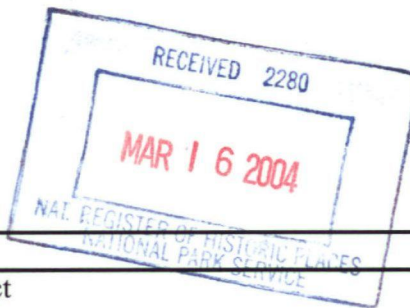


(Oct. 1990)

United States Department of the Interior  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM



1. NAME OF PROPERTY

HISTORIC NAME: Brick Streets Neighborhood Historic District  
OTHER NAME/SITE NUMBER: N/A

2. LOCATION

STREET & NUMBER: Roughly bounded by South Broadway, West Dobbs St., South Kennedy Ave., South Vine Ave.,  
Interior property lines, South College Ave., and West  
CITY OR TOWN: Tyler VICINITY: N/A NOT FOR PUBLICATION: N/A  
STATE: Texas CODE: TX COUNTY: Smith CODE: 423 ZIP CODE: 75701

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

*Edson H. Bell* 4/28/04



## 5. CLASSIFICATION

**OWNERSHIP OF PROPERTY:** Private and Public (*local*)

**CATEGORY OF PROPERTY:** District

**NUMBER OF RESOURCES WITHIN PROPERTY:** CONTRIBUTING      NONCONTRIBUTING

		352	178	BUILDINGS
		0	0	SITES
		17	39	STRUCTURES
		0	0	OBJECTS
TOTAL	586	369	217	TOTAL

**NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER:** 1

**NAME OF RELATED MULTIPLE PROPERTY LISTING:** Historic and Architectural Resources of Tyler, Texas:  
*Community Development in Tyler, Texas, 1846-1950.*

## 6. FUNCTION OR USE

**HISTORIC FUNCTIONS:** DOMESTIC/ single dwelling; DOMESTIC/ multiple dwelling; DOMESTIC/ secondary structure; COMMERCIAL/office and retail; INSTITUTIONAL/church; INSTITUTIONAL/school; INSTITUTIONAL/service; LANDSCAPE/ walls, gateposts; LANDSCAPE/trees; INFRASTRUCTURE/streets, sidewalks, curbs, steps, sidewalks, headwalls

**CURRENT FUNCTIONS:** DOMESTIC/ single dwelling; DOMESTIC/ multiple dwelling; DOMESTIC/ secondary structure; COMMERCIAL/office and retail; INSTITUTIONAL/church; INSTITUTIONAL/school; INSTITUTIONAL/service; LANDSCAPE/ walls, gateposts; LANDSCAPE/trees; INFRASTRUCTURE/streets, sidewalks, curbs, steps, sidewalks, headwalls

## 7. DESCRIPTION

**ARCHITECTURAL CLASSIFICATION:** Colonial Revival; Tudor Revival; Classical Revival; Spanish Colonial Revival; Mediterranean Revival; Dutch Colonial Revival; Bungalow/Craftsman; Art Moderne; Minimal Traditional; Ranch; Queen Anne; Free Classic Queen Anne; Greek Revival

<b>MATERIALS:</b>	<b>FOUNDATION</b>	WOOD; BRICK; CONCRETE; STONE
	<b>WALLS</b>	WOOD; BRICK; ASBESTOS; STONE; SYNTHETIC
	<b>ROOF</b>	COMPOSITION; WOOD; SLATE; TILE; GRAVEL
	<b>OTHER</b>	BRICK; GLASS; CONCRETE, STONE; METAL

**NARRATIVE DESCRIPTION** (see continuation sheets 7-5 through 7-40).



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Brick Streets Neighborhood Historic District,  
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**SUMMARY**

Situated in south central Tyler, the Brick Streets Neighborhood Historic District (**Map 1**) is approximately ½ miles south of Tyler's original town square. The district encompasses 29 blocks of mid-19th to mid-20th century residential, commercial and institutional development. Several land subdivisions conforming to a basic grid pattern comprise the district. The neighborhood developed on parcels of varying sizes and shapes between ca. 1848 and 1953 with the most intensive development occurring between ca. 1890 and ca. 1940. Single family dwellings and their auxiliaries predominate. District resources include a mix of architectural styles and plan types constructed of wood, brick veneer or stone veneer. Duplexes, four-plexes and apartments also are present as are a number of historic commercial buildings, a school and a church. A number of substantial, high-style residences built for Tyler's elite and successful business class occur along South College, South Chilton, South Bois D'Arc and West Houston, but most are small and medium sized popular, revival style and modern dwellings from ca. 1890 to ca. 1940 built by local craftsmen for middle and working class families. The high-style residences are visual focal points, scattered about the district. Landscaping features include lawn, mature trees, perennial shrubs and stone, brick and concrete walls that reinforce the neighborhood's character as do publicly funded infrastructure elements such as brick paved streets and a stone-lined drainage channel. Alterations within the district are primarily evolutionary with most properties in good to fair condition. The district retains a high degree of integrity with 369 of 586 resources classified as Contributing.

**GEOGRAPHICAL SETTING**

As the largest city (U.S. Census 2000 population 83,650) 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 north and west of town, respectively. The Brick Streets Historic District is in south central Tyler, about ½ mile south of the courthouse square (**Map 1**). The district forms an irregular, roughly rectangular area roughly bounded by West Dobbs Street on the south, South Kennedy and South Vine avenues on the west, the south property lines of parcels facing north onto West Front Street on the north, and South College Avenue and South Broadway on the east. The district is virtually fully developed, with only a few scattered vacant parcels.

Though now considered part of the central city, until the early 20th century the area south of Front Street, including the Brick Streets Neighborhood Historic District area, was known as South Tyler. The neighborhood's beginnings date to about 1848 when scattered homesteads and farmland occupied the area. By the mid-1880s portions of the district were platted and a few expansive, modest revival style and popular dwellings were built on large parcels or within largely undeveloped subdivisions. During the following 25 years, much of the northern portion of the district developed with substantial Queen Anne and Classical Revival dwellings, and merchant class and more modest wood and brick and popular and revival style residences. In the southern portions of the district, along south Robertson and South Chilton, South Kennedy and West Rusk, scattered merchant class and more modest dwellings also were built prior to 1910 and Gary School, a public elementary school at Rusk and Chilton, was in operation by 1908. Originally barns provided outbuilding support for many of the early dwellings, but as the automobile gained primacy over horse and wagon, garages, garage apartments and sheds replaced barns throughout the district. District development continued



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through the 1910s, slowing during the World War I years, then accelerating in the early 1920s in conjunction with Tyler's strong agricultural and manufacturing economy. By 1930, the district was a highly visible residential neighborhood housing many of the city's merchants, businessmen and professionals. The discovery of the East Texas Oil Field in 1930-1931 prompted continued district development. Between 1930 and the start of World War II property owners and speculators developed most of the remaining vacant land in the district, and redeveloped some parcels containing modest 19th or early 20th century dwellings, replacing them with one- and two-story revival style bungalows, duplexes and four-plexes targeted for prosperous middle class residents employed primarily in retail, service and manufacturing businesses. Relatively few district residences were occupied by individuals making their living from oil related industries, but many of the auxiliary units, apartments and duplexes did house people in oil related businesses. Between 1910 and 1935 scattered commercial buildings were erected in the district along West Dobbs, West Rusk and South Bois D'Arc. By 1935 a cluster of one and two-story brick commercial buildings at Rusk and Bois D'Arc housed grocery and bakery businesses, a plumber, barber and auto service stations. District construction slowed during World War II but resumed in 1946, when, supported by the continuing oil boom and the wealth it created, the remaining few vacant lots in the district were improved. Tyler's First Presbyterian Church relocated to West Rusk Street in 1948, building an expansive Classical Revival style church and classroom complex. Most district parcels were improved by 1953 with the vast majority of the remaining scattered vacant land developed by 1970. Zoning changes in the late 1950s and early 1960s permitted high density residential development, and as a result, between about 1965 and the early 1980s several substantial 19th century dwellings were razed and replaced with historically incompatible two story multi-unit apartment buildings. Despite the presence of these apartment buildings, the district continues to reflect its mid-19th to mid-20th century development history and the resultant eclecticism of architectural style and building size that sets it apart from the younger Azalea Residential Historic District to the south, mid-to late 20th century tract type developments to the west and the Charnwood Residential Historic District (NR 1999), built between ca. 1870 and 1950, which is immediately to the east.

Despite its long development and eclectic patterns, the Classical Revival, Colonial Revival, Tudor Revival and Craftsman styling of the majority of dwellings along with setbacks and landscaping establish continuity throughout the district. Setbacks are fairly consistent throughout the district, with shallower setbacks on streets with smaller lots and houses and deeper setbacks on streets with large lots and more expansive homes. Landscaping reinforces the neighborhood's character with neatly trimmed lawn, many mature trees and shrubs (**Photos 1-3**). Typical yards include St. Augustine grass, deciduous oak and pecan trees, ornamental and flowering trees, azaleas, and other herbaceous plantings. Property lines are often marked by brick or stone walls or wood fencing.

Streets and alleys in the district also reflect development patterns. Most public thoroughfares date to the late 19th century when South Broadway, South College, South Chilton, South Bonner, South Robertson, and South Kennedy all lead to residences in the area. These streets were extended further south in the 20th century with development in what is now the Azalea district. East-west running streets including Dobbs, Rusk, Phillips, Charnwood, and Houston also were established in the late 19th century and serviced newly erected residences in the district. Many district streets were originally known by other names (**Table 7.1**), but by the mid 1920s all had attained their present identities. Most streets are 60 feet wide, but some measure 40 feet wide and some 50 feet wide. A few alleys also are in the district and they range from 12 feet to 20 feet wide. Originally dirt, portions of many district streets were paved with red brick beginning



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in the mid-1920s, and the district retains the largest concentration of surviving brick-paved streets in the city, providing cohesiveness and district identity. Brick paving was replaced by asphalt as the material of choice throughout the city in the 1950s, but brick paving along with concrete curbs and gutters remains intact on most streets throughout the district. Depression-era programs supplied Federal funds under the Works Progress Administration to build stone lined flood control channels and pave streets in the district.

TABLE 7.1 STREET NAMES IN THE BRICK STREETS DISTRICT

Current Street Name	Former Street Name	Other Street Name(s)
Bois D'Arc	Annie	
Bonner	Dorough	
Bryan	Bell	
Charnwood	Ione	
Chilton	Mary	
College	Cherry	Jones (north of Houston)
Dobbs	Minnie	Roy
Kennedy	Guy	
Robertson	Sandidge	Palestine Road; Bois D'arc

The east district boundary follows the center line of South Broadway (U.S. Highway 69) between West Houston and West Dobbs streets, where it abuts the west boundary of the Charnwood Residential Historic District. Despite its heavy traffic, Broadway, a 90-foot-wide, four-lane street, retains a largely residential character through the district. West Houston Street, near the north edge of the district, is a heavily traveled east-west street as is the north-south oriented South Vine Street, at the district's west edge. The other district streets carry very light to moderate traffic. Front Street (Texas 31), a major east-west thoroughfare is approximately 1/3 of a block to one block north of the district. It is a commercial street as is Beckham Road, a major north-south artery four blocks east of the district. Union Pacific Railroad tracks (historically the International & Great Northern Railway right-of-way) are about three blocks east of the eastern district boundary along Highland Avenue. Just beyond the western district boundary between South Kennedy and South Vine streets is the abandoned and now removed right-of-way for the Kansas & Gulf Short Line Railroad, also known as the Lufkin Branch of the St. Louis Southwestern Railway (Cotton Belt). Map 1 shows



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the location of the district relative to the immediately surrounding area. The district encompasses 29 "New City Blocks" within the City of Tyler and includes 16 formally platted subdivisions (**Table 7.2**) spread across approximately 132.6 +/- acres. While most blocks are within formal subdivision boundaries, a few blocks developed from unplatted holdings of individuals based on surveyed lots, but prior to, or in lieu of, the filing of a formal subdivision. Housing in the district, except for the ca. 1848 Bell-Jones House, developed gradually from about 1885 and proceeded at a moderate pace until about 1915, picking up speed in the 1920s and continuing in the 1930s and early 1940s when the discovery of the East Texas Oil Field created a housing shortage and a building boom. While World War II and diversion of building materials to the war effort brought the building boom to a four-year pause, subdivision and construction activity resumed in 1946 with infill on remaining lots in the district to meet an increasing demand for housing as Tyler's population continued to expand. After World War II new neighborhoods with tract type residences were created west, southwest, northwest and east of the district. Infill construction on scattered remaining vacant parcels continued into the 1950s. Between ca. 1965 and ca. 1980 some older residences were replaced with multi-unit apartment buildings. Today, few vacant parcels remain.

**TABLE 7.2: SUBDIVISIONS IN THE Brick Streets Neighborhood Historic District**

Date	Subdivision Name	Developer
1885	Yarbrough Addition	George Yarbrough
1886	Williams Addition	E. C. Williams
1888	Bonner and Dorrough Addition	Thomas R. Bonner and R. T. Dorrough
1888	Dobbs Addition	T. J. Dobbs
1890	Mrs. T. W. Jones Addition	Martha Bell Jones (Mrs. T.W. Jones)
c. 1895	R. P. Watkins Subdivision	Heirs of R. P. Watkins ( <b>plat not located</b> )
1893	Robertson Park Addition	John C. Robertson
c. 1903	J. Lipstate Subdivision	Jacob Lipstate ( <b>plat not located</b> )
1903	Williams Addition, Revised	John Durst



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**TABLE 7.2: SUBDIVISIONS IN THE Brick Streets Neighborhood Historic District**

<b>1907</b>	Walter Connally Addition to So. Tyler	Walter Connally
1919	Brady Bartlett Subdivision of Block 301	Brady Bartlett
1919	Roy Butler's Subdivision of Block 184	Samuel LeRoy Butler
<b>1922</b>	John V. Hughes Subdivision of Lots 9 and 10 in the E. C. Williams Addition	John V. Hughes
<b>1924</b>	L.M. Loring Subdivision	<b>Lucius M. Loring</b>
<b>1926</b>	J.R. Warren Homestead Addition	J. R. Warren
<b>1930</b>	<b>Brogan's Subdivision</b>	<b>C. J. Brogan (plat not reproducible)</b>

Domestic single or multiple family dwellings and their auxiliaries rising to one-, two- or 2½ stories in height constitute the vast majority of primary historic resources in the district. The majority are frame constructions with clapboard or weatherboard siding. Dwellings built with frame construction and clad with brick veneer are numerous. A few residences utilize stucco or stone veneer. Pier and beam foundations skirted with brick, concrete or stone predominate, and the vast majority of roofs are gabled, hipped or hipped-gabled and covered with composition shingles. Most residences appear to be the work of local carpenters and contractors, although some were designed by architects. Garages, garage apartments, guesthouses servants' quarters and sheds are the most common auxiliary resources. They too, typically feature frame construction with gable roofs. While each block displays an individual eclectic character, the similarities of setting, form, and materials help unify the district.

The earliest known resource in the district is the ca. 1848 Bell-Jones House on South College Avenue. Built by Tyler pioneer Frank Bell for himself and his wife Martha and their children, this house was expanded in 1856, remodeled in the 1870s in the Italianate style and enlarged again in the 1920s. Widowed in 1854, Martha Bell married Tignal W. Jones in 1855, and thereafter the house underwent its several changes. In 1890, Martha Bell Jones platted, as the Mrs. T. W. Jones Addition, the 40 acres of family held land associated with the house and located between Front and Houston streets, and Broadway and Augusta Avenue, reserving the parcel on which her dwelling was located. Between about 1887 and 1905, the Bell-Jones House was joined by scattered dwellings in several subdivisions of varying lots sizes to the south and west of the Jones Addition. From these plats the historic patterns of the district emerged. Early district dwellings included both high-style frame and modest frame vernacular Queen Anne and Classical Revival influenced residences. As the city's agricultural, manufacturing, legal, insurance and government based economy continued to expand through the 1910s, development continued with popular and revival style dwellings featuring Classical Revival and Craftsman design. District development accelerated in the 1920s when additional subdivisions platted the remaining undivided district land and lot sales and construction capitalized on the energy and



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optimism of the "Roaring Twenties" and the growing East Texas petroleum exploration business. As the 1920s drew to a close, most land in the district had been formally platted and the area was a sought-after neighborhood for prosperous merchants, professionals and businessmen. With the discovery of the huge East Texas Oil Field in 1930-1931, development continued at a rapid pace, and by the start of World War II most district land was developed. The oil boom created an intense housing shortage as Tyler became the field headquarters for petroleum exploration, extraction and distribution. Housing demands were such that redevelopment of older properties occurred throughout the district with older, modest wood sided dwellings replaced by brick veneer four-plexes, duplexes and single family dwellings. Most new construction in the 1930s and 1940s reflected popular bungalow house forms with Tudor Revival and Colonial Revival detailing. Some merchant class and high-style versions of these and other revival styles joined the maturing neighborhood. Modern house forms appeared in the late 1930s with construction of a few Minimal Traditional style dwellings. After World War II construction resumed and the Colonial Revival style, a pre-war favorite, retained its popularity, and was joined by Ranch style dwellings. By the early 1950s most district lots had been developed, and except for redevelopment of properties in the 1960s, 1970s, and 1980s with apartment buildings, district development was largely complete. The earliest district dwellings undoubtedly had auxiliary barns and sheds, however, none survive. District dwellings built in the 1910s and thereafter almost always had auxiliary garages, garage apartments or sheds; a few residences incorporate garage space into the dwelling. A large number of these historic ancillary resources remain, reflecting the suburban character of the district and the importance of the automobile during the years of the district's greatest growth. This eclectic range of property types, forms and styles establishes the district's mid-19th-to-mid-20th-century character.

### PROPERTY TYPES

The historic district contains 586 resources on 352 properties (Maps 2-7). They include built forms organized into five groups, or property types: domestic resources; commercial resources; institutional resources; infrastructure resources; and landscape resources. This system is based on the original or intended use of the resource and is consistent with the statewide context *Community and Regional Development in Texas, National Register Bulletin 16a: How to Complete the National Register Registration Form* and the property types section of the Historic and Architectural Resources of Tyler, Smith County, Texas: *Community Development in Tyler, Texas 1846-1950* Multiple Property nomination (NR 2000). Subtypes, based on plan and stylistic features are identified within each property type to facilitate analysis and evaluation. Table 7.3 shows the distribution of property types in the district and Table 7.4 organizes architectural styles used in the historic district while Table 7.5 shows the breakdown of plan types.

**TABLE 7.3: DISTRIBUTION OF RESOURCES BY PROPERTY TYPE**

Resource Type	Contributing	Noncontributing	Total
Domestic/Single Family	240	57	297

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**TABLE 7.3: DISTRIBUTION OF RESOURCES BY PROPERTY TYPE**

<b>Domestic/Multiple Family</b>	<b>30</b>	<b>18</b>	<b>48</b>
Duplexes	17	7	24
Four-plexes	5	0	5
Apartments	8	11	19
<b>Domestic Auxiliary</b>	<b>77</b>	<b>120</b>	<b>197</b>
Garages	43	34	77
Garage Apartments	30	13	43
Carports	1	34	35
Guesthouses	1	3	4
Servants' Quarters	1	0	1
Carriage Houses	0	1	1
Sheds	0	28	28
Other	1	7	8
<b>Commercial/Professional</b>	<b>4</b>	<b>13</b>	<b>17</b>
One-Part Commercial	3	2	5
Two-Part Commercial	1	0	1
Gas Station	0	1	1
Commercial Office	0	8	8
Sheds	0	1	1
Carport	0	1	1



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**TABLE 7.3: DISTRIBUTION OF RESOURCES BY PROPERTY TYPE**

<b>Institutional</b>	<b>2</b>	<b>5</b>	<b>7</b>
<b>Churches</b>	<b>1</b>	<b>0</b>	<b>1</b>
<b>Halls</b>	<b>0</b>	<b>1</b>	<b>1</b>
<b>Sheds</b>	<b>0</b>	<b>1</b>	<b>1</b>
<b>Schools</b>	<b>1</b>	<b>1</b>	<b>2</b>
<b>Club House</b>	<b>0</b>	<b>1</b>	<b>1</b>
<b>Office</b>	<b>0</b>	<b>1</b>	<b>1</b>
<b>Infrastructure Elements</b>	<b>12</b>	<b>3</b>	<b>15</b>
<b>Landscape Features</b>	<b>4</b>	<b>1</b>	<b>5</b>

**TABLE 7.4: DISTRIBUTION OF PRIMARY  
DOMESTIC RESOURCES BY STYLE**

<b>Style</b>	<b>Quantity</b>
<b>Colonial Revival</b>	<b>100</b>
<b>Tudor Revival</b>	<b>89</b>
<b>Craftsman</b>	<b>29</b>
<b>Classical Revival</b>	<b>24</b>
<b>Queen Anne</b>	<b>6</b>
<b>Dutch Colonial Revival</b>	<b>3</b>
<b>Free Classic Queen Anne</b>	<b>2</b>
<b>Greek Revival</b>	<b>1</b>



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**TABLE 7.4: DISTRIBUTION OF PRIMARY  
DOMESTIC RESOURCES BY STYLE**

<b>Mediterranean Revival</b>	<b>1</b>
<b>Minimal Traditional</b>	<b>1</b>
<b>Ranch</b>	<b>1</b>
<b>Spanish Colonial Revival</b>	<b>1</b>
<b>Classical Revival/Colonial Revival</b>	<b>1</b>
<b>Classical Revival/Craftsman</b>	<b>2</b>
<b>Colonial Revival/Craftsman</b>	<b>2</b>
<b>Tudor Revival/Colonial Revival</b>	<b>1</b>
<b>Tudor Revival/Craftsman</b>	<b>1</b>
<b>Queen Anne/Tudor Revival</b>	<b>1</b>
<b>No Style</b>	<b>79</b>

**TABLE 7.5: DISTRIBUTION OF PRIMARY  
DOMESTIC RESOURCES BY PLAN TYPE**

<b>Plan Type</b>	<b>Quantity</b>
<b>Bungalow</b>	<b>147</b>
<b>Front Gabled</b>	<b>18</b>
<b>Side Gabled</b>	<b>18</b>
<b>Cross Gabled</b>	<b>110</b>
<b>Airplane</b>	<b>1</b>



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**TABLE 7.5: DISTRIBUTION OF PRIMARY  
DOMESTIC RESOURCES BY PLAN TYPE**

<b>Modified L-Plan</b>	<b>9</b>
<b>L-Plan</b>	<b>7</b>
<b>Four Square</b>	<b>7</b>
<b>Center Passage</b>	<b>5</b>
<b>Massed Plan Pyramidal</b>	<b>5</b>

**DOMESTIC RESOURCES**

The property type Domestic Resources is the most common in Tyler and accounts for the vast majority of historic resources identified in the 1994-1998 survey (6,195 resources or roughly 89 percent of the total). This category includes 5,567 single family residences, 303 multiple family residences (duplexes, tri-plexes, four-plexes and apartments), and 325 domestic auxiliary resources including guest houses, servants' quarters, carriage houses, gardeners cottages, garage apartments, cisterns, wells, and pumphouses. Domestic resources visually and physically define the city, occurring in regular placement on most streets therein. Most resources are one or two stories, and wood siding or brick veneer are the two most commonly occurring exterior materials. The vast majority of roof forms are gabled. Some domestic properties are constructed of wood framing with stone veneer, stucco or a combination of wood, and brick or stone veneer. The distribution of brick and wood dwellings correlate directly to race and socio-economic status within Tyler. Wealthy white neighborhoods such as those in south central Tyler, including the Brick Streets Neighborhood Historic District and the Charnwood Residential Historic District, feature wood and brick veneer siding as the most commonly occurring exterior materials. The Azalea Residential Historic District contains a very high number of brick veneer residences. The majority of wood dwellings, however, are in southwest, central, north and east Tyler where white middle and working class, and African-American neighborhoods developed. The use of brick in those areas is limited.

Styles most often built in Tyler include Tudor Revival, Colonial Revival, Ranch and Craftsman. In addition to stylistic references, Tyler's domestic resources include several plan types such as center passage, massed plan pyramidal, L-plan, bungalow, four square and modified L-plan. Plan types provide additional information about Tyler's development, especially in the area of vernacular design where stylistic influences are minimal. The bungalow plan type is by far the most common type of house form in Tyler with 2,500 examples. Within this plan type are four distinct sub-types—front gable (846), cross gable (1,022), side gable (335) and airplane forms (2).

Tyler's multiple family resources include one-story brick or wood duplexes (190 examples) and tri-plexes, and two-story, brick, wood or stucco four-plexes and apartments (68 examples), but most historic multiple family dwellings are duplexes or apartments with five or more units. A number of duplexes and four-plexes with exterior design elements mimicking single family housing also are present. The majority of the multi-family resources date from the 1930s and



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1940s and reflect the need for owner occupied and rental housing in the city during that boom period; the large number of duplexes suggests Tylerites placed a premium on yard and garden space adjacent to dwellings, and this dwelling type also reflects the size of vacant parcels available for development with investment properties.

Alterations to individual dwellings, duplexes and apartments in Tyler vary from neighborhood to neighborhood. Some areas have resources with limited changes and other portions of the city contain large numbers of resources with major alterations. Despite the range of changes found, most alterations can be grouped into five major categories: changes to exterior siding, changes to windows and doors, changes to porch treatments, changes to roof form and major additions. A few 19th and early 20th century dwellings were extensively remodeled and enlarged during the historic period incorporating older portions of their respective dwellings within wholly new designs that display cohesive character-defining elements. Other dwellings reflect sensitive historic alterations and additions resulting in the mixing of two or more styles. Some dwellings in Tyler are enlarged with rear, side or front additions. In many cases Tyler's residential buildings sustain changes in one, two or three of these categories but still retain high degrees of physical and design integrity. However, some dwellings, most notably those built of modest scale and design, have sustained changes in three or more categories obscuring or removing most, if not all, historic character-defining architectural elements. Alterations to domestic auxiliary resources include the same kinds of changes found on single and multiple family dwellings.

The first houses built in Tyler were modest buildings that encompassed only a few rooms. These vernacular houses are original buildings constructed for and by ordinary people. They are defined by floor plans and forms that have remained stable despite stylistic change and diversity. Among these vernacular, tradition-based house forms are the center passage, L-plan and modified L-plan designs.

The center passage house form was widely built in Texas from the mid-19th century through the early 20th century. Typically two rooms wide and one room deep with a central passage or doorway between the rooms. A side gable roof covers the main house mass and has a full width shed or pent roof porch along the front facade. Wood frame, wood sided construction is typical. The center passage house is a more refined example of a dog-trot cabin, and many cases the original breezeway between the two rooms of a pioneer era dog trot cabin is enclosed to make a central hall. The center passage house is also related to the two-room (hall and parlor) house type. Both modestly refer to the 18th and early 19th century high-style central hall plan house widely built in the American South. Center passage houses number 35 city wide and include the Bell-Jones House at 421 South College Avenue and the Thomas and Belle Smith House at 414 West Houston Street.

The L-plan house is Texas' most common house form of the late 19th century and is easily identified by its L-shaped building footprint. The L-plan house may have integral rear ells, or enclosed porches but the most distinctive feature is the front projecting wing that extends from the side gabled main building mass. L-plan dwellings sometimes display elaborate detailing or ornamentation, especially on the porch, above windows and in the gable ends. In such cases these house use some of the decorative detailing applied to high-style Queen Anne, Classical Revival or rarely, Craftsman design. Entry to the L-plan dwelling is through a central hall or passageway that has several rooms in tandem on one side and a single room on the opposite side. In Tyler there are 121 known L-plan dwellings. In the Brick Streets Neighborhood Historic District seven are known, including the ca. 1895 Queen Anne influenced William and Laura Webb House at 603 South Augusta Avenue (**Photo 4**).



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The Modified L-Plan house has a square or rectangular central mass with projecting front and side wings that distinguish it from the simpler L-plan form. A hipped roof covers the primary central mass and visually heightens the low, one-story profile of the dwelling type. The hipped central mass is the most distinctive feature of the Modified L-Plan house. Secondary gables extend from the central mass and sometimes display architectural detailing. Late 19th and early 20th century examples often have Queen Anne influenced ornamentation or Classical Revival style elements in the form of porch posts and wood trim. Transoms and sidelights above the entry door are typical features. As many as 86 examples of this plan type survive city wide with nine in the Brick Streets Neighborhood Historic District including the Virginia and R. K. Bonner Investment House at 826 South Robertson Avenue (**Photo 32**).

The massed plan pyramidal form is a rectangular or square house with two or more rooms wide by two or more rooms deep with a pyramidal roof spanning the entire house block. A full or partial width attached porch or a recessed integral porch on the front facade is often distinguished with Classical Revival influenced porch posts. The massed plan pyramidal house form was widely built between 1905 and 1915, but it continued to be constructed into the 1920s in many East Texas locations. City wide 191 massed plan pyramidal houses were identified in the survey. The Brick Streets Neighborhood Historic District includes five examples such as the Bula and J. E. Little House at 801 South Chilton Avenue (**Photo 17**).

While most vernacular houses lacked stylistic detailing, some incorporated limited elements associated with popular 19th century styles including Greek Revival, Italianate and Queen Anne. The center passage house at 421 South College, although now altered and enlarged several times, likely originally had Greek Revival porch elements, which are based on Classic Greek architectural forms, most notably the temple front form. A number of high style dwellings also appeared in Tyler in the late 19th century; most have been razed. Among the few that remain are the Goodman House (NR 1976) on North Broadway and the Bonner-Whitaker-McClendon House (NR 1976) on West Houston Street. In the Brick Streets Neighborhood Historic District only two high-style 19th century dwellings survive: the ca. 1888 Chilton-Lipstate-Taylor House at 727 South Chilton (**Photo 16**) Avenue and the 1892 Sharp-Butler House (**Photo 27**) at 419 West Houston Street. These substantial houses were built by local contractors using plans drawn by architects or acquired through catalogs and mail order companies. One of the most popular 19th century styles was the Queen Anne, which expressed an aspect of the late 19th century picturesque movement. An elaborate arrangement of ornamental details drawn from medieval English architecture gave the style its appeal. Characteristic of Queen Anne styling is its asymmetrical form expressed in wood frame, brick or stone construction raised to two or three stories, and embellished by a collection of rounded towers, domes of many shapes, turrets and steeply pitched roofs built of conical, pyramidal and hipped shapes. No other style exhibited such a rich variety of textures as seen in the use of smooth clapboard, patterned brick, imbricated shingles, polychrome roof tiles, carved brackets, turned balusters and porch supports and sawn and pierced bargeboards, all combined to create a harmonious form. A subtype of Queen Anne utilizes classical columns and other decorative elements along with more fanciful Queen Anne embellishment that is sometimes called Free Classic Queen Anne. The Queen Anne style and its variations were popular in the 1880s and 1890s when Tyler experienced post-Reconstruction economic recovery. District examples include the high style 1892 Queen Anne style Sharp-Butler House at 419 West Houston Street, the merchant class ca. 1895 Free Classic Queen Anne house at 625 South Bois D'Arc Avenue, and the more modest ca. 1895 Webb House at 603 South Augusta Avenue.



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One of the most popular architectural expressions of the period between 1890 and 1917, and again from about 1925 until 1950, was the Classical Revival. This style uses the classical orders as well as pediments, temple front motifs and symmetrical facade organization. Examples include the high-style Henry and Sarah Marsh House at 805 South Broadway (**Photo 9**) and the high style ca. 1888 Chilton-Lipstate-Taylor House at 727 South Chilton Avenue. More modest examples include the Preston and Alice Birdwell House at 522 South Chilton Avenue (**Photo 13**) and the Bula and J. E. Little House at 801 South Chilton Avenue (**Photo 17**).

Although traditional vernacular building types, including center passage, L-plan, massed plan pyramidal, and other house forms were built well into the first quarter of the 20th century, new domestic forms promoted in popular reading materials aimed at middle-class Americans during the early 1900s caught the public's eye. Consequently, popular plan types such as the bungalow and four-square houses appeared throughout the country and became the plan of choice over the more tradition-based vernacular houses. Of the popular plan types built across the nation in the early 20th century, the bungalow was the most significant. Although the name is often thought of as a style, the bungalow is a building type, an economical dwelling enhanced with Craftsman, Colonial Revival, Mission Revival, Spanish Colonial Revival, Classical Revival, Tudor Revival and other decorative styling. Classic bungalow elements include shallowly pitched complex rooflines that create a low profile of one or 1½ stories and incorporate a porch in an attempt to integrate interior and exterior living space. However, the roof form most commonly associated with bungalows is the front-facing gable roof, although cross and side gable versions and hipped roofs also are widely used and in Tyler and in the Brick Streets Neighborhood Historic District it is the cross gable version that is most common. In Mission Revival and Spanish Colonial Revival style bungalows, the roof is often flat or flat with a parapet. Craftsman influenced bungalows occasionally are of the airplane type, wherein a second floor room sits in the center of the shallow gable roof with a wide expanse of roof stretched out in every direction in a manner reminiscent of wings. A good example is the Isabelle and Lester Smith House at 434 South Chilton Avenue (**Photo 12**). Most bungalows are wood frame with wood siding, although in Texas brick veneer was commonly placed over a wood frame when the bungalow was to display Colonial Revival and Tudor Revival stylistic elements. Spanish Colonial Revival and Mission Revival bungalows generally have stucco siding. One of the best examples of a Spanish Colonial Revival style bungalow in Tyler is the Lucille and Albert Childers House at 625 West Dobbs Street (**Photo 25**).

The typical plan of a bungalow divides the interior space into three components—living, sleeping and service areas—often separated by hallways. This internal arrangement results in two rows of side-by-side rooms staggered from front to back and providing room for a substantial front porch. While many were built by architects and contractors nationwide from original designs, many more are the product of mass-produced plans that could be mail ordered from lumber companies and house-plan concerns. Firms such as Pacific Ready Cuts, and Ye Planery of Dallas, sold such plans as well as complete cut lumber kits ready for assembly. In the United States, bungalows were a common house form between 1905 and 1940, and in Tyler they span the years from about 1910 to 1950. The most widely built bungalow form nationwide incorporated Craftsman-inspired details such as angular brackets (knee braces) supporting wide overhanging eaves with carved rafter tails and beam ends. Bungalows can display a variety of porch treatments, however, and the most common elements are Craftsman-inspired tapered box columns that rest either on brick or stone pedestals or reach the full height of the porch. In Tyler the Craftsman aesthetic was employed in modest and merchant class bungalows



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displaying Craftsman influenced elements. City wide high-style examples are few, but one of the best is the house at Smith House 434 South Chilton Avenue (**Photo 12**) in the Brick Streets Neighborhood Historic District.

The four-square plan appeared in the early 20th century and quickly became a popular house form. Like the bungalow, the four-square plan house has a basic cube plan built with numerous stylistic embellishments often using plans obtained from mail order houses and lumber dealers. The four-square house reflects early 20th century concepts of modernity that eschew non-functional ornament and irregular massing. Usually two-stories high, the four-square house most often has a hipped roof and centrally placed roof dormer on the primary facade. Fenestration is balanced but asymmetrical with the entry often slightly off-center. A full width integral or attached porch typically stretches across the main facade creating horizontality that balances this plan's large, boxy, vertical form. Named for its interior configuration that divides space into four rooms of similar dimensions, four-square plans typically display Prairie or Classical Revival design elements. In Tyler, a number of four square houses with Classical Revival style detailing are known. Seven are in the Brick Streets Neighborhood Historic District including the Birdwell House at 522 South Chilton Avenue (**Photo 13**).

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

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 popular and modern plan housing. A trend seen nationwide, these combinations include the melding of Colonial Revival and Classical Revival, the meshing of Colonial Revival and Tudor Revival, and the use Colonial Revival and Craftsman modes, among many other combinations. In some cases, such as the Colonial Revival and Craftsman combination, a traditional high style mode is combined with a non-historicist, *au courant* design esthetic. In other situations the melding of styles occurs when the designer or architect



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incorporates picturesque elements from highly popular vocabularies. In other cases the use of two or more styles often occurs as a result of additions to an existing building. At least eight dwellings in the Brick Streets Neighborhood Historic District display stylistic combinations, and most of these feature the Colonial Revival style, one of Tyler's most popular and enduring architectural forms, or the Classical Revival style, meshed with Craftsman or Tudor Revival elements.

As with the city as a whole, domestic resources are the most common in the historic district, and they account for approximately 93 percent of the total. This category includes 297 single family residences, 48 multiple family residences (duplexes, four-plexes and apartments) and 197 auxiliary features. Most are one- or two-story wood clad or brick veneer buildings with gable or hipped roofs. Other domestic buildings in the district are one- or two-story examples, also with gable or hipped roofs. Fewer examples feature stone veneer, stucco or a combination thereof. The physical characteristics of historic single family and multiple family domestic resources permit further classification into four subtypes: vernacular dwellings, popular houses, high-style and revival style houses and modern houses. Both vernacular dwellings and popular houses are characterized by distinctive architectural forms of modest scale and minimal or modest ornamentation. High style and revival style houses utilize forms and detailing drawn from specific historicist architectural vocabularies. Modern houses reflect design trends in vogue since about 1935 and that emphasize function, simplicity and mass production rather than historical references or traditional building techniques and craftsmanship. Some residences in the district include elements from more than one of these categories, creating complex compositions both harmonious in form and visually rich. This blending of styles is common in Texas towns and reflects awareness of changing cultural trends. Typical combinations seen in 19th century Tyler neighborhoods are Queen Anne with Classical Revival or Craftsman detailing and Classical Revival with Craftsman elements. Because the vast majority of the housing stock in the historic district dates from the 1890 to 1940 period, the most often used combination there is the melding of the Colonial or Classical Revival styles with Craftsman elements.

While the district contains four scattered, but visually prominent, residences, modest and merchant class Queen Anne, Classical Revival, Craftsman, Colonial Revival and Tudor Revival bungalows and duplexes are more prevalent.

The district contains 147 bungalows, most with modest detailing based on Tudor or Colonial Revival styles or the Craftsman mode. Twenty nine dwellings have Craftsman influenced detailing, six have Queen Anne elements, 24 display Classical Revival styling or influences, 89 exhibit Tudor Revival styling and 100 represent the highly popular Colonial Revival style. The district also includes Mediterranean Revival and Spanish Colonial Revival, Dutch Colonial Revival, Minimal Traditional, and Free Classic Queen Anne dwellings. A few have mixed styles and two dwellings utilize the modernistic Minimal Traditional and the modern Ranch modes.

Domestic resources Contributing to the Brick Streets Neighborhood Historic District are at least 50 years old and are recognizable to the period of significance. They display the original construction methods and materials, or those from a later, cohesive, historic-era remodeling. Contributing single family and multiple family resources have exterior modifications in no more than three of the following categories: porch, windows and doors, primary facade fenestration patterns, siding, roof form and additions and retain five of the seven Aspects of Integrity: location, design, setting, materials, workmanship, feeling and association. Secondary domestic resources meet the same criteria, but have alterations in only two of the six major categories shown above.

Significant domestic resources are representative of the development of the Brick Streets Neighborhood Historic



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District and reflect community development and architectural trends between ca. 1848 and 1953. While some buildings in the district are noteworthy architectural examples, most are significant for their representative design qualities and their placement within the complex land division patterns. Together these resources form a well-defined group that retains sufficient integrity to relate the development history of the neighborhood to that of the city between ca. 1848 and 1953. Dwellings and their related secondary resources typically are associated with events such as growth, prosperity and increasing economic stability of the late 19th and early 20th centuries fostered by diversification of agriculture, the development of Tyler as a legal, insurance, and industrial hub in northeast Texas and, the East Texas Oil Boom of the 1930s through 1970s.

**DOMESTIC AUXILIARY RESOURCES**

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

Auxiliary domestic resources in the district include features such as garages, garage apartments, carports, storage sheds, guest houses and servants' quarters, and a cistern. Most are one-story wood frame constructions of one or two small rooms. Door and window treatments are simple and roofs are gabled or hipped. Garage apartments are most often two-story frame buildings of two to four rooms, while guest houses are typically one-story in height with gabled or hipped roofs and wood cladding. A few auxiliary domestic resources reflect the architectural style or construction materials used for their associated dwelling. A few garages, garage apartments and sheds have carports attached to them, creating combination types.

