

(Oct. 1990)

United States Department of the Interior
National Park Service

2649



NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. NAME OF PROPERTY

HISTORIC NAME: Donnybrook Duplex Residential Historic District
OTHER NAME/SITE NUMBER: N/A

2. LOCATION

STREET & NUMBER:

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NOT FOR PUBLICATION: N/A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.)

Signature of certifying official

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):

Signature of the Keeper

Date of Action

Elsa A. Beall

6/14/02

5. CLASSIFICATION

OWNERSHIP OF PROPERTY: Private

CATEGORY OF PROPERTY: District

NUMBER OF RESOURCES WITHIN PROPERTY:	CONTRIBUTING	NONCONTRIBUTING
	24	8 BUILDINGS
	1	0 SITES
	3	1 STRUCTURES
	0	0 OBJECTS
	28	9 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

6. FUNCTION OR USE

HISTORIC FUNCTIONS: DOMESTIC/multiple dwelling = duplex
DOMESTIC/secondary building = garage

CURRENT FUNCTIONS: DOMESTIC/multiple dwelling = duplex
DOMESTIC/secondary building = garage

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: Late 19th and Early 20th Century Revivals: Colonial Revival

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

NARRATIVE DESCRIPTION (see continuation sheets 7-5 through 7-9).

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Donnybrook Duplex Residential Historic District
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DESCRIPTION

The Donnybrook Duplex Residential Historic District encompasses 18 duplex dwellings, 14 associated garages and one carport on approximately 2.8 acres of land in south central Tyler, and is approximately 1½ miles south of Tyler's courthouse square. The district's resources were built in 1947 and 1948 within Block 786 in the City of Tyler. All the dwellings are one-story wood frame Colonial Revival/Ranch influenced duplexes built by local real estate developer R. J. Henderson from plans drawn by local architect Homer H. Lansberry during an extended period of community prosperity and growth. The duplexes are a rare example of a duplex development erected in the immediate post-World War II period in Tyler. The duplexes utilize five basic massing forms distinguished by variations in porch and roof design. Materials are buff brick or red brick veneer with wood detailing, and the dwellings are distinctive for similar form, embellishment and construction methods. The only known duplex development to be constructed in suburban south Tyler in the post-World War II period, 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 and moderate income 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. Mature street trees occur along Donnybrook Avenue and Eighth Street. Historic infrastructure elements include concrete walkways, sidewalks and asphalt street paving. The majority of the resources in the district are multiple family residences. These are supplemented by garages, infrastructure elements and the modest landscaping features. Alterations within the district are limited and include replacement of some original metal frame multi-pane windows with anodized double hung sash types, synthetic siding applied over the wood gable end treatments, and enclosed porch areas on one duplex. All alterations could be reversed. A few duplexes have window air conditioning units within original windows, but all windows remain intact. One duplex is a reconstruction following a fire. Eleven of the 18 duplexes retain their integrity and are Contributing to the district. Containing 37 properties, the district retains a high degree of integrity with 28 Contributing resources (76 percent) and nine Noncontributing resources (24 percent).

GEOGRAPHICAL SETTING

The Donnybrook Duplex Residential Historic District (**Photos 1 and 2**) occupies 18 lots within a flat city block about 1½ miles south 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 Donnybrook Duplex Residential Historic District is two blocks east of South Broadway, one of Tyler's primary north-south thoroughfares, in a post-World War II residential neighborhood. Sited between South Donnybrook Avenue on the west and rear property lines on the east, the 18 Colonial Revival/Ranch influenced duplexes that make up this district front on to Donnybrook, East Sixth and East Eighth Streets. The 18 duplexes are a distinctive presence in a suburban area containing primarily single family dwellings to the north, east and south, and commercial and residential development to the west.

The Donnybrook Duplex Residential Historic District forms a "U" (**Map-1**) within a rectangular block containing eclectic post-World War II housing. Developed at the southeast edge of Tyler in 1947 and 1948, the duplexes are surrounded by one and two-story single family dwellings built between ca. 1945 and ca. 1965. Commercial development and parking lots are directly west of the district, and beyond are eclectic revival style dwellings from the 1930s and 1940s; duplexes are scattered among those residences. To the north and northeast this pattern continues. East and south of the district the development also is eclectic but dates primarily from the 1950s and 1960s. No other cluster of duplexes is known to exist in south central Tyler. South Donnybrook is the district's west boundary. East Sixth Street is the north boundary, while the east boundary is the rear property lines of the duplexes. The south boundary is East Eighth Street.

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The district is fully developed with no vacant parcels. South Donnybrook, the western boundary of the district, is a major north-south feeder street, providing an alternative to South Broadway. East Sixth and East Eighth carry neighborhood traffic. **Map-1** shows the location of the district relative to the immediately surrounding area.

THE DONNYBROOK DUPLEX RESIDENTIAL HISTORIC DISTRICT

Constructed in 1947 and 1948, the 18 similar duplexes (Smith County Deed Records; UT Austin CAH a) that comprise the Donnybrook Duplex Residential Historic District (**Photos 1 and 2**) occupy a "U"-shaped area of land bounded on the west by the center line of South Donnybrook Avenue, on the north by the center line of East Sixth Street, on the east by the rear property lines of the district dwellings, and on the south by the center line of East Sixth Street. The duplexes were developed by Tyler businessman Robert J. Henderson in the R.J. Henderson Re-Subdivision of Block No. 1 of the Long Acres Addition, a subdivision he platted in October 1947 in Block 786 (Smith County Deed Records). The subdivision contains the 18 lots Henderson developed with the district duplexes, as well as seven additional lots Henderson sold for development with single family residences. Improvement of the seven additional lots was undertaken by the individual buyers. The 18 duplex lots form a "U" shape area around the remaining seven single family lots in the subdivision, which are oriented east onto Henderson Drive, a cul-de-sac (**Figure 1**).

The 18 duplexes were begun November 14, 1947, when Henderson pulled building permits for the six dwellings on East Sixth Street (Davis Street) at the north end of the district. On January 15, 1948, Henderson pulled permits for the six dwellings on South Donnybrook, and on May 7, 1948, he obtained permits for the six duplexes on East Eighth Street (Dawes Street). All 18 duplexes were finished and occupied by 1950 (Tyler Public Library a). The duplexes utilize five different massing forms created from a number of plan variations drawn by Tyler architect Homer H. Lansberry. The massing forms are: roughly rectangular with offset porches and complex cross gable roofs (nine examples) (**Photos 3 and 4**); L-plan with complex cross gabled roofs (five examples) (**Photo 5**); T-plan with front facade porch and pyramidal-gable (two examples) (**Photo 6**); and T-plan with a front facade porch and cross gabled roofs (two examples) (**Photo 7**). The various plans retain uniform front, side and rear setbacks based on the subdivision covenants included by Henderson in the 1947 plat, and this regularity enhances their similarities. In 15 of the wood frame, brick veneer and wood trim duplexes one unit has five rooms and the other has four rooms. In the remaining three duplexes, each unit has four rooms (City of Tyler a).

Anchoring the corners of the district are four L-plan duplexes. The fifth L-plan is in the middle of the Donnybrook block, on the most heavily traveled street in the district. The remaining plans comprise the rest of the development. District duplexes are distinguished by their Ranch style influenced one-story massing, low pitched roofs, brick foundations, wood frame construction with buff brick or red brick veneer, and Colonial Revival influenced wood trim flanking porches, in gable ends and on eaves. Detailing is limited to partial width integral and attached porch types and decorative foundation vents. Original wood frame double hung sash 8/8 windows remain in the duplexes on Donnybrook. Original windows in the units on East Sixth Street also remain and these include a mix of metal casement and 8/8 and 6/6 wood frame double hung sash types. Dwellings on East Eighth originally had metal casement windows, which have been replaced with anodized aluminum 8/8 double hung sash types in four of the six units. Many of the units retain original kitchen and bathroom cabinetry, hardware, counter tops, plumbing fixtures, hardwood flooring and door and window molding. Each duplex originally had a two-car, wood frame front gabled garage (**Photo 8**). Since 1951 four of the garages have been razed and a fifth has been altered with an incompatible shed addition. A carport built about 1965 has replaced of one of the demolished garages.

The massing, materials, Colonial Revival/Ranch influenced architectural styling and uniform setbacks are strong unifying features that distinguish the modest, compact duplexes from surrounding single family and scattered duplex development that are more linear in massing and largely devoid of revival style detailing. The similarity of the duplexes

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and their uniform setbacks are typical of low-cost construction throughout the country in the post-World War II period and a characteristic of housing produced for rental use or moderate-income owner purchase. 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 elements --walkways, sidewalks and the asphalt paved streets--are historic features that reflect historic patterns and contribute to the character of the district.

