

(Oct. 1990)

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

2647



1. NAME OF PROPERTY

HISTORIC NAME: East Ferguson Residential Historic District  
OTHER NAME/SITE NUMBER: N/A

2. LOCATION

STREET & NUMBER: 423-513 East Ferguson Street  
CITY OR TOWN: Tyler  
STATE: Texas CODE: TX COUNTY: Smith CODE: 423  
NOT FOR PUBLICATION: N/A  
VICINITY: N/A  
ZIP CODE: 75702

3. STATE/FEDERAL AGENCY CERTIFICATION

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

*[Handwritten Signature]*

Signature of certifying official

4-15-2002

Date

State Historic Preservation Officer, Texas Historical Commission  
State or Federal agency and bureau

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

Signature of commenting or other official

Date

State or Federal agency and bureau

4. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that this property is:

entered in the National Register.  
 See continuation sheet.  
 determined eligible for the National Register

See continuation sheet  
 determined not eligible for the National Register

removed from the National Register

other (explain):

*[Handwritten Signature: Edson H. Beall]*  
Signature of the Keeper

Date of Action

6/14/02

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**5. CLASSIFICATION**

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**OWNERSHIP OF PROPERTY:** Private

**CATEGORY OF PROPERTY:** District

<b>NUMBER OF RESOURCES WITHIN PROPERTY:</b>	<b>CONTRIBUTING</b>	<b>NONCONTRIBUTING</b>
	8	1 BUILDINGS
	1	0 SITES
	3	0 STRUCTURES
	0	0 OBJECTS
	12	1 TOTAL

**NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER:** 0

**NAME OF RELATED MULTIPLE PROPERTY LISTING:** Historical and Architectural Resources of Tyler, Smith County, Texas

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**6. FUNCTION OR USE**

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**HISTORIC FUNCTIONS:** DOMESTIC/Single Dwelling = duplex  
DOMESTIC/Secondary building = garage

**CURRENT FUNCTIONS:** DOMESTIC/Single Dwelling = duplex  
DOMESTIC/Secondary building = garage

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**7. DESCRIPTION**

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**ARCHITECTURAL CLASSIFICATION:**

Late 19<sup>th</sup> and early 20<sup>th</sup> Century American Movements: Bungalow/Craftsman

**MATERIALS:** FOUNDATION BRICK  
WALLS WOOD  
ROOF COMPOSITION SHINGLE  
OTHER GLASS, CONCRETE, WOOD

**NARRATIVE DESCRIPTION** (see continuation sheets 7-5 through 7-8).

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## DESCRIPTION

The East Ferguson Street Residential Historic District encompasses six, modest, nearly identical dwellings and three garages on approximately 1.363 acres of land in central Tyler, and is approximately three blocks east of Tyler's courthouse square. The district's resources were built between 1926 and 1930 on one large parcel now subdivided between two owners within Block 38 in the City of Tyler. All six dwellings are one-story wood frame Craftsman influenced bungalows built as rental units for working class occupants during an extended period of prosperity and growth. The bungalows are good examples of relatively uncommon "row" type rental housing erected in the 1920s and 1930s on large parcels in working class neighborhoods in central and southwest Tyler. Their virtually identical massing, materials and detailing are distinctive for their repetitive features and construction methods. One of the last surviving concentrations of intact housing of this type in Tyler, the dwellings reflect the economic expansion and population growth that fueled community development in this boom period and illustrate one kind of housing erected for working class individuals and families. Landscaping in the district includes informal plantings of shrubs and lawn; concrete walks lead to each front door. These features reinforce the neighborhood's character and provide additional continuity among the dwellings. A few mature trees occur in rear yard areas of the district. Historic infrastructure elements include red brick street paving and a concrete sidewalk. The district's resources are categorized into three property types, which are defined in detail in the Historic and Architectural Resources of Tyler, Smith County, Texas: *Community Development in Tyler, Texas 1846-1950* Multiple Property nomination. The majority of the resources in the district are single family residences. These are supplemented by three garages, three infrastructure elements and the modest landscaping features. Alterations within the district are confined to small, compatible rear additions, installation of window air conditioning units within original windows, replacement of one exterior door, replacement of one garage and limited changes to the remaining historic era garages. Containing 13 properties, the district retains a very high degree of integrity with 12 Contributing resources (92 percent) and one Noncontributing property.

## GEOGRAPHICAL SETTING

The East Ferguson Street Residential Historic District (**Photo 1**) occupies the mid-section of a flat city block about three blocks east of the courthouse square in Tyler. As the largest city (U.S. Census 1999 population est. 83,796) and seat of government in Smith County, Tyler is about 90 miles southeast of Dallas. The surrounding East Texas topography consists of timbered, rolling hills of gray clay and red sandy soils. Intermittent creeks water the area before draining into the Sabine and Neches rivers on the north and west of town, respectively. The East Ferguson Street Residential Historic District is on the east edge of downtown Tyler three blocks east of the courthouse square, one block east of the International & Great Northern (I&GN) Railway tracks and two blocks south of the main line of the St. Louis Southwestern (Cotton Belt) Railway tracks. Sited at mid-block between Center Avenue and Beckham Road on East Ferguson Street, the six Craftsman influenced bungalows and three garages that make up this district front north onto East Ferguson Street. The six, virtually identical dwellings are a distinctive presence in an area containing a mix of vacant land, scattered housing, parking lots, and one-story altered historic and non-historic commercial buildings.

The East Ferguson Street Residential Historic District forms a slightly irregular rectangle. Developed on one of the last large vacant parcels immediately east of downtown, much of the residential and commercial development present in the 1920s and 1930s has been demolished, leaving the district as a highly visible cluster of row type worker housing. On the east, south and west, district boundaries are the side and rear property lines of the parcels on which the nominated dwellings are located. The north boundary of the district is the north line of East Ferguson Street. The district is fully developed, with no vacant parcels within district boundaries. East and west of the dwellings is vacant land that once held wood sided residences and a cemetery monument yard. A few one-story brick commercial buildings are south of the district fronting onto East Erwin Street. They are recessed from the district by the depth of lots fronting onto East Erwin

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Street. On the north side of East Ferguson Street are a few modest dwellings erected as rent property by various owners between about 1910 and about 1940. Some of these have been altered. East Ferguson Street, the northern boundary of the district, carries traffic from Beckham Road into downtown. North Center Avenue carries little traffic as it is largely adjacent to vacant parcels originally developed with modest residences. The Union Pacific Railroad tracks (historically the International & Great Northern Railway right-of-way) runs about one block west of the district and the Cotton Belt tracks about two blocks north. East Erwin Street, a major east west feeder street is one block south, and Beckham Road, a major north-south arterial is about a block east of the district. **Map 2** shows the location of the district relative to the immediately surrounding area.

