament, its Italianate derivative was more exuberant, more open and more complexly massed. High style Italianate versions were asymmetrical, often had multiple towers and wings with open balconies and verandas, and elaborate eave brackets. In Texas the stone or brick construction of northern Italianate forms was translated into wood. Porches, bays and verandas are all important components, a result of the warm climate. In Tyler three known examples of Italianate design survive, all in combination with other styles. They are the ca. 1873 Douglas House at 318 South Fannin Avenue **(Figure 97)**, which uses Italianate and Second Empire forms; the ca. 1878 Bonner Whitaker McClendon House at 806 West Houston Street **(Figure 56)**, which combines Italianate and Eastlake design, and the Patterson House at 1311 West Oakwood Street. The Patterson House incorporates a ca. 1848 dog trot cabin into a complex design featuring Italianate and Queen Anne elements. Other Italianate dwellings are likely to have existed but no other known examples have identified. Both Italianate and Second Empire designs are relatively rare in the South, but numerous high style examples were built in New Orleans and Galveston, and these, guided by pattern books and photographs influenced more modest examples built in Texas.

The **Second Empire** style is related to Italianate design but mixes an exaggerated steeply pitched Mansard roof, dormer windows and the articulation of exterior walls and roofing materials with color and/or texture. Fenestration treatments are typically less elaborate on Second Empire houses as are eave treatments. Italianate and Second Empire styles are commonly used together to create richly ornamented buildings that speak of the owners wealth and social position. Widely built in the East and Midwest between about 1855 and 1885, Second Empire was considered very modern and imitated then popular French architectural design of the Second Napoleonic Empire during the reign of Napoleon III. The style was used for dwellings as well as for commercial and government buildings.

The **Eastlake** style is named for Charles Locke Eastlake, a English interior designer and critic of the Gothic Revival (Blumenson:59). Built between about 1870 and 1890, the style uses large curved brackets, scrolls and other stylized elements. Porch posts, railings and balusters were turned on a lathe to create the look of heavy carved furniture. Perforations in the gables and pediments, carved panels, spindles and latticework are found on porch eaves, adding to the complexity of the massing and cross gabled roof. The use of the heavy turned elements with the lighter, perforated ornament enhanced a feeling of three-dimensionality. Most dwellings use only a portion of this vocabulary and many combine elements from other related styles such as the Bonner-Whitaker-McClendon House.

The **Queen Anne** style expressed another aspect of the late 19th century picturesque movement. An elaborate arrangement of ornamental details drawn from medieval English architecture gave the style its appeal. Characteristic of Queen Anne styling is its asymmetrical form expressed in wood frame, brick or stone construction raised to two or three stories, and embellished by a collection of rounded towers, domes of many shapes, turrets and steeply pitched roofs built of conical, pyramidal and hipped shapes. No other style exhibited such a rich variety of textures as seen in the use of smooth clapboard, patterned brick, imbricated shingles, polychrome roof tiles, carved brackets, turned balusters and porch supports and sawn and pierced bargeboards, all combined to create a harmonious form. A subtype of Queen Anne utilizes classical columns and other decorative elements along with more fanciful Queen Anne embellishment that is sometimes called **Free Classic Queen Anne**. The Queen Anne style was popular in the 1880s and 1890s when Tyler experienced post-Reconstruction economic recovery. In order to reflect wealth and influence, the most prominent and successful residents of a community often selected

the Queen Anne style when they built new houses. Among Tyler's premier high-style examples are the Riviere House (1890) **(Figure 98)** and the Jester-Butler-Clyde House (1898) **(Figure 99)**. This style was also widely popular among the less affluent, or those who wished to update an existing house. In these circumstances selected features, such as a bay window, porch brackets or other trim were added to L-plan and modified L-plan, center passage, shotgun and two-room houses. An example of more modest Queen Anne styling is the Ford-Russell-Sadler House at 505 East Charnwood Street **(Figure 88)**.

From the late 19th century well into the 20th century, the promotion of historic styles in builder's magazines, professional journals and the popular press created a demand throughout the nation for houses in the Colonial Revival, Classical Revival, Tudor Revival, Dutch Colonial Revival, Mediterranean Revival, Mission Revival, Spanish Colonial Revival, Monterey Revival, French Eclectic, Chateauesque and other revival styles. The revival movement was a reaction to the highly decorative, eclectic late Victorian era styles based on orderly, resurgent, traditional aesthetic modes associated with the western European heritage of most Americans. The 1893 World's Columbian Exposition in Chicago featured an ideal city created for the fair that showcased Greek and Roman classicism and brought it to the fore as a favored American architectural style. Architects drew ambitious and academically correct designs, while the majority of modest revival styled examples were derived from women's magazines, plan books and mail-order catalogs. Other revival styles sprang up in response to a rediscovery of regional historical heritage such as the English settlement of much of the eastern seaboard (Colonial and Georgian Revival), Dutch settlement of New York (Dutch Colonial Revival), and the Spanish and Mexican periods in California, Arizona, New Mexico, Texas and Florida (Mission Revival and Spanish Colonial Revival). Still other historical styles emanated from the broadening experiences of travel in the gilded age of the 1880s through 1914, and the experiences of World War I veterans who were the first large American population to see first hand the palaces, castles, country homes and vernacular cottages of England, France, Germany and Italy. Styles that became popular as a result of increasing American sophistication supported by travel, books, and popular publications included Renaissance Revival, Romanesque Revival, Mediterranean Revival, French Eclectic, Chateauesque and Tudor Revival styles.

One of the most popular architectural expressions of the period between 1890 and 1917, and again from about 1925 until 1950, was the **Classical Revival**. This style uses the classical orders as well as pediments, temple front motifs and symmetrical facade organization. Some especially well developed examples use Palladian windows to mark the interior location of stairways. A full height portico, which used is on both private and public architecture, is the style's signature detail; vernacular houses may have a porch with Doric or Tuscan columns that merely reflect the style. As many as 156 Classical Revival style houses survive in Tyler and reflect the style's enduring appeal, ranging from mansion to modestly scaled dwellings. One, the Charles and Nellie Porter House at 400 East Charnwood **(Figure 100)**, is a good example of the style expressed in brick veneer. Another high style Classical Revival house, is the Ramey-Grainger House at 605 South Broadway, built in 1903 **(Figure 101)**. A modest dwelling in this style is the house at 1505 North Bois D'Arc **(Figure 102)**, which dates from about 1910. More modest examples of the Classical Revival from the later 20th century period of popularity include the Willett-Bryant House (1924) at 621 South Fannin **(Figure 103)**. These are smaller in scale but retain a full complement of the style's design hallmarks including full width and height columned porches and symmetrical fenestration.

The Classical Revival style was also popular among those who wished to update a modestly sized existing house. In these circumstances selected features, such as classical columns, boxed eave treatments in a gable end, a formal entry with a wood door flanked by sidelights and topped with a transom, or a hipped roofed dormer, were incorporated in the design of modestly scaled rectangular plan hipped roof or pyramidal roof houses. In other cases porch treatments added to L-plan and modified L-plan houses updated an older house. The Hillsman-Edson-Wiley

House (1890; various) at 627 South Fannin **(Figure 104)** is a good example of a merchant class Queen Anne style house (original plan unknown), enlarged and updated several times in the early 20th century. This house displays a number of Classical Revival style details such as a centrally placed dormer in a hipped roof and classical columns on the porch.

The **Colonial Revival** style was popular nationally between the late 1870s and the early 1950s. Impetus for this architectural movement derives from the 1876 Philadelphia Centennial, which spurred interest in the country's pre-Revolutionary past and its architectural history. The balanced facades of colonial style dwellings are relatively undecorated except for the entry bay, where single story porticos or modeled door surrounds embellish the opening. Dormers enhance the hipped or gable roof as do exaggerated chimney stacks. Closely related to the Colonial Revival is the Georgian Revival style, usually a more upscale version associated with Tidewater Virginia plantations of the 18th century. In Tyler the Georgian style, so named for England's era of the four King Georges, replicates the typical red brick construction in brick veneer and incorporates the one or two story massing with side gabled roof, dormers and symmetrical facade arrangement including flanking wings that extend the linearity of the primary house block. The Colonial Revival is Tyler's second most popular design mode with 485 dwellings displaying Colonial Revival or Georgian Revival style elements. High style examples include the 1924 Oswald and Bettie Boren House at 720 South Broadway **(Figure 105)**, as well as more modest single family, duplex and apartment dwellings such as the residences on Rowland Place **(Figure 106)**, all built between 1932 and 1940.

Closely tied to Colonial Revival design is the **Dutch Colonial Revival** style, which was built with regularity throughout the United States in the late 1910s through about 1940. Based on the designs of early Dutch houses in New York, the style's most distinguishing features are a gambrel roof and dormer windows. Massing is rectangular with symmetrical fenestration typical. Some examples utilize intersecting wings to create an ell, or one slightly off-set wing to create an asymmetrical facade. Built of wood, brick and stone, there are 12 examples in Tyler, including those built of wood or stone, such as the house at 1315 North Confederate Avenue **(Figure 107)**.

Craftsman architecture flourished in the United States between about 1905 and 1920. This high-style architectural movement developed from the English Arts and Crafts movement of the late 19th century and embodied the precepts of simplicity, craftsmanship, beauty and function applied to architectural construction. As a reaction to the mass-produced, highly decorative and often overwrought architecture of the late Victorian era, the Craftsman aesthetic featured naturalness in layout and materials and an emphasis on the hand-crafted aesthetic and wood construction tradition of the pre-industrial age. The Craftsman style developed in conjunction with the bungalow plan house, which in high-style versions could be 1 ½ or two stories in height and embellished with skillfully carved wood beams, rafter ends, fascia boards, decorative rock and brick work, and stained and leaded glass. Expansive porches and terraces that opened from French doors or were viewed from horizontal banks of windows provided outdoor living space and a transitional area between indoors and outdoors. High-style Craftsman bungalows were sited to maximize views and wind currents and designed to appear to have grown naturally from the landscape, which was lushly planted. Craftsman architecture was highly popular in neighborhoods that developed during the first 20 years of the 20th century with large concentrations appearing in New England, Mid West cities, Seattle, Los Angeles and the San Francisco Bay area. While Craftsman influenced bungalows are widespread in Texas, large concentrations of high-style examples are less common. In Tyler the Craftsman aesthetic was employed in modest and merchant class bungalows displaying Craftsman influenced elements. High style examples are few, but one of the best is the house at 434 South Chilton Avenue **(Figure 108)**. In addition, there are several merchant class Craftsman influenced bungalows in the city including four in the Charnwood Historic District. These are the Gus and Flonnie Pinkerton House (1926) at 423 East Charnwood, the G. G. and Lucy McDonald House at 609 South Fannin **(Figure 109)**, the house at 602 South Fannin, and the

Oswald and Bettie Boren House at 806 South Broadway. Of these, the McDonald House and the Boren House are the result of major remodeling and redesign of older houses through the attachment of a Craftsman style facade and porch at the front of the dwellings; designs for both were by J.H. Bothwell, a local architect.

The **Prairie** style developed in the United States about 1900 by a group of Chicago architects including Louis Sullivan and Frank Lloyd Wright. The style refers to the flat open spaces of the American prairie and plains and incorporates as a defining feature horizontal massing with a low pitched roof, usually hipped, with wide overhanging eaves. Prairie style houses can be one or two stories, but are most often two, with one-story winds or porches that extend the already horizontal form. Facade, cornice and eave ornament emphasize horizontal lines and porches often have massive, square piers. Prairie style elements are often applied to four-square houses or appear in combination with Classical Revival elements. No pure Prairie style dwellings are known in Tyler, but several four-square dwellings incorporate vaguely reminiscent details, typically in conjunction with Classical Revival detailing. The four-square house shown in **Figure 96** is one local example.

The **Tudor Revival** style was one of the most popular architectural aesthetics nation wide in the 1920s and 1930s. Mail order catalogs and style books of the period made little distinction between Tudor, Elizabethan and Jacobean styles, instead usually combining the various details and shapes under the term Tudor Revival style. Architect-designed interpretations appeared in new upper-class suburban developments, while steeply pitched gable roofs, half-timbered detailing, decorative chimneys and round and ogee arched (nearly pointed) window, door and porch openings were commonly used on modest cottages and bungalows of the time. In Tyler, the style was applied to 709 dwellings including the D. Gerry and Frances Connally House (1927) at 207 East Charnwood **(Figure 110)** and the house at 1002 South College Avenue **(Figure 111)**. Less developed versions are several single family and duplexes on Rowland Place **(Figure 112)**. More modest versions of Tudor Revival architecture are found throughout the city in one- and two-story single family and duplex bungalows. Examples include 1311 South Sneed Avenue **(Figure 113)** and 1323 South Sneed Avenue **(Figure 114)**.

Perhaps the most popular of all Revival style architectural design in areas with a Spanish or Mexican colonial past is the **Mission Revival** and **Spanish Colonial Revival** styles. The Mission Revival first appeared in the 1880s in California in response to resurgent interest in the heritage of the area. The style spread throughout the country and continued to be built in Texas as late as the end of the 1930s. Distinctive features include rectangular or squarish massing of one or two stories, flat, hipped or gabled red tile roofs, curving parapets, smooth stucco walls and wide arcaded porches, all based on the Baroque and Renaissance forms of the California missions. The form was popular for residential construction but also was applied freely to schools, churches, and commercial buildings. In Tyler, one Mission Revival style resource was identified, and another, the Cotton Belt depot, uses the red tile roof associated with this style. The Spanish Colonial Revival style was popular between 1915 and 1940 and is characterized by low pitched red-tile roofs, one and two story massing, exterior stucco surfaces, use of decorative tile, round arched fenestration, off-center entrances and asymmetrical massing. Widely used for domestic construction, the style also was popular for churches, schools and commercial buildings. In Tyler 15 examples are known, including Immaculate Conception Roman Catholic Church in the 400 block of South Broadway **(Figure 32)** and the house at 625 West Dobbs Street **(Figure 115)**.

Closely related to the Spanish Colonial Revival is the **Mediterranean Revival** style. The Mediterranean Revival style typically utilizes a two-story mass with a hipped red tile or slate roof, formal, symmetrical fenestration and a centrally placed entrance framed by round arched detailing, engaged columns or pilasters, and molded plaster or carved stone ornamentation. Balconets or loggias sometimes grace the second floor windows, which often are articulated by round arched surrounds. Massing and ornamentation in the Mediterranean Revival are a mixture of Italian and Spanish forms. Despite Texas' Spanish and Mexican colonial history, Spanish and

Mediterranean forms are uncommon in the state outside of the El Paso, Houston and San Antonio areas. In Tyler four Mediterranean Revival style dwellings are known including the house at 1503 South College Avenue **(Figure 116)**.

Very closely related to the Mediterranean Revival is the **Renaissance Revival**, a very formal style based on Italian Renaissance design. Using the same type of materials and massing as the Mediterranean Revival, the Renaissance Revival is strictly drawn from Italian forms. In Tyler it does not appear in residential design, but as is common throughout Texas and the West, is seen in commercial buildings. More informal approaches to Italian Renaissance design include the vernacular country houses of northern Italy occupied by successful farmers. These forms are similar to Spanish Colonial Revival designs in their asymmetrical massing, use of arcaded porches and pitched, tile roofs, but generally are more compact and restrained. A distinguishing feature is the second floor loggia, or enclosed arcade, which provides, light and ventilation, and a vantage point from which to view surroundings. One domestic resource in Tyler incorporates the vernacular country house form. It is at 518 North Della Avenue **(Figure 117)**.

The **Chateauesque** and **French Eclectic** styles are inspired by aristocratic castles and country houses in the French countryside. The Chateauesque style was built in the United States between about 1880 and 1910. It uses a combination of Gothic and Renaissance details first popularized in the United States in the 1890s by Richard Morris Hunt in his design for Biltmore near Asheville, North Carolina. Characteristics include massive masonry walls, steeply pitched hipped roofs, and a busy roofline with many vertical elements such as chimneys, spires, turrets and gables (McAlester:373). Windows may have Gothic style tracery and facades bas relief ornament. In Tyler two modest examples use Chateauesque elements, but their simplified rooflines and exterior detailing link them more closely with French Eclectic architecture, which grew out of the Chateauesque and references a much wider variety of French design. French Eclectic design was popular in the United States between 1915 and 1945. Massing is square rectangular, or "L" shaped with steeply pitched hipped or gabled roofs. Construction is often brick or stone veneer, or stucco with half timbering. Fenestration is typically symmetrical in the square or rectangular examples, but in the L form windows and doors are more randomly placed, suggesting the rambling nature of a country house erected over several centuries. An important feature of the "L" type French Eclectic house is a round tower with a high, conical roof placed at the junction of the two ells. Three known examples of French Eclectic design occur in Tyler, including the house at 209 East Third Street **(Figure 118)**.

One of the last revival styles to develop is the **Monterey** style, which was popular between about 1925 and 1955. Part of the regional movement in American architecture, Monterey style forms are based on the mix of Mexican era one and two story adobes and American Colonial features brought to northern California (specifically Monterey) by whalers and other sea-going Americans in the 1830s and 1840s. The resulting style was a blend of two diverse cultures and was revived in the 1920s as part of the craze for Spanish derived architectural forms. Monterey Revival houses are two-stories high with asymmetrical massing composed of a long rectangular wing intersected by a short, front facing wing that creates an "L" plan. A wood balustered, integral, cantilevered balcony spans the length of the second floor and is an important distinguishing feature. Fenestration is asymmetrical with window and door surrounds often displaying decorative wood elements reminiscent of detailing found on Colonial New England houses. The roof is hipped, typically covered with wood shakes and the side facing end wall often contains an end chimney. Brick or wood construction is typical outside California, where most Monterey Colonials use stucco siding. Uncommon in the South, Tyler has 13 known examples including the house at 301 East Third Street **(Figure 119)**.

Modern Houses

After World War II American house forms began to change in response to a growing demand for affordable single family housing and modernity. Mass-produced domestic architecture made possible the rapid suburbanization of cities and towns and created a vehicle for providing small scale, affordable infill housing in established neighborhoods such as Charnwood. The trend toward modern, mass-produced housing began in the 1930s and continued into the 1980s in five basic subtypes, defined by Virginia and Lee McAlester in their book *Field Guide to American Houses,* as Minimal Traditional, Ranch, Split Level, Contemporary and Shed families. All eschew historicism as a decorative reference and most emphasize a reorganization and expression of interior living space. Houses built between 1935 and about 1950 often show elements that reflect traditional styles as well as elements that reflect Modernism. Such dwellings began with the simplification of the Tudor Revival style into a relatively small one-story house that featured a dominant front gable, large chimneys, a medium or low pitched roof and little, if any, decorative detailing. Eaves and fascia boards are cropped close to the wall surface. Defined by McAlester as **Minimal Traditional**, this style was widely used in pre-and post-war tract development across the country. It was popular until the early 1950s and is seen in Tyler in 162 known examples, including the house at 632 South Oakland Avenue **(Figure 120)**.

By the early 1950s the Minimal Traditional style was being replaced by dwellings in the **Ranch** style. The Ranch style house was developed in California by several architects who were influenced by the plan and massing of the Spanish Colonial architecture of the American southwest, and by Craftsman and Prairie style forms. The Ranch style features a one-story mass with a very low pitched front-and-side gable or hipped roof, horizontal massing and moderate or wide overhanging eaves. A minimal amount of decorative detailing was used and was typically confined to porch supports and window shutters. Larger than its Minimal Traditional cousin, the Ranch house frequently sprawled across a large urban lot and incorporated a wide faced finished in wood, brick or stucco with an attached or integral garage. In warm climates, the Ranch house often was designed with an interior plan that incorporated large sliding glass doors to access a private rear or side patio and visually and functionally integrate interior and exterior living spaces. These private outdoor living spaces that faced away from the street referenced the courtyards and patios of Spanish Colonial architecture and the porches and terraces of Craftsman houses while contrasting with the late 19th and early 20th century emphasis on large yards and ample front and side porches that integrated the house with the street and the surrounding neighborhood. There are at least 206 examples of the Ranch style in Tyler constructed before 1955, with many more built after that date including the dwelling at 1002 North Azalea Drive **(Figure 121)**.

The **International Style** developed from German Bauhaus philosophy of the early 20th century that stressed form and function and rejected all ornamentation in response to the decorative excesses of 19th and early century historical styles. International style design has been applied to every type of construction including dwellings, but is most often used for commercial, institutional and industrial resources. Flat roofs, plain, smooth wall surfaces typically of concrete, metal or stucco, large metal frame windows and doors and volumetric massing and exterior spaces define the style. Early examples used stark white stucco, later constructions make use of metal, concrete and pre-fabricated materials. In Tyler the style is applied to domestic, commercial and school buildings including the house at 526 Lake Street **(Figure 122)**.

Houses with Mixed Styles

During the late 19th and early 20th centuries American buildings often combined elements from several architectural styles to create **mixed styles** that were complex compositions harmonious in form and visually rich. The blending of styles in a single dwelling reflects an awareness of changing cultural trends. Combinations common in small and medium sized towns are the pairing of Queen Anne and Classical Revival, Queen Anne and

Craftsman and Classical Revival and Craftsman. Occasionally a traditional style will be paired with a modernistic style, such as Craftsman and Ranch. Dozens of Tyler dwellings display a combination of detailing derived from two or more architectural styles. Among the most commonly seen pairings are Queen Anne/Craftsman, Queen Anne/Classical Revival, Classical Revival/Craftsman, Craftsman/Colonial Revival, Tudor Revival/Colonial Revival, and Minimal Traditional/Ranch. These present a cohesive aesthetic statement where the elements of each style complement and enhance the overall design. One house, the brick Connally-Musselman House (1906) at 700 S. Broadway skillfully blends Classical Revival and Craftsman design elements. Another, a modest brick and wood bungalow at 845 South Donnybrook, was built in 1938 using Craftsman and Colonial Revival style elements. The brick apartments at 610 South Broadway also utilize Classical Revival and Craftsman design features. The Minimal Traditional/Ranch combination includes a dwelling at 420 East Wells Street **(Figure 123)**, and is a transitional design reflecting the evolution of modern houses away from historicism. Other combination dwellings are the result of updating an older dwelling with newly popular and highly stylish elements, which was a less expensive way to remain in the aesthetic loop than to build a new house, or create a cohesive new exterior. Examples of updated dwellings are the Douglas House at 318 South Fannin Avenue **(Figure 97)**, the Queen Anne/Classical Revival style Hillsman-Edson-Wiley House at 627 South Fannin Avenue **(Figure 104)**, and the Queen Anne/Craftsman Liggett-Willett-Hagan House at 211 East Houston Street **(Figure 124)**. In addition, may single family and multiple family dwellings do not display sufficient stylistic elements to be identified with any particular design aesthetic, either because of original modest design or as the result of remodeling that has removed or obscured defining architectural characteristics.