**COMMERCIAL RESOURCES**

There are 17 commercial resources in the district including five brick veneer, one-part commercial buildings, one brick veneer two-part commercial building, one historic-era gas station, and eight non-historic commercial office buildings, one non-historic commercial shed and one non-historic commercial carport. All but two of the historic commercial buildings are clustered together at the intersection of South Bois D'Arc and West Rusk Street in a neighborhood commercial node that dates to the 1920s. Styles include Classical Revival and Art Moderne. A good example of historic-era commercial buildings in the district is the Rieck Building at 722 South Bois D'Arc (Photo 7). The historic and non-historic commercial office buildings house medical and other office uses and were built between



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about 1945 and 1980 and are Noncontributing to the district, due to alterations or insufficient age. They are scattered along West Rusk, South Bois D'Arc, South Broadway and West Houston. All are set back from the street, following the suburban residential character of the neighborhood, and most have asphalt paved parking areas with modest landscaping in the setbacks. A metal shed located behind a historic dwelling now used as a law office is of relatively recent construction. Because of their age and lack of associations with the historic development or use of the district, all non-historic commercial buildings and their ancillaries considered Noncontributing resources. No other commercial properties are found in the historic district, although a number of domestic properties on West Rusk, West Houston, South College, South Chilton, South Bonner and South Vine are currently used as office space for attorneys, as bed and breakfast establishments and for other office functions.

**INSTITUTIONAL RESOURCES**

Institutional resources in the district include a public elementary school facility, a church and a Boy Scout clubhouse. The two-story brick school was constructed prior to 1907 on a parcel encompassing a square block. As the student population increased additional classroom space was added and the school remodeled. Within the last 10 years a large metal building has been placed at the rear of the school lot. While the school building is classified as Contributing to the district, the metal outbuilding is Noncontributing. The First Presbyterian Church, built in the district in 1948 includes attached classrooms, a fellowship hall, a separate office and a shed. The high-style Classical Revival/Colonial Revival church is an important district landmark and serves the surrounding neighborhoods in the Brick Streets, Azalea and Charnwood historic districts. The adjacent hall, office and shed are of recent construction and while their Colonial Revival style designs are compatible with the church, they are Noncontributing due to age. A one-story wood sided dwelling on the grounds of the church serves as a Boy Scout clubhouse; alterations to the porch render it Noncontributing. Contributing institutional resources retain their original character defining historic architectural details, material and massing, as well as five of the seven Aspects of Integrity. Institutional resources are significant for the supporting role they play within the residential community and the city as a whole as providers of opportunities for education, civic participation and worship. Institutional resources in the district date to the district's period of significance and retain integrity sufficient to convey the aesthetic values and life style of that era. All were built to serve the growing population within the historic district and other areas of south Tyler and are Contributing resources.

**INFRASTRUCTURE ELEMENTS**

District infrastructure resources include streets, sidewalks, curbs, gutters, steps, a drainage channel, bridge headwalls, and utility systems. Construction materials are brick, stone, concrete, asphalt and metal. Near the west edge of the district is a stone lined drainage channel dating from the late 1930s, when street, park and flood control improvements were made in Tyler using federal funding and local manpower supplied by Progress Works Administration, Works Progress Administration and Civilian Conservation Corps programs. Historic red brick streets are located within the district along Chilton, College, Bonner, Bois D'Arc, Bryan, Kennedy, Rusk, Houston, Dobbs, Robertson and Vine. Their widespread occurrence in the district provides one aspect of its identity. Historic concrete



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curbs and sidewalks dating from the 1920s, 1930s, 1940s and 1950s exist throughout the district, although not every block within the district is improved with these features. In some cases the historic character of these features has been modified or removed through repairs and repaving efforts at various times in the post-historic period.

District infrastructure resources are considered eligible for listing in the National Register as Contributing features to the district for their contributions to community planning and development. Those considered Contributing to the district are at least 50 years old and are recognizable to the district's period of significance. Infrastructure resources are significant for their role in the development of the district and the larger Tyler community. Built with public funds, paved streets and highways, curbs and gutters, sidewalks and flood control systems reflect the role that government played in the life of the community and the historic district. Infrastructure resources including systems for the delivery of utilities are tangible links to the evolution of technology in an industrialized society. They may also be important for associations with an engineering firm, fabricator or individual designer. Utility systems permit the installation of electricity and indoor plumbing, which in turn affect the physical characteristics of homes, businesses and institutional facilities and may be significant for information they could reveal about the development of systems technologies. Because the majority of utility systems are subterranean, no assessment of such resources has been made as part of this project.

**LANDSCAPE FEATURES**

Landscape features of the district such as masonry walls are classified either as Contributing or Noncontributing features of the district. Other distinctive features include fairly consistent street setbacks planted with a variety of trees, perennial shrubs and turf. While street trees are rare, the liberal use of plant materials creates a strong sense of time and place. The complex development patterns of the district are reflected along district streets: areas developed for different levels of wealth at different times convey different quantities and placement of trees and shrubs in block and lot landscaping. The masonry walls of the district also provide special character to individual properties and are classified as Contributing or Noncontributing to the district. Brick, stone and concrete walls provide decorative delineation of property lines and enclose private rear and side yards. Contributing landscape resources are at least 50 years of age and retain their original character defining design, materials, scale and massing and at least five of the seven Aspects of Integrity. Landscape resources are significant for the way they reveal information about overall development and growth patterns within the district and thus, relate district properties to larger issues of community development. They also are significant features that unify the district, reflecting, at the same time, individual tastes, budgets and site conditions and how these came together in the district. Largely installed with private funds, landscape features are an extension of the aesthetic values of neighborhood residents and reflect the types of plant materials appropriate for the local area, as well as the kind of decorative or functional man-made elements available in any given historical era associated with the district. Contributing landscape resources enhance the individual properties in the district and help to create the district's ambiance.

**NONCONTRIBUTING RESOURCES**

Noncontributing properties are historic resources incompatibly altered through removal or obscurance of



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character defining architectural details, and those erected or moved into the district after the end of the district's period of significance. The majority of Noncontributing resources within the district are historic dwellings and their auxiliaries that have been incompatibly altered so that they no longer reflect their original historic character or a cohesive character from the period of significance. Most of these properties have alterations wholly or partially reversible, and if such properties were rehabilitated in accord with the *Secretary of the Interior's Standards and Guidelines* they could be reevaluated for inclusion in the district as Contributing resources. One example is the Prestwood Rent House at 637 South College Avenue (**Photo 24**). A number of single family Noncontributing resources were constructed after 1953 and these properties mirror the characteristics of historic Contributing domestic properties. They are not intrusive since they utilize materials, massing and scale similar to the historic resources of the district. The district also includes 12 Noncontributing apartment buildings constructed in the 1960s, 1970s and 1980s. While these resources are not compatible with the historic character of the district, their presence is dispersed within the north western portion of the district. Thirty-four non-historic, Non contributing carports also are in the district. In most cases these wood and metal structures are at the rear or side/rear portions of historic properties and do not detract from the historic character of the resources with which they are associated. Seven non-historic Noncontributing commercial resources also are within the district. These non-historic, Noncontributing properties are not yet 50 years of age, do not embody any exceptional architectural or historically associative values and are not part of the historic period community development patterns of the district, and as such do not qualify for classification as Contributing to the Brick Streets Neighborhood Historic District. While they are somewhat stylistically intrusive, their presence also is limited. Other Noncontributing properties include sheds associated with domestic, commercial and institutional properties. These small buildings are ancillary to their associated properties and are at the rear or sides of primary resources where their visibility and impact is limited.

**SUMMARY OF REGISTRATION REQUIREMENTS AND TYPICAL ALTERATIONS**

To be eligible for listing the National Register a historic district must be a well defined area containing a significant concentration of historic (pre-1954) resources that retain their architectural integrity to a high degree. Few non-historic buildings should be present in the district. Approximately 50 percent of all features in the district should be classified as Contributing, a designation that requires a property to retain enough of its original fabric to be recognizable to the district's period of significance. A Contributing property does not have to be unaltered but should retain most of its character defining historic architectural details and materials. A Contributing property can also be a property that does not necessarily relate to the historic significance of the district as a whole, but may be eligible for the National Register on an individual basis for its architecture. Noncontributing properties are those that detract from the district's historic character. This category includes historic resources and their auxiliary buildings that have lost their integrity through severe exterior alterations, properties built since 1953 and those moved to the district or built within it in the last 50 years. Properties classified as Contributing in this nomination conform to registration requirements defined in the property types section of the Historic and Architectural Resources of Tyler, Smith County, Texas: *Community Development in Tyler, Texas 1846-1950* Multiple Property nomination (NR 2000).

The Brick Streets Neighborhood Historic District is a distinct, cohesive group of domestic, institutional, landscape, recreation and infrastructural resources that inter-relate to convey a complex history of development patterns



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and architectural preferences spanning the district's period of significance, ca. 1848-1953. Few non-historic resources are in the district. Sixty-three percent of district properties are Contributing to the district, and the district appears eligible at the local level of significance under Criteria A and C in the areas of community planning and development and architecture.

Domestic resources Contributing to the Brick Streets Neighborhood Historic District are at least 50 years old and are recognizable to the period of significance. They utilize the original construction methods and materials, or those from a later, cohesive, historic-era remodeling. Contributing single family and multiple family resources have exterior modifications in no more than three of the following categories: porch, windows and doors, primary facade fenestration patterns, siding, roof form and additions and retain five of the seven Aspects of Integrity: location, design, setting, materials, workmanship, feeling and association. Secondary domestic resources meet the same criteria, but have alterations in only two of the six categories.

Institutional resources Contributing to the district are at least 50 years old and are recognizable to the period of significance. They retain original construction methods and materials, or those from a later, cohesive, historic-era remodeling. Contributing institutional resources have exterior modifications in no more than three of the following categories: windows and doors, primary facade configuration, siding, roof form and additions and retain five of the seven Aspects of Integrity.

Infrastructure resources Contributing to the district are at least 50 years old and are recognizable to the period of significance. They maintain original construction methods and materials or those from a later, cohesive historic-era upgrading. Alterations include repaving of brick surfaces with asphalt in the post-historic period. Out of 14 streets in the historic district all or portions of eleven streets—Chilton, College, Bonner, Bois D'Arc, Kennedy, Robertson, Vine, West Dobbs, West Bryan, West Rusk and West Houston—retain their original red brick paving. The remaining district streets, paved with asphalt in the post-historic period, are considered Noncontributing. Other infrastructure elements included a stone lined drainage channel and head walls appear to retain their integrity and are considered Contributing. Changes to infrastructure resources include repairs and repaving of streets, sidewalks and curbs and gutters.

Landscape resources Contributing to the district are at least 50 years old and are recognizable to the period of significance. They maintain original design features and materials or those from a later, cohesive historic-era remodeling, and any alterations are compatible in scale, materials, design and workmanship. Alterations to landscape have occurred with the passage of time as plant materials have died and been replaced with similar materials and as stone, brick and concrete walls have weathered.

Typical alterations to domestic resources in the district are the painting of exterior red or buff brick veneer siding, the construction of large compatible (and occasionally incompatible) additions at the rear or sides of a dwelling, installation of incompatible double hung anodized aluminum sash windows within original window openings, compatible and incompatible alterations to porches, and installation of incompatible synthetic siding over original wood siding materials. Alterations to garages, garage apartments and sheds include, large, incompatible additions, installation of incompatible synthetic siding over original wood siding materials, and replacement of original wood frame double hung sash windows and original doors. Changes to institutional resources include replacement of original windows within the original openings and construction, or location, of non-historic ancillary buildings. Modifications to infrastructure



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resources include repairs and repaving of streets, sidewalks, curbs and gutters. Alterations to landscape resources include the installation of non-historic elements as stone, brick, and concrete walls have weathered and replacement of plant materials with similar elements as such have died.

**SUMMARY OF PHYSICAL CONDITION AND INTEGRITY**

The Brick Streets Neighborhood Historic District is a concentration of mid 19th-to mid-20th century domestic resources reflecting social structure and development patterns in Tyler during a period of sustained economic growth and community development fostered by agricultural distribution, professional services, manufacturing and businesses associated with the exploration, extraction, refining and distribution of petroleum products. Of 586 resources in the district, 369, or 63 percent, retain their integrity and are Contributing elements to the district under Criteria A and C. The district is composed of 29 city blocks and 16 formal land subdivisions; district boundaries follow the historic lines of parcels, subdivisions and streets. The district is nearly fully developed; there are few vacant lots in the district. Dwellings comprise 59 percent and domestic auxiliary resources represent 34 percent of district resources for a total of 93 percent within the domestic category. A limited number of associated commercial, institutional, infrastructure, recreation and landscape resources also are within the district. Twenty-two non-historic Noncontributing residential buildings and six non-historic, Noncontributing commercial buildings and one associated Noncontributing ancillary resource also are present. District dwellings are a mix of one-, two- and 2 ½- story wood, brick or stone veneer, or stucco clad vernacular, popular, revival style and modern house forms that range from expansive architect-designed residences to small and medium sized bungalows with limited stylistic embellishment. Associated garages, garage apartments and sheds are wood frame wood sided, front or side gabled or hipped roof single and double car types with wood or metal doors. The district is distinguished from its surrounding neighborhoods by the eclectic mix of vernacular, popular, revival and modern house forms representative of mid-19th to mid-20th century architectural trends, the high quality construction materials and design features utilized and diversity of building and parcel size. Together, these elements constitute a distinct area that documents better than any other area the city's development from its beginnings in the mid-1840s to the end of the historic period in 1953 and the impact of the oil boom on established neighborhoods. The district contains the largest surviving collection in the city of intact late 19th and very early 20th century dwellings and the best preserved collection of bungalow house forms in the city. For these reasons it is distinct from its surrounding neighborhoods, while remaining linked to them and the city. The exterior character-defining elements of the district's buildings—massing, exterior wall materials, 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.

**INVENTORY OF PROPERTIES IN THE DISTRICT**

The following list includes all properties within the district. Organized alphabetically by street name and then by number, the list identifies each resource and includes the most important physical information about each. District boundaries are based on subdivision plats, streets and property lines. Estimated or actual construction dates are taken from Sanborn maps, city directories and mechanic's liens. Estimated alteration dates are based on visual analysis.



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NO.	STREET	DATE	PROPERTY TYPE	PLAN TYPE	STYLE	STATUS
501-503	S. Augusta	c. 1926	Domestic Multi. Duplex	Front Gabled Bungalow		C
501-503 rear		c. 1985	Domestic Aux. Shed			NC
500 bk		c. 1940	Domestic Multi. Apts.			C
507		c. 1937; various	Domestic Single	Front Gabled Bungalow		NC
509		c. 1939	Domestic Single	Side Gabled Bungalow	Colonial Revival	C
519		c. 1929	Domestic Single	Side Gabled Bungalow	Colonial Revival	C
519 rear		c. 1932; various	Domestic Single			NC
520		c. 1939	Domestic Aux. Gar. Apt.			C
521		c. 1932	Domestic Single	Side Gabled Bungalow		C
521 rear		c. 1932	Domestic Aux. Garage			C
523		c. 1932	Domestic Single		Colonial Revival	C
525		c. 1931	Domestic Multi. Duplex			C
603		c. 1895	Domestic Single	L-Plan		C
603 front		c. 1895	Domestic Aux. Cistern			C
611		c. 1910	Domestic Single	Center Passage		C
612		c. 1929	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
614		c. 1931	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
614 rear		c. 1937; various	Domestic Aux. Gar. Apt.			NC
619		c. 1909	Domestic Single	Modified L-Plan		C
624		c. 1929; various	Domestic Single	Cross Gabled Bungalow	Colonial Revival	NC
625		c. 1960	Domestic Multi. Apts.			NC
628		c. 1926	Domestic Single		Colonial Revival	C
628 rear		c. 1970	Domestic Aux. Carport			NC
632		c. 1927; various	Domestic Single	Front Gabled Bungalow	Craftsman	NC
633		c. 1903; various	Domestic Single	Massed Plan Pyramidal	Classical Revival	NC
636		c. 1911	Domestic Single	Front Gabled Bungalow	Craftsman	C
636 rear		c. 1925; various	Domestic Aux. Garage			NC
637		c. 1909	Domestic Single	Cross Gabled Bungalow	Colonial Revival	C
701		c. 1890	Domestic Single	L-Plan		C
702		c. 1929; various	Domestic Single	Front Gabled Bungalow		NC
702 rear		c. 1960	Domestic Aux. Shed			NC
704-706		c. 1935; various	Domestic Multi. Duplex		Colonial Revival	NC
705		c. 1947	Domestic Single	Cross Gabled Bungalow	Colonial Revival	C
713		c. 1929; various	Domestic Single			NC
719		c. 1903; c. 1915	Domestic Single	Front Gabled Bungalow	Craftsman	C
723		c. 1935	Domestic Single		Colonial Revival	C
725		c. 1929	Domestic Single			C
725 rear		c. 1929	Domestic Aux. Garage			C
814		c. 1936	Domestic Single	Side Gabled Bungalow		C



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814 rear	<b>S. Augusta</b>	c. 1936; various	Domestic Aux. Garage			NC
818		c. 1937	Domestic Aux. Gar. Apt.			C
820		c. 1937	Domestic Single	Side Gabled Bungalow	Classical Revival	C
821		c. 1970	Domestic Multi. Duplex			NC
825		c. 1926; various	Domestic Single			NC
825 rear		c. 1926	Domestic Aux. Garage			C
827		c. 1932	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
827 rear		c. 1932	Domestic Aux. Garage			C
829		c. 1935	Domestic Single	Cross Gabled Bungalow	Colonial Revival	C
829 rear		c. 1935	Domestic Aux. Garage			C
830		c. 1946; various	Domestic Single			NC
409	<b>S. Bois D'Arc</b>	c. 1910	Domestic Single			C
415		c. 1922	Domestic Single		Colonial Revival	C
416		c. 1975	Domestic Single			NC
420		c. 1910; c. 1928	Domestic Single		Colonial Revival	C
421?		c. 1927	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
425		c. 1923	Domestic Single	Cross Gabled Bungalow	Colonial Revival	C
425 rear		c. 1925	Domestic Aux. Gar. Apt.			C
428		c. 1922	Domestic Single	Cross Gabled Bungalow	Craftsman	C
429-431-433		c. 1926	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
434		c. 1926	Domestic Single	Cross Gabled Bungalow	Classical Revival	C
435		c. 1926	Domestic Single	Cross Gabled Bungalow	Craftsman	C
435 rear		c. 1990	Domestic Aux. Shed			NC
502		c. 1926	Domestic Single		Colonial Rev./Craftsman	C
502 rear		c. 1960	Domestic Aux. Carport			NC
505		c. 1909	Domestic Single	Front Gabled Bungalow	Craftsman	C
506-508		c. 1965	Domestic Multi. Apts.			NC
506-508 rear		c. 1927	Domestic Aux. Gar. Apt.			C
509		c. 1912	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
509 rear		c. 1940; various	Domestic Aux. Garage			NC
509 rear		c. 1970	Domestic Aux. Carport			NC
509 rear		c. 1960	Domestic Aux. Shed			NC
514		c. 1970	Domestic Multi. Apts.			NC
515		c. 1970	Domestic Multi. Apts.			NC
518		c. 1940	Domestic Single		Minimal Traditional	C
521		c. 1912; c. 1930	Domestic Single		Tudor Revival	C
524		c. 1926	Domestic Single	Cross Gabled Bungalow	Craftsman	C
524 rear		c. 1990	Domestic Aux. Shed			NC
603		1939	Domestic Single			C
603 rear		1939; various	Domestic Aux. Garage			NC



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605	S. Bois D'Arc	c. 1940	Domestic Single		Colonial Revival	C
605 rear		c. 1950	Domestic Aux. Garage			C
609		c. 1940; various	Domestic Single			NC
612		c. 1945; various	Domestic Single			NC
612 rear		c. 1945	Domestic Aux. Garage			C
615		c. 1940	Domestic Single		Colonial Revival	C
615 rear		c. 1950	Domestic Aux. Garage			C
625		c. 1895	Domestic Single	L-Plan	Free Classic Queen Anne	C
626		c. 1890	Domestic Single	Modified L-Plan	Queen Anne	C
628		c. 1935; various	Domestic Single		Colonial Revival	NC
628 rear		c. 1990	Domestic Aux. Carport			NC
630		c. 1960	Domestic Single			NC
631		c. 1909	Domestic Single	Front Gabled Bungalow	Craftsman	C
637		c. 1909; c. 1940	Domestic Single	Cross Gabled Bungalow	Craftsman	C
637 rear		c. 1920; 1940	Domestic Aux. Gar. Apt.			C
700		c. 1926	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
701		c. 1895; various	Domestic Single	Modified L-Plan		C
701 rear		c. 1980	Domestic Aux. Shed			NC
704		c. 1952; various	Commercial Office			NC
709		c. 1895; various	Domestic Single		Classical Revival	NC
709 rear		c. 1930	Domestic Aux. Garage			C
709 rear		c. 1935; various	Domestic Single			NC
712		c. 1980	Commercial Office			NC
722		1931	Commercial 2-Part		Classical Revival	C
724-726-728		c. 1935	Commercial 1-Part		Classical Revival	C
732		c. 1935	Commercial 1-Part		Art Moderne	C
815		c. 1949; various	Domestic Single		Ranch	NC
815 rear		c. 1975	Domestic Aux. Shed			NC
818		c. 1940; various	Domestic Single	Side Gabled Bungalow	Colonial Revival	NC
818 rear		c. 1980	Domestic Aux. Shed			NC
821		c. 1935	Domestic Single	Front Gabled Bungalow		C
821 rear		c. 1935; various	Domestic Aux. Garage			NC
826-828		c. 1937	Domestic Multi. Duplex		Tudor Revival	C
826½		c. 1940; various	Domestic Aux. Gar. Apt.			NC
829		c. 1929	Domestic Single		Colonial Revival	C
829 rear		c. 1975	Domestic Aux. Carport			NC
831?		c. 1929	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
831? rear		c. 1935; various	Domestic Aux. Gar. Apt.			NC
832		c. 1926	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
832 rear		c. 1940	Domestic Aux. Garage			C
836-838		c. 1935	Domestic Multi. Duplex		Tudor Revival	C



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840	<b>S. Bois D'Arc</b>	c. 1937; various	Domestic Aux. Gar. Apt.			NC
407	<b>S. Bonner</b>	c. 1926; various	Domestic Single	Cross Gabled Bungalow	Tudor Revival	NC
411		c. 1929	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
411 rear		c. 1935; various	Domestic Aux. Gar. Apt.			NC
414		c. 1931	Domestic Single		Tudor Revival	C
414 rear		c. 1990	Domestic Aux. Shed			NC
415		c. 1929	Domestic Single	Front Gabled Bungalow	Tudor Revival	C
415 rear		c. 1929; various	Domestic Aux. Garage			NC
417		c. 1935	Domestic Single	Front Gabled Bungalow	Tudor Revival	C
420		c. 1918; various	Domestic Single	Four Square	Colonial Revival	NC
421		c. 1903	Domestic Single		Colonial Revival	C
421 rear		c. 1940; various	Domestic Aux. Gar. Apt./Carport			NC
429		c. 1903; various	Domestic Single		Colonial Revival	NC
430		c. 1926	Domestic Single		Colonial Revival	C
430 rear		c. 1960	Domestic Aux. Shed			NC
432		1914	Domestic Single		Mediterranean Revival	C
432 rear		c. 1955	Domestic Aux. Guest House			NC
435		c. 1965	Domestic Multi. Apts.			NC
435 rear		c. 1965	Domestic Aux. Laundry			NC
503		c. 1903; various	Domestic Single			NC
503 rear		c. 1990	Domestic Aux. Shed			NC
504		c. 1926; various	Domestic Single	Cross Gabled Bungalow	Tudor Revival	NC
504 rear		c. 1926	Domestic Aux. Garage			C
508		c. 1926; various	Domestic Single	Cross Gabled Bungalow	Craftsman	NC
508 rear		c. 1970	Domestic Aux. Garage			NC
511		c. 1926	Domestic Single	Side Gabled Bungalow	Colonial Revival	C
511 rear		c. 1926; various	Domestic Aux. Garage		Colonial Revival	NC
515		c. 1903	Domestic Single		Colonial Revival	C
516		c. 1926	Domestic Single		Tudor Revival	C
516 rear		c. 1965	Domestic Aux. Garage			NC
520		c. 1926	Domestic Single	Cross Gabled Bungalow	Craftsman	C
521		c. 1965	Domestic Multi. Apts.			NC
526		c. 1929	Domestic Multi. Four-plex		Colonial Revival	C
527		c. 1903	Domestic Single		Classical Revival	C
527 rear		c. 1935	Domestic Aux. Gar. Apt.			C
532		c. 1905; various	Domestic Single		Queen Anne/Tudor Rev.	C
533		c. 1975	Domestic Multi. Apts.			NC
605	<b>S. Broadway</b>	1903	Domestic Single		Classical Revival	C
615		c. 1947; various	Commercial Office		Art Moderne	NC



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705	S. Broadway	c. 1935	Domestic Multi. Apts.		Colonial Revival	C
705 rear		c. 1970	Domestic Aux. Carport			NC
707		c. 1935	Domestic Multi. Apts.		Colonial Revival	C
709		c. 1915	Domestic Single	Cross Gabled Bungalow	Craftsman	C
723		c. 1926; various	Domestic Single		Dutch Colonial Revival	NC
777		c. 1985	Commercial Office			NC
805		1895; c. 1901	Domestic Single		Classical Revival	C
805 rear		c. 1940	Domestic Aux. Garage			C
805 rear		c. 1980	Domestic Aux. Carport			NC
815		1898	Domestic Single	Modified L-Plan	Classical Revival	C
815 rear		2002	Domestic Aux. Carriage House			NC
221	W. Bryan	c. 1931; various	Domestic Single	Side Gabled Bungalow		NC
225		c. 1930	Domestic Single	Cross Gabled Bungalow	Craftsman	C
300-302		c. 1929	Domestic Multi. Duplex	Side Gabled Bungalow	Classical Revival	C
324		c. 1931	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
324 rear		c. 1975	Domestic Aux. Guest House			NC
401		c. 1931	Domestic Single		Tudor Revival	C
401 rear		c. 1931	Domestic Aux. Garage		Tudor Revival	C
504		c. 1932	Domestic Single	Side Gabled Bungalow	Colonial Revival	C
504 rear		c. 1932	Domestic Aux. Garage			C
609		c. 1935	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
611		c. 1936	Domestic Single	Side Gabled Bungalow	Tudor Revival	C
115	W. Charnwood	c. 1929; various	Domestic Single	Cross Gabled Bungalow	Tudor Revival	NC
119		c. 1929; various	Domestic Multi. Duplex	Cross Gabled Bungalow	Colonial Revival	NC
200		c. 1935	Domestic Multi. Four-plex		Colonial Revival	C
200 rear		c. 1970	Domestic Aux. Carport			NC
201		c. 1931; various	Domestic Single		Colonial Revival	NC
205		c. 1935	Domestic Single	Cross Gabled Bungalow	Colonial Revival	C
205 rear		c. 1970	Domestic Aux. Carport			NC
205 rear		c. 1950; various	Domestic Aux. Shed			NC
209		c. 1929	Domestic Multi. Duplex	Cross Gabled Bungalow	Tudor Revival	C
209 rear		c. 1970	Domestic Aux. Shed			NC
223		1934	Domestic Single	Cross Gabled Bungalow	Colonial Revival	C
223 rear		1934; various	Domestic Aux. Garage			NC
301		c. 1931	Domestic Single	Cross Gabled Bungalow	Colonial Revival	C
301 rear		c. 1931	Domestic Aux. Garage		Colonial Revival	C
330-332		c. 1953	Domestic Multi. Duplex		Colonial Revival	C
330-332 rear		c. 1970	Domestic Aux. Carport			NC
402		c. 1922	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
407-409		c. 1915	Domestic Multi. Duplex	Massed Plan Pyramidal	Classical Revival	C
512		c. 1941	Domestic Single		Colonial Revival	C



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512 rear	W. Charnwood	c. 1941	Domestic Aux. Garage		C
518		c. 1970	Domestic Single	Colonial Revival	NC
410	S. Chilton	c. 1929	Domestic Single	Classical Revival	C
410 rear		c. 1931; various	Domestic Aux. Gar. Apt.		NC
416		c. 1929	Domestic Single	Colonial Revival	C
417		c. 1895; various	Domestic Single		NC
417 rear		c. 1970	Domestic Aux. Garage/Carport		NC
420		c. 1927	Domestic Single	Colonial Revival	C
422		c. 1932	Domestic Single	Colonial Revival	C
422 rear		c. 1970	Domestic Aux. Carport		NC
423		1929	Domestic Single	Colonial Revival	C
423 rear		c. 1903	Domestic Aux. Servant's Qtrs.		C
423 rear		c. 1960	Domestic Aux. Garage		NC
430		c. 1929	Domestic Single	Cross Gabled Bungalow	C
433		c. 1909; various	Domestic Single	Classical Revival	C
433 rear		c. 1965	Domestic Aux. Carport		NC
433 rear		c. 1965	Domestic Multi. Hotel		NC
433 rear		c. 1965	Domestic Multi. Hotel		NC
433 rear		c. 1965	Domestic Aux. Carport		NC
434		1922	Domestic Single	Airplane Bungalow	C
434 rear		c. 1970	Domestic Aux. Carport		NC
502		c. 1910	Domestic Single	Classical Revival	C
505		c. 1904	Domestic Single	Classical Revival	C
505 rear		c. 1920	Domestic Aux. Garage		C
505 rear		c. 1985	Domestic Aux. Shed		NC
508		c. 1915	Domestic Single	Four Square	C
513		1960	Domestic Single		NC
514		c. 1915	Domestic Single	Classical Rev./Craftsman	C
514 rear		c. 1915; c. 1980	Domestic Aux. Guest House		NC
514 rear		c. 1920; 1940	Domestic Aux. Garage		C
515-517		c. 1932	Domestic Single	Colonial Revival	C
515-517 rear		c. 1940	Domestic Aux. Gar. Apt.		C
519		c. 1932	Domestic Single	Cross Gabled Bungalow	C
519 rear		c. 1940	Domestic Aux. Gar. Apt.	Craftsman	C
522		c. 1910	Domestic Single	Four Square	C
522 rear		c. 1920	Domestic Aux. Garage		C
526		c. 1915	Domestic Single	Four Square	C
526 rear		c. 1920; various	Domestic Aux. Garage		NC
527		c. 1960	Domestic Single		NC
530-532		c. 1915; various	Domestic Single	Four Square	NC
608		c. 1925	Domestic Single	Front Gabled Bungalow	C
609		c. 1929	Domestic Single	Cross Gabled Bungalow	C



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609 rear	S. Chilton	c. 1970	Domestic Aux. Carport			NC
614		c. 1926; various	Domestic Single	Four Square	Colonial Rev./Craftsman	NC
614 rear		c. 1935	Domestic Aux. Garage			C
617		c. 1929	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
617 rear		c. 1970	Domestic Aux. Carport			NC
623		c. 1924	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
623 rear		c. 1935	Domestic Aux. Gar. Apt.			C
626		c. 1905; 1935	Domestic Single		Class. Rev./Colonial Rev.	C
626 rear		c. 1949	Domestic Aux. Gar. Apt.			C
630		c. 1926	Domestic Single	Side Gabled Bungalow	Colonial Revival	C
631		c. 1922	Domestic Single	Cross Gabled Bungalow	Craftsman	C
631 rear		c. 1970	Domestic Aux. Shed			NC
636		c. 1926	Domestic Single	Side Gabled Bungalow	Colonial Revival	C
636 rear		c. 1930	Domestic Aux. Gar. Apt.			C
637		c. 1910; c. 1925	Domestic Single	Cross Gabled Bungalow		C
701		c. 1926	Domestic Single	Cross Gabled Bungalow	Colonial Revival	C
701 rear		c. 1926; c. 1935	Domestic Aux. Gar. Apt.			C
704		c. 1907; 1921	Domestic Single		Classical Revival	C
705		c. 1926	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
705 rear		c. 1935	Domestic Aux. Gar. Apt.			C
707		c. 1929	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
707 rear		c. 1940	Domestic Aux. Garage			C
712		c. 1924	Domestic Single		Colonial Revival	C
712 rear		c. 1930	Domestic Aux. Garage			C
713-715		c. 1929	Domestic Multi. Duplex		Colonial Revival	C
727		c. 1888	Domestic Single		Classical Revival	C
727 rear		c. 1910; various	Domestic Single			NC
727 rear		c. 1888	Landscape Iron Fencing			C
730		c. 1905; various	Institutional School		Colonial Revival	C
730 rear		c. 1990	Institutional School			NC
801		c. 1915	Domestic Single	Massed Plan Pyramidal	Classical Revival	C
801 rear		c. 1940	Domestic Aux. Garage			C
808		c. 1910	Domestic Single	Modified L-Plan	Queen Anne	C
808 rear		c. 1990	Domestic Aux. Shed			NC
809		c. 1930	Domestic Single	Cross Gabled Bungalow		C
809 rear		c. 1980	Domestic Aux. Garage			NC
815		c. 1930	Domestic Single	Front Gabled Bungalow		C
815 rear		c. 1940	Domestic Aux. Garage			C
816		c. 1930	Domestic Single		Tudor/Colonial Revival	C
816 rear		c. 1980	Domestic Aux. Shed			NC
820		c. 1910; various	Domestic Single	Front Gabled Bungalow	Tudor Revival/Craftsman	NC
820 rear		c. 1980	Domestic Aux. Shed			NC
821		c. 1920; various	Domestic Single	Cross Gabled Bungalow		NC



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821 rear	S. Chilton	c. 1935; various	Domestic Aux. Gar. Apt.			NC
824		c. 1926	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
824 rear		c. 1926	Domestic Aux. Garage			C
825-827		c. 1965	Domestic Multi. Duplex			NC
831		c. 1900	Domestic Single	L-Plan	Queen Anne	C
831 rear		c. 1935	Domestic Aux. Garage			C
832		c. 1936	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
832 rear		c. 1900; various	Domestic Single			NC
833		c. 1931	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
836		c. 1926	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
836 rear		c. 1926	Domestic Aux. Garage			C
841		c. 1940	Domestic Single		Colonial Revival	C
841 rear		c. 1940	Domestic Aux. Garage			C
844		c. 1932	Domestic Single		Tudor Revival	C
844 rear		c. 1932; various	Domestic Aux. Garage			NC
413	S. College	c. 1925	Domestic Single		Tudor Revival	C
417		1925	Domestic Single	Cross Gabled Bungalow	Craftsman	C
417 rear		c. 1935	Domestic Aux. Gar. Apt.			C
421		c. 1848; various	Domestic Single	Center Passage	Greek Rev./Craftsman	C
427AB		c. 1929	Domestic Multi. Duplex	Cross Gabled Bungalow	Tudor Revival	C
427AB rear		c. 1965	Domestic Aux. Carport			NC
431		c. 1926	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
431 rear		c. 1935	Domestic Aux. Gar. Apt.			C
435		c. 1927	Domestic Single		Tudor Revival	C
503		c. 1935	Domestic Single		Colonial Revival	C
503 rear		c. 1953	Domestic Aux. Gar. Apt.			C
509		c. 1924	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
509 rear		c. 1960	Domestic Aux. Shed			NC
511		1931	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
511 rear		c. 1935	Domestic Aux. Garage			C
517		c. 1935	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
517 rear		c. 1935	Domestic Aux. Gar. Apt.			C
517 rear		c. 1960	Domestic Aux. Shed			NC
521		c. 1935	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
521 rear		c. 1935; various	Domestic Aux. Garage			NC
527		c. 1935	Domestic Single		Tudor Revival	C
527 rear		c. 1935; various	Domestic Aux. Shed/Carport			NC
609		c. 1935	Domestic Single		Colonial Revival	C
610		c. 1935	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
622-624		c. 1975	Domestic Multi. Duplex		Colonial Revival	C
625		c. 1884; 1894	Domestic Single		Free Classic Queen Anne	C
629		c. 1935	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C



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629 rear	S. College	c. 1935	Domestic Aux. Garage			C
600 bk		c. 1955	Domestic Single			NC
633		c. 1935	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
633 rear		c. 1970	Domestic Aux. Carport			NC
634-636		c. 1975	Domestic Multi. Duplex			NC
634-636 rear		c. 1975	Domestic Aux. Carport			NC
637		c. 1935; various	Domestic Single	Cross Gabled Bungalow	Tudor Revival	NC
637 rear		c. 1980	Domestic Aux. Garage			NC
702		c. 1935	Domestic Single		Colonial Revival	C
702 rear		c. 1960	Domestic Aux. Garage			NC
703		c. 1975	Domestic Multi. Apts.		Tudor Revival	NC
706		c. 1939; various	Domestic Single		Colonial Revival	NC
709		c. 1935	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
712		c. 1937	Domestic Single		Colonial Revival	C
715		c. 1935	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
809-811		c. 1935	Domestic Multi. Duplex		Tudor Revival	C
815?		c. 1929	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
821		c. 1929	Domestic Multi. Duplex		Tudor Revival	C
821 rear		c. 1985	Domestic Aux. Garage			NC
825		c. 1935	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
825½		c. 1935	Domestic Aux. Gar. Apt.			C
829?		c. 1953	Domestic Single		Colonial Revival	C
835		c. 1926	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
842		c. 1935	Domestic Single		Tudor Revival	C
842 rear		c. 1935; various	Domestic Aux. Garage			NC
125	W. Dobbs	c. 1931	Domestic Single			C
301		c. 1927	Domestic Single		Colonial Revival	C
301 rear		c. 1960	Domestic Aux. Carport			NC
305		c. 1937	Domestic Single		Colonial Revival	C
309		c. 1937	Domestic Single		Colonial Revival	C
319		c. 1918; various	Domestic Single		Dutch Colonial Revival	NC
401		c. 1935	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
401 rear		c. 1950; various	Domestic Aux. Garage			NC
401 rear		c. 1980	Domestic Aux. Carport			NC
407		c. 1927	Domestic Single		Tudor Revival	C
409		c. 1926	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
409 rear		c. 1926	Domestic Aux. Garage			C
503		c. 1925	Domestic Single		Colonial Revival	C
503 rear		c. 1925	Domestic Aux. Garage			C
509		c. 1924	Commercial 1-Part			C
517		c. 1924	Domestic Single	Cross Gabled Bungalow	Craftsman	C
517 rear		c. 1980	Domestic Aux. Shed			NC



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523	W. Dobbs	c. 1924	Domestic Single	Cross Gabled Bungalow	Colonial Revival	C
527		c. 1924; various	Domestic Single			NC
527 rear		c. 1980	Domestic Aux. Shed			NC
607		c. 1922	Domestic Single	Cross Gabled Bungalow	Colonial Revival	C
611		c. 1935	Domestic Single	Cross Gabled Bungalow	Colonial Revival	C
611 rear		c. 1950; various	Domestic Aux. Garage			NC
617		c. 1926	Domestic Single	Cross Gabled Bungalow	Craftsman	C
617 rear		c. 1926	Domestic Aux. Garage			C
619		c. 1935	Domestic Single		Colonial Revival	C
625		1929	Domestic Single		Spanish Colonial Revival	C
625 rear		1929	Domestic Aux. Garage			C
112	W. Houston	c. 1931	Domestic Single		Colonial Revival	C
112 rear		c. 1980	Commercial Carport			NC
118		c. 1926	Domestic Single	Cross Gabled Bungalow		C
210-214		c. 1975	Commercial Office			NC
217		c. 1926; various	Domestic Single		Colonial Revival	NC
222		c. 1931; various	Domestic Single	Cross Gabled Bungalow		NC
223		c. 1937	Domestic Single		Colonial Revival	C
223½		c. 1937	Domestic Aux. Gar. Apt.			C
300		c. 1926	Domestic Single	Cross Gabled Bungalow	Colonial Revival	C
300 rear		c. 1937	Domestic Aux. Gar. Apt.			C
301		c. 1926	Domestic Single	Side Gabled Bungalow	Colonial Revival	C
301 rear		c. 1939	Domestic Aux. Gar. Apt.			C
302		c. 1922	Domestic Single		Colonial Revival	C
303		c. 1926	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
308		c. 1926	Domestic Single		Colonial Revival	C
308 rear		c. 1947	Domestic Aux. Gar. Apt.			C
311		c. 1926	Domestic Single	Cross Gabled Bungalow		C
311 rear		c. 1960	Domestic Aux. Shed			NC
321-323		c. 1909	Domestic Single	Modified L-Plan	Craftsman	C
324		c. 1900; various	Domestic Single	L-Plan		NC
326		1915	Domestic Single	Four Square	Classical Revival	C
326 rear		c. 1940	Domestic Aux. Guest House			C
327		c. 1926	Domestic Single	Massed Plan Pyramidal	Classical Revival	C
402		c. 1918	Domestic Single	Front Gabled Bungalow	Craftsman	C
402 rear		c. 1965	Domestic Aux. Carport			NC
403		c. 1926	Domestic Single	Massed Plan Pyramidal	Craftsman	C
403 rear		c. 1990	Domestic Aux. Shed			NC
406		c. 1922	Domestic Single			C
406 rear		c. 1985	Domestic Aux. Shed			NC
414		c. 1885	Domestic Single	Center Passage	Greek Revival	C
419		1892; 1929	Domestic Single		Queen Anne	C



