

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



1. NAME OF PROPERTY

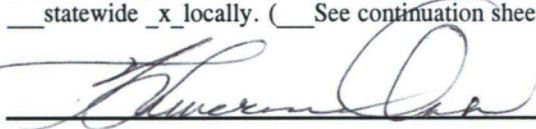
HISTORIC NAME: Charnwood Residential Historic District
OTHER NAME/SITE NUMBER: N/A

2. LOCATION

STREET & NUMBER: roughly bounded by East Houston, railroad tracks, East Wells, South Donnybrook, East
Dobbs and South Broadway
CITY OR TOWN: Tyler VICINITY: N/A NOT FOR PUBLICATION: N/A
STATE: Texas CODE: TX COUNTY: Smith CODE: 423 ZIP CODE: 75702

3. STATE/FEDERAL AGENCY CERTIFICATION

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


Signature of certifying official

7/6/99
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

8/20/99
Date of Action

5. CLASSIFICATION

OWNERSHIP OF PROPERTY: private**CATEGORY OF PROPERTY:** district

NUMBER OF RESOURCES WITHIN PROPERTY:	CONTRIBUTING	NONCONTRIBUTING
	166	98 BUILDINGS
	0	0 SITES
	42	21 STRUCTURES
	0	4 OBJECTS
	208	123 TOTAL

NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER: 0**NAME OF RELATED MULTIPLE PROPERTY LISTING:** N/A

6. FUNCTION OR USE

HISTORIC FUNCTIONS: DOMESTIC/single dwelling; DOMESTIC/multiple dwelling;
DOMESTIC/secondary structure**CURRENT FUNCTIONS:** DOMESTIC/single dwelling; DOMESTIC/multiple dwelling;
DOMESTIC/secondary structure; COMMERCE/professional

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: Tudor Revival; Colonial Revival;
Bungalow/Craftsman; Classical Revival**MATERIALS:** FOUNDATION BRICK; CONCRETE; WOOD
WALLS BRICK, WOOD (weatherboard), ASBESTOS; STONE
ROOF ASPHALT; WOOD (shingle)
OTHER BRICK; GLASS; CONCRETE; STONE; METAL (iron)**NARRATIVE DESCRIPTION** (see continuation sheets 7-5 through 7-26)

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Charnwood Residential Historic District
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Atop a gently sloping hill approximately one half mile south of Tyler's original town square, the Charnwood Residential Historic District encompasses 12 blocks of late 19th and early 20th century residential development. Several land subdivisions conforming to a basic grid pattern comprise the district. Neighborhood resources arose sporadically between about 1870 and 1950 on parcels of varying sizes and shapes, with single family residences and their auxiliaries predominating. These historic residential properties exhibit a mix of plan types and stylistic influences. A few expansive architect designed residences built for Tyler's elite cluster along Charnwood Avenue to provide the visual focal point for the neighborhood. Most of the building stock, however, consists of modest vernacular, popular and revival style dwellings from the 1920s, 1930s and 1940s built by local craftsmen for middle and working class families. Landscape features such as low walls of stone, concrete or brick reinforce the neighborhood's character, as do publicly funded infrastructure elements such as brick paved streets and a stone drainage channel. Alterations within the district are primarily evolutionary, with most properties in good to excellent condition. As a result, the district retains a high degree of integrity with 208 of 331 resources classified as Contributing.

As the largest city (population 75,450) and seat of government in Smith County, Tyler lies approximately 90 miles southeast of Dallas. The surrounding East Texas topography consists of timbered, rolling hills of gray clay and red sandy soils. Intermittent creeks water the area before draining into the Sabine and Neches rivers on the north and west of town, respectively. The historic district occupies the crown of a low rise known historically as Charnwood Hill which slopes gently to the east and south (see Photo 1).

The district forms an L-shaped tract roughly bounded by East Houston Street on the north, the railroad tracks on the east, East Wells, South Donnybrook and East Dobbs streets on the south and South Broadway on the west (see Map-100). Heavy traffic on Houston and Broadway tends to reinforce the neighborhood's character as a fairly quiet enclave set apart from the bustle of surrounding areas. The district is virtually fully developed, with only seven scattered parcels remaining vacant within its confines.

Though now considered part of the central city, its location below Front Street was known historically as South Tyler. The neighborhood's roots date to the 1860s when the rural south edge of town boasted only scattered homesteads and a private school on large parcels of several acres. By the late 1880s the evolving neighborhood hosted a number of modest dwellings occupying smaller parcels of seven or fewer acres. Within a decade portions of South Fannin, South Broadway and East Charnwood featured merchant class dwellings on tracts labeled 'town lots' by the county tax assessor. Barns, sheds and other domestic

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auxiliaries provided support for these residential properties. Development along Charnwood, Broadway, Fannin and Houston accelerated after the turn of the century as district residents subdivided their parcels to facilitate construction of modest 1- and 2-story single family dwellings. This trend gained momentum in the 1930s, resulting in infill housing and new additions throughout the neighborhood. Garages and garage apartments tended to replace barns in this period as automobiles became more prevalent. By the end of World War II development began on the last large parcel of land in the neighborhood. It continues to reflect this complex development history and the resultant eclecticism of age and variety of housing stock sets the neighborhood apart from the more homogenous adjoining neighborhoods.