Domestic Auxiliary Resources

Within the category Domestic Properties is the subcategory, Domestic Auxiliary Resources. This classification includes outbuildings intimately associated with, and necessary to, domestic uses in rural areas as well as small and medium sized towns during the 19th and 20th centuries. These include features such as carriage barns, garages, garage apartments, servants' quarters, guest houses, gardener's cottages, privies, wells, water cisterns and towers, storage sheds, carports, greenhouses, and studios. Most often, domestic auxiliary resources are one-story high (except for wells, cisterns and water towers, and some two-story garage apartments), no more than one or two small rooms, and are wood or corrugated metal. They are utilitarian, usually with gable or hipped roofs and simple window and door treatments. A few reflect the architectural style or construction materials used for the domestic building with which they are associated, such as the garage at 400 East Charnwood. Thought to have been built when the house was constructed in 1916-17, it has a hipped roof and brick siding identical to the Classical Revival style house with which it is associated. Other garages are more modest and are typically one and two story wood frame buildings with gable roofs. There are thousands of garages in the city, the most common domestic auxiliary resource. Their large numbers reflects local prosperity during the nascent auto age, and the near total displacement of horse and carriage (and their related barns) by about 1920. A few garages have small wood sheds attached to them, creating a combination type.

Garage apartments are the second most numerous domestic auxiliary resource in Tyler with hundreds of examples. Garage apartments are one or two stories in height, constructed of brick or wood frame with gabled or hipped roofs. The two story types contain a small apartment above the first floor garage. Examples include the two-story garage apartment at the rear of 1506 South Chilton Avenue **(Figure 125)** and the one-story garage apartment at 506 East Wells Street. Servants' quarters within the district include the front-gabled, wood frame room at the rear of 621 South Fannin, and the two room example at the rear of 223 East Charnwood **(Figure 126)**. A two-story gardener's cottage **(Figure 127)** at 703 South Fannin is constructed of brick and has modest Tudor

Revival style design elements reflective of the house at 207 East Charnwood with which it is associated.

Also in this group are greenhouses, sheds, carports, studios, wells, cisterns and water towers. A non-historic greenhouse at 504 East Charnwood is one-story and enclosed with glass. Hundreds of sheds, one-story in height, constructed of wood, wood products such as Masonite and T-111 siding and metal also are found in Tyler. They typically have gabled roofs, a simple door and often no windows. A few sheds have been built onto existing garages to create a combination use. Carports are found throughout the city, and without exception are non-historic structures constructed of various combinations of metal, fiberglass and wood. Metal poles support a flat roofed cover to shelter automobiles at properties where the historic garage is small or in dilapidated condition, or where there is no garage. One known studio exists in Tyler at 305 Berry Drive **(Figure 128)**. This one-story, flat roof, brick building has windows in every elevation and a single entry door. It has been classified as a studio, although no documentation for this, or any other use, has been discovered despite much research. It could just as well have served as a small dwelling, or a combination of the two.

Wells are generally in-ground structures containing a stone or concrete cistern that extends a few feet above and below ground. A concrete, wood or metal well cover protects the water supply. Often metal pipe or a wood frame forms a bucket and winch support for leverage in drawing water. No such resources remain free standing outside of any known city dwellings, but a few probably remain enclosed within existing houses. The single known example is the well within the Hand-Mayfield-Hunt House at 223 East Charnwood Street. Related to wells are large and small water cisterns that store water pumped from wells designated for domestic and agricultural uses. These are most often above ground concrete tanks with or without covers. Water towers serve the same function as storage cisterns, but hold water pumped from streams or underground wells in wood or cylindrical, square or round metal or wood tanks supported several stories above ground on metal or wood legs. No such resources are known to be associated with dwellings in Tyler, but some may exist in rear yard areas.

Significance

Since they represent nearly 89 percent of Tyler's historic built environment, domestic properties, including single family and multiple family dwellings, are the city's primary historic resource. As such they characterize Tyler's physical development and reflect historical events, trends and individual significant contributions of citizens. Examples may have both historical and architectural significance that make them eligible for listing in the National Register under Criterion A, B, C or D on an individual basis or as part of a historic district. Those associated with community development patterns or other significant trends or events may be eligible under Criterion A. Those associated with an individual who made noteworthy contributions to the city's development may be eligible under Criterion B. Resources displaying characteristic or notable physical elements, craftsmanship or design, or those that are outstanding representatives of a style, type of construction or an architect's or builder's work may be eligible under Criterion C. Properties with archaeological significance are those that because of apparent age and surviving features have the potential to significantly contribute to our understanding of community history or development; such properties may be eligible under Criterion D.

A domestic property eligible under Criterion A most likely will be a dwelling built during the city's late 19th and early 20th century development and associated with a period of local growth and prosperity. An example might be a house built by or for railroad workers in response to that growing industry, or as the result of wealth created by the oil boom of the 1930s to 1950s. Most domestic resources eligible under Criterion A will be nominated as part of a historic district reflecting the city's late 19th and early 20th century development. A neighborhood where development is closely associated with the oil industry in the 1930s, 1940s and 1950s is one example. Another might be an African American neighborhood associated with broad trends in local African

American history. Dwellings in a historic district need not be noteworthy examples of an architectural type or style, but should retain sufficient integrity to be recognizable to the period in which the neighborhood developed or gained significance.

Historical significance also can be the result of associations with individuals important in the city's history, and the primary dwelling of a person who achieved significance while living in that building may be eligible under Criterion B. But such individual must be of primary, or pivotal, importance to the city's 19th and early 20th century development, and the nominated building must be the most closely associated with that person's achievement, or the best surviving example.

Domestic resources also may be nominated to the National Register under Criterion C as noteworthy examples of an architectural style, type or form. A dwelling might be an especially good representative of a work by T. Shirley Simons, Sr., a local architect who designed numerous public, religious and domestic buildings in Tyler. A domestic building nominated under Criterion C also could be an exceptional example of craftsmanship and detailing that distinguishes it from other dwellings, but more often dwellings are significant as representative examples of a specific architectural type or construction method.

Domestic resources also may be nominated to the National Register under Criterion C as Contributing elements within a historic district. Historic districts usually include a collection of similar properties within a cohesive area. The historic district may encompass buildings that are not eligible on an individual basis, but contribute to the historic character of the area, which should convey unity and evoke a strong sense of the past. Most historic districts nominated under Criterion C will require an analysis of architectural styles and the relationship of those styles to community events and development patterns.

Domestic resources may also be nominated to the National Register under Criterion D as individual properties or as Contributing elements within historic districts. Resources nominated under Criterion D might be the undisturbed ruin of a dwelling associated with an early Tyler family, or a group of dwellings and outbuildings with similar associations. Such resources would require analysis by a qualified historic archeologist to determine their potential to reveal important information about history or pre-history, and to prepare nomination materials.

Domestic auxiliary resources are significant for the ways in which they broaden understanding of socio-economic patterns, development trends and technological change. The may be nominated to the National Register only in association with a primary domestic resource as part of an individual nomination or as Contributing elements within a historic district.

Registration Requirements

Domestic resources individually eligible for National Register listing should be at least 50 years old, and possess strong associations with at least one of four National Register Criteria for Evaluation: historical trends or events (Criterion A), significant individuals (Criterion B) or be a virtually unaltered, noteworthy example or rare surviving example of an architectural style, type or form (Criterion C) or possess the ability to reveal important data about the past or pre-history (Criterion D). Individually eligible domestic properties should be recognizable to their period of significance, which will be the date of construction, or the date(s) of historically significant events. A strong argument must establish the relative significance of the event, trend, person, or architectural form with 19th and early 20th century Tyler history and the nomination's statement of significance should discuss how the individual property meets National Register criteria and relates to the historic context. For listing under Criterion A dwellings and associated auxiliary resources should be closely linked with important trends in the city's history. If nominating under Criterion B stating that a dwelling was the home of a locally successful businessman does not justify individual listing. The accomplishments of that individual must be established in relationship to the context,

and the nominated property must have been used by the person when significance was achieved or be the residence most closely associated with the person's significant contributions. The dwelling need not be a noteworthy example of a style, type or form, but it must retain sufficient integrity to be recognizable to its period of significance. Domestic resources nominated individually under Criterion A or B should sustain alterations in no more than three of the six alterations categories listed below, and should retain four of the Seven Aspects of Integrity discussed below.

For individual listing under Criterion C resources must retain an exceptional degree of integrity, appearing almost exactly as they did during the period of significance, and be good examples of architectural styles, types or methods of construction, or the noteworthy commissions of an architect or master builder. Alterations, restoration, rehabilitation and reconstruction efforts should be sensitive to the resource's historic character and should utilize shapes, forms and materials compatible with the original design. Installation of historically incompatible elements may detract from integrity and render it ineligible for listing. Common alterations that can compromise a property's integrity include the replacement of wood sash windows with metal sash types, installation of wrought-iron porch supports or a concrete porch floor, changes to the original or historically significant primary facade fenestration patterns, the application of synthetic siding over original wood, brick or stone siding, the painting of exterior masonry walls and the construction of roof alterations, or large additions that do not harmonize with the original size, scale, massing or materials of the resource. Domestic resources nominated individually under Criterion C must retain their original roof form, primary facade fenestration patterns, and either the original windows or the original exterior siding, or those from a cohesive, compatible historic-era remodeling. They should retain five of the Seven Aspects of Integrity discussed below, including integrity of materials and workmanship. Additions should use compatible materials, not be visible from the primary facade, and not detract from the historic character of the resource. Resources eligible under Criterion D as individual properties or as part of a district should be 19th or early 20th century properties that retain integrity of location and setting and are on ground not disturbed by excavation, construction or other changes that could impair understanding of the archeological record.

To be eligible for listing in the National Register under Criterion A, a historic district must be a well defined area containing a significant concentration of historic resources (at least 50 years of age) that retain their architectural integrity to a high degree. Few non-historic buildings should be present in the district, and the district should contain few vacant parcels representing demolition of historic properties. Historic districts must have logically determined boundaries that can be defended on historical or aesthetic grounds. Gerrymandering to bypass Noncontributing resources is not permitted. Boundaries should follow block lines, property lines or other historically associated lines of demarcation. Approximately 50 percent of all resources in the district should be classified as Contributing, a designation that requires a property to retain enough of its original fabric to be recognizable to the district's period of significance, or to its date of construction within the district's period of significance. A Contributing property does not have to be unaltered but should retain most of its character defining historic architectural details and materials. A Contributing property can also be a property that does not necessarily relate to the historic significance of the district as a whole, but may be eligible for the National Register on an individual basis for its architecture or historical associations, or already be listed under Criteria A, B or C. Historic districts nominated under Criterion C must meet the same minimum requirements as for listing under Criterion A, but a higher level of exterior integrity is required.

Domestic properties classified as Contributing to a historic district under Criterion A should display original construction methods and materials, or those from a later, cohesive historic era remodeling. Contributing single family, multiple family and domestic auxiliary resources should have exterior modifications in no more than three of the following categories: 1) porch, 2) windows and doors, 3) primary facade fenestration patterns, 4)

siding, 5) roof form, and 6) additions. Dwellings subjected to a comprehensive remodeling during the historic period that resulted in either a cohesive new appearance or modifications that are compatible in terms of scale, materials, design and massing with the original design are considered to have sufficient integrity to render them Contributing elements within the district. Contributing domestic resources also should retain at least four of the seven aspects of integrity (see discussion below). While synthetic siding applied over original exterior sheathing detracts from the overall integrity of resources, such siding will not necessarily disqualify a property from Contributing status under Criterion A, provided other changes are limited and fall within the guidelines described herein or otherwise consistent with National Register requirements. Similarly, paint applied to exterior brick walls will not disqualify a property from attaining Contributing status under Criterion A if the exterior was painted within the period of significance and if the color is compatible with the style and construction type of the house.

Domestic properties considered Contributing to a historic district under Criterion C must retain at a minimum the original roof form, primary facade fenestration patterns, and either original exterior siding or the majority of the original windows, or have aesthetically and materially similar replacements installed within the original openings, which should retain the original exterior moldings and surrounds. Additions should not detract from the historic character of the dwelling. Domestic properties considered Contributing to a historic district under Criterion C also may retain materials from a cohesive, compatible historic-era remodeling in lieu of original materials if the remodeling is strongly associated with significant historic events. In other words, a building considered Contributing to a district nominated under Criterion C must display most of its original exterior materials, or those associated with cohesive, architecturally sensitive, historic era remodeling. Domestic properties considered Contributing to a historic district nominated under Criterion C should retain at least five of the seven aspects of integrity including materials and workmanship.

Domestic auxiliary resources also are considered Contributing elements to districts nominated under Criteria A or C if they retain sufficient integrity to be recognizable to the period of significance, or to their date of construction within the period of significance. Such resources will not be individually eligible. In most cases auxiliary buildings are considered Contributing when alterations are in no more than two of the categories discussed above. However, because character defining details are limited in these resources, replacement of original windows with contemporary aluminum types, or changes to doors in combination with the application of synthetic or siding, may be sufficient to render a property Noncontributing under either Criterion A or Criterion C.

Noncontributing properties are those that detract from a district's historic character. These must comprise less than 50 percent of all buildings in a district. This group includes historic buildings and their ancillaries that lost their integrity through alterations or were relocated within the last 50 years. Properties less than 50 years of age comprise the other major category of Noncontributing resources. Most of these will display physical characteristics unrelated to the defining historic character of the district.

Aspects of Integrity

Contributing domestic properties listed individually or as Contributing resources within a historic district under Criterion A must maintain integrity of four of the following Seven Aspects of Integrity. These seven aspects are integrity of location, design, setting, materials, workmanship, feeling and association.

Location: Location is the place where the historic property was constructed or the place where the associated historic event occurred. The relationship between the property and its location is important to understanding why the property was created, how a district developed, or why an event took place. Domestic properties that are Contributing to the overall integrity of a historic

district must be on their original sites or moved within the designated period of significance. If moved after 1950, the property could be eligible if it is resited in the same direction relative to the original site, with all existing Contributing outbuildings (where applicable) and the recreation of historically significant landscaping elements. Spatial relationships between the main resource and its outbuildings should be maintained, as on the original site. Resources that have been moved and not resited according to their historic placement are likely to be designated Noncontributing properties in a National Register historic district.

Design: Design is the combination of elements that create the form, plan, space, structure and style of a property or district. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape design. Design includes such elements as organization of space, proportion, scale, technology, ornamentation and materials. Within historic districts all properties—both historic and non-historic—should be evaluated to determine their Contributing and Noncontributing status. The majority of properties (at least 50 percent) should be considered Contributing properties. Resources less than 50 years of age should be designated Noncontributing, and any future construction also should be so designated. To maintain the historic setting, non-historic construction should be stylistically compatible with the eligible resources within a district. Alterations made in the future to individual Contributing resources should be designed and built with materials and with craftsmanship compatible with the prevailing original materials of the district. Such construction will not significantly change the character of the historic resources or the historic setting. New construction should be erected using the same principles concerning compatibility of scale, massing and general exterior materials in order to protect the historic character of the district.

Setting: Setting is the physical environment of a historic property. While location refers to the specific place where a property was built or an event occurred, setting refers to the character of the place in which the property played its historical role. It involves how, not just where, the property is situated and its relationship to surrounding features and open space. Properties within the historic district should retain their general setback and landscaping features or ambient environment internal to the district as well as their historic relationship to infrastructure features such as the location of streets, walks and driveways that date from the period of significance. In most cases, the installation of walkways and driveways not present in the period of significance, are likely to be considered minor changes and will not detract significantly from the historic setting. Major changes in setting such as the introduction of new streets or the permanent closing of original streets, however, may have a deleterious effect on a historic district. Landscaping elements such as trees, walls, and walkways and infrastructural features such as streets and sidewalks within a district should remain in their original locations with few modifications. Properties in a district should retain their original spatial relationships with these elements and with neighboring historic resources, forming a cohesive area that conveys a sense of time and place.

Materials: Materials are the physical elements that were combined or deposited during a particular

period of time and in a particular pattern or configuration to form a historic property or district. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. In historic districts individual historic properties and the district as a whole should be evaluated for the presence of key exterior materials dating from the district's period of significance. Contributing properties will retain character defining materials such as original wood, brick or stone veneer siding, original double hung sash and casement windows, and decorative wood, brick and iron trim. Combined in any single combination in any individual domestic resource, the original materials relate an understanding of socio-economic factors influencing the construction of a resource, those who owned it, lived in it or used it, and the architectural, social and cultural trends of the era in which it was built. Together, the Contributing resources of a district present a portrait of the area, reflecting the way in which it developed over time.

Workmanship: Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a historic resource. Workmanship can apply to a property as a whole or to its individual components as well as to the components of a historic district. Resources in a historic district should retain much original physical evidence of the construction technologies of the respective periods in which they were built. Wood sided properties should display evidence of milling, carving and joinery along with original wood frame double hung sash windows. Properties constructed of brick or stone veneer that remain unpainted retain the character defining elements of brick graining, mortar composition and masonry construction. Throughout a district evidence of historic workmanship techniques conveys an important element of the district's historic character and the juxtaposition of wood, brick and stone building technologies enriches the understanding of the building crafts as practiced in Tyler during its history.
Feeling: Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. A suburban residential historic district, such as the Charnwood Historic District for example, that retains its original design, materials, workmanship and setting relates the feeling of domestic life in the mid-19th to mid-20th centuries and reflects aspects of the social, economic and cultural life of the larger community.

Association: Association is the direct link between an important historic event, trend or person and a historic property or district. A property or district retains its association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. The properties in a historic district should retain their association with mid-19th to mid-20th century community development and planning through a high degree of physical integrity, their relationship to each other and the way they visually relate the development history of the community. Integrity of association is especially important when nominating properties under Criterion B.

Commercial Resources

Description

The second most common resources in Tyler are Commercial Resources, which account for about half of all non-residential properties surveyed. Tyler's commercial buildings include specialty stores, department stores, offices, restaurants, gas stations, parking and service garages, financial institutions, blacksmith shops, warehouses and neighborhood commercial buildings that housed grocery stores, dry cleaners, dance studios, cafes and other service businesses. Transportation-rail related commercial buildings include the 1905 Cotton Belt passenger depot and the 1953 Cotton Belt general headquarters office building, several gas stations and automobile service garages as well as a parking garage. Most historic commercial properties are clustered in the central business district around the courthouse square and radiating streets. A few are scattered in neighborhoods such as North Tyler East, North Tyler West and at the north edge of the Azalea district. In general, Tyler's commercial buildings use load bearing brick construction at one, two or three stories high. A few load bearing brick buildings reach four or five stories. Typical are rectangular plans with narrow frontage and very deep lengths reflect 19th and early 20th century commercial design and marketing strategies. Brick and cast stone are the most commonly used building materials. A few large commercial buildings built between 1920 and the 1950s use a steel frame sheathed with brick veneer. Most roofs are flat or slightly inclined with a parapet wall. Service stations are constructed of brick, wood frame and stucco and steel frame with enameled metal sheathing; garages most often are of load bearing brick construction with large vehicle bay doors. Most commercial buildings have been altered, either through efforts to update and modernize older buildings, or as the result of damage from fires and deferred maintenance. Some have undergone restoration, partial reconstruction and rehabilitation in recent years. Tyler's surviving commercial resources reflect community prosperity created by a diversified agricultural base, the presence of the railroad as an employer and a service industry, banking, insurance, manufacturing and support service to government, Federal, state and local courts, and the oil industry. When rail service boosted the economy in the 1870s and 1880s many buildings were erected. When manufacturing and the discovery of oil led to even greater prosperity in the period stretching from the 1920s through the 1950s, many of those buildings were remodeled or replaced with larger, more up-to-date buildings bearing then-fashionable stylistic forms. As a result many of Tyler's downtown commercial buildings include a 19th century core that reflects mid-20th century styling.

Alterations to commercial buildings in Tyler are primarily in the form of facade changes and additions. Most altered buildings are on or near the square, and those changes were made in conjunction with continual upgrading for merchandizing purposes and conversion to new uses. Facade changes include removal of original windows and replacement with larger, aluminum frame plate class types, alterations to doorways, enclosure of window and door openings, application of aluminum siding or stucco over original brick exteriors, with more changes at street level than on upper stories. In a few cases commercial buildings have been completely gutted and facades replaced. In some cases, restoration and reconstruction have returned abandoned buildings to service and a historically compatible appearance. Warehouses and upper stories of some downtown buildings have been converted to apartment and condominium space and are now occupied residences. Most downtown buildings reflect remodeling efforts dating from the 1950s, although a few retain original materials and design and are recognizable to various periods between about 1890 and 1940. Rehabilitation or restoration in accord with the Secretary of the Interior's Standards could benefit many more commercial buildings in Tyler. Commercial buildings scattered throughout the city generally have sustained fewer alterations as development and economic pressure has not been as great.

Many of Tyler's commercial buildings are utilitarian in nature and do not display significant architectural detailing. In these examples the height and facade arrangement are the primary defining features, and as with domestic architecture, the same stylistic limitations hamper analysis of commercial resources. Building types paired with stylistic evaluation provides a more accurate and useful means of discussing commercial buildings than

strict adherence to stylistic categories. A method based on facade organization provides typological analysis and is adapted from Richard Longstreth's *The Buildings of Main Street* (1987). In that publication, principal physical attributes define 11 possible building types, with One-Part Commercial Blocks and Two-Part Commercial Blocks forming the majority of Tyler's commercial buildings. Other subtypes discussed in Longstreth include the Enframed Window Wall and the Two-Part Vertical Block.

The **One-Part Commercial Block** is a discrete, independently treated building constructed as a free standing entity or as part of an attached or abutting group. Facades typically consist of plate glass windows topped with bands of fixed pane transom windows. Many storefronts incorporate a central recessed door (or did so originally) flanked by display windows. Corbeled brick, ornamental panels, parapet walls and cast-stone coping often enhance the upper wall or parapet. Signs painted directly on the brick enhance some buildings. Some examples include detailing associated with a specific architectural style, such as Renaissance Revival, Spanish Colonial Revival, Mission Revival, Classical Revival, Art Deco, Art Moderne, Prairie or Craftsman forms, or use combinations of elements from two or more styles, but most are modest utilitarian forms with little detailing. The Heffler Grocery 1005 North Bois D'Arc Avenue **(Figure 129)** is a good example of a freestanding one-part commercial building, while the Kamel Building **(Figure 130)** on East Ferguson Street exemplifies the attached one-part commercial block enhanced with Romanesque Revival details. The Cotton Belt depot on East Oakwood combines elements of Prairie, Craftsman and Mission Revival design.

The **Two-Part Commercial Block** rises two- to four-stories high and is divided into two distinct horizontal sections. The street level shares organizational similarities with the one-part commercial block, typically featuring a centrally placed door flanked by display windows and banks of fixed transoms. This commonly seen three-bay configuration usually repeats in the upper portion of the building, although in some examples the upper floors have more solid areas and fewer, or smaller, window openings. The typical double hung wood sash windows of the upper floor contrast with the larger expanses of street level plate glass. The windows in the upper floors of some buildings are defined by some type of stylistic detailing. Among the commonly seen styles in Texas commercial buildings of the late 19th and early 20th centuries are round arched openings, which when combined with corbeled parapets suggest the influence of the Romanesque Revival style. Segmental arched windows and pediments reference the Italianate style and buildings with horizontal lintels, molded cornices and brick piers reflect Classical Revival styling. Renaissance Revival style also uses round arch or pedimented windows and strong horizontal divisions between the stories. A few surviving commercial buildings are modest reflections of the Commercial Style. Buildings constructed after 1910 may include geometric detailing reminiscent of Prairie design and buildings from the 1920s, 1930s, 1940s and 1950s often exhibit elements of Art Deco or International style design. **Figure 131** shows one of two Pabst Buildings on Tyler's square, illustrating the two-part commercial block.