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419 rear	W. Houston	c. 1970	Domestic Aux. Garage			NC
424		c. 1930	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
424 rear		c. 1930; various	Domestic Aux. Garage/Carport			NC
502		c. 1965	Domestic Multi. Apts.			NC
503		c. 1931	Domestic Single	Cross Gabled Bungalow	Colonial Revival	C
503 rear		c. 1935; various	Domestic Aux. Garage			NC
516		c. 1895; various	Domestic Single			NC
516 rear		c. 1950; various	Domestic Aux. Garage			NC
526		c. 1885; 1895	Domestic Single		Queen Anne	C
526 rear		c. 1980	Domestic Aux. Carport			NC
611		c. 1931	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
611 rear		c. 1953	Domestic Aux. Gar. Apt.			C
614		c. 1937	Domestic Single			C
614 rear		c. 1937; various	Domestic Aux. Garage			NC
615		c. 1931	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
620		c. 1970	Domestic Multi. Apts.			NC
621		1931	Domestic Multi. Four-plex		Colonial Revival	C
701		c. 1931	Domestic Multi. Four-plex		Colonial Revival	C
701 rear		c. 1965	Domestic Aux. Carport			NC
707		c. 1895	Domestic Single	Modified L-Plan	Queen Anne	C
707 rear		c. 1930	Domestic Single	Side Gabled Bungalow	Craftsman	C
707 rear		c. 1930	Domestic Single	Side Gabled Bungalow	Craftsman	C
717		c. 1965	Commercial Office			NC
622	S. Kennedy	1930	Domestic Multi. Duplex		Colonial Revival	C
624		c. 1927	Domestic Multi. Four-plex		Colonial Revival	C
624 rear		c. 1931; various	Domestic Single			NC
628		c. 1929	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
628 rear		c. 1929	Domestic Aux. Garage			C
632		c. 1931	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
632 rear		c. 1965	Domestic Aux. Garage			NC
700		c. 1929	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
700 rear		c. 1929	Domestic Aux. Garage			C
702		c. 1929	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
702 rear		c. 1929; various	Domestic Aux. Garage			NC
710		c. 1960	Domestic Multi. Apts.			NC
724-726		c. 1875; c. 1900	Domestic Single			C
726 rear		c. 1930	Domestic Aux. Gar. Apt.			C
726 rear		c. 1990	Domestic Aux. Shed			NC
728		c. 1937	Domestic Aux. Gar. Apt.			C
812		c. 1926	Domestic Single	Cross Gabled Bungalow		C
812 rear		c. 1995	Domestic Aux. Carport			NC
820		c. 1947; various	Domestic Single			NC



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826	S. Kennedy	c. 1926	Domestic Single	Side Gabled Bungalow		C
830		c. 1935	Domestic Single	Cross Gabled Bungalow		C
830 ½		c. 1948	Domestic Aux. Gar. Apt.			C
112	W. Phillips	c. 1936; various	Domestic Single	Cross Gabled Bungalow		NC
112 rear		c. 1975	Domestic Aux. Carport			NC
117		c. 1948	Domestic Multi. Apts.		Colonial Revival	C
117 rear		c. 1975	Domestic Aux. Carport			NC
118		c. 1935	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
121		c. 1935	Domestic Multi. Apts.		Colonial Revival	C
121 rear		c. 1975	Domestic Aux. Carport			NC
121 ½		c. 1935	Domestic Multi. Apts.		Colonial Revival	C
201		c. 1935; various	Domestic Multi. Apts.			NC
202		c. 1925	Domestic Single	Cross Gabled Bungalow	Colonial Revival	C
202 rear		c. 1925	Domestic Aux. Garage			C
206		c. 1936	Domestic Single		Colonial Revival	C
206 rear		c. 1936	Domestic Aux. Gar. Apt.			C
206 rear		c. 1970	Domestic Aux. Carport			NC
207		c. 1937; various	Domestic Aux. Gar. Apt.			NC
208		c. 1931	Domestic Single		Tudor Revival	C
208 rear		c. 1931	Domestic Aux. Garage			C
210		c. 1931	Domestic Multi. Apts.		Colonial Revival	C
303		c. 1931; various	Domestic Aux. Gar. Apt.			NC
507		c. 1929	Domestic Single			C
507 rear		c. 1960	Domestic Aux. Garage			NC
500 bk		c. 1900; various	Domestic Single	Front Gabled Bungalow		NC
517		c. 1900; various	Domestic Single	L-Plan		NC
520		c. 1908; various	Domestic Single	Modified L-Plan		NC
520 rear		c. 1940	Domestic Aux. Garage			C
521		c. 1947; various	Domestic Single			NC
521 rear		c. 1925	Domestic Single	Front Gabled Bungalow	Craftsman	C
525		c. 1935	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
525 rear		c. 1935; various	Domestic Aux. Garage			NC
527		c. 1900	Domestic Single	L-Plan		C
527 rear		c. 2000	Domestic Aux. Carport			NC
808	S. Robertson	c. 1931	Domestic Multi. Duplex		Colonial Revival	C
809		c. 1910; c. 1930	Domestic Single	Center Passage		C
809 rear		c. 1950	Domestic Aux. Garage			C
813		c. 1926	Domestic Single			C
814-816		c. 1931; various	Domestic Multi. Duplex		Tudor Revival	NC
818-820		c. 1931	Domestic Multi. Duplex		Tudor Revival	C
818-820 rear		c. 1931; various	Domestic Aux. Gar. Apt.			NC



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821	S. Robertson	c. 1926	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
821 rear		c. 1940; various	Domestic Aux. Gar. Apt.			NC
825		c. 1926; various	Domestic Single		Colonial Revival	NC
825 rear		c. 1950; various	Domestic Aux. Gar. Apt.			NC
826		c. 1902	Domestic Single	Modified L-Plan	Classical Revival	C
826 rear		c. 1950	Domestic Aux. Carport			C
832		c. 1929	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
832 rear		c. 1980	Domestic Aux. Garage			NC
835		c. 1931	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
835 rear		c. 1937; 1950	Domestic Aux. Gar. Apt.			C
836		c. 1936	Domestic Single	Cross Gabled Bungalow	Colonial Revival	C
113	W. Rusk	c. 1931	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
113 rear		c. 1995	Domestic Aux. Carport			NC
113 rear		c. 1995	Domestic Aux. Carport			NC
201		c. 1931	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
201 rear		c. 1935; various	Domestic Aux. Garage			NC
203-205		c. 1926; various	Domestic Multi. Duplex		Colonial Revival	NC
203-205 rear		c. 1939	Domestic Aux. Gar. Apt.			C
207-209		c. 1924; 1930	Domestic Multi. Duplex		Colonial Revival	C
207-209 rear		c. 1950	Domestic Aux. Garage			C
215		c. 1926; various	Commercial Office			NC
230		1948	Institutional: Church		Classical/Colonial Revival	C
230 rear		c. 1948; various	Institutional: Club House			NC
230 rear		c. 2000	Institutional: Shed			NC
230 rear		c. 2000	Institutional: Hall			NC
230 rear		c. 2000	Institutional: Office			NC
300-304		c. 1950; various	Commercial 1-Part			NC
305		c. 1970	Commercial Office			NC
309		c. 1927; various	Commercial: Gas Station			NC
310-314		c. 1938	Commercial 1-Part			C
300 bk		c. 1918	Domestic Single	Cross Gabled Bungalow		C
400		c. 1960	Commercial 1-Part			NC
406		c. 1926; various	Domestic Single		Dutch Colonial Revival	NC
412		c. 1931	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
508		c. 1931	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
508 rear		c. 1931; c. 1950	Domestic Aux. Garage			C
513		c. 1922	Domestic Single	Cross Gabled Bungalow	Craftsman	C
513 rear		c. 1960	Domestic Aux. Garage			NC
514		c. 1939	Domestic Single			C
514 rear		c. 1939; c. 1950	Domestic Aux. Garage			C
515		c. 1945	Domestic Single		Colonial Revival	C
515 rear		c. 1945; various	Domestic Aux. Garage			NC



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518	W. Rusk	c. 1926	Domestic Single	Cross Gabled Bungalow	Colonial Revival	C
522		c. 1922	Domestic Single		Colonial Revival	C
529		c. 1928	Domestic Single			C
600		c. 1935	Domestic Single		Colonial Revival	C
600 rear		c. 1990	Domestic Aux. Carport			NC
607		1931	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
607 rear		1931	Domestic Aux. Garage			C
613		c. 1931	Domestic Single			C
613½		c. 1953	Domestic Aux. Gar. Apt.		Colonial Revival	C
614		c. 1935?	Domestic Single		Colonial Revival	C
617		c. 1929	Domestic Single		Colonial Revival	C
622		c. 1929	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
623		c. 1926	Domestic Single	Cross Gabled Bungalow		C
623 rear		c. 1990	Domestic Aux. Shed			NC
700		c. 1890; various	Domestic Single			NC
700 rear		c. 1935; various	Domestic Aux. Gar. Apt.			NC
701		c. 1926	Domestic Single	Side Gabled Bungalow	Colonial Revival	C
404	S. Vine	c. 1931	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
420		c. 1931	Domestic Single		Colonial Revival	C
428		c. 1900; various	Domestic Single	Center Passage		NC
430		c. 1935	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
434		c. 1927	Domestic Single	Cross Gabled Bungalow	Tudor Revival	C
440		c. 1931	Domestic Single		Tudor Revival	C
440 rear		c. 1990	Commercial: Shed			NC
500		c. 1927	Domestic Single			C
500 rear		c. 1990	Domestic Aux. Shed			NC
506		c. 1932	Domestic Single		Tudor Revival	C
508		c. 1935	Domestic Single		Colonial Revival	C
508 rear		c. 1950	Domestic Single			C
518		c. 1929	Domestic Single			C
524		c. 1926	Domestic Single	Front Gabled Bungalow	Craftsman	C
District wide		c. 1890-1953	Landscape: Stone walls			C
District wide		c. 1925-1953	Landscape: Concrete walls			C
District wide		c. 1925-1953	Landscape: Brick walls			C
District wide		c. 1954-2003	Landscape: Brick walls			NC
District wide		c. 1915-1953	Infrastructure: Brick steps			C
District wide		c. 1925-1953	Infrastructure: Concrete steps			C
District wide		c. 1925-1953	Infrastructure: Stone steps			C
District wide		c. 1925-1953	Infrastructure: Brick walks			C
District wide		c. 1925-1953	Infrastructure: Stone walks			C
District wide		c. 1925-1953	Infrastructure: Concrete walks			C



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Various locations	c. 1925-1940	Infrastructure: Brick streets So. Bois D'Arc (400 blk - 700 blk); So. Bonner (400 blk - 500 blk); W. Bryan (600 blk); So. Chilton (400 blk - 800 blk); So. College (400 - 800 blk); W. Dobbs (500 blk - 600 blk); W. Houston (100 blk - 700 blk); So. Kennedy (600 blk - 700 blk); So. Robertson (800 blk); W. Rusk (100 blk - 700 blk) So. Vine (400 blk - 500 blk)	C
District wide	c. 1925-1953	Infrastructure: Asphalt streets	NC
District wide	c. 1925-1953	Infrastructure: Concrete sidewalks	C
District wide	c. 1925-1953	Infrastructure: Concrete curbs	C
District wide	c. 1960-2000	Infrastructure: Concrete sidewalks	NC
District wide	c. 1960-2000	Infrastructure: Concrete Curbs	NC
District wide	c. 1950	Infrastructure: Concrete bridge headwalls	C
District wide	c. 1940	Infrastructure: Stone bridge headwalls	C
West Bryan Street	c. 1940	Infrastructure: Stone lined drainage channel	C



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## 8. STATEMENT OF SIGNIFICANCE

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### APPLICABLE NATIONAL REGISTER CRITERIA

☒ **A** PROPERTY IS ASSOCIATED WITH EVENTS THAT HAVE MADE A SIGNIFICANT CONTRIBUTION TO THE BROAD PATTERNS OF OUR HISTORY.

☐ **B** PROPERTY IS ASSOCIATED WITH THE LIVES OF PERSONS SIGNIFICANT IN OUR PAST.

☒ **C** PROPERTY EMBODIES THE DISTINCTIVE CHARACTERISTICS OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION OR REPRESENTS THE WORK OF A MASTER, OR POSSESSES HIGH ARTISTIC VALUE, OR REPRESENTS A SIGNIFICANT AND DISTINGUISHABLE ENTITY WHOSE COMPONENTS LACK INDIVIDUAL DISTINCTION.

☐ **D** PROPERTY HAS YIELDED, OR IS LIKELY TO YIELD, INFORMATION IMPORTANT IN PREHISTORY OR HISTORY.

**CRITERIA CONSIDERATIONS (EXCEPTIONS):** N/A

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

**PERIOD(S) OF SIGNIFICANCE:** ca.1848-1953

**SIGNIFICANT DATES:** c. 1848; 1885; 1886; 1888; 1890; 1893; c. 1895; c. 1903; 1907; 1919; 1922; 1924; 1926; 1930

**SIGNIFICANT PERSON(S):** N/A

**CULTURAL AFFILIATION:** N/A

**Architect/Builder:** ARCHITECTS: DOWNING, ROBERT H.; LEMMON, MARK

BUILDERS: ANDERSON, S. R.; BAILEY, N. A.; BARRON, LASSETER & PORTIS; BURKETT, PAUL; CAMPBELL & WHITE; CARRUTHERS, J. M.; CASH, A. E.; CHAMBLESS, B. Y.; COLLINS, R. T.; EAST TEXAS BUILDING & LOAN ASSN.; FLEMING, G.E.T.; GARDY, M.B.; HAIRSTON, PAT; SAM R. HILL LUMBER; HOWELL, T. S.; HUGHES, E. C.; HUGHES, J. T.; KELLEY, W. H.; KENT, GEORGE; KNIGHT, WALTER; LASSETER, SOLOMON; LOGGINS, S.W.; MCMURRY & SEWELL; MERRITT, E. F.; NETTLES, WILLIAM; PALMORE & DEAN LUMBER; PLUNKETT, HOBART; PORTIS, JOHN I.; POTTER, ROY J.; ROBINSON, D. J.; SEWELL, F. S.; SHIPPEY, E. J.; SNELSON, T. E.; STANDARD BUILDING INVESTMENT CO.; WALKER, ANDREW; WARREN, H. L.; WATKINS, B. F.; WHITAKER, H. M.

**NARRATIVE STATEMENT OF SIGNIFICANCE** (see continuation sheets 8-41 through 8-87).

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## 9. MAJOR BIBLIOGRAPHICAL REFERENCES

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**BIBLIOGRAPHY** (see continuation sheets 9-88 through 9-95).

**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
  - ☐ Other state agency
  - ☐ Federal agency
  - ☐ Local government
  - ☐ University
  - ☒ Other--Specify Repository: Diane E. Williams, P. O. Box 49921, Austin, Tx 78765
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STATEMENT OF SIGNIFICANCE

Tyler's dynamic economy, somewhat diverse populace and stratified social and racial structure created a community of neighborhoods and historic resources significant for their associations with local history and local, state and national architectural trends. The Brick Streets Neighborhood Historic District reflects these associations and is the largest and best preserved concentration of mid-19th to mid-20th century vernacular, popular, and high-style dwellings in the city. The district documents eclectic subdivision patterns and the variety of housing available to upper and middle income Tyler residents between ca. 1848 and 1953, a period of sustained growth and development fostered by agricultural distribution, professional services, manufacturing, and businesses associated with the exploration, extraction, refining and distribution of petroleum products. The district's residential construction spans a 105 year period from the city's beginnings in the mid-1840s to the end of the historic period in 1953 and illustrates the various 19th and 20th century styles and plan types present in Tyler and records the impact of the oil boom on an established neighborhood. The district contains the largest surviving collection in the city of intact late 19th and very early 20th century dwellings and the best preserved collection of bungalow house forms in the city. For these reasons it is distinct from its surrounding neighborhoods, while remaining linked to them and 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 Brick Streets Neighborhood 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 upper and middle income white residents during a sustained period of economic growth that fostered on-going community development. For these reasons, the Brick Streets Neighborhood 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 Planning and Development and Architecture within a period of significance extending from ca. 1848 to 1953. Although the period covered by the historic context could not be extended beyond 1950 for financial reasons, Tyler's social and economic patterns continued unchanged into the 1960s while local development patterns began to favor mass produced tract type development over eclecticism by the mid-1950s. Thus, the period of significance for this district is extended to the current 50 year mark, which is 1953.

COMMUNITY DEVELOPMENT IN TYLER

Settled in 1846, when Smith County was created from Nacogdoches County, Tyler incorporated in 1850, becoming 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



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became important components of Tyler's economy (Whisenhunt 1983:29). The railroad made an enormous impact on Tyler and the region, 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 the nationwide Panic of '93 slowed the economy and affected development and the economy city wide. Some residents and developers in the Brick Streets district may have been affected by the Panic of 1893 including J. Milo and Georgia Sharp who suffered foreclosure on the house at 419 West Houston in 1898. However, in general, by mid-decade 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). Two residents of the Brick Streets district who were part of the "Tyler Crowd" were Henry B. Marsh, who served as assistant attorney general for Texas under attorney general James S. Hogg, and Horace Chilton, who served first as assistant attorney general for Texas under Governor Oran M. Roberts, a former Tyler resident, and then from 1891 to 1901 as United States Senator.

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. (NR 2002) and the Tyler Grocery Co. (NR 2002) 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. In 1938 Brick Streets district resident and businessman Preston K. Birdwell served as president of that organization. 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 a:215). The railroad remained a vital link to regional and nationwide markets for Tyler businessmen and Smith County farmers and stock raisers. Storage, local and regional distribution and long distance shipping of agricultural products and manufactured goods, such as the overalls and work clothing made by the Sledge Manufacturing Co. was an important part of the Tyler economy. 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 a). Samuel A. Lindsey was a prominent businessman, attorney, and judge also involved in land speculation in south Tyler including the area that would become part of the Azalea Residential



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Historic District (NR 2003). In 1932 Lindsey developed the 15-story People's National Bank building (NR 2002), a Tyler landmark and testament to the community's economic health during one of the worst years of the Great Depression. Several residents of the Brick Streets districts served on the board of People's Bank.

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 b).

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. Between 1920 and 1930, the population increased by 3,784 people to 13,009 residents, and significant economic growth in Tyler and Smith County occurred in a number of industries. 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 1928:14). Suburban development included neighborhood grocery stores, dry cleaners and other service businesses. 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 (NR 2002), survives on North Broadway. It originally housed office space 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). In the late 1920s the Minnelee Bus Lines operated from 110 North Broadway (Tyler Public Library b), providing inter-city transit service. In 1929 the Jenkins-Harvey Super Service Station and Garage (NR 2002) was serving the growing number of motorists. Dairying operations increased. Rose culture remained important and developed more rapidly after irrigation was introduced in 1924. Tomatoes, pecans, and peanuts were important crops. Two fertilizer plants used a cottonseed meal base to make their product, and the Sledge Manufacturing Co. employed more than 100 people.

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). Tyler's fortunes during the 1930s included many who enjoyed great prosperity as well as those who suffered hard times and near destitution. However, the profound economic stagnation experienced in other places in the nation during the 1930s did not occur in Tyler largely because of the discovery of the East Texas Oil Field in 1930-31. Because Tyler had paved streets, good schools, an established commercial transportation network and diverse legal services, the community attracted new oil related businesses and thousands of new residents. In fact, the East Texas oil boom brought more than 11,000 new residents to Tyler between 1930 and 1940, and as welcome as they were, community resources were strained. A housing shortage developed, and the need for social services was great. According to building permit data in City records, construction in Tyler flourished (**Table 8.1**) during the 1930s as it did in few other places in



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America, outstripping 1920s development. Tyler's churches were inundated with members as new residents turned to them to ease social dislocation and fill spiritual needs. Marvin Methodist alone gained more than 700 members between 1930 and 1935, when its congregation stood at 2,031 members. Between 1930 and 1950 Tyler's churches built new facilities or added to existing ones. Immaculate Conception built a new church at West Front and South Broadway, just east of the Brick Streets Neighborhood Historic District. First Baptist Church erected an education building. Marvin Methodist remodeled the sanctuary and added a new entry. Tyler churches also expanded their services and joined forces to sponsor a day care center for children of low-income working parents.

Local entrepreneurs responded to housing demand by constructing hundreds of brick veneer bungalows, duplexes and apartments and more substantial dwellings, mostly in revival styles. The Brick Streets Neighborhood Historic District was one of the first neighborhoods in the city to see construction of oil-boom related infill housing, which was largely rented to new residents working in oil related jobs. In 1932 the four-plex at 624 South Kennedy (one of two buildings known as the Warbo Apartments) was rented exclusively to oil entrepreneurs. Tyler's first tract type dwellings also were built during this period, previewing post-World War II development trends throughout the country. Established neighborhoods, such as the Brick Streets Neighborhood Historic District, were also among the first to feel the impact of the oil boom with substantial new development occurring through the redevelopment of lots containing older, small dwellings and intensive new development in largely undeveloped blocks. Developing areas in south Tyler and other areas of the city saw a sharp increase in lot sales and home construction, and new neighborhoods were born throughout the city. Tyler's permanent population increased from 13,009 in 1930 to 20,879 in 1940 and to 28,854 in 1950 (U.S. Census). The population continued to increase through the 1950s and 1960s.

Table 8.1: Construction in Tyler 1924-1935

Year	Number of Building Permits	Type of Construction
1924	428	frame residences 112
		stucco residences 1
		brick veneer residences and apartments 19
		brick buildings 10
		brick schools 2
1925	379	frame residences 91
		brick veneer residences and apartments 11
		brick buildings 10
1926	456	frame residences 125
		brick veneer residences and apartments 26
		brick buildings 13
		frame churches 1



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Table 8.1: Construction in Tyler 1924-1935

		auditoriums	1
1927	458	frame residences	131
		stucco residences	2
		brick veneer residences and apartments	33
		brick buildings	11
		frame churches	1
		brick churches	5
		fireproof steel and concrete buildings	1
1928	511	frame residences	157
		stucco residences	2
		brick veneer residences and apartments	51
		brick buildings	12
		warehouses	4
1929	998	frame residences	124
		stucco residences	1
		brick veneer residences and apartments	76
		brick buildings	24
		steel buildings	1
1930	558	frame residences	Unknown
		stucco residences	1
		brick veneer residences and apartments	91
		brick buildings	17
		tourist cabins	13
		junior high schools	2
		steel hangars	1
1931	554	frame residences	363
		stucco residences	4
		brick veneer residences and apartments	251
		brick buildings	33
		tourist cabins	124
1932	954	frame residences	227
		brick veneer residences and apartments	29
		brick buildings	32
		tourist cabins	12



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Table 8.1: Construction in Tyler 1924-1935

1933	556	frame residences	108
		brick veneer residences and apartments	36
		brick buildings	23
1934	684	frame residences	188
		brick residences	5
		stucco residences	1
		brick veneer residences and apartments	93
		brick buildings	10
		frame schools	1
		frame churches	2
1935	423 (in first five months)	Unknown	

With the large, sustained population increase of the 1930s, 1940s and 1950s and associated housing shortages, established neighborhoods saw the building of garage apartments and second units. Developing neighborhoods became fully developed in just a few months and many new neighborhoods appeared upon former farmland at the city's edges. The residential building boom offered something for everyone. The area that best typifies the affects of the oil boom on an established, but not fully developed, neighborhood is the Brick Streets Neighborhood Historic District, which housed many new arrivals associated with the oil industry in brick veneer bungalows, duplexes and four-plexes and saw the development of garage apartments and second units. While the Brick Streets district was the address of many of Tyler's established elite and successful business people, its strong pre-1920s character was too old fashioned for newly wealthy oil executives and entrepreneurs. They settled in the up-and-coming Azalea Residential Historic District, immediately south of the Brick Streets area, occupying expansive brick veneer Colonial Revival and Tudor Revival style dwellings reflecting modern design ideas. Construction of more modest dwellings for newly arrived middle and working class residents occurred in central, east, south, west and north Tyler. After World War II large scale tract developments of modernistic and modern dwellings appeared on the edges of south, west and northwest Tyler.

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 (**Figure 1**), 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. With the discovery of the East Texas field in 1930-1931, 33 companies established offices in Tyler and almost all of the larger independent operators set up land-leasing headquarters. Although Tyler had several office buildings and two large hotels,



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the Tyler and the Blackstone, neither existing hotel rooms nor the office space would prove adequate to meet new demands. In 1932, to meet growing demand for office space, 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. During his long and varied business life, Brick Streets district resident Dr. E. H. Vaughn served as a director and vice president of the bank. 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 refinery construction, and a rail network around the field made it possible to move the oil efficiently. The field's crude oil needed 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 refined gas from the 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). Other principal industries in the county in the 1930s included canning factories, foundries, machine shops, a rail car factory, a grist mill, peanut products, and the manufacturing of crates, boxes mattresses, work clothing and house dresses. Services included 16 passenger auto agencies, six commercial auto agencies, 19 auto tire dealers, seven bakers, 33 cigar stands, 36 confectioners, 13 delicatessens, 15 department stores, 26 druggists, 38 dry goods stores 134 independent grocers and seven chain grocers, seven lumber firms, and 59 restaurants, and a pottery, among many others (Tyler Public Library:c).

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 and underground water available from reservoirs at Blackburn Dam on the Neches and Prairie Creek Reservoir in Smith County (Tyler Chamber of Commerce a).

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 b). As a result of the boom, Tyler school population



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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 a).

Although prosperity in Tyler was widespread because of the oil industry, some population sectors were affected by the Depression, with minorities, unskilled laborers and tenant farmers largely by-passed by the boom. As the oil fields stabilized unskilled workers were laid off and retail sales were affected. City officials recognized that the deepening economic problems affecting the nation would also affect Tyler. They lost no time in applying for state and Federal monies available through a variety of work relief programs, including the Public Works Administration (PWA) and the Works Progress Administration (WPA). By early 1935 nearly 1,400 families in Smith County were on relief. Federal and state relief programs helped the city build much needed public projects and assisted the unemployed and destitute by providing jobs. Among the projects funded was Mother Frances Hospital, a new City Hall, and a new Federal courthouse and post office. These three buildings were designed by local architect T. Shirley Simons, Sr., whom the City hired in 1936 to provide architectural services for public works projects. Other projects staffed by Tyler men and those on the Smith County relief rolls included fire station and school construction, paving of streets, alleys and water channels, the construction of public park improvements and installation of utility systems. In all, Tyler received PWA funding for 11 projects in 1935 and by 1942 when the start of World War II ended the Depression-era relief programs, Tyler had applied for and received 31 grants from Federal or state programs for public works projects. In addition, the City funded another 25 projects.

As important as the East Texas field was to the local and regional economy in the 1930s, 1940s and 1950s, 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 of that amount. 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 a:235). Oil and gas, industrial and manufacturing enterprises and the machine shops of the St. Louis and Southwest Railway (Cotton Belt) were Tyler's primary post-World War II businesses. The railroad was the largest industrial employer in the city in 1947



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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 1948:148-149). In the late 1940s the State of Texas located a tuberculosis sanitarium at former Camp Fannin (later the Tyler Chest Hospital and now University of Texas, Tyler Health Center), and the McMurrey Refinery announced plans to build a \$40,000 plant in Smith County. Both facilities added to Tyler's economic diversity and created new jobs. 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 (NR 2002) in 1949 on South Broadway, opening their doors to the community for dances, private parties and other activities. Julius Bergfeld developed Bergfeld Center on South Broadway just outside the Azalea District in 1949. It was Tyler's first suburban shopping center. Residential construction continued as infill in established neighborhoods throughout south Tyler, including the Brick Streets Neighborhood Historic District, the Azalea District and in northwest Tyler. New neighborhoods of tract-type housing also appeared in southeast, southwest west and northwest Tyler. Many new churches organized, and established congregations built new buildings or additions to their existing churches. Among these are the First Presbyterian Church, which relocated from Broadway and Elm to the southern portion of the Brick Streets District in 1948 and built a large Classical Revival/Colonial Revival style church facility. Its location was convenient to members living throughout south Tyler, and especially those in the Brick Streets, Azalea and Charnwood districts. Other churches that built new facilities include First Church of Christ, Scientist, which built a new Classical Revival style facility about 1949 on East Second Street in the Azalea District and South Tyler Baptist Church on Jacksonville Highway, also in the Azalea District. Others are Glenwood United Methodist (1947), Wesley Methodist (1950). Existing churches including Cedar Street Methodist and East Tyler Methodist (now St. Paul's) built new facilities in the late 1940s, and added to their respective complexes in the 1950s as their congregations continued to grow.

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.

In the 1950s residential development moved away from the eclectic platting and architectural patterns representative of Tyler neighborhoods. The advent of tract type subdivisions nationwide influenced local development and Tyler saw increasing incidence of subdivisions improved with mass produced dwellings displaying slightly varied facade treatments based on Ranch and Colonial Revival style design. These new tract developments were concentrated



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northwest, west and southwest of the city's core as the city grew in these directions to accommodate the ever increasing population. In central Tyler, which by 1950 included the Brick Streets District, the traditional eclecticism of style continued with Colonial Revival, Ranch and combinations of these two styles predominating as established neighborhoods became fully developed. In the Brick Streets District very limited construction occurred of Ranch and combination styles as by the early 1950s the neighborhood was nearly fully improved. The trend toward tract development accelerated in the 1960s and continued through the 1970s with eclecticism declining even among homes in new areas constructed for Tyler's elite. The Brick Streets district saw no true tract development, but it did encounter other changes in the 1960s and 1970s after the city rezoned portions of the northern part of the district to permit large apartment buildings. Several large late 19th and early 20th century dwellings on Chilton, Bois D'Arc and Houston were razed and multi-unit apartments erected in their place. By the late 1950s Victorian and Edwardian era dwellings were considered decidedly old fashioned and often needed extensive repairs and maintenance. These factors, and a continuing population growth, supported rezoning, a phenomenon that occurred nationwide in this era for the same reasons. In the past few years, as historic resources have gained prominence in Tyler, and several historic districts have been listed in the National Register of Historic Places, residents within the Brick Streets district have successfully had individual parcels rezoned for lower density residential, and the city continues to support the preservation of historic residential neighborhoods through appropriate zoning and development standards.

### THE BRICK STREETS NEIGHBORHOOD HISTORIC DISTRICT

Developed between about 1848 and the 1960s, the Brick Streets Neighborhood Historic District is one of several Tyler neighborhoods that grew over a long period of time and thus incorporates informal platting and subdivisions of varying sizes/shapes upon which are built an eclectic mix of houses types, styles and sizes. The majority of district dwellings and related non-residential resources were built between about 1890 and 1940, making the area a distinct cluster of late 19th and early 20th century architecture. However, district development also includes dwellings from ca. 1848, the 1880s and the post-World War II era extending understanding of construction types and styles in Tyler during more than 100 years. The Brick Streets Residential Historic District began as farmland at the south edge of Tyler and grew slowly from the onset of settlement in Tyler in the mid-1840s until the first subdivision was platted in 1885. An increasingly strong economy, a growing population and regained stability in the post-Reconstruction era, spurred owners of large tracts to capitalize on Tyler's economic gains. Despite financial uncertainty in the mid 1890s, the district saw continued steady development until the start of World War I. After a short break during that conflict, development continued, stronger than ever, through the 1920s as the exploration for and discovery of oil and gas fields within 50 miles of town spurred rapid development that continued through the early 1960s. The district (**Photos 1-3**) contains 16 known subdivisions as well as land sold from large parcels never formally subdivided. Seven of the district's 16 plats were filed prior to 1900, and these represent the majority of the property in the Brick Streets Neighborhood Historic District. Three plats--the 1907 Walter Connally Addition to South Tyler, the 1919 Roy Butler's Subdivision of Block 184 and the 1926 J. R. Warren's Subdivision--divided property not formally platted before that time. The remaining five plats are resubdivisions of 19th century plats or new plats within rapidly developing, but unplatted, areas. Block and lot size vary with the subdivision, although lot size is relatively consistent within most subdivisions. The eclectic nature of the



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district's land patterns and architectural form is consistent with residential development throughout Tyler in the pre-1950 period. Other neighborhoods with similar patterns include Charnwood Historic Residential District and the Selman Neighborhood in central Tyler as well as the Azalea Residential Historic District. Only a few small areas of Tyler built prior to 1950 contain identical, or nearly identical housing forms. These include the East Ferguson Residential Historic District (NR 2002) and the Donnybrook Duplex Residential Historic District (NR 2002). Formulaic housing forms are most commonly associated with neighborhoods dating from the latter half of the 20th century that feature tract housing with a mix of facade treatments based on a single architectural mode such as Ranch or Colonial Revival or a combination of these two styles.

Land speculation in the Brick Streets neighborhood began in the mid 1880s, spurred by the steady economic expansion and population growth of the previous 20 years. By 1885 the area that became the Brick Streets Neighborhood Historic District included a few scattered homesteads and dwellings occupied by local businessmen and professionals. Among them were Martha Marsh Bell Jones, whose homestead survives as the oldest known district resource, and Thomas R. Bonner and John Bonner, both prominent Tyler businessmen involved in district subdivisions and land speculation. Beginning in 1885 and continuing for the next 15 years other prominent businessmen and professionals such as George Yarbrough, John C. Robertson, E.C. Williams, R. T. Dorough and T. J. Dobbs, who were either long time district landowners, or who acquired land there, subdivided property they owned, opening the way for the construction of new homes and the start of what has become the Brick Streets Neighborhood Historic District.

The first area of the district to be subdivided is the 1885 Yarbrough Addition (**Figure 2**), located in the east central portion of the district. George Yarbrough lived just east of the Brick Streets district at the northeast corner of Broadway and Front Street in a dwelling no longer extant. By about 1887, when the map shown in **Figure 3** was drawn, 14 buildings were present in the Yarbrough Addition. Among these are the ca. 1885 Thomas and Belle Smith House, a center passage, Greek Revival influenced dwelling at 414 West Houston, the 1884 Mahon-Bell-Prestwood House at 625 South College Avenue (**Photo 23**), and the Queen Anne influenced ca. 1885/1895 Emma and George S. McGhee, Sr. House at 526 West Houston (**Photo 28**). Other properties in the Yarbrough Addition include the 1939 Colonial Revival Minnie and John Manning House at 603 South Bois D'Arc Avenue (**Photo 6**), the 1931 Classical Revival 2-part commercial Rieck Building at 722 South Bois D'Arc Avenue (**Photo 7**), the ca. 1925 Craftsman influenced Samantha Utzman Investment House at 608 South Chilton Avenue (**Photo 14**), the ca. 1907/1921 Classical Revival influenced Hancock-Brogan House at 704 South Chilton Avenue (**Photo 15**), the ca. 1888 Classical Revival Chilton-Lipstate-Taylor House at 727 South Chilton Avenue (**Photo 16**), the ca. 1935 Tudor Revival influenced, and now Noncontributing, Prestwood Rent House at 637 South College Avenue (**Photo 24**), the 1915 Classical Revival four-square Mattie and R. C. Bradford House at 326 West Houston Street (**Photo 26**), the ca. 1908 modified L-plan and now Noncontributing Lipstate Investment House at 520 West Phillips Street (**Photo 31**), and the 1924/1930 Lois and John Oden Duplex at 208-209 West Rusk Street (**Photo 34**).

District land north of the Yarbrough Addition is shown on the ca. 1887 map (**Figure 3**) with one building designated as "Mrs. Jones." That area was, in 1890, platted by Mrs. Jones as the Mrs. T. W. Jones Addition. West of the Jones Addition are the homesteads of John Bonner and Thomas R. Bonner, located on the north and south sides of West Houston Street between Vine and Augusta. Neither dwelling survives. North of the Bonner land, the map shows the



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"Colored" Baptist Church, serving a small enclave of African Americans living just north of what is now Bryan Street, east of Vine. Nothing of that settlement survives, except the alleys that served as access to the area. It is thought that the inhabitants of that African American community worked as domestics at nearby dwellings owned by the Bonners, the Jones and others north and south of Front Street. South of the Yarbrough Addition development is limited to the Sandidge home place, on what is now Bois D'Arc Avenue, south of Rusk Street. This dwelling is no longer extant. Its associated land was subdivided in 1907 by local businessman Walter Connally. Land belonging to John C. Robertson is shown south and southwest of the Sandidge homestead.

In 1885, most of the property within the district that was not part of the 1885 Yarbrough Addition was used for farming or was simply open pasture. In 1886 E. C. Williams platted the Williams Addition (**Figure 4**), a small subdivision along what is now Augusta Avenue just west and south of the Yarbrough Addition. Lot speculation began as soon as the plat was filed and a few dwellings were constructed by about 1895 including the ca. 1895 Queen Anne influenced L-plan William and Laura Webb House at 603 South Augusta Avenue (**Photo 4**). Many parcels in this plat were redeveloped in the 1920s and 1930s. Examples include the 1931 Tudor Revival Lola and R. H. Williams Investment House at 607 West Rusk Street (**Photo 37**) and the ca. 1935 Colonial Revival style Mary and Lynn Windham House at 600 West Rusk Street (**Photo 36**). Not wanting to miss the development boat, in 1888 Thomas R. Bonner, in partnership with Tyler businessman R. T. Dorough, purchased about 3.6 acres of the Bell-Jones Homestead, at its northwestern edge, from Martha Bell Jones and created the Bonner & Dorough Addition. This plat, just east of Bonner lands, contains 12 lots in two blocks on the west side of newly dedicated Bonner (originally Dorough) Avenue between Front and Houston (**Figure 5**). Also in 1888, T. J. Dobbs, for whom Dobbs Street is named, created the Dobbs Addition (**Figure 6**), a large plat bounded by present day Grove Street on the north, Palace (Live Oak) on the west, Dobbs Street on the south and the west boundary of the Williams Addition on the east. This area was well west of Tyler's central business district and developed neighborhoods, but it spanned the Lufkin Line of the Cotton Belt railroad and was south and east of the ca. 1878 Bonner-Whitaker-McClendon House and the homesteads of T.R. Bonner and John Bonner. It is likely that the house at what is now 724-726 South Kennedy was present at the time of subdivision, and there could have been others. By 1900 a small residential neighborhood had developed along Vine and Kennedy Streets, but the majority of the plat did not develop until the 1920s and 1930s. Because of integrity loss and neighborhood character that is different from the Brick Streets neighborhood, the portion of the plat west of Kennedy has not been included in the Brick Streets district. Properties in the Dobbs Addition include the 1929 Spanish Colonial Revival style Lucille and Albert Childers House at 625 West Dobbs Street (**Photo 25**).