**THE EAST FERGUSON STREET RESIDENTIAL HISTORIC DISTRICT**

Constructed between 1926 and 1930, the six nearly identical dwellings and associated features (Smith County Deed Records; UT Austin CAH a) that comprise the East Ferguson Street Residential Historic District (**Photo 1**) face north onto East Ferguson Street. Financed by property owners Leslie Lyle (L.L.) and Catherine T. Mullins through bank and private loans, the six units were built in two phases. Three dwellings (423, 427 and 505 East Ferguson) were built prior to 1928 (UT Austin CAH a), but no building permits or mechanic's liens were located for them. The remaining three units were constructed between February and May 1930. All six dwellings are virtually identical and were likely constructed from pattern book plans available at local lumber yards. The three most easterly units (507, 509 and 513 East Ferguson) were erected by local contractor Lee Grissom (Griffon or Grisson) for \$750 each. All six are front-gabled, wood frame dwellings with dropped bevel siding. The units at 423 (**Photo 2**) and 427 have partial width integral porches at the northwest corner of the primary facade, while the remaining four units have partial width attached porches at the northeast corner. The three westerly units are slightly larger than the dwellings at 507, 509 and 513 (**Photo 3**) East Ferguson, and by 1938 all but one unit (505) had a projecting rear facade feature. Shared one-story wood frame, wood sided garages were built at the rear of the parcel simultaneously with the dwellings. A double side-gabled garage between 423 and 427 present in 1928 was added onto by 1938 with a one-room apartment on the west side. This garage/apartment was replaced about 1955 with the surviving three-car, side gabled garage without doors (**Photo 2**). A front-gabled two-car garage was located between 505 and 509 in 1928 and by 1938 a one-room unit was attached to the rear of it; the building is now a two-car garage (**Photo 4**). A front-gabled two-car garage located between the dwellings at 509 and 513 was present by 1938. It also had a one-room apartment on the east side. This garage/apartment survives as a two-car garage (**Photo 4**).

Distinguishing characteristics of all six units are the wood frame, wood sided construction, front-gable massing, partial width porches, concrete porch floors, unpainted red brick porch columns, horizontal slat vents in the gable ends, exposed rafter tails, 1/1 double hung wood sash windows, and two entry doors on the main elevation. The units at 423 and 427 East Ferguson have integral porches supported by a single brick pier and are distinguished by knee braces. The four easterly units have attached porches with two brick piers and vents in both the porch and house gables. The three westerly units are slightly larger than the three easterly dwellings. Otherwise, the exteriors of the units are virtually identical. The massing, materials, Craftsman influenced architectural styling and setbacks are strong unifying features and distinguishes them from the scattered surviving dwellings in the immediate area, which show more eclecticism in their massing, materials and styling. The similarity of the dwellings and their uniform setbacks are typical of low-cost bungalow construction throughout the country in the 1920s and 1930s and a characteristic of housing produced for rental use. Landscaping consists of lawn and mature shrubs in the front yards and mature trees at the back of some dwellings. Concrete walks lead from the porch steps to the concrete sidewalk. The landscape features, and the district's infrastructure --walkways, sidewalks and the red brick paved street--are historic features that reflect historic patterns and contribute to the character of the district.

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Alterations are few and do not detract from individual unit integrity, nor from the integrity of the district. Exterior changes are limited to replacement of one original exterior front door, small historic era rear additions on some units that are compatible in scale, materials and massing with the dwellings' original design, and the installation of window air conditioning units within original openings; all windows are intact. Changes to the garages include removal of the doors on the garage serving 509 and 513 East Ferguson, and one set of doors on the garage at 505-507 East Ferguson. The dwelling units attached to the two surviving historic era garages were removed at an unknown time. The third historic era garage was replaced about 1955 with a three-car type to serve units at 423 and 427 East Ferguson.

### Landscape Features

Reflecting the repeating pattern of massing, detailing, materials and setbacks of the district's dwellings, the defining district landscape element is the lawn planted in the front setback of each dwelling. Two units have shrubs planted at the front foundation, in front of, or next to the porch, and one has a small, recently placed tree. Rear yards contain a few mature trees that provide shade on the south exposure of the district. The limited landscaping reflects not only the relatively small area surrounding each house, but the rental nature of the properties that dictate inexpensive, low maintenance plant materials. The district's landscaping enhances its practical nature and contributes to its identity as a historic unit.

### Infrastructure Elements

As a residential area developed for working class people on the edge of Tyler's commercial and industrial core, infrastructure elements are limited to streets and sidewalks (the street is not within the National Register district boundary). East Ferguson Street extends east from the north side of the courthouse square and was paved by 1938 (Smith County Deed Records) with the red brick still in place. While the brick streets of Tyler are significant and should be named for a prominent Tyler pioneer, Ferguson Street has been an important thoroughfare in downtown Tyler since the 19th century. The concrete sidewalk in front of the district's dwellings was probably constructed about the same time as the street was paved. Individual concrete walkways leading from the sidewalk to each front porch were likely installed when the houses were built. These elements also contribute to the district's character providing details that reinforce the district's sense of time and place.

### Noncontributing Properties

Noncontributing properties include historic resources incompatibly altered through removal or obscurity of character defining architectural details, and those erected after the end of the district's period of significance. There is one Noncontributing resource in the district. It is a three-car garage built about 1955 that is compatible in scale, materials and design with the historic era garages. It is Noncontributing because of its construction after the end of the period of significance.

### SUMMARY OF REGISTRATION REQUIREMENTS AND TYPICAL ALTERATIONS

To be eligible for listing as Contributing to the district, historic (pre-1952) resources need not be unaltered, but should retain most of their character-defining historic architectural details and materials. They must retain integrity of at least four of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling and association. 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. Noncontributing properties are those that detract from the district's historic character. This category includes historic resources and their

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auxiliary buildings that have lost integrity through severe exterior alterations, those built since 1951, and those moved to the district or built within it during the last 50 years.

Typical alterations to resources in the district are the installation of window air conditioning units within the original window openings, the construction of compatible, small, rear additions, and the conversion of one-room rental units attached to the surviving historic era garages and replacement of one garage about 1955. All windows with air conditioning units retain their original glass, wood frames and moldings. One unit has one of its two front entry doors replaced. There are no other apparent exterior alterations.

### SUMMARY OF PHYSICAL CONDITION AND INTEGRITY

The 12 Contributing resources that make up the East Ferguson Street Residential Historic District are a highly concentrated grouping of historic elements reflecting social structure and development patterns in Tyler during a period of sustained economic growth and community development. These resources typify a locally rare row house form applied to rental housing in central and southwest Tyler in the 1920s and 1930s. These dwellings are indicative of nationwide popular architectural trends in the 1920s and 1930s and the urban practice of creating low cost rental housing using identical or nearly identical domestic forms. All resources in the district, except the landscaping and infrastructure elements, are small scale, wood frame, wood sided buildings with minimal stylistic embellishment that have changed little since their construction. Alterations are limited to small, compatible rear additions and removal of garage dwelling units and some doors. The district is further distinguished by the similarity of the dwellings and their repeating design elements and setbacks, which heighten their visibility and create a strong sense of time and place. The exterior character-defining elements of the district's buildings—wood and brick, window materials, fenestration patterns, porch and entry detailing—are maintained in excellent condition and retain a high level of integrity of location, materials, design, workmanship, feeling and association within the period of significance. Noncontributing resources are confined to one replacement garage, which uses materials, scale and design compatible with the historic-era resources.

### INVENTORY OF PROPERTIES

The following list includes all properties within the district. Organized by address in ascending order, the list identifies each resource and includes the most important physical information about each property. Dates are estimated for the three westerly units and their associated garages based on deed and Sanborn map records.