Despite these random development patterns, setbacks and landscaping elements help establish continuity throughout the neighborhood. With the exception of shallow ones along Rowland Place (see Photo 5), setbacks are fairly consistent throughout the historic district. Landscaping also reinforces the neighborhood's character, with many mature trees and shrubs establishing a wooded quality (see Photo 1). Typical yards include lawns of St. Augustine grass, flowering trees, shrubs and other herbaceous plantings (see Photo 13). Property lines are often demarcated by low walls of native stone, brick or concrete (see Photo 17), with iron or picket fencing also found (see Photo 20). Ornamental pergolas, gateposts and gazebos also contribute to the historic character of the neighborhood. These types of landscaping features continue to be built in the district, with newer examples often classified as Noncontributing simply because of their age (see Map-101).

Streets and alleys in the historic district also reflect its complex development patterns. Public thoroughfares date to the 1888 platting of the Charnwood Addition, but they often reflect informal routes established when just a few homesteaders occupied the neighborhood. Wells, Charnwood and Fannin, for example, follow property lines of some of the earliest homesteads established in the area. Later streets such as Houston, Oakland and Dobbs extended into the neighborhood from other parts of the city. Streets are typically 50 feet wide, with alleys measuring 15 feet wide. Originally dirt paths, most streets were paved with red bricks (see Photo 3) in the early 20th century, although asphalt is more prevalent today. Records suggest that South Broadway was first paved in 1908. By 1925 stretches of South Fannin and East Charnwood received red brick paving, with East Dobbs similarly surfaced within five years. Depression era programs such as the federally funded Civil Works Administration (CWA) provided labor to complete Houston and South Donnybrook in the mid 1930s. Similarly, a flood control channel lined with native iron stone (see Photo 22) was constructed in the period with funding from the Works Progress Administration (WPA) and labor provided by the Civilian Conservation Corps (CCC). Undeveloped land adjacent to the channel still hosts a native stand of black jack oaks providing a unusual visual reminder of the 19th century rural character of the neighborhood. Asphalt paving became prevalent during the

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1950s, with the initial paving of Fannin south of Charnwood realized in 1956. Early 20th century concrete curbs, gutters and sidewalks associated with these street improvements also occur regularly throughout the neighborhood (see Photo 2 and Map-101).

The historic district roughly coincides with the boundaries of a dozen 'New City Blocks' within the City of Tyler (see Map-104). These 12 blocks encompass eight formally platted subdivisions spread across approximately 59.54 acres (see Table 7.1). In addition, the district contains three full blocks and portions of two others never formally platted or subdivided. Extant development on these blocks took place in the 19th and early 20th centuries. The housing stock developed gradually from the 1861 construction of several homesteads and proceeded at a modest pace until the 1930s. The housing crunch wrought by the East Texas Oil Field boom in that decade accelerated development in the neighborhood, providing impetus culmination of the development process with the platting of the last lots in the neighborhood in 1948.

TABLE 7.1: SUBDIVISIONS IN THE CHARNWOOD RESIDENTIAL HISTORIC DISTRICT

DATE	SUBDIVISION	DEVELOPER
1888	Charnwood Addition	W.S. Herndor and T.R. Bonner
1895	Mrs. Douglas' Subdivision ¹	Kettie L. Douglas
1901	Lassetter & Butler Subdivision	H.E. Lassetter and T.B. Butler
1909	Butler and Fitzgerald Subdivision	T.B. Butler and J.W. Fitzgerald
1911	Ramsour Addition	Heirs of A.H. and Martha Ramsour
1925	The Rowland Place	Carrie Rowland Swann
1929	J. Negem's Subdivision	James Negem
1948	Dwight Davidson's Subdivision	Dwight Davidson

Domestic single or multiple family dwellings with their auxiliaries constitute virtually all primary historic resources in the district. The majority are 1-story frame constructions clad in weatherboard or brick veneer. Pier and beam foundations skirted with brick, stone or concrete predominate, with gable or hipped roofs sheathed in composition shingles

¹ Mrs. Douglas' Subdivision was replatted once. The 1901 replat subdivided the property into smaller lots than had existed in the original plat and the name was changed. The 1937 Mrs. Sarah Butler began developing the subdivision; the plat map from that date shows her as owner.

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predominating.² Most residences appear to be based on pattern books interpreted by skilled local craftsmen. A small number were constructed by architects. Garages, garage apartments, servants' quarters, and sheds are the most common auxiliary resources. They also typically feature frame construction capped by gable roofs. While each block displays its own character resulting from the idiosyncrasies of its development history, these similarities of setting, form and materials help unify the district.

The first of these dwellings were modest frame vernacular dwellings built in the 1860s and 1870s. More substantial vernacular residences built by local merchants, attorneys, and businessmen on two to seven acre parcels joined them in the 1880s and 1890s. Earlier residences also were enlarged and updated during this period. As the 19th century drew to a close, vernacular dwellings gave way to grander residences influenced by the architectural vocabularies of the Queen Anne and Classical Revival styles. These were joined in the early 20th century by new dwellings in wood and brick reflecting popular bungalow house forms with Craftsman detailing. By the 1920s modest brick houses sporting Tudor Revival and Colonial Revival ornamentation began appearing. During the 1930s substantial, 2-story versions of these revival style residences graced the neighborhood. Finally, these traditional patterns gave way in the late 1930s and 1940s to the construction of modern house forms with Minimal Traditional and Ranch influences. While most historic residences undoubtedly had auxiliary barns and other outbuildings, few of 19th century examples survive. Most made way for garages, garage apartments and sheds as the automobile made its mark on Tyler in the 1920s and 1930s. This eclectic range of forms and styles establishes the district's late 19th and early 20th century character.