Continued demand for new residential property in south Tyler and the subdivision of land all around her property, spurred Martha Marsh Bell Jones into platting the land surrounding her homestead. In 1890 she created the Mrs. T. W. Jones Addition, reserving her homeplace at what is now 421 South College Avenue, where she continued to reside. This dwelling is the oldest resource in the district and one of the oldest surviving properties in Tyler. Property along the east side of South College between Front and Houston also was reserved from the Jones plat, as it had already been parceled into three large lots and two smaller ones. The three large lots were developed with grand homes belonging to her children Frank M. Bell, Bryan M. Bell and Mary Jones Cox. The smaller lots were owned by Abe Harris, a local merchant and M. A. Long, another Tyler businessman. The Jones Addition (**Figure 7**) is bounded by West Front Street



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on the north, South Augusta Avenue on the west, West Houston Street on the south and South Broadway on the east. The subdivision map shows a small building at the northwest corner of Chilton (Mary) and Bryan in addition to the Bell-Jones Homestead. It may or may not be part of an existing dwelling on that corner. Properties in the Jones Addition built in the 19th century include the 1892 Queen Anne style Sharp-Butler House at 419 West Houston (**Photo 27**), and the ca. 1848 Bell-Jones House at 421 South College Avenue. Houses built in the 20th century in this plat include the ca. 1922 Craftsman influenced Maude and Charles Alexander House at 428 South Chilton (**Photo 5**), the 1914 Mediterranean Revival Lillie and Edgar H. Vaughn House at 432 South Bonner (**Photo 8**), the ca. 1929 Colonial Revival brick duplex at 423 South Chilton (**Photo 10**), the 1922 Craftsman airplane bungalow known as the Isabelle and Lester E. Smith House at 434 South Chilton (**Photo 12**), the ca. 1910 Classical Revival influenced four-square Alice and Preston Birdwell House at 522 South Chilton (**Photo 13**), the 1925 Craftsman influenced Martha and J.W.L. Keele House at 417 South College Avenue (**Photo 20**), and the 1931 Tudor Revival style Mamie and Henry Roberts House at 511 South College Avenue (**Photo 22**).

Just before the financial Panic of 1893 took hold locally, Tyler landowner and businessman John C. Robertson platted a portion of his longtime holdings as the Robertson Park Addition (**Figure 8**). Bounded by West Rusk on the north, South Broadway on the east, West Shaw (Moore) Street on the south and South Robertson Avenue on the west, the Robertson Park Addition was slow to develop, partially because of its location on the southern fringe of 1893 Tyler, and partially because of the financial woes of the mid-1890s. Among the first parcels to develop within this plat are 1895/ca. 1901 Classical Revival style Sarah and Henry Marsh House at 805 South Broadway (**Photo 9**) and the ca. 1898 modified L-plan, Classical Revival influenced Fitzgerald House at 815 South Broadway. The Queen Anne influenced L-plan Leonidas and Cornelia Shaw House at 204 Lindsey Lane in the Azalea Residential Historic District, dates from about 1900. Other parcels also were developed by 1910, but only the Marsh, Fitzgerald and Shaw houses survive. Much of the development in this subdivision dates from the 1920s and 1930s and is associated with the oil boom. South of Dobbs Street, neighborhood and building character do not incorporate the mix of 19th and 20 century modes that define the Brick Streets Neighborhood Historic District, and development is indicative of the 20th century revival style Azalea Residential Historic District. For that reason, the northern most portions of the Robertson Park Addition are included in the Brick Streets Neighborhood Historic District while the southerly sections of the plat are within the boundaries of the Azalea Residential Historic District. This division reflects development patterns and visual character representative of two distinct neighborhoods.

About 1895, the heirs of R. P. Watkins--Fannie Moss Watkins, Ruby Lee Watkins, Bessie Howe Watkins, Jimmie Watkins, Willard Watkins and Lela Watkins--created a small plat of family owned land containing six rectangular lots measuring 50 x 256 feet each. The area contained within this plat, a map of which was not located and likely was not made, is now the east side of South Chilton between West Rusk and West Dobbs streets. **Figure 9** is a sketch of the plat made by the preparer of this nomination as described in deed records. Development here occurred as early as 1904 with additional development by about 1910. But because of its location in the southerly portion of the district beyond what was then the city limits, development was scattered prior to the housing shortage created by oil exploration and discovering in the late 1920s and early 1930s. One dwelling in this plat survives from the early 20th century: the ca. 1910 modified L-plan Queen Anne influenced W. H. Yarbrough Investment House at 808 South Chilton (**Photo 18**). The ca.



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1930 Tudor-Colonial Revival Leo Golenternek Rent House at 816 South Chilton (**Photo 19**) is an example of the later development seen in this plat. In 1919 Brady Bartlett purchased the remaining undeveloped parcels at the north end of the block and replatted the entire northern portion of the block as the Brady Bartlett Subdivision of Block 301.

More than two dozen known subdivisions were filed in Tyler between 1885 and 1900 involving land in all directions within Tyler's developing suburbs, and the Brick Streets Neighborhood Historic District contains six of them. Lots in the Yarbrough Addition were largely square, or nearly so, and of nearly equal size. Most parcels occupied a fourth of a block, and a few occupied an entire, small block. Williams Addition parcels were varied sizes and shapes with portions configured into parcels of equal or near equal size and shape. The Bonner and Dorough Addition created 12 lots of equal size and shape as did the Jones Addition and the portion of the Dobbs Addition within the Brick Streets Neighborhood Historic District. The Robertson Park Addition included several blocks of consistently sized and shaped lots as well as large tracts of various dimensions. The ca. 1895 R. P. Watkins plat created six lots of equal size that received scattered development by 1910. But despite a strong economy in the 1880s, local bank failure in 1891 and the nationwide Panic of '93 slowed development in Tyler until about 1896 when business activity increased. In the 1890s the area that now encompasses the northern end of the Brick Streets District was a developing suburban neighborhood, while the southern and western portions were still in the "country" and economic and population growth not rapid enough to support intensive development. In this period, most building activity occurred north and east of the town square and to the east in the Charnwood Residential Historic District and other areas within one half to three-quarters of a mile south of downtown. Some of the subdivisions platted in the Brick Streets district prior to 1900 incorporated an existing house or two within an area of newly created lots, and many new houses were built on parcels much larger than present today, which along with the diversity of parcel size found in the six 19th century district subdivisions, and the nine 20th century plats and replats, account for the irregularity in lot configuration.

During the first decade of the 20th century Tyler's economy remained strong overall, but fluctuated with the vagaries of agricultural production. Shortly after 1900, as Tyler's economy gained strength and demand for new housing kept pace with population and economic growth, replats of portions of existing subdivisions began to occur as owners realized the potential for profit by creating smaller lots from larger parcels. The first known of these is the ca. 1903 J. Lipstate Subdivision, which is a replat of portions of lots 22 and 23 in the Yarbrough Addition. In 1903 Jacob and Regenie Lipstate purchased the house 727 South Chilton Avenue from Horace and Mary Chilton and within a few months to a few years created five new lots off the west end of their 1.85 acre home place. One of these parcels was developed by 1908 and sold to an employee of Lipstates. Other parcels developed in the 1910s and 1920s with modest bungalows. No plat was located for this subdivision, but its presence is noted on current city lot and block maps and referred to in deed records. By 1905 the Brick Streets Neighborhood Historic District was one of the two most sought after Tyler neighborhoods, and development was intensifying here and in the Charnwood district. Within the Brick Streets neighborhood, property north of Rusk Street was the most populous, and land to the south of Rusk contained scattered dwellings. As development continued during the next several years, population increased in both the Brick Streets and Charnwood neighborhood creating need for a new public school. In 1907 the Gary School was built within the Brick Streets district to serve children living within "south Tyler." Located at 730 South Chilton Avenue, directly across the street from the Chilton-Lipstate Taylor House, the school was enlarged in the 1930s to serve the growing number of



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school age children living in south Tyler. The school remains in operation.

Portions of other existing plats also were reconfigured in the first 10 years of the new century, including the Williams Addition, which was revised in 1903 by the owner John Durst. Durst replatted four of the original five lots in part of block 2 of the Williams Addition. Located along the west side of South Robertson Avenue the replat created six new lots, reserving a seventh lot of original dimensions for St. Paul's Methodist Church, which occupied one of the original five lots (**Figure 10**). St. Paul's Methodist Church is no longer extant in this location. By 1907, Walter Connally, a prominent Tyler businessman and resident of the Charnwood Residential Historic District, had acquired the old Sandidge home place and created the Walter Connally Addition to South Tyler (**Figure 11**). This area is bounded by West Rusk Street on the north, South Bois D'Arc Avenue on the east, West Dobbs Street on the south and South Chilton Avenue (Sandidge) on the west. Because of its location in the southern portion of the district and its distance from the hub of development in the northern and central portions of the district at this time, this plat developed primarily in the 1920s and 1930s as Tyler experienced a large influx of new residents.

As the city weathered the ups and downs of agricultural decline and recovery brought about by fruit blight in the 1910s, and manufacturing gained importance, population increases continued to shape the physical form of the community and affect the social, civic and religious programs offered by its institutions. Ties among immediate and extended families, business associates and acquaintances fostered real estate development. In south, east and central Tyler, subdivisions were speculative investment ventures where subdividers sold individual lots for development by the new owners. During the 1910s most development activity was in north or east Tyler and in the northern and central portions of the Brick Streets Neighborhood Historic District. Scattered developed occurred along South Broadway, south of the district in this era. Between 1907 and 1919 apparently no additional subdivision activity occurred in the district, but lot sales and development continued.

In the post-World War I era, as the economy returned to normal and building materials again became readily available, district platting activity resumed. In 1919 Brady Bartlett purchased the remaining undeveloped parcels at the north end of the ca. 1895 R. P. Watkins Subdivision and reconfigured the property into nine lots of various sizes and shapes. His replat (**Figure 12**) was well timed as Tyler's economy became stronger during the 1920s and entered a sustained boom in 1930-1931 with the discovery of the East Texas Oil Field. Others also sensed the growing prosperity and among them was Samuel LeRoy Butler, a local attorney and judge who in 1917 purchased the 1892 Queen Anne style dwelling at 419 West Houston Street (**Photo 27**) as his residence. In 1919 Roy Butler, as he was informally known, acquired a portion of the land north of the old John Bonner home place, between Vine and Augusta avenues on the north side of West Bryan Street. He created seven parcels of varying sizes and shapes out of the roughly 1.9 acre tract (**Figure 13**). This area, at the west edge of the Brick Streets district, developed with wood and brick bungalows in the 1920s and 1930s and includes the area that in the 19th century was a small African American community centered around the African American Baptist Church.

The 1920s saw increased land speculation and population growth associated with Tyler's strong, diversified agricultural, manufacturing and commercial base. Established middle class families with jobs at local businesses or with the railroad also built or purchased dwellings in the Brick Streets neighborhood. Furthermore, Tyler was attracting new residents from other areas of East Texas where oil and gas were discovered in the 1920s. With newfound wealth, or at



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least a comfortable income, some of these arrivals settled in Brick Streets district. Others settled in the northern end of what is now the Azalea District and subdivisions south of the Brick Streets neighborhood flanking South Broadway reflected the growing prosperity of the city's white middle and upper middle class and the steady push southward of Tyler's most economically fortunate. In the Brick Streets Neighborhood Historic District the replatting of portions of existing subdivisions occurred in response to the strong real estate market. In responding to the real estate market of the 1920s, Brick Streets residents, speculators and developers capitalized on a growing economy, but they also positioned themselves for the coming boom. In 1922 John V. Hughes replatted four large parcels at the northwest corner of West Rusk Street and South Augusta Avenue (**Figure 14**) within the 1886 Williams Addition. Demolishing three L-plan dwellings, Hughes offered the property for sale and by the end of the 1930s, in response to Tyler's oil boom related housing shortage, property in the Hughes replat was redeveloped with revival style brick bungalows including the Tudor Revival style Lola and R. H. Williams House at 607 West Rusk Street (**Photo 37**). Following suit was Lucius M. Loring, who, along with other family members owned the west half of the block bounded by South Broadway, West Phillips Street, South College Avenue and West Rusk Street. Originally designated lot 27 within the 1885 Yarbrough Addition, this property had one or two residences on it prior to the 1924 L. M. Loring Subdivision (**Figure 15**), a replat in which Loring created eight new lots of equal size and shape. Most were developed thereafter with brick bungalows and multi-family dwellings in response to the booming economy of oil boom years. One, 207-209 West Rusk (**Photo 34**) was built about the time this block was replatted in 1924 as a single family residence. It was remodeled in 1930 into a duplex in response to oil boom housing demand within the Brick Streets neighborhood.

The last new subdivision within district boundaries was created in 1926 when Judge James R. Warren and his wife Daisy (Daisie) Boren Warren filed J. R. Warren's Subdivision (**Figure 16**), a plat containing 15 lots. Fourteen of the 15 lots were of roughly the same dimensions and were rectangular in shape. Lot 1 was much larger than any other single parcel and contained an area equivalent to four lots. Located south of West Houston Street the subdivision is bounded on the west by the Lufkin Branch of the Cotton Belt railroad and rear property lines between Kennedy and Augusta avenues. The southern boundary is the shared with the north line of the Dobbs Addition. The Warrens occupied a large wood frame dwelling dating from the 19th century located on lot 1 of the plat at the southeast corner of West Houston and South Kennedy. This property was just west of the old Thomas R. Bonner place. Once oil was discovered and local housing demand increased, the Warrens built many single family houses in their plat as speculative ventures and developed the six unit Warbo Apartments at 622 and 624 South Kennedy Avenue (**Photo 30**) between 1927 and 1930. Because of loss of integrity to resources on the west side of Kennedy Avenue, only the east portion of the plat is included in the Brick Streets Neighborhood Historic District. The Warrens residence was removed and replaced in the 1960s with a large two-story apartment building. That property is an example of how rezoning in the district permitted razing of 19th century dwellings on large parcels for redevelopment with higher density rental housing.

In 1930 with the discovery of oil, the influx of cash it generated, and the economic stability it created, a south Tyler residence became even more desirable and lots in existing subdivisions within established neighborhoods such as the Brick Streets and Charnwood districts sold rapidly, while new subdivisions were created south of the Brick Streets district and in other parts of Tyler. In 1930, C. J. Brogan platted new city block 302 bounded West Rusk Street, South Chilton Avenue, West Dobbs Street and South Robertson Avenue, an area previously unplatted that had seen considerable



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land speculation and development since the 1910s. A plat for this resubdivision was located but it was not reproducible due to faded ink. The earliest known surviving dwelling in this block is the modest Classical Revival style ca. 1915 Bula and J. E. Little House (**Photo 17**) at 801 South Chilton Avenue. Much of the property in this block was purchased lot by lot by Dr. W.P. Brogan and his first wife Annie prior to 1920. After Annie Brogan died in 1918, Dr. Brogan began selling off some of his holdings and the new owners built wood and brick veneer bungalows on those parcels. Dr. Brogan eventually purchased the Little House, and with his second wife Mary Etta, subdivided the large parcel associated with it into three parcels, developing two brick bungalows on the vacant portions. The couple occupied one of them, the Tudor Revival style bungalow at 508 West Rusk (**Photo 35**). The south end of the block was largely developed in the 1920s as Tyler's residential development spread south. Other properties in this plat include the ca. 1902 modified L-plan Classical Revival influenced Virginia and R. K. Bonner Investment House at 826 South Robertson Avenue (**Photo 32**), and the ca. 1929 Tudor Revival style Edna and Tomas Pollard Investment House at 832 South Robertson Avenue (**Photo 33**).

By 1930 virtually all land in the Brick Streets Neighborhood Historic District was platted and much of the north and central portions of the district were developed. No additional subdivisions were made after 1930, but infill construction intensified as housing demand increased exponentially. Many new brick veneer dwellings were constructed between 1930 and 1940 including the 1931 Tudor Revival style Mamie and Henry Roberts House at 511 South College Avenue (**Photo 22**), the 1939 Colonial Revival Minnie and John Manning House at 603 South Bois D'Arc Avenue (**Photo 6**), the ca. 1930 Tudor/Colonial Revival influenced Leo Golenternek Rent House at 816 South Chilton Avenue (**Photo 19**), the Noncontributing Tudor Revival influenced ca. 1935 Prestwood Rent House at 637 South College Avenue (**Photo 24**), the 1931 Colonial Revival Vaughn Four-plex at 621 West Houston Street (**Photo 29**), the ca. 1930 Colonial Revival Warbo duplex at 622 South Kennedy Avenue (**Photo 30**), the 1930 Colonial Revival John and Lois Oden Duplex at 207-209 West Rusk Street (**Photo 34**), the ca. 1931 Tudor Revival influenced Mary Etta and W. P. Brogan House at 508 West Rusk Street (**Photo 35**), the ca. 1935 Colonial Revival Mary and Lynn Windham House at 600 West Rusk Street (**Photo 36**) and the 1931 Tudor Revival style Lola and R. H. Williams House at 607 West Rusk Street (**Photo 37**). By 1940 the district was nearly fully built out. After World War II most remaining scattered lots were developed, and new construction in the district was largely ended. District character reflects its late 19th and early 20th century resources more strongly than any other neighborhood in Tyler. In the 1960s and 1970s, redevelopment of some parcels with apartment buildings and duplexes took place.

Unifying the district's eclectic architecture and complex subdivision history is the use of fairly consistent setbacks. Front yards are landscaped with lawn and trees and plantings of azaleas and other shrubs. These elements appear throughout the district. Another strongly unifying element is the red brick paving found on 11 of the district's streets. Tyler retains about seven miles of red brick streets city wide and the Brick Streets Neighborhood Historic District contains the largest surviving concentration of these streets. Street paving began in Tyler in 1906 when railroad crossings were paved with red brick from Thurber, Texas (Texas Historical Commission c: 42). In 1907 the streets surrounding the courthouse were similarly paved with brick made by the Mineral Wells Brick Co. (Texas Historical Commission c: 42). Oakwood Street from Broadway east to the depot was paved in 1908. By 1923 only about five miles of Tyler's 130 miles of street were paved and most residential streets remained unpaved. A bond for street paving passed in 1925 by Tyler provided funding for continued street paving, some of it in south central residential areas. When Federal money became



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available in the 1930s, the City applied for grants to continue the paving efforts. Paving using both brick and asphalt was conducted by the Civil Works Administration (CWA), the Progress Works Administration (PWA) and the Works Progress Administration (WPA) in the mid-to-late 1930s (City of Tyler Engineering Records). These Depression-era programs were important to the development of infrastructure and public facilities in Tyler. All were Federal agencies part of President Franklin D. Roosevelt's work relief programs, which employed local men receiving county relief. Public works projects were the focus of CWA, PWA and WPA and included the construction of bridges, railroad viaducts, dams, walls and other flood control measures, schools, hospitals, county and city buildings and the paving of streets. Although Tyler escaped the worst of the economic effects of the Depression due to the hundreds of oil-related jobs created by discovery of the nearby East Texas Oil Field in 1930-1931, not everyone in Tyler or Smith County was prosperous. In 1935 there were more than 1,400 families on county relief. Most were unskilled laborers and agricultural workers and it was these men who were employed in local WPA and PWA projects with Tyler and Smith County.

Funding for CWA, PWA and WPA projects was obtained through an application process available to cities, counties and states. The City of Tyler was consistent in its requests for funding for a variety of public improvement projects including the construction of Mother Frances Hospital, construction of school facilities, laying of new water and sewer lines, park improvements, the rock paving of creeks and streams within the city to improve flood control and the paving of city streets, among other projects. By 1942 about 20 miles of red brick streets existed in Tyler including the 11 streets in the Brick Streets Neighborhood Historic District, the Azalea Residential Historic District (NR 2003) and the Charnwood Residential Historic District (NR 1999). In addition to acquiring brick from the Thurber Brick Co. and the Mineral Wells Brick Co., some brick for street paving in Tyler came from the Tyler Brick Co., a local firm saved from bankruptcy by paving contracts (City of Tyler Engineering Records).

Also in the district is a ca. 1940 WPA built stone lined drainage channel, which follows the course of a small creek near the western edge of the district. The stone lined channel is best seen where West Bryan Street crosses it between South Augusta Avenue and South Vine.

The Brick Streets Neighborhood Historic District is the largest and best preserved concentration of mid-19th to mid-20th century vernacular, popular, and high-style dwellings in the city. The district documents eclectic subdivision patterns and the variety of housing available to upper and middle income Tyler residents between ca. 1848 and 1953, a period of sustained growth and development fostered by agricultural distribution, professional services, manufacturing and businesses associated with the exploration, extraction, refining and distribution of petroleum products. The district's residential construction spans a 105 year period from the city's beginnings in the mid-1840s to the end of the historic period in 1953 and illustrates the various 19th and 20th century styles and plan types present in Tyler and records the impact of the oil boom on established neighborhoods. The district contains the largest surviving collection in the city of intact late 19th and very early 20th century dwellings and the best preserved collection of bungalow house forms in the city. The Brick Streets Neighborhood Historic District contains some of the earliest suburban subdivisions in the city and is part of a larger south Tyler area that continued to develop into the 1970s in conjunction with on-going oil boom related prosperity. However, it is a distinct enclave, set apart from nearby areas by the large number of eclectic late 19th century dwellings and early 20th century bungalows. Although the nature of its eclecticism is distinct within Tyler, its complex land division patterns and its architectural diversity are typical for Tyler, and are repeated regionally in cities such as



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Palestine, Texas where residential development includes a mix of 19th and 20th century examples.

The Brick Streets Neighborhood Historic District is a distinctive, large concentration of substantial to modest dwellings that represent the most widely built architectural modes of the 1880 to 1955 era. Because the district largely developed between 1890 and 1940, the district includes a wide range of styles and plan types popular during these decades. Classical Revival, Colonial Revival, Tudor Revival, Queen Anne, and Craftsman styles are most common but Spanish Colonial Revival, Mediterranean Revival, Greek Revival and International modes also are present. Residential plan types include L-plan, modified L-plan, massed plan pyramidal and center passage forms. Although a few modern houses are present in the district, modern house types are limited as they became widely popular after most of the district was developed. Architectural quality in the district is very high no matter what the age or style of the house suggesting that most district residents considered up-to-date-styling and high quality materials and craftsmanship vital to their life style.

While architectural and land division patterns throughout pre-1950 Tyler are eclectic, other neighborhoods display different mixtures of dwelling ages, sizes, type and style, setting apart the Brick Streets Neighborhood Historic District. The Charnwood Residential Historic District (NR 1999), which is east of the Brick Streets area contains the largest concentration of Tyler's most diverse residences on lots of greatly varying size. Dwellings in that neighborhood range in age from ca. 1870 to 1950 and include Queen Anne, Classical Revival, Craftsman, Tudor and Colonial Revival, Ranch and Minimal Traditional modes and includes some of the first modern tract development in Tyler. The neighborhood immediately south of the Brick Streets is the Azalea District. Patterns and development there represent the period from ca. 1900 to the 1960s and the area is primarily a revivalist 20th century neighborhood. Lot sizes in most post-1953 developments in Tyler are typically less diverse than within most Brick Streets district subdivisions. Dwellings in these areas range from modest to expansive, but as is characteristic of residential design built nationwide between 1955 and 1980, these homes lack the intense diversity of those in the Brick Streets Neighborhood Historic District.

**SIGNIFICANT INDIVIDUALS**

While many factors and individuals contributed to the successful development of the Brick Streets Neighborhood Historic District, the area's primary developers and builders had the most visible impact on the character of the district. Most are local figures, while a few unknown architects likely contributed to design throughout Texas. The several land developers and speculators who platted land in the district created the district's grid pattern layout employing it as the most efficient means of parceling the property. As the typical speculative land division form in Texas in the late 19th and early 20th centuries, the grid pattern promised the most profit and fit neatly into the existing grid of developed Tyler. Arguably the most important of the developers were those creating the largest subdivisions. These Tyler residents were Martha Marsh Bell Jones (Mrs. T. W. Jones), John C. Robertson and George Yarbrough. These three platted their additions prior to 1900, but others filed smaller additions during the same period, or platted large additions of which only small portions, due to loss of integrity or much later development, are in the district. Still others came later, redividing property once part of these early plats or creating new plats at what is now the district's west edge. The first of the district's 16 subdivisions was platted in 1885 when George Yarbrough created the Yarbrough Addition encompassing



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property bounded by West Houston Street on the north, South Broadway on the east, West Rusk Street on the south and South Augusta Avenue on the west. In 1890 Mrs. Tignal W. Jones, also known as Martha Marsh Bell Jones subdivided 40 acres originally part of the Bell homestead property, where she resided. The Jones Addition is bounded by West Front Street on the north, South Broadway on the east, West Houston Street on the South and South Augusta Avenue on the west. In 1893 John C. Robertson platted the Robertson Park Addition on property bounded by West Rusk Street on the north, South Broadway on the east, West Shaw Street on the south and South Robertson Avenue on the west. Because of the nature of development in this plat, with most of it oil boom related, this plat is divided equally between the Brick Streets Neighborhood Historic District and the Azalea Residential Historic District. These three additions contain most of the oldest surviving properties in the Brick Streets Neighborhood Historic District, but also reflect its long development history and the north to south flow of construction in south Tyler. Many other individuals contributed to the development of the district through land sales, speculation, and design and construction. Only two architects associated with district development have been identified. They are Tyler architect Robert H. Downing who practiced in Tyler as early as 1904 and was still in business in 1925. He designed the Isabelle and Lester Smith House, built in 1922 from plans published by a pattern book company in Los Angeles. The other architect is Dallas based architect Mark Lemmon, who designed the 1948 First Presbyterian Church. No other architects have been identified, but it is known that the Chilton-Lipstate-Taylor House was designed by an architect. It is likely that Henry and Sarah Marsh also hired an architect to redesign and enlarge their house into its present form, but once again, the identity of such a person has not been discovered. Undoubtedly other district buildings were architect designed. However, local contractors and carpenters known to have built district properties are numerous and include the following individuals and firms: S. R. Anderson; N. A. Bailey; Barron, Lasseter & Portis; Paul Burkett; Allen E. Campbell & Hugh E. White (Campbell & White); J. M. Carruthers, A. E. Cash; B. Y. Chambliss; Robert T. Collins (1888-1965); East Texas Building & Loan Assn.; G.E.T. Fleming; M. B. Gardy; W. P. Hairston (1881-1970); Sam R. Hill Lumber; T. S. Howell; E. C. Hughes; J. T. Hughes; W. H. Kelley; George Kent; Walter Knight; Solomon Lasseter; S. W. Loggins; McMurry & Sewell; E. F. Merritt; William Nettles; Palmore & Dean Lumber; Hobart Plunkett (1899-1970); John I. Portis; Roy J. Potter; D. J. Robinson; F. S. Sewell; E. J. Shippey; T. E. Snelson; Standard Building Investment Co.; Andrew Walker; H. L. Warren; B. F. Watkins; and H. M. Whitaker.

**George Yarbrough (1826-1899)**

George Yarbrough (1826-1899) was born in Alabama and moved to Tyler some time in the early 1850s. Little is known about his family or early life, but during the California gold rush he traveled by ship around the horn to the gold fields where he was in business. He returned to Alabama with considerable cash and entered the mercantile business there. After meeting Alfred Ferguson, a Tyler resident, who was visiting Alabama, Yarbrough relocated to Tyler and established a partnership with Ferguson. In 1856 he purchased property at the southeast corner of Broadway and Front Street and established a home there. He immediate neighbor to the south was Bryan Marsh, Sr., father of Martha Marsh Bell Jones. That same year he purchased property in what would become the Brick Streets Neighborhood Historic District. In 1862 Yarbrough, with two partners, established the Tyler Ordnance Works and entered into a contract to make 5,000 rifles for the Confederacy. The plant was sold to the Confederate States of America in 1863. After the war



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he suffered financial losses but by the 1870s was recovering (Smith County Historical Society Archives i). In 1885 he platted a portion of the 116 acres he acquired in 1856 as the Yarbrough Addition, the first plat filed in what is now the Brick Streets Neighborhood Historic District. Three streets in the 1885 Yarbrough Addition were named for his daughters, Annie, Mary and Ione. Annie and Mary were twins and Ione the eldest. Ione Yarbrough (1859-1877) died at school in Waco in her 18th year. Annie Avenue became South Bois D'Arc, Mary Avenue became Chilton, and Ione became West Charnwood Street. George Yarbrough served on the Tyler School Board in 1878, and as a trustee of the Tyler Baptist Church in 1882. George Yarbrough married Margaret Herrin of Tuskagee, Alabama. She died in 1890. He married Mary Coupland in 1896. The Yarbrough Addition is one of the first suburban subdivisions in Tyler and within it are some of the Brick Streets Neighborhood Historic District's earliest dwellings.

**Martha Marsh Bell Jones (1830-1897)**

Martha Marsh Bell Jones (1830-1897) was a native of Alabama and the daughter of Bryan Marsh, Sr. Prior to coming to Tyler she married Frank Bell and the couple had two children, Frank Marsh Bell and Bryan Marsh Bell. Bell set out for Texas, settling in Tyler. There he purchased 40 acres out of the J.Y. Jones Survey in what is now the Brick Streets Neighborhood Historic District. On that property he built a small, four room dwelling, possibly as early as 1848 (Smith County Tax Rolls) and set up a grocery business on the northeast corner of the courthouse square. He occupied the dwelling, now known as 421 South College Avenue until his death in 1854. Surviving information is not clear regarding when Martha Marsh Bell arrived in Tyler, but sources state that she was either on her way to Tyler, settled there, or just arrived, when Frank Bell died (Tyler Public Library I). In any case she occupied the house he built at 421 South College and in 1855 married T.W. Jones (1836-1882), a native of North Carolina who became a prominent local attorney. After their marriage Martha and Tignal and the children continued to reside in the house. Their daughter Mary was born in 1856. In 1857, Martha and Tignal Jones added rooms to the front and rear of the house. In the 1870s the Jones remodeled the house, adding an Italianate influenced bay window on the front and creating a new porch. In the 1920s, the house was duplexed and the bay window removed. The house is now vacant and in poor condition, needing exterior and interior work. A ca. 1909 photograph has been located and the image can guide a sensitive restoration. It is hoped that the present owner will undertake such a project and ensure the survival of this important district property. Martha and Tignal Jones continued to occupy the house and in 1890 Martha subdivided the undeveloped acreage surrounding her house as the Mrs. T. W. Jones Addition. This plat saw development from that time until the end of the historic period. Some lots within it were redeveloped in the 1920s and 1930s and still others in the 1960s and 1970s. Properties within it are important physical links to the economic and social events that shaped the Brick Streets Neighborhood Historic District.

**John C. Robertson (1824-1895)**

John C. Robertson was born in Hancock County, Georgia in 1824, the son of David S. and Lucretia Sledge Robertson. In 1837 the family moved to Chambers County, Alabama. He was educated there and went on to study law at Harvard, from which he graduated. He was admitted to the bar in 1845 and that same year married Sara J. Goodman. The couple had four children. In 1851 John and Sara Robertson moved to Texas, living for a year at Jefferson and three



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years at Henderson before coming to Tyler. Robertson established a law practice in Tyler in 1855 and in 1860 was elected to represent Smith County in the state Secession Convention. He also was involved in the forced resignation of Bvt. Major General David E. Twiggs, commander of the Department of Texas in San Antonio. After Twiggs resigned in February 1861, Robertson raised a cavalry company that served with Colonel Ben McCulloch in Arkansas. Robertson later raised seven more companies for Alexander W. Terrell's Texas cavalry regiment. Commissioned a lieutenant colonel in the Confederate States Army, Robertson served until the end of the Civil War and participated in the battles of Mansfield and Pleasant Hill in the Red River campaign. In 1866 he formed a law partnership with Tyler resident William S. Herndon and was elected a district judge in 1878 and 1880. Robertson died in 1895 (*Handbook of Texas Online*), just two years after he platted the Robertson Park Addition. Robertson's subdivision in the southern portion of the Brick Streets Neighborhood Historic District is another important plat within the district. Like the other large, 19th century district subdivisions, it contains a diversity of building styles and some of the oldest district residences, helping to create the district's distinctive character.

**Mark Lemmon**

Mark Lemmon, an accomplished Dallas based architect specialized in institutional buildings, including churches, schools and hospitals. Much of his work is in the Dallas area but he also designed buildings in Port Arthur and Tyler, among other locations. He received a Bachelor of Science in Architecture from the Massachusetts Institute of Technology in Boston in 1916. His first job after graduation was with Warren & Wetmore Architects, in New York, the firm that designed Grand Central Station, and the Ritz-Carlton, Biltmore and Commodore hotels in New York. From 1917 to 1919 he served in the Engineer Corps of U.S. Army, and then from 1919 to 1921 was employed by the architectural firm of Thomson & Swain in Dallas. From 1921 to 1926 he was a partner in Dewitt and Lemmon Architects, Dallas, and then established an independent practice he was still operating in 1941. He was a member of the Texas Society of Architects, and was a registered Texas architect, receiving license number 200. His work was published in *Architectural Record* and *Architectural Forum*. His commissions include the ca. 1925 Methodist hospital in Oak Cliff, Dallas, done while with Dewitt & Lemmon Architects; the 1938 Florence Nightingale Building at Baylor University Hospital, the 1931 Tower Petroleum Building, Dallas, the 1932 Boude Storey Jr. High, Dallas, the 1935 Hockaday Junior College, Dallas, the 1937 Cokesbury Bookstore, Dallas, the 1938 Woodrow Wilson Jr. High, Port Arthur, the 1941 Highland Park Presbyterian Church, Dallas, the 1928 Third Church of Christ Scientist, Dallas, and the 1928 Thomas Jefferson High School, Port Arthur. In 1948 he designed the First Presbyterian Church on West Rusk Street, in Tyler.

**REPRESENTATIVE PROPERTIES**

To better illustrate the development patterns of the district, the stylistic and plan types present, typical materials and alterations, and the socio-economic profile of residents, 32 representative examples of typical domestic single and multiple resources have been selected for discussion. Through these resources the story of the district emerges.

**WILLIAM & LAURA WEBB HOUSE**  
Architect/Builder: Unknown

**603 South Augusta** c. 1895  
Plan Type/Style: L-Plan/Queen Anne

**Photo 4**



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**Description:** This one-story wood frame L-plan dwelling has a partial width attached porch topped with a shed roof and supported by square, slightly tapered boxed columns, which were likely installed during a 1928 interior remodeling. The wood porch floor remains in place. Entry to the house is through the original wood and glass entry door topped with a fixed pane transom. The house's side and front facing gables are embellished with gable returns and decorative Queen Anne style influenced details. Windows are 1/1 wood frame double hung sash types set within wood surrounds. A brick cistern is visible in the front yard. Exterior alterations are limited to the compatible c. 1928 porch columns and the removal of some siding at the rear of the dwelling. The house appears to be vacant. It is in fair condition and retains a high degree of exterior integrity.

**Significance:** This house is located on Lot 1 of the 1886 Williams Addition within new city block 182. Lot sales within this addition were brisk in the years immediately following the platting of the subdivision. The lot containing this house was in place by 1904 when William and Laura Webb owned and occupied it. William Webb was president of Southern Printing Co., which advertised itself in 1904 as the largest printing house in East Texas. However, the house, or a portion of it, may have been present as early as 1893, when lots 1 and 2 sold for \$1,800, a considerable sum at that time for unimproved land in this part of Tyler. In 1900 Mrs. S. E. Caspary, a local resident who invested heavily in Tyler real estate, sold the property to William M. Webb for \$1,500. William and Laura Webb occupied the house at least until 1904 and in 1907 transferred the property to William Webb, guardian for Earl and Agnes McCoy, minors. By 1917 McCoy children's guardian was E. G. Holt who sold "Lot 1 and house" to T. L. Bryan, a local house painter. The Bryans made some interior improvements and in 1928 hired local contractor R.T. Collins to remodel and redecorate the interior. In 1935 the Bryans sold to local builder Walter Knight and his wife Lillie. The Knights sold the property in 1938 to Dovie Flowers, who lived here until 1952 when she transferred it to Roy and Deltha Davis, retaining a life estate. After Dovie Flowers' death in 1954 the property was sold to Phillip and Margaret Malloy, who held the property until 1984. Since that time the property has had many additional owners. The house is significant as an example of a late 19th century L-plan dwelling with Queen Anne detailing and its association with the district in the period of its initial development.

**MAUDE & CHARLES ALEXANDER HOUSE**

**428 South Bois D'Arc**

**c. 1922**

**Photo 5**

**Architect/Builder:** Unknown

**Plan Type/Style:** Bungalow/Craftsman

**Description:** This 1½-story wood frame, side-gabled bungalow has a full width integral porch supported by tapered boxed columns set on brick piers. The asymmetrical facade is pierced by windows of various sizes and pane patterns including 10/1 double hung wood sash types. Wide, overhanging eaves, exposed rafter ends and decorative knee braces add further visual interest and recall the Craftsman style. A centrally placed dormer with two, single-hung 10 pane wood sash windows pierces the roof. Entry to the house is through the original wood and glass entry door. No exterior alterations are apparent. The house is in good condition and retains a high degree of exterior integrity.

**Significance:** This house is located on Lot 11 in new city block 87 within the Mrs. T. W. Jones Addition. The lot containing this house was sold by B.M. Bell, an heir of Martha Marsh Bell Jones to Harold Marsh in September 1920. Within six weeks Marsh sold the property to C. L. Alexander. Charles L. Alexander (1880-1975) and his wife Maude Alexander (1883-1964) had the house built within a few years of purchasing the lot. The house first appears in city directories in 1927-28. Charles L. Alexander (1880-1975) was president of the Irion Drug Co., a



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successful local drugstore. Mrs. Alexander died in 1964 and in 1966 Charles Alexander sold the house to his sister Vada Alexander Crisp. After Mrs. Crisp died in 1984, the property was sold to Louise Harrison. The house is significant for its Craftsman design, a relatively rare style in Tyler, and its association with district development in the 1920s.

**MINNIE & JOHN MANNING HOUSE**

**603 South Bois D'Arc**

**1939**

**Photo 6**

**Builder:** Walter H. Knight

**Style:** Colonial Revival

**Description:** This two-story brick veneer Colonial Revival style dwelling has a partial width integral porch supported by square boxed columns. The asymmetrical facade is pierced by windows of various sizes and pane patterns including 4/1 double hung wood sash types and a large multipane picture window, all detailed with decorative wood shutters. Entry to the house is through the original wood and glass entry door. A metal railing defines a small second floor balcony, directly above the front porch. The house is in good condition and retains a high degree of exterior integrity. A garage at the rear of the property has been altered and is Noncontributing.

**Significance:** This house is located on the east half of Lot 4 in new city block 171 within the Yarbrough Addition. The lot containing this house changed hands many times between 1885 when the subdivision was platted and 1939 when the builder of the house, contractor Walter Knight purchased it. Improved with a rent house at an unknown date, the property had many owners including Mrs. S. E. Caspary and Hampson Gary, prominent local residents and real estate investors. Walter and Lillian Knight purchased the property in 1939, which then measured 101 x 150 feet. They subdivided it into additional lots, removed any old buildings and built this house between April 1939 and August 1939. In August 1939 they sold the house to John and Minne Manning for \$6,750. John Manning (1887-1978) was an engineer for the Cotton Belt railroad. The Mannings raised their family in the house and retained ownership of it until 1962. In 1977 the current owner, Randal Gilbert, purchased it. The house is significant for its modest Colonial Revival design, a highly popular style in Tyler, and for its association with district development during the oil boom.

**RIECK BUILDING**

**722 South Bois D'Arc**

**1931**

**Photo 7**

**Builder:** A. M. Campbell & H. E. White

**Plan Type/Style:** 2-Part Commercial

**Description:** This two-story brick veneer two-part commercial building is distinguished by its two-part facade design, which indicates the division of interior space into first floor retail and second floor office/studio space. The first floor is separated into three bays, each with original three light transoms and non-original plate glass windows and a centrally placed door within original openings. A second, non-original double door is located in what was originally a window. The three bays of the second floor are each marked by paired double hung wood sash windows. Decorative brick work includes sills, entablature, bulkheads, and soldier courses above second floor windows. These complement the restrained Classical Revival detailing of the parapet with its finial topped corner piers. Recently rehabilitated, this commercial building is in good condition and retains a high degree of exterior integrity.

**Significance:** This commercial buildings is located on Lot 26 of new city block 178 within the Yarbrough Addition. The building is part of a neighborhood commercial node developed near the south end of the Brick Streets Neighborhood Historic District. This commercial area began to develop in the late 1920s when a service station was built at the northeast corner of Rusk and Bois D'Arc, replacing an older single family dwelling. Tyler residents George and Olla



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Rieck developed the gas station site with local builder Walter Knight and worked to bring Magnolia Petroleum in as the station's operators (Smith County Title Company Records and Smith County Deed Records). The one-story building directly south of the building at 722 Bois D'Arc was built for George and Olla Rieck in 1929 by Sam R. Hill, a prominent local contractor and building supply company owner. In 1931, the Riecks hired A. M. Campbell and H. E. White, highly successful general contractors responsible for many of Tyler's largest commercial buildings, to construct the two-story building at 722 South Bois D'Arc. The cost was \$16,000. In 1932 building tenants were Watts Food Store on the first floor and Martin Matthews School of Dancing on the second floor. The Parakeet Beauty Salon occupied the other space. The building next door included the offices of the Southern Oil & Refining Co. and local architect James P. Baugh. Additional office space farther south on the block and not part of 722 included offices of R. E. Kennedy, S & W Bakery, Vance's Pharmacy and the offices of George Rieck. The Riecks retained the building until 1953 when they transferred it to their children Loraine Rieck Hall and Robert Charles Rieck, who kept the property until 1994 when Loraine R. Hall sold her shares. George Robert Rieck (1892-1973) was a plumbing and heating contractor born in Minneapolis. He married Olla E. DeMott (1894-1949) in that city in 1920 and they had one son, Robert Charles, born in 1921. George Rieck also had a daughter, Loraine, by a former marriage (White: 542). The Riecks were members of the Christian Church and George was a Mason and an Elk. This commercial building is significant for its architectural form and its location within the neighborhood commercial center at Rusk and Bois D'Arc and for its association with district development during the early years of the oil boom.