The **Enframed Window Wall** is identified by its large central section bordered on each side by wide bays. The central section often includes glass block, patterned tile or brick. Movie theaters built in the 1920s, 1930s and 1940s often utilized this kind of facade organization, sometimes in conjunction with historicist detailing. Most of Tyler's downtown theaters were constructed on relatively narrow lots prior to the widespread use of this facade type. Theaters remodeled in the 1920s and thereafter such as the Liberty Theater **(Figure 132)** on the south side of the square utilize a modified form of the basic tenants of the type with a central bay and flanking wings, which are narrow, rather than wide, owning to lot size and a pre-existing building.

The **Two-Part Vertical Block** is comprised of two distinct stacked horizontal sections closely associated in design and detailing. A visual base of one or two-stories at street level supports the shaft, or upper stories. Similar to the Two-Part Commercial Block, this type is five or more stories high with detailing on the upper stories

intended to provide design emphasis. An early example of this type displaying simplified Commercial Style elements is the Moore Grocery Company Building on North Broadway. The 1939 Blackstone Building **(Figure 133)** on North Broadway is an another excellent example of this type, which features simplified Art Deco styling. Another example is the 1953 Petroleum Building on South Broadway **(Figure 134)**, designed with International style references.

Among the architectural styles applied to Tyler's commercial buildings and not present in surviving domestic architecture are the Romanesque Revival, Renaissance Revival, Art Deco and Art Moderne styles. The **Romanesque Revival** style is typically seen on churches, institutional buildings and sometimes on commercial buildings. Character-defining features on high style examples include pitched roofs, heavy corner piers and towers, round-arch openings, blind arcades, corbeled parapets and towers or spires extending from the parapet or roof. When applied to modest commercial buildings, the Romanesque Revival typically includes brick construction, a corbeled (or dog-tooth) parapet and small towers or spires extending from the parapet wall. The Kamel Building on East Ferguson Street **(Figure 130)** is a good local example of the styles modest form..

The **Renaissance Revival** style, which flourished between 1890 and about 1935 was applied to a wide variety of building types including commercial buildings. Derived from 16th century Italian architecture, Renaissance Revival features commonly seen on commercial buildings include strong divisions between floors, usually delineated by a belt or string course, round arched windows and doorways, different window treatments on successive floors, a rusticated first story, often suggested by cast stone, stone or brickwork of a different pattern than that used on upper stories, eave brackets. In Tyler's downtown commercial area few primary facades remain intact, however, rear facades seen from alleyways reveal round arched windows on many buildings.

A stylistic and structural form applied solely to commercial buildings is the **Commercial Style,** developed in Chicago in the late 19th century as a practical mode for evolving multi-story office building, warehouse and retail establishments that popularly came to be known as the first "skyscrapers". Somewhere between Victorian and modern, these early high-rises typically reach from five to 15 stories and were made possible by late 19th century advances in technology such as the development of steel, the electric elevator, the electric light and the telephone. The Chicago Commercial Style emphasizes functionality and interior light, and incorporates historicist design elements from urban Italian Renaissance palaces, as well as ideas later used in Modernist architecture. Recalling Renaissance design are the symmetrical window treatments, while a structural frame of iron or steel previews 20th century skyscraper construction (Jordy:1-82). In a departure from traditional building techniques where exterior walls are load bearing, the interior structural frame of the Commercial Style supports the building allowing a relatively thin exterior wall pierced by large windows. Ground floor treatment often includes retail storefronts with upper floors displaying repeating fenestration patterns. Exterior ornament is typically limited to contrasting materials and simplified window and cornice treatments. A representative example might include rusticated stone applied to the exterior ground floor walls, brick on the upper floors, and a simple cornice at the flat roofline. Fenestration patterns provide much of the exterior visual interest in Commercial Style buildings, emphasizing repeating two- or three-part openings, which are usually rectangular, but which might incorporate a flat segmental arch, or decorative panels, called spandrels, placed below windows on each floor. Inside, elevators typically are clustered in the center of the building in shafts that also contain space for phone and electrical lines. This leaves the remainder of the interior space free for office or warehouse use. Because columns and piers carry the structural load and allow for thinner walls, creative use of internal space is possible since whole floors can be used without interior walls. In Tyler at least three buildings referencing limited Commercial Style elements are known: The five-story Moore Grocery Company Building (a.k.a. Dennard Supply Co.), the three-story Tyler Grocery Company and the four-story Wadel-Connally Building. All are immediately south of the Cotton Belt

tracks in the city center; all provided warehouse and office space for major Tyler wholesalers in the early to mid 20th century. While the first two examples retain their integrity, the latter building is incompatibly altered.

Belonging to a much later period in history, the Art Deco and Art Moderne styles are modernistic architectural forms that grew out of early 20th century attempts to redefine the character of architectural design. These styles are not considered truly modern by architectural historians, but rather transitional forms that bridge the thinking of historicism and International Style modernism. The first major American impetus for modernistic design was in 1922 when the Chicago *Tribune* sponsored a world-wide competition for a new headquarters design. Although the Tribune selected a Gothic Revival design, "...second prize went to an Art Deco design by a young Finnish architect, Eliel Saarinen. His design was widely publicized and much of the architectural profession felt that he deserved the first prize..." (McAlester:465). As a result Art Deco styling became the most fashionable architectural form of the 1920s, and it laid the ground work for the rejection of historicism and the acceptance of the unadorned, volumetric designs known as Modernism, or the International style.

Art Deco design uses boxy massing, typically more vertical than horizontal and flat roofs. Skyscrapers and other large, urban buildings often had stepped parapets to increase light and air circulation within the building and at the same time enhance the verticality and ornamental quality of the building. High style examples incorporate much interior and exterior ornamental detail in exotic metals, glass, carved stone and cast stone. Geometric ornament includes zigzags, chevrons, stylized flowers, fruit, vines and leaves, classical columns and pilasters, lozenges, fluting, reeding, sunrise and sunburst patterns and elements that reference mechanization including gears and wheels. In areas with strong regional history, such as the Southwest, motifs taken from Native American design or cowboy culture replace the geometric embellishment of mainstream examples. The blend of compact massing, modified to improve interior conditions by increasing light and air, and exuberant ornament reflective both historical references and contemporary life illustrates Art Deco's appeal and its position as a transitional architectural form. Most Art Deco design was applied to commercial buildings, with few residential examples. Tyler has 13 Art Deco influenced buildings, all commercial or governmental resources. A commercial example is the parking garage at the northeast corner of West Elm Street and South College Avenue **(Figure 135)**.

In the mid-1930s the **Art Moderne** style, sometimes called Streamline Moderne, developed from the influence of streamlined industrial designs for high-speed ships, planes, trains and automobiles. Smooth stucco walls, curved corners, irregular fenestration and porthole windows, horizontal massing, flat roofs and little ornament are the hallmarks of this modernistic variation. Art Moderne forms are seen in commercial, industrial, programmatic[15] and domestic buildings built from about 1936 until about 1950. All known examples in Tyler are commercial and include 12 resources, including the building in the 300 block of West Front Street **(Figure 136)**.

Significance

Commercial resources are a small, but important, component in Tyler's past and played a vital role in the city's economic and social life. Therefore, commercial buildings may be eligible for listing in the National Register under Criteria A, B, C or D for their historical associations, architectural significance or potential archeological deposits. Commercial resources can be nominated as individual properties or as Contributing

[15] Programmatic buildings have a symbolic or functional form. A symbolic example is a ship- shaped building designed as a bottling plant. The ship connotes cleanliness, functionality and ship-shape operation. A functional example is a shoe-shaped building used as a shoe repair shop. Both designs were actually built, the ship-shaped Coca Cola Bottling Plant in Los Angeles, and a no longer extant shoe repair shop in Tyler.

resources within historic districts. A commercial property eligible under Criterion A will be associated with important trends in local history. For example, an eligible commercial building could be one that housed a retail business that contributed to the economic development of a neighborhood in the late 19th or early 20th century, or one that served as a gathering place for local ethnic or racial minorities. Another example might be a building that contributed to Tyler's late 19th and early 20th century development, such as a bank. Most commercial resources eligible under Criterion A will be nominated as part of a historic district reflecting the city's late 19th and early 20th century development. A group of such resources should collectively represent a significant period in local history, such as the role of retail and wholesale businesses during a period of agricultural diversification and the introduction of new crops, or the role of the railroad depot in moving passengers and freight.

Historical significance also can be the result of associations with individuals important in the city's history. Commercial buildings closely associated with persons who achieved significance while conducting business in a particular building, or because of the relationship of the individual and the type of business to local growth and prosperity, may be eligible under Criterion B. But such an individual must be of primary, or pivotal, importance to the city's 19th and early 20th century development, and the nominated building must be the most closely associated with that person's achievement, or the best surviving example.

Commercial resources also may be nominated to the National Register under Criterion C as noteworthy examples of an architectural style, type or form. A business building might be an especially good representative of a work by an important local brick mason, builder or architect, or a representative of a widely used standardized plan. A commercial building nominated under Criterion C also could be an exceptional example of craftsmanship and detailing that distinguishes it from other commercial buildings, but more often commercial buildings are significant as representative examples of a specific architectural type or construction method.

Commercial resources also may be nominated to the National Register under Criterion C as Contributing elements within a historic district. Historic districts usually include a collection of similar properties within a cohesive area. The historic district may encompass buildings that are not eligible on an individual basis, but contribute to the historic character of the area, which should convey unity and evoke a strong sense of the past. Most historic districts nominated under Criterion C will require an analysis of architectural styles and plan or facade types, and the relationship of those features to community events and development patterns.

Commercial resources may also be nominated to the National Register under Criterion D as individual properties or as Contributing elements within historic districts. Resources nominated under Criterion D might be the undisturbed ruin of a store or gas station associated with early 20th century business in Tyler. Such resources would require analysis by a qualified historic archeologist to determine their potential to reveal important information about history or pre-history, and to prepare appropriate nomination materials.

Registration Requirements

Commercial resources individually eligible for National Register listing should be at least 50 years old, and possess strong associations with at least one of four National Register Criteria for Evaluation: historical trends or events (Criterion A), significant individuals (Criterion B) or be a virtually unaltered, noteworthy example or rare surviving example of an architectural style, type or form (Criterion C) or possess the ability to reveal important data about the past or pre-history (Criterion D). Individually eligible commercial properties should be recognizable to their period of significance, which will be the date of construction, or the date(s) of historically significant events. A strong argument must establish the relative significance of the event, trend, person, or architectural form with 19th and early 20th century Tyler history and the nomination's statement of significance should discuss how the individual property meets National Register criteria and relates to the historic context. For

listing under Criterion A commercial resources should be closely linked with important trends in the city's history. If nominating under Criterion B stating that a commercial building was the place of business for a locally prominent individual does not justify individual listing. The accomplishments of that individual must be established in relationship to the context, and the nominated property must have been used by the person when significance was achieved or be the commercial building most closely associated with the person's significant contributions. The commercial resource need not be a noteworthy example of a style, type or form, but it must retain sufficient integrity to be recognizable to its period of significance. Commercial resources nominated individually under Criterion A or B should retain original materials or those from a cohesive, historic era remodeling if the remodeling is strongly associated with significant historic events. Incompatible alterations should occur in no more than three of the five alterations categories listed below, and eligible resources should retain four of the Seven Aspects of Integrity discussed above in Domestic Resources.

For individual listing under Criterion C resources must retain an exceptional degree of integrity, appearing almost exactly as they did during the period of significance, and be good examples of architectural styles, types or methods of construction, or the noteworthy commissions of an architect or master builder. Individual resources eligible under Criterion C must retain their original roof form, original primary facade configuration, and either the original windows or the original exterior siding, or those from a cohesive, significant historic-era remodeling. They should retain five of the Seven Aspects of Integrity discussed above in Domestic Resources, including integrity of materials and workmanship. Alterations, restoration, rehabilitation and reconstruction efforts should be sensitive to the resource's historic character and should utilize shapes, forms and materials compatible with the original design or with a cohesive, historic-era remodeling. Installation of historically incompatible elements may detract from integrity and render it ineligible for listing. Common alterations seen in Tyler's commercial buildings are the replacement of wood sash windows with metal sash types, changes in storefront configuration and installation of large plate glass windows in place of smaller original windows, the application of synthetic or aluminum siding over original wood, brick or stone sheathing or the application of stucco to original siding, the painting of exterior masonry walls, the construction of roof alterations, or large additions that do not harmonize with the original, or historically significant size, scale, massing or materials of the resource. These changes can compromise a property's integrity. Resources eligible under Criterion D as individual properties or as part of a district should be 19th or early 20th century properties that retain integrity of location and setting and are on ground not disturbed by excavation, construction or other changes that could impair understanding of the archeological record found in and around the resource.

To be eligible for listing in the National Register under Criterion A, a historic district must be a well defined area containing a significant concentration of historic resources (at least 50 years of age) that retain their architectural integrity to a high degree. Few non-historic buildings should be present in the district, and the district should contain few vacant parcels representing demolition of historic properties. Historic districts must have logically determined boundaries that can be defended on historical or aesthetic grounds. Gerrymandering to bypass Noncontributing resources is not permitted. Boundaries should follow block lines, property lines or other historically associated lines of demarcation. Approximately 50 percent of all resources in the district should be classified as Contributing, a designation that requires a property to retain enough of its original fabric to be recognizable to the district's period of significance, or to its date of construction within the district's period of significance. A Contributing property does not have to be unaltered but should retain most of its character defining historic architectural details and materials. A Contributing property can also be a property that does not necessarily relate to the historic significance of the district as a whole, but may be eligible for the National Register on an individual basis for its architecture or historical associations, or already be listed under Criteria A, B, C or D

Historic districts nominated under Criterion C must meet the same minimum requirements as for listing under Criterion A, but a higher level of exterior integrity is required.

Commercial properties classified as Contributing to a historic district under Criterion A should display original construction methods and materials, or those from a later, cohesive, historic era remodeling. Contributing resources should have exterior modifications in no more than three of the following categories: 1) primary facade configuration, 2) windows and doors, 3) siding, 4) roof form, and 5) additions. Commercial buildings subjected to a comprehensive remodeling during the historic period that resulted in either a cohesive new appearance, modifications that are compatible in terms of scale, materials, design and massing with the original design, or those that reflect changes associated with significant events are considered to have sufficient integrity to render them Contributing elements within the district. Contributing resources also should retain at least four of the seven aspects of integrity (see discussion above). Paint applied to exterior brick walls will not disqualify a property from attaining Contributing status under Criterion A if the exterior was painted within the period of significance and if the color is compatible with the style and construction type of the building. However application of stucco to original siding will likely render the resource ineligible for listing.

Commercial properties considered Contributing to a historic district under Criterion C should retain original or historically significant roof form, storefront and facade design and materials, original exterior siding or the majority of the original windows, or have aesthetically and materially similar replacements installed within the original openings, which should retain the original exterior moldings and surrounds. In other words, a building considered Contributing to a district nominated under Criterion C must display most of its original exterior materials, or those associated with a cohesive, architecturally sensitive, historic era remodeling or significant events. Commercial properties considered Contributing to a historic district nominated under Criterion C retain at least five of the seven aspects of integrity including materials and workmanship.

Noncontributing properties are those that detract from a district's historic character. These must comprise less than 50 percent of all buildings in a district. This group includes historic buildings and their ancillaries that lost their integrity through alterations or were relocated within the last 50 years. Properties less than 50 years of age comprise the other major category of Noncontributing resources. Most of these will display physical characteristics unrelated to the defining historic character of the district.

Infrastructure Resources

Description

The property type Infrastructure Resources includes a broad range of man-made features that fall into two categories: transportation related, and utility related properties. Transportation related infrastructure includes resources such as streets, sidewalks, curbs, gutters, directional signs, bridges, and overpasses. Utility-related infrastructure properties include drainage channels, abutments, headwalls, drainage tunnels, utility systems, substations, water towers, and covers for utility and public works manholes, boxes, grates and other safety devices. Construction materials for resources in both categories are typically brick, concrete, asphalt, stone, iron or steel. There are 174 infrastructure resources identified in the survey. Tyler's red-brick streets **(Figure 137)**, concrete and stone curbs, gutters and sidewalks, concrete and steel overpasses for railroads and vehicles are the most visible of these. Among the most significant are the brick-paved streets and the railroad overpasses on North Border Avenue and Glenwood Boulevard, which date from the 1930s and were erected with Federal Depression-era relief funds by Tyler and Smith County laborers. Other, equally important, but perhaps less visible, infrastructure resources include stone lined creeks and drainage channels, paved in the late 1930s as part of Federal W.P.A. and P.W.A.

relief programs, and their related concrete and iron bridge abutments and headwalls located where streets cross drainage courses throughout the older parts of Tyler. Two stone lined drainage tunnels pass under the I&GN (MoPac) embankment and tracks. One is on the north side of East Elm Street at South Oakland Avenue, and the other on North Fannin Avenue north of Queen Street. The tunnel at Elm and Oakland bears the date "1880", the other tunnel appears roughly contemporaneous. Utility systems such as telephone, water, sewer, gas and electric lines are mostly subterranean and are have not been evaluated because they are not visible or accessible. While most of these systems are unlikely to retain historic integrity due to the need to upgrade and maintain them for optimum performance, specific above-ground resources such as sub-stations, water towers, generating plants, treatment plants and the like may retain sufficient integrity for National Register listing. An example of a significant utility infrastructure property is the hydraulic-fill dam at Lake Bellwood, listed in the National Register in 1977. Other remnants of pre-1960 technology may survive with integrity sufficient for National Register consideration.

Significance

Infrastructure properties are significant because they reveal information about overall development and growth patterns within the city, and thus, relate those patterns to larger issues of community development. In most cases built with public funds, infrastructure reflects the role that government played in the life of Tyler. Selected resources, such as the brick streets, drainage channels and tunnels, railroad overpasses and directional signage such as street signs and posts, reinforce the urbanized nature of the city. These and other infrastructure resources, such as systems for the delivery of utilities and sanitary waste disposal, are significant as tangible links to the evolution of technology in an industrialized society. Bridges, while part of the network of roads and rail systems, are a specialized aspect of vehicular transportation systems and may be significant as examples of structural types or construction technologies. They also may be important for their associations with an engineering firm, fabricator, individual designer, or for their associations with a Federal, state or local construction or funding project including the Federal Works Progress Administration, or as examples of projects associated with specific periods in history, such as the Depression of the 1930s. Utility and communications systems permit the installation of electricity and indoor plumbing, which in turn affect the physical characteristics of homes, businesses, schools, churches and institutional facilities and may be significant for information they could reveal about the development of systems technologies. Utility manhole covers, boxes, plates, grates and other similar features may be significant for their aesthetic values, or for their association with a foundry, manufacturer or designer.

Registration Requirements

Infrastructure resources in Tyler may be nominated to the National Register on an individual basis, or as Contributing, ancillary features within historic districts. They should be at least 50 years old and recognizable to their, or the district's period of significance. Alterations should be documented, and the extent to which these changes affect the resource's historic character should be determined. If unaltered, or if the changes fall within the applicable period of significance, such resources can be considered Contributing features with historic districts. To be eligible for National Register listing, either as an individual property or as a Contributing resource within a historic district, infrastructure resources should retain high degrees of integrity of location, setting, materials, design, workmanship, association and feeling. Original salient physical features that distinguish these resources should remain largely intact. Infrastructure resources can be nominated individually under Criterion A or B for their historic associations as well as under Criterion C. When an infrastructure property is nominated under Criterion A on a individual basis or as a Contributing element within a historic district, strong associations between

the resource and its associated context must be established. If nominated under Criterion B, evidence of significant historical associations with a specific individual and the related context of 19th and 20th century Tyler must be established. Infrastructure nominated under Criterion C must display noteworthy craftsmanship, design features, technological features, or be a rare surviving example of a once common form. Such resources also may be an outstanding example of a style, type, design, form or technology, or may be an important commission of an architect, engineer, designer, contractor or builder.

Industrial Resources

Description

Tyler was an important regional industrial center as early as the Civil War. With the arrival of the railroad in the early 1870s, manufacturing operations, warehouses, railroad shops, and rail car builders added an industrial component to a diversifying economy. In the 20th century, Tyler's industrial base grew with the erection of additional manufacturing concerns, commercial laundries and a petroleum refinery. Many of these operations were vital to the city's development, helping to define Tyler's distinctive character as a major regional trade, transit, business and manufacturing hub in East Texas. Unfortunately, many of Tyler's most important industrial resources have been demolished, or partially razed or damaged by deferred maintenance and the passage of time, limiting the surviving resources to fragments and pieces of a once large whole. Within this document, industrial resources include those erected for the processing, manufacture, refinement, storage or generation of goods or services from raw materials. Industrial resources identified in the survey number 100 and include locomotive repair sheds, an oil refinery, an ice plant, warehouses, meat packing plants, canneries, and large laundries and bakeries. Because of the relationship between industry and transportation, industrial resources most often are located near rail lines or intersections of major highways, where property values were typically lower and the land removed from residential or prime commercial property. Tyler's position at the junction of several 19th century regional roads and trails, and the presence of two rail lines directed industrial business to Tyler, where businesses such as grist, saw and cotton oil mills, cotton gins, foundries, and manufacturing plants were erected. Tyler's industrial areas were directly along the Cotton Belt line through the north central and eastern sections of the city, and south from the square along the I&GN corridor as far south as East Houston Street. The area directly north of the Cotton Belt tracks between Spring Street on the west and Beckham-Poplar on the east contained the Cotton Belt shops, and the area directly south of the tracks was the primary industrial section of the city.

Industrial resources are typically characterized by windowless or nearly windowless construction of brick, stone or metal, with the largest component rather massive and containing room for machinery and crews. Offices, warehouses, conveyors, sheds, and other auxiliaries are typically much smaller. In Tyler, as in other cities, locomotive cinders caused more than one fire in properties adjacent to the tracks, and thus non-combustible materials were typically used for industrial buildings near railroad tracks, as well in constructing industrial complexes farther away from railroad rights-of-way. The utilitarian nature of industrial properties largely resulted in architectural forms devoid of stylistic features or ornament. However, segmental and round arched windows and corbelled brick cornices found their way into Tyler warehouses and the ice plant. The craftsmanship and construction methods used set these resources apart from contemporary industrial structures. Few of Tyler's industrial complexes remain; those that survive are the mid-20th century McMurrey oil refinery known as La Gloria, the heavily altered and damaged Southern Ice Company, a 19th century cannery modified in the 20th century to produce fertilizer and two large laundries including the Crescent Laundry on East Ferguson Street **(Figure 138)**, which is a fine example of Exotic Revival architecture. Most other industrial resources are marginally recognizable pieces of once larger industrial plants.