Address	Date	Property Type	Stylistic Influence	Status
423 E. Ferguson Street	ca. 1926	Domestic Single	Craftsman	C
423-427 E. Ferguson Street	ca. 1955	Domestic Auxiliary:Garage	Craftsman	NC
427 E. Ferguson Street	ca. 1926	Domestic Single	Craftsman	C
505 E. Ferguson Street	ca. 1926	Domestic Single	Craftsman	C
505-507 E. Ferguson Street	ca. 1926	Domestic Auxiliary:Garage	Craftsman	C
507 E. Ferguson Street	1930	Domestic Single	Craftsman	C
509 E. Ferguson Street	1930	Domestic Single	Craftsman	C
509-513 E. Ferguson Street	1930	Domestic Auxiliary:Garage	Craftsman	C
513 E. Ferguson Street	1930	Domestic Single	Craftsman	C
E. Ferguson Street	ca. 1930	Landscape	N/A	C
E. Ferguson Street	ca. 1930	Infrastructure: walkways	N/A	C
E. Ferguson Street	ca. 1925-30	Infrastructure: sidewalk	N/A	C
E. Ferguson Street	ca. 1938	Infrastructure: brick street	N/A	C

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**8. STATEMENT OF SIGNIFICANCE**

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**APPLICABLE NATIONAL REGISTER CRITERIA**

- A** PROPERTY IS ASSOCIATED WITH EVENTS THAT HAVE MADE A SIGNIFICANT CONTRIBUTION TO THE BROAD PATTERNS OF OUR HISTORY.
- B** PROPERTY IS ASSOCIATED WITH THE LIVES OF PERSONS SIGNIFICANT IN OUR PAST.
- C** PROPERTY EMBODIES THE DISTINCTIVE CHARACTERISTICS OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION OR REPRESENTS THE WORK OF A MASTER, OR POSSESSES HIGH ARTISTIC VALUE, OR REPRESENTS A SIGNIFICANT AND DISTINGUISHABLE ENTITY WHOSE COMPONENTS LACK INDIVIDUAL DISTINCTION.
- D** PROPERTY HAS YIELDED, OR IS LIKELY TO YIELD, INFORMATION IMPORTANT IN PREHISTORY OR HISTORY.

**CRITERIA CONSIDERATIONS:** N/A

**AREAS OF SIGNIFICANCE:** Community Planning and Development, Architecture

**PERIOD OF SIGNIFICANCE:** 1926-1952

**SIGNIFICANT DATES:** 1926-1927, 1930

**SIGNIFICANT PERSON:** N/A

**CULTURAL AFFILIATION:** N/A

**ARCHITECT/BUILDER:** Lee Grissom (AKA Grisson, Griffon), builder

**NARRATIVE STATEMENT OF SIGNIFICANCE** (see continuation sheets 8-9 through 8-18).

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**9. MAJOR BIBLIOGRAPHIC REFERENCES**

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**BIBLIOGRAPHY** (see continuation sheets 9-19 through 9-20).

**PREVIOUS DOCUMENTATION ON FILE (NPS):** N/A

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

**PRIMARY LOCATION OF ADDITIONAL DATA:**

- State historic preservation office (*Texas Historical Commission*)
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository:

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## STATEMENT OF SIGNIFICANCE

Constructed between 1926 and 1930 for owners L.L. and Catherine Mullins by local contractors, the six Craftsman influenced bungalows in the East Ferguson Street Residential Historic District are rare intact examples of worker "row" housing in Tyler. The district was once part of a larger, eclectic neighborhood, now largely demolished, that sheltered mechanics, railroad, laundry and restaurant workers as well as clerks, stenographers, salesmen and other wage employees. The bungalow plan and Craftsman influenced design modestly interprets a widely built house form and reflects Tyler's growing need for rental housing space in the years just prior to, and after, the discovery of the East Texas Oil Field. The district documents one type of housing offered to working class Tylerites and reflects methods used by a single developer in a short time period to create low cost housing. The district also illustrates the prosperity of the late 1920s and 1930s when working class people, such as the Mullins, could afford to construct rental property for other working class citizens. The East Ferguson Street Residential Historic District is significant for its architecture and for its associations with community development during a period of rapid population growth and economic development fostered by on-going prosperity resulting from the storage, processing and marketing of agricultural products and manufacturing and then by the oil industry. The district is significant as one of the best preserved examples of worker housing in the city. The East Ferguson Street Residential Historic District is maintained in good condition and retains a high degree of integrity. It derives its primary significance from its architectural form and its association with Tyler's expanding economy in the 1920s and 1930s, which fostered intensive community development. For these reasons, the East Ferguson Street Residential Historic District is eligible for listing in the National Register of Historic Places at the local level under Criteria A and C in the areas of significance of community development and architecture within a period of significance extending from 1926 to 1952.

## COMMUNITY DEVELOPMENT IN TYLER

Settled in 1846, when Smith County was created from Nacogdoches County, Tyler incorporated in 1850 and served as the seat of Smith County as well as the site of branches of State and Federal courts. From its earliest settlement in the 1840s, when businesses located around the courthouse square, 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. 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, food processing, food distribution, saw and planing mills, and banking and insurance firms became important components of Tyler's economy (Whisenhunt 1983:29). The railroad made an enormous impact on Tyler and the surrounding area, more than doubling business (Smallwood 1995:ch.15a, p. 11). In the late 19th century this diverse economy fostered 15 labor unions representing workers in various fields (Smallwood 1999:426). Local bank failure occurred in 1891 and then the nationwide Panic of '93 slowed the economy 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).

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 and 1960s. These changes significantly



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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 warehouse buildings include the Moore Grocery Co. and the Tyler Grocery Co. buildings on adjacent North Broadway parcels.

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. Meat processing, storage and shipment, canning, storage and distribution of grain, fruit and vegetables were joined by several wholesale grocery firms in the early 1900s including the Moore Grocery Company, which was established prior to 1900. The wholesale grocery industry expanded in 1903 when John B. Mayfield, a resident of what would become the Charnwood Residential Historic District (NR 1999) started a second wholesale grocery, the Mayfield Grocer Co. By 1914 Mayfield's firm had grown to six branch facilities (Tyler Public Library c:215). Telephone service 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 b). 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 residential area known as the Azalea District. In 1932 Lindsey developed the 15-story People's National Bank, a Tyler landmark and testament to the community's economic health during one of the worst years of the Great Depression.

Better roads throughout Texas 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 c). As roads continued to improve truck, bus and auto travel became more attractive spurring by the 1920s development of gas stations and vehicle repair garages throughout central Tyler. By the mid 1920s Tyler 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, laundries 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 Blackstone Hotel opened in 1921 and was demolished in 1985; a parking lot now occupies the site. Its companion, the 1938 Blackstone Building, survives on North Broadway. It included offices and Tyler's first union bus station. The Tyler Chapter of the Texas Association of Business was established in 1922 in response to a booming business climate (Whisenhunt 1983:59). The Crescent Laundry relocated within Tyler and built a modern plant to accommodate a growing business. In the late 1920s the Minnelee Bus Lines operated from 110 North Broadway (Tyler Public Library a), providing inter-city transit service. In 1929 the Jenkins-Harvey Super Service Station and Garage was erected to serve the growing number of motorists. Between 1920 and 1930, significant growth in Tyler and Smith County occurred in dairying operations. Rose culture remained important and developed more rapidly after irrigation was introduced in 1924. Tomatoes, pecans, and peanuts also became important crops. Two fertilizer plants used cottonseed meal to make their products, and the Sledge Manufacturing Co. had more than 100 employees.

Housing continued to be erected throughout the 1920s and into the early 1930s, despite the onset of the Great Depression. Much of it was single family bungalows in the working class neighborhoods of north Tyler and the more monied areas of south Tyler. Row type housing for workers also was built in this era, occurring in established African American enclaves more often than in white neighborhoods, and typically constructed by an individual developer in a relatively short time period. Eight nearly identical rental bungalows were constructed in the late 1920s in what is now the

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Charnwood Residential Historic District (NR 1999). Two other surviving developments of this type are the Craftsman-influenced bungalows built between 1926 and 1930 for white residents on East Ferguson Street and the Craftsman-influenced bungalows built about the same time along Short, Line and Oakwood streets in a historically African American neighborhood.