Alterations to the 11 Contributing dwellings are few and do not detract from individual unit integrity, nor from the integrity of the district. Exterior changes are limited to synthetic siding applied over the gable end wood sheathing and installation of window air conditioning units in some windows; all windows remain intact. Some units on East Sixth and East Eighth have a few non-original aluminum frame windows. These units largely retain their original windows, and all units have their original fenestration patterns. Changes to garages are limited to installation of metal roll up doors in place of the original wood types. This change does not significantly detract from the integrity of the garages or from the district as a whole. Noncontributing resources include five duplexes altered with incompatible replacement windows (**Photo 9**), and one with enclosed front porches. An additional duplex was rebuilt after a damaging fire, and its exterior, while compatible with the historic duplexes is distinctly different from them (**Photo 10**). It too is classified as a Noncontributing building. The only other Noncontributing features are the ca. 1965 carport, and one garage that has been modified with a large, incompatible addition.

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 auxiliary buildings that have lost integrity through 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 incompatible double hung sash anodized aluminum windows in place of the original multi-pane metal casement types and the installation of compatible synthetic siding over wood gable end treatments. Some garages have metal roll up doors in place of original wood types. All windows with air conditioning units retain their original glass, wood frames and moldings. There are no other apparent exterior alterations.

SUMMARY OF PHYSICAL CONDITION AND INTEGRITY

The 28 Contributing resources that make up the Donnybrook Duplex 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 cluster of duplexes developed for rental occupancy by moderate income residents in south central Tyler in the late 1940s. These dwellings are indicative of nationwide popular architectural trends in the post-World War II period and the practice of creating rental housing using similar domestic forms. All dwellings in the district are small scale wood frame, brick veneer duplexes with minimal stylistic embellishment that have changed little since their construction. Garages are wood frame wood sided, front gabled double car types with wood or metal doors. Alterations are limited to installation of aluminum windows with an incompatible pane pattern in some units, application of compatible synthetic siding over wood gable end

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treatments in some dwellings and the enclosure of the front porches on one duplex. One carport was built in the district about 1965 in place of a demolished garage, and four other garages have been razed. Some garages have metal roll up doors in place of original wood doors, but otherwise are intact. The district is distinguished by the similarity of the dwellings and their repeating detail 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—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 seven altered, but restorable, dwellings, one altered, but restorable, garage, and a carport.

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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 based on building permit, Sanborn map and city directory records.

Address	Date	Property Type	Stylistic Influence	Status
1900-1902 South Donnybrook	1948	Domestic Multiple	Colonial Revival/ Ranch	C
1900-1902 South Donnybrook	1948	Domestic Auxiliary: Garage	N/A	C
1904-1906 South Donnybrook	1948	Domestic Multiple	N/A	NC
1904-1906 South Donnybrook	1948	Domestic Auxiliary: Garage	N/A	C
1908-1910 South Donnybrook	1948	Domestic Multiple	Colonial Revival/ Ranch	NC
1908-1910 South Donnybrook	1948	Domestic Auxiliary: Garage	N/A	C
1912-1914 South Donnybrook	1948	Domestic Multiple	Colonial Revival/ Ranch	C
1912-1914 South Donnybrook	1948	Domestic Auxiliary: Garage	N/A	NC
1916-1918 South Donnybrook	1948	Domestic Multiple	Colonial Revival/ Ranch	C
1916-1918 South Donnybrook	1948	Domestic Auxiliary: Garage	N/A	C
1920-1922 South Donnybrook	1948	Domestic Multiple	Colonial Revival/ Ranch	C
1920-1922 South Donnybrook	1948	Domestic Auxiliary: Garage	N/A	C
400-402 East Eighth Street	1948	Domestic Multiple	Colonial Revival/ Ranch	NC
400-402 East Eighth Street	1948	Domestic Auxiliary: Garage	N/A	C
404-406 East Eighth Street	1948	Domestic Multiple	Colonial Revival/ Ranch	C
404-406 East Eighth Street	1948	Domestic Auxiliary: Garage	N/A	C
408-410 East Eighth Street	1948	Domestic Multiple	Colonial Revival/ Ranch	C
408-410 East Eighth Street	1948	Domestic Auxiliary: Garage	N/A	C
412-414 East Eighth Street	1948	Domestic Multiple	Colonial Revival/ Ranch	NC
412-414 East Eighth Street	1948	Domestic Auxiliary: Garage	N/A	C
416-418 East Eighth Street	1948	Domestic Multiple	Colonial Revival/ Ranch	NC
416-418 East Eighth Street	1948	Domestic Auxiliary: Garage	N/A	C
420-422 East Eighth Street	1948	Domestic Multiple	Colonial Revival/ Ranch	NC
420-422 East Eighth Street	1948	Domestic Auxiliary: Garage	N/A	C
401-403 East Sixth Street	1947	Domestic Multiple	Colonial Revival/ Ranch	NC
401-403 East Sixth Street	1948	Domestic Auxiliary: Garage	N/A	C
405-407 East Sixth Street	1947	Domestic Multiple	Colonial Revival/ Ranch	C
405-407 East Sixth Street	c.1965	Domestic Auxiliary: Carport	N/A	NC
409-411 East Sixth Street	1947	Domestic Multiple	Colonial Revival/ Ranch	C
413-415 East Sixth Street	1947	Domestic Multiple	Colonial Revival/ Ranch	C
417-419 East Sixth Street	1947	Domestic Multiple	Colonial Revival/ Ranch	C
421-423 East Sixth Street	1947	Domestic Multiple	Colonial Revival/ Ranch	C
421-423 East Sixth Street	1948	Domestic Auxiliary: Garage	N/A	C
Donnybrook, Eighth, Sixth	c.1948	Infrastructure: walkways	N/A	C
Donnybrook, Eighth, Sixth	c.1950	Infrastructure: sidewalks	N/A	C
Donnybrook, Eighth, Sixth	c.1948	Infrastructure: asphalt streets	N/A	C
Donnybrook, Eighth, Sixth	c.1948	Landscape	N/A	C

8. STATEMENT OF SIGNIFICANCE

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: 1947-1952

SIGNIFICANT DATES: 1947, 1948

SIGNIFICANT PERSON: N/A

CULTURAL AFFILIATION:

ARCHITECT/BUILDER: Lansberry, Homer H. (architect); Henderson, Robert J. (builder)

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-10 through 8-23).

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY (see continuation sheets 9-24 through 9-25).

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 in 1947 and 1948 by Tyler businessman and developer Robert J. Henderson, the 18 Colonial Revival/Ranch influenced bungalows in the Donnybrook Duplex Residential Historic District are rare examples of a duplex development in Tyler. The district is part of a larger neighborhood almost exclusively developed with single family residences. The district sheltered salesmen, store clerks and managers, blue collar workers and professionals employed in the oil industry, students and widows. The Colonial Revival/Ranch influenced design modestly interprets two of Tyler's most widely built styles and reflects Tyler's growing need for housing space in the years just after World War II when the success of the East Texas Oil Field fueled continuing prosperity. The district documents one type of housing offered to moderate income and working class Tylerites and reflects methods used by a single developer in a short time period to create high quality, moderate cost housing. The Donnybrook Duplex 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 manufacturing and the oil industry. It is also significant as the only known concentration of intact mid-20th century duplex housing in the city. Related to the historic context *Community Development in Tyler, Smith County, Texas 1846-1950*, the district is comprised primarily of domestic and domestic auxiliary resources, which are defined in more detail in section 7 of this nomination and in the *Historic and Architectural Resources of Tyler, Texas* Multiple Property National Register nomination. The Donnybrook Duplex 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 associations with Tyler's moderate income residents during a period of economic growth that fostered intensive community development. For these reasons, the Donnybrook Duplex 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 1947 to 1952. Although the period covered by the historic context could not be extended beyond 1950 for financial reasons, Tyler's social, economic and development patterns continued unchanged into the 1950s. Thus the period of significance for this district is extended to the current 50 year mark, which is 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).