Exotic Revival architecture first appeared in the United States between 1835 and about 1890; it re-appeared in the 1920s, 1930s and 1940s as Americans sought ever more ways to express themselves through historicist architectural forms. Among the Exotic subtypes are Egyptian, Oriental, Swiss Chalet, Mayan and Aztec forms. Exotic style buildings are typically cube shaped, or a composite of cube and rectangular forms embellished with domes, arcades, decorative facade work, and specialized window detailing. While exotic forms were often applied to domestic and commercial resources, as well as industrial and institutional properties, in Tyler the Crescent Laundry is the only know example. It belongs to the Oriental subtype, which references Middle Eastern and Far Eastern architecture. The Crescent Laundry is essentially a metal, brick and glass hangar-like structure with a buff brick office block attached to the front. The office block is arranged asymmetrically, has a flat roof and a square corner tower topped by a round dome. Within the 1½ story tower is the entry, topped by a horseshoe arch, an element associated with Moorish architecture. Paired windows, pedimented windows and decorative tile provide further distinction.

Significance

Despite their small surviving numbers, Industrial Resources are significant for their associations with Tyler's diverse economy, for providing jobs for a significant portion of the city's population and as imposing physical landmarks. Industrial resources represent an important component of Tyler's economy during the late 19th and early 20th centuries, the era of Tyler's greatest prosperity, and reflect the design solutions created for the processing of raw farm goods grown in Tyler and surrounding Smith County (cotton, produce, manure, flour), the manufacturing and repair of vital railroad equipment, the manufacture of goods from timber and cloth, and the refining of oil into gasoline and other petroleum products from the nearby East Texas Oil Field.

Registration Requirements

Industrial resources individually eligible for National Register listing should be at least 50 years old, and possess strong associations with at least one of four National Register Criteria for Evaluation: historical trends or events (Criterion A), significant individuals (Criterion B) or be a virtually unaltered, noteworthy example or rare surviving example of an architectural style, type or form (Criterion C) or possess the ability to reveal important data about the past or pre-history (Criterion D). Individually eligible industrial properties should be recognizable to their period of significance, which will be the date of construction, or the date(s) of historically significant events. A strong argument must establish the relative significance of the event, trend, person, or architectural form with 19th and early 20th century Tyler history and the nomination's statement of significance should discuss how the individual property meets National Register criteria and relates to the historic context. For listing under Criterion A industrial resources should be closely linked with important trends in the city's history. If nominating under Criterion B stating that an industrial resource was the place of business for a locally prominent individual does not justify individual listing. The accomplishments of that individual must be established in relationship to the context, and the nominated property must have been used by the person when significance was achieved or be the resource most closely associated with the person's significant contributions. The resource need not be a noteworthy example of a style, type or form, but it must retain sufficient integrity to be recognizable to its period of significance. Industrial resources nominated individually under Criterion A or B should sustain alterations in no more than three of the five alterations categories listed below, and should retain four of the Seven Aspects of Integrity discussed above in Domestic Resources.

For individual listing under Criterion C resources must retain an exceptional degree of integrity, appearing almost exactly as they did during the period of significance, and be good examples of architectural styles, types or

methods of construction, or the noteworthy commissions of an architect or master builder. Alterations, restoration, rehabilitation and reconstruction efforts should be sensitive to the resource's historic character and should utilize shapes, forms and materials compatible with the original design or that of a historic-era remodeling. Installation of historically incompatible elements may detract from integrity and render it ineligible for listing. Common alterations that can compromise a property's integrity include the replacement of wood sash windows with metal sash types, changes in facade configuration and installation of large plate glass windows in place of smaller original windows or where no windows were originally present, the application of synthetic or aluminum siding over original wood, brick or stone sheathing, the application of stucco to original siding, or the painting of exterior masonry walls, the construction of roof alterations, or large additions that do not harmonize with the original size, scale, massing or materials of the resource. Individual resources nominated individually under Criterion C must retain at a minimum their original roof form, their primary facade configuration and either their original windows, or their exterior siding and massing, or those from a historic-era remodeling associated with significant events. In addition they should retain five of the Seven Aspects of Integrity discussed above including integrity of materials and workmanship. Resources eligible under Criterion D as individual properties or as part of a district should be 19th or early 20th century properties that retain integrity of location and setting and are on ground not disturbed by excavation, construction or other changes that could impair understanding of the archeological record found in and around the resource.

To be eligible for listing in the National Register under Criterion A, a historic district must be a well defined area containing a significant concentration of historic resources (at least 50 years of age) that retain their architectural integrity to a high degree. Few non-historic resources should be present in the district, and the district should contain few vacant parcels representing demolition of historic properties. Historic districts must have logically determined boundaries that can be defended on historical or aesthetic grounds. Gerrymandering to bypass Noncontributing resources is not permitted. Boundaries should follow block lines, property lines or other historically associated lines of demarcation. Approximately 50 percent of all resources in the district should be classified as Contributing, a designation that requires a property to retain enough of its original fabric to be recognizable to the district's period of significance, or to its date of construction within the district's period of significance. A Contributing property does not have to be unaltered but should retain most of its character defining historic architectural details and materials. A Contributing property can also be a property that does not necessarily relate to the historic significance of the district as a whole, but may be eligible for the National Register on an individual basis for its architecture or historical associations, or already be listed under Criteria A, B, C or D. Historic districts nominated under Criterion C must meet the same minimum requirements as for listing under Criterion A, but a higher level of exterior integrity is required.

Industrial properties classified as Contributing to a historic district under Criterion A should display original construction methods and materials, or those from a later, cohesive historic era remodeling. Contributing resources should have exterior modifications in no more than three of the following categories: 1) windows and doors, 2) siding, 3) primary facade configuration, 4) roof form, and 5) additions. Industrial resources subjected to a comprehensive remodeling during the historic period that resulted in either a cohesive new appearance or modifications that are compatible in terms of scale, materials, design and massing with the original design or are associated with significant events are considered to have sufficient integrity to render them Contributing elements within a district. Contributing resources also should retain at least four of the Seven Aspects of Integrity (see discussion above). Paint applied to exterior brick walls will not disqualify a property from attaining Contributing status under Criterion A if the exterior was painted within the period of significance and if the color is compatible with the style and construction type of the building. However application of stucco to original siding will likely

render the resource ineligible for listing.

Industrial properties considered Contributing to a historic district under Criterion C should retain their original roof form, primary facade configuration, and either the original exterior siding, or majority of the original windows, or have aesthetically and materially similar replacements installed within the original openings, which should retain the original exterior moldings and surrounds. Industrial properties considered Contributing to a historic district under Criterion C also may have alterations from a cohesive, historic-era remodeling in lieu of original materials if the remodeling is strongly associated with significant historic events. Additions should use compatible materials or those associated with historically significant events and not detract from the historic character of the property. Industrial properties considered Contributing to a historic district nominated under Criterion C should retain at least five of the Seven Aspects of Integrity including materials and workmanship.

Noncontributing properties are those that detract from a district's historic character. These must comprise less than 50 percent of all buildings in a district. This group includes historic buildings and their ancillaries that lost their integrity through alterations, demolition of portions of an integrated complex, were damaged through deferred maintenance or the passage of time, or were relocated within the last 50 years. Properties less than 50 years of age comprise the other major category of Noncontributing resources. Most of these will display physical characteristics unrelated to the defining historic character of the district.

Institutional Resources

A number of resources in Tyler fall within a various property type categories grouped together because of function, use and historical associations. These are Institutional Resources—religious, educational, governmental, social and fraternal, recreation and landscape, and funerary properties. Although grouped together here for organizational purposes, each has distinct, distinguishing attributes.

Institutional resources are for religious, educational, governmental, fraternal, recreational or funerary purposes where people congregate, socialize, obtain services and information, or participate in activities most often undertaken in groups. They represent the efforts of organizations such as church groups, school boards, city councils, juries, fraternal and social service organizations, cemetery boards and others to create an appropriate facility and project a suitable image to convey faith, pride, growth, success, support and respect. Institutional properties include the largest facilities in the community as well as some of the smallest, and are visible landmarks of collective community development efforts. Although many are near the center of Tyler, some are within suburban neighborhoods; Tyler's two major cemeteries, Oakwood and Rose Hill are now in the central city, but represent times in development history when their respective locations were on the edge of town. Most institutional resources are of brick or wood construction; a few are stone. While most display architectural ornamentation, some are modest examples without embellishment, while others, such as recreational elements within parks reflect high quality craftsmanship associated with important Federal Depression-era relief programs.

Institutional Resources are divided into six subcategories: Religious Resources, Educational Resources, Recreation and Landscape Resources, Governmental Resources, Social and Fraternal Resources, and Funerary Resources. Unlike those classified as Domestic Resources or Commercial Resources, Institutional Resources have not been systematically organized by plan and form. Instead, use and stylistic influences are the primary factors in assessing and cataloging such properties. Architectural styles commonly used for institutional properties run the gamut from classical and other historically derived styles to those developed in the early to mid-20th century. Among those applied to Tyler's institutional resources are the following nationally popular late 19th and early 20th centuries styles: Classical Revival, Colonial Revival, Gothic Revival, Romanesque Revival, Spanish Colonial Revival, Art Deco and Art Moderne. While many Tyler institutional resources display considerable detail and

relative to high style forms of these design modes, a few reveal only the most modest characteristics.

Religious Resources

Description

Religious Resources in Tyler include churches, synagogues, temples and their auxiliary buildings and structures. The 55 religious properties identified in the survey areas are among the grandest edifices in Tyler. However, this group also includes more modestly detailed vernacular buildings. Tyler's religious resources display high quality craftsmanship and detailed architectural ornamentation derived from Gothic Revival, Romanesque Revival, Classical Revival and Colonial Revival styles. Church plans include small, simple rectangular arrangements as well as larger rectangular plans with numerous appendages and auxiliary buildings. Many religious resources in Tyler occupy corner lots or other prominent sites in the downtown business district as well as in suburban locations. Tyler's larger churches, regardless of their location are large complexes that include functionally and stylistically related buildings. Religious resources are constructed of brick or wood and full or partial basements are common, especially in the older, larger examples. In the larger resources, grand entrances reinforce the ceremonial aspects of these buildings, while in more modest properties entrances are scaled to fit the individual circumstances and detailing varies relative to the available budgets, congregation size and the period in which it was built. Many churches include distinctive styling with standardized plan forms modified for local needs and conditions. In addition to the religious function of these buildings, churches, synagogues and temples are places for people to congregate and socialize, so ancillary structures reflect associated activities and include halls, outdoor garden and meditative space, smaller chapels, classrooms and recreational facilities. These auxiliary resources are sometimes noteworthy as well, especially Sunday school buildings, chapels and halls. Alterations include removal of original windows and replacement with metal frame types, the replacement of original stained glass with contemporary stained glass, the enclosure or removal of windows, large, stylistically incompatible additions, and deterioration by deferred maintenance.

Two architectural styles that appear in Tyler's religious resources and are not present in its domestic properties are the Gothic Revival and the Romanesque Revival. The **Gothic Revival** style originated in England and moved to the United States in the 1830s, where it was popular until about 1860. Applied to every kind of building from small wood cottages to grand estates, churches, government and school buildings and other types of properties, the Gothic Revival uses steeply pitched roofs, wall dormers, polygonal chimney pots, hood molds over windows and large pointed windows with tracery, colored glass, towers and battlements. Detailing is simple and often curvilinear. The Gothic Revival was replaced between 1860 and about 1900 with the High Victorian Gothic, which featured polychrome exterior finishes or decorative brickwork, terra cotta and incised foliate or geometric wall designs, very vertical massing, steeply pitched roofs, straight-headed as well as pointed arch window openings, tracery, corner towers, and heavy, massive detailing. The High Victorian Gothic appears as a kind of compressed version of the older, more rambling Gothic Revival. The High Victorian Gothic is well suited to urban lots where space is limited. Throughout the country, the Gothic Revival remained popular as late as the 1950s, and many examples built in the 20th century display the more rambling forms of the earlier Gothic Revival mode. In Tyler, religious buildings with Gothic Revival characteristics include a blend of the two versions, as seen in the 1890 Marvin United Methodist Church **(Figure 29)**, and the smaller 1949 Cedar Street Methodist Church.

The **Romanesque Revival** is distinguished by the same steeply pitched roofs seen in the Gothic Revival, but window and door openings are round arched, and the facade is typically symmetrical and flanked by towers. A blind arcade, or corbel table appears under the eaves, projecting only slightly from the wall surface. Popular from about 1840 to 1900, the style continued in use until the 1960s. In Tyler examples are limited and include the First

Christian Church, built in 1928 **(Figure 139)**. This style was also applied to commercial buildings, as noted above, where the corbel table was simplified into a corbeled parapet, sometimes described as dog-tooth dentilation.

Educational Resources

Description

The category Educational Resources includes properties whose function is directly related to education. Most late-19th and early 20th century schools in cities and towns have block massing and symmetrical facades, are roughly rectangular in shape and sometimes reflect contemporaneous styling such as Classical Revival, Romanesque Revival, Art Deco or Art Moderne. Schools in rural areas or formerly rural areas are more modestly scaled and typically include one-story, one-room wood frame buildings with a small bell tower of cupola. Schools from the second and third quarters of the 20th century are typically more linear and horizontal, with some have a central administration block with classrooms branching off. Sometimes called a finger-plan school, this arrangement is typical from the late 1940s through the 1970s in suburban areas. Architectural styles commonly associated with finger plans include Art Moderne and International styles. Education resources include classrooms, administration buildings, auditoriums, gymnasiums and athletic fields at all levels from pre-school to university level. In Tyler 22 education-related resources were surveyed. Most of these are elementary and junior high school facilities from the 1930s, 1940s and 1950s that display Art Deco/Art Moderne styling. **Figure 140** shows Douglas School on North Haynie Avenue. Birdwell Elementary School uses the finger plan and a combination of Art Moderne and International style elements. A few older education buildings with blocky rectangular massing, such as Marsh School, also were identified. While not surveyed because of its location beyond the historic core of the city, Tyler Junior College is another education resource **(Figure 141)**. Its earliest buildings reflect Colonial Revival design. Alterations to education resources include removal of original wood frame windows and replacement with metal frame types, large additions incompatible with original design schemes, the application of stucco over brick sheathing, and removal of original doors.

Recreation and Landscape Resources

Description

Recreation and landscape resources that may be eligible for National Register listing include recreational halls, gymnasiums, stadiums, playing fields and other buildings and structures created for human recreation, as well as designed spaces and monuments such as parks and esplanades, public art, and natural areas with native or exotic vegetation. These resources are eligible for listing in the National Register as Contributing resources when they are closely associated with the historic context, with important events, individuals, or when they display meritorious design features, techniques or materials. They may be individually eligible historic properties or they may contribute to a sense of time and place within a historic district. Included as potentially eligible are public improvements as well as those on private property such as distinctive landscaping, iron fencing, brick gate posts, concrete, brick and stone walls and steps, pergolas, paved and unpaved driveways, gazebos, street lights and sculpture. Most of these resources will be nominated as ancillary Contributing features to individual property listings, or as Contributing resources within historic districts. Natural areas, such as woodlands, riparian habitats and meadows may also be nominated to the National Register as part of historic districts when their presence contributes an understanding of development patterns or characteristics or a sense of time and place. In Tyler recreation resources include parks and elements such as an amphitheater and play areas within those parks constructed of stone, wood or concrete. Landscape features include stone, concrete, brick or wood elements such as paving, walks, bridges, public art, fountains, monuments and walls. Alterations include repairs and replacement of stonework with concrete, and the construction of additions or extensions and the introduction of non-historic

elements. An example of a recreation resource is the amphitheater at Bergfeld Park **(Figure 142)**.

Governmental Resources

Description

Governmental Resources include city halls, court houses, jails, post offices, libraries, fire stations, police stations, and other resources necessary to the efficient operation of city, county, state or federal government. Governmental properties in Tyler are typically grand edifices displaying architectural features of various historicist styles including as well as more contemporary Art Deco/Art Moderne and International modes. Ranging from one to three stories in height with pitched, hipped or flat roofs and brick construction these resources are symbolic of government's place in society and are distinguished through siting, size, massing, stylistic detailing, and craftsmanship. In Tyler two court houses, a city hall, Carnegie Library, fire substations, and a jail were identified. The 1881 Smith County Jail **(Figure 143)** is Tyler's oldest surviving governmental property. Restored in the mid 1990s, its is listed in the National Register and displays Second Empire architectural features. The 1904 Carnegie Library, also on the National Register, is a Classical Revival style example. The Tyler City Hall dates from 1938 **(Figure 144)** and is a good local rendering of Art Deco styling. The Federal Courthouse and Post Office is a 1934 design that also uses Art Deco styling. Both the City Hall and the Federal courthouse were designed by prominent local architect T. Shirley Simons, Sr. A mid 1930s fire substation on East Erwin Street displays modest Spanish Colonial Revival styling. The 1956 Smith County Courthouse displays International style modernism. Alterations to governmental resources include removal of original wood frame windows and replacement with metal sash types, replacement of original doors, application of stucco over original siding, and additions, including those that are compatible with original design features, and those that are not. Of the identified governmental resources all retain a high degree of integrity except for a fire substation at the northeast corner of East Queen Street and North Broadway.

Social and Fraternal Resources

Description

Social and Fraternal Resources are those designed to house the activities of private societies, organizations and groups and their members. Such resources can be modest one room designs or complex arrangements with space for several simultaneous events. While small versions of this type are typically one-story in height and lack architectural embellishment, high style versions often feature classical motifs, historicist design and abundant bas-relief or three dimensional sculpture. Three extant fraternal and social resources were identified, including the Classical Revival style, red brick Tyler Woman's Forum **(Figure 39)** on South Broadway, and a two story, red brick Classical Revival style Masonic Hall on West Front Street. Other such resources may be in the community. The second floor of a downtown commercial building was the meeting place of the Odd Fellows, and a recent restoration of that building has brought its ca. 1900 architectural features once again into public view. Alterations to the known social and fraternal buildings are few, but alterations can include the full range of window, door and facade changes as well as incompatible additions.

Funerary Resources

Description

Related to religious resources are Funerary Resources. These include cemeteries, mausoleums and

crematoriums. Such resources often have classical or other historically derived design features. Cemeteries as a whole, are defined by the orientation of the graves, grave markers, landscaping or plantings, and the gates and fencing that enclose them. These features also are often classically derived or display design elements common to the architecture of religious buildings. Three cemeteries are identified in Tyler, and they range in date from the mid-19th century to through the present. They reflect settlement patterns and aesthetic preferences of the community as a whole. Monuments and markers are typically granite, marble, wood or metal. Fencing is iron. An example is Oakwood Cemetery **(Figure 145)**.

Significance

Although they are less than 1½ percent of Tyler's surveyed properties, institutional resources are an integral component of community development because they fulfilled important religious, educational, governmental, social, and recreational needs for residents. They are often important as much for their symbolism as for their stylistic characteristics. Thus, institutional resources may be significant for their historical associations (Criterion A), for their associations with significant persons (Criterion B) or for their architectural merits (Criterion C), and may be eligible for listing under Criterion A, B, C, or D, either individually or as Contributing elements within historic districts. An institutional resource with historic significance is one that is representative of important event or trends in Tyler's history, (Criterion A), or is associated with at least one individual who made noteworthy contributions to local development (Criterion B). An institutional property with architectural significance is one that displays notable physical elements, craftsmanship or design, or one that is an outstanding example of a style, or of an architect's or builder's work (Criterion C), or one that is representative of a particular plan book design or standardized plan. Individually eligible institutional resources also may be nominated in one application as part of a multiple property thematic nomination, where significance associated with historical events (Criterion A) or architectural excellence (Criterion C) is the common theme. Institutional resources significant under Criterion D are those that, because of apparent age and surviving features, have the potential to significantly contribute to understanding the area's history. Institutional resources eligible under Criterion A, may be nominated as part of historic districts reflecting the city's late 19th and early 20th century development. A group of such resources, churches for example, should collectively represent a significant period in local history, and could be associated with serving the social needs of community or neighborhood residents during periods of great population growth and change (Criterion A). Or selected churches, or schools, could be nominated on the basis of outstanding architectural features associated with a particular style such as Gothic Revival, Colonial Revival or Art Deco/Art Moderne (Criterion C). Similarly, Tyler's parks could be nominated as a group for their associations with the development of community recreation areas (Criterion A) or those displaying Depression era stonework features could nominated under Criterion A, and C for their associations with WPA programs and high quality stone craftsmanship. Institutional resources also may be nominated to the National Register under Criterion C as Contributing elements within historic districts. Historic districts usually include a collection of similar properties within a cohesive area, but with institutional properties, nomination under Criterion C will more likely occur because of stylistic associations with urban or suburban neighborhoods. Most institutional resources nominated under Criterion C as part of a district will require an analysis of architectural styles and plan or facade types, and the relationship of those features to community events and development patterns.

Institutional resources may also be nominated to the National Register under Criterion D as individual properties or as Contributing elements within historic districts. Resources nominated under Criterion D might be the undisturbed ruin of a church, chapel, church hall or school associated with 19th century settlement or Tyler's African American population. Such resources will require analysis by a qualified historic archeologist to determine

their potential to reveal important information about history or pre-history, and to prepare appropriate nomination materials.

Within the institutional category are recreation and landscape resources, which because they are largely comprised of sites and structures take on different forms and issues of significance than do buildings. Landscape and recreation resources are significant because they reveal information about overall development and growth patterns within the community and within individual historic districts and, thus, relate to larger issues of community development. Landscape resources reflect changing technology and increased availability of mass-produced materials, design trends and aesthetic preferences. All can contribute to the understanding of individual properties and historic districts. Landscape resources also are significant as a unifying element in historic districts, reflecting, at the same time, individual tastes, budgets and site conditions. While recreation and landscape features in parks and public squares are publicly funded, other types of landscape resources are largely the result of private funds. In both cases, landscape features are an extension of the aesthetic values of the residents of the community, its neighborhoods and of the period in which they were constructed. They reflect the types of plant materials appropriate for the local area, as well as the kind of decorative or functional man-made elements available in any given historical era associated with Tyler's development. Contributing landscape and recreation resources enhance the community, neighborhoods and districts and individual properties with which they are associated. They create ambiance, and document the ways in which locally available resources such as native stone enhance the physical and aesthetic environment while defining methods of land stabilization and recreational development during the historic period. Such resources may be eligible individually under Criterion A, B, C or D, as part of historic districts under Criterion A, or C, or as part of thematic nominations that reveal important historical trends or focus on important individuals, involved in planning, designing and constructing parks, other recreational facilities or private improvements throughout the city.