In 1930, Tyler was on the threshold of its greatest economic era, a 30-year-plus 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). While the population increased from 9,255 in 1920 to 13,009 in 1930, Tyler received a huge influx of people between 1930 and 1950. In 1940 the population reached 20,879 and in 1950 it had grown to 28,854 (U.S. Census). The population continued to increase through the 1950s and 1960s.

Tyler benefited greatly from the discovery of the East Texas Oil Field. As the largest town in the five county oil field area before the oil boom, it provided the most developed infrastructure and a wide range of business and professional services. At the junction of several state and U.S. Highways, Tyler had good communications, rail and truck service, a number of banks and related financial institutions, hotel and office space, a system of paved roads, and a variety of neighborhoods offering housing types to people of all income levels. As a result Tyler became the East Texas headquarters for many oil companies beginning with the discovery of the Van gas field west of Tyler in the 1920s expanding the need for almost every type of business and service industry. With the discovery of the East Texas field in 1930-31, 33 companies established offices in Tyler and almost all of the larger independent operators in the field set up land-leasing headquarters. Although Tyler had several office buildings and two large hotels, the Tyler and the Blackstone, neither existing hotel rooms nor the office space would prove adequate to meet new demands. In 1932 Samuel A. Lindsey, Chairman of the Board of People's National Bank, financed the construction of a 15-story bank and office building immediately west of the courthouse. In 1932 "the Blackstone [Hotel] added nine stories to accommodate the newcomers" (Clark:131), and in 1938 Edmond P. McKenna, owner of the Blackstone Hotel, and a group of investors active in the Chamber of Commerce financed the construction of the Blackstone Building, containing a union bus terminal on the first floor and five floors of office space.

The East Texas Field fostered construction of refineries, and a rail network around the field made it possible to move the oil efficiently. The field's crude oil was of good quality needing only minimal equipment to make gasoline. At least 95 small refineries were initially built, but after a few years as production evened out, that number dropped to 76. One of these was just east of downtown Tyler. Called LaGloria, the refinery turned out gasoline and originally was known as the McMurrey Refinery; it remains in operation. Trucking also became big business, with big rigs hauling gasoline from local refineries.

Legal services became even more important after the discovery of oil as related law suits and corporate activities surged; the need for office space grew. Throughout the 1930s agriculture, especially dairying, 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

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seven chain grocers, seven lumber companies, and 59 restaurants, and a pottery, and several laundries and dry cleaners, among many others (Tyler Public Library:a).

In the 1940s oil and gas production and services related to that industry were the primary economic engines. 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 are 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 Chamber of Commerce b).

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 c). 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 Chamber of Commerce b). While prosperity was a reality for those involved in the oil business, other aspects of the economy were affected, with minorities, unskilled laborers and tenant farmers largely bypassed by the boom.

As important as the East Texas field was to the local and regional economy it proved vital to the success of the Allies in World War II. Texas oil fields produced 80 percent of all oil needed by the Allies, and the East Texas Field provided the major portion. 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 battlefield. 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). 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 in 1943 of Camp Fannin (Whisenhunt 1983: 69-78), an infantry training center northeast of Tyler that employed 2,500 civilians. In 1945, the camp became a military separation center and the airport returned to civilian use.

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 c:235). Residential development boomed with new areas of substantial brick dwellings in revival styles appearing in south Tyler and northwest Tyler. One of the city's most visible neighborhoods from this era is the Azalea District, in south central Tyler, which contains a large concentration of Tudor Revival and Colonial Revival brick dwellings. This area was Tyler's elite address between the 1930s and early 1960s, housing oil company executives, oil entrepreneurs and others associated with the oil industry or made wealthy by it. It remains one of the community's most prestigious residential neighborhoods.

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Housing less wealthy citizens are the duplexes along South Donnybrook, East Sixth and East Eighth streets. This development, erected in 1947 and 1948 was a post-World War II tract-type development that provided rental housing to working class and moderate income people in an area defined by more eclectic single family homes.

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 firms included the Sledge Manufacturing Co., the Woldert Company, the Tyler Pipe and Foundry Company, and the McMurrey Refining Co., Delta Drilling 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: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. Business and residential development continued as new office buildings were erected in the late 1940s and the 1950s. One of the most visible is the 1953 modernist Petroleum Building on South Broadway. The Benevolent and Protective Order of Elks, a prominent social and service club present in Tyler since 1891 erected a Modernist lodge building in 1949 on south Broadway, opening their doors to the community for dances, private parties and other social activities. Residential construction continued as in-fill in established neighborhoods throughout south Tyler, including the Azalea District and in northwest Tyler. New neighborhoods of tract-type housing also appeared in southeast Tyler and northwest Tyler.

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 than these experts predicted. "Cumulative production of crude oil and natural gas liquids in northeastern Texas through 1950 was approximately 4 billion barrels. By January 1, 1993, when the Texas 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.

### THE EAST FERGUSON STREET RESIDENTIAL HISTORIC DISTRICT

Comprised of six nearly identical dwellings and associated features constructed between 1926 and 1930 (Smith County Deed Records; UT Austin CAH a), the East Ferguson Street Residential Historic District occupies lots 7 and 7B of Block 38 within the Issac Lollar Survey. Once part of the Chilton family homestead, the property remained undeveloped at its sale by Chilton heirs in May 1922 to David and Aziza Korkmas, members of a successful local merchant family of Syrian-Lebanese descent. Within a few days the Korkmas sold the property to Leslie Lyle and Catherine T. Mullins, which included the immediately adjacent parcels to the west (Smith County Deed Records). Between 1922 and 1926 the Mullins were busy building and remodeling other residences on the adjacent land, including their own home at 411 East Ferguson. Mullins was a machinist for the Cotton Belt Railroad and the proximity of the rail yards to East Ferguson Street and to downtown Tyler made it an ideal location for the Mullins family as well as for rental housing. The Mullins began developing the six rental units starting with 423, 427 and 505 East Ferguson, probably shortly after finishing their own dwelling, begun in 1926 at 411 East Ferguson Street (Smith County Mechanic's Liens). By 1928 the three westerly units were completed (UT Austin CAH a). In February 1930, the Mullins hired local contractor Lee Grissom (Grissom or Griffon) to construct the fourth bungalow (505 East Ferguson). Construction continued in March 1930, with 509 East

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Ferguson and in May and with 513 East Ferguson (Smith County Mechanic's Liens). After many years, the bungalows passed out of the Mullins family. Two separate owners now control the six dwellings. They remain rental units.

The resources within the East Ferguson Street district characterize a distinct dwelling type built during the 1920s and 1930s for working class residents, a little recognized aspect of Tyler's physical development. The similarity of its four room plan and exterior treatment used in the district was relatively uncommon in Tyler's working class neighborhoods during the 1920s and 1930s, where even low cost housing was typically more eclectic. Identical or nearly identical exterior forms were most often seen in African American neighborhoods. The standardized form of the district dwellings suggests equality, an important democratic principal (Wright:25), and reflects the economical building practices used to create low cost rental housing widely built in urban areas throughout the nation. In this way, the district fits into established nationwide housing trends, but within Tyler, and other small and medium sized cities in Texas, such similarity of form within white neighborhoods, and some African American neighborhoods, was something of a departure from typical development patterns. Study of Sanborn maps and a review of surviving housing types suggest that the extended period of development and redevelopment occurring in most Tyler neighborhoods promoted diversity and eclecticism as the norm, and an absence of worker housing as a distinct type except in late 19th century African American enclaves. The East Ferguson district developed in a relatively short period--four years--and was initiated by one owner, the Mullins, who were themselves working class residents with limited funds. These factors resulted in the uniformity of the district and its distinct character. Other surviving examples of nearly identical worker housing in central Tyler created by one developer include the dwellings in the Short-Line neighborhood, developed in the late 1920s and early 1930s by a white land owner within an established, eclectic African American neighborhood, and the dwellings in the Frank-Thomas area built by a white land owner for white residents. Both were constructed in a relatively short period of time on the last large remaining parcels within established neighborhoods. Other examples of "row" type bungalows occur in southwest Tyler, in historically African American neighborhoods developed by white landowners.