PROPERTY TYPES

The historic district includes 331 resources on 170 properties. They include built forms classifiable into four groups, or property types: domestic resources; commercial buildings; landscape features and infrastructure elements. This classification system is based on the original or intended use of the resource and is consistent with the statewide historic context *Community and Regional Development in Texas* and *NR Bulletin 16a How to Complete the National Register Registration Form*. It also establishes elements of a preliminary context for Tyler, to be fully developed in the future. Subtypes, based on plan and stylistic features are identified within each property types to facilitate analysis and evaluation. The following tables illustrate the distribution of types and styles of properties in the historic district.

²Virtually all roofs in the district now feature composition shingles that resemble wood. Only the house at 630 South Fannin retains wood shingle roofing.

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TABLE 7.2: DISTRIBUTION OF RESOURCES BY PROPERTY TYPE

RESOURCE TYPE	CONTRIBUTING	NONCONTRIBUTING	TOTAL
DOMESTIC/SINGLE FAMILY	91	39	130
DOMESTIC/MULTIPLE FAMILY	18	5	23
DUPLEXES	16	4	20
APARTMENTS	1	1	3
DOMESTIC/AUXILIARY	57	68	125
GARAGES	37	23	60
GARAGE APARTMENTS	16	7	23
SHEDS	0	18	18
CARPORTS	0	17	17
OTHER	4	3	7
LANDSCAPE FEATURES	42	7	49
INFRASTRUCTURE ELEMENTS	2	0	2
COMMERCIAL/PROFESSIONAL	0	3	3

TABLE 7.3: DOMESTIC PROPERTIES BY STYLE AND TYPE

STYLE	#		TYPE	#
TUDOR REVIVAL	38		NO PLAN TYPE	64
COLONIAL REVIVAL	31		BUNGALOW	44
MINIMAL TRADITIONAL/RANCH	25		DUPLEX	16
NO STYLE	23		NO STYLE OR PLAN TYPE	10
CRAFTSMAN	16		NON-HISTORIC RESOURCES	10
MIXED STYLES	8		CENTER PASSAGE	3
CLASSICAL REVIVAL	7		MODIFIED L-PLAN	3
QUEEN ANNE	3		APARTMENT	2
GREEK REVIVAL	1		L-PLAN	1
MEDITERRANEAN REVIVAL	1			

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DOMESTIC RESOURCES

Domestic resources are the most common in the historic district, accounting for approximately 80 percent of the total. This category includes 130 single family residences, 23 multiple family residences (duplexes and apartments) and 125 auxiliary features. Most are 1- or 2-story brick veneer buildings with gable or hipped roofs, with a few are 1 1/2 or 2 1/2-story examples sprinkled throughout the neighborhood. Fewer examples feature wood siding, stone veneer, stucco or a combination thereof.

The physical characteristics of single family and multiple family domestic resources allow for further classification into four subtypes: vernacular dwellings, popular houses, high and revival style houses and modern houses. Both vernacular dwellings and popular houses constitute distinctive architectural forms of modest scale and minimal ornamentation. High and revival style houses utilize forms and detailing drawn from specific design idioms. Modern houses reflect design trends in vogue since 1935 which emphasize function, simplicity and mass production rather than historical references and craftsmanship. Some residences in the historic district draw from more than one of these categories, often creating complex compositions both harmonious in form and visually enriched. This blending of styles reflects an awareness of changing cultural trends common in Texas towns. The most typical combinations draw from the Queen Anne and Classical Revival or Craftsman traditions or mix Classical Revival and Craftsman references. Occasionally traditional references such as Craftsman features are paired with modernistic details such as those of the Ranch style.

While the district contains eight prominent late 19th and early 20th century high style residences clustered along Charnwood, Tudor Revival and Colonial Revival bungalows and duplexes from the 1920s and 1930s are far more prevalent. There are 38 Tudor Revival style dwellings and 31 Colonial Revival style residences; 25 homes display modest Minimal Traditional, Ranch or a combination of the two styles. Twenty-three dwellings have no style (most are historic resources that have been altered to the point where stylistic details originally present have been removed or obscured, making classification uncertain or inappropriate), while 16 are bungalows with Craftsman influenced detailing. Eight residences utilize mixed styles (typically Queen Anne and Classical Revival or Queen Anne and Craftsman), seven display Classical Revival styling, and three have Queen Anne elements. One house has Greek Revival features and one has Mediterranean styling.

Many of the 1920s and 1930s dwellings are more notable for their plan types than for their style, which is often demonstrated by little more than modest elements drawn from high style design. Of the identified plan types 44 are bungalows displaying modest Craftsman, Tudor Revival or Colonial Revival influences. Duplexes account for another 16 properties (12 have Tudor Revival or Colonial Revival elements). Three district dwellings have center

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passage plans, and another three use the Modified-L plan. Two dwellings are apartments of four or more units; there is only one L-plan residence in the district. Ten residences are non-historic, and another 10 have neither an identifiable style or plan type.