Registration Requirements

Institutional resources individually eligible for National Register listing should be at least 50 years old, and possess strong associations with at least one of four National Register Criteria for Evaluation: historical trends or events (Criterion A), significant individuals (Criterion B) or be a virtually unaltered, noteworthy example or rare surviving example of an architectural style, type or form (Criterion C) or possess the ability to reveal important data about the past or pre-history (Criterion D). Individually eligible institutional properties should be recognizable to their period of significance, which will be the date of construction, or the date(s) of historically significant events. A strong argument must establish the relative significance of the event, trend, person, or architectural form with 19th and early 20th century Tyler history and the nomination's statement of significance should discuss how the individual property meets National Register criteria and relates to the historic context. For listing under Criterion A, institutional resources should be closely linked with important trends in the city's history. If nominating under Criterion B stating that an institutional building was the place of worship or education of a locally prominent individual does not justify individual listing. However, if a locally prominent individual designed or erected such a building, or it was the location where an individual conducted business or exhibited leadership that led to important community change or the establishment of significant community programs, such a resource could be eligible under Criterion B. A very strong link must be established among the accomplishments of an individual, a resource and the context. In listing under Criterion B an institutional resource need not be a noteworthy example of a style, type or form, but it must retain sufficient integrity to be recognizable to its period of significance.

Institutional resources nominated individually under Criterion A or B should sustain alterations in no more than three of the five alterations categories listed below, and should retain four of the Seven Aspects of Integrity discussed above in Domestic Resources. Churches, other religious properties and cemeteries will be eligible for listing only if they meet applicable Criteria Considerations relative to those types of institutional resources. For example, a religious property is eligible when it derives its primary significance from architecture or artistic importance or historical importance such as the spread of a particular religion or denomination in a community or the establishment of early education for African Americans. An eligible cemetery derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features or from associations with historic events, such as pioneer settlement.

For individual listing under Criterion C resources must retain an exceptional degree of integrity, appearing almost exactly as they did during the period of significance, and be good examples of architectural styles, types or methods of construction, or the noteworthy commissions of an architect or master builder. Alterations, restoration, rehabilitation and reconstruction efforts should be sensitive to the resource's historic character and should utilize shapes, forms and materials compatible with the original design or a historic-era remodeling associated with significant events. Installation of historically incompatible elements may detract from integrity and render a resource ineligible for listing. Common alterations that can compromise a property's integrity include the replacement of wood sash windows with metal sash types, changes in primary facade fenestration patterns, or installation of large plate glass windows in place of smaller original windows, application of synthetic or aluminum siding over original wood, brick or stone sheathing or the application of stucco to original siding, or the painting of exterior masonry walls, the construction of roof alterations, or large additions that do not harmonize with the original size, scale, massing or materials of the resource. Alterations to cemeteries that can compromise integrity include changes to landscaping or circulation patterns, or destruction or removal of monuments and other character-defining features. Institutional resources nominated individually under Criterion C must retain at a minimum their original or historically significant roof form, facade design, and either their original or historically significant exterior siding or windows. Individually eligible cemeteries must retain their original or historically significant circulation patterns and monuments. In addition institutional resources should retain five of the Seven Aspects of Integrity discussed above including integrity of materials and workmanship.

Resources eligible under Criterion D as individual properties or as part of a district should be 19th or early 20th century properties that retain integrity of location and setting and are on ground not disturbed by excavation, construction or other changes that could impair understanding of the archeological record.

To be eligible for listing in the National Register under Criterion A, a historic district must be a well defined area containing a significant concentration of historic resources (at least 50 years of age) that retain their architectural integrity to a high degree. Few non-historic buildings should be present in the district, and the district should contain few vacant parcels representing demolition of historic properties. Historic districts must have logically determined boundaries that can be defended on historical or aesthetic grounds. Gerrymandering to bypass Noncontributing resources is not permitted. Boundaries should follow block lines, property lines or other historically associated lines of demarcation. Approximately 50 percent of all resources in the district should be classified as Contributing, a designation that requires a property to retain enough of its original fabric to be recognizable to the district's period of significance, or to its date of construction within the district's period of significance. A Contributing property does not have to be unaltered but should retain most of its character defining historic architectural details and materials. A Contributing property can also be a property that does not necessarily relate to the historic significance of the district as a whole, but may be eligible for the National Register on an individual basis for its architecture or historical associations, or already be listed under Criteria A, B, C or D.

Historic districts nominated under Criterion C must meet the same minimum requirements as for listing under Criterion A but a higher level of exterior integrity is required.

Institutional properties classified as Contributing to a historic district under Criterion A, should display original construction methods and materials, or those from a later, cohesive historic era remodeling. Contributing resources should have exterior modifications in no more than three of the following categories: 1) windows and doors, 2) primary facade configuration, 3) siding, 4) roof form, and 5) additions. Institutional resources subjected to a comprehensive remodeling during the historic period that resulted in either a cohesive new appearance or modifications that are compatible in terms of scale, materials, design and massing with the original design are considered to have sufficient integrity to render them Contributing elements within the district, as are alterations associated with significant events. Additions should utilize compatible materials and not detract from the historic character of the resource. Contributing resources also should retain at least four of the Seven Aspects of Integrity (see discussion above). Paint applied to exterior brick walls will not disqualify a property from attaining Contributing status under Criterion A if the exterior was painted within the period of significance and if the current color is compatible with the style and construction type of the building. However application of stucco to original siding will likely render the resource ineligible for listing.

Institutional properties considered Contributing to a historic district under Criterion C should retain their original roof form, primary facade design, and either the original exterior siding, or the majority of the original windows, or have aesthetically and materially similar replacements installed within the original openings, which should retain the original exterior moldings and surrounds. In other words, a building considered Contributing to a district nominated under Criterion C must display most of its original exterior materials, or those associated with cohesive, architecturally sensitive, historic era remodeling. Institutional properties considered Contributing to a historic district nominated under Criterion C should retain at least five of the seven aspects of integrity including materials and workmanship.

Noncontributing properties are those that detract from a district's historic character. These must comprise less than 50 percent of all buildings in a district. This group includes historic buildings and their ancillaries that lost their integrity through alterations or were relocated within the last 50 years. Properties less than 50 years of age comprise the other major category of Noncontributing resources. Most of these will display physical characteristics unrelated to the defining historic character of the district.

Agricultural Resources

Description

Agricultural Resources are an important property type within Tyler's community development. However, because of the continuing development of the city, and the gradual replacement of agricultural pursuits with manufacturing, the production of petroleum, and the shift away from family subsistence farming in the second quarter of the 20th century, most of Tyler's agricultural resources have been demolished or otherwise lost. Agricultural resources are defined as those associated with the daily operations of raising or managing animals for meat or produce, or the storage of materials, equipment or supplies used in the growing, breeding, raising or harvesting of crops, products and materials associated with farming, ranching, dairying or horticulture. Only nine agricultural resources were identified in the city, including barns and dairy operations. Other resources that once existed include corrals, pens, wagon sheds, fields, storage sheds, and other related properties. Horticultural facilities also fall in this category, and while none, excepting a commercial greenhouse associated with a florist, were identified in the survey area, such properties exist within Tyler and may become eligible for listing with time,

or may already be eligible for listing in the National Register. Alterations to agricultural properties include replacement of original wood or metal frame windows with metal sash types, additions and loss of historic fabric through neglect, abandonment or partial demolition.

Significance

Although only nine remaining agricultural resources were identified within the survey boundaries, such properties reflect one of Tyler's most important and enduring economic forces. Successful farming, dairying, ranching and horticultural operations capitalized on the county's fertile soil and the relatively mild climate. This in turn stimulated development of other agricultural-related industrial enterprises such as cotton gins, cotton oil presses, blacksmiths, canneries, fertilizer plants, meat packing houses, storage and packing sheds for produce, flowers, ornamental plants and crops, wholesale grocery companies and many retail establishments, all of which contributed to Tyler's economic success and community development. These resources represent a variety of property types, but all were based in agriculture, which was a major component of Tyler's prosperity for nearly 100 years. Agricultural resources may be significant for their historical associations (Criterion A), for their associations with significant persons (Criterion B) or for their architectural merits (Criterion C), and may be eligible for listing under Criterion A, B, C, or D, either individually or as Contributing elements within historic districts. An agricultural resource with historic significance is one that is representative of important event or trends in Tyler's history, (Criterion A), or is associated with at least one individual who made noteworthy contributions to local development (Criterion B). An agricultural property with architectural significance is one that displays notable physical elements, craftsmanship or design, or one that is an outstanding example of a style, or of an architect's or builder's work (Criterion C), or one that is representative of a particular plan book design or standardized plan. Individually eligible agricultural resources also may be nominated in one application as part of a multiple property thematic nomination, where significance associated with historical events (Criterion A) or architectural excellence (Criterion C) is the common theme. Agricultural resources significant under Criterion D are those that, because of apparent age and surviving features, have the potential to significantly contribute to understanding the area's history. Agricultural resources eligible under Criterion A, may be nominated as part of historic districts reflecting the city's late 19th and early 20th century agricultural development. A group of such resources, should collectively represent a significant period in local history, and could be associated with the development of the rose industry during the early 20th century, a period of great population growth and change (Criterion A), or selected barns could be nominated on the basis of outstanding architectural features associated with a plan form (Criterion C). Most agricultural resources nominated under Criterion C as part of a district will require an analysis of architectural styles and plan or facade types, and the relationship of those features to community events and development patterns. Agricultural resources also may be nominated to the National Register under Criterion A, as Contributing elements within historic districts reflecting broad community development patterns. Historic districts usually include a collection of similar properties within a cohesive area, but because of the small number of extant agricultural properties, district nomination under Criterion A, will more likely occur because of historical with urban or suburban neighborhoods.

Agricultural resources may also be nominated to the National Register under Criterion D as individual properties or as Contributing elements within historic districts. Resources nominated under Criterion D might be the undisturbed ruin of an agricultural operation or individual resource associated with 19th century settlement or early 20th century agricultural practices. Such resources will require analysis by a qualified historic archeologist to determine their potential to reveal important information, and to prepare appropriate nomination materials. Alterations to agricultural properties include replacement of original windows and doors, additions, changes to

original siding, partial demolition and loss of historic fabric by neglect, abandonment or deferred maintenance.

Registration Requirements

Agricultural resources individually eligible for National Register listing should be at least 50 years old, and possess strong associations with at least one of four National Register Criteria for Evaluation: historical trends or events (Criterion A), significant individuals (Criterion B) or be a virtually unaltered, noteworthy example or rare surviving example of an architectural style, type or form (Criterion C) or possess the ability to reveal important data about the past or pre-history (Criterion D). Individually eligible properties should be recognizable to their period of significance, which will be the date of construction, or the date of historically significant events. A strong argument must establish the relative significance of the event, trend, person, or architectural or plan form with 19th and early 20th century Tyler history and the nomination's statement of significance should discuss how the individual property meets National Register criteria and relates to the historic context. For listing under Criterion A, agricultural resources should be closely linked with important trends in the city's history. If a property is nominated under Criterion B simply stating that an agricultural resource was the place of work of a locally prominent individual does not justify individual listing. However, if a locally prominent individual designed or erected such a building, or it was the location where an individual conducted business or exhibited leadership that led to important community change or the establishment of significant community or agricultural programs, such a resource could be eligible under Criterion B. A very strong link must be established among the accomplishments of an individual, a resource and the context. In listing under Criterion B an agricultural resource need not be a noteworthy example of a style, type or form, but it must retain sufficient integrity to be recognizable to its period of significance. Agricultural resources nominated individually under Criterion A or B should sustain alterations in no more than three of the five alterations categories listed below, and should retain four of the Seven Aspects of Integrity discussed above in Domestic Resources.

For individual listing under Criterion C resources must retain an exceptional degree of integrity, appearing almost exactly as they did during the period of significance, and be good examples of architectural styles, types, plan forms or methods of construction, or be the noteworthy commissions of an architect or master builder. Alterations, restoration, rehabilitation and reconstruction efforts should be sensitive to the resource's historic character and should utilize shapes, forms and materials compatible with the original design, or that of a historic-era modification. Installation of historically incompatible elements may detract from integrity and render it ineligible for listing. Common alterations that can compromise a property's integrity include the replacement of wood sash windows with metal sash types, changes in primary facade fenestration patterns, or installation of large plate glass windows in place of smaller original windows, the application of synthetic or aluminum siding over original wood, brick or stone sheathing, the application of stucco to original siding, or the painting of exterior masonry walls, the construction of roof alterations, and large additions that detract from the original size, scale, massing or materials of the resource. Agricultural resources nominated individually under Criterion C must retain their primary facade configuration, roof form, and either their original windows or exterior siding, or those from a later, historic-era modification. In addition they should retain five of the Seven Aspects of Integrity discussed above including integrity of materials and workmanship.

Resources eligible under Criterion D as individual properties or as part of a district should be 19th or early 20th century properties that retain integrity of location and setting and are on ground not disturbed by excavation, construction or other changes that could impair understanding of the archeological record found in and around the resource.

To be eligible for listing in the National Register under Criterion A, a historic district must be a well

defined area containing a significant concentration of historic resources (at least 50 years of age) that retain their architectural integrity to a high degree. Few non-historic buildings should be present in the district, and the district should contain few vacant parcels representing demolition of historic properties. Historic districts must have logically determined boundaries that can be defended on historical or aesthetic grounds. Gerrymandering to bypass Noncontributing resources is not permitted. Boundaries should follow block lines, property lines or other historically associated lines of demarcation. Approximately 50 percent of all resources in the district should be classified as Contributing, a designation that requires a property to retain enough of its original fabric to be recognizable to the district's period of significance, or to its date of construction within the district's period of significance. A Contributing property does not have to be unaltered but should retain most of its character defining historic architectural details and materials. A Contributing property can also be a property that does not necessarily relate to the historic significance of the district as a whole, but may be eligible for the National Register on an individual basis for its architecture or historical associations, or already be listed under Criteria A, B, C or D. Historic districts nominated under Criterion C must meet the same minimum requirements as for listing under Criterion A, but a higher level of exterior integrity is required.

Agricultural properties classified as Contributing to a historic district under Criterion A, should display original construction methods and materials, or those from a later, cohesive historic era remodeling. Contributing resources should have exterior modifications in no more than three of the following categories: 1) windows and doors, 2) primary facade fenestration patterns, 3) siding, 4) roof form, and 5) additions. Agricultural buildings subjected to a comprehensive remodeling during the historic period that resulted in either a cohesive new appearance or modifications that are compatible in terms of scale, materials, design and massing with the original design are considered to have sufficient integrity to render them Contributing elements within the district. Contributing resources also should retain at least four of the seven aspects of integrity (see discussion above). Paint applied to exterior brick walls will not disqualify a property from attaining Contributing status under Criterion A, if the exterior was painted within the period of significance and if the color is compatible with the style and construction type of the building. However application of stucco to original siding will likely render the resource ineligible for listing.

Agricultural properties considered Contributing to a historic district under Criterion C should retain their original roof form, primary facade design, and either the original exterior siding or the majority of the original windows, or have aesthetically and materially similar replacements installed within the original openings, which should retain the original exterior moldings and surrounds. Agricultural properties considered Contributing to a historic district under Criterion C also may have roof form, storefront and facade design and materials, exterior siding or windows from a cohesive, historic-era remodeling in lieu of original materials if the remodeling is strongly associated with significant historic events. Agricultural properties considered Contributing to a historic district nominated under Criterion C should retain at least five of the seven aspects of integrity including materials and workmanship.

Noncontributing properties are those that detract from a district's historic character. These must comprise less than 50 percent of all buildings in a district. This group includes historic buildings and their ancillaries that lost their integrity through alterations or were relocated within the last 50 years. Properties less than 50 years of age comprise the other major category of Noncontributing resources. Most of these will display physical characteristics unrelated to the defining historic character of the district.

Signage Resources

Description

Signage Resources include advertising, highway, illuminated and other signs associated with business, industry, city government and community identity. Such resources are typically metal with neon tubing, but may be constructed of just about any material including wood, or be painted on a masonry or wood wall, or be delineated by means of a rock or pigmented outline. Signage often features elements reflective of specific stylistic vocabulary, such as the streamlined look of Art Moderne architecture and typically is contemporaneous with an adjacent property to which it refers or is related. Signage typically advertises a product or service made in an adjacent building or structure, or identifies a building, site, structure or object, or the community. Examples could include an illuminated neon sign advertising a local restaurant, illuminated signs advertising a shopping center (Bergfeld Center) or an illuminated sign advertising a local dairy (Borden's) and designed to capture the eye of highway travelers **(Figure 146)**, a small metal sign placed at a busy intersection providing direction to a local church, a sign painted on the side of a commercial building, or a sign identifying the name of a community. Alterations to signs include loss of neon tubing through deferred maintenance, fading of painted signs, damage from the elements, and removal of all or portions a of sign considered outmoded.

Significance

Signage is a minor, but important and highly visible, component of Tyler's 19th and 20th century development. It is significant as a strong visual reminder of business enterprises that have ceased to operate, but which made significant contributions to the community's economy and prosperity. Signage is also significant as a means to understanding the ways in which residents and business owners viewed themselves and their products in any given period. Signage provides a "window" to marketing and cultural values of a period. Signs link Tyler's physical development to resident's and traveler's need to locate, identify and assess the value of needed goods and services. Signage also is significant because it reveals information about overall development and growth patterns within the community and within individual historic districts and, thus, relates to larger issues of community development. Signs reflect changing technology and increased availability of mass-produced materials, design trends and aesthetic preferences. All can contribute to the understanding of individual properties and historic districts. Signage resources also are significant as a unifying element in historic districts, reflecting, at the same time, individual tastes, budgets and site conditions. As a result, signage may be eligible for their historical associations (Criterion A), for their connection with important individuals (Criterion B) or for their aesthetic or technological merits (Criterion C), and may be eligible for listing in the National Register under Criterion A, B or C, either individually, as part of a historic district under Criterion A or C, or as part of thematic nominations that reveal important historical trends or focus on important advertising planning and design issues. Signage eligible for listing under Criterion B will most likely be the work of an important local sign maker or designer who left an indelible mark on the community through his work. Because of the above ground nature of signs and their ephemeral quality, signage is unlikely to be eligible for listing under Criterion D.

Registration Requirements

Signage individually eligible for National Register listing should be at least 50 years old, and possess strong associations with at least one of three National Register Criteria for Evaluation: historical trends or events (Criterion A), significant individuals (Criterion B) or be a virtually unaltered, noteworthy example or rare surviving example of an architectural style, type or form (Criterion C). In addition, most eligible signage will be strongly associated with surviving adjacent buildings and will remain on their original sites as primary aspects of integrity. In most cases historic signage will not be individually eligible, but will be nominated as a Contributing feature of a historic district or in association with a primary, eligible building or structure. Individually eligible properties

should be recognizable to their period of significance, which will be the date of construction, or the date of historically significant events. A strong argument must establish the relative significance of the event, trend, person, or architectural or plan form with 19th and early 20th century Tyler history, and the nomination's statement of significance should discuss how the individual property meets National Register criteria and relates to the historic context. For listing under Criterion A, signage should be closely linked with important trends in the city's history. If nominated under Criterion B simply stating that a sign denoted the place of business for a locally prominent individual does not justify individual listing. However, if a locally prominent individual designed or erected such a sign as part of a locally important career, or the sign advertises the location where such an individual conducted business, such a resource could be eligible under Criterion B. A very strong link must be established among the accomplishments of an individual, a resource and the context. In listing under Criterion B, a signage resource need not be an especially noteworthy example of a style, type or form, but it must retain sufficient integrity to be recognizable to its period of significance. Signage resources nominated individually under Criterion A or B should sustain only minor alterations and should retain six of the Seven Aspects of Integrity discussed above in Domestic Resources including integrity of location and association.

For individual listing under Criterion C resources must retain an exceptional degree of integrity, appearing almost exactly as they did during the period of significance, and be good examples of architectural styles, types, plan forms or methods of construction, or be the noteworthy commissions of an architect or master builder. Alterations, restoration, rehabilitation and reconstruction efforts should be sensitive to the resource's historic character and should utilize shapes, forms and materials compatible with the original design. Installation of historically incompatible elements may detract from integrity and render it ineligible for listing. Common alterations that can compromise a property's integrity include the removal of character-defining detail and materials, or the loss of such fabric through neglect, the elements or partial removal. Signage nominated individually under Criterion C should be virtually unaltered and must retain its original materials and design. In addition such resources should retain six of the Seven Aspects of Integrity discussed above including integrity of materials and workmanship.

Most signage resources will be nominated under Criterion A, as Contributing elements to historic districts and will retain integrity of location and association. A historic district must be a well defined area containing a significant concentration of historic resources (at least 50 years of age) that retain their architectural integrity to a high degree. Few non-historic resources should be present in the district, and the district should contain few vacant parcels representing demolition of historic properties. Historic districts must have logically determined boundaries that can be defended on historical or aesthetic grounds. Gerrymandering to bypass Noncontributing resources is not permitted. Boundaries should follow block lines, property lines or other historically associated lines of demarcation. Approximately 50 percent of all resources in the district should be classified as Contributing, a designation that requires a property to retain enough of its original fabric to be recognizable to the district's period of significance, or to its date of construction within the district's period of significance. A Contributing resource does not have to be unaltered but should retain most of its character defining historic architectural details and materials. A Contributing resource can also be a property that does not necessarily relate to the historic significance of the district as a whole, but may be eligible for the National Register on an individual basis for its architecture or historical associations, or already be listed under Criteria A, B, or C. Historic districts nominated under Criterion C must meet the same minimum requirements as for listing under Criterion A, but a higher level of exterior integrity is required.

Signage classified as Contributing to a historic district under Criterion A or Criterion C should display original construction methods and materials and be closely associated with the district's period of significance.

Contributing resources should retain their original materials and design, and should retain at least six of the seven aspects of integrity including materials, workmanship, location and association.

Noncontributing properties are those that detract from a district's historic character. These must comprise less than 50 percent of all resources in a district. This group includes historic buildings and their ancillaries, signs, landscaping and infrastructure that lost their integrity through alterations or were relocated within the last 50 years. Properties less than 50 years of age comprise the other major category of Noncontributing resources. Most of these will display physical characteristics unrelated to the defining historic character of the district.