At the time the district dwellings were built, they were part of a larger working class neighborhood that filled the area between East Erwin Street on the south, Center Avenue on the west, the Cotton Belt Tracks on the north and Beckham Road on the east (see Map 1). Like most residential development in Tyler, neighborhood character was eclectic resulting from its fairly slow development over several decades. Dwellings were primarily one-story, wood frame, wood sided L-plans, modified L-plans, shotgun houses, bungalows and other modest house forms built beginning about 1890 on large homestead tracts occupied by some of Tyler's most important early families. A few duplexes, three or four unit apartments also were present, along with a limited number of brick veneer dwellings. As Tyler's economy grew in the early 20th century, the city business district, just three blocks west, expanded, as did industrial activities in the vicinity of the Cotton Belt tracks and yards. As a result, this area was no longer a sought-after residential address for Tyler's elite or for middle class citizens. But despite its location near noisy or polluting enterprises, the neighborhood was close to downtown businesses, nearby industrial plants and the railroad and thus it became a working class neighborhood. The East Ferguson Street district was one of the last groups of dwellings developed in the area, the result of Chilton family heirs retaining the property as an undeveloped parcel until 1922. The other undeveloped area was two blocks north along Frank and Thomas streets. That enclave was developed in the 1930s with brick Tudor Revival bungalows on land formerly used as a sports field. Most of the dwellings in the larger neighborhood have been lost through demolition, isolating the East Ferguson Street district and the dwellings along Frank and Thomas (which have lost integrity through deferred maintenance and alterations) as discrete enclaves of distinct architectural form that reflect their origins as worker housing created by an individual owner.

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## Architectural Significance

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. 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.

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.

## REPRESENTATIVE PROPERTIES

To better illustrate the stylistic form and plan type present in the district, along with typical materials and alterations, and data on the developers and district residents, two representative examples of typical domestic single resources, and two representative examples of associated garages have been selected for discussion. Through these resources details of the district's story emerge more fully.

### L.L. AND CATHERINE MULLINS RENT HOUSE AND GARAGE

423 E. Ferguson Street ca. 1926/ca.1955

Photos 2 and 4

Architect/Builder: Unknown

Style: Craftsman-influenced bungalow

**Description:** Built by 1928 when it appears on the Sanborn map, this one-story wood frame, wood-sided front gabled bungalow has a partial width integral porch supported by a red brick pier. Knee braces in the gable end and a rectangular

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attic vent with horizontal slats provide architectural definition recalling the Craftsman style. Windows are 1/1 wood frame types and two wood and glass panel doors provide entry from the porch. This house was enlarged at the rear with a small extension by 1938. This historic addition is compatible in materials, scale and design with the original dwelling. Alterations are limited to installation of window air-conditioning units in a few windows; all windows remain intact. This house has four rooms and was one of the first three built in the district and appears identical to its neighbor at 427 East Ferguson. The house at 505 East Ferguson, the third house built by 1928, uses the attached porch style of the houses built in 1930 (507, 509 and 513). The house at 423 East Ferguson, along with all six in the district, retains a high degree of integrity. It is an excellent illustration of the rental row housing type built in Tyler in the 1920s and 1930s.

**Significance:** One of six rent housing constructed by L. L. and Catherine Mullins this house is thought to have been built between 1926 and 1927. The Mullins lived at 411 East Ferguson Street, having purchased all of lot 7 (now 7 and 7B) and the remaining parcels west to Center Avenue in 1922. In February 1926 the Mullins hired J. Freeman Ingram, a local contractor to build, for \$2,000, a four-room dwelling with a sleeping porch, front porch and other amenities. This became their residence. Leslie Lyle Mullins (1884-1973) was a machinist for the Cotton Belt Railroad, a skilled position that appears to have allowed sufficient income to finance, through bank and private loans and frugality, the purchase and development of several lots on the south side of East Ferguson Street. Mullins' wife, Catherine Theresa (1883-1962), was a homemaker; they had at least one son. Capitalizing on the economic boom of the 1920s, the Mullins purchased land along the south side of Ferguson Street from Center Avenue to about where Poplar T-intersects Ferguson. By 1926, after slowly developing the western part of the property with single family residences and a stone cutter's yard (cemetery monuments), they were able to build their own residence, and then move on to rental properties, including the six dwellings in the district. All but the six dwellings that comprise the district have been demolished. Eventually the district dwellings were sold out of the family, to two separate owners, but the residences remain rental property. No mechanic's liens were found for the first three houses, but it may be that the Mullins used J. Freeman Ingram as the contractor for those buildings, although this is speculative. The first known occupants of this house were John W. and Ruth Duke who lived in the house in 1932. Mr. Duke was a mechanic at Crim Motor Co. Between 1933 and 1940 Helen Kroesen, a stenographer at the Tyler law firm of Lasseter, Simpson & Spruiell, lived in the house. In 1940 Ronald B. and Lillian Ward moved into the dwelling; Mr. Ward was a salesman for Tyler Milk Products. Living in the rear garage unit was Mrs. Marie C. Ross, an operator at Southwestern Bell. Between 1942 and 1945 Wesley and Lillian Whittaker and their child were the tenants. Mr. Whitaker was an insurance agent. Earl E. and Ella Williams moved into the house by 1947 and remained tenants into the early 1950s. Mr. Williams was a salesman. The house at 423 East Ferguson is significant for its modest Craftsman-influenced bungalow form and row housing type and for its associations with community development patterns during a period of sustained economic growth.

**Garage Description:** This one-story, wood frame, side gabled three-car garage with a metal roof replaced a two-car type present in 1928 and expanded by 1938 with a small, one-story, one-room dwelling unit attached to the west side. The 1951 Sanborn map does not show a garage in this location. The present garage appears to have been built about 1955.

**Garage Significance:** Although this garage is compatible in scale, design and materials with the surviving historic era garages of the district, it was constructed after the end of the period of significance and for that reason is a Noncontributing resource within the district.

**L.L. AND CATHERINE MULLINS RENT HOUSE AND GARAGE****513 E. Ferguson Street                      1930****Photos 3 and 5                      Architect/Builder:** Lee Grissom                      **Style:** Craftsman-influenced bungalow**Description:** Built in 1930 (Smith County Mechanic's Liens), this one-story wood frame, wood-sided front gabled bungalow has a partial width attached porch supported by two red brick piers. Rectangular attic vents with horizontal

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slats provide architectural definition recalling the Craftsman style. Windows are 1/1 wood frame types and two wood and glass panel doors provide entry from the porch. Alterations are limited to installation of window air conditioning units in a few windows; all windows remain intact. This house has four rooms and was one of three built in the district in 1930 by local contractor Lee Grissom (Grissom or Griffon ) and appears identical to its neighbors at 509 and 507 East Ferguson. It also appears identical to the house at 505 East Ferguson, built by 1928 in the first phase of construction. The house at 513 East Ferguson, along with all six in the district, retains a high degree of integrity. It is an excellent illustration of the rental row housing type built in Tyler in the 1920s and 1930s.