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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 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

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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 Charnwood Residential Historic District (NR 1999). Another surviving development of this type are the Craftsman-influenced bungalows built between 1930 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

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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, 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

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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. Housing less wealthy citizens are the duplexes along South Donnybrook, East Sixth and East Eighth streets. This residential grouping, erected in 1947 and 1948 was a post-World War II tract-type development that provided rental housing to moderate income and working class people in a suburban area largely defined by eclectic development patterns and 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 DONNYBROOK DUPLEX RESIDENTIAL HISTORIC DISTRICT

Comprised of 18 duplexes and associated features constructed in 1947 and 1948 (Smith County Deed Records; UT Austin CAH a), the Donnybrook Duplex Residential Historic District occupies lots 19 through 36 of Block 786 in the City of Tyler (Smith County Deed Records). Part of a larger plat created in October 1947 by Robert J. Henderson on undeveloped land, the 18 duplexes and associated garages were erected by Henderson as a speculative development on nearly uniform lots facing South Donnybrook Avenue, East Sixth and East Eighth streets, while the remaining seven irregular parcels turn their back to the duplex lots and are arranged around an east-facing cul-de-sac (**Figure 1**). Henderson sold the seven lots for individual development with single family residences, which were undertaken by the buyers. All 18 duplexes in the district were finished and occupied by 1950 and they remain sought-after rental housing in an area that continues to be dominated by single family, owner-occupied dwellings.

The duplexes were at the suburban south edge of Tyler in 1947, and the neighborhood north and west of the duplexes developed between the late 1920s and the late 1940s with Craftsman influenced bungalows and one and two-

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story dwellings in a variety of revival styles. The area that includes the duplexes and sections of the city stretching east and south were largely post-World War II suburban neighborhoods, filled with modest Colonial Revival/Ranch and Ranch influenced dwellings and a few scattered duplexes built between about 1945 and 1965. As is the case in most residential Tyler neighborhoods developed prior to 1960, development immediately surrounding the duplexes and in the larger area of south central Tyler was eclectic, reflecting construction over a relatively long period of time by individual property owners and contractors. Tract-type housing developments were few prior to the 1960s and occurred only at what were then the suburban edges of the city. An older type of mass-produced housing, called row housing (whether attached units or detached dwellings) using nearly identical exterior treatments appeared in the 1920s and 1930s in working class white neighborhoods in the city center. This housing form also was popular in Tyler's African American enclaves.

Spurred by a repeal of wartime housing regulations and rent control in 1947, post-World War II development brought much needed housing to returning veterans and their families, who confronted a severe housing shortage created by limited construction during the Great Depression and World War II. Because thousands of workers and their families settled in Tyler during the early years of the East Texas oil boom, construction of all types continued in Tyler throughout the 1930s and 1940s creating thousands of new housing units (City of Tyler a) and making it possible for the community to largely keep pace with demand. In 1945 and 1946, however, more than 10 million men were discharged from the military. Many of them were married and rejoined families who had spent the war years with relatives or in substandard living arrangements. Many veterans married shortly after the war, forming new families. Most needed housing, and that led to a severe nationwide shortage, with many veterans living in garages, trailers, barns and even chicken coops. Conservative reports from the National Housing Agency in 1946 estimated housing needs at five million new units immediately and 12 ½ million over the coming 10 years (Wright:242). Demand, and the creation of new veteran mortgage loan programs (VA loans), the continuation of the Depression-era Federal Housing Administration (FHA) loan programs, and repeal of wartime housing regulations and rent controls made new housing construction big business in the post-war era. Under the new legislation developers were allowed bigger profits on large developments, savings and loans institution received tax benefits, loans featuring 20 year amortization and affordable monthly payments were available for the first time and income tax benefits were extended to owner occupants. Research into prefabricated materials, begun before the war, picked up momentum and standardization, not only of plans, but of materials, was clearly the only way to meet the nation's urgent housing demands. The idea of standardization and low cost materials made its way into virtually every tract house, whether it used pre-fab products or conventional materials.

With affordable payment plans available for owner occupants, home ownership became a reality for many families for the very first time. Few families wanted to rent if they could buy a home, and most wanted a new dwelling (Wright:253). Additional legislation in 1949, 1951 and 1954 further stimulated housing starts nationwide resulting in hundreds of thousands of new tract dwellings. But these homes were available only to white middle class veterans and their families. Restrictive covenants regulating occupancy or ownership based on race in FHA funded developments was outlawed in 1946 by the United States Supreme Court, but the new law was not announced by Federal housing officials until 1948 and segregation continued as a reflection of existing local patterns and traditions until 1968 (Wright:247-248). In fact, FHA development manuals encouraged such covenants as late as 1947 to ensure "...sound development...and provide a basis for the development of harmonious, attractive neighborhoods" (Wright:248). The housing needs of people of color, childless couples, single adults, female headed households, and others outside the traditional family definition were largely ignored. Low income housing was limited and most often took the form of subsidized urban apartments, also known as "projects."

While housing shortages were not so acute in Tyler and other East Texas communities, demand was high in response to the needs of returning veterans, new residents brought by the continuing oil boom and a growing birth rate. Tract housing was erected at the southwest, west, northwest, and southeast edges of Tyler in the late 1940s and 1950s,

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expanding beyond the eclectic pre-war suburban neighborhoods. Most of the new housing was single family wood or brick veneer dwellings designed in Colonial Revival or Ranch styles, or with a combination of the two modes. Rental housing developments were few and include the district duplexes, which is the only known such development in south Tyler. Only one other concentration of duplexes with tract characteristics from the post-war period is known. In north central Tyler, this residential cluster also includes altered 1920s single family bungalows; most dwellings are sheathed in asbestos. While many of the single family residences in this north Tyler development were present prior to 1951, most have been incompatibly altered; all but one of the duplexes were built, or moved in, after 1951 and their asbestos sheathing may or may not be original. While this residential cluster shares some common attributes with the Donnybrook duplexes, its more eclectic nature and its alterations makes it less comparable.

Probably prompted by the 1947 legislation allowing larger developer profits and ending rent controls, Henderson began building the duplexes in November 1947 when he obtained building permits for the six duplexes on East Sixth Street (then Davis Street). In January 1948 Henderson began construction on the duplexes facing Donnybrook and in May of that year pulled permits for the remaining six duplexes on East Eighth Street (then Dawes Street) (City of Tyler a). Costs to build each eight-room dwelling was \$12,500 (four rooms in each duplex). Duplexes containing nine rooms--four rooms in one unit and five rooms in the other unit--were \$13,000 to \$13,500. The units were constructed from five basic designs supplied by local architect Homer H. Lansberry. These were varied through reversing the floor plans on a given lot and creating different porch locations and roof treatments.

Henderson, a developer of several other blocks in south Tyler (Smith County Deed Records) who sold insurance and offered FHA and G.I. loans (Tyler Public Library a) financed the project through private loans from development companies and individuals (Smith County Deed Records). This exempted his project from any future controls on the use of "protective covenants" that might arise with FHA funding. As was typical for the period, Henderson established restrictive covenants that barred residents and owners belonging to any but the "Caucasian race," and also prohibited livestock, poultry, "noxious or offensive trades," and the future development of tents, barns, and trailers for use as dwellings. He also included development standards for setbacks and placement of garages and authorized neighbors to prosecute non-compliance (Smith County Deed Records). In June 1948 Henderson began selling off the parcels, recouping his land purchase and construction costs. Although they were rental property, the duplexes blend into south central Tyler's predominantly single family neighborhoods, where revival styles are the dominant architectural mode. Displaying a mix of Colonial Revival and Ranch style elements, the duplexes' brick veneer sheathing and porch and gable treatments reflect Colonial Revival design. The asymmetrical massing and low pitch of the roofs are associated with Ranch style design and hint at a rambling interior plan that is not present in the duplexes. Exterior embellishment is limited, a practical feature of rental property and a nod to the Ranch mode, which eschews most exterior ornamentation. The similarities of exterior form suggests equality (Wright:25), a democratic principal especially appropriate, if not universally applied, in the post-war era. As land east, south and southeast of the duplexes developed into neighborhoods during the 1950s, tract housing with elements of both Colonial Revival and Ranch modes became the norm. The duplexes anticipated the popularity of this architectural mix and remain one of the earliest examples in the city.