Auxiliary domestic resources in the district include features such as garages, garage apartments, carports and storage sheds. Most are 1-story frame constructions of no more than one or two small rooms. These utilitarian features usually exhibit simple window and door treatments surmounted by gable or hipped roofs. Garage apartments are typically 2-story frame constructions of two to four rooms. A few auxiliary domestic resources reflect the architectural style or construction materials used for their associated domestic building.

COMMERCIAL RESOURCES

There are three commercial buildings in the district (no photos); all were built between about 1965 and 1985. Designed as medical offices, they are one and two stories in height and utilize wood or masonry construction. The two story examples are on South Broadway, just north of Charnwood Street. These are set back from the street, following the suburban residential character of the neighborhood, and have asphalt paved parking areas with modest landscaping in the setbacks. A one-story example, built to resemble a dwelling, is in the 200 block of East Charnwood. Constructed of brick, it too, is set back from the street. However, this building has lush landscaping in its setback, and it is visually compatible with the surrounding residential neighborhood. Because of their relatively recent construction and lack of associations with the historic development or use of the district, all three are considered Noncontributing resources within the district. Other commercial resources are found two blocks to the north along Front Street as well, along North Broadway in the historic city center, and on other major thoroughfares.

Three resources in the historic district are commercial properties. These non-historic, Noncontributing one- and two-story medical office buildings were constructed between about 1965 and 1985 on sites previously developed with domestic properties. No other commercial buildings are found in the historic district, although five domestic single properties along East Houston Street (123, 119, 115, 113 and 211), and one on East Charnwood Street (110) are currently used as office or retail space. Three of the four residences on Houston (123, 119 and 115) are Noncontributing to the district because of incompatible alterations (which are reversible); the East Charnwood property and 211 East Houston are Contributing to the district.

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LANDSCAPE RESOURCES

Landscape features of the district (see Map-101) such as iron fencing, masonry walls and steps, pergolas, gazebos, street lights and sculpture are classified as either Contributing or Noncontributing features of the district. Natural landscape elements including mature trees, lawns and flowering shrubs on the other hand are not classified in this manner although they help establish its character. Other distinctive features include fairly consistent street setbacks found throughout the district and front garden areas planted with a variety of trees, shrubs and turf. While street trees are found only along the 700 block of South Broadway, the liberal use of plant material creates a wooded character in the entire neighborhood that conveys a strong sense of time and place.

The complex community development patterns of the district are reflected along district streets: areas settled in different eras of the district's period of significance convey different aesthetics in block and lot landscaping. Dwellings along East Charnwood Street and South Fannin Avenue largely date from the mid-to late 19th century. On these streets the free form character of large lots of varying sizes planted with a variety of materials conveys an informal image consistent with the eclecticism of 19th century architecture and a neighborhood that slowly changed in that period from rural to suburban. Streets such as East Dobbs, East Callahan and South Oakland present a more ordered face with smaller lots, mass produced houses of more modest proportions and limited room for front yard landscaping. Rowland Place, with the densest development in the district has very small lots with small front setbacks. Landscaping here is modest and scaled to the size of the front setback.

The man-made landscape features in the district also provide special character to individual properties. Iron fencing dating from the latter 19th century and brick and native iron stone dry stacked and mortar set walls provide decorative delineation of property lines and in some cases support for slight grade variations among properties. Concrete walls and concrete walls and steps perform much the same work as brick and stone walls. The brick and stone walls are typically associated with the older historic dwellings in the district; the concrete walls and steps are found at residences dating from the 1920s and 1930s, reflecting changing technology and increased availability of mass produced materials.

INFRASTRUCTURE RESOURCES

District infrastructure resources include a broad range of manmade features, such as streets, sidewalks, curbs, gutters, directional signs drainage channels, bridges, underpasses and utility systems. Construction materials can be brick, concrete, asphalt, stone, iron and steel.

On the western edge of the district one paved four-lane street runs north and south. This street is South Broadway, which is designated as U.S. Highway 69. This street is

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supplemented by a network of one and two lane paved city streets, lanes, alleys and drives, some with names and others without. All combine to form a grid based urban/suburban transportation system connecting the historic district to the rest of the city, the larger region and beyond. Historic concrete curbs and sidewalks dating from the mid-1920s through the late 1940s 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 re-paving efforts at various times in the post-historic period.

A stone lined drainage channel (see Photo 22) runs through the southern portion of the district in a roughly northeast to southwest direction; a small feeder channel runs north into the main channel. These two channels were lined with stone in the late 1930s, when street, park and flood control improvements were made in Tyler using federal funding and local manpower supplied by the Works Progress Administration and the Civilian Conservation Corps programs.

NONCONTRIBUTING RESOURCES

Noncontributing resources within the district include historic properties that have been incompatibly altered so that they no longer reflect their original historic character or a cohesive character from the period of significance. 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. Two examples are 740 South Fannin and 636 South Oakland. Ten single family and multiple family Noncontributing resources were constructed after 1950; another 26 resources built after 1950 are small scale secondary domestic resources typically located at the rear of their associated property. 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 Charnwood Residential Historic District.