**LILLIE MAY & EDGAR H. VAUGHN HOUSE**      **432 South Bonner**      **1914**      **Photo 8**

**Builder:** Palmore & Dean Lumber      **Style:** Mediterranean Revival

**Description:** This two-story stucco clad Mediterranean Revival style dwelling has a pyramidal red tile roof and boxy, asymmetrical massing embellished with a one-story flat roofed projecting portico on the primary elevation and an arched loggia on the south elevation. A belt course visually divides the first and second floors. Windows are 6/6 double hung wood sash windows types resting on slightly projecting sills. The formality of the window placement and squarish massing is balanced by the offset entry and loggia and slightly projecting wings on the south and east elevations. A metal railing defines a small second floor balcony, directly above the loggia. Alterations include changes to the rear porch. The house is in fair condition and retains a high degree of exterior integrity. A garage at the rear of the property has been altered into an Noncontributing guest house.

**Significance:** This house is located on Lot 7 in new city block 83 within the Mrs. T. W. Jones Addition. The lot containing this house was first transferred by Mrs. Jones to her children and then in 1903 was transferred by B.M. Bell to Charles Willis. In 1913, A. R. Wood sold it to Dr. E. H. Vaughn for \$1,050. In 1914 Vaughn contracted with Palmore & Dean Lumber to supply building materials for the dwelling. The 1918 city directory shows Edgar and Lillie May Vaughn as residents of the house. Edgar H. Vaughn (b. 1876) was a physician specializing in the treatment of eye, ear, nose, and maladies. He also provided refraction (eye glasses) services. A native of Union Springs, Alabama, he attended the State Normal School in Denton, Texas and served as a Hill County teacher for three years. Thereafter, he attended the University of Texas Medical School. His first medical position was as house surgeon for the Texas and Pacific Railroad at Marshall. Within a short time he moved to Chicago where he served an internship in eye, ear, nose and throat diseases.



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He established his practice in Tyler and eventually joined the staff of Mother Frances Hospital. He also invested in real estate, developing the four-plex at 621 West Houston in 1931. He served as director and vice president of People's National Bank, president of the East Texas Building and Loan Association, and was a director of several Tyler businesses White: 47-48). He married Lillie May Miller of Waxahachie in 1911. They had one son, James M. Vaughn, M.D. The house remained in the Vaughn family until 1976. The house is significant for its early Mediterranean Revival design, for its association with Edgar H. Vaughn and district development during the 1910s.

**SARAH & HENRY B. MARSH HOUSE**

**805 South Broadway**

**1895; ca. 1901**

**Photo 9**

**Builder:** John I. Portis

**Style:** Classical Revival

**Description:** This two-story wood frame Classical Revival style dwelling has a full width, full height integral portico supported by monumental Doric columns. The symmetrical facade is pierced by 1/1 windows of various sizes. The main entry is framed by a projecting balconet and the original wood and glass entry door is detailed with side lights and a transom. Two-story integral galleries on the north and south elevations also are supported by Doric columns. Cornice detailing includes carved brackets and a dentilated entablature. The house received its present form about 1901 when it was completely redesigned from a much more modest 1½ story L-plan or modified L-plan dwelling, very similar to the Fitzgerald House immediately south at 815 South Broadway. The house is in good condition and retains a high degree of exterior integrity. A garage at the rear of the property was built about 1940.

**Significance:** This house is located on Lot 4-A in new city block 278 within the Robertson Park Addition. Subdivision developer John C. Robertson sold the lot now containing this house January 1, 1895 to June P. and Daisy Whitney for \$1,000. In October 1895 the Whitneys hired John I. Portis, for \$2,500, to build a "seven room frame house with two halls, two galleries, four gables, and one pantry, brick chimneys, three fireplaces, brick piers and one balcony, according to agreed upon plans." June P. Whitney was a clerk in the general offices of the Cotton Belt railroad. Apparently the Whitneys encountered financial difficulties, and on December 31, 1900 they sold the house and lot to Henry and Sarah Portis Marsh for \$2,900. Henry Marsh also owned other property adjoining this parcel to the west and to the south of the neighboring Fitzgerald House. Upon acquisition of this highly visible corner lot, Marsh sold the property he owned south of the Fitzgeralds, but retained the acreage west of the house along Rusk Street. He and his wife Sarah then had the existing house enlarged and modified to its present form, possibly using the services of builder John Portis, likely a relative of Sarah Marsh. The house as it now is, is said to resemble the childhood home of Sarah Portis Marsh in Alabama. The house remained in the Marsh family until 1991 when the executrix of the couple's last surviving daughter Lucy Marsh sold it to Alvin and Vella Sauls of Clarksville, Texas. The Sauls transferred the property to the 1st Baptist Church of Clarksville in 1992, but the church returned the house to the recently widowed Mrs. Sauls within six months. Henry B. Marsh (1859-1940) was the son of Bryan Marsh, Jr. and Mittie Stuart. He received his law degree from the University of Texas and was admitted to the bar in the early 1880s. Between 1884 and 1888 he remained in Austin as assistant attorney general under attorney general James S. Hogg. He then returned to Tyler and entered private practice in the firm of Marsh, McIlwaine and Fitzgerald. He helped draft revisions to the city charter and served as Tyler City Attorney. Marsh invested heavily in real estate and was active in community affairs. In 1910 he served on the Smith County Good Roads Committee working with Judge Fitzgerald (his former law partner, neighbor and friend) to draft



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legislation for better roads. Their work was approved by the Texas Legislature in 1911 (Johnson 1900: 163-164). He also served as president of the East Texas Fair Association, as Chairman of the Board of Citizen's National Bank, was a school board member and served as a University of Texas Regent in 1901-1902 (UT, Austin CAH a). He married Sarah E. Portis (1861-1944) and they had three daughters Mittie, Lucy and Sarah. The Marsh girls became highly respected Tyler teachers. The Sarah and Henry Marsh House is significant for its grand Classical Revival design, for its association Henry B. Marsh and with district development during early 20th century. It may be that the house at 815 South Broadway was built by John I. Portis as it resembles closely the Marsh house prior to its ca. 1901 remodeling.

**DUPLEX & SERVANTS' QUARTERS**

**423 South Chilton**

**c. 1929; c. 1903 Photo 10 and Photo 11**

**Architect/Builder:** Unknown

**Style:** Colonial Revival

**Description:** This two-story brick veneer and wood duplex has symmetrical massing featuring a cross gabled roof, and central block pierced by a bank of three 6/6 double hung wood sash windows on each floor. Entry to each duplex is through separate porches, one at each end of the main elevation. Porch treatments include a small projecting round arched opening with a gabled roof, and an integral gallery area contained beneath what may originally have been a second floor sleeping porch. The radically different porch designs create the sense that this duplex is a single family residence with two entries, a feature common in Texas dwellings. Units are stacked, with one on the first floor and one on the second. Colonial Revival elements include the porch treatments, massing and gable detailing. No exterior alterations, with the possible exception of the enclosure of the second floor sleeping porch, are apparent. The house is in good condition and retains a very high degree of exterior integrity. At the rear of the lot is a one-story wood frame, one room servants' quarters detailed with carved bargeboards and an ocular vent. Original windows on the east elevation have been replaced with multipane French doors. But despite this modification, the building retains a high degree of integrity and is in good condition.

**Significance:** This dwelling is located on Lot 22 (a portion of old Lots 4 and 5) in new city block 83 within the Mrs. T. W. Jones Addition. The lot containing the house and servants' quarters was first sold in 1903 by F. M. Bell to W. G. Human. Human and his wife Amelia built a no longer extant wood frame dwelling here and presumably the surviving servants' quarters. In 1920 Human sold the property to S. Bruck. Sometime between 1920 and 1935 A.R. and Florence Wood acquired the property. The Woods owned other lots in block 83. They are thought to have removed the original dwelling and, in 1929, erected the duplex now there (Guthrie interview). In 1934 the Woods sold Irene Olmstead (1877-1963) a one-half undivided interest in the property. By 1934 Irene Olmstead apparently had sole control of the property, where she lived with her husband Luther B. Olmstead (1864-1945) and she remained the owner until 1948 when she sold the property to Cecelia Rubin, retaining the right to rent the upstairs apartment for as long as she wished at a stipulated rent. In 1952, Olmstead relinquished her rental rights prior to Rubin's sale of the property to Virginia Sledge Woolford. Woolford lived in what is now the Azalea District and used this property as a rental. Tradition tells that the duplex was built in 1929 by two sisters (Guthrie interview). Despite a detailed title search, however, information regarding the property between 1920 and 1934 was not located. However, it is possible that Florence Wood and Irene Olmstead were sisters, as the Woods sold Olmstead a half interest in the property in 1934, an excluded Olmstead's husband from ownership. The house is significant for its Colonial Revival styling and duplex plan and for its association with district



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development in the 1920s. The servants' quarters is significant for its design and construction during the very early 20th century and its association with the initial period of district development. It is the only surviving district example of early 20th century housing intended for domestic help and contributes to a fuller understanding of how portions of the district have undergone redevelopment during its long history.

**ISABELLE & LESTER SMITH HOUSE**

**434 South Chilton**

**1922**

**Photo 12**

**Builder:** Walter H. Knight

**Plan Type/Style:** Bungalow/Craftsman

**Description:** This one- to two-story wood frame cross gabled bungalow has a full width integral porch supported by brick piers topped with concrete coping. The asymmetrical facade is pierced by horizontal banks of 1/1 double hung wood sash windows. Wide, overhanging eaves, exposed rafter ends and decorative knee braces add further visual interest and recall the Craftsman style. A centrally placed second floor room projects from the roof creating what is known as an airplane bungalow. The second floor room sits high above the shallowly pitched roof, suggesting a cockpit rising above a plane's wings. Entry to the house is through the original wood and glass entry door. No exterior alterations are apparent. The house is in good condition and retains a very high degree of exterior integrity.

**Significance:** This house is located on Lot 33 (old lot 7) of new city block 84 within the Mrs. T. W. Jones Addition. The lot containing this house was first sold by F.M. Bell, an heir of Martha Marsh Bell Jones, to Lester E. Smith in July 1920 for \$2,500. In March 1922 Smith hired local builder Walter Knight to built this house using materials from Sam R. Hill Lumber and Carleton Lumber, two large local building material suppliers. The mechanic's lien specifies the house be of the airplane bungalow type with seven rooms per plans prepared by local architect Robert H. Downing (*Tyler City Directory* 1904; 1918; 1925) and appearing as Design No. 801 in the catalog of the Standard Building Investment Co. of Los Angeles. The house cost \$6,000 to build. In 1931 the Smiths created from their property a small lot facing Bryan Street, measuring 50 x 60 feet, and sold it to local resident J. S. Loftin. Lester E. Smith, a local physician, was a partner in the practice of Bell & Smith (with Thomas J. Bell who lived in the district at 625 South College) and married Isabelle Johnson in April 1909. Dr. Smith died in 1933, and Mrs. Smith occupied the house until 1949 when she sold it to S. V. Guerin. The Smiths had no children. The house is significant for its rare airplane plan and Craftsman detailing, its construction from a pattern book plan, and its association with district development in the 1920s.

**ALICE & PRESTON BIRDWELL HOUSE**

**522 South Chilton**

**c. 1910**

**Photo 13**

**Architect/Builder:** Unknown

**Plan Type/Style:** Four Square/Classical Revival

**Description:** This two-story wood frame four-square house has that plan type's characteristic square massing contained under a pyramidal roof pierced by a centrally placed dormer. Classical Revival detailing is seen on the full width attached porch supported on tapered box columns and topped with a flat roof. Decorative brackets on the porch and at the roof line further enhance the house. Windows are 1/1 wood frame double hung sash types. Entry to the house is through a wood and glass door with side lights and a tripartite transom window. The entry is offset as is typical in four square plan houses. No exterior alterations are apparent. The house is in good condition and retains a very high degree of exterior integrity.

**Significance:** This house is located on Lot 9 of new city block 85 within the Mrs. T. W. Jones Addition. The lot



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containing this house was sold by F. M. Bell to Preston K. Birdwell in April 1910 for \$1,200. The Birdwells had the house built shortly thereafter and raised their family there. Since Birdwell was an employee of Carlton Lumber he likely acquired the materials and plans for the house from that firm. The house remained in the Birdwell family until 1995. Preston K. Birdwell married Alice Gunter (1877-1970) of Lindale, Texas, in 1900. The couple had six children: Barbara, Seth, Alice, Florence, Preston K. Birdwell, Jr. and Joseph Preston Birdwell, who died at the age of eight months. P. K. Birdwell (1868-1946) had a long and varied business career. Born in Augusta in Houston County, Texas, he began his working life as a farmer, but after six years moved to San Antonio and worked for a water supply materials firm. In 1901 he moved to Tyler and worked for Parker & Pinkerton as bookkeeper for their wholesale and retail grocery business. By 1906 he'd moved to Carlton Lumber, initially as bookkeeper. In time he became a partner, also serving as secretary, treasurer and manager. He retired from Carlton Lumber in 1934 but returned to business in 1936 when he established a retail hardware business. He was active in community affairs serving as president of the East Texas Fair for two years, as city tax assessor from 1908-1912 and was a member of the first city commission. In 1938 he was president of the Chamber of Commerce. A veteran of the Spanish American War, Birdwell was a Mason (White: 46-47). The house is significant for its four square plan type and Classical Revival styling and its association with district development in the 1910s.

**SAMANTHA UTZMAN INVESTMENT HOUSE**

**608 South Chilton**

**c. 1925**

**Photo 14**

**Architect/Builder:** Unknown

**Plan Type/Style:** Bungalow/Craftsman

**Description:** This one-story wood frame front gabled bungalow has a partial width attached porch supported by square brick piers and topped with a gabled roof that mimics the roof line of the dwelling. The asymmetrical facade is pierced by 1/1 double hung wood sash windows detailed with non-original decorative wood shutters. Wide, overhanging eaves and decorative knee braces add further visual interest and recall the Craftsman style. A centrally placed attic vent is just below the gable end. No exterior alterations are apparent. The house is in good condition and retains a high degree of exterior integrity.

**Significance:** This house is located on a portion of lot 5 in new city block 171 within the Yarbrough Addition. The lot containing this house was sold by George Yarbrough to Thomas P. Smith in 1883 who likely built the center passage house still there (Gray's New Map of Tyler, Texas ca. 1887). In 1908, Smith's widow Belle sold a portion of the property, a 210 x 100 foot lot, to F. M. Utzman for \$2,000, which included the center passage house at 414 West Houston. The Utzmans lived in the house on Houston and after Mr. Utzman's death, Samantha Utzman (1864-1964) created a new lot fronting on South Chilton from the back portion of her residence lot. About 1925 she had the house now at 608 South Chilton built, and developed other dwellings on the same street. In 1944 she sold the house to Joseph M. Haddad. The house first appears in city directories in 1927-28 when R. A. and Lulu Smith rented the house. Mr. Smith was an owner of Kay & Smith Insurance. No mechanic's lien was located for this house. The house is significant for its Craftsman detailing and as an example of a more modest dwelling utilized as a rent and investment property. It is also significant for its association with district development in the 1920s.



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<b>HANCOCK-BROGAN HOUSE</b>	<b>704 South Chilton</b>	<b>c. 1907; 1921</b>	<b>Photo 15</b>
<b>Builders:</b> Pat Hairston; S. W. Loggins	<b>Style:</b> Classical Revival		
<b>Description:</b> This one-story wood dwelling has a steeply pitched pyramidal roof pierced by a centrally placed dormer detailed with carved brackets. A full width attached porch supported by boxed tapered columns and covered with a flat roof stretches across the front of the house. The symmetrical facade is distinguished by a recessed, centrally placed entry with side lights and a fixed pane transom. Carved eave brackets and a balustraded rail provide further detailing. Windows are 1/1 double hung wood sash types. Entry to the house is through the original wood and glass entry door. A metal railing defines the concrete steps that lead to the front porch. Non-historic exterior alterations appear confined to the installation of a metal frame double hung wood sash window in the dormer and white metal bars on the lower portion of the windows. The house is in good condition and retains a high degree of exterior integrity.			
<b>Significance:</b> This house is located on Lot 14 (old lot 19) in new city block 174 within the Yarbrough Addition. The lot containing this house was first sold in 1887 when T. N. Jones bought it from George Yarbrough. It then changed hands several times until the property was purchased by Jennie and Richard C. Hancock, who are thought to have built a one-story wood dwelling about 1907. A house is shown on the 1912 Sanborn maps and the property appears in the 1910 city directory as the residence of the Hancocks. Mr. Hancock worked for the Cotton Belt railroad in the freight claim section. In 1920 the Hancocks sold the property to Jewel and John H. Brogan. In 1921 the Brogans hired local contractors Pat Hairston and S. W. Loggins to build a seven room bungalow for a cost of \$3,515. A review of the 1912, 1919 and 1928 Sanborn maps reveal that the footprint of the house changed between 1912 and 1919, and is modified only somewhat on the 1928 map, suggesting that the house had already largely taken on its present exterior form prior to the 1921 work. The house is significant for its modest Classical Revival detailing, and for its association with district development during early 20th century.			

<b>CHILTON-LIPSTATE-TAYLOR HOUSE</b>	<b>727 South Chilton</b>	<b>c. 1888</b>	<b>Photo 16</b>
<b>Architect/Builder:</b> Unknown	<b>Style:</b> Classical Revival		
<b>Description:</b> This two-story wood clad high style Classical Revival dwelling is massed beneath a steeply pitched hipped roof that is detailed with a centrally placed front facing gable end pierced with a fan light dormer. The house is graced with a full height, full width integral porch supported by Ionic columns and detailed with turned wood balusters. This full height gallery stretches part way around the side elevations creating an imposing frame for the dwelling. The facade is symmetrical and entry to the house is through double wood and glass doors that retain their original wood screen doors. The doors are within an entry containing side lights and a tripartite fixed pane transom. Directly above the entry is a second set of double doors that lead onto the second floor gallery. Windows are tall, narrow, double hung wood sash types with 1/1 panes. First floor windows are set within elaborate surrounds. Detailing at the cornice line includes brackets and dentils. A large stained glass window embellishes a bay window on the north elevation. An iron fence encloses the parcel at the property line. The house is in excellent condition and retains a very high degree of exterior integrity.			
<b>Significance:</b> This house occupies a portion of Lot 22 and all of Lot 23 in new city block 181 within the Yarbrough Addition, and this parcel is the largest surviving tract in the historic district. Its size is due to its purchase and			



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development in 1887 prior to development pressure resulting in the division of the property into smaller lots. Horace and Mary Chilton acquired each lot from different owners and then set about building the grand Classical Revival style dwelling now there. On February 23, 1887 Frank and Mary Hewitt bought lot 22 from Yarbrough and on February 28 sold it to Horace Chilton for \$440. In 1885, George Yarbrough sold lots 20, 23 and 25 to G. C. Wimberly. The Chiltons purchased lot 23 from Wimberly for \$600. Together, both lots measured 509 x 225 feet or about 1.85 acres. The house was erected shortly thereafter, reportedly from plans made by an unknown architect recalling Mary Grinnan Chilton's childhood home in Virginia. The Chiltons sold the property in 1903 to Regenie and Jacob Lipstate for \$17,000. The Lipstates sold the property to W. P. Douglas in 1909. In 1910 Douglas sold the property to Gus F. Taylor. In 1955 Taylor's heirs sold the property to Caldwell Schools, which, until recently, operated a pre-school on the property. Horace Chilton (1856-1924) was a son of attorney George W. Chilton who came to Tyler in 1852. Horace was born on his grandfather's plantation south of Tyler. As a young man he worked for a printer for a year then read law, passing the bar prior to 1880. In that year he and his father were appointed attorneys for Smith County in a suit against the I & GN Railroad. In 1884, when Chilton was 28, he was appointed assistant attorney general for Texas by Governor Oran M. Roberts, a former Tyler resident and friend of his father. After his term expired, Horace Chilton returned to Tyler and private law practice, conducting corporate law. In 1891, Governor James S. Hogg appointed him United State Senator to replace John H. Reagan of Palestine, who had just been named the new railroad commissioner. Horace Chilton was elected to a full senatorial term in 1895. He retired from the Senate in 1901 and resumed law practice in Dallas (Smith County Historical Archives a). Chilton was the first native Texan to serve as a United States Senator. He married Mary W. Grinnan in 1877. Prior to 1925 Chilton Avenue was known as Mary Avenue, in honor of Mary Yarbrough, a daughter of George Yarbrough.

Jacob Lipstate (1857-1926) was a highly successful Tyler merchant and real estate investor. He was one of the organizers of the Chamber of Commerce in 1900, originally known as the Tyler Commercial Club (Woldert:141). While owner of the property, he and his wife Regenie (Regina) (1860-1924) subdivided a portion of the land west of the Chilton-Lipstate-Taylor House into smaller lots and developed some of them for sale, including 520 West Phillips. The platting of these five small lots reduced the size of the parcel containing the house to about 1.5 acres.

Gus Taylor (b.1861) was a native of Smith County who entered the mercantile business forming a partnership under the name of Taylor, Boon and Wadel. That firm became Caldwell, Hughes, DeLay and Allen. In 1905 he organized and became president of the Farmers and Merchants National Bank of Tyler, which became the Citizens National Bank in 1908. He served as president of Citizens until he retired in 1944. He was active in the East Texas Fair Association, the good roads movement and as president of the Tyler Chamber of Commerce. He married Helen Minge and the couple had four children (Woldert 1948: 83-84). The house is significant for its high style Classical Revival design, its associations with Horace Chilton and Gus Taylor and for its association with district development in the late 19th century. It is the largest and most grandly designed dwelling in the district and the only one that could truly be described as a mansion.



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<b>BULA &amp; J. E. LITTLE HOUSE</b>	<b>801 South Chilton</b>	<b>c. 1915</b>	<b>Photo 17</b>
<b>Architect/Builder:</b> Unknown	<b>Style:</b> Classical Revival		
<p><b>Description:</b> This one-story wood frame dwelling has the square massing and pyramidal roof characteristic of the massed pyramidal plan type. Classical Revival detailing is seen on the full width integral porch supported on carved, tapered box columns. The original wood porch decking remains. A brick chimney pierces the roof near its apex. The symmetrical facade features a centrally placed entry with a wood and glass door topped with a fixed pane transom and flanked by 1/1 double hung wood sash windows. Entry to the house is through a wood and glass door with side lights and a tripartite transom window. Concrete steps with a metal handrail and metal bars over the lower portion of the windows are the only apparent exterior alterations. A wood frame garage built about 1940 is at the rear of the lot. The house is in good condition and retains a very high degree of exterior integrity.</p> <p><b>Significance:</b> This house is located on Lot 1-B of new city block 302 within Brogan's Subdivision, but pre-dates that plat. The lot containing this house was sold as early as 1886 by E. C. Williams to Mary Dorough. It was part of an original four acre tract, which was a typical size for Tyler land offered for sale on the fringe of suburban development in the late 19th century. By 1911 the property was owned by land speculator H. E. Lasseter, who sold it to Gus and Helen Taylor. The Taylors lived directly north at 727 South Chilton Avenue. In 1913 the Taylors sold the property to J. E. and Bula Little for \$650. The Littles built the house shortly thereafter and in 1919 sold the property to T. H. and Dora Shelby for \$4,000. In 1920 the Shelbys sold the property to Dr. E. D. Rice for \$5,500. Rice sold it in 1924 to R. W. Fair for \$5,500. Shortly thereafter, Fair sold the property to W. P. Brogan, a physician, and his second wife Mary Etta. The Brogans occupied the house until about 1931 when they divided the property into two lots and built the adjacent house at 508 West Rusk. Out of this same property the Brogans also created the lot where 806 South Chilton now is and had that house built. The Brogans moved to 508 West Rusk but retained the house 801 South Chilton as a rental. In 1972 Mary Etta Brogan, by then widowed, transferred the house and lot at 801 South Chilton to three nieces; 806 South Chilton was already occupied by another relative. Despite a detailed search no information on the Littles was located, and no mechanic's lien appears to have been filed. Dr. Brogan was a successful local physician who invested in real estate. Between 1900 and 1920 he and his first wife Annie (d. 1918) purchased many lots in Block 302, and as suburban development moved into this area in the 1920s, he sold many of them, finally acquiring this property. The house is significant for its plan type and Classical Revival styling and its association with district development in the 1910s.</p>			

<b>W. H. YARBROUGH INVESTMENT HOUSE</b>	<b>808 South Chilton</b>	<b>c. 1910</b>	<b>Photo 18</b>
<b>Architect/Builder:</b> Unknown	<b>Plan Type/Style:</b> Modified L-Plan/Queen Anne		
<p><b>Description:</b> This one-story wood frame modified L-plan dwelling has the characteristic hipped and gabled roof sections associated with that plan type. A partial width attached porch topped with a shed roof and supported by square boxed columns detailed with bas-relief pendants is a strong original design element. The wood porch floor remains in place. Entry to the house is through the original wood and glass entry door. The house's front facing gable is embellished with an ocular attic vent and a window hood detailed with Queen Anne style pendants and brackets and a pent roof. Windows are 2/2 wood frame double hung sash types set within wood surrounds. No exterior alterations are apparent. The house is in good condition and retains a high degree of exterior integrity.</p>			



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**Significance:** This house is located on Lot 14-B in new city block 301 within the ca. 1895 Watkins Subdivision and the replat of it filed in 1919 as the Brady Bartlett Subdivision. Originally this property was owned by R. P. Watkins, whose heirs divided the property into six parcels creating the ca. 1895 R. P. Watkins Subdivision. This house occupies the south half of old lot 2 in the Watkins division. Lot sales in the Watkins Subdivision were brisk prior to 1910. In 1902 Ruby Lee Watkins sold this lot to W. H. Parker for \$100 and a year later Parker sold it for \$200. By 1909 the property was owned by Walter and L. J. McClenny who lived to the south in a house no longer extant. In August 1909 the McClennys sold lot 3, and the south half of lot 2 to W. H. Yarbrough for \$800. Yarbrough appears to have built the dwelling shortly thereafter, and in 1911 sold it to Karl K. White for \$1,925, specifically stating that fire insurance be maintained on the dwelling. White was a son of local judge Charles G. White, who lived in the Charnwood neighborhood. Stylistic features indicate an earlier date than ca. 1910 for construction of this house, but examination of Sanborn maps for this block in 1907, 1912 and 1919 reveals the house was not present, or not shown, on the 1907 and 1912 maps but was present in 1919. A house directly north of 808 South Chilton was shown on the 1907 map, occupying a lot created in 1903. The McClenny residence, to the south, had a different foot print from any other dwelling on the 1912 or 1919 maps and is no longer present (this portion of the block was not mapped in 1907). No mechanic's lien was located for the property. Karl K. White was still a resident here in 1918. White was president of the White Abstract Co. and was a notary in conjunction with his business. The house is referred to in deed records as the White home place. In 1919, Brady Bartlett purchased the remaining undeveloped property in the north end of this block, replatted the lots and developed several of them. Since White's ownership, the house has had many residents. The house is significant as a late example of a modified L-plan dwelling with Queen Anne detailing and for its association with district development in the early 20th century.

**LEO GOLENTERNEK RENT HOUSE**

**816 South Chilton**

**c. 1930**

**Photo 19**

**Architect/Builder:** Unknown

**Style:** Tudor Revival/ Colonial Revival

**Description:** This two-story brick veneer dwelling has asymmetrical massing distinguished by steeply pitched intersecting gables detailed with gable returns. The irregular massing is balanced by an offset entry with a swan's neck pediment. Directly above the entry is a nine-pane ocular window that likely lights the interior staircase. Windows are 6/6 double hung wood sash types. The brick veneer has been painted, but no other exterior alterations are apparent. The house is in good condition and retains a high degree of exterior integrity.

**Significance:** This house is located on Lot 10 in new city block 301 within the 1919 Brady Bartlett Subdivision. Originally this property was owned by R. P. Watkins, whose heirs divided the property into six parcels creating the ca. 1895 R. P. Watkins Subdivision. The property apparently remained vacant through 1919 when Brady Bartlett purchased the remaining undeveloped Watkins property and replatted it as the Brady Bartlett Subdivision. The property changed hands many times since it was originally platted by the Watkins, and in 1925 it was sold by S. W. Deland to William Roosth and Leo Golenternek for \$850. Golenternek then acquired sole possession of the property and is thought to have built this house about 1930 as a rental property. No mechanic's lien was located. In 1932 it was occupied by George B. and Estelle Matthews and W. H. and Blanche Armstrong. Matthews was a transportation superintendent for the Cotton Belt railroad; no occupation is given for Armstrong. Golenternek retained the property until 1982. Leo Golenternek was



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born in Tyler in 1903, the son of Russian emigres Alexander and Sarah Helen Greines Golenternek who settled in Tyler about 1894. Alex Golenternek established a successful furniture business and served on the board of directors of People's National Bank. Leo attended Tyler public schools and Tyler Junior College. He worked for W. H. McBride until 1932, learning the insurance business and thereafter established his own firm. He was a member of the Elks Club, Scottish Rite and the Masons (White: 113-114). The house is significant as good example of district infill construction built in response to 1930s oil exploration and discovery in East Texas.

**M. & J. KEELE HOUSE & GARAGE APT.**

**417 South College**

**1925**

**Photo 20 and Photo 21**

**Builder:** Sam R. Hill Co.

**Plan Type/Style:** Bungalow/Craftsman

**Description:** This one-story wood frame cross gabled bungalow has a partial width integral porch supported by tapered boxed columns set on brick piers. The asymmetrical facade is pierced by 4/1 double hung wood sash windows detailed with flat board molding. Wide, overhanging eaves and exposed rafter ends add visual interest and recall the Craftsman style. Clipped gables and a fan shaped attic vent provide further embellishment. No exterior alterations are apparent. The house is in good condition, but needs exterior paint, and retains a high degree of exterior integrity. A two-story wood frame garage apartment built about 1935 is at the rear of the property. Its design and materials are compatible with the Craftsman styling of the associated house. The second floor garage apartment features a hipped roof, exposed rafter ends and 1/1 wood frame double hung wood sash windows. The first floor garage area is reached through non-original sliding wood doors. The garage apartment is in good condition and retains a high degree of integrity.

**Significance:** This house and garage apartment are located on Lot 17 in new city block 87 within the Mrs. T. W. Jones Addition. The lot containing this house was sold in 1920 by Mary Jones Cox, daughter of the subdivision's developer, Martha Bell Jones, to Celeta and R. N. Swann, along with the Bell-Jones House immediately next door. In 1924 Swann created this lot, located directly north of the Bell-Jones homestead, and sold it to Martha and J. L. W. Keele. In 1925 the Keeles hired the Sam R. Hill Co. to build six room frame dwelling for \$3,050. In 1927-28 city directories show Martha Keele as a widow. It is possible a one-story garage, present by 1928, was included in the cost to build the house. By 1935 the garage was enlarged with a second story apartment, and in 1936 the occupant was William Lewis, a painter. The house is significant for its Craftsman detailing and as an example of a more modest district dwelling. The garage apartment is significant as an example of a domestic auxiliary building utilized as a rent property. The dwelling and garage apartment also are significant for their association with district development in the 1920s and 1930s.

**MAMIE & HENRY ROBERTS HOUSE**

**511 South College**

**1931**

**Photo 22**

**Architect/Builder:** Sam R. Hill Co.

**Plan Type/Style:** Cross Gabled Bungalow/Tudor Revival

**Description:** This one-story brick veneer and stucco cross gabled bungalow has asymmetrical massing, that includes three front facing gables. Entry to the house is via the central gabled, where an ogee arched opening with decorative brick work frames the wood and glass entry door, all of which recall the Tudor Revival style. A partial width integral porch detailed with ogee arched openings is at the southeast corner of the dwelling. Attic vents include decorative paired round arched windows with decorative wood shutters and a similar single window. Windows are not visible due to large shrubs. The house is in good condition and retains a high degree of exterior integrity. A Contributing one-story wood frame



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garage built about 1935 is at the rear of the property.

**Significance:** This house is located on Lot 24 (old lot 3, block 7) in new city block 86 within the Mrs. T. W. Jones Addition. The lot containing this house was sold in 1890 by Mrs. Jones to Simon Abrams, who purchased other adjacent parcels. Abrams used the property as collateral for loans but encountered financial difficulties, likely as the result of bank failures in the mid 1890s caused by the nationwide financial Panic of 1893. In 1896 Abrams was involved in a law suit involving his creditors and thereafter resold the property back to Mrs. Jones. In 1899, after Mrs. Jones' death, this parcel was deeded to F. M. Bell and B.M. Bell, and then it went back and forth in the family several times. In 1927 S. H. Cox, husband of Mary Jones Cox, sold the property to Henry and Mamie Roberts, who, in 1931 hired the Sam R. Hill Co. to build the seven room, brick veneer house now on the property. The cost was \$7,000. The Roberts lived in the house many years. Henry F. Roberts was an engineer for the Cotton Belt railroad. The house is significant for its Tudor Revival style detailing and its association with district development in the 1920s.

**MAHON-BELL-PRESTWOOD HOUSE**

**625 South College**

**1884; 1894; 1927**

**Photo 23**

**Builders:** J. W. Loggins; H. M. Whitaker;  
Solomon Lasseter; Pat Hairston

**Style:** Queen Anne/Classical Revival

**Description:** This two-story wood frame dwelling is contained within steeply pitched intersecting front and side gables. The house is basically a two story version of the L-plan type and its asymmetrical facade features 2/2 and 1/1 double hung wood frame windows flanking double wood and glass entry doors. The attached full width porch is supported on tapered boxed columns topped with stylized "capitals." Sited on a lot that slopes to the rear, the house incorporates a garage at the northwest corner (rear). An extensive interior renovation took place in the mid 1990s. The house is in good condition and retains a high degree of exterior integrity.

**Significance:** This house is located on Lot 8 (east half of old Lot 12) in new city block 175 within the Yarbrough Addition. The lot containing this house was sold about 1884 to J. W. Mahon, professor at Mahon's Commercial College. Mahon and his wife Myra apparently hired J. W. Loggins (Loggans), a local carpenter, to build a 1½ story dwelling using lumber purchased by H. M. Whitaker. In December 1886, the Mahons sold the property to Thomas J. Bell (1848-1915), local physician, and his wife Fannie (1852-1909) for \$600 cash and \$280 in notes. In 1894, the Bells contracted with Solomon Lasseter to repair the house, and enlarge it with a full second story, a room addition and a walled cellar. The cellar eventually became the integral garage. The cost for this work was \$1,500. Dr. Bell was the partner of Lester E. Smith, who in 1922 built the house at 428 South Chilton. The Bells occupied the house until 1909, when Fannie Bell died. Dr. Bell remained in the house until 1912 when he gave it to his daughter Maggie Bell Prestwood. Maggie Prestwood and her husband Austin lived in the house many years thereafter. In 1927 they hired Pat Hairston, a local contractor, to remodel the interior and make repairs, including a new foundation, a new room on the second floor, removal of the old kitchen and construction of a new one. It is possible the cellar was turned into the integral garage at this time. This work cost \$4,000. Austin Prestwood was a clerk in the general offices of the Cotton Belt railroad. In 1995 the house was purchased by Kim and Tim Formby who undertook an extensive interior renovation and repaired the exterior. The Formbys sold the property in 1998. The house is significant for its Queen Anne/Classical Revival style detailing and as an



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example of a district dwelling that evolved through compatible additions over time. It also is significant for its association with district development in the late 19th century.

**PRESTWOOD RENT HOUSE (NC)**

**637 South College**

**c. 1935**

**Photo 24**

**Architect/Builder:** Unknown

**Plan Type/Style:** Cross Gabled Bungalow/Tudor Revival

**Description:** This one-story brick veneer dwelling has a cross gabled plan detailed with Tudor Revival style elements. The asymmetrical facade features a centrally placed projecting entry embellished with round arches and decorative brickwork. An ocular attic vent is located directly above the entry portico. A partial width integral porch is at the southeast corner of the dwelling, adjacent to the entry. Alterations to this dwelling include the painting of the brick veneer and replacement of original wood frame windows with metal types. Included in the window changes is the installation of a metal frame bay window with hood on the front elevation. The porch has been enclosed with plate glass installed within the round arched openings, and other windows have been enclosed or replaced. The combination of the window changes have significantly altered the original appearance of the dwelling and removed important character defining features, making the house Noncontributing to the district. At the rear of the property is a one-story wood sided garage built, or extensively remodeled, about 1980. It is a Noncontributing element within the district.

**Significance:** This house is located on Lot 4 (old Lot 17) in new city block 175 within the Yarbrough Addition. The lot containing this house was purchased by T. J. Bell and added to his property at 625 South College. In 1899 Bell created the lot where this house is located, and when Maggie Prestwood acquired the family residence, this parcel was included. About 1935 the house currently on the property was built by the Prestwoods and used as a rental property. The dwelling first appears in city directories in 1936-37 when Hugh and Marjorie Wilder lived here. Mr. Wilder was an oil operator. The house remained in the Prestwood family until 1978. The house is a good example of an incompatibly altered Tudor Revival style dwelling and is Noncontributing to the district.

**LUCILLE & ALBERT CHILDERS HOUSE**

**625 West Dobbs**

**1929**

**Builder:** B. Y. Chambliss

**Style:** Spanish Colonial Revival

**Description:** This one-story brick veneer dwelling features asymmetrical massing with gabled red tile and flat, parapet wall roof sections. Detailing includes decorative brick work, a chimney cap in the form of a dovecote and a quatrefoil window. The massing, roof forms, materials and detailing are all associated with Spanish Colonial Revival style architecture, popular in the 1920s. Windows are round arch multipane metal frame and 1/1 wood frame double hung sash types. A terrace at the front of the dwelling serves as the front porch and is enclosed by a low brick wall suggestive of the walled gardens associated with high style versions of this design mode. The house is in good condition with no apparent exterior alterations. A one-car wood frame garage is at the rear of the lot.

**Significance:** This house is located on Lots 8 and 9 in new city block 304 within the Dobbs Addition. The lots containing this house were sold many times between the platting of the subdivision in 1888 and their purchase by Albert and Beatrice Childers in 1921. In 1923 the Childers divorced and Albert retained title to this property. He soon married Lucille Quattlebaum. In April 1929 Childers sold lot 7, adjacent to this house to J. H. Brogan, and the funds from that sale may have assisted in building the house now on the property. In May 1929 the Childers hired local contractor B. Y.



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Chambless to build this five room house at a cost of \$6,000. The plans were based on a design favored by Lucille Childers. Albert Childers died in 1951 but Lucille remained a resident here. In 1997, she sold the property. The house is significant for its Spanish Colonial Revival design and for its associations with the district during the prosperous 1920s.

**MATTIE & R.C. (R.T.) BRADFORD HOUSE**      **326 West Houston**      **1915**      **Photo 26**

**Architect/Builder:** F. S. Sewell

**Plan Type/Style:** Four Square/Classical Revival

**Description:** This two-story wood frame four-square house has the characteristic square massing contained under a pyramidal roof pierced by a centrally placed dormer. Classical Revival detailing is seen on the full width attached porch supported on tapered box columns and topped with a flat roof. The porch wraps around the east side of the dwelling. Decorative brackets on the porch and at the roof line further enhance the house. Windows are 1/1 wood frame double hung sash types. Entry is through a wood and glass door with side lights and a transom window. The entry is offset as is typical in four-square houses. Compatible additions were made over time to the rear of the dwelling. A guest house is at the rear of the property. The house and its auxiliary dwelling are in good condition and retain a high degree of integrity.