The resources within the Donnybrook Duplex Historic District characterize a distinct dwelling type built in the immediate post-World War II period through the 1960s in suburban areas throughout the nation for moderate income and working class residents. This housing type is a little recognized component of Tyler's physical development. The similarity of plan and used in the district was relatively uncommon in Tyler neighborhoods during the late 1940s, and it heralds the shift in development patterns from eclectic forms erected by individual owners and contractors, to large scale developments of mass-produced housing based on a basic set of plans varied somewhat in lot/building orientation and exterior treatment. Using five massing arrangements and with exterior treatment variations, the district is anchored at each corner with one plan type, which provides visual definition to the group. The remaining 14 parcels are developed in

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alternating, although apparently somewhat random, sequences with the five subtly varied types. This prevents visual boredom but at the same time creates unified streetscapes. The standardized forms of the duplexes reflect the economical building practices used to create tract-type housing widely built throughout the nation in the post-war period, and its also references duplex development, which was popular in suburban areas in this same period as rent controls imposed in World War II were lifted (Wright:244). 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 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 through about 1950, largely promoted diversity and eclecticism as the norm. Standardized row housing and concentrations of nearly identical housing was absent from most Tyler neighborhoods, occurring most often in African American enclaves and in scattered locations within white neighborhoods. In south Tyler, the city's most affluent, and mostly white, residential area, eclecticism continued until about 1960, except at the city's edges, where working class and moderate income white and African American neighborhoods developed with tract housing between 1945 and 1965. Thereafter and for the next 15 years or so, tract housing was widespread throughout the city. Only custom homes in the wealthiest areas retained the eclectic character of pre-1950 white neighborhoods.

The Donnybrook Duplex Residential Historic District developed in a very short period--1½ years--and was initiated by one owner who, by building variations on a standardized form, helped establish tract-type housing in Tyler as the typical approach to filling demand for working class and moderate income residences. The tract form was a national post-war phenomenon perhaps best illustrated by the 17,450 single family dwellings built between 1947 and 1951 at Levittown, New York (Wright:251). The tract philosophy was also applied to clusters of duplexes created in suburban neighborhoods, especially in mild climate areas such as California, and which continue to provide housing for thousands of residents.

Architectural Significance

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, as well as more modest single family, duplex and apartment dwellings such as the residences on Rowland Place, all built between 1932 and 1940 and the duplexes on South Donnybrook built in 1947 and 1948.

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

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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 by simplifying 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 nationwide. It was popular until the early 1950s and is seen in Tyler in 162 known examples.

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 suburban 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.

Tyler's housing stock includes many dwellings that combine two or more styles as well as those that apply modest interpretations of high style design to modest vernacular and popular plan housing. A trend seen nationwide, these combinations include the melding of Colonial Revival and Ranch styles, where a traditional high style mode is combined with a forward looking, *au courant* design esthetic. The use of two or more styles often occurs as a result of additions to an existing high style dwelling. But it is also seen on more modest buildings, as in the Donnybrook duplexes, where one of Tyler's most popular and enduring architectural forms was meshed with the up-and-coming Ranch mode.

REPRESENTATIVE PROPERTIES

To better illustrate the stylistic forms and plan type present in the district, along with typical materials and alterations, and data on the developer and district residents, five representative examples of typical domestic single resources, and representative examples of associated garages and the carport have been selected for discussion. Two Noncontributing dwellings also are discussed. Through these resources details of the district's story emerge more fully.

Contributing Properties

R.J. HENDERSON DUPLEX 1920-1922 S. Donnybrook Avenue 1948 Photo 3**Architect/Builder:** Homer H. Lansberry/Robert J. Henderson **Style:** Colonial Revival/Ranch

Description: Occupied by 1950 when it appears in city directory listings, this one-story wood frame, buff brick veneer duplex has a cross gable roof and a partial width front gabled integral porch supported on decorative wood posts. The concrete porch floor is accessed by several steps. The gable end weatherboard sheathing is covered with synthetic siding that is compatible with the original underneath. Windows are 8/8 wood frame double hung sash types, and the duplex retains its original front and side entry doors and screen doors. With the exception of the gable end siding, the dwellings

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appears to have no exterior alterations. This residence was part of the second group of duplexes to be constructed in the district in January 1948. It retains a high degree of integrity and is one of nine examples in the district that use a roughly rectangular mass distinguished by either front gabled or cross gabled roof forms. A weatherboard sided front gabled two-car garage is at the rear of the lot.

Significance: One of 18 duplexes constructed by Tyler developer Robert J. Henderson as a speculative venture, this dwelling was built in 1948. Plans for the duplexes were supplied by local architect Homer H. Lansberry, who owned a construction planning services firm. Built as rental income property, Henderson eventually sold this and the other 17 duplexes, which were rented to tenants. While most duplexes were not owner-occupied, the unit at 401 East Sixth Street was owned and lived in by its owner, with the other unit in the duplex rented. The unit at 1920 South Donnybrook was first occupied by James and Dorothy Graham. Mr. Graham was a salesman. The unit at 1922 was rented by Gordon and Marjorie Hutto (Huttoo). Alterations are limited to the application of synthetic siding over the weatherboard gable end sheathing. The duplex at 1920-1922 South Donnybrook is significant for its modest Colonial Revival/Ranch-influenced form and for its associations with community development patterns in south Tyler in the immediate post-World War II era, a period of sustained growth. Its duplex form contributes to the historic district, which is unique in south Tyler for its duplex dwellings.

R.J. HENDERSON DUPLEX **405-407 E. Sixth Street** **1947** **Photo 4 Architect/Builder:** Homer H. Lansberry/Robert J. Henderson **Style:** Colonial Revival/Ranch

Description: Occupied by 1950 when it appears in city directory listings, this one-story wood frame, buff brick veneer duplex has a front gable roof and a partial width front gabled integral porch supported on decorative wood posts. The concrete porch floor is accessed by several steps. An ocular vent with horizontal slats is in the porch gable end and a triangular attic vent is at the apex of the gable of the building mass. Windows are 8/8 wood frame double hung sash types, and the duplex retains its original front and side entry doors and screen doors and rear porch detailing. This residence was part of the first group of duplexes to be constructed in the district in November 1947. It retains a high degree of integrity with no apparent exterior modifications, and is one of nine examples in the district that use a roughly rectangular mass distinguished by either front gabled or cross gabled roof forms. A weatherboard sided front gabled two-car garage is at the rear of the lot.

Significance: One of 18 duplexes constructed by Tyler developer Robert J. Henderson as a speculative venture, this dwelling was built in 1947. Plans for the duplexes were supplied by local architect Homer H. Lansberry, who owned a construction planning services firm. Built as rental income property, Henderson eventually sold this and the other 17 duplexes, which were rented to tenants. While most duplexes were not owner-occupied, the unit at 401 East Sixth Street, one house west, was owned and lived in by its owner, with the other unit in the duplex rented. The unit at 405 East Sixth Street was first occupied by Edward and Maxine Matulick. Mr. Matulick was a geologist with Sun Oil. The unit at 407 was rented by Ralph and Gracie Good, who operated Good's Pharmacy. No exterior alterations are apparent. The duplex at 405-407 East Sixth Street is significant for its modest Colonial Revival/Ranch-influenced form and for its associations with community development patterns in south Tyler in the immediate post-World War II era, a period of sustained growth. Its duplex form contributes to the historic district, which is unique in south Tyler for its duplex dwellings.

R.J. HENDERSON DUPLEX **421-423 E. Sixth Street** **1947** **Photo 5 Architect/Builder:** Homer H. Lansberry/Robert J. Henderson **Style:** Colonial Revival/Ranch

Description: Occupied by 1950 when it appears in city directory listings, this one-story wood frame, painted brick veneer duplex has a complex gable roof sheltering an L-plan mass. Entry into the duplex is through a partial width attached shed roof porch supported on decorative wood posts. The concrete porch floor is accessed by several steps. A triangular attic

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vent is at the apex of the gable of the building mass. Windows are 8/8 and 6/6 wood frame double hung sash types, and the duplex retains its original front and side entry doors and screen doors and rear porch detailing. This residence was part of the first group of duplexes to be constructed in the district in November 1947. It retains a high degree of integrity with no apparent exterior modifications, except for the application of paint to the brick veneer. It is one of five L-plan examples in the district with gable or gable and hipped roofs. A weatherboard sided front gabled two-car garage is at the rear of the lot.

Significance: One of 18 duplexes constructed by Tyler developer Robert J. Henderson as a speculative venture, this dwelling was built in 1947. Plans for the duplexes were supplied by local architect Homer H. Lansberry, who owned a construction planning services firm. Built as rental income property, Henderson eventually sold this and the other 17 duplexes, which were rented to tenants. While most duplexes were not owner-occupied, the unit at 401 East Sixth Street was owned and lived in by its owner, with the other unit in the duplex rented. The unit at 421 East Sixth Street was first occupied by Parker and Lorene Towler. Mr. Towler was a salesman. The unit at 423 was rented by William and Mary Lake. Mr. Lake was a landman at P.G. Lake Inc. Except for painting of the brick veneer, no exterior alterations are apparent. The duplex at 421-423 East Sixth Street is significant for its modest Colonial Revival/ Ranch-influenced form and for its associations with community development patterns in south Tyler in the immediate post-World War II era, a period of sustained growth. Its duplex form contributes to the historic district, which is unique in south Tyler for its duplex dwellings.