**Significance:** One of six rent housing constructed by L. L. and Catherine Mullins this house was built in 1930. The Mullins lived at 411 East Ferguson Street, having purchased all of lot 7 (now 7 and 7B) and the remaining parcels west to Center Avenue in 1922. In February 1926 the Mullins hired J. Freeman Ingram, a local contractor to build, for \$2,000, a four-room dwelling with a sleeping porch, front porch and other amenities. This became their residence. Leslie Lyle Mullins (1884-1973) was a machinist for the Cotton Belt Railroad, a skilled position that appears to have allowed sufficient income to finance, through bank and private loans and frugality, the purchase and development of several lots on the south side of East Ferguson Street. Mullins' wife, Catherine Theresa (1883-1962), was a homemaker; they had at least one son. Capitalizing on the economic boom of the 1920s, the Mullins purchased land along the south side of Ferguson Street from Center Avenue to about where Poplar T-intersects Ferguson. By 1926, after slowly developing the western part of the property with single family residences and a stone cutter's yard (cemetery monuments), they were able to build their own residence, and then move on to rental properties, including the six dwellings in the district. All but the six dwellings that comprise the district have been demolished. Eventually the district dwellings were sold out of the family, to two separate owners, but the residences remain rental property. The contractor for this house, and its sister dwellings at 509 and 507 East Ferguson was Lee Grissom, a local builder, who constructed the three dwellings for \$750 each. The first known occupants of this house were M.A. and Vivian Slaughter, who remained in the house until 1933. Mr. Slaughter worked at Tyler Laundry. C.W. and Edith Helm rented the house until 1935. Mr. Helm owned C.E. Helm & Son Insurance. In 1936, R. M. Moncrief and his wife Esther moved in. Moncrief was an oil rig builder. In 1938, Mrs. Homer Messer, a widow, rented the unit and remained a tenant until 1944. By 1945 the dwelling was rented to James and Kate Hendley and their two children. Hendley was a railroad brakeman, and the family remained in the house into the early 1950s. The house at 513 East Ferguson is significant for its modest Craftsman-influenced bungalow form and row housing type and for its associations with community development patterns during a period of sustained economic growth.

**Garage Description:** This one-story, wood frame, wood sided, front gabled garage was built about the same time as the dwellings at 509 and 513 East Ferguson and had a small, one-story, one-room dwelling unit attached to the east side. By 1951 the one-room unit was removed but the garage remained. The garage currently has no doors. This garage appears identical to the one serving the units at 505 and 507 East Ferguson, where one set of wood swinging garage doors remain. Despite the apparent removal of the doors from the garage, it retains its integrity, is recognizable to the period of significance and contributes to the overall character of the district.

**Garage Significance:** The garage is significant for its associations with the increasing ownership and use of automobiles in the 1920s and 1930s when more and more residents acquired autos and property owners provided garages for them to enhance the attractiveness of rental units.

**JUSTIFICATION OF SIGNIFICANCE**

The East Ferguson Street Residential Historic District is an important local landmark that contains one of the best preserved concentrations of worker housing in the city. One of the last developments in its east central Tyler neighborhood, the district's nearly identical Craftsman influenced bungalows are a type of row housing sometimes used within Tyler's more typical eclectic development patterns. Built for Cotton Belt machinist L.L. Mullins and his wife



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Catherine Mullins between 1926 and 1930 by local contractors, the district reflects the early to mid-20th century prosperity that enabled working class people to build rental income property. The district is significant for its architecture and association with working class life during a period of sustained growth and community development supported by agriculture, manufacturing and the oil industry. It retains high levels of integrity of location, materials, design, workmanship, feeling and association within the period of significance and is maintained in good condition. The district's setting has been affected by the demolition or alteration of most surrounding residences, but the loss of those dwellings heightens the district's visibility and significance as one of the last intact enclaves of working class housing in the city. The boundaries of the district conform to the boundaries of the land on which it is located, and the district conveys not only the rich heritage of early 20th century architectural styling, but provides an understanding of often overlooked and somewhat invisible lives of working class citizens. For these reasons the East Ferguson Street Residential Historic District is eligible for listing in the National Register of Historic Places under Criteria A and C at the local level of significance. The district's dwellings retain their original wood frame windows, original wood siding, porch detailing and exterior doors and exterior finishes and detailing. Two of the associated garages also retain their integrity, with a third garage compatible infill built just after the end of the period of significance. Enhancing the district are modest landscaping features and infrastructure elements that add to its historic character. The district is worthy of preservation as a highly intact local landmark that through its residential function documents development patterns within central Tyler and provides interpretation of local social and architectural trends between 1926 and 1951.

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- a) Tax parcel map.

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- a) Smith County Deed Records.
- b) Smith County Mechanic's Liens Records.

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- b) Chronicles of Smith County, Texas, Vol. 30 #1, Summer 1991.

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Tyler Area Chamber of Commerce, Tyler, Texas.

- a) *Tyler*, February 1941.
- b) *Tyler*, April 1940.
- c) *37th Annual Report*, 1937.

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- a) U.S. Census 2000, estimated population figures.
- b) Smith County Tax Rolls, various dates.
- c) *Tyler Tidings*, 1918.

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- a) c) Tyler City Directories, 1882-1960.
- b) *Tyler Morning Telegraph*, Commemorative Issue "Century of Our Lives," 1-1-2000.
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**10. GEOGRAPHICAL DATA**

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**ACREAGE OF PROPERTY:** 1.363 acres

<b>UTM REFERENCES</b>	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
1.	15	283900	3581520
2.	15	283980	3581520
3.	15	283980	3581440
4.	15	283900	3581440

**VERBAL BOUNDARY DESCRIPTION:** Lots 7 and 7b of Block 38, City of Tyler, Texas

**BOUNDARY JUSTIFICATION:** Nomination includes all property historical associated with the buildings in the district.

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**11. FORM PREPARED BY**

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**NAME/TITLE:** Diane Elizabeth Williams

**ORGANIZATION:** for the City of Tyler and Historic Tyler, Inc.

**DATE:** July 6, 2001

**STREET & NUMBER:** PO Box 49921

**TELEPHONE:** (512) 458-2367

**CITY OR TOWN:** Austin

**STATE:** Texas

**ZIP CODE:** 78765

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**ADDITIONAL DOCUMENTATION**

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**CONTINUATION SHEETS**

**MAPS** (see continuation sheets Map-21 and Map-22)

**PHOTOGRAPHS** (see continuation sheet Photo-23)

**ADDITIONAL ITEMS**

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**PROPERTY OWNER**

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**NAME:** On file with the Texas Historical Commission, Austin, Texas