The Noncontributing, non-historic domestic single resources are most often one-story wood frame, wood sided or brick veneer dwellings with simple gabled roofs and modest stylistic detailing and massing reflective of Ranch style domestic design. Noncontributing, non-historic domestic multiple dwellings, such as duplexes, mirror the characteristics of the Noncontributing, non-historic domestic single dwellings. While neither historic or contributing to the district, these resources are not intrusive since they utilize materials, massing and scale similar to the historic resources of the district. One Noncontributing, non-historic apartment building is extant within the district. This is a two story, brick veneer Mansard roofed apartment complex with cubic massing. It is somewhat intrusive stylistically

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and in terms of massing, but its small scale and location at the northeast end of the district adjacent to a street and a vacant lot, minimizes its otherwise incompatible character. Three Noncontributing, non-historic commercial buildings are within the district. They date from the 1960s to the 1980s and are one or two stories in height, constructed of wood or brick veneer. All are medical offices, and one, on Charnwood Street uses the residential scale and characteristics of the district. The two commercial buildings on South Broadway are more clearly commercial, but since they front onto a busy street and abut to the north a two story Contributing apartment building, their non-residential character is less intrusive that it would be if they were located among modest one-story dwellings.

Carports and sheds are the most common remaining Noncontributing, non-historic properties in the district. In most parts of the district these wood and metal resources are at the rear or side/rear portions of historic properties and do not generally detract from the historic character of the resources with which they are associated. However, some modest Minimal Traditional/Ranch style houses from the late 1930s and 1940s located at the east end of the historic district have highly visible carports attached to the front or side elevations. Typical examples of Noncontributing properties include the single family dwelling at 202 East Charnwood (c. 1965); the duplex at 716-718 South Donnybrook (c.1960) and the commercial building at 618 South Broadway (c.1980). A carport at 706 South Oakland and a shed at 418 East Wells also are representative of Noncontributing resources.

SUMMARY OF REGISTRATION REQUIREMENTS AND TYPICAL ALTERATIONS

To be eligible for listing as Contributing to the district, historic (pre-1951) resources need not be unaltered but should retain most of character defining historic architectural details and materials. They must, however, retain integrity of at least four of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling and association. A Contributing property can also be a property that does not necessarily relate to the historic significance of the district as a whole, but may be eligible for the National Register on an individual basis for its architecture. Noncontributing properties are those that detract from the district's historic character. This category includes historic resources and their auxiliary buildings that have lost integrity through severe exterior alterations those built since 1950, or and those moved to the district or built within it during the last 50 years.

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The Charnwood Residential Historic District is a distinct, cohesive group of domestic, landscape and infrastructural resources that inter-relate to convey a complex history of development patterns and architectural preferences spanning the district's period of significance, c.1870-1950. Few non-historic resources are in the district. With approximately 63% of district properties classified as Contributing, the district is nominated 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 Charnwood Residential Historic District 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, siding, and additions and retain integrity in four of the seven Aspects of Integrity: location, design, setting, materials, workmanship, feeling and association. Contributing domestic resources are at least 50 years old and are recognizable to the period of significance. Secondary domestic resources meet the same criteria, but have alterations in only two of the four major categories.

Significant domestic resources are representative of the development of the Charnwood neighborhood and reflect community development and architectural trends between c. 1870 and 1950. 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 and the city between c. 1870 and 1950. Dwellings and their associated secondary resources typically are associated with events such as settlement, growth and prosperity in the cotton culture antebellum period; the economically constrained period of Reconstruction; the increasing economic stability of the late 19th and early 20th centuries fostered by diversification of agriculture, the arrival of the railroad and the development of Tyler as a legal, insurance and industrial hub in northeast Texas, and the East Texas oil boom of the 1930s and 1940s.

Alterations to domestic resources fall into four groups: windows and doors, siding, porches, and additions. Changes to most district resources are limited. These fall primarily into three of the four categories: siding, windows and doors, and porch treatments. Changes to siding includes painting of original masonry walls and the application of vinyl, asbestos, pre-fabricated wood or aluminum siding. Painting of masonry walls is one of the most common alterations to dwellings in the district, and while not desirable, is not considered a significant change, when few, if any, other non-historic alterations have been made. Application of siding to a house with substantial architectural detailing, massing or other character defining elements, where the siding does not obscure the original detailing (exclusive

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of the walls), while not desirable, is not considered a major alteration resulting in disqualification as a Contributing resource. However, where the siding has been applied to a modestly designed house and/or has obscured its character defining elements, the siding is considered grounds for Noncontributing status.

Window and door modifications in the district most typically involve the removal of original wood frame windows or doors and replacement with aluminum frame types. While retention of the original windows is highly desirable, dwellings that have had windows replaced with contemporary metal sash windows within their original openings and have few if any other exterior changes are still considered Contributing. In some cases both the windows and their openings have been modified. In that case, the resource is considered Noncontributing. Typical modifications to porches include enclosure, replacement of original wood posts with metal posts or some combination of both. In some cases a combination of two or three of these types of alterations is present, or may be combined with other changes. In such cases the cumulative effect of the modifications, especially on resources of modest original design with few character defining features is sufficient to disqualify a resource from Contributing status.