R.J. HENDERSON DUPLEX **404-406 E. Eighth Street** **1948** **Photo 6**

Architect/Builder: Homer H. Lansberry/Robert J. Henderson **Style:** Colonial Revival/Ranch

Description: Occupied by 1950 when it appears in city directory listings, this one-story wood frame, red brick veneer duplex has a complex pyramidal and gable roof sheltering a T-plan mass. Entry into the duplex is through a centrally placed partial width integral porch. The concrete porch floor is accessed by several steps. Windows are a mix of original multi-pane metal casement and non-original 8/8 anodized aluminum double hung sash types, and the duplex retains its original front and side entry doors and screen doors. Rear porches at the sides of the duplex retain original Colonial Revival inspired detailing. This residence was part of the third group of duplexes to be constructed in the district in May 1948. It retains a high degree of integrity with no apparent exterior modifications, except for the replacement of windows in the unit at 406. It is one of two T-plan dwellings with pyramidal-gable roof treatments in the district. A weatherboard sided front gabled two-car garage is at the rear of the lot.

Significance: One of 18 duplexes constructed by Tyler developer Robert J. Henderson as a speculative venture, this dwelling was built in 1948. Plans for the duplexes were supplied by local architect Homer H. Lansberry, who owned a construction planning services firm. Built as rental income property, Henderson eventually sold this and the other 17 duplexes, which were rented to tenants. While most duplexes were not owner-occupied, the unit at 401 East Sixth Street was owned and lived in by its owner, with the other unit in the duplex rented. The unit at 404 was vacant in 1950. The unit at 406 East Eighth Street was rented by James H. Crossland. No occupation is shown for Mr. Crossland. Except for the replacement of windows in one unit, no exterior alterations are apparent. The duplex at 404-406 East Eighth Street is significant for its modest Colonial Revival/Ranch-influenced form and for its associations with community development patterns in south Tyler in the immediate post-World War II era, a period of sustained growth. Its duplex form contributes to the historic district, which is unique in south Tyler for its duplex dwellings.

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Donnybrook Duplex Residential Historic District
Tyler, Smith County, Texas

R.J. HENDERSON DUPLEX **1916-1918 S. Donnybrook Avenue** **1948** **Photo 7**

Architect/Builder: Homer H. Lansberry/Robert J. Henderson **Style:** Colonial Revival/Ranch

Description: Occupied by 1950 when it appears in city directory listings, this one-story wood frame, red brick veneer duplex has a cross gable roof sheltering a T-plan mass. Entry into the duplex is through a centrally placed partial width front gabled porch, detailed with square carved posts. The concrete porch floor is accessed by a single step. Windows are wood frame 8/8 double hung sash types, and the duplex retains its original front and side entry doors, screen doors and Colonial Revival inspired detailing. Weatherboard siding in the gable end is covered with synthetic siding. This residence was part of the second group of duplexes to be constructed in the district in January 1948. It retains a high degree of integrity with no apparent exterior modifications, except for the installation of gable end siding. It is one of two T-plan dwellings with cross gable roof treatments in the district. A weatherboard sided front gabled two-car garage is at the rear of the lot.

Significance: One of 18 duplexes constructed by Tyler developer Robert J. Henderson as a speculative venture, this dwelling was built in 1948. Plans for the duplexes were supplied by local architect Homer H. Lansberry, who owned a construction planning services firm. Built as rental income property, Henderson eventually sold this and the other 17 duplexes, which were rented to tenants. While most duplexes were not owner-occupied, the unit at 401 East Sixth Street was owned and lived in by its owner, with the other unit in the duplex rented. The unit at 1916 South Donnybrook was occupied in 1950 by Harry W. and Gerdean Platter. Mr. Platter was a civil engineer for Humble Oil and Refining. The unit at 1918 was rented by Ernest C. and Margaret Sullivan. Mr. Sullivan was a salesman at Broadway Furniture Co. Except for the installation of the gable end siding, which, could be removed, no exterior alterations are apparent. The duplex at 1916-1918 South Donnybrook Avenue is significant for its modest Colonial Revival/Ranch-influenced form and for its associations with community development patterns in south Tyler in the immediate post-World War II era, a period of sustained growth. Its duplex form contributes to the historic district, which is unique in south Tyler for its duplex dwellings.

Noncontributing Properties

R.J. HENDERSON DUPLEX **1904-1906 S. Donnybrook Avenue** **1948** **Photo 10**

Architect/Builder: Homer H. Lansberry/Robert J. Henderson **Style:** Colonial Revival/Ranch

Description: Occupied by 1950 when it appears in city directory listings, this one-story wood frame, red brick veneer duplex has a cross gable roof and a partial width front gabled integral porch supported on brick piers. The concrete porch floor is accessed by a single step. An ocular vent with horizontal slats is in the gable end. Windows are 8/8 anodized aluminum double hung sash types. This residence was part of the second group of duplexes to be constructed in the district in January 1948. Its present form is a reconstruction due to a fire that destroyed much of the dwelling. This duplex is one of seven Noncontributing examples in the district.

Significance: One of 18 duplexes constructed by Tyler developer Robert J. Henderson as a speculative venture, this dwelling was built in 1948. Plans for the duplexes were supplied by local architect Homer H. Lansberry, who owned a construction planning services firm. Built as rental income property, Henderson eventually sold this and the other 17 duplexes, which were then rented to tenants. The unit duplex at 1904 was first occupied by Zack and Kaleta Griffith. Mr. Griffith was a salesman. The unit at 1906 was rented by Arthur G. and Virginia Hudson; no occupation is shown for the Hudsons. The duplex has been altered through a major reconstruction after a fire. None of the original exterior materials remain, although the basic massing and plan appear to follow the original design. The reconstruction followed the original setbacks and used red brick veneer to further blend the duplex into the district. Because of the loss of original

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Donnybrook Duplex Residential Historic District
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fabric the changes cannot be reversed. As a result the duplex is a Noncontributing resource, but it is compatible with the historic dwellings and does not detract from district character.

R.J. HENDERSON DUPLEX **400-402 E. Eighth Street** **1948** **Photo 9**

Architect/Builder: Homer H. Lansberry/ Robert J. Henderson **Style:** Colonial Revival/Ranch

Description: Occupied by 1950 when it appears in city directory listings, this one-story wood frame, brick veneer duplex is one of the district's five L-plan examples. Entry to the duplex is through a partial width shed roof attached porch supported by decorative wood posts. The concrete porch floor is accessed by a single step. The front and side porches retain their original entry doors and detailing. A triangular attic vent is located at the apex of the front facing, hipped roof gable. Windows are 8/8 anodized aluminum double hung sash types, which replaced metal casement windows within the original openings. Exterior sheathing is buff brick veneer and windows rest on soldier course sills. Because the pane pattern of the replacement windows is significantly different from the original windows, the change is considered incompatible. Non-original metal awnings are located above the windows to provide shade. This residence was part of the third group of duplexes to be constructed in the district in May 1948. The window changes appear to be the only exterior modifications, but because of their incompatible nature and the dwelling's modest design, the duplex is classified as Noncontributing.

Significance: One of 18 duplexes constructed by Tyler developer Robert J. Henderson as a speculative venture, this dwelling was built in 1948. Plans for the duplexes were supplied by local architect Homer H. Lansberry, who owned a construction planning services firm. Built as rental income property, Henderson eventually sold this and the other 17 duplexes, which were then rented to tenants. The unit duplex at 400 East Eighth Street was vacant in 1950. The duplex has been altered through replacement of original metal casement windows within the original openings. The pane pattern of the new windows is incompatible with the original window design and for that reason this modestly detailed duplex is considered Noncontributing. Five other district duplexes have similar window changes, and all are considered Noncontributing district. Despite the Noncontributing status of these five dwellings, their original massing, materials and setbacks are intact and they do not detract from the district.

GARAGES **400 block E. Eighth Street** **1948** **Photo 8**

Architect/Builder: Unknown/Robert J. Henderson

Garage Description: The surviving 14 district garages are all one-story wood frame front gabled double car types sheathed with weatherboard siding. Wood doors have mostly been replaced with metal roll-up types, but no other alterations are apparent on 13 of the 14 garages. One garage has been altered with an incompatible addition at one side; it is Noncontributing. Located at the rear of the properties, the garages are placed in the same location on each parcel according to construction specifications given in the original covenants governing the development. These six garages are at the rear of the duplexes in the 400 block of East Eighth Street, and all are Contributing resources within the district.