**Significance:** This house is located on Lot 3B (west half of old Lot 4) of new city block 171 within the Yarbrough Addition. The lot containing this house was sold several times between the 1885 subdivision platting and its purchase by R.C. (R.T.) and Mattie Bradford in 1890. The property remained vacant until 1915 when the Bradfords contracted with local builder F. S. Sewell to build a two-story, nine room, frame house. The mechanic's lien specifies the house have two halls, bath and front and rear galleries. The cost was \$1,600. No biographical information on R.C. (R.T.) Bradford (1865-1941) or Mattie Sikes Bradford (1867-1943) was located and this address did not appear in city directories well into the late 1920s. The Bradfords occupied the house until their deaths, and after Mattie Bradford died the property passed, per the couple's joint will, to their children Florrie May Bradford Nye and Robert Roy Bradford as a life estate. In 1966 Florrie Bradford Nye inherited her brother's portion of the estate. The house is significant for its four-square plan type and Classical Revival styling and its association with district development in the 1910s.

**SHARP-BUTLER HOUSE**      **419 West Houston**      **1892; 1929**      **Photo 27**

**Architect/Builder:** East Texas Bldg & Loan      **Style:** Queen Anne

**Description:** This two-story wood frame dwelling is contained within steeply pitched intersecting front gabled and hipped roof sections. The asymmetrical facade features a full width integral porch supported by turned wood posts and detailed with decorative wood work. The offset entry contains a carved wood and glass door. Windows are 1/1 double hung wood sash types. The second floor is embellished with a double door leading onto a balconet and topped with a bracketed hood. A small integral porch is also on the second floor of the main elevation. Decorative shingling and a large attic vent are in the in front facing gable end. The shingling, porch posts, porch hood and porch detailing all reflect Queen Anne styling. An extensive rehabilitation took place in 2002. The house is in excellent condition and retains a high degree of exterior integrity.

**Significance:** This house is located on Lots 16, 16A and 18 in new city block 82 within the Mrs. T. W. Jones Addition. The lots containing this house were purchased in May 1892 by J. Milo Sharp (1852-1912) and his wife Georgia Ramey Sharp (1860-1934). On August 8, 1892 the couple contracted with East Texas Building and Loan Association for the



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construction of a two-story, 12 room residence to be built on this parcel (Smith County District Court Records) at a cost of more than \$5,000 (land and dwelling). However, in 1890 the couple had undertaken construction of another two-story dwelling, at Dobbs and Palace Avenue, for \$4,000. Between 1892 and 1898 they defaulted on both loans and were sued in district court by the lender. The couple lost the suit and were ordered to repay the bank \$5,363 for costs associated with the dwelling on West Houston Street. Left with a partially finished dwelling, the bank sold the property to A. Morgan Duke for \$5,003, nearly doubling the bank's money, when both the Sharps payment and the sale were totaled. Duke transferred the house in 1900 to Belle Smith, an investor, and widow of T. P. Smith, who owned other property in the vicinity, for \$4,190 in notes. By 1917, the property was owned by Annie McFadden and several partners, and they sold it to S. LeRoy and Georgia Butler for \$3,250. The Butlers occupied the house and in 1929 hired local contractor E. J. Shippey to finish and remodel the dwelling at a cost of \$3,500. Work done at that time included a new roof, new wallpaper, installation of white oak flooring, window screens, kitchen remodeling, interior and exterior painting and the remodeling of the first floor side porch and screening of the rear porch. The Butlers retained the property, and in 1960 created a life estate for their daughter Lucille Lock that would then pass to her daughter Jo Lu Lock. The house remained in the Butler family until 1994. In 1960 the Butlers also partitioned the rear portion of their property creating a lot for another daughter Jo Ella Butler, a popular music teacher. That same year Ms. Butler built an A-frame dwelling there based on a design by Alden Dow, a noted Michigan-based architect (Schofield correspondence). Samuel LeRoy Butler was born near Tyler in 1879, the son of Robert Clay and Ella Gray Butler. LeRoy attended school in Starrville and Tyler and was a student at the highly thought of Summer Hill Select School in Omen. He graduated from Summer Hill in 1899 and studied law at the University of Texas, receiving his diploma in 1902. He was admitted to the bar that same year and returned to Tyler where he served as county attorney in 1906. He entered private practice thereafter and invested in real estate. In 1905 he married Georgia Hansen. They had two children, Lucille and Jo Ella. Jo Ella was an accomplished musician with a B.S. from Texas Christian University, a M.S. from Northwestern University, and Ph.D. studies at Columbia University. She taught at Roberts Junior High School and gave private lessons. S. LeRoy Butler served as a director of the Chamber of Commerce, was president of the East Texas Fair Association, was a Mason and member of the First Christian Church (White: 60-61). The Sharp-Butler House is significant for its Queen Anne styling and its associations with S. LeRoy Butler. It also is significant for its association with district development in the late 19th and early 20th centuries.

**EMMA & GEORGE S. MCGHEE, SR. HOUSE** 526 West Houston

ca. 1885; 1895

Photo 28

**Builder:** McMurry & Sewell

**Style:** Queen Anne

**Description:** This 1½-story wood frame, clapboard sided, L-plan dwelling has a steeply pitched roof with intersecting front and side gables. The asymmetrical facade features a partial attached porch supported by columns resting on brick piers. A large, centrally placed dormer pierces the roof at the front of the dwelling. Windows are 2/2 double hung wood sash types and the entry is detailed with a glass and wood door topped by a fixed pane transom. Brackets are located under the wide overhanging eaves and decorative shingles detail the gable ends. A metal carport is at the rear of the house on the east elevation. Exterior alterations include the brick porch piers, which appear to date from a 1930 remodeling. The house is in good condition and retains a high degree of exterior integrity.



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**Significance:** This house is located on the west half of Lot 7 in new city block 172 within the Yarbrough Addition. The lot containing this house was first purchased in 1885 when J. H. Secrest bought it from George Yarbrough and apparently built a house there (Gray's New Map of Tyler, ca. 1887). Secrest sold to Newell W. White in 1891 and in 1892 George S. and Emma McGhee purchased the property from White for \$1,500. After three years McGhee hired local contractors McMurry and Sewell (F.S. Sewell) to build "one large frame dwelling house with seven rooms, hall, stairway, attic, three dormers, and hip roof, in accord with agreed upon plans and specifications." The cost is shown as \$750 (Smith County Mechanic's Liens), which was a portion of the total cost. What was built may have replaced the earlier house, or it may have incorporated the older house. By December 3, 1900 the new house may or may not have been finished, and Emma McGhee, now widowed, sold the property to James T. Harris for \$1,800 to pay off the construction loan. The next day, Harris sold the property to Emma's son George S. McGhee, Jr. for \$1,800 and the family retained it until January, 1902 when they sold to Mrs. S. E. Caspary for \$3,000. In June 1902 Mrs. Caspary sold the property to the Baptist Church of Tyler. For the next six years it served as the Baptist parsonage, and in 1908 the church sold the property to James F. and Mabel Perry Walker. The Walkers lived in the house many years and in 1930 hired local contractor T. A. Dunwoody to conduct interior and exterior work. The brick piers on the porch appear to date from the 1930 changes. The Walkers both died in 1941, she in January and he in December. Their three children inherited the house and it was still in the Walker family in 1953. George S. McGhee's occupation is unknown; George Jr. became a banker. James F. Walker was an officer of the Burks-Walker Furniture Company. The house is significant for its Queen Anne styling and its associations with district development in the late 19th century.

**VAUGHN FOUR PLEX**

**621 West Houston**

**1931**

**Photo 29**

**Architect/Builder:** Unknown

**Style:** Colonial Revival

**Description:** This two-story brick veneer four plex has asymmetrical massing featuring a cross gabled roof with front and side gabled sections connected by a projecting, one-story entry portico. Gables are detailed with gable returns. Windows are 6/6 double hung wood sash types. Entry to the units is through the entrance portico with three units accessed by interior stairs and the fourth by an exterior door that opens onto the porch. Metal awnings that date to about 1950 shade many windows in this multi-family dwelling. Colonial Revival elements include the porch treatment, massing and gable detailing. This dwelling is one of several multi-family buildings in Tyler designed to look like a single family residence. Another such district dwelling is the duplex at 423 South Chilton Avenue. No exterior alterations are apparent. The four-plex is in good condition and retains a very high degree of exterior integrity.

**Significance:** This dwelling is located on Lot 7 in new city block 183 within an area never formally platted as a subdivision. The lot containing the four-plex was first sold in 1881 by E. C. Williams, who owned many acres in this portion of Tyler, to John H. Bonner. The lot went through several ownership changes and was developed with a small frame house prior to 1931 when Dr. Edgar H. Vaughn, a district resident, local physician and real estate investor, purchased it. According to an affidavit that Vaughn made in 1946, he purchased the property from Bennett and Lida Howell in 1931 for \$2,314. At that time the property contained a small frame house. Vaughn razed the house in 1931 and built the two-story brick four plex now there. Vaughn and his wife Lillie sold the property to T. W. and Gertrude Hunt in 1945. The 1932 city directory shows the building fully rented. Tenants were Dr. C. E. and Elinor Willingham; Ray and



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Los Pressley; Roger and Marion Wilson, and Luther and Lillian Stricklin. Ray Pressley was a manager at a local company, Roger Wilson was in investments and Luther Stricklin was district manager for a life insurance company. The four-plex is significant for its Colonial Revival styling and four-plex plan and for its association with district development during the oil boom.

**WARBO APARTMENTS**

**622 South Kennedy**

**1930**

**Photo 30**

**Builder:** T. S. Howell

**Style:** Colonial Revival

**Description:** This two-story brick veneer duplex has asymmetrical massing featuring a massive end chimney that divides the facade into unequal sections. Windows are 3/1 double hung wood sash types. Entry to the units is through separate doors located at opposite ends of the primary facade. Colonial Revival details include segmental arches above first floor windows and entry doors, attic vents, and above some windows, decorative brick work suggesting lintels. A brick and concrete arch bearing the word "Warbo" connects this building and the related four-plex next door. Entry doors have been replaced. No other exterior alterations are apparent. The duplex is in good condition and retains a high degree of exterior integrity.

**Significance:** This dwelling is located on Lot 60 (old lots 2, 30) in new city block 182 within the 1926 J. R. Warren Homestead Addition. The lot containing the duplex is one of 15 lots created by Judge J. R. Warren and his wife Daisy Boren Warren out of their homestead property and other property west of their home place at the southeast corner of Houston and Kennedy. This lot was developed in 1930 by J. R. and Daisy (Daisie) Boren Warren as an investment. The contractor was T. S. Howell and materials were purchased from Gulf State Lumber. In 1931 J. R. Warren deeded his interest in the duplex to his wife Daisy. The duplex was finished and occupied by 1932 when the tenants were Selma and Marie Lones. Mr. Lones was listed as an oilman. The second unit was occupied by J. H. Longabaugh. The Warrens also built the four-plex immediately next door and connected the two with an arch bearing the word "Warbo", a combination of the names Warren and Boren. During the 1930s, the Warrens contracted with local builder J. R. Brandon to built spec houses on most of the remaining unsold parcels within their subdivision. J. R. Warren died by 1939 and 1945 Daisy Warren conveyed all unsold parcels in the Warren Addition to her children Vera Goodson, J. D. Warren, and Truman Warren, including the duplex at 622 South Kennedy. The following year her children returned these properties to Mrs. Warren. The duplex is significant for its Colonial Revival styling and duplex plan and for its association with district development during the oil boom.

**WARBO APARTMENTS**

**624 South Kennedy**

**c. 1927**

**Photo 30**

**Builder:** T. S. Howell (attributed)

**Style:** Colonial Revival

**Description:** This two-story brick veneer four-plex has asymmetrical massing featuring a massive end chimney on the primary facade. A second identical chimney is located on the north elevation. Windows are 3/1 double hung wood sash types. Entry to the units is through a building entrance that leads to separate doors located inside. Colonial Revival details include segmental arches above first floor windows and entry doors, attic vents, and above some windows, decorative brick work suggesting lintels. A brick and concrete arch bearing the word "Warbo" connects this building and the related duplex next door. Entry doors have been replaced. No other exterior alterations are apparent. The four-plex is



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in good condition and retains a high degree of exterior integrity.

**Significance:** This dwelling is located on Lot 31 (old lot 3) in new city block 182 within the 1926 J. R. Warren Homestead Addition. The lot containing this building is one of 15 lots created by Judge J. R. Warren and his wife Daisy Boren Warren out of their homestead property and other property west of their home place at the southeast corner of Houston and Kennedy. In 1927 the Warrens borrowed money from Dr. E. H. Vaughn, using this lot as collateral. That loan was likely used by the Warrens to build the four-plex. Based on the building's construction and detailing, which closely resembles the duplex next door, the contractor is thought to have been T. S. Howell. In 1929 J. R. and Daisy Warren sold the four-plex to E. F. and Mozelle Tiemann, who held the property two years before selling to J. F. Phillips. The four-plex was fully occupied in 1932. Renters were William H. Eyssen; William J. and Kathleen Goldstein; George D and Peggy Stevens and Thoburn and Alice Taggart. All four men are listed in city directories as oilmen. During the 1930s, the Warrens contracted with local builder J. R. Brandon to built spec houses on most of the remaining unsold parcels within their subdivision. The four-plex is significant for its Colonial Revival styling and four-plex plan, for its association with district development in the prosperous days of the late 1920s and its role in housing new residents who relocated to Tyler because of the discovery of oil in 1930-1931.

**LIPSTATE INVESTMENT HOUSE (NC)**

**520 West Phillips**

**c. 1908**

**Photo 31**

**Architect/Builder:** Unknown

**Plan Type:** Modified L-Plan

**Description:** This one-story wood frame modified L-plan dwelling displays the characteristic hipped and gabled roof sections associated with the modified L-plan house form. The dwelling has a partial width attached porch topped with a pent roof and supported by Tuscan columns. The wood porch floor remains in place. Entry to the house is through the original wood and glass entry door which is topped with a fixed pane transom. Synthetic siding has been applied over the original wood and original windows have been replaced with 2/2 metal frame double hung sash types set within smaller openings. Some window openings appear to have been enclosed by the synthetic siding. Other exterior alterations include construction of a wood railing along the front steps and the application of a wood lattice foundation skirt. The house is in good condition, but removal of the original windows and application of synthetic siding has compromised the house's integrity making it Noncontributing to the district. However, if the synthetic siding were removed and the original siding underneath restored, the house could be re-evaluated for Contributing status. A wood frame garage at the rear of the property dates to about 1940 and is Contributing to the district.

**Significance:** This house is located on Lot 2 in the ca. 1903 J. Lipstate subdivision, which is a replatting of a portion of block 181 within the Yarbrough Addition. Originally this property was part of the land assembled by Horace Chilton (lot 22 and lot 23) for the construction of his dwelling at 727 South Chilton. The Chiltons sold the property to Jacob and Regenie Lipstate in February 1903 and shortly thereafter it is thought that the Lipstates subdivided the western portion of the property into smaller lots for speculative sale. Those lots included the lot where 520 West Phillips is now located. In 1908, the Lipstates sold 520 West Phillips to Laura and Oscar Caldwell for \$2,350. A vendor's lien retained by the Lipstates on the property specifically mentions improvements. In 1919 Laura Caldwell Hines sold the property to R. L. Roberts for \$1,575, and two months later Roberts sold it to J. C. Wiley for \$2,000. The property had many subsequent owners. The Cawdwells lived in the house for several years. Oscar Caldwell was a salesman at Lipstate Drug Co. in 1910.



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In 1927 city directories show the dwelling as vacant and in 1930 the renters were H. R. and Lena Crews. The house is a good example of an incomparably altered modified L-plan dwelling and is Noncontributing to the district.

**VIRGINIA & R. K. BONNER INVESTMT. HOUSE 826 South Robertsonc. 1902 Photo 32**

**Architect/Builder:** Unknown

**Plan Type/Style:** Modified L-Plan/Classical Revival

**Description:** This one-story wood frame modified L-plan dwelling has the characteristic hipped and gabled roof sections associated with that plan type. A partial width integral porch supported by Tuscan columns is a modest Classical Revival design element. Entry to the house is through the original wood and glass entry door. The house's front facing gable is embellished with a rectangular horizontal slat attic vent. Windows are 4/1 wood frame double hung sash types set within wood surrounds. No exterior alterations are apparent. A wood carport built about 1950 is at the rear of the property. It is a Contributing feature to the district. The house and carport are in good condition and retain a high degree of integrity.

**Significance:** This house is located on Lot 5-A in new city block 302 within block 2 of the 1886 Williams Addition and the 1930 Brogan's Subdivision. In the late 19th century this area at the south end of the historic district was beyond the city limits but investor interest in area properties was high. As a result, property in this area changed hands several times as part of speculative land deals. Among the 19th century owners of property in this block were members of the locally prominent Patterson family. In November 1901 W. J. Saunders, as financial guardian for J. Fred Patterson, Willie Patterson and Harry Patterson, sold this property to Virginia and R. K. Bonner for \$150. In 1916, the Bonners sold the property for \$1,200 to Henry and Ernestine Walker. No other transactions regarding this parcel were located for the years between 1901 and 1916. In 1918 the Walkers sold the property to Emma Pegues, and she sold it in 1920 to Elwood Barron. In 1921 Barron sold the property to Mary Howard and in 1922 Howard sold to W. P. and Mary Etta Brogan, who owned other property in this block including 801 South Chilton Avenue. In 1930, C. J. Brogan created Brogan's Subdivision in this block, including the parcel where 826 South Robertson is located. Because of the plan type and stylistic detailing, it is thought that the house was built by the Bonners about 1902 and used as a rental. City directory information for this part of Tyler prior to 1923 is sketchy. Streets are often not listed, have different names from year to year or have no address or incorrect or changing house numbers, all of which makes it difficult to identify the presence of a house prior to the early 1920s in this area of Tyler. A single reference to a dwelling that could be this one was located in the 1904 city directory. The Bonners were not the residents. The house is first definitely listed in the 1923-24 when it was occupied by W. F. and Lela Gray. Mr. Gray was a mechanic for the City of Tyler. In 1925 the house was occupied by O. L. and Bertha Luther. Mr. Luther was a clerk. Neither were shown as owners. In 1930 the renter was E. E. Gorsline who owned E. E. Gorsline & Son, Jewelers. The house is significant as an example of a modified L-plan dwelling with modest Classical Revival detailing and for its association with district development in the early 20th century.

**EDNA & TOMAS POLLARD INVESTMT. HOUSE 832 South Robertsonc. 1929 Photo 33**

**Builder:** Unknown

**Plan Type/Style:** Cross Gabled Bungalow/Tudor Revival

**Description:** This one-story brick veneer dwelling has a cross gabled plan detailed with Tudor Revival style elements. The asymmetrical facade features a projecting entry portico at the southwest end of the house embellished with round arches and a round arch vent within the rubble/stucco finished gable end. Windows are 1/1 double hung wood sash types.



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Exterior walls feature decorative brickwork in three colors. A chimney located on the front facade also features decorative brick patterning. Alterations to this dwelling include the replacement of the original front door. At the rear of the property is a one-story Noncontributing garage. The house is in good condition and retains a high degree of exterior integrity.

**Significance:** This house is located on Lot 12-B in new city block 302 within the 1886 Williams Addition and the 1930 Brogan's subdivision. The lot containing this house was purchased by Tom and Edna Pollard in 1926 from B. Kline. The property stretched from Robertson east to Chilton. The Pollards created two lots from the parcel, and developed houses on both: 831 South Chilton and 832 South Robertson. Pollard and his law partner W. D. Lawrence also owned and developed other parcels at the south end of this block during the 1920s. The house at 832 South Robertson was completed and in place by December 16, 1929, when the Pollards sold it to W. T. and Maude Keaton for \$6,500. Two months later, the Keatons sold the house to Thomas and Dena Hall, who sold it in June to Glynne and Evelyn Brown. In 1930, the house was rented to Thomas L. and Thelma Johnson. Mr. Johnson was a clerk at the Great A & P Tea Co. Tomas G. Pollard (1895-1962) was born in Van Zandt County, Texas, and attended schools in Edom and Athens. In 1915 he entered the University of Texas where he remained until joining the aviation section of the U.S. Army in 1917. Discharged in 1919 as a 1st Lieutenant military reserve aviator, he returned to college and graduated in 1922 with a Bachelor of Laws. He was active in many campus activities while a student and served as the business manager for Texas Student Publications, Inc., the group that published the *Daily Texan*, *Longhorn* and *Cactus*. While still a student he was elected state representative from Van Zandt County (1919-1920) and went on to become a state senator in 1922. He remained a state senator, representing the 7th Senatorial District, for 10 years, serving on several important committees including finance. He was author of legislation affecting health, education, agriculture, economics and mineral interests. In 1927 he was president pro tem of the Texas Senate, and in 1931-32 he sponsored the Oil and Gas Pipeline and the Oil and Gas Market Demand Conservation statutes so important to the distribution, production and regulation of the products pumped from the East Texas Oil Field, and other large Texas oil fields. In 1932 he returned to private practice and later served as a director of Texas Tech at Lubbock, Texas, among other directorships (White: 13-14). In 1921 he married Edna M. Martin, also of Van Zandt County, and the couple had three children. The Pollards developed many properties in Tyler and platted several subdivisions in the southern part of the city in the 1930s. The house is significant as a good example of a Tudor Revival style cross gabled bungalow built during the prosperous late 1920s and for its associations with district development during that period.

**LOIS & JOHN ODEN DUPLEX**

**207-209 West Rusk**

**1924;1930**

**Photo 34**

**Builder:** Roy J. Potter; S. R. Anderson

**Style:** Colonial Revival

**Description:** This two-story brick veneer dwelling has a hipped and gabled roof and displays modest Colonial Revival style elements. The symmetrical facade is flat with a centrally placed window flanked by two entries sheltered by porch hoods on the first floor and three evenly spaced windows on the second floor. Windows are 4/1 double hung wood sash types and entry doors are wood and glass. Decorative brick work above the windows and projecting sills below provide visual interest. An arched detail is above the first floor window. The symmetry and detailing of the primary facade are modest references to the popular Colonial Revival style. This dwelling was originally a single family residence, modified



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in 1930 into a duplex. Originally, it is likely that house's entry was located in the center of the facade, within the arch still visible above the first floor window. The two entry doors were likely created from existing windows and the original entry converted to the window. These exterior alterations are highly compatible with the Colonial Revival style and are respectful to the house's original design. At the rear of the property is a one-story Contributing garage. The house and garage are in good condition and retain a high degree of exterior integrity.

**Significance:** This duplex is located on Lot 14 (old lot 6) in new city block 177 within the 1924 L. M. Loring Subdivision, which is a replat of lot 27 of the Yarbrough Addition. In 1885 L. Loring purchased all of lot 27 and retained this property intact until 1910 when it was partitioned among four Loring children. Susie Loring received lots 5 and 6 measuring 120 x 112 ½ feet. About 1911 she built a dwelling on the property and in 1922, sold the property to Lucius Loring and presumably he removed the old house. In 1924 Lucius Loring platted lot 27 as the Lucius M. Loring Subdivision. Lot 6 was sold to John T. and Lois Oden in June 1924. The Odens hired local contractor Roy J. Potter in September 1924 for build a dwelling for \$3,500, which they occupied. In 1930 they hired S. R. Anderson (Anderson Bros.) to create a duplex from the single family dwelling. The cost was \$6,000. The Odens continued to live in one unit until 1969 when they sold the dwelling to Kenneth and Cheryl Ann Threlkeld. The duplex is significant as a good example of a Colonial Revival style residence compatibly remodeled into a duplex. It is significant for its architectural form and as an example of how district residents capitalized on the housing demand created by the oil boom to create rental space.

**MARY ETTA & W. P. BROGAN HOUSE**

**508 West Rusk**

**c. 1931**

**Photo 35**

**Architect/Builder:** Unknown

**Plan Type/Style:** Cross Gabled Bungalow/Tudor Revival

**Description:** This one-story brick veneer dwelling has a cross gabled plan detailed with Tudor Revival style elements. The asymmetrical facade features an offset projecting entry portico embellished with decorative brick work and round arches. Windows are 2/1 and 3/1 double hung wood sash types. A secondary entry at the east end of the primary elevation is set within an integral porch accessed through round arched openings that match those used on the main entry portico. A cast stone medallion also details the front facade. With the exception of a non-original front door, no exterior alterations are apparent. At the rear of the property is a one-story Contributing garage. The house and garage are in good condition and retain a high degree of exterior integrity.

**Significance:** This house is located on Lot 18 (old lot 6) in new city block 302 within the 1930 Brogan's Subdivision. The lot containing this house was sold as early as 1886 by E. C. Williams to Mary Dorough. It was part of an original four acre tract, which was a typical size for Tyler land offered for sale on the fringe of suburban development in the late 19th century. By 1911 the property was owned by land speculator H. E. Lasseter, who sold it to Gus and Helen Taylor. The Taylors lived directly north at 727 South Chilton Avenue. In 1913 the Taylors sold the property to J. E. and Bula Little for \$650. The Littles built the house at 801 South Chilton shortly thereafter and in 1919 sold the property to T. H. and Dora Shelby for \$4,000. In 1920 the Shelbys sold the property to Dr. E. D. Rice for \$5,500. Rice sold it in 1924 to R. W. Fair for \$5,500. Shortly thereafter, Fair sold the property to W. P. Brogan, a physician, and his second wife Mary Etta. The Brogans occupied the house at 801 South Chilton until about 1931 when they divided the property into two lots and built the house at 508 West Rusk. Out of this same property the Brogans also created the lot where 806 South Chilton



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now is and had that house built. The Brogans moved to 508 West Rusk and lived there until 1933 when they sold the house to J. L. and Eunice Vanderver. The Brogans retained the house at 801 South Chilton. The Vandervers lived at 508 West Rusk until 1962 when they sold it to H. V. Harrison. Dr. Brogan was a successful local physician who invested in real estate. Between 1900 and 1920 he and his first wife Annie (d. 1918) purchased many lots in Block 302, and as suburban development moved into this area in the 1920s, he sold many of them, finally acquiring this property. J. L. Vanderver was a businessman in Bullard and Tyler, selling general merchandise. He also made investments in real estate. The house is significant for its cross gabled bungalow plan, well executed Tudor Revival style detailing and its association with district development during the early years of the oil boom.

**MARY & LYNN WINDHAM HOUSE**

**600 West Rusk**

**c. 1935**

**Photo 36**

**Architect/Builder:** Unknown

**Style:** Colonial Revival

**Description:** This one-story brick veneer residence has symmetrical massing featuring a side gabled roof with recessed wings and a centrally placed entry set within a carved surround and topped with a slightly projecting hood. Windows are 6/6 double hung wood sash types. Dormers with 6/6 double hung wood sash windows pierce the roof and flank a fanlight vent. A porch contained within the house's east wing features Tuscan columns and a rooftop terrace. No exterior alterations are apparent. The house is in good condition and retains a high degree of exterior integrity.

**Significance:** This dwelling is located on Lot 12-A (old lot 12) in new city block 304 within the 1886 Williams Addition. The lot was first sold in 1887 by Williams to J. W. Howell. It turned over many times and owners included prominent Tyler real estate investors John and Kettie Douglas and J. P. Broughton. In 1895 Kettie Douglas sold the lot to T. J. Ivey for \$600. The Iveys retained the property until 1932, and likely built a no longer extant L-plan house that was still present in 1928. In 1932 Ivey and other owners sold the property to Lynn and Mary Windham for \$3,000. The parcel measured 100 x 217.5 feet, approximately half an acre. The Windhams had the existing house demolished and built the Colonial Revival style dwelling now there. No mechanic's lien or other reference to the exact date of construction was located. By 1940 the Windhams were living in the house and Lynn B. Windham (1893-1974) is shown as a physician. The Windhams sold the property in 1950. The house is significant for its Colonial Revival styling and for its association with district development during the oil boom.

**LOLA & R. H. WILLIAMS INVESTMT. HOUSE**

**607 West Rusk**

**1931**

**Photo 37**

**Architect/Builder:** Sam R. Hill Co.

**Plan Type/Style:** Cross Gabled Bungalow/Tudor Revival

**Description:** This one-story brick veneer dwelling has a cross gabled plan detailed with Tudor Revival style elements. The asymmetrical facade features an offset entry sheltered within the integral porch, which is detailed with round arches, decorative brick work and stone quoins. Windows are 6/6 double hung wood sash and diamond pane casement types. A large chimney on the front facade features decorative brickwork. An attic window includes diamond pane glazing and a miniature wood balconet. No exterior alterations are apparent. At the rear of the property is a one-story Contributing garage. The house and garage are in good condition and retain a high degree of exterior integrity.

**Significance:** This house is located on Lot 44 (old lots 10, 2 and 3) in new city block 182 within the 1922 John V. Hughes replat of a portion of the 1886 Williams Addition. The lot containing this house was sold as early as 1887 by E. C.



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Williams to L. W. Mullins. It then went through many owners including John and Kettie Douglas, C. L. Caspary, and members of the Kennedy family, all local real estate investors. In February 1922 the property was purchased by Hughes and Wadel, and in June John V. Hughes replatted lots 8, 9 and 10 as the J. V. Hughes Subdivision. Lola Edwards Williams purchased the east half of lots 2 and 3 in the Hughes Subdivision in 1930. In March 1931 Lola Williams and her husband R. H. Williams hired the Sam R. Hill Lumber Co. to build a one-story brick veneer dwelling with six rooms, including a breakfast room and two baths. The cost was \$4,500. In September the Williamses signed a purchase contract with James L. Duffy, who occupied the house in 1932 with his wife Margaretta. The Duffys apparently defaulted on the transaction and the case was heard in district court with the Williamses prevailing. They offered the property for sale again, and in March 1933 it was sold to J. H. and Frances Edwards. The Edwards retained the property until 1939, selling to M. & E. Schoenbrun. The house is significant for its cross gabled bungalow plan, well executed Tudor Revival style detailing and its association with district development during the early years of the oil boom.

**JUSTIFICATION OF SIGNIFICANCE**

The Brick Streets Neighborhood Historic District is an important local neighborhood containing the largest and best preserved concentration of mid-19th to mid-20th century vernacular, popular, and high-style dwellings in the city. The district documents eclectic subdivision patterns and the variety of housing available to upper and middle income Tyler residents between ca. 1848 and 1953, a period of sustained growth and development fostered by agricultural distribution, professional services, manufacturing and businesses associated with the exploration, extraction, refining and distribution of petroleum products. The district's residential construction spans a 105 year period from the city's beginnings in the mid-1840s to the end of the historic period in 1953 and illustrates the various 19th and 20th century styles and plan types built in Tyler during that time period and records the impact of the oil boom on an established neighborhood. The district contains the largest surviving collection in the city of intact late 19th and very early 20th century dwellings and the best preserved collection of bungalow house forms in the city. Primarily residential, the district contains 16 known subdivisions and additional areas not formally platted that include differing block and lot sizes and large, medium and small one-, two- and 2 ½-story wood-clad and brick and stone veneer dwellings of considerable architectural diversity and quality. Characterized by revival style domestic and domestic auxiliary buildings, the district also contains a number of Queen Anne and Craftsman influenced dwellings as well as Minimal Traditional and Ranch style residences. Over time, churches, schools and limited commercial uses were added. City and Federal and private funds were used for infrastructure such as brick paved streets, utility systems, channelization of creeks, all of which supported and enhanced district development. Unifying the district are consistent setbacks, modest gardens featuring trees, lawn and shrubs and, most importantly, the brick streets that give the district its name and identity. Subdivided by a mix of 19th century local "landed gentry," prominent local entrepreneurs and those less well known, the district developed over a period of more than 100 years, during which sustained economic growth was supported by agriculture, manufacturing and the oil industry. Historic resources reflect national architectural trends and the tastes and budgets of the property owners, architects and builders involved in construction. 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 Tyler's 19th century architectural heritage, but reflects the



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changes that occurred in established neighborhoods after the discovery of the East Texas Oil Field. For these reasons the Brick Streets Neighborhood Historic District is eligible for listing in the National Register of Historic Places under Criteria A and C at the local level of significance. Of the district's 586 resources 369 retain their integrity; most Noncontributing resources are altered historic auxiliary features such as garages and garage apartments and non-historic carports. Noncontributing historic dwellings are typically so rendered by incompatible additions and changes to windows and siding, many of which could be reversed. Noncontributing resources also include a number of post 1960 apartment buildings scattered about the northern portion of the district. The district is worthy of preservation as a highly intact landmark neighborhood that through its residential function documents development patterns in south central Tyler and interprets local social and architectural trends between ca. 1848 and 1953.



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Wagner, Rob	Personal interview with Diane Williams, July 10, 2003.

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Maps

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Maps

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Photographs



## 10. GEOGRAPHICAL DATA

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**ACREAGE OF PROPERTY:** approximately 132.6 acres +/-

UTM REFERENCES:	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
	1.15/	282780	3580920
	2.	283480	3580920
	3.	283480	3580140
	4.	282760	3580160

**VERBAL BOUNDARY DESCRIPTION:** (see continuation sheet 10-96).

**BOUNDARY JUSTIFICATION:** (see continuation sheet 10-96 through 10-97).

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## 11. FORM PREPARED BY

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<b>NAME/TITLE:</b>	Diane Elizabeth Williams (Architectural Historian)	<b>DATE:</b> August 22, 2003
<b>ORGANIZATION:</b>	for the City of Tyler and Historic Tyler, Inc.	<b>TELEPHONE:</b> 512 458-2367
<b>STREET &amp; NUMBER:</b>	P. O. Box 49921	<b>ZIP CODE:</b> 78765
<b>CITY OR TOWN:</b>	Austin	<b>STATE:</b> TX

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## ADDITIONAL DOCUMENTATION

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**MAPS** (see continuation sheet Map-98 through Map-104).

**FIGURES** (see continuation sheet Figure-105 through Figure-119).

**PHOTOGRAPHS** (see continuation sheet Photo-120 through Photo-124).

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## PROPERTY OWNER

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**NAME:** List on file with the Texas Historical Commission

**STREET & NUMBER:** 1511 Colorado **TELEPHONE:** 512 463-5853

**CITY OR TOWN:** Austin **STATE:** TX **ZIP CODE:** 78701



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**VERBAL BOUNDARY DESCRIPTION**

Beginning at the centerline of South Broadway at its intersection with the north boundary line of West Houston Street, THENCE south to the north boundary line of West Dobbs Street, THENCE west between Broadway and South Robertson Avenue along the north boundary line of West Dobbs Street, THENCE west between South Robertson Avenue and South Kennedy Avenue along the south boundary line of West Dobbs Street to the west boundary line South Kennedy Avenue, THENCE north to the intersection of South Kennedy Avenue, West Houston Street and South Vine Avenue, THENCE north along the west boundary line of South Vine Avenue to the north boundary line of the parcel at 404 South Vine Avenue, THENCE east along the rear (south) boundary lines of parcels facing north onto West Front Street, THENCE south along the east boundary line of South College Avenue to the north boundary line of West Houston, thence east along the north boundary line of West Houston to the place of beginning: approximately 132.6 +/- acres of land in the City of Tyler, Texas.

**BOUNDARY JUSTIFICATION**

The nominated property is within the formal boundaries of 29 city blocks in the City of Tyler and includes 16 known subdivisions platted within the City of Tyler. District boundaries are based on subdivision plat boundaries, major streets and interior property lines which correspond to a concentrated core of eclectically styled domestic, commercial and institutional buildings developed between ca. 1848 and 1953; the majority dating from ca. 1887 to 1941 that were constructed in response to Tyler's continued physical and economic growth created by the success of Tyler's agricultural processing and distribution businesses, its manufacturing base and its role as a banking, insurance, legal services and petroleum industry center. The district is distinguished by its eclectic architectural nature, which is distinct from 19th and early 20th century neighborhoods to the east, early to mid-20th century neighborhoods to the south, and mid-to late-20th century tract developments to the west. Commercial properties on West Front Street and historic and non-historic commercial and institutional property on South Broadway and the east side of South College have been excluded from the district as such development does not contribute to district character due either to post-period of significance construction or alterations. Residential properties to the west of the western district boundary have been eliminated due to integrity loss and lack of cohesiveness. The nominated property contains all the extant historic resources historically associated with the district and follows the boundaries of subdivision plats, large parcels, major streets and interior property lines. A large number of streets internal to the district are paved with red brick. The district boundary line along South Broadway abuts the Charnwood Residential Historic District (NR 1999), and the south boundary line of the district along West Dobbs Street abuts the Azalea Residential Historic District (NR 2003). The district boundary along West Dobbs between South Broadway and South Robertson is drawn at the north edge of the pavement as the entire expanse of historic brick paving between these streets is included in the Azalea District, while the boundary along West Dobbs between South Robertson and South Kennedy is drawn at the southern edge of the paving to include the full width of brick paving in this section of street. With the exception of South Broadway, which is asphalt paved, the remaining district boundaries located in streets follow the east or west boundary lines to include historic paving. District boundaries that follow subdivision lines and lot lines incorporate properties related in function, style and age to the district and exclude



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**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Section number 10 Page 97

Brick Streets Neighborhood Historic District  
Tyler, Smith County, Texas

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properties that date from the post-significance period or display compromising alterations.