When domestic resources have been altered with the addition of several rooms or wings in a manner that is incompatible with the original construction, and these are highly visible from the front facade, such changes disqualify a building for listing as a Contributing property. More superficial alterations, such as the application of non-historic colors to exterior walls or the installation of composition or metal roofing, are less severe compromises of a resource's integrity and do not, by themselves, warrant rejection of the building as a Contributing element. Of the 39 Noncontributing domestic single properties in the district, 29 are historic resources presently rendered Noncontributing due to incompatible alterations that could, in most cases, be reversed through appropriate rehabilitation or restoration efforts.

Secondary domestic auxiliary resources also were evaluated using the four major categories of change. They are considered Contributing elements if they retain sufficient integrity to be recognizable to the period of significance. In most cases secondary domestic resources are considered Contributing when they have alterations in no more than two of the categories discussed above. However, because character defining architectural details are limited in these resources, replacement of original windows with contemporary aluminum types, or changes to doors in combination with the application of synthetic or siding, frequently has been sufficient to render a property Noncontributing. Of the 124 domestic auxiliary resources several are presently rendered Noncontributing due to incompatible alterations that could be reversed through appropriate rehabilitation or restoration efforts. No historic commercial properties survive within the district; although three non-historic commercial resources are classified as Noncontributing.

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While landscape patterns within the district help establish its character, only resources such as retaining walls are classified as separate elements of a property. Such landscape resources are considered eligible for listing in the National Register if they are at least 50 years old and are recognizable to the district's, or the property's, period of significance. The Contributing landscape properties of the district must retain integrity in four of the seven Aspects of Integrity: location, design, setting, materials, workmanship, feeling and association.

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 as a unifying element in the district, reflecting, at the same time, individual tastes, budgets and site conditions. Largely installed with private funds, landscape features are an extension of the aesthetic values of the residents of the neighborhood 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 with which they are associated, help to create the district's ambiance, and document the ways in which locally available resources such as native stone enhance individual properties and at the same time define district wide methods of land stabilization during portions of the period of significance.

Alterations to historic landscape features and the installation of non-historic landscape elements are few. Minor change to historic landscape features has occurred with the passage of time as plant materials have died and been replaced with similar materials, and as stone, brick and concrete walls and other features have weathered.

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. They must retain integrity in four of the seven Aspects of Integrity: location, design, setting, materials, workmanship, feeling and association.

Infrastructure resources are significant for their role in the development of the district and larger Tyler community. Built with public funds, paved streets and highways, curbs and sidewalks, flood control and utility systems and directional signs reflect the role that government played in the life of the community and the historic district. Infrastructure properties, such systems for the delivery of utilities, are tangible links to the evolution of technology in an industrialized society. They also may be important for their association with

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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 a part of this project.

Infrastructure alterations include widening, realignment and extension of streets established in the historic period and repaving of brick surfaces with asphalt in the post-historic period. In the historic district three city streets, East Dobbs, a portion of East Charnwood and a portion of South Fannin retain their original historic red brick paving. Because of asphalt applied over other original street surfaces, the remaining streets, while historic in location and function, no longer retain sufficient integrity to be recognizable to the district's period of significance, and are considered Noncontributing.

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 property. Dates are estimated in five year increments, except in cases where the actual date of construction is known. The symbol "*" after the Noncontributing category indicates a historic (pre-1951) property whose alterations compromise its integrity. Such properties may be considered for re-classification as Contributing if restoration or rehabilitation work is completed in conformance with the *Secretary of the Interior's Standards and Guidelines for Rehabilitation*.

NO.	STREET NAME	DATE	PROPERTY TYPE	STYLISTIC INFLUENCE	STATUS
224	Berry Drive	c.1960	Domestic: single	Ranch	NC
305	Berry Drive	c.1925	Domestic: studio		C
602	South Broadway Ave.	1926	Domestic: duplex	Colonial Revival	C
602-A	South Broadway Ave.	c.1926	Landscape: stone wall		C
610	South Broadway Ave.	c.1910	Domestic: apartments	Classical Revival	C
610-A	South Broadway Ave.	c.1925	Domestic: garage apartment		C
618	South Broadway Ave.	c.1980	Commercial: medical offices		NC
626	South Broadway Ave.	c.1980	Commercial: medical offices		NC
700	South Broadway Ave.	1906	Domestic: single	Classical Revival	C
700-A	South Broadway Ave.	1906	Landscape: iron fencing		C
700-B	South Broadway Ave.	1906	Landscape: brick wall		C