Garage Significance: Built in conjunction with the duplexes in 1948, these garages, and the other seven Contributing examples reinforce the uniform setbacks of the duplexes with which they are associated, creating a distinctive character defining element within the district.

CARPORT **405-407 E. Sixth Street** **ca. 1965** **Photo Unavailable**

Carport Description: This one-story, wood frame, flat roof carport has a fiberglass panel roof and was built about 1965. It is at the rear of the lot containing the dwelling at 405-407 East Sixth Street. The 1951 Sanborn map does not show the carport, and it is a Noncontributing district element, having been constructed after the end of the period of significance.

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Donnybrook Duplex Residential Historic District
Tyler, Smith County, Texas

Carport Significance: Although this carport is compatible in scale with the surviving historic era dwellings 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.

JUSTIFICATION OF SIGNIFICANCE

The Donnybrook Duplex Residential Historic District is an important local landmark that contains the only known post World War II duplex development in Tyler. One of the first tract type developments in south central Tyler, the district's Colonial Revival/Ranch style duplexes are a rare housing type in Tyler and are representative of community development patterns. Built by local developer Robert J. Henderson as a speculative real estate venture prompted by post-World War II housing demands and newly instituted, favorable financing rules, the duplexes are significant for their architecture and association with community development patterns during a period of sustained growth supported by agriculture, manufacturing and the oil industry. The district retains high levels of integrity of location, setting, materials, design, workmanship, feeling and association within the period of significance and is maintained in good condition. The district conveys not only the heritage of mid-20th century architectural styling, but represents the momentous changes in housing design and construction that occurred in America between 1945 and 1965. For these reasons the Donnybrook Duplex 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. Eleven of the district's 18 dwellings retain their integrity, with original metal and wood frame windows, original brick veneer siding, porch detailing and exterior doors. Several duplexes have synthetic siding applied over the original wood gable end sheathing, which because of its horizontal pattern mimics the original board finishes underneath. Six dwellings are altered with replacement windows within original openings that are incompatible with the original window pane patterns; all of these changes could be reversed. One dwelling has been largely reconstructed as the result of a fire, following original massing and setback patterns. Thirteen of the 14 district garages are Contributing resources to the district. Only one garage is Noncontributing due to an incompatible addition. A carport built after the end of the period of significance also is Noncontributing. 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 south central Tyler and provides interpretation of local social and architectural trends between 1947 and 1952.

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National Park Service

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Continuation Sheet

Section 9 Page 24

Donnybrook Duplex Residential Historic District
Tyler, Smith County, Texas

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- b) Building permits 1947-48.

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Smith County Appraisal District

- a) Tax parcel map.

Smith County Clerk

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

Smith County Historical Society, Tyler, Texas.

- a) Sanborn Maps
- b) Vertical Files

Smith County Title Company, Tyler, Texas.
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National Park Service

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Donnybrook Duplex Residential Historic District
Tyler, Smith County, Texas

Tyler Area Chamber of Commerce, Tyler, Texas.

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

Texas State Library, Austin, Texas

- 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.
- c) Ward, William. *A History of Smith County, Texas*. M.A. Thesis 1944.
- d) *Tyler-Courier-Times-Telegraph*, various dates.

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Personal interview with Diane Williams, November 1999.

Carmichael, Patrice.

Personal interview with Diane Williams, November 1999.

Freidlander, Loren.

Personal interview with Diane Williams, February 12, 2001.

10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: approximately 2.8 acres

UTM REFERENCES	Zone	Easting	Northing
1.	15	283740	3679060
2.	15	283840	3679060
3.	15	283840	3578860
4.	15	283740	3578860

VERBAL BOUNDARY DESCRIPTION: Lots 19 through 36 of Block 786, City of Tyler, Texas

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

11. FORM PREPARED BY

NAME/TITLE: Diane Elizabeth Williams

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

DATE: June 20, 2001

STREET & NUMBER: PO Box 49921

TELEPHONE: (512) 458-2367

CITY OR TOWN: Austin

STATE: Texas

ZIP CODE: 78765

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS

MAPS (see continuation sheet Map-26 and Map-27)

PHOTOGRAPHS (see continuation sheet Photo-29)

ADDITIONAL ITEMS (see continuation sheet Figure-28)

PROPERTY OWNER

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

STREET & NUMBER:

TELEPHONE:

CITY OR TOWN: Tyler

STATE: Texas

ZIP CODE:

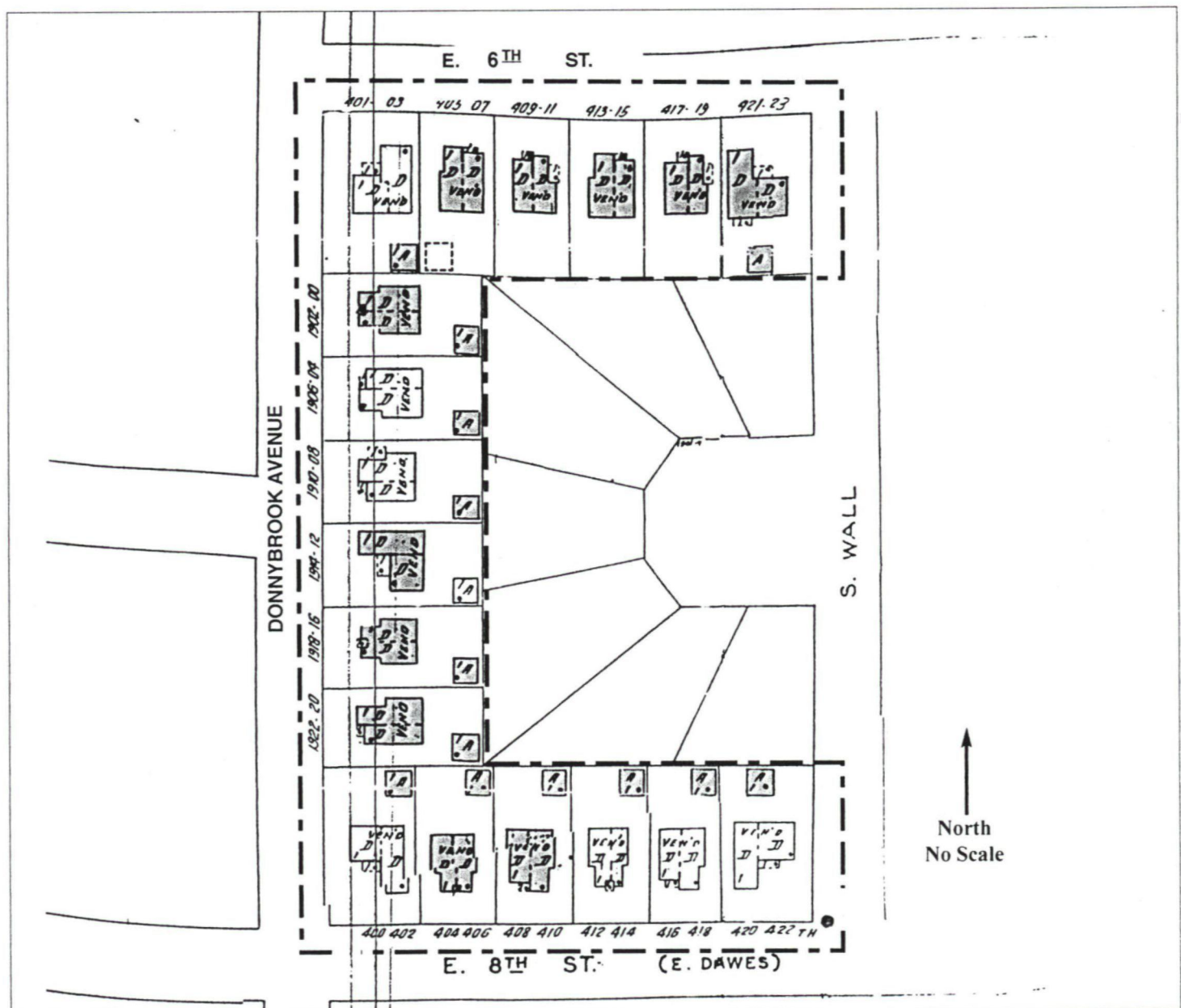
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National Register of Historic Places Continuation Sheet

Section MAP Page 26

Donnybrook Duplex Residential Historic District
Tyler, Smith County, Texas

Map 1: Donnybrook Duplex Residential Historic District
(Source: Sanborn Fire Insurance Map, 1951)