Figure 87: 412 South Herndon Avenue, L-plan.
Photo by Diane E. Williams

Figure 88: 505 East Charnwood Street, Modified L-plan.
Photo by Diane E. Williams

Figure 89: 415 East Charnwood Street, Modified L-plan.
Photo by Diane E. Williams

Figure 90: 740 South Fannin Avenue, Center Passage.
Photo by Diane E. Williams

Figure 91: 1500 block South Kennedy Avenue, Center Passage.
Photo by Diane E. Williams

Figure 92: 422 North Liberty Avenue, Shotgun.
Photo by Diane E. Williams

Figure 93: 801 South Chilton Avenue, Massed plan pyramidal.
Photo by Diane E. Williams

Figure 94: 423 East Charnwood Street, Bungalow.
Photo by Diane E. Williams

Figure 95: 622 West Dobbs Street, Bungalow.
Photo by Diane E. Williams

Figure 96: 401 East Reeves Street, Four-square.
Photo by Diane E. Williams

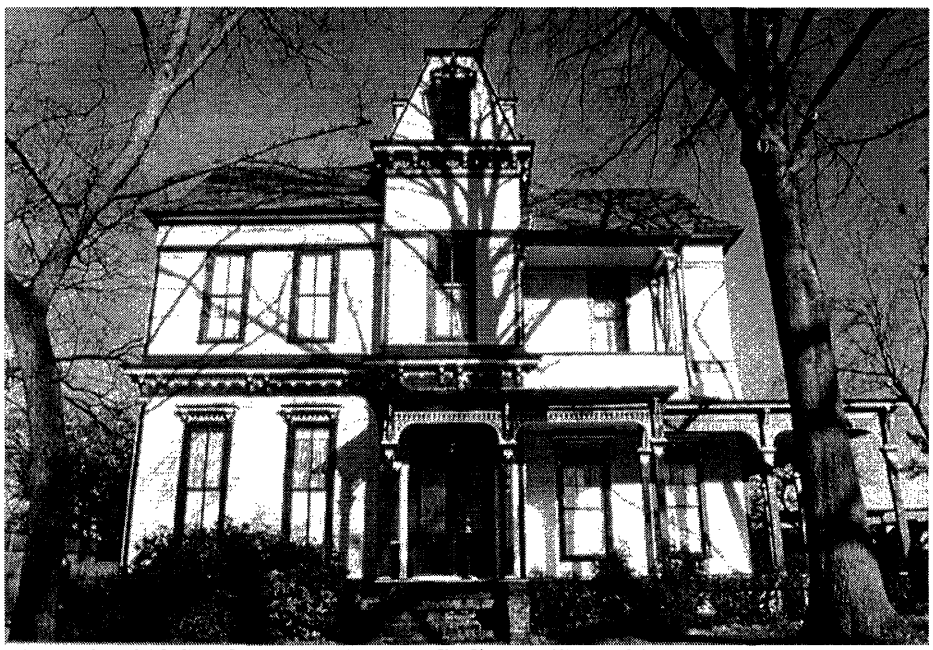


Figure 97: 318 South Fannin Avenue, Italianate/Second Empire.
Photo by Diane E. Williams

Figure 98: 1604 North Bois D'Arc Avenue, Queen Anne.
Photo by Diane E. Williams

Figure 99: 630 South Fannin Avenue, Queen Anne.
Photo by Diane E. Williams

Figure 100: 400 East Charnwood Street, Classical Revival.
Photo by Diane E. Williams

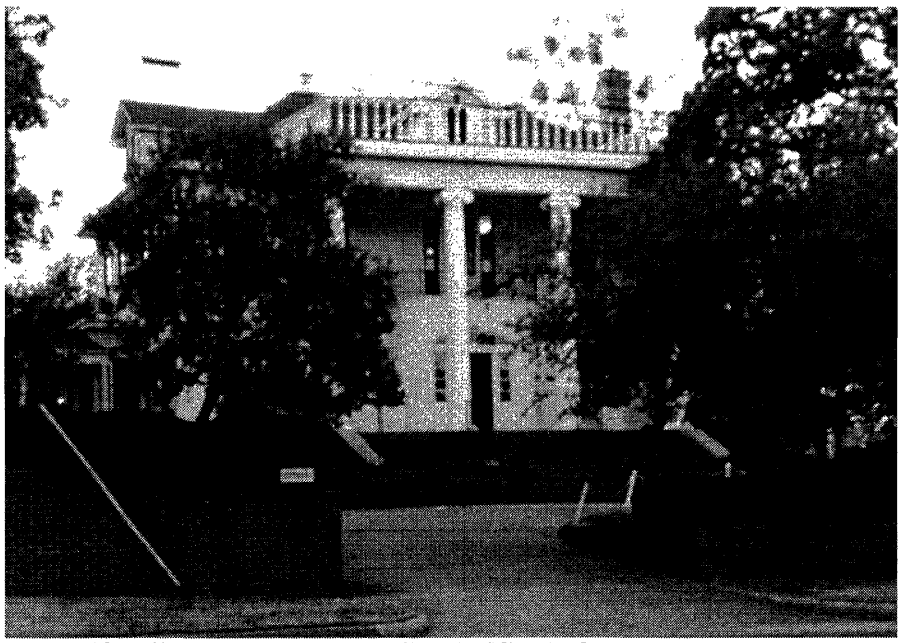


Figure 101: 605 South Broadway, Classical Revival.
Photo by Diane E. Williams

Figure 102: 1505 North Bois D'Arc Avenue, Classical Revival.
Photo by Diane E. Williams

Figure 103: 621 South Fannin Avenue, Classical Revival.
Photo by Diane E. Williams

Figure 104: 627 South Fannin Avenue, Queen Anne/Classical Revival.
Photo by Diane E. Williams

Figure 105: 720 South Broadway, Colonial Revival.
Photo by Diane E. Williams

Figure 106: Rowland Place, Colonial Revival.
Photo by Diane E. Williams

Figure 107: 1315 North Confederate Avenue, Dutch Colonial Revival.
Photo by Diane E. Williams

Figure 108: 434 South Chilton Avenue, Craftsman bungalow.
Photo by Diane E. Williams

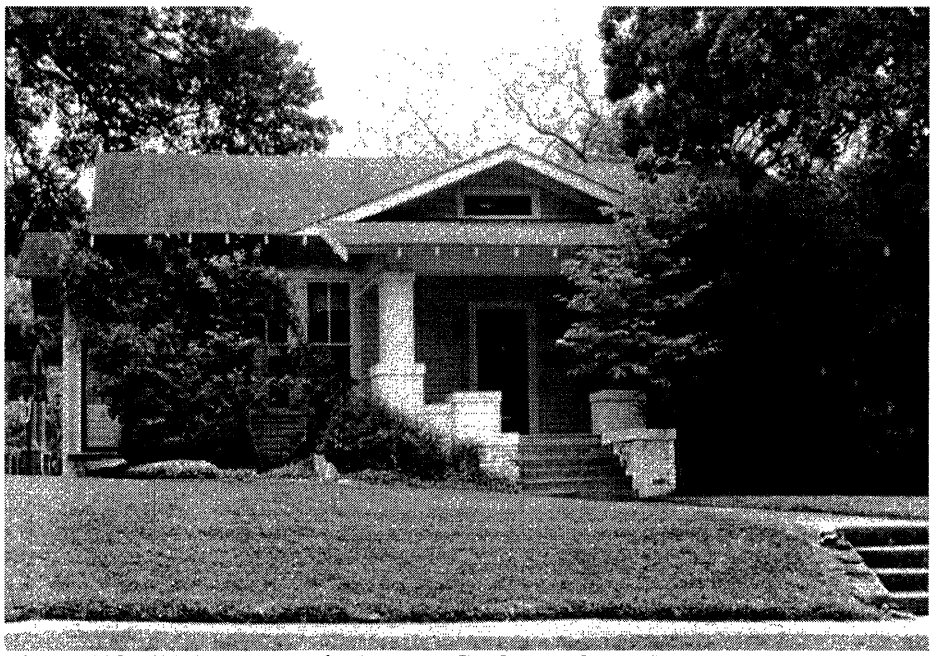


Figure 109: 609 South Fannin Avenue, Craftsman bungalow.
Photo by Diane E. Williams

Figure 110: 207 East Charnwood Street, Tudor Revival.
Photo by Diane E. Williams

Figure 111: 1002 South College Avenue, Tudor Revival.
Photo by Diane E. Williams

Figure 112: Rowland Place, Tudor Revival.
Photo by Diane E. Williams

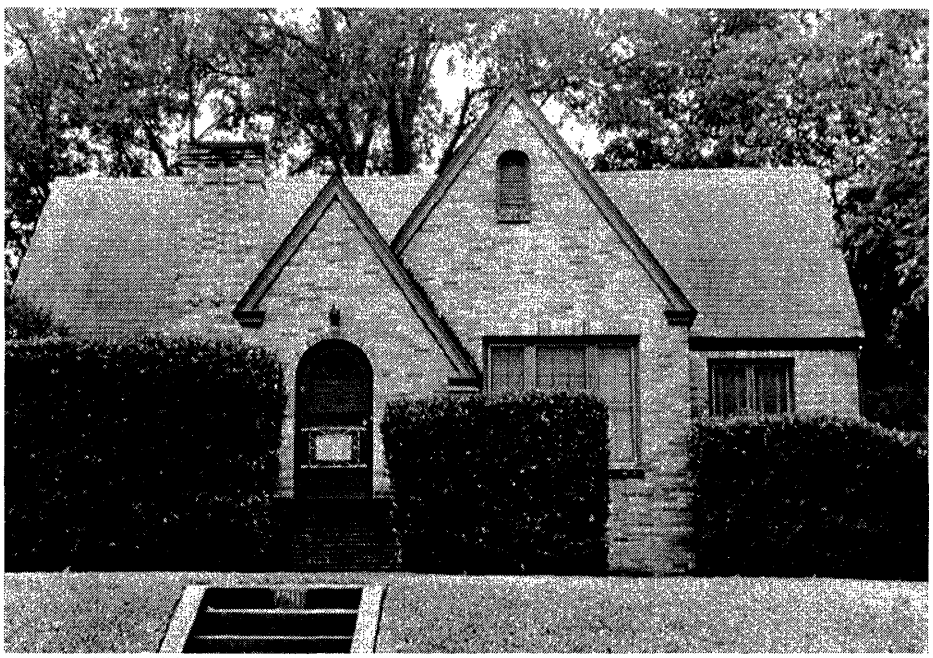


Figure 113: 1311 South Sneed Avenue, Tudor Revival.
Photo by Diane E. Williams

Figure 114: 1323 South Sneed Avenue, Tudor Revival.
Photo by Diane E. Williams

Figure 115: 625 West Dobbs Street, Spanish Colonial Revival.
Photo by Diane E. Williams

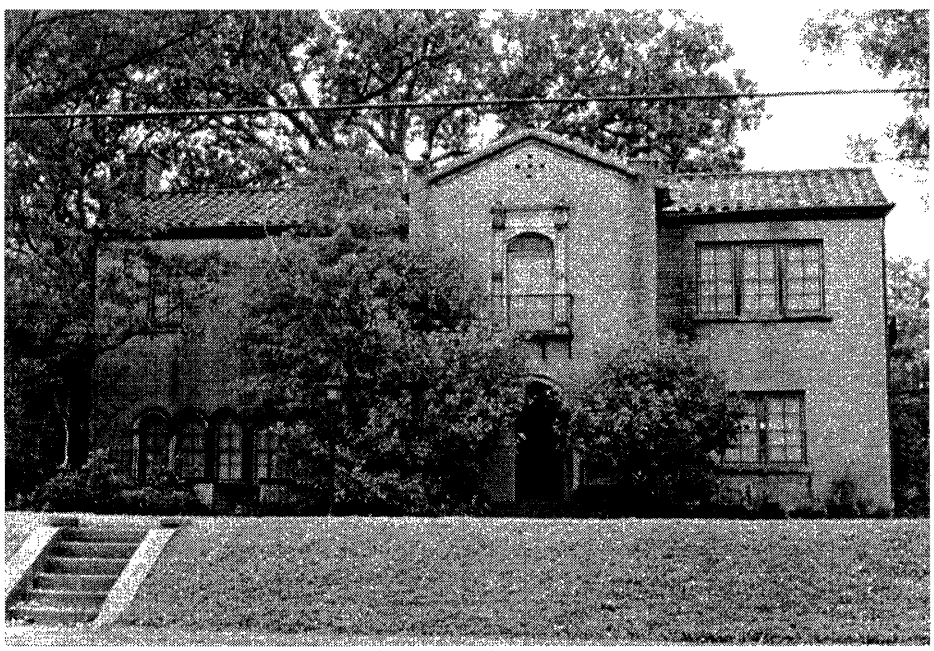


Figure 116: 1503 South College Avenue, Mediterranean Revival.
Photo by Diane E. Williams

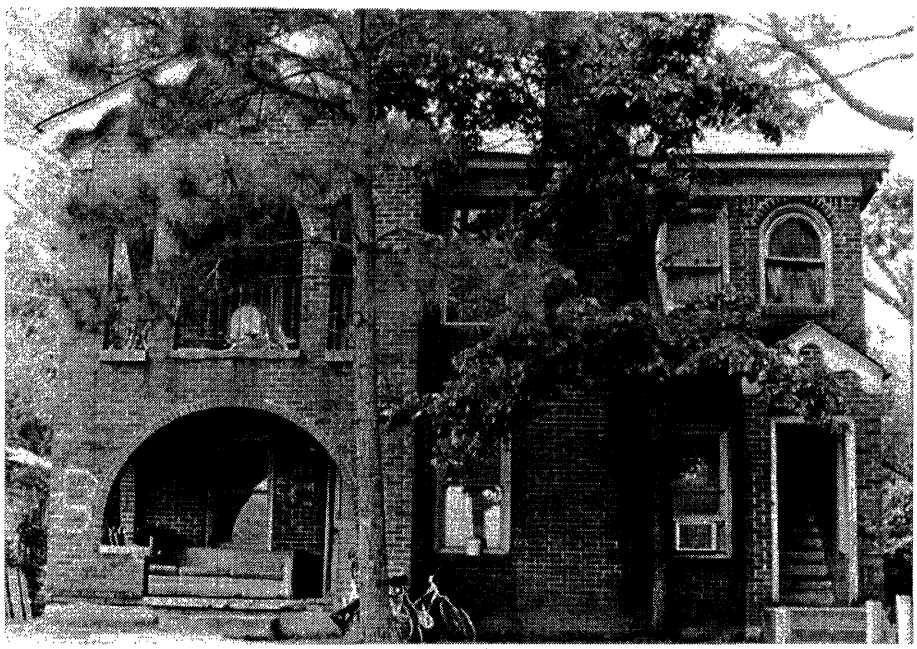


Figure 117: 518 North Della Avenue, Mediterranean Vernacular.
Photo by Diane E. Williams

Figure 118: 209 East Third Street, French Eclectic.
Photo by Diane E. Williams

Figure 119: 301 East Third Street, Monterey Revival.
Photo by Diane E. Williams

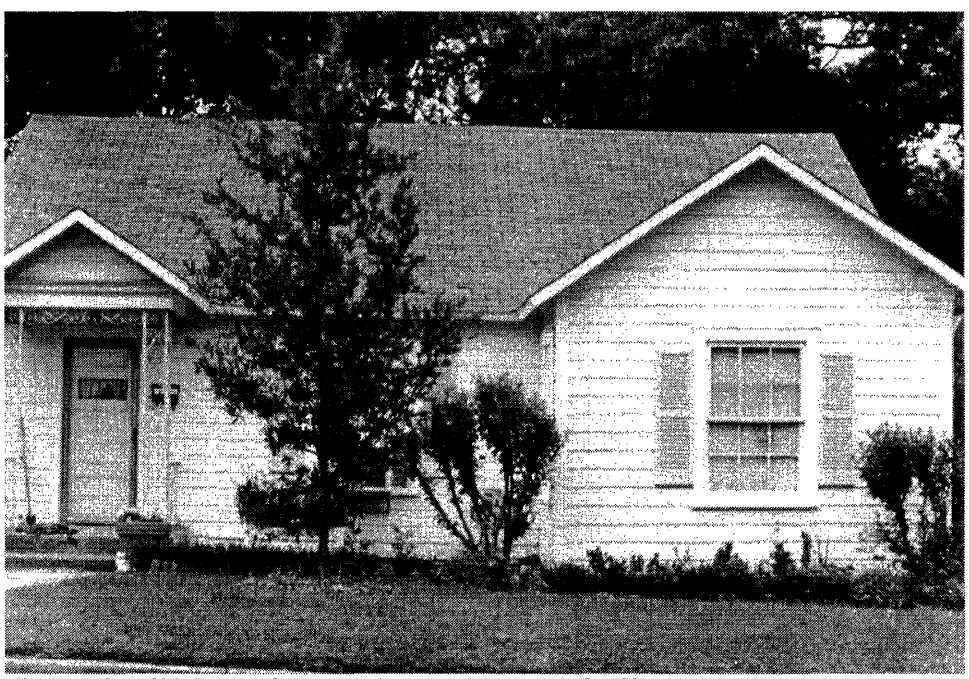


Figure 120: 632 South Oakland Avenue, Minimal Traditional.
Photo by Diane E. Williams

Figure 121: 1002 North Azalea Drive, Ranch.
Photo by Diane E. Williams

Figure 122: 526 East Lake Street, International.
Photo by Diane E. Williams

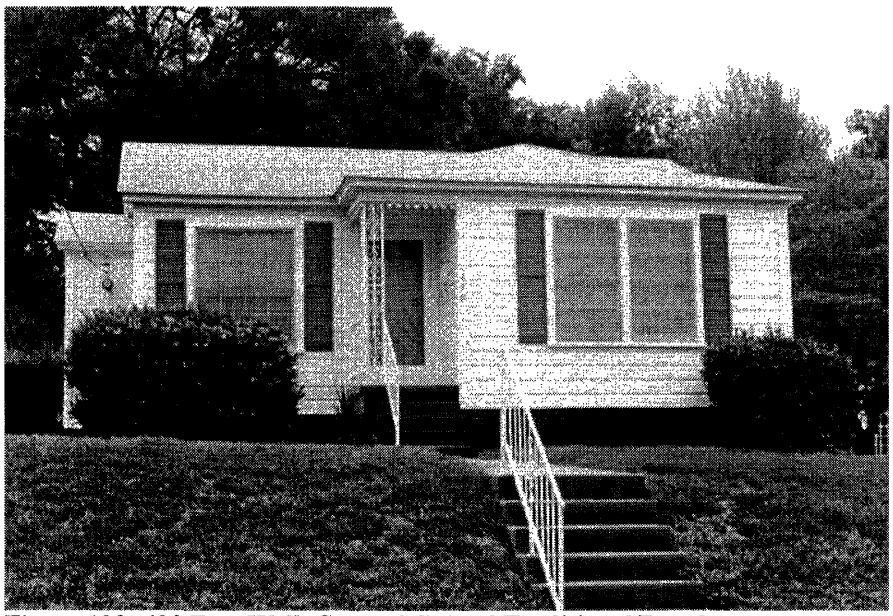


Figure 123: 420 East Wells Street, Minimal Traditional/Ranch.
Photo by Diane E. Williams

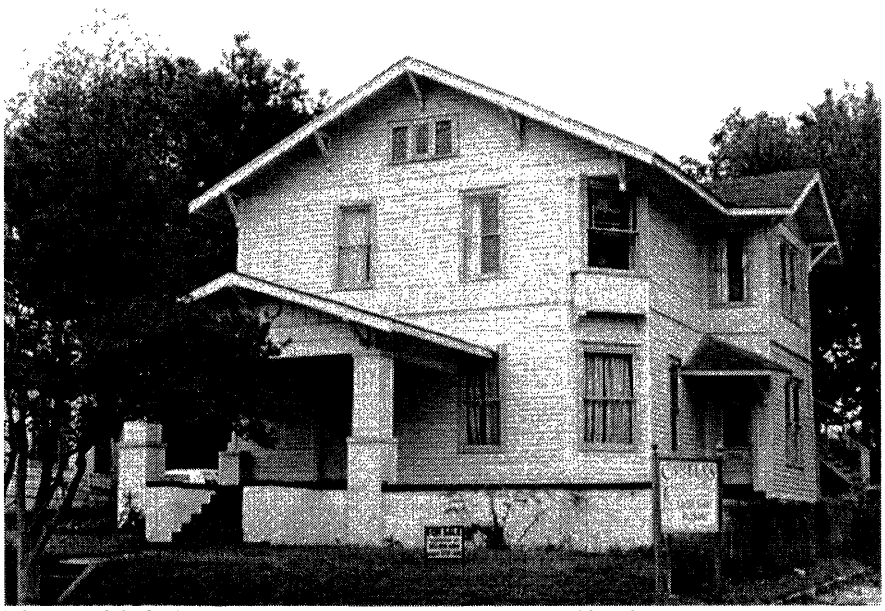


Figure 124: 211 East Houston Street, Queen Anne/Craftsman.
Photo by Diane E. Williams

Figure 125: 1506 South Chilton Avenue, Garage apartment.
Photo by Diane E. Williams

Figure 126: 223 East Charnwood Street, Servants' Quarters.
Photo by Diane E. Williams

Figure 127: 703 South Fannin Avenue, Gardener's Cottage.
Photo by Diane E. Williams

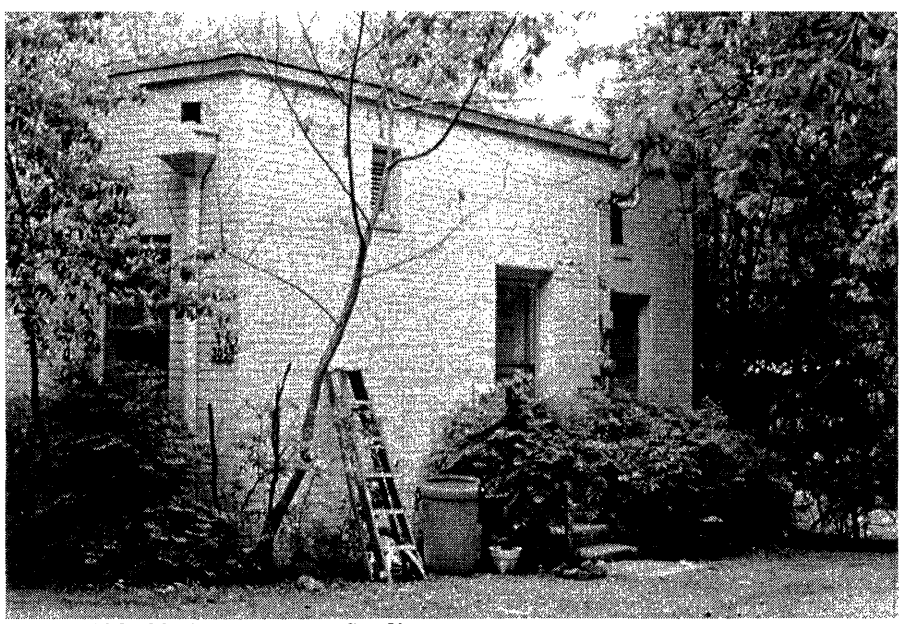


Figure 128: 305 Berry Drive, Studio.
Photo by Diane E. Williams

Figure 129: 1005 North Bois D'Arc Avenue, One-Part Commercial Block.
Photo by Diane E. Williams

Figure 130: Kamel Building, East Ferguson Street , One-Part Commercial Block.
Photo by Diane E. Williams

Figure 131: Pabst Building, North Spring Avenue, Two-Part Commercial Block.
Photo by Diane E. Williams