**STREET & NUMBER:**

**TELEPHONE:**

**CITY OR TOWN:** Tyler

**STATE:** Texas

**ZIP CODE:**

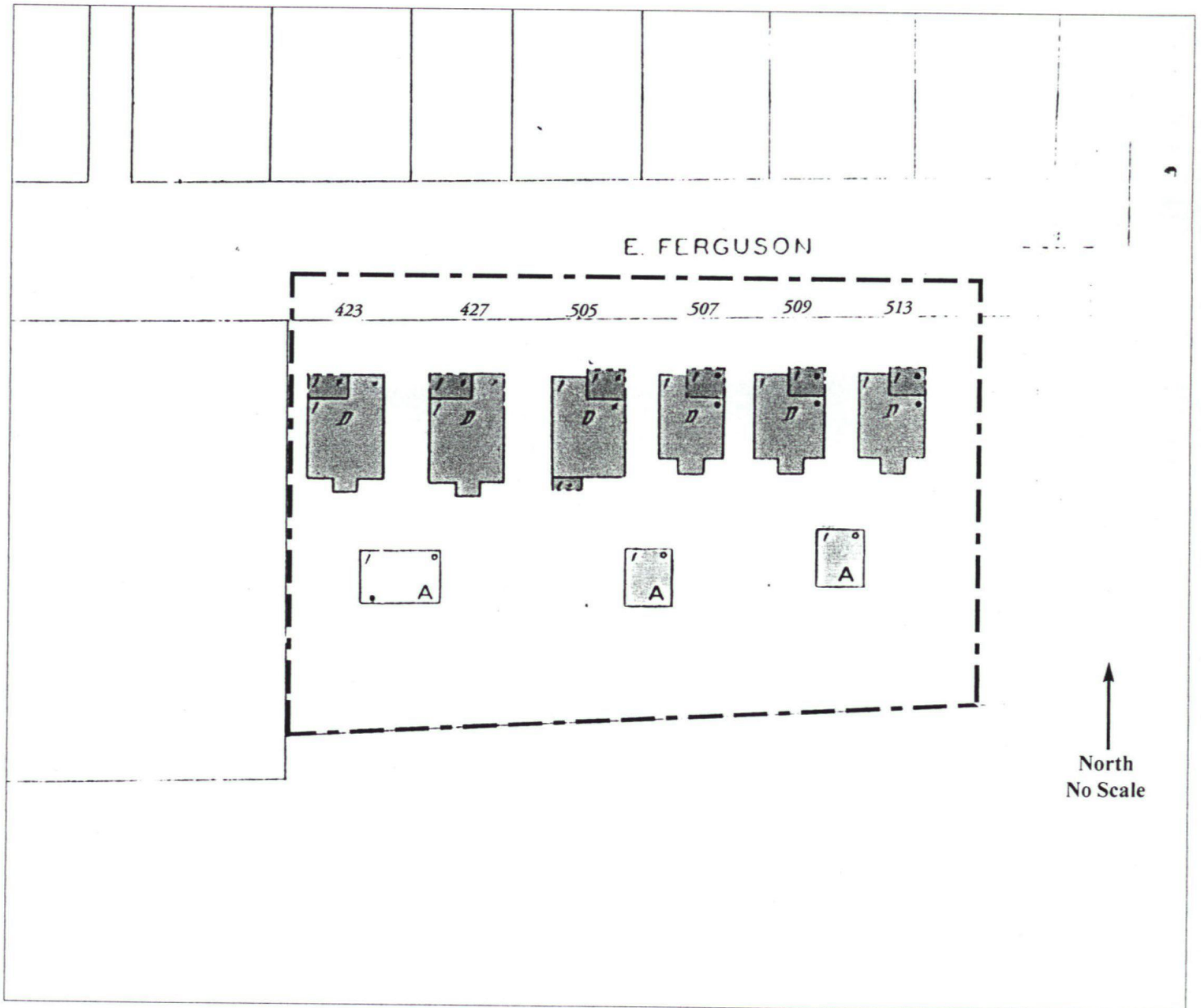
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Tyler, Smith County, Texas

East Ferguson Street Residential Historic District  
(Source: Sanborn Fire Insurance Map, 1951)



East Ferguson Street Residential Historic District  
Source: Sanborn Fire Insurance Map, 1951

Contributing		Noncontributing	
District Boundaries			

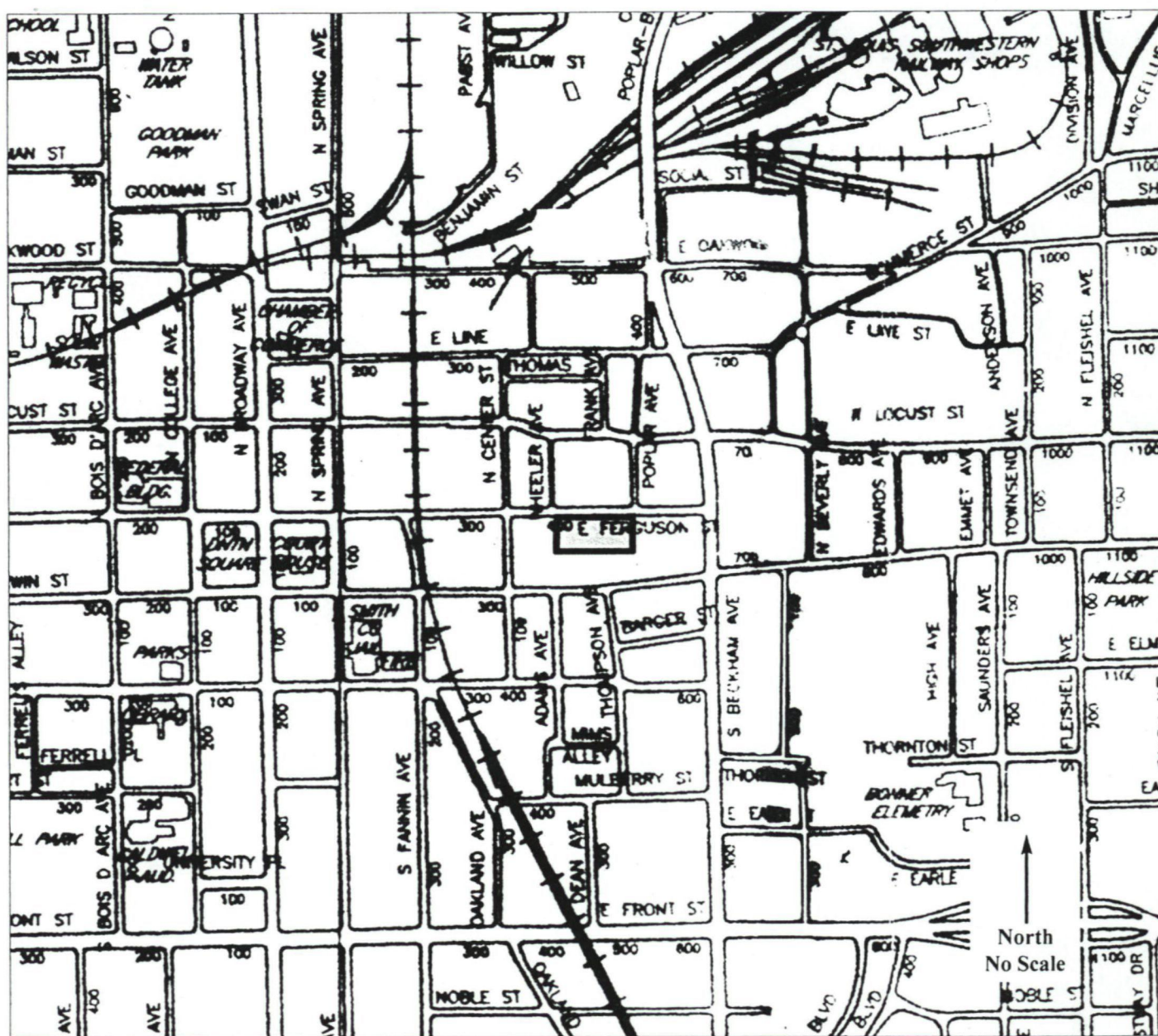
United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

East Ferguson Residential Historic District  
Tyler, Smith County, Texas

Section MAP Page 22

Central Tyler Area Map  
(Source: City of Tyler)



East Ferguson Street Residential Historic District  
Source: City of Tyler, Texas

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section PHOTO Page 23

East Ferguson Residential Historic District  
Tyler, Smith County, Texas

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### PHOTO INVENTORY

EAST FERGUSON STREET RESIDENTIAL HISTORIC DISTRICT  
TYLER, SMITH COUNTY, TEXAS  
DIANE ELIZABETH WILLIAMS, PHOTOGRAPHER  
DECEMBER 2000, JANUARY 2001  
ORIGINAL NEGATIVES ON FILE WITH THE TEXAS HISTORICAL COMMISSION

PHOTO 1 OF 4:  
View of 400-500 Block East Ferguson Street, looking southwest.