Donnybrook Duplex Residential Historic District
Source: Sanborn Fire Insurance Map, 1951

Contributing



Noncontributing



District Boundaries



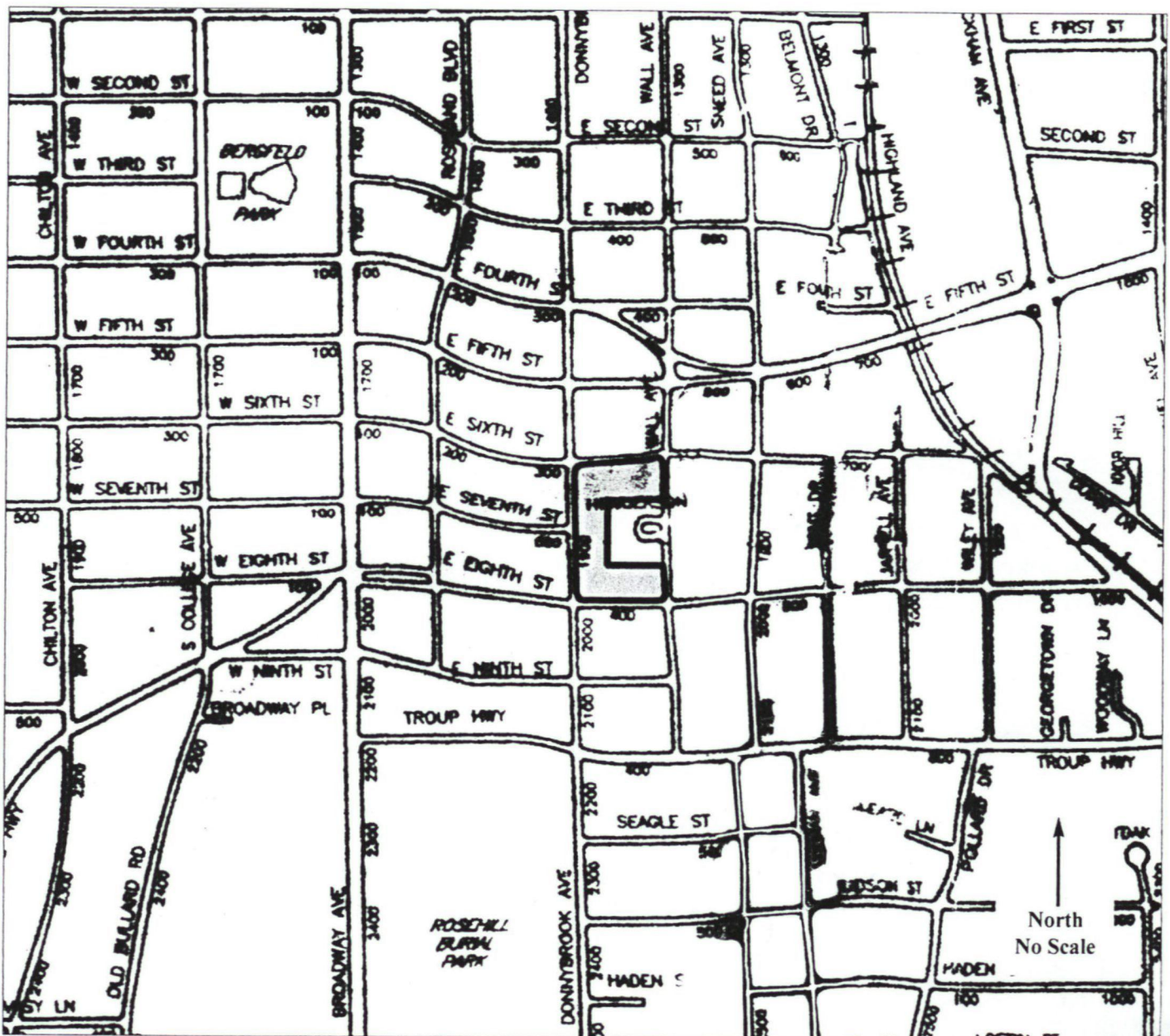
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National Register of Historic Places Continuation Sheet

Donnybrook Duplex Residential Historic District
Tyler, Smith County, Texas

Section MAP Page 27

Map 2: Central Tyler Area Map
(Source: City of Tyler)



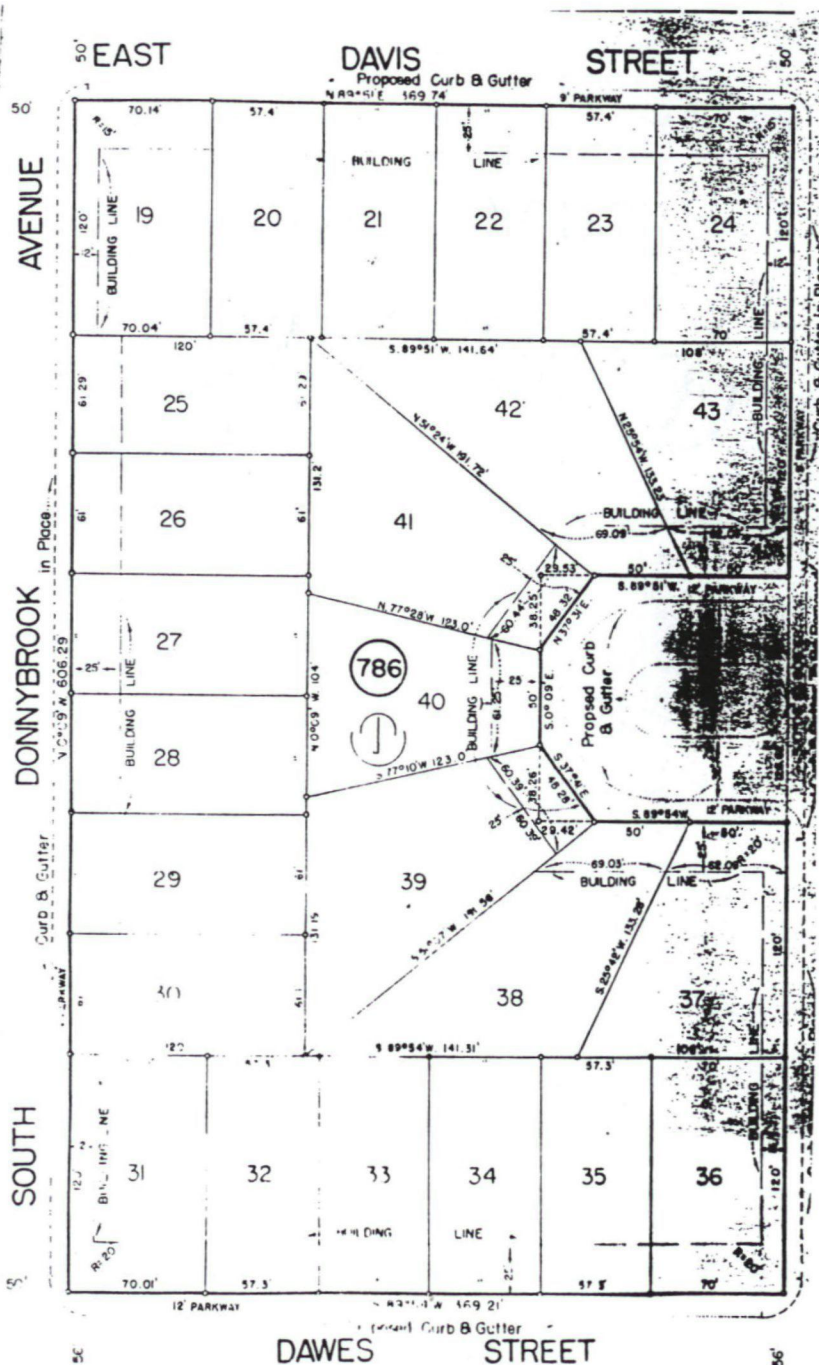
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National Register of Historic Places Continuation Sheet

Donnybrook Duplex Residential Historic District
Tyler, Smith County, Texas

Section FIGURE Page 28

Figure 1: Plat of Block 786 showing the lots in the district.
(Source: Smith County Deed Records, 1947).



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

**National Register of Historic Places
Continuation Sheet**

Section PHOTO Page 29

Donnybrook Duplex Residential Historic District
Tyler, Smith County, Texas

PHOTO INVENTORY

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

No historic photograph was located.

PHOTO 1 OF 10:
View of 400 Block of East Eighth Street, looking northeast.