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NO.	STREET NAME	DATE	PROPERTY TYPE	STYLISTIC INFLUENCE	STATUS
714	South Broadway Ave.	c.1893/1935	Domestic: single	Colonial Revival	C
714-A	South Broadway Ave.	c.1935	Domestic: garage apartment	Colonial Revival	C
714-B	South Broadway Ave.	c.1935	Landscape: brick wall		C
714-C	South Broadway Ave.	c.1893	Landscape: driveway		C
720	South Broadway Ave.	1924	Domestic: single	Colonial Revival	C
720-A	South Broadway Ave.	c.1930	Domestic: garage apartment	Colonial Revival	C
720-B	South Broadway Ave.	1924	Landscape: brick wall		C
734	South Broadway Ave.	c.1930	Domestic: single	Classical Revival	C
734-A	South Broadway Ave.	c.1930	Landscape: stone wall		C
738	South Broadway Ave.	c.1930	Domestic: single	Tudor Revival	C
738-A	South Broadway Ave.	c.1930	Domestic: garage apartment		NC*
806	South Broadway Ave.	c.1895/1910	Domestic: single	Craftsman	C
806-A	South Broadway Ave.	c.1910	Landscape: brick wall		C
806-B	South Broadway Ave.	c.1980	Landscape: pergola		NC
814	South Broadway Ave.	c.1900/1920	Domestic: single	Craftsman	NC
814-A	South Broadway Ave.	c.1915/1935	Domestic: garage apartment		NC*
219	East Callahan Street	c.1935	Domestic: single	Colonial Revival	C
219-A	East Callahan Street	c.1935	Domestic: garage		C
220	East Callahan Street	1946	Domestic: single	Ranch	NC*
223	East Callahan Street	c.1930	Domestic: single	Craftsman	C
223-A	East Callahan Street	c.1960	Domestic: garage		NC
301	East Callahan Street	c.1930	Domestic: single	Craftsman	NC*
302	East Callahan Street	c.1930	Domestic: single	Colonial Revival	C
302-A	East Callahan Street	c.1930	Landscape: stone wall		C
305	East Callahan Street	c.1925	Domestic: single	Craftsman	NC*
305-A	East Callahan Street	c.1950	Domestic: shed		NC
306	East Callahan Street	1947	Domestic: single	Ranch	C
306-A	East Callahan Street	c.1930	Landscape: stone wall		C
306-B	East Callahan Street	c.1980	Domestic: carport		NC
309	East Callahan Street	c.1925	Domestic: single	Craftsman	C
309-A	East Callahan Street	c.1925	Domestic: garage		NC
310	East Callahan Street	c.1930	Domestic: single	Colonial Revival	C
310-A	East Callahan Street	c.1946/1960	Domestic: garage		NC*
310-B	East Callahan Street	c.1930	Landscape: stone wall		C
311	East Callahan Street	c.1928	Domestic: single	Craftsman	C
110	East Charnwood St.	c.1920	Domestic: single	Colonial Revival	C
115	East Charnwood St.	1906	Domestic: garage apartment		C
120	East Charnwood St.	c.1965	Commercial: medical offices		NC
202	East Charnwood St.	c.1965	Domestic: single		NC
202-A	East Charnwood St.	c.1900	Landscape: stone wall		C
207	East Charnwood St.	1927	Domestic: single	Tudor Revival	C
207-A	East Charnwood St.	1927	Landscape: brick wall		C
223	East Charnwood St.	c.1861/1899	Domestic: single	Classical Revival	C

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NO.	STREET NAME	DATE	PROPERTY TYPE	STYLISTIC INFLUENCE	STATUS
223-A	East Charnwood St.	c.1888	Domestic: garage apartment		C
223-B	East Charnwood St.	c.1875	Domestic: servants' quarters		C
223-C	East Charnwood St.	c.1899	Landscape: pergola		C
223-D	East Charnwood St.	c.1899	Landscape: gate posts		C
223-E	East Charnwood St.	c.1899	Landscape: stone wall		C
223-F	East Charnwood St.	c.1980	Landscape: street lights		NC
223-G	East Charnwood St.	c.1980	Landscape: sculpture		NC
313	East Charnwood St.	1910/c.1931	Domestic: single	Classical Revival	C
313-A	East Charnwood St.	c.1940	Domestic: garage apartment		C
313-B	East Charnwood St.	c.1950	Domestic: garage apartment		NC
400	East Charnwood St.	1916-17	Domestic: single	Classical Revival	C
400-A	East Charnwood St.	c.1930	Domestic: garage		C
400-B	East Charnwood St.	c.1975	Domestic: greenhouse		NC
400-C	East Charnwood St.	c.1900	Landscape: stone wall		C
401	East Charnwood St.	c.1935	Domestic: single	Colonial Revival	C
401-A	East Charnwood St.	c.1935	Domestic: garage apartment		C
401-B	East Charnwood St.	c.1915	Landscape: iron fencing		C
403	East Charnwood St.	1934	Domestic: single	Tudor Revival	C
403-A	East Charnwood St.	c.1940	Domestic: garage		C
406-08	East Charnwood St.	1929	Domestic: duplex	Colonial Revival	C
406-08-A	East Charnwood St.	c.1965	Domestic: shed		NC
409	East Charnwood St.	c.1911	Domestic: single	Classical Revival	C
409-A	East Charnwood St.	c.1940	Domestic: garage		C
412	East Charnwood St.	1931	Domestic: duplex	Tudor Revival	C
412-A	East Charnwood St.	c.1975	Domestic: shed		NC
415	East Charnwood St.	c.1861/1893	Domestic: single	Queen Anne	C
415-A	East Charnwood St.	c.1935	Domestic: garage		C
416	East Charnwood St.	1895	Domestic: single	Classical Revival	C
423	East Charnwood St.	1926	Domestic: single	Craftsman	C
423-A	East Charnwood St.	c.1985	Domestic: shed		NC
504	East Charnwood St.	1861/c.1870	Domestic: single	Greek Revival	C
504-A	East Charnwood St.	c.1960	Domestic: garage		NC
504-B	East Charnwood St.	c.1950	Domestic: shed		NC
504-C	East Charnwood St.	c.1875	Landscape: iron fencing		C
505	East Charnwood St.	c.1886/1948	Domestic: single	Queen Anne	C
505-A	East Charnwood St.	c.1940	Domestic: garage		C
509	East Charnwood St.	c.1870/1928	Domestic: single	Colonial Revival	C
509-A	East Charnwood St.	1934	Domestic: garage		NC
509-B	East Charnwood St.	c.1886	Landscape: stone wall		C
512	East Charnwood St.	1936	Domestic: single	Tudor Revival	C
512-A	East Charnwood St.	1936	Domestic: garage		C
512-B	East Charnwood St.	c.1900	Landscape: stone wall		C
514	East Charnwood St.	1937	Domestic: single		C