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

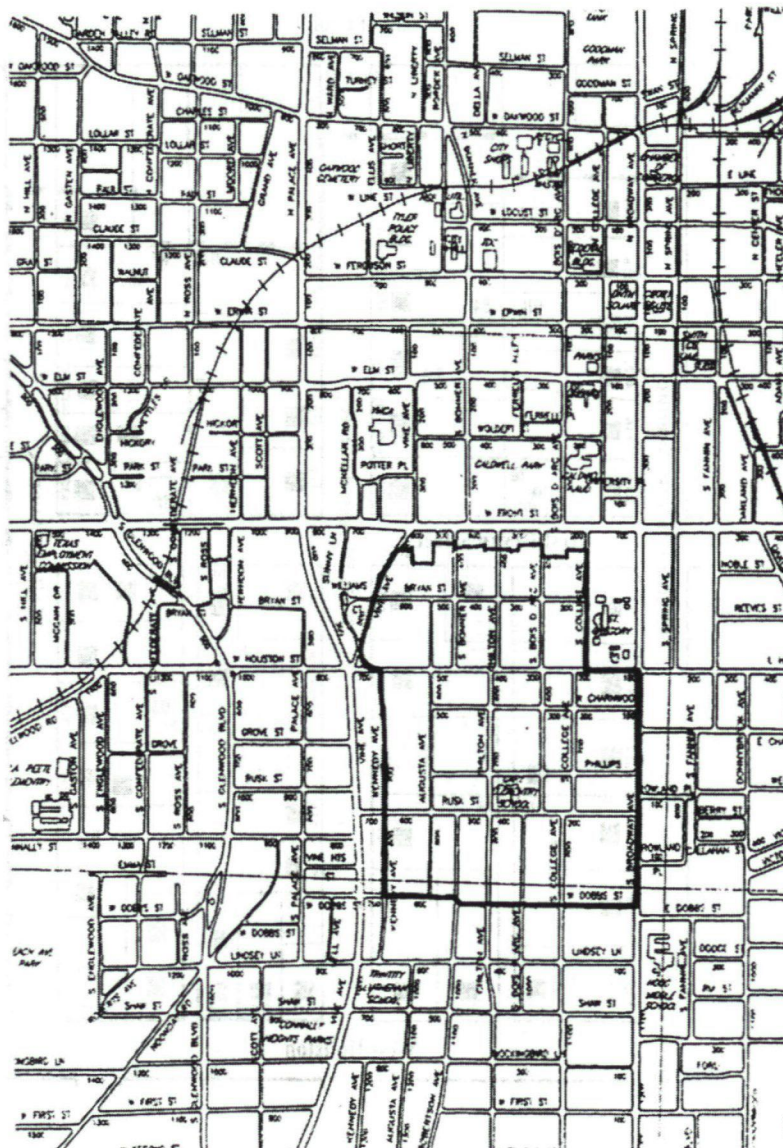
Section number MAP

Page 98

Brick Streets Neighborhood Historic District,  
Tyler, Smith County, Texas

MAP 1: LOCATION MAP AND DISTRICT BOUNDARIES

Source: City of Tyler Street Map



North  
No Scale



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number MAP

Page 99

Brick Streets Neighborhood Historic District,  
Tyler, Smith County, Texas

MAP 2: DISTRICT PROPERTIES

Source: City of Tyler and Diane E. Williams





United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

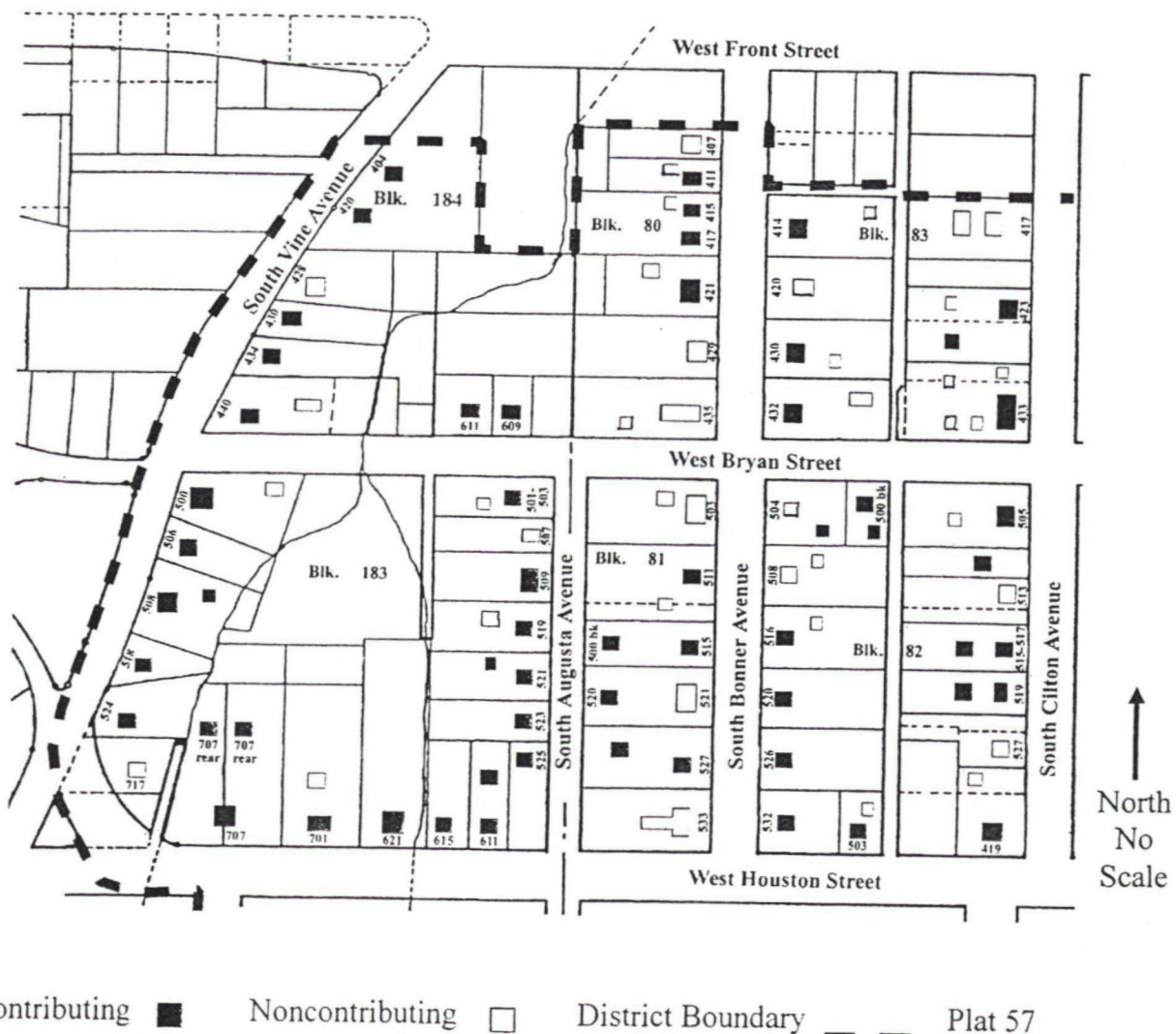
Section number MAP

Page 100

Brick Streets Neighborhood Historic District,  
Tyler, Smith County, Texas

MAP 3: DISTRICT PROPERTIES

Source: City of Tyler and Diane E. Williams





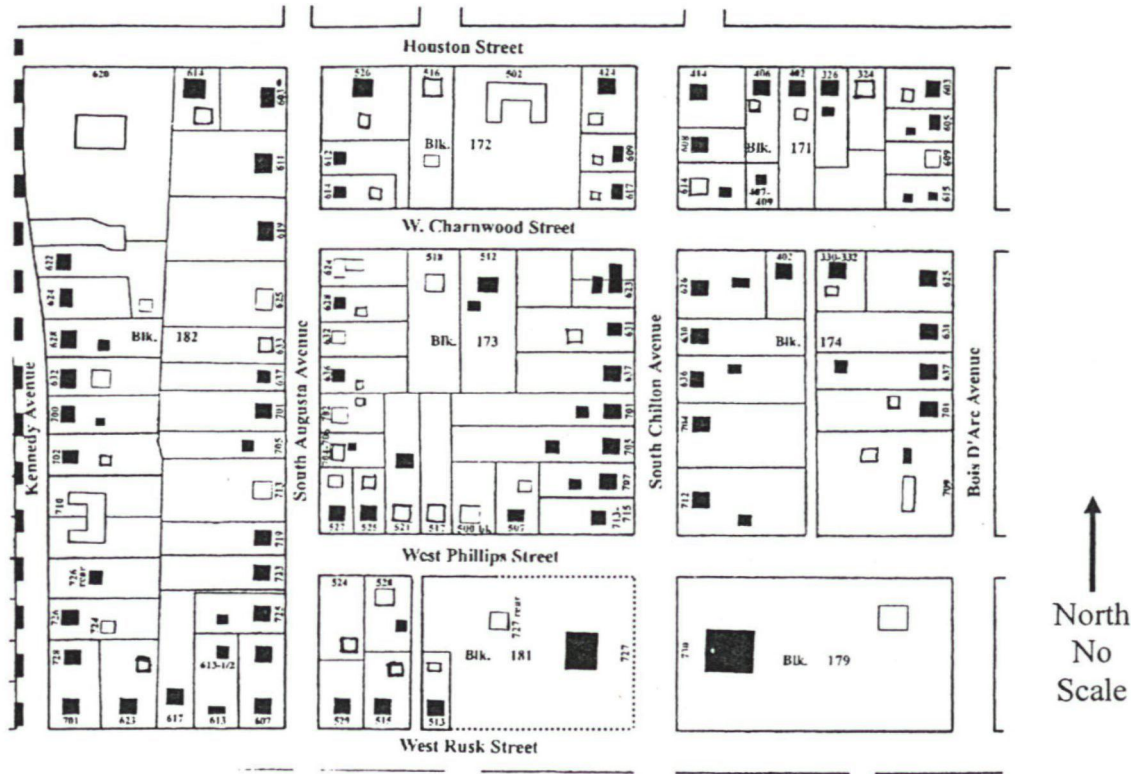
United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number MAP      Page 101

Brick Streets Neighborhood Historic District,  
Tyler, Smith County, Texas

MAP 4: DISTRICT PROPERTIES  
Source: City of Tyler and Diane E. Williams



Contributing    Noncontributing    District Boundary    Plat 62



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

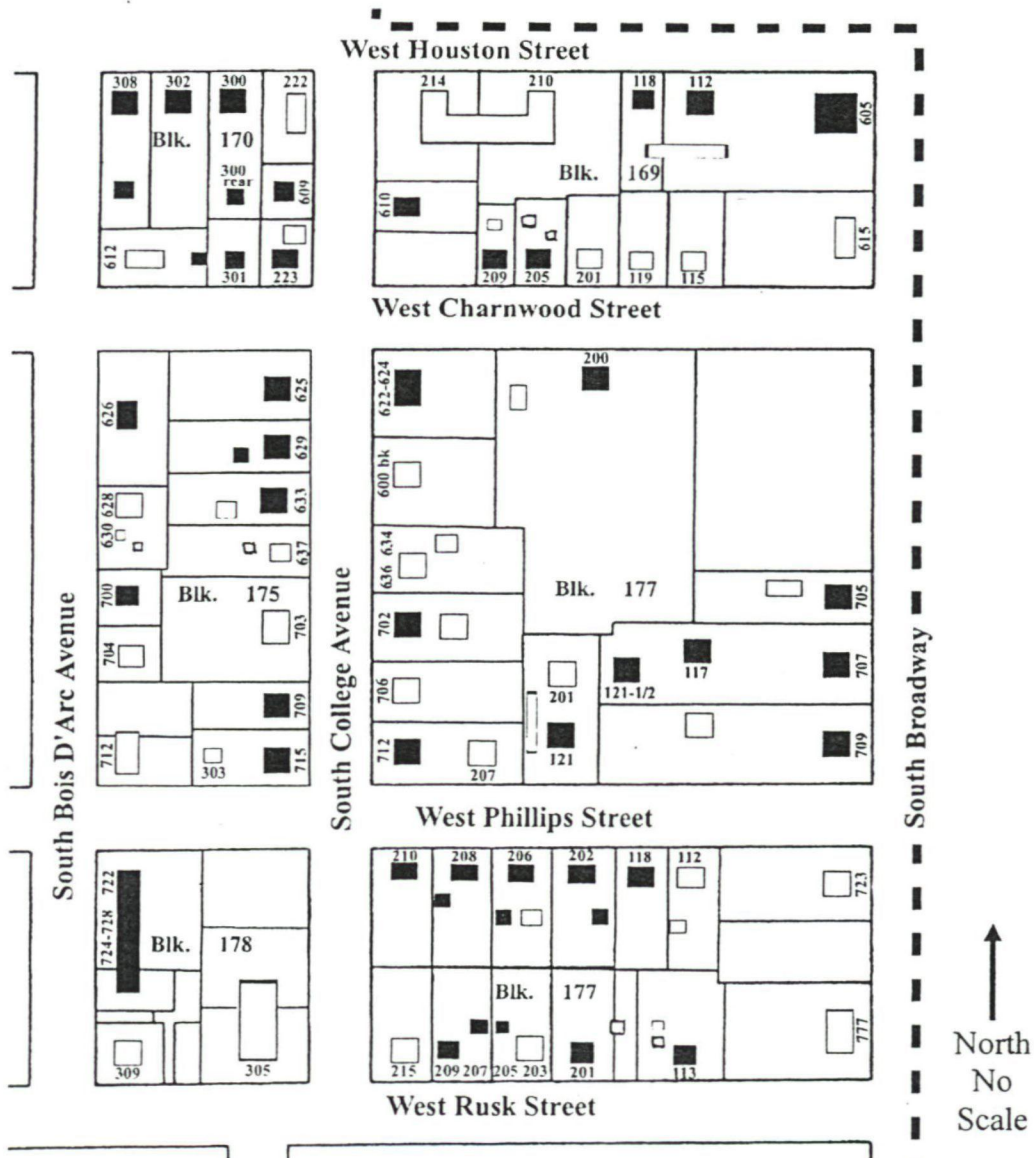
Section number MAP

Page 102

Brick Streets Neighborhood Historic District,  
Tyler, Smith County, Texas

**MAP 5: DISTRICT PROPERTIES**

Source: City of Tyler and Diane E. Williams





United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

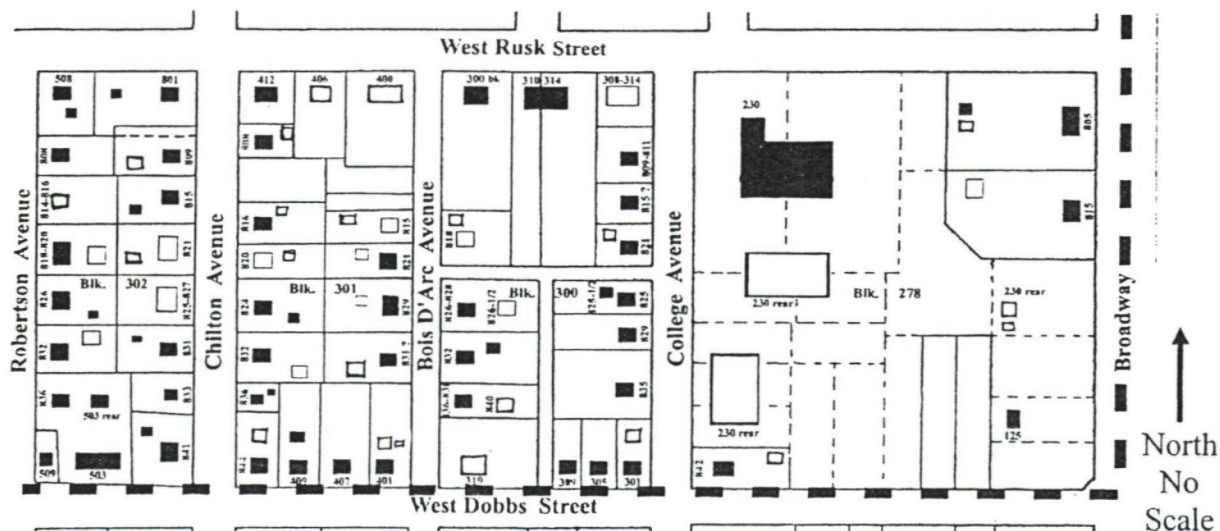
Section number MAP

Page 103

Brick Streets Neighborhood Historic District,  
Tyler, Smith County, Texas

**MAP 6: DISTRICT PROPERTIES**

Source: City of Tyler and Diane E. Williams



Contributing ■ Noncontributing □ District Boundary - - - Plat 70



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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

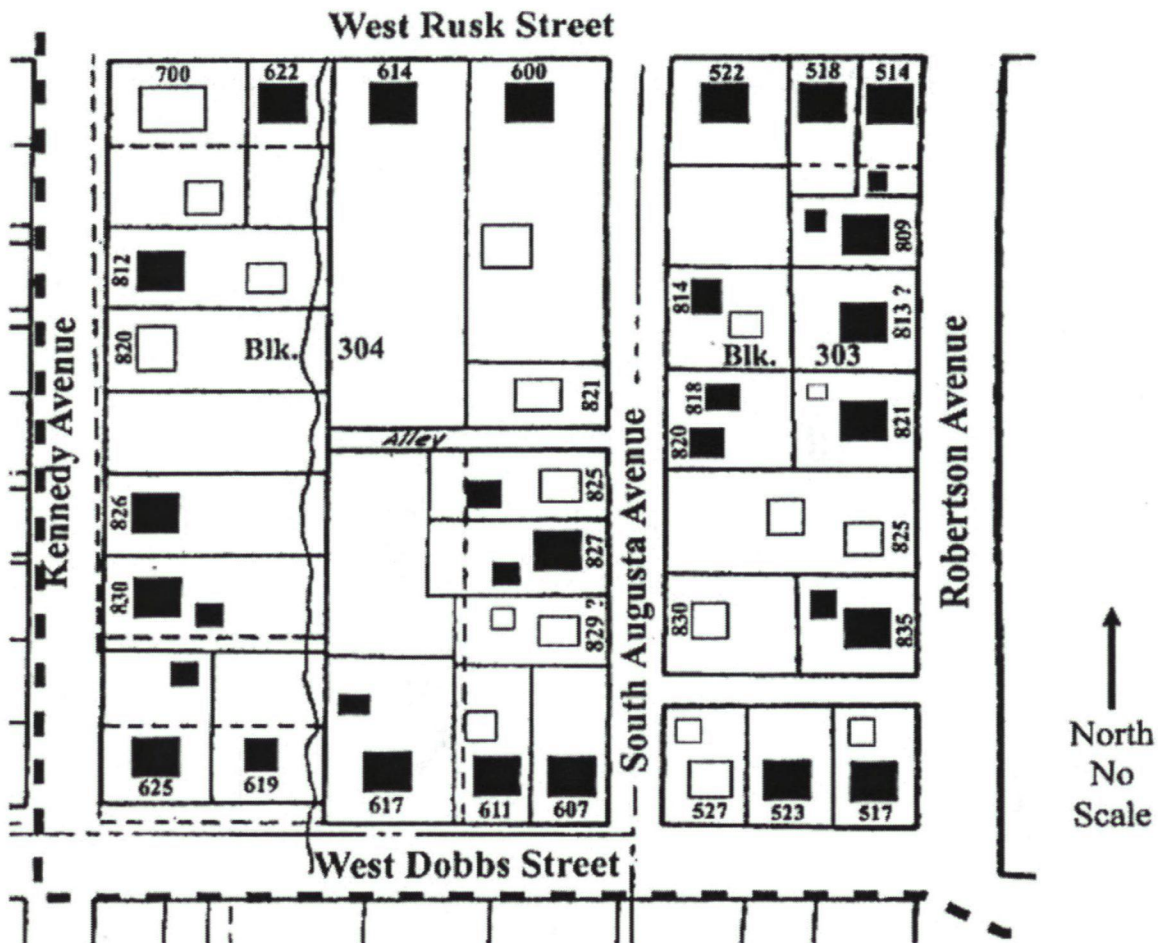
Section number MAP

Page 104

Brick Streets Neighborhood Historic District,  
Tyler, Smith County, Texas

MAP 7: DISTRICT PROPERTIES

Source: City of Tyler and Diane E. Williams



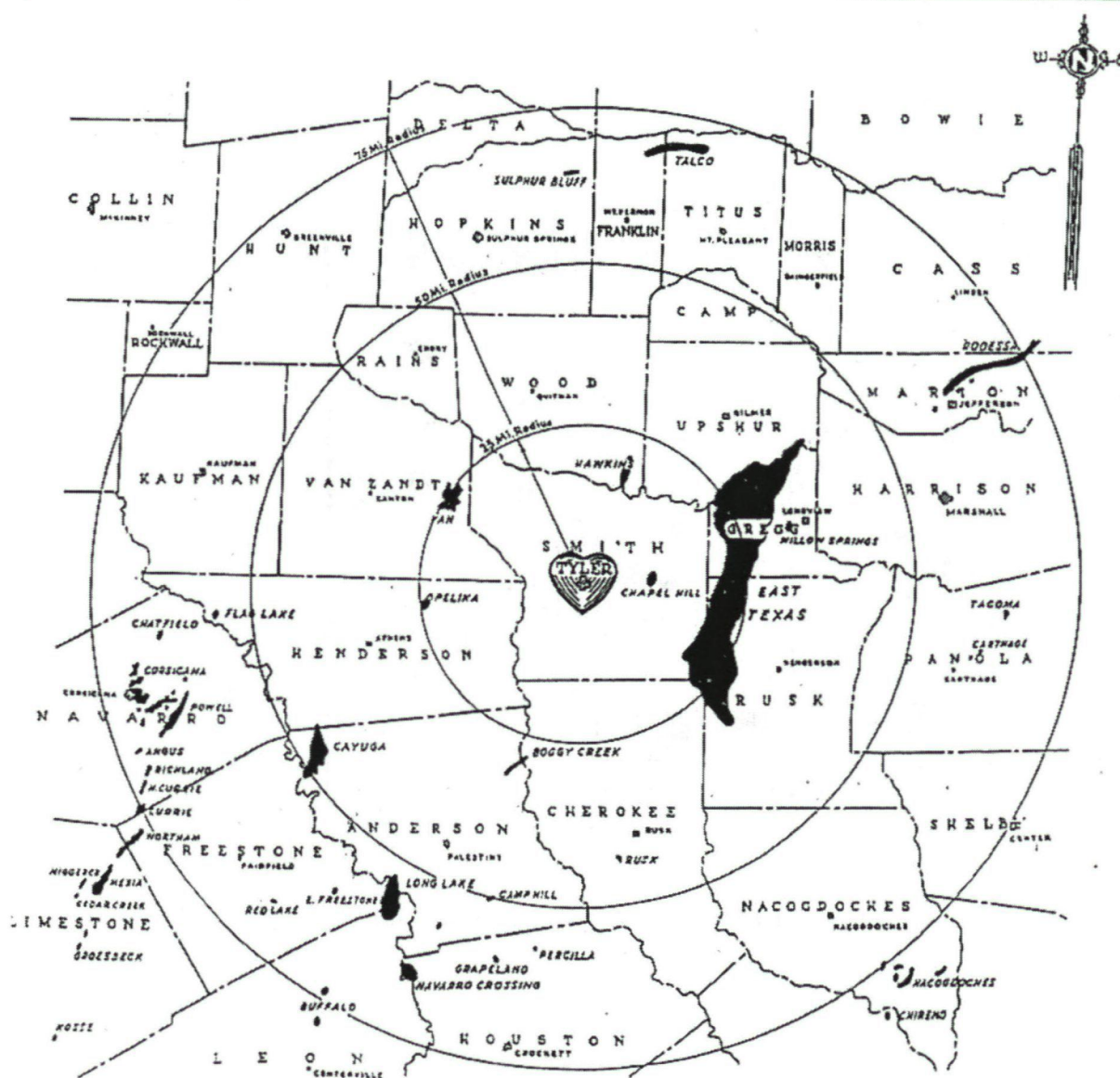
Contributing ■ Noncontributing □ District Boundary — — — Plat 71



## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Brick Streets Neighborhood Historic District,  
Tyler, Smith County, Texas

**Source: Tyler Public Library**





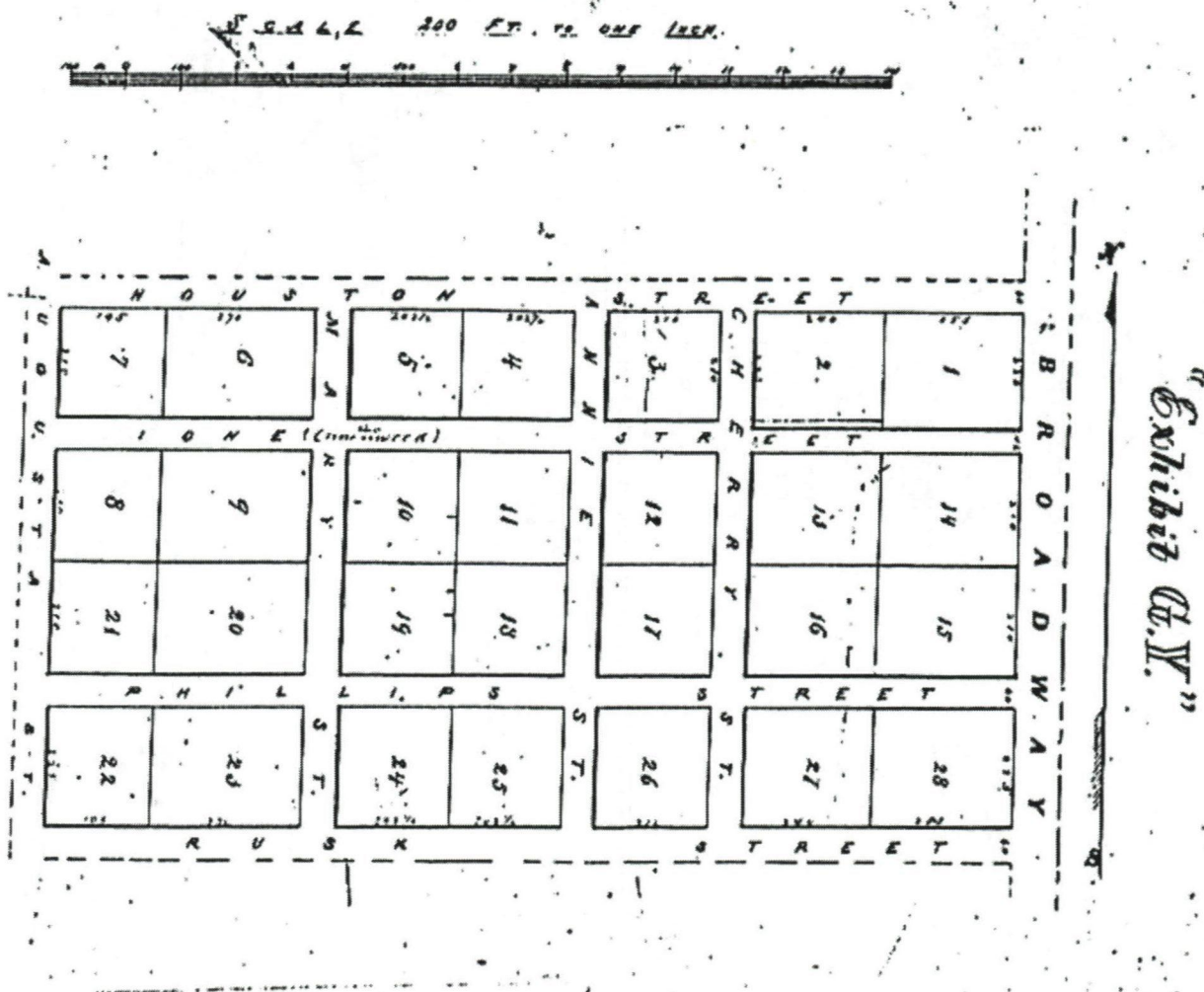
United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number FIGURE Page 106

Brick Streets Neighborhood Historic District,  
Tyler, Smith County, Texas

FIGURE 2: YARBROUGH ADDITION, 1885.  
Source: Smith County Deed Records





# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Brick Streets Neighborhood Historic District,  
Tyler, Smith County, Texas



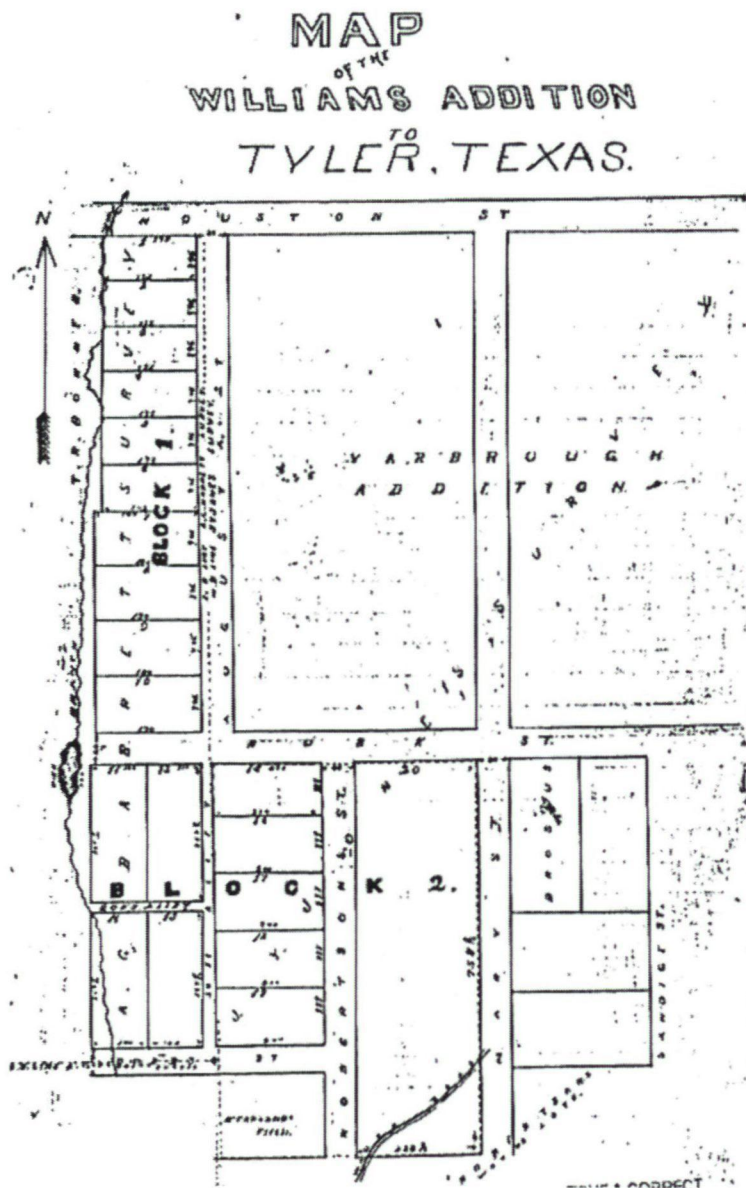
United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number FIGURE Page 108

Brick Streets Neighborhood Historic District,  
Tyler, Smith County, Texas

FIGURE 4: WILLIAMS ADDITION, 1886.  
Source: Smith County Deed Records

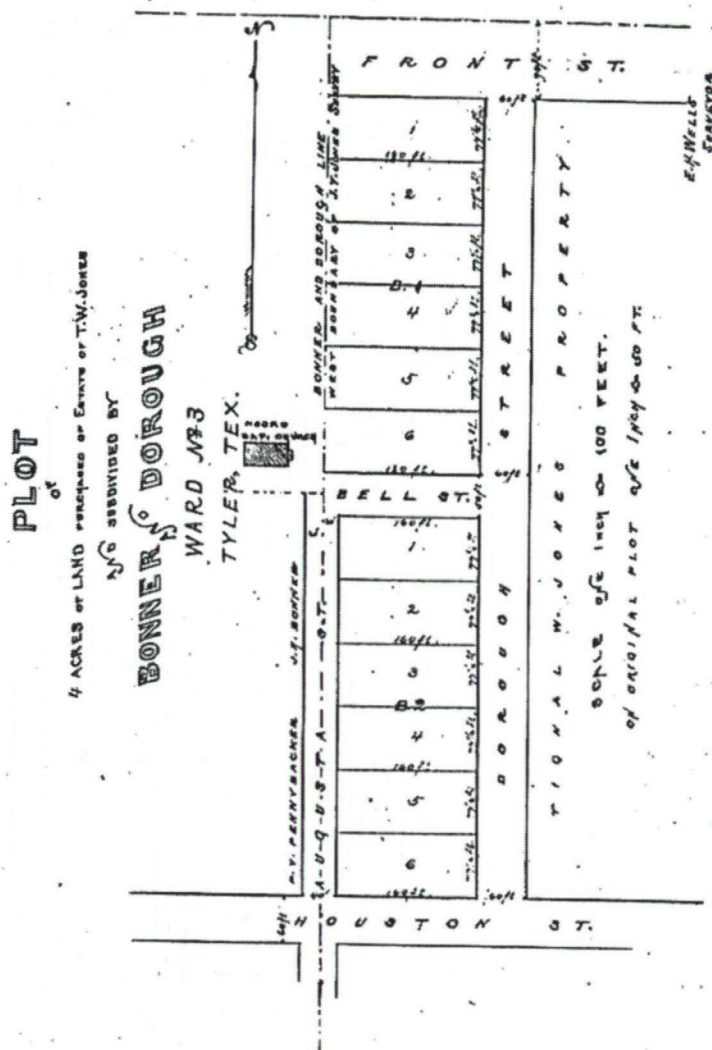




# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Brick Streets Neighborhood Historic District,  
Tyler, Smith County, Texas

**FIGURE 5: BONNER AND DOROUGH ADDITION, 1888.**  
Source: Smith County Deed Records





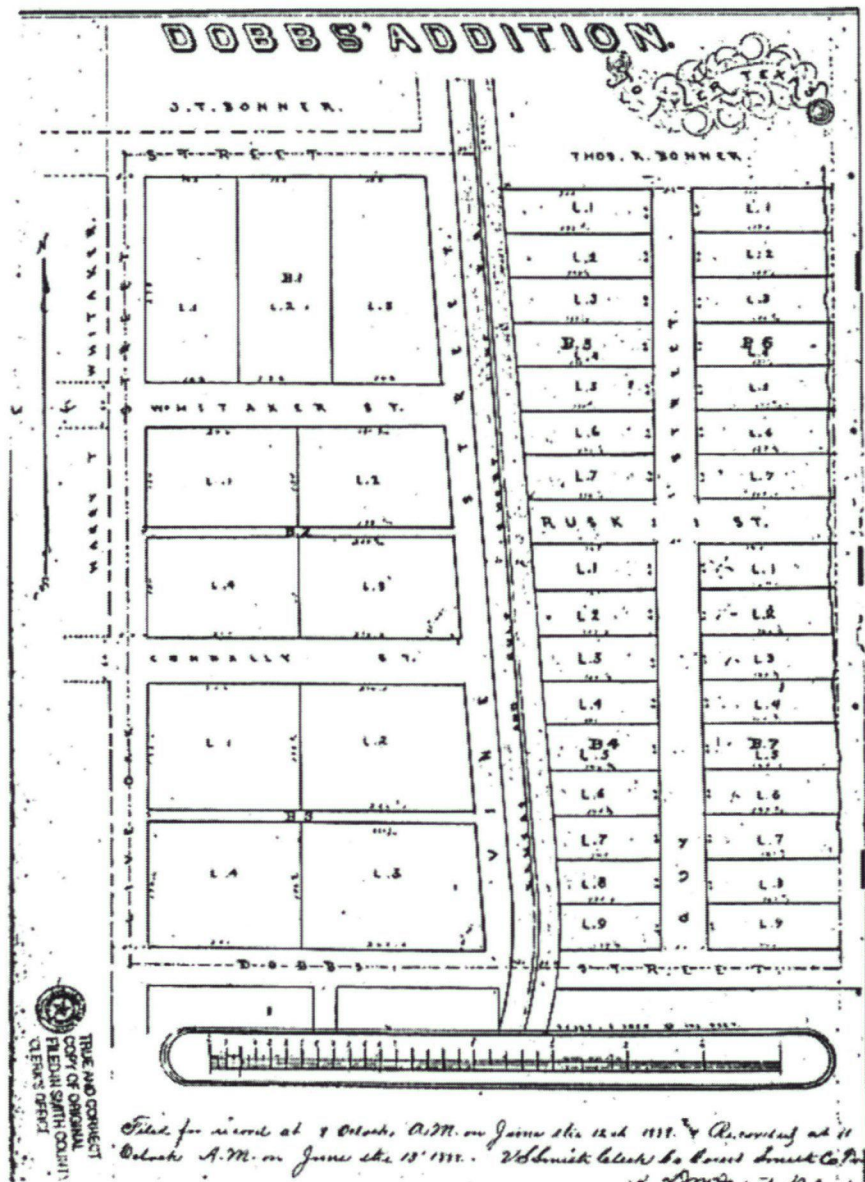
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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number FIGURE Page 110

Brick Streets Neighborhood Historic District,  
Tyler, Smith County, Texas

FIGURE 6: DOBBS ADDITION, 1888.  
Source: Smith County Deed Records





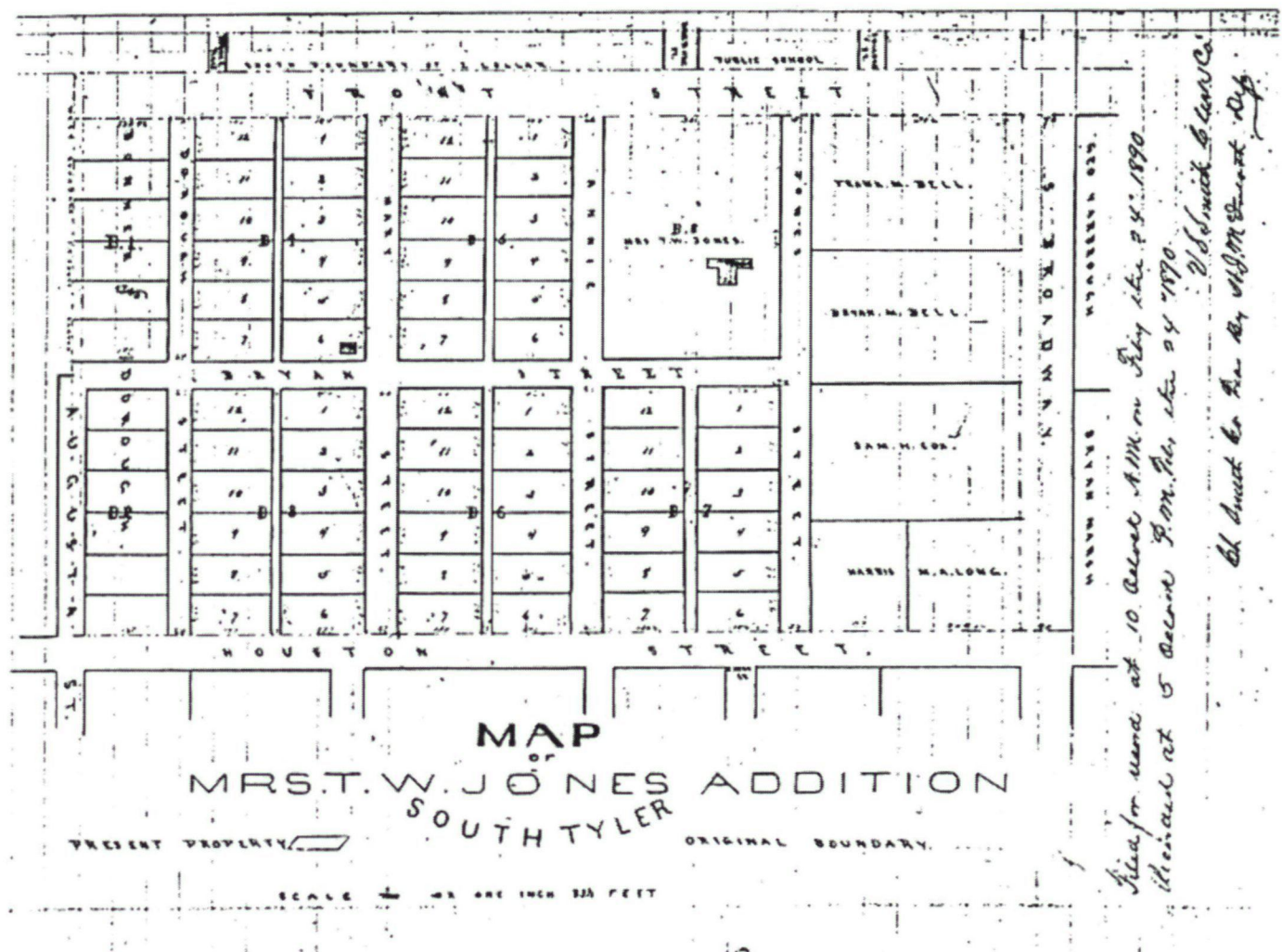
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NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number FIGURE Page 111

Brick Streets Neighborhood Historic District,  
Tyler, Smith County, Texas

FIGURE 7: MRS. T. W. JONES ADDITION, 1890.  
Source: Smith County Deed Records





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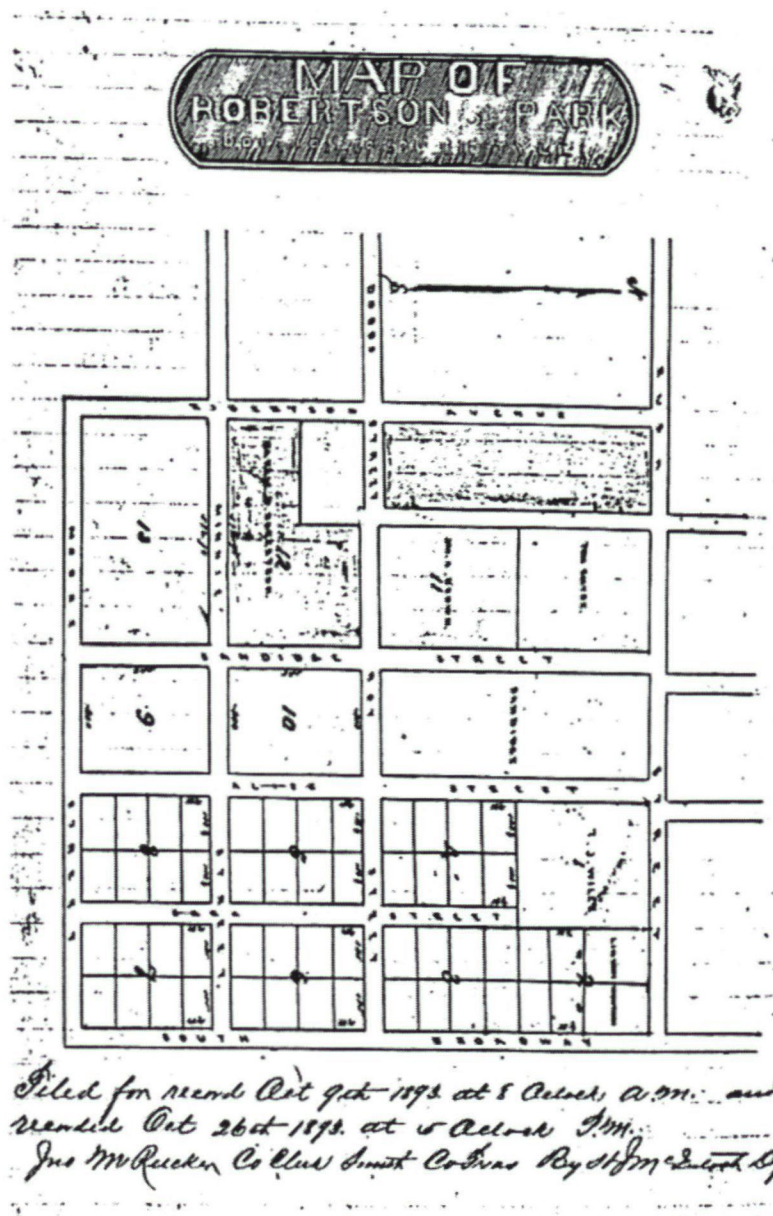
NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number FIGURE Page 112

Brick Streets Neighborhood Historic District,  
Tyler, Smith County, Texas

FIGURE 8: ROBERTSON PARK ADDITION, 1893.