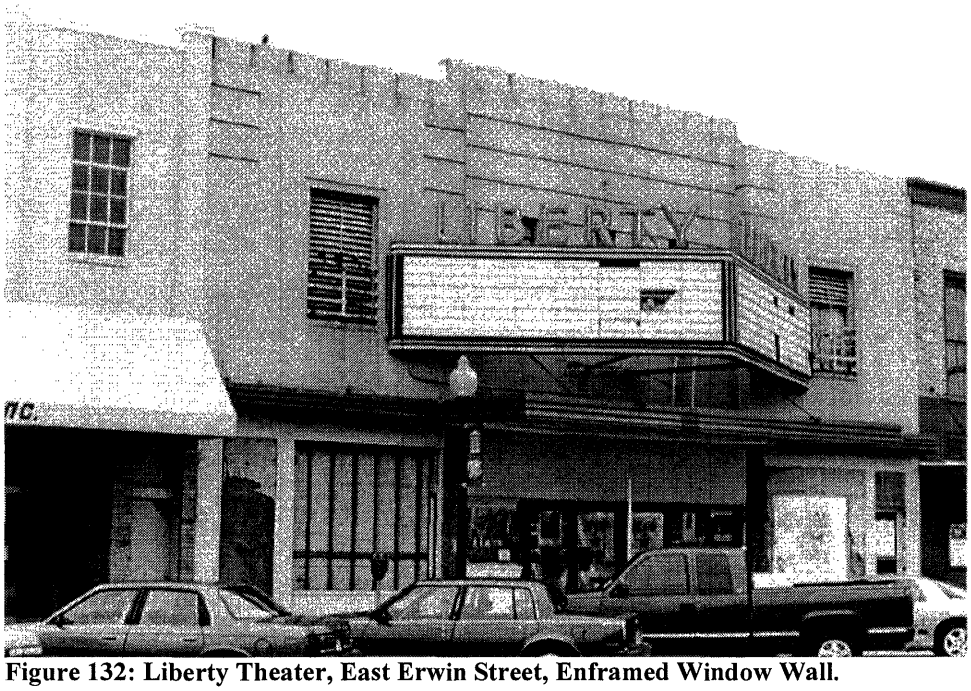


Figure 132: Liberty Theater, East Erwin Street, Enframed Window Wall.
Photo by Diane E. Williams

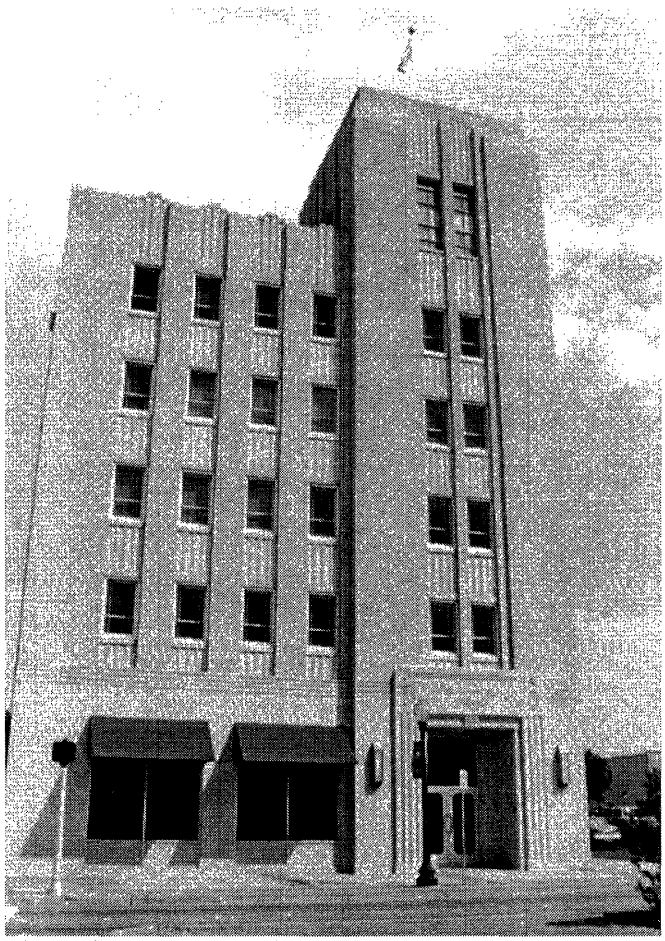


Figure 133: Blackstone Building, North Broadway, Two-Part Vertical Block.
Photo by Diane E. Williams

Figure 134: Petroleum Building, South Broadway, Two-Part Vertical Block.
Photo by Diane E. Williams

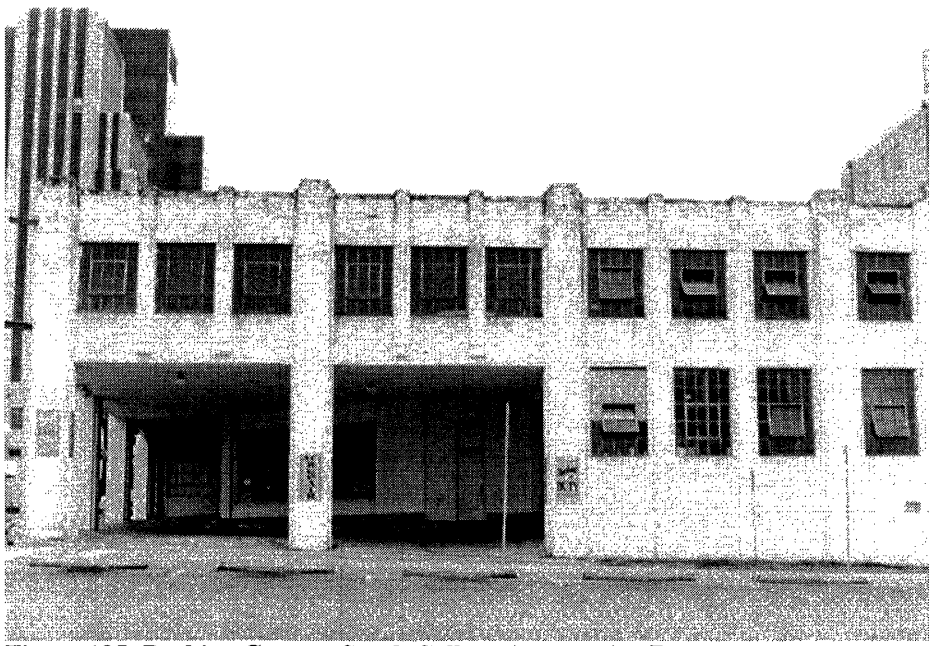


Figure 135: Parking Garage, South College Avenue, Art Deco.
Photo by Diane E. Williams

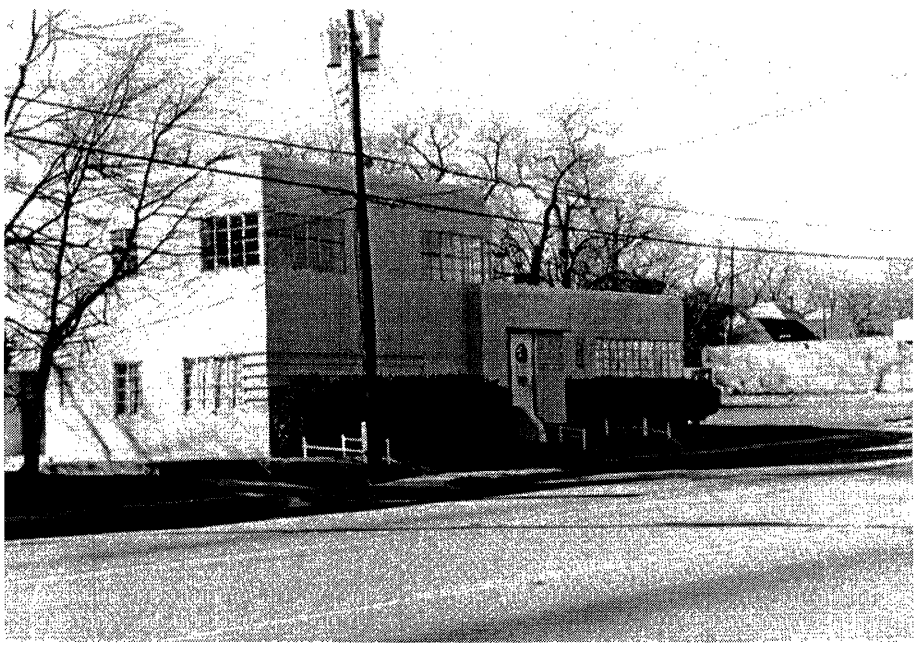


Figure 136: Building in 300 block West Front Street, Art Moderne.
Photo by Diane E. Williams

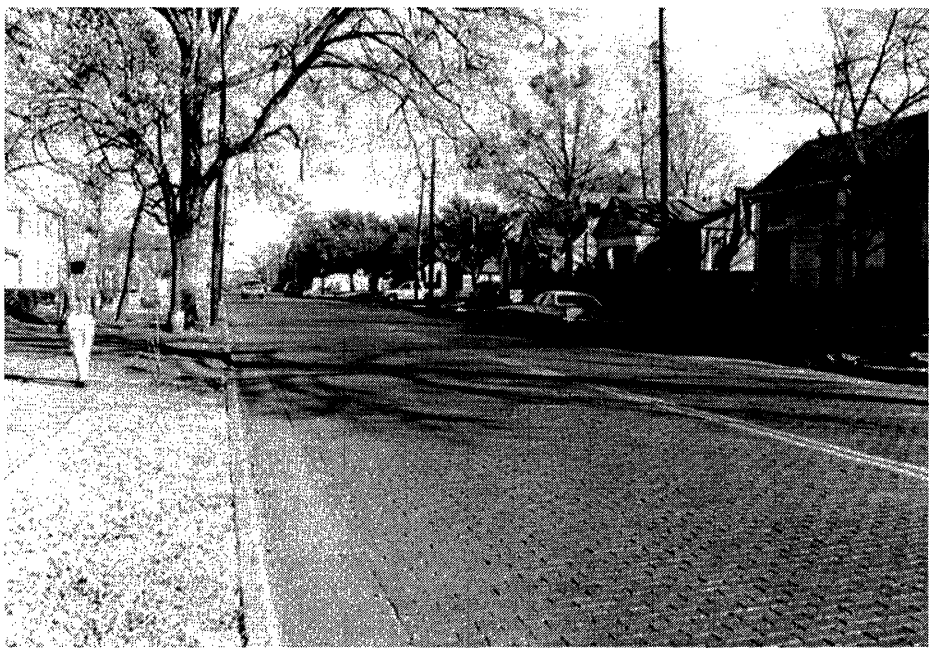


Figure 137: Tyler's Red-Brick Streets.
Photo by Diane E. Williams

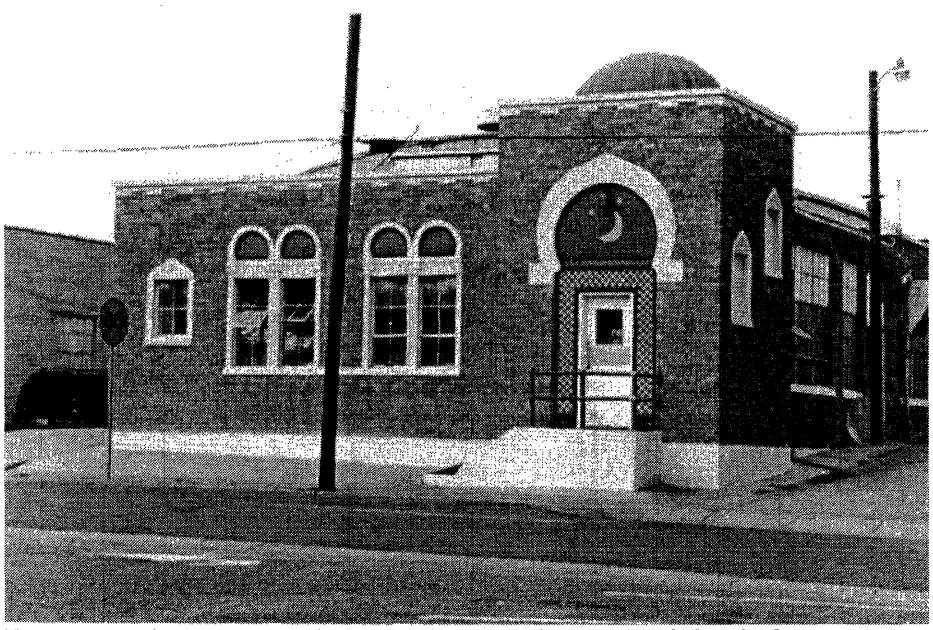


Figure 138: Crescent Laundry, East Ferguson Street, Exotic Revival .
Photo by Diane E. Williams

Figure 139: First Christian Church, 325 South Broadway, Romanesque Revival.
Photo by Diane E. Williams

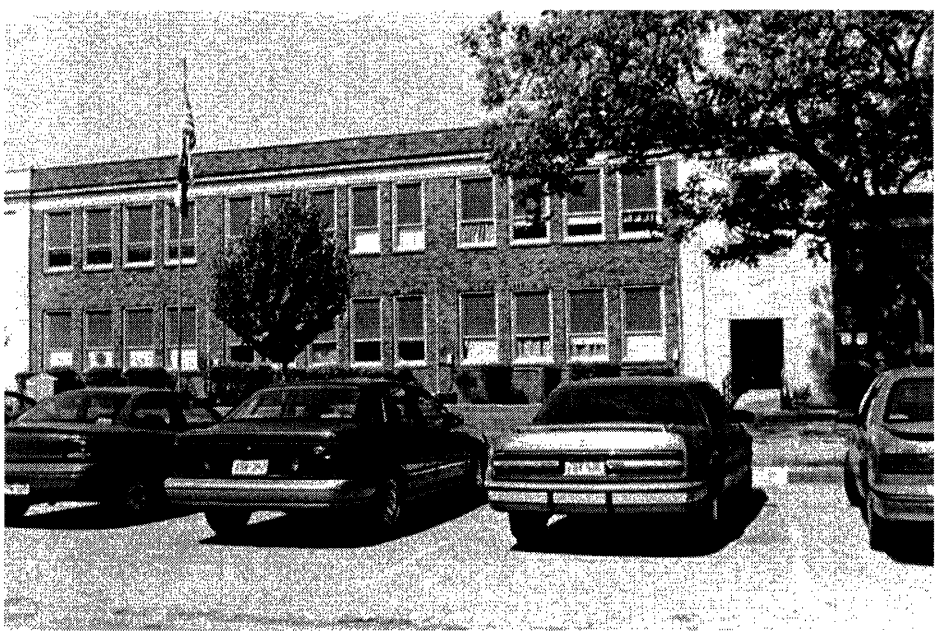


Figure 140: Douglas School, 1500 block North Haynie Avenue, Art Deco/Art Moderne.
Photo by Diane E. Williams

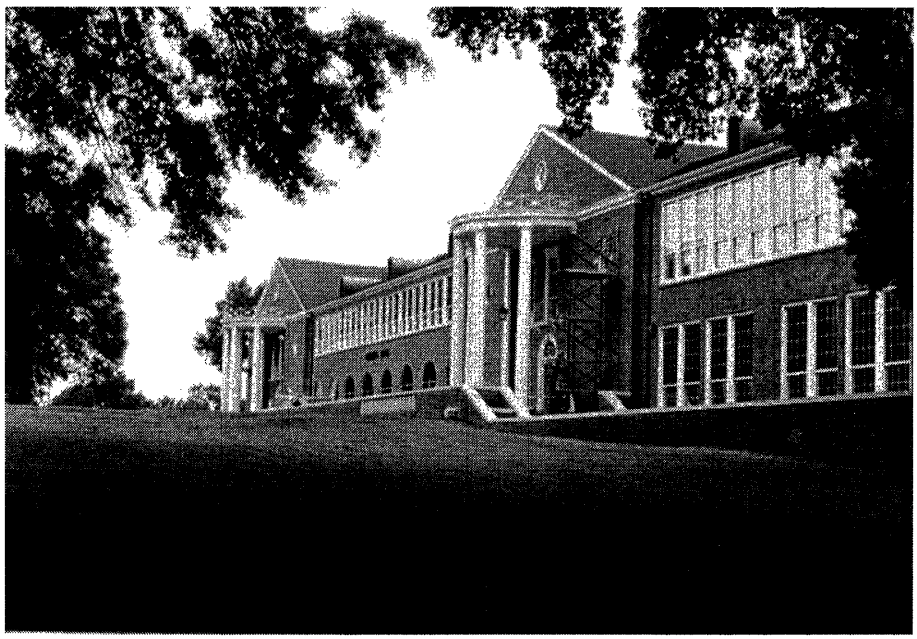


Figure 141: Tyler Junior College, Colonial Revival.
Photo by Diane E. Williams

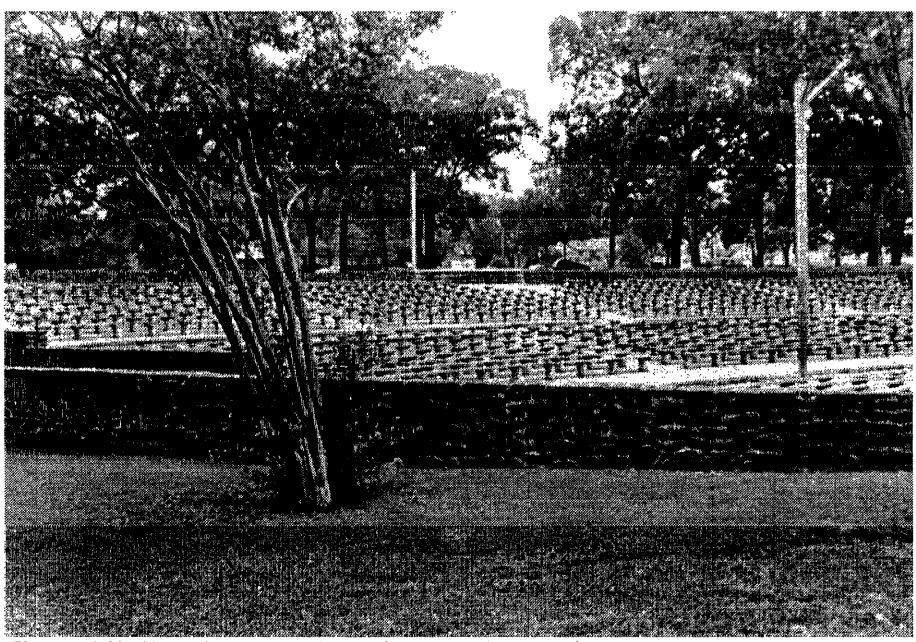


Figure 142: Bergfeld Park Amphitheater, Recreation.
Photo by Diane E. Williams

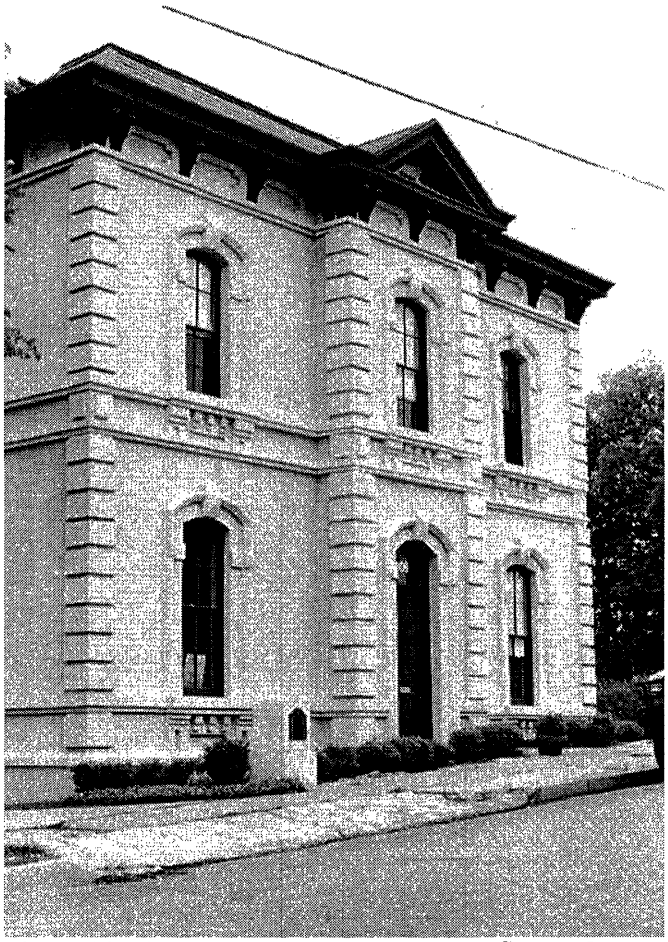


Figure 143: Smith County Jail, East Erwin Street, Governmental.
Photo by Diane E. Williams

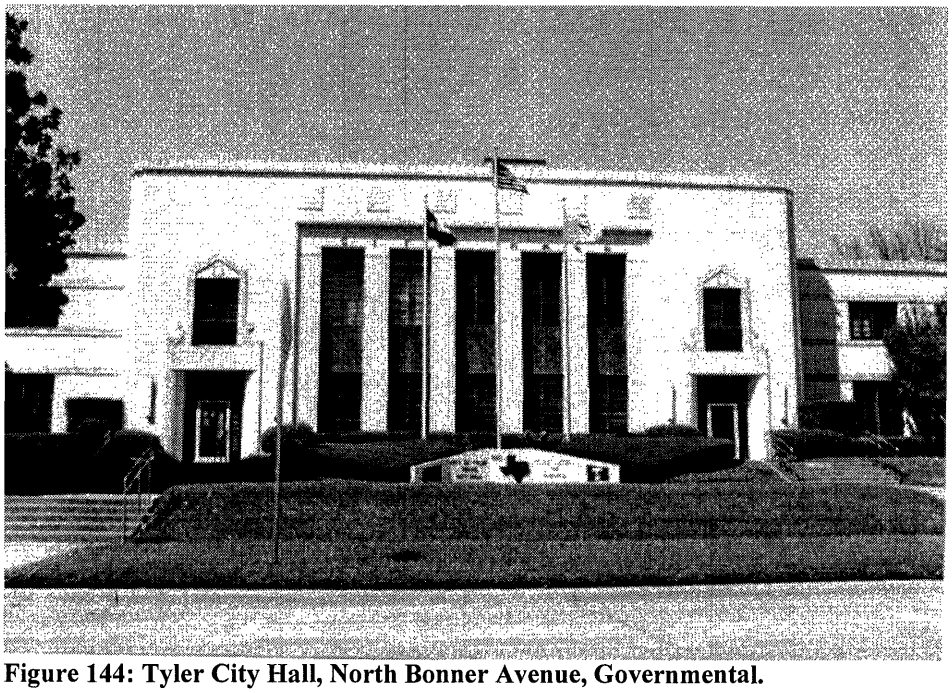


Figure 144: Tyler City Hall, North Bonner Avenue, Governmental.
Photo by Diane E. Williams

Figure 145: Oakwood Cemetery, Funerary.
Photo by Diane E. Williams

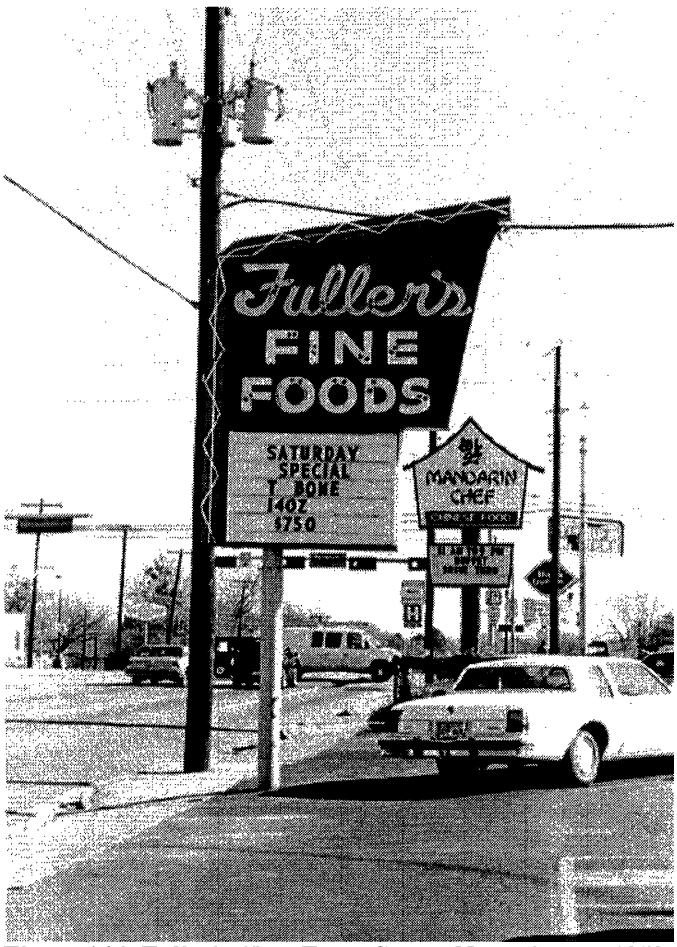


Figure 146: Fuller's, East Front Street, Neon sign ca. 1950.
Photo by Diane E. Williams

GEOGRAPHICAL DATA

The corporate limits of the City of Tyler, Smith County, Texas, 2000.