PHOTO 2 OF 4:  
423 East Ferguson Street, north elevation looking southwest; also showing three-car garage serving 423 and 427 East Ferguson Street, north elevation looking southwest.

PHOTO 3 OF 4:  
513 East Ferguson Street, north elevation looking southwest.

PHOTO 4 OF 4:  
Garage between 509 and 513 East Ferguson Street, north elevation looking south.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY East Ferguson Residential Historic District  
NAME:

MULTIPLE Tyler, Texas MPS  
NAME:

STATE & COUNTY: TEXAS, Smith

DATE RECEIVED: 4/30/02 DATE OF PENDING LIST: 5/16/02  
DATE OF 16TH DAY: 6/01/02 DATE OF 45TH DAY: 6/14/02  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 02000647

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT 6/14/02 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the  
National Register

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N





Tyler, Smith Co, Tx  
E. Ferguson St West Dist  
Photos 1 of 4



Tyler, Smith Co, Tx  
E. Ferguson St. Heat Dist  
Photo 294

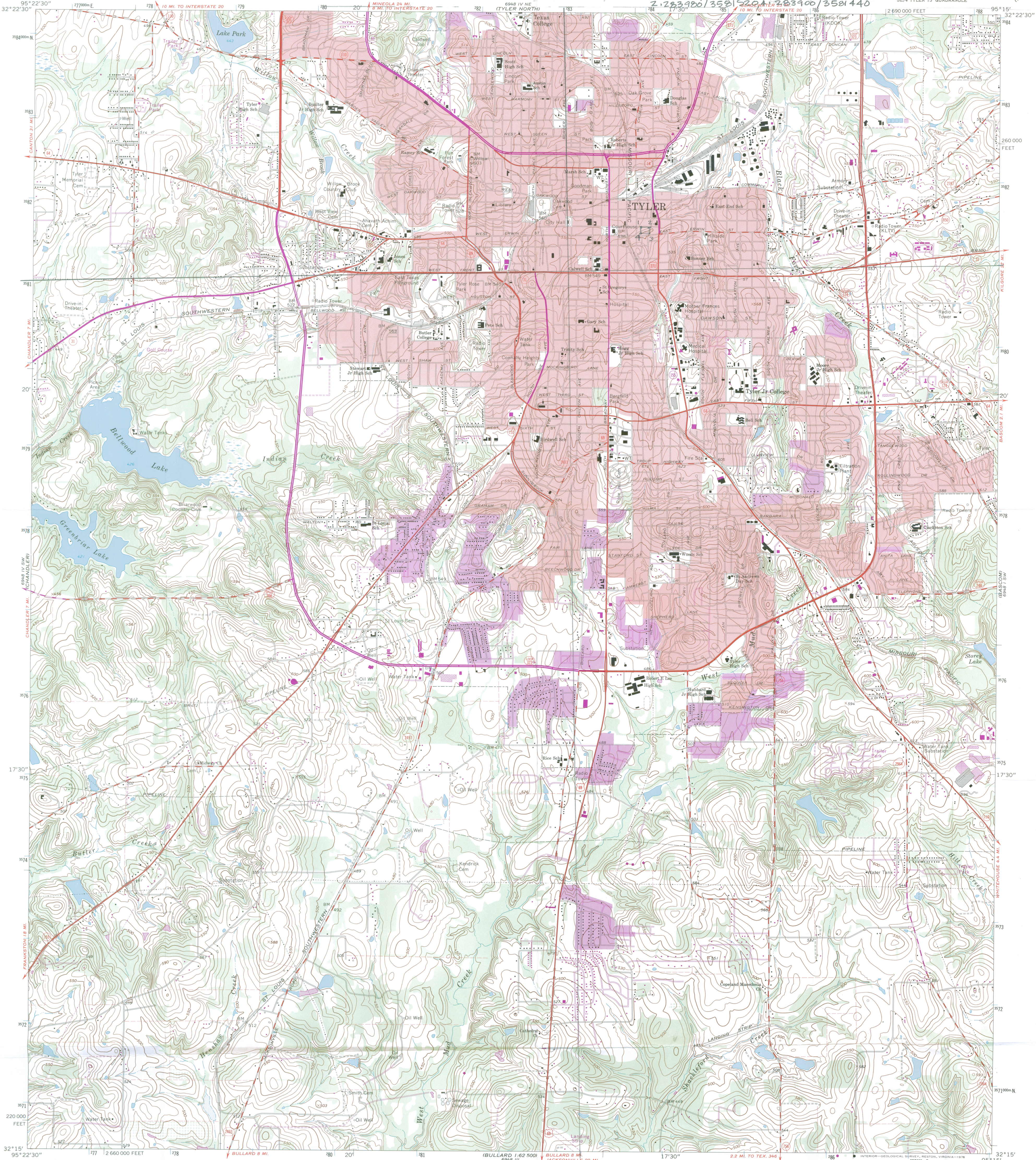


Fyler Smith Co, Ok  
E. Ferguson St, West Dist  
Photo 3 of 4

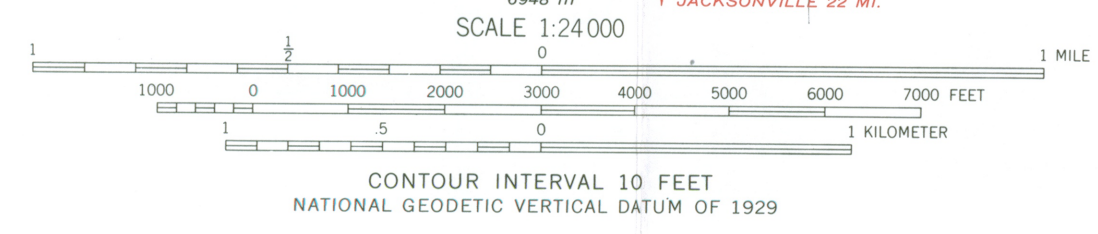
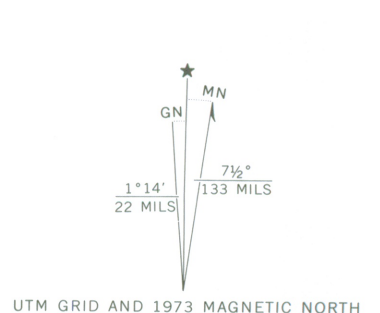


Tyler, Smith Co, Tx  
E. Ferguson St. West Side  
Photo 494





Mapped, edited, and published by the Geological Survey  
Control by USGS and USC&GS  
Topography by photogrammetric methods from aerial photographs taken 1965. Field checked 1966  
Polyconic projection. 1927 North American datum  
10,000-foot grid based on Texas coordinate system, north central zone  
1000-meter Universal Transverse Mercator grid ticks, zone 15, shown in blue  
Red tint indicates areas in which only landmark buildings are shown  
Fine red dashed lines indicate selected fence lines  
Revisions shown in purple compiled from aerial photographs taken 1973. This information not field checked  
Purple tint indicates extension of urban areas



CONTOUR INTERVAL 10 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
U.S. Route	State Route

TYLER SOUTH, TEX.  
SE/4 TYLER 15' QUADRANGLE  
N3215—W9515/7.5

MILLER BLUEPRINT CO.  
P.O. BOX 2068 78768 801 W. 8TH 78701  
AUSTIN, TEXAS PH. #512-478-3793  
1-800-252-3469 FAX #512-474-7099

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AMS 6948 IV SE—SERIES V882