Source: Smith County Deed Records





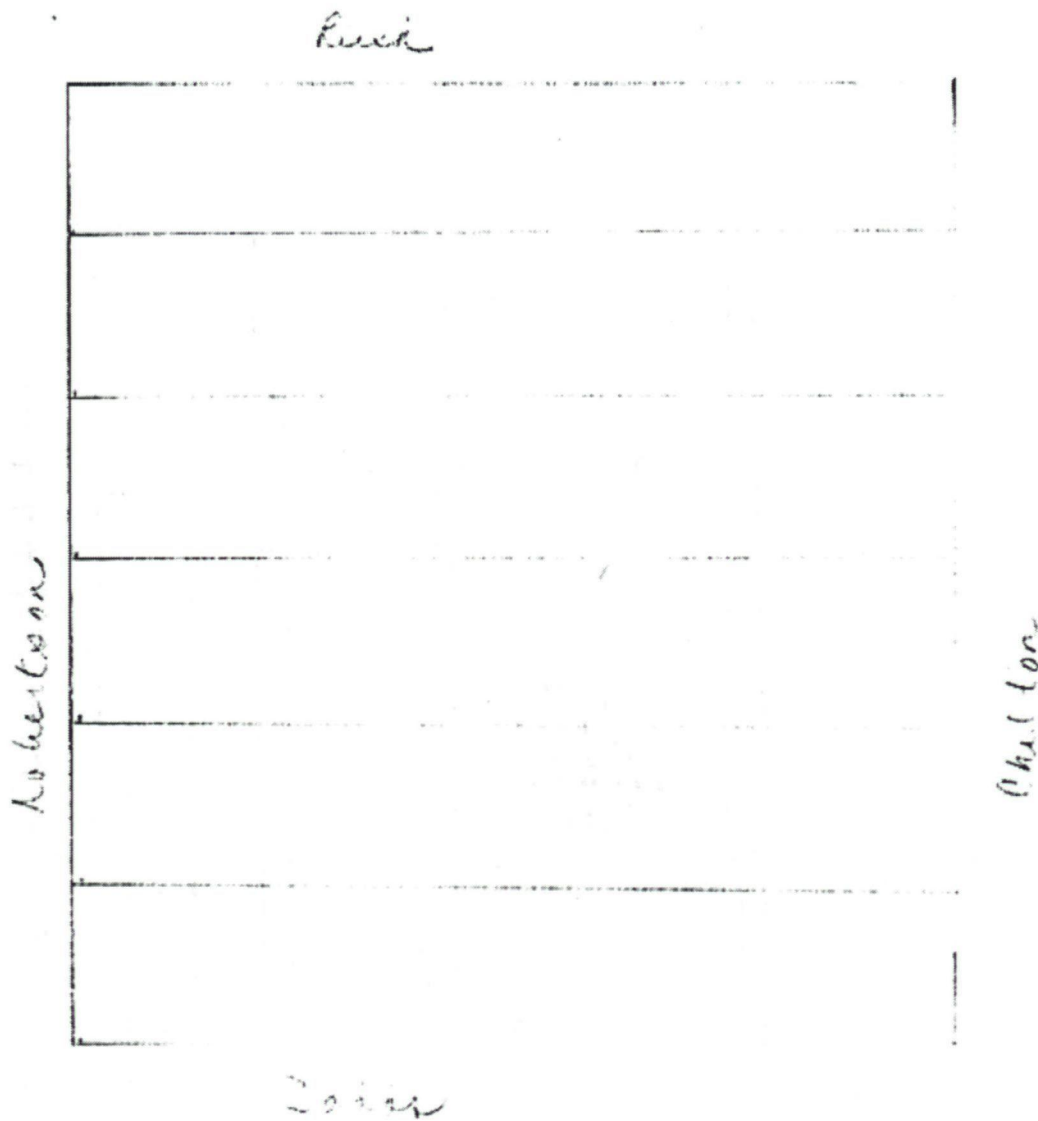
United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number FIGURE Page 113

Brick Streets Neighborhood Historic District,  
Tyler, Smith County, Texas

FIGURE 9: R. P. WATKINS SUBDIVISION, CA. 1895.  
Source: Smith County Deed Records





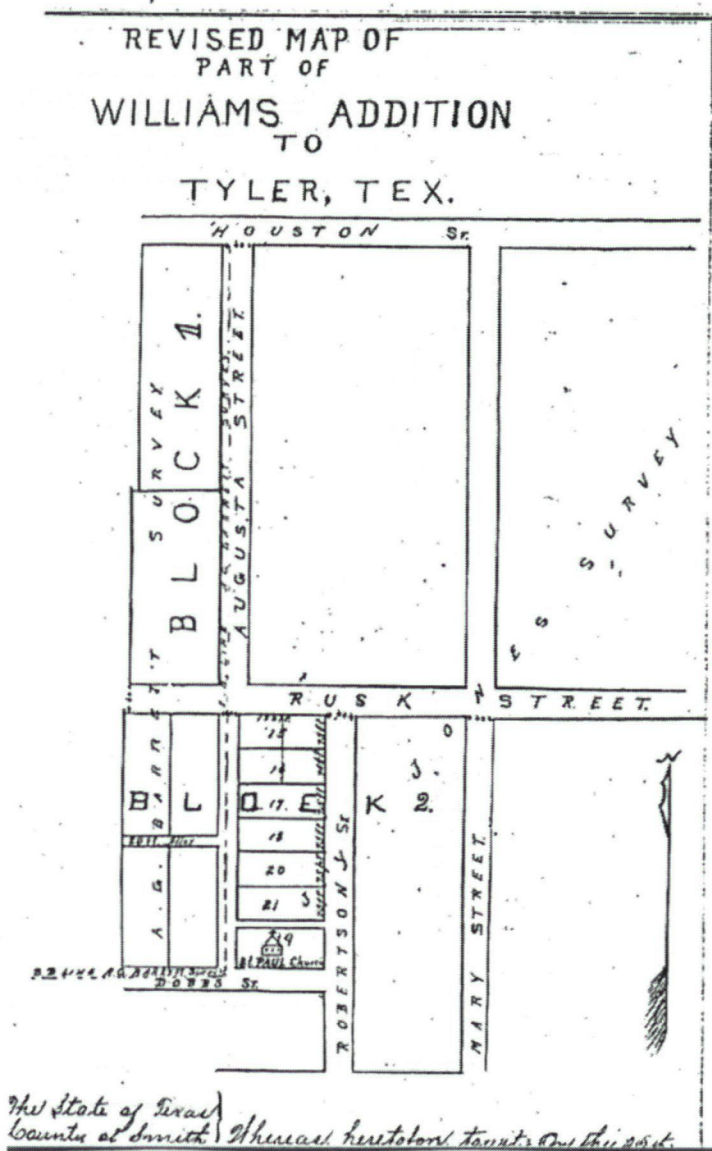
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NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number FIGURE Page 114

Brick Streets Neighborhood Historic District,  
Tyler, Smith County, Texas

FIGURE 10: RE-PLAT OF THE WILLIAMS ADDITION, 1903.  
Source: Smith County Deed Records





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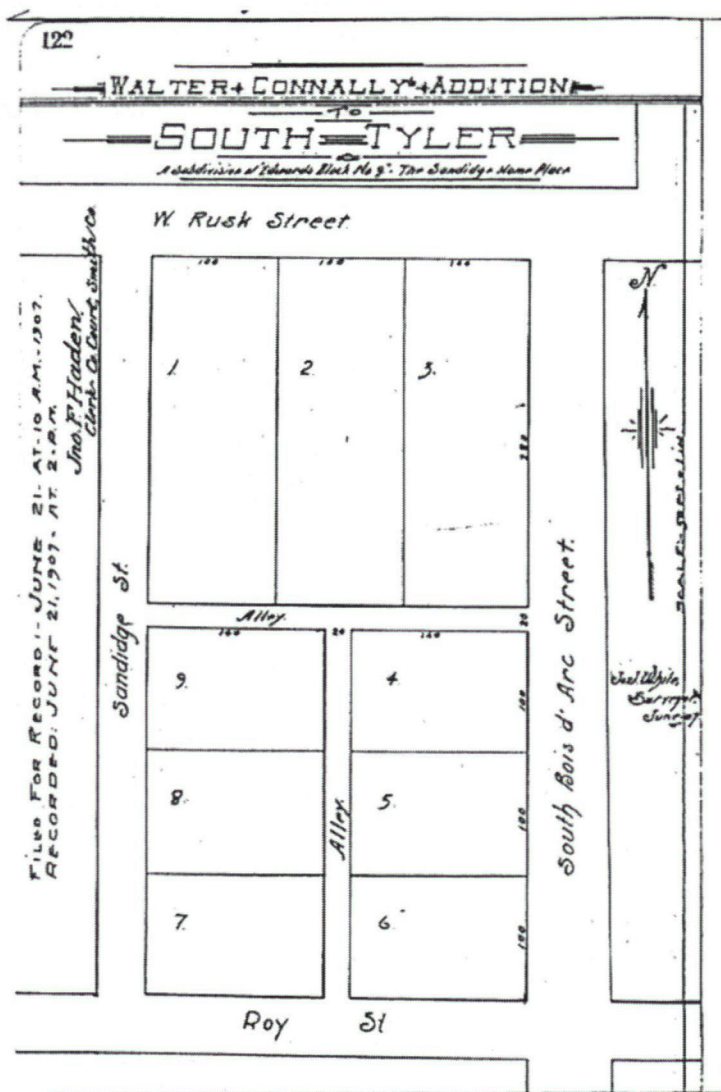
NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number FIGURE Page 115

Brick Streets Neighborhood Historic District,  
Tyler, Smith County, Texas

FIGURE 11: WALTER CONNALLY ADDITION TO SOUTH TYLER, 1907.

Source: Smith County Deed Records





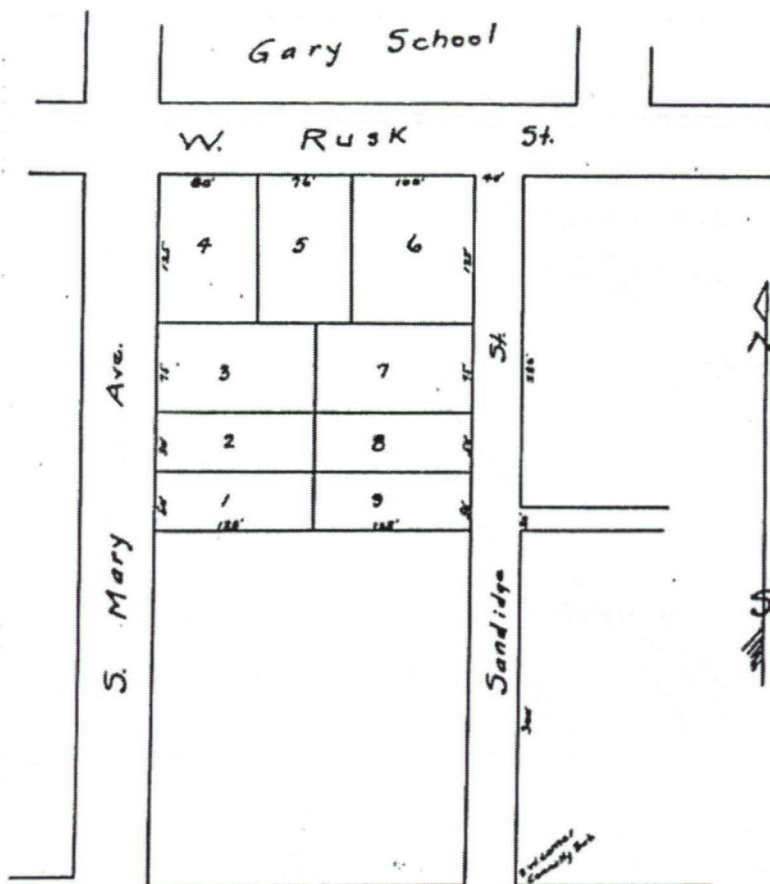
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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number FIGURE Page 116

Brick Streets Neighborhood Historic District,  
Tyler, Smith County, Texas

FIGURE 12: BRADY BARTLETT SUBDIVISION, 1919.  
Source: Smith County Deed Records



MAP SHOWING THE SUBDIVISION OF THE PROPERTY DECEDED BY  
JOHN BYRNE & WIFE TO BRADY BARTLETT

MARCH 21, 1919

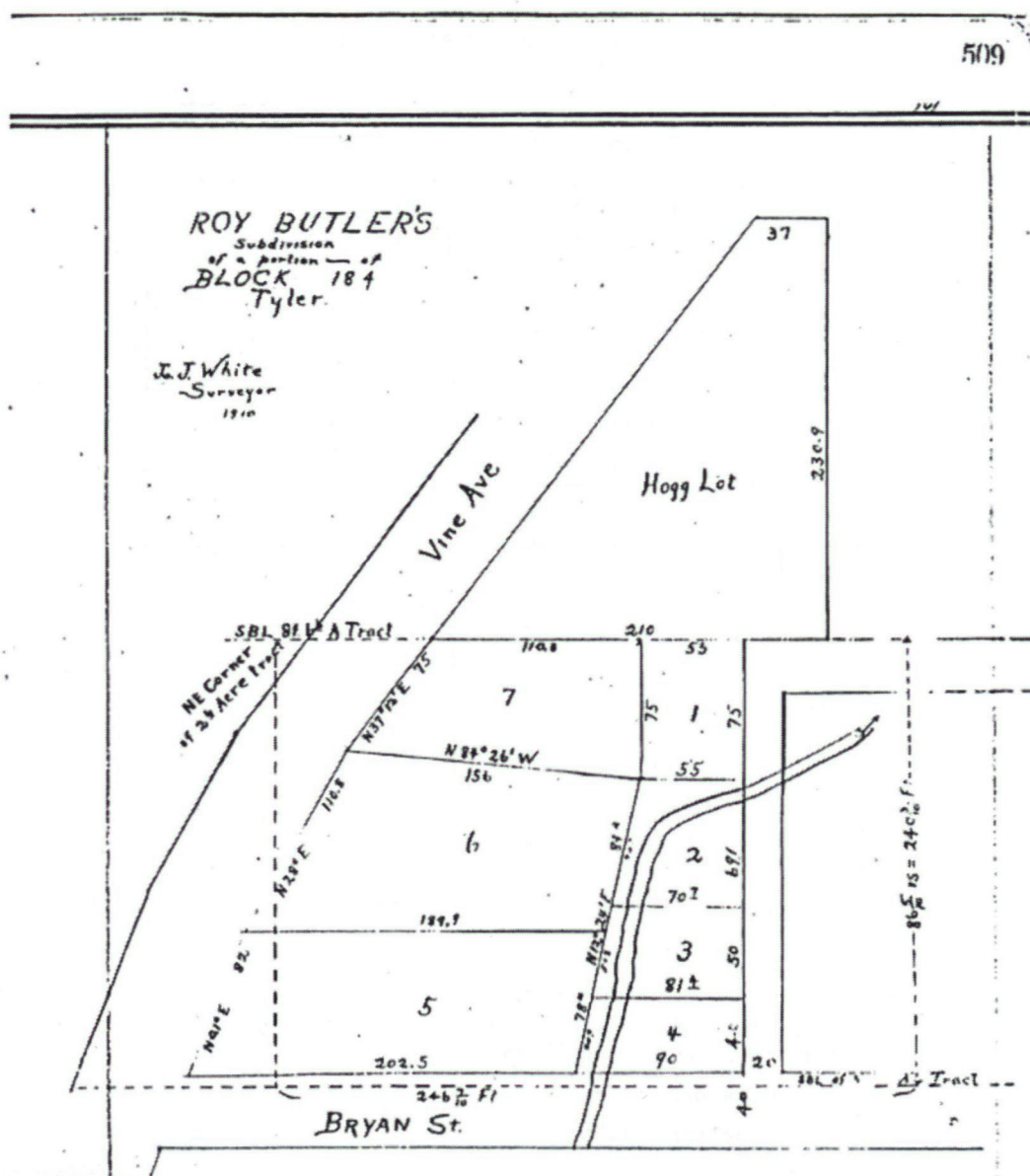
BLOCK 301 Tyler.



## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Brick Streets Neighborhood Historic District,  
Tyler, Smith County, Texas

**FIGURE 13: ROY BUTLER'S SUBDIVISION OF A PORTION OF BLOCK 184, 1919.**  
Source: Smith County Deed Records

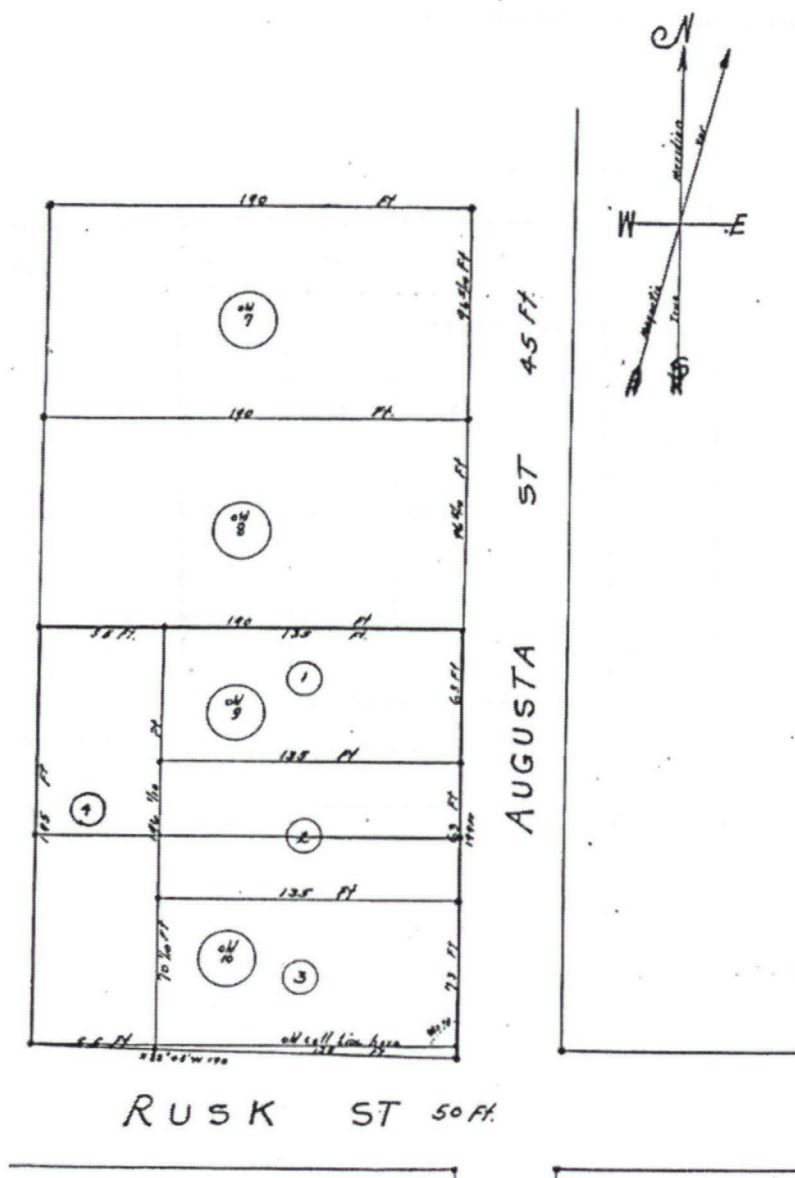




# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Brick Streets Neighborhood Historic District,  
Tyler, Smith County, Texas

**Source: Smith County Deed Records**





# NATIONAL REGISTER OF HISTORIC PLACES

## CONTINUATION SHEET

Brick Streets Neighborhood Historic District,  
Tyler, Smith County, Texas

PHILLIPS STREET

SOUTH COLLEGE AVE
SOUTH BROADWAY

39' 3/4"	40'	L.	40'	Lot 28
4	3	2	1	
Lot 27				
5	6	7	8	
39' 3/4"	40'	40'	40'	255'

RUSH STREET

N.  
↑  
S.

Scale: 50' = 1"

Filed for record May 26, 1924, at 3:00 P.M. Recorded May 26 1924 at 3:30 P.M.  
W. J. Hurdall, Clerk. By Annie Benard, Dep.



## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Brick Streets Neighborhood Historic District  
Tyler, Smith County, Texas

[illegible]



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

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Section number PHOTO Page 121

Brick Streets Neighborhood Historic District  
Tyler, Smith County, Texas

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**PHOTO INVENTORY**

**BRICK STREETS NEIGHBORHOOD HISTORIC DISTRICT**  
**TYLER, SMITH COUNTY, TEXAS**

**DIANE ELIZABETH WILLIAMS, PHOTOGRAPHER**  
**MARCH, 2003**

**ORIGINAL NEGATIVES ON FILE WITH THE TEXAS HISTORICAL COMMISSION**

PHOTO 1- VIEW OF 500 BLOCK SOUTH CHILTON AVENUE, camera facing northeast

PHOTO 2- VIEW OF 600 BLOCK WEST DOBBS STREET, camera facing northeast

PHOTO 3- VIEW OF 300 TO 400 BLOCK WEST HOUSTON, camera facing southeast

PHOTO 4- VIEW OF 603 SOUTH AUGUSTA AVENUE, camera facing west

PHOTO 5- VIEW OF 428 SOUTH BOIS D'ARC AVENUE, camera facing east

PHOTO 6- VIEW OF 60 SOUTH BOIS D'ARC AVENUE, camera facing west

PHOTO 7- VIEW OF 722 SOUTH BOIS D'ARC AVENUE, camera facing northeast

PHOTO 8- VIEW OF 432 SOUTH BONNER AVENUE, camera facing northeast

PHOTO 9- VIEW OF 805 SOUTH BROADWAY camera facing southwest

PHOTO 10- VIEW OF 423 SOUTH CHILTON AVENUE, camera facing west

PHOTO 11- VIEW OF 423 REAR SOUTH CHILTON AVENUE, camera facing west

PHOTO 12- VIEW OF 434 SOUTH CHILTON AVENUE, camera facing east



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

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Section number PHOTO Page 122

Brick Streets Neighborhood Historic District  
Tyler, Smith County, Texas

---

PHOTO 13- VIEW OF 522 SOUTH CHILTON AVENUE, camera facing east

PHOTO 14- VIEW OF 608 SOUTH CHILTON AVENUE, camera facing southeast

PHOTO 15- VIEW OF 704 SOUTH CHILTON AVENUE, camera facing east

PHOTO 16- VIEW OF 727 SOUTH CHILTON AVENUE, camera facing northwest

PHOTO 17- VIEW OF 801 SOUTH CHILTON AVENUE, camera facing west

PHOTO 18- VIEW OF 808 SOUTH CHILTON AVENUE, camera facing northeast

PHOTO 19- VIEW OF 816 SOUTH CHILTON AVENUE, camera facing east

PHOTO 20- VIEW OF 417 SOUTH COLLEGE AVENUE, camera facing northwest

PHOTO 21- VIEW OF 417 REAR SOUTH COLLEGE AVENUE, camera facing west

PHOTO 22- VIEW OF 511 SOUTH COLLEGE AVENUE, camera facing west

PHOTO 23- VIEW OF 625 SOUTH COLLEGE AVENUE, camera facing west

PHOTO 24- VIEW OF 637 SOUTH COLLEGE AVENUE (NC), camera facing northwest

PHOTO 25- VIEW OF 625 WEST DOBBS STREET, camera facing north

PHOTO 26- VIEW OF 326 WEST HOUSTON STREET, camera facing south

PHOTO 27- VIEW OF 419 WEST HOUSTON STREET, camera facing north

PHOTO 28- VIEW OF 526 WEST HOUSTON STREET, camera facing southwest

PHOTO 29- VIEW OF 421 WEST HOUSTON STREET, camera facing north



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

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Section number PHOTO Page 123

Brick Streets Neighborhood Historic District  
Tyler, Smith County, Texas

---

PHOTO 30- VIEW OF 622-624 SOUTH KENNEDY AVENUE, camera facing southeast

PHOTO 31- VIEW OF 520 WEST PHILLIPS STREET (NC), camera facing southwest

PHOTO 32- VIEW OF 826 SOUTH ROBERTSON AVENUE, camera facing east

PHOTO 33- VIEW OF 832 SOUTH ROBERTSON AVENUE, camera facing east

PHOTO 34- VIEW OF 207-209 WEST RUSK STREET, camera facing north

PHOTO 35- VIEW OF 508 WEST RUSK STREET, camera facing south

PHOTO 36- VIEW OF 600 WEST RUSK STREET, camera facing southwest

PHOTO 37- VIEW OF 607 WEST RUSK STREET, camera facing north

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Brick Streets Neighborhood Historic District  
NAME:

MULTIPLE Tyler, Texas MPS  
NAME:

STATE & COUNTY: TEXAS, Smith

DATE RECEIVED: 3/16/04 DATE OF PENDING LIST: 3/31/04  
DATE OF 16TH DAY: 4/15/04 DATE OF 45TH DAY: 4/29/04  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 04000379

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 4/28/04 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

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.





Buck streets Historic District  
Tyler, Smith Co, TX  
500 Block S. Chilton  
1937





Brick Streets Historic District  
Tyler, Smith Co, Tx  
600 Block W. Dobbs  
2937





Brick Streets Historic District  
Tyler, Smith Co., X

300-400 Block W. Houston

3937





Brick Streets Historic District  
Tyler, Smith Co, Ia  
603 S. Augusta  
4737





Brick Streets Historic District  
Tyler, Smith Co., Ia  
428 S. Bois D'arc  
5 of 37





Brick Streets Historic District  
Tyler, Smith Co, Tx  
603 S. Bois D'arc  
6937





Brick Streets Historic District  
Tyler, Smith Co, Tx  
722 S. Bois D'arc  
7 of 37





Brick Streets Historic District  
Tyler, Smith Co, Ia  
432 S. Bonner  
8937





Brick Streets Historic District  
Tyler, Smith Co, TX  
805 S. Broadway  
9937





423

Brick Streets Historic District  
Fyler, Smith Co, Va  
423 S. Chilton  
10 9 37





Brick Streets Historic District  
Tyler, Smith Co, Ia  
423 near S. Chelton  
11 g 37





Buck Sheets Historic District  
Tyler, Smith Co, Tx  
434 S. Chilton  
12 g 37





Brick Streets Historic District  
Tyler, Smith Co, Tx  
522 S. Cheaton  
13837





Brick Streets Historic District  
Tyler, Smith Co, Ia  
608 S. Chelton  
14237





Brick Streets Historic District  
Fowler, Smith Co. Ia  
704 S. Chilton  
15 g 37





Brick Streets Historic District  
Tyler, Smith Co., Tx

727 S. Chilton

16837





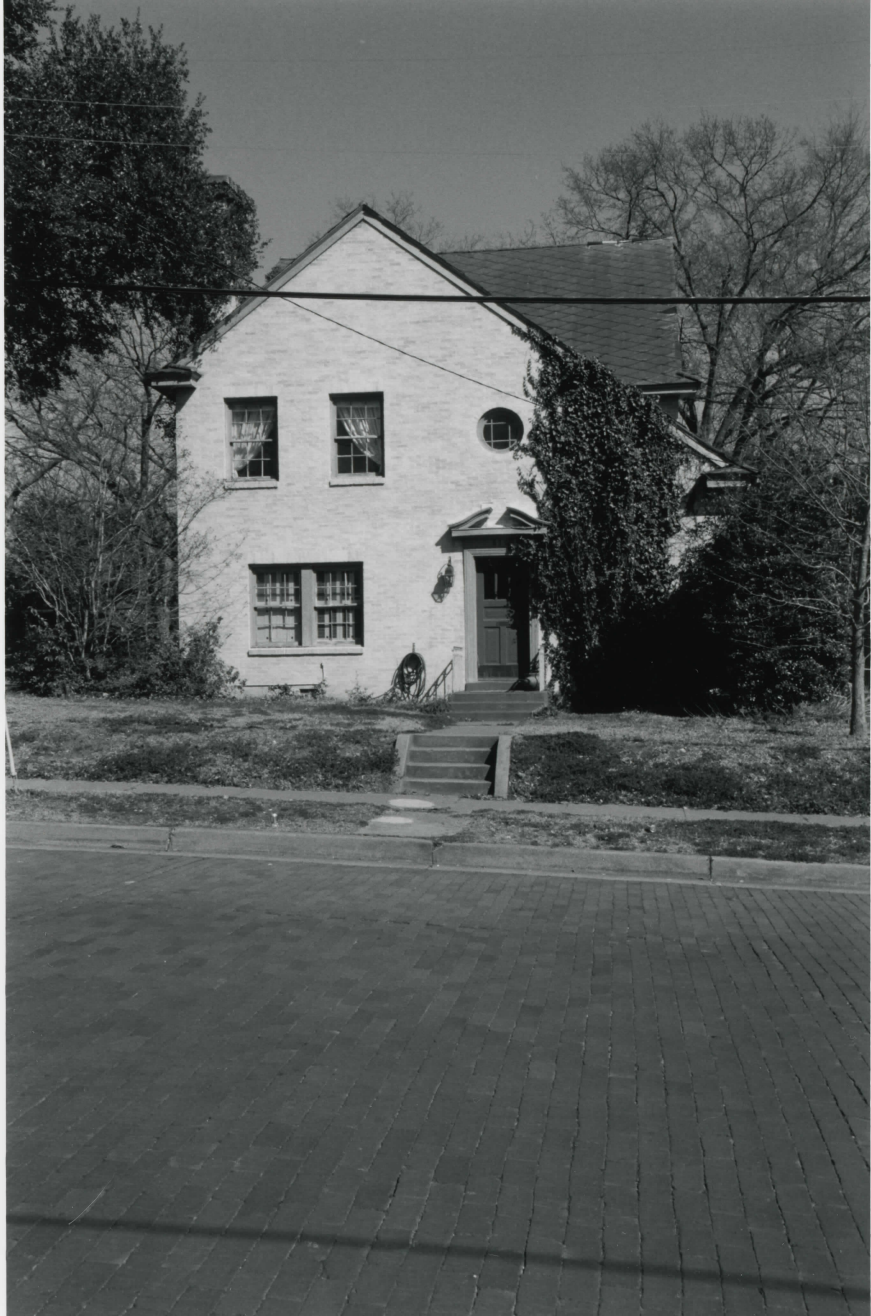
Buck streets Historic District  
Tyler, Smith Co, Tx  
801 S. Chilton  
17937





Brick Streets Historic District  
Tyler, Smith Co, Tx  
808 S. Chilton  
18 9 37





Brick Streets Historic District  
Tyler, Smith Co, Tx  
816 S. Chelton  
19 837





Buck Streets Historic District  
Fyles, Smith Co, Tx  
417 S. College  
20 937





Brick Streets Historic District  
Tyler, Smith Co. Tx  
417 near S. College  
21 9 37





Brick Streets Historic District  
Fryer, Smith Co, Tx  
511 S. College  
22837





Brick Streets Historic District  
Tyler, Smith Co, Tx  
625 S. College  
23 of 37





Brick Streets Historic District  
Tyler, Smith Co, Tx  
637 S. College (Nc)  
24 237





625

Brick Streets Historic District  
Tyler, Smith Co, Tx  
625 W. Dobbs  
25937





Brick Streets Historic District  
Fryer, Smith Co, TX  
326 W. Houston  
26 937





Buck Streets Historic District  
Tyler, Smith Co, Tx  
419 W. Houston  
27837





Brick streets Historic District  
Tyler, Smith Co, Tx  
526 W. Houston  
28 of 37





Brica streets Historic District

Syler, Smith Co. Tx

621 W. Houston

29 7 37





Brick Streets Historic District  
Joplin, Smith Co, Mo  
622-624 S. Kennedy  
30 of 37





Brick Streets Historic District  
Fryer, Smith Co, TX  
520 W. Phillips (NC)  
31 g 37





Brick Streets Astrac District  
Fyles, Smith Co. Tx  
826 S. Robertson  
32 3 27





Brick Streets Historic District  
Fowler, Smith Co, Ia  
832 S. Robertson  
33 7 37





Bridg Streets Historic District  
Jules, Smith Co, Ia  
207 209 W. Rush  
34 37





Buck Streets Historic District  
Tyler, Smith Co, Ia  
508 W. Rush  
35 g 37





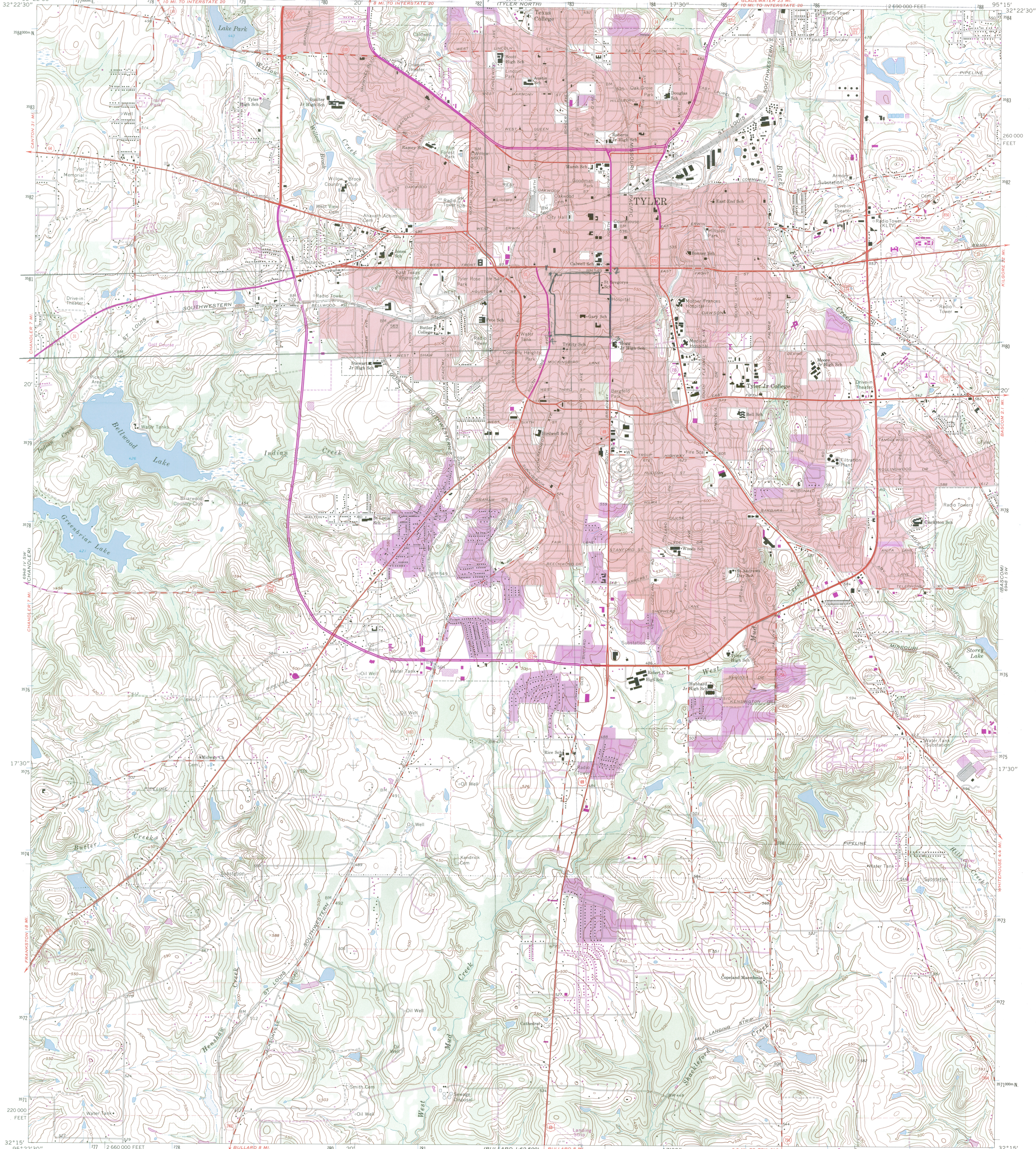
Brick Streets Historic District  
Tyler, Smith Co. Tx  
600 W. Rusk  
36 937





Brick Streets Historic District  
Tyler, Smith Co, Ia  
607 W. Rush  
370837





Mapped, edited, and published by the Geological Survey

Control by USGS and USC&GS

Topography by photogrammetric methods from aerial  
photographs taken 1965. Field checked 1966

Polyconic projection. 1927 North American datum  
10,000-foot grid based on Texas coordinate system,  
north central zone

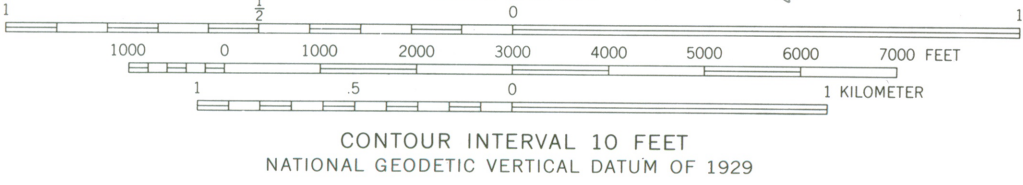
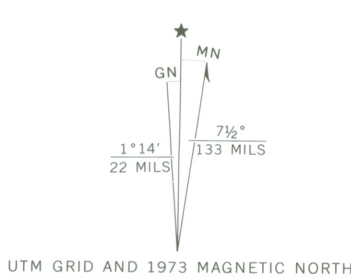
1000-meter Universal Transverse Mercator grid ticks,  
zone 15, shown in blue

Red tint indicates areas in which only landmark buildings are shown

Fine red dashed lines indicate selected fence lines

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

Purple tint indicates extension of urban areas



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



QUADRANGLE LOCATION

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

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

MILLER BLUEPRINT CO.  
P.O. BOX 2065 78768 501 W. 6TH 78701  
AUSTIN, TEXAS TEL. #512-478-9793  
FAX #512-474-7099

1966  
PHOTOREVISED 1973  
AMS 6948 IV SE—SERIES V882





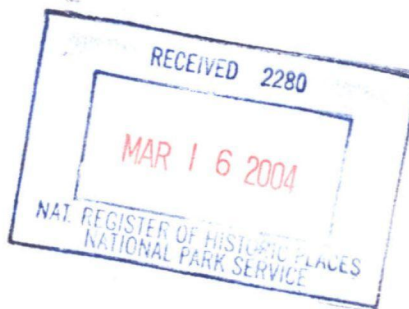
# TEXAS HISTORICAL COMMISSION

Rick Perry • Governor

John L. Nau, III • Chairman

F. Lawrence Oaks • Executive Director

*The State Agency for Historic Preservation*



TO: Carol Shull, Keeper  
National Register of Historic Places

FROM: Hannah Vaughan, Historian  
Texas Historical Commission

RE: Brick Streets Neighborhood Historic District National Register Nomination

DATE: March 8, 2004

The following materials are submitted regarding: Brick Streets Neighborhood Historic District

<input checked="" type="checkbox"/>	Original National Register of Historic Places form
<input type="checkbox"/>	Resubmitted nomination
<input type="checkbox"/>	Multiple Property nomination form
<input checked="" type="checkbox"/>	Photographs
<input checked="" type="checkbox"/>	USGS map
<input type="checkbox"/>	Correspondence
<input type="checkbox"/>	Other:

## COMMENTS:

☐ SHPO requests substantive review

☐ The enclosed owner objections (do ☐) (do not ☐) constitute a majority of property owners

☐ Other \_\_\_\_\_