PHOTO 2 OF 10:
View of 1900 Block of South Donnybrook Avenue, looking northeast.

PHOTO 3 OF 10:
View of 1920-1922 South Donnybrook Avenue, looking southeast.

PHOTO 4 OF 10:
View of 405-407 East Sixth Street, looking south southwest.

PHOTO 5 OF 10:
View of 421-423 East Sixth Street, looking south southwest.

PHOTO 6 OF 10:
View of 404-406 East Eighth Street, looking north.

PHOTO 7 OF 10:
View of 1916-1918 South Donnybrook Avenue, looking east southeast.

PHOTO 8 OF 10:
View of garages in the 400 block of East Eighth Street, looking northwest.

PHOTO 9 OF 10:
View of 400-402 East Eighth Street, looking north.

PHOTO 10 OF 10:
View of 1904-1906 South Donnybrook Avenue, looking east.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Donnybrook Duplex 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: 02000649

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. Texas
Donnybrook Duplex District
photo 1 of 10



Tyler, Smith Co. Ia
Donnybrook Duplex District
Photo 2 of 10



Tyler Smith Co., Texas
Donnybrook Duplex Dist
plots 3 & 10



Jefers, Smith Co, Texas
Donnybrook Duplex Dist
Photo 4 of 10



Tyler, Smith Co. Tx
Donnybrook Duplex Dist
Photo 59 10



Tyler, Smith Co., Ia
Donnybrook Duplex Dix
Photo 6 of 10



Tyler, Smith Co, Ia
Donnybrook Duplex Dist
Photo 7910



Tyler, Smith Co. Tx
Donnybrook Duplex Dist
Photo 8910



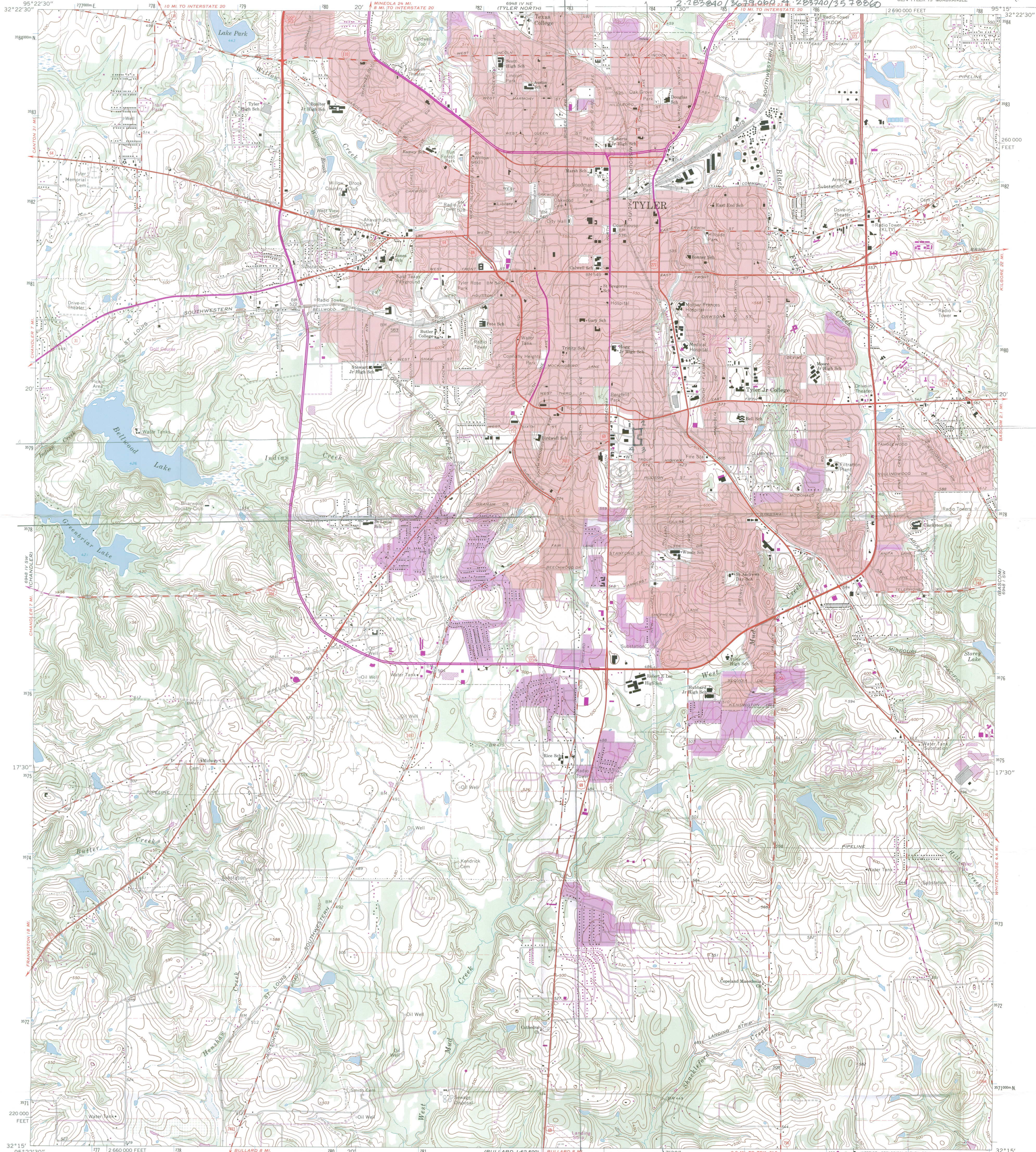
Tyler, Smith Co. Tx
Donnybrook Duplex Sect
Photo 9 9 10



Fyle, Smith Co. Ia
Donnybrook Duplex Dist
Photo 10 g 10

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

DONNYBROOK DUPLEX RESIDUAL HISTORIC DISTRICT
BOUNDARY BY SOUTH DONNYBROOK ON THE WEST, EAST SIXTH ON THE NORTH,
FEAR PROPERTY LINES OF THE DUPLEXES ON THE EAST & EAST EIGHTH ON THE SOUTH
TYLER, SMITH CO., TEXAS
UTM REFERENCES: 15/1, 283740/5679060 3, 283840/5678860 7.5 MINUTE SERIES (TOPOGRAPHIC)
2, 283840/5679060 2, 283740/5678860
SE/4 TYLER 15' QUADRANGLE



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

Polycyclic projection. 1927 North American datum

10,000-foot grid based on Texas coordinate system, north central zone

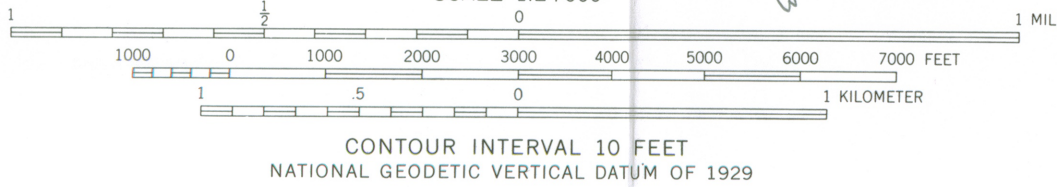
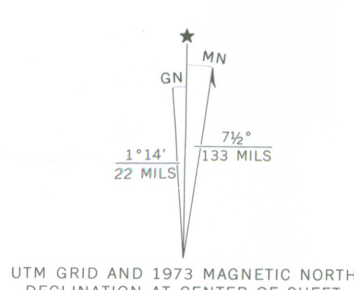
1000-meter Universal Transverse Mercator grid ticks, zone 15, shown in blue

Red tint indicates areas in which only landmark buildings are shown

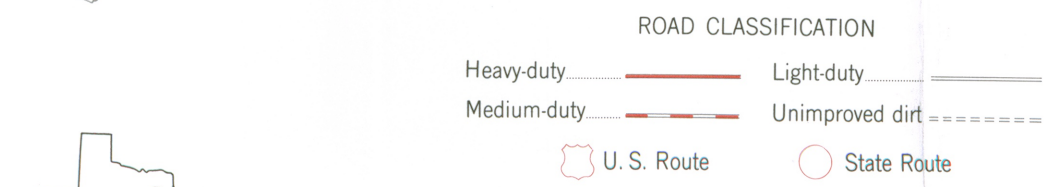
Fine red dashed lines indicate selected fence lines

Revisions shown in purple compiled from aerial photographs taken 1973. This information not field checked

Purple tint indicates extension of urban areas



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
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A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



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

MILLER BLUEPRINT CO.
P.O. BOX 2055 78768
AUSTIN, TEXAS
1-800-252-3469

1966
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