RESEARCH DESIGN, AND SURVEY AND EVALUATION METHODS

Introduction

This multiple property listing of historic and architectural resources of Tyler, Smith County, Texas, is based upon a 1994 to 1999 comprehensive inventory of non-archeological historic resources within the historic core of the city, and upon two individual National Register nominations (1996 and 1999) and a historic district National Register nomination (1997-98). This work was conducted by architectural historian and principal investigator Diane E. Williams under the sponsorship of the City of Tyler, Texas, a Certified Local Government, the Texas Historical Commission's Certified Local Government Program, Historic Tyler, Inc., a non-profit preservation organization, Marvin United Methodist Church, Tyler, and private donors. The inventory identified 6,976 properties, 15 potential historic districts and numerous potential research areas within the historic core of Tyler. The Community Development theme presented in the historic context was selected since it provides a broad investigation of local history, and presents information on a variety of sub-themes pertinent to the development patterns and construction of architectural and historic resources in the city. A public building, the St. Louis Southwestern Railway (Cotton Belt) Passenger and Freight Depot, was selected for this initial nomination because of its public ownership, its importance in the economic life of Tyler and its ability to represent the community development patterns of the early 20th century, a period of economic prosperity and growth. In addition, the historic context and associated property types will serve as a resource document for future multiple property nominations for Tyler's residential, commercial, religious, educational, institutional and other historic resources. These materials also provide a basis for public education and the preparation of educational and tourism materials.

Summary of On-Going Work Program

Since 1994, Diane E. Williams, first as a principal investigator for Hardy-Heck-Moore & Associates, Inc., and then as principal of Diane E. Williams & Associates, and working with others under contract to Historic Tyler, Inc., and the City of Tyler, has undertaken a four phase reconnaissance level historic resources survey of Tyler to discover potential National Register eligible properties and facilitate preservation planning. During Phase I, which investigated resources in Tyler's historic core, more than 1,500 properties were surveyed including the railroad depot, which is the subject of the accompanying individual National Register nomination. In the three subsequent phases more than 5,000 properties were surveyed. The survey project was completed in 1999 and resulted in the identification of several potential historic districts and more than 400 historic properties potentially eligible for individual listing in the National Register of Historic Places.

As an outgrowth of the survey work, Marvin United Methodist Church contracted with Diane E. Williams & Associates to investigate the construction history for the Marvin complex and obtain a preliminary determination of National Register eligibility. In 1999 based on the findings of that research work, and consultation with Texas Historical Commission National Register staff, church officials requested Ms. Williams to proceed with the preparation of the National Register nomination. Diane E. Williams & Associates also has prepared an Recorded Texas Historical Landmark application (RTHL 1998) and an individual National Register nomination for the circa 1873 John B. and Ketura (Kettie) Douglas House (NR 1997), as well as a National Register district nomination for the Charnwood Residential Historic District (NR 1999).

In 1999 Diane E. Williams & Associates began work on the current multiple property submission, which includes the historic context, property types analysis, multiple property nomination form and individual nomination for the St. Louis Southwestern Railway (Cotton Belt) Passenger and Freight Depot. This project is part of the on-going preservation planning work program, and is Phase V of the multi-phase, multi-year effort to survey, research

and nominate historic properties and districts in Tyler to the National Register. Because of funding and time limitations only one historic property could be nominated during Phase V. However, Phase VI includes three small historic districts and six individual commercial properties currently under preparation as an amendment to this multiple-property submission. A walking/driving tour brochure for the Charnwood Residential Historic District (NR 1999) is currently in production. Sponsored by Historic Tyler, Inc. and funded by grants from the National Trust for Historic Preservation and Historic Tyler, Inc., the illustrated brochure showcases one of the city's most historic residential neighborhoods and its first historic district.

Research Design and Methodology for the Multiple Property Listing

The principal investigator prepared a research design to guide archival research and the preparation of a historic context statement, associated property types and individual nomination for a public building. Upon completion of review by National Register staff at the Texas Historical Commission staff, the architectural historian commenced a literature and archives search as the basis for preparing a historic context within which to analyze the built environment of Tyler, Texas, from its earliest settlement in 1846 to 1960. The complexity of Tyler's history and its physical size necessitated organization of material in a concise and orderly fashion. Tyler's community development story is presented chronologically through a discussion of the relationship of pertinent contextual factors to the platting and development of representative subdivisions and neighborhoods, which were selected from the potential historic districts and research areas identified by the 1994-1999 comprehensive survey. The chosen areas illustrate specific development eras, trends and patterns, and are in different parts of the historic city. Plats and maps assist in presenting the information. The context and property types information provides data for analysis and evaluation of resources within the large, irregularly shaped 1994-1999 survey area. However, properties and neighborhoods that exist outside the survey area may also be evaluated using the context and property types as long as they were constructed prior to 1960.

Research undertaken by the principal investigator involved examination of materials in collections at local, state and regional libraries, and local historical societies, museums, government offices and archival repositories including the Smith County Historical Society Archives, the Tyler Public Library, the City of Tyler, the Smith County Courthouse, the Center for American History a the University of Texas at Austin, and other libraries at the University of Texas at Austin, the General Land Office and the Texas State Library in Austin. Oral interviews were conducted with six informants knowledgeable about specific aspects of the development of Tyler.

First, the principal investigator reviewed early land division and survey documents and surviving maps to determine the extent of development in given periods. Next, a thorough literature and archival records search was undertaken to identify primary and secondary sources germane to Tyler's development. County and community histories, publications specific to railroad transportation, agriculture, lumber, manufacturing, and the production of oil and gas were consulted, as were vertical files and biographical information on community leaders, and residents. Next, land transaction records organized by city block and maintained by the Smith County Title Company were searched to identify development patterns and individuals associated with subdivisions and development within a representative selection of subdivisions and neighborhoods. Public records such as deeds, mechanics liens, probate records, plat maps, Sanborn maps, tax records, census materials, and agricultural schedules were reviewed as were collections dealing with 1930s Federal relief programs in Texas, Smith County and Tyler. Tyler newspapers for the years 1905 through 1960 also were consulted, along with selected Houston and Dallas papers for the years 1870 through 1905. A fire at the primary Tyler newspaper in the early 20th century destroyed nearly all pre-1905 issues, and despite the principal investigator's extensive efforts to locate copies in state, university and regional archives none were found. However, fragments of issues published in the 1890s

relating to topics such as church history and the railroad were preserved by local residents and are now part of the Smith County Historical Society Archives. This fragmentary record provided important data on selected topics. In addition, historic photographs, drawings and maps were reviewed and selections made to provide visual documentation. A number of secondary sources also were used, including books and articles; a number of theses prepared by graduate students also provided important information. Existing photographs taken as part of the 1994 to 1999 survey project were augmented by additional contemporary photographs to provide further graphic illustration of historic resources in Tyler. This information provided the foundation for preparing the historic narrative.

The associated property types are organized chronologically by style and function, and utilized the survey database materials sorted by resource type, property type, sub-type, stylistic influence and plan type, materials and date. Architectural forms identified by the survey are: vernacular, popular and high style residential resources, as well as commercial, industrial, religious, funerary, educational, fraternal, governmental, institutional, landscape and infrastructure elements representing mid-19th century, late Victorian, late 19th and 20th century revivals, late 19th and early 20th century American movements, modern movement, and mixed styles, along with a variety of plan types. A thorough discussion of significance, registration requirements and aspects of integrity for individual properties and historic districts is included. Although the survey and property types deal only with resources within the large, irregular survey area, the character of construction within this area spans virtually the entire historic era in Tyler and serves as an appropriate and effective model for evaluating historic resources in Tyler located beyond the historic core area. Finally, the individual nomination for Tyler's rail depot was prepared and the entire multiple property package assembled.

Survey Research Methods

Survey methods were established during Phase I and were repeated in each successive survey effort (through Phase IV). This approach helped achieved consistency in the products of each phase. However, as the survey progressed, refinements to aspects of the methodology were made. Before beginning the field work for each survey area, the principal investigator reviewed previous survey products and related materials held in the files of the Texas Historical Commission (THC). These include survey cards prepared in the late 1970s during the survey of selected Tyler properties, and National Register nominations for Tyler properties. This step identified known historic properties and revealed the level of documentation recorded for those resources. Files in the Local History Programs division of the THC also were consulted to identify the resources in each respective survey area designated as Recorded Texas Historic Landmarks or with Subject Markers. This data was noted and National Register listed properties were identified in each survey report. Beginning in Phase III properties designated with state markers and as local landmarks in each survey area also were listed in the appropriate survey report.

While investigations for Phase I, Phase II Survey Area A, and Phase IV Survey Area A and Phase IV Survey Area B involved limited historical research on properties rated HIGH and SELECTED MEDIUM, available funding for survey work in other areas or phases prevented inclusion of historical research in the work program. Research conducted included identification of current owners and legal descriptions for selected properties, preparation and mailing of a questionnaire to those property owners, receipt of the completed questionnaires, and limited research with Tyler city directories to determine the original owners or tenants, their occupations, places of employment and dates of residency. This information helped verify visual information on the age of historic resources, identify types of work done by residents, the racial and ethnic background of residents, and to establish the names of historic businesses in commercial and industrial properties, thus creating a limited sociological profile of the investigated properties. Intensive research on properties in potential historic districts and areas not the

subject of limited research will be conducted when those areas are considered for National Register listing.

Survey Areas

Recognizing the large geographical area of Tyler, its complex and lengthy history, its abundance of late 19th and early 20th century historic resources, and the limited resources available to document them, the comprehensive survey and multiple property listing process was conceived as a multi-year, multi-phase work program. The Phase I survey area documented properties in a roughly rectangular area at the center of the city bounded by Glenwood Boulevard on the west, Gentry Parkway on the north, McMurrey Avenue on the east and Front Street on the south. This area was selected because it contains the oldest and most threatened resources in the community; a total of 1,834 properties were recorded. In Phase II a much smaller area, adjacent to the southern boundary of Phase I was documented. The Phase II survey area is delineated by Bois D'Arc Avenue on the west, Front Street on the north, Beckham Road on the east and an irregular boundary on the south following East Dobbs Street, South Broadway and West Rusk Street; a total of 521 properties were documented. The Phase II area was chosen because of the age and variety of its high style and merchant class residential resources, and the desire of property owners in a portion of this area to seek National Register district listing. The Phase III survey area was divided into two sub-areas, A and B. Phase III A is in north Tyler, and is bounded by Border Avenue on the west, Barrett Street on the north, Gentry Parkway, the I & GN tracks and North Fannin Avenue on the east and Gentry Parkway on the south. This area was selected because it is the oldest portion of north Tyler and contains a large number of late Victorian and early 20th century residential resources largely associated with railroad workers. Concerns regarding its stability due to increasing demographic changes and building alterations also influenced its choice for Phase III. The Phase III B area is in south Tyler, located west and southwest of the Phase II area. Bounded by Peach Avenue on the west, Front Street on the north, Bois D'Arc and Chilton streets on the east and Glenwood Boulevard/Fourth Street on the south, Phase III B was selected because it is a continuation of the Phase II survey area and includes a wide variety of residential properties built between 1848 and 1960. In Phase IV the remainder of north Tyler was surveyed in two survey areas, which flank the Phase III A area. Phase IVA is bounded by the I&GN tracks and Fannin Avenue on the west, Martin Luther King, Jr. Boulevard on the north, and Gentry Parkway on the east and south. This area was selected because it is a continuation of Phase III A and contains a mix of residential properties dating from about 1890 to 1950. Phase IVB is west of Phase IIIA and is a primarily early 20th century area of Tyler. Bounded by Glenwood Boulevard on the west, Martin Luther King, Jr. Boulevard on the north, Border Avenue on the east and Gentry Parkway on the south, it contains mostly residential resources built between 1910 and 1950. The northern part of Phase IVB includes a historically segregated African American neighborhood. Phase IV South Tyler incorporates much of Tyler's residential development created during the 1930 to 1960 oil boom. Home to mostly upper income white residents, Phase IV South Tyler is a large, irregular shaped area with an northern boundary that abuts the Phase II and Phase III B survey areas, and extends as far east as Beckham Road, as far south as Fair Lane and as far West as Englewood Street. It was selected as the last area within the city containing concentrations of pre-1955 resources. Resources in the survey areas document 102 years of Tyler's development history.

Field Investigations

Field investigations all were conducted by principal investigator Diane E. Williams. Using plat maps provided by the City of Tyler, Ms. Williams conducted a comprehensive reconnaissance level survey of all buildings, structures, sites and objects at least 50 years old. She identified, recorded and documented in Phase I properties built prior to 1946 and in Phase II properties built prior to 1947. In Phase III and Phase IV properties

built prior to 1956 were documented. By extending the investigated time frame properties that will reach 50 years of age in the next five years were included, thus expanding the available data and the life of the survey products. A systematic street-by-street investigation of each survey area was conducted. Typically, north-south streets on each plat map were investigated first, followed by east-west streets. However, there are exceptions to this approach, due to logistical and safety issues. In rare instances safety concerns prevented investigations of certain streets.

The principal investigator evaluated the individual properties' architectural form, plan type, materials and condition, recording on the field survey form the map number, unique site number, address, date of construction, date of alteration (if any), resource type, property type, property subtype (if any), number of stories, exterior materials, stylistic influence (if any), condition, and the preliminary preservation priority evaluation (HIGH, SELECTED MEDIUM, MEDIUM, SELECTED LOW, and LOW) recording this data on field survey forms. This data was encoded into a master data base inventory, which was then summarized and printed in abbreviated form and included in each survey report as Appendix A; the full data base was transferred to a diskette for use by Historic Tyler, Inc., and the City of Tyler. Dates assigned inventoried resources were estimated in increments of five years. Sanborn Fire Insurance Maps were available for most survey areas, although in many cases only a small segment of the area was mapped prior to the 1940s. These maps were used to verify visual information on the age of many historic properties. After the principal investigator recorded data on each individual resource in the survey areas, she then plotted the location of each resource on the appropriate City plat map, (which bears an identification number) indicating each property with its site number. When two or more related features were found on one site, the resources were designated with a unique number followed by a letter to differentiate each identified element. Thus, a property with a main dwelling and a garage apartment was designated, for example, 1a and 1b. In some cases individual addresses were not visible. When this happened, the hundred block was utilized in place of a formal address; occasionally an address followed by a ? was used when an address was partially visible or the numbering system pattern on the given street suggested a potential address. A 0 appears where the block number is not discernible.

Once all of the properties were surveyed, the principal investigator documented each HIGH and SELECTED MEDIUM priority resource with 35 mm black and white and 35 mm color slide film. A loose leaf three ring binder accompanies each of the five survey reports, containing the results of the photo documentation of the surveyed resources.: black and white contact sheets, black and white negatives and color slides placed in archivally stable protector sheets. Each 35 mm black and white contact sheet, with up to 35 images per sheet, is identified by roll number on an accompanying photo index sheet. Color slides have individual labels.

Preservation Priority Evaluation

Preservation priority evaluation is a systematic method of assessing preservation potential based on integrity, known historical associations and available knowledge regarding the rarity or abundance of a particular property type. The principal investigator used a three tiered system, with notations indicating intermediate status between two tiers, early in the project. A five-tiered system was applied to later phases. In Phase I and Phase II only three preservation priority classifications were used: HIGH, MEDIUM and LOW; properties that fell between the HIGH and MEDIUM categories were designated MEDIUM with a ? in the HIGH column; those properties between the MEDIUM and LOW categories were identified with a ? in the MEDIUM column. As the survey progressed it became apparent that additional categories were needed to adequately assess potential for preservation and historic significance. To this end the principal investigator developed two additional categories (SELECTED MEDIUM AND SELECTED LOW) for a total of five classifications. For a thorough discussion of the definitions of these categories see the following explanation.

Preservation Priority Classifications	
Classification	Description
High Priority	High priority resources are considered the most significant in a survey area, retain a high degree of architectural and physical integrity, have few alterations, and possess strong associations with the historic context. They are most likely to meet one or more of the eligibility criteria for listing in the National Register of Historic Places. They may be individually eligible for National Register listing. If included within the boundaries of a National Register historic district, they are almost always considered Contributing resources to the district.
Selected Medium Priority	Selected Medium priority resources have less architectural and physical integrity and possibly less historic significance than properties in the High classification, but they are unusual property types or architectural styles, use unusual construction methods, or for some other reason indicate a potentially significant history in relation to development patterns. While they may meet one or more National Register eligibility criteria, they are less often individually eligible for the National Register because of alterations that have removed or obscured important character-defining design features. If included in a National Register historic district, they are almost always considered Contributing resources to the district.
Medium Priority	Medium priority resources usually have less architectural and physical integrity than High priority or Selected Medium priority properties. They are almost always characterized by alterations or deterioration of materials that removed, changed or obscured original design features, or by less significant associations with the historic context. If included in a National Register historic district, they are almost always considered Contributing resources to the district.
Selected Low Priority	Selected Low priority resources are those that are not yet 50 years of age and do not meet the National Register criteria considerations for exceptional properties. They are, however, unusual property types, display unusual or significant architectural styles, employ unusual or significant methods of construction, or for some other reason indicate a relationship to development patterns that will become significant as time passes. These properties often posses a high degree of architectural integrity and display well-defined characteristics associated with Modernism or another architectural or engineering development, which, while not currently exceptional, will be increasingly important as resources built in the 1950s and thereafter become 50 years old. Selected Low properties also may be resources that are 50 years old or older that have been significantly altered but which may be important for their historical associations. Although they are unlikely to be eligible for National Register listing they may reveal useful information about the development of a community, a neighborhood or a facility. In rare cases, they may be eligible for listing on the National Register for the information they can provide about building technology or for archeological reasons. If located within a National Register historic district, they are usually considered Noncontributing resources to the district.

Preservation Priority Classifications	
Low Priority	Low priority resources have less significance than those in the other categories. They may be properties built at the very end of the historic period which have lost most of their original character defining architectural elements through modifications, or they may represent types still highly common and widely found. They do not generally meet National Register criteria. If located within a National Register historic district, they are usually considered Noncontributing resources to the district.

Analysis of Data and Report Preparation

Upon completion of the field documentation and basic research, the principal investigator finalized the preservation priority classifications assigned to the individual resources during field documentation. The rankings are based upon visible architectural integrity, consultation with available Sanborn Fire Insurance Maps and known historical associations. They are reflections of the surveyor's analysis at the time of documentation, modified by information from the Sanborn maps and review of research information. These priority classifications are guidelines for on-going preservation efforts, which may include future, intensive research in preparation for seeking a historic designation at the Federal, state or local level, or in designing zoning modifications for neighborhood conservation. As conditions change with each and restoration, rehabilitation, or incompatible alterations take place, these rankings are intended to be changed to accurately represent each property's relative status.

The final steps of each survey work program focused on the preparation of the report and compilation of supporting survey and research materials. Once the preservation priority rankings were finalized, the consultant submitted the field record forms to a data entry specialist for encoding into a computerized data base. Three different data base software programs were used during the four year survey effort: Dbase IV, QuattroPro 7.0 and Microsoft FoxPro for Windows 2.6. In each phase the data base inventory was proofread by the principal investigator and the data entry specialist, and finalized. The data base was then copied to a diskette. The principal investigator prepared photo index sheets and slide labels for the photographs, which were then compiled into presentation notebooks for each survey area. The principal investigator prepared five individual survey reports, and a final summary report, which includes a synopsis of all survey work, findings and recommendations. Four copies of each report were delivered to Historic Tyler, Inc. along with one copy of each set of the photographic documentation (black and white contact sheets, black and white negatives, and color slides), and one copy of each the data base diskette. Two copies of each survey report, and one copy of each set of black and white contact prints and index sheets were delivered to Texas Historical Commission Certified Local Government staff.

Further Work

The survey investigated the historic core of Tyler, a city of some 75,000 people, as a means of identifying the majority of Tyler's historic resources and facilitating the designation of significant properties at the local, state and national level. Because of the size of the city, funding limitations, and the need to demonstrate the viability of historic designations in Tyler, two individual National Register nominations, one district nomination and one Texas landmark nomination have preceded the preparation of this multiple property listing. Designated properties were chosen because they are exceptional examples of important types, styles and development patterns within the city and are evocative of periods in history significant to Tyler's growth. This multiple property listing with its single individual nomination is the first phase of multiple property nominations. National Register nominations for three

small districts and six individual commercial buildings are currently under way as Phase VI, and will be followed by additional district and/or individual nominations. Since 1994 interest in local and state landmark designations has increased resulting in additional designations on those levels. Additional work recommended in the 1994-1999 survey reports includes preparing a city preservation plan, establishing design guidelines for historic districts and properties, creating a time line for continuing the designation process, organizing a monitoring and mitigation program for designated properties and utilizing the context and property types materials to nominate additional properties, create school curricula, and create heritage tourism materials (such as the Charnwood brochure) and economic development programs. Finally, the survey and context should be updated and expanded within five to 10 years to extend documentation of post-1955 resources, and expand narrative and property types discussions to examine community development patterns in the post-1950 era. Archeological investigations should be considered for Cotton Belt Bottom and other areas within the city where archeological deposits are likely to be found.

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