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NO.	STREET NAME	DATE	PROPERTY TYPE	STYLISTIC INFLUENCE	STATUS
514-A	East Charnwood St.	c.1940	Domestic: single		NC*
515	East Charnwood St.	1935	Domestic: single	Tudor Revival	C
515-A	East Charnwood St.	1935	Domestic: garage		C
515-B	East Charnwood St.	c.1900	Landscape: stone wall		C
521	East Charnwood St.	c.1925	Domestic: single	Craftsman	C
521-A	East Charnwood St.	c.1930/1946	Domestic: garage apartment		C
521-B	East Charnwood St.	c.1970	Domestic: carport		NC
521-C	East Charnwood St.	c.1970	Domestic: carport		NC
524	East Charnwood St.	1938	Domestic: single	Tudor Revival	C
524-A	East Charnwood St.	1938	Domestic: single		NC*
524-B	East Charnwood St.	1938	Landscape: brick wall		C
527	East Charnwood St.	c.1932	Domestic: single	Craftsman	C
603	East Charnwood St.	c.1948	Domestic: single		C
603-A	East Charnwood St.	c.1975	Domestic: carport		NC
604	East Charnwood St.	c.1935	Domestic: single		NC
604-A	East Charnwood St.	c.1940	Domestic: garage		NC
604-B	East Charnwood St.	c.1900	Landscape: stone wall		C
110	East Dobbs St.	c.1930	Domestic: single	Tudor Revival	C
110-A	East Dobbs St.	c.1945	Domestic: garage	Tudor Revival	C
114	East Dobbs St.	c.1934	Domestic: duplex	Colonial Revival	C
114-A	East Dobbs St.	c.1940	Domestic: garage apartment		C
120	East Dobbs St.	c.1933	Domestic: single	Tudor Revival	C
200	East Dobbs St.	1934	Domestic: duplex	Colonial Revival	C
200-A	East Dobbs St.	c.1939	Domestic: garage apartment		NC*
206	East Dobbs St.	c.1930	Domestic: single	Tudor Revival	C
206-A	East Dobbs St.	c.1950	Domestic: garage		NC
208	East Dobbs St.	c.1930	Domestic: single	Colonial Revival	C
210	East Dobbs St.	c.1930	Domestic: single	Colonial Revival	C
210-A	East Dobbs St.	c.1960	Domestic: garage		NC
210-B	East Dobbs St.	c.1970	Domestic: carport		NC
200 blk	East Dobbs St.	c.1935	Infrastructure: drainage channel		C
306	East Dobbs St.	c.1930	Domestic: single	Tudor Revival	NC*
306-A	East Dobbs St.	c.1975	Domestic: shed		NC
306-B	East Dobbs St.	c.1985	Domestic: shed		NC
308	East Dobbs St.	1930	Domestic: single	Tudor Revival	C
308-A	East Dobbs St.	c.1930	Domestic: garage		C
312	East Dobbs St.	1938	Domestic: single	Tudor Revival	C
702	South Donnybrook	1933	Domestic: single	Colonial Revival	C
702-A	South Donnybrook	c.1985	Domestic: shed		NC
706	South Donnybrook	c.1935	Domestic: single	Tudor Revival	C
706-A	South Donnybrook	c.1975	Domestic: carport		NC
712	South Donnybrook	c.1960	Domestic: single		NC
713	South Donnybrook	c.1930	Domestic: single	Tudor Revival	C

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NO.	STREET NAME	DATE	PROPERTY TYPE	STYLISTIC INFLUENCE	STATUS
713-A	South Donnybrook	c.1930	Domestic: garage		C
716-18	South Donnybrook	c.1960	Domestic: duplex		NC
718-A	South Donnybrook	c.1960	Domestic: carport		NC
727	South Donnybrook	c.1930	Domestic: single	Tudor Revival	C
727-A	South Donnybrook	c.1970	Domestic: carport		NC
731	South Donnybrook	1910/1927	Domestic: single		C
731-A	South Donnybrook	c.1930	Domestic: garage		C
731-B	South Donnybrook	1927	Landscape: concrete wall		C
735	South Donnybrook	1946	Domestic: single		C
735-A	South Donnybrook	c.1970	Domestic: carport		NC
735-B	South Donnybrook	c.1927	Landscape: concrete wall		C
807	South Donnybrook	1926	Domestic: single	Tudor Revival	C
807-A	South Donnybrook	c.1970	Domestic: carport		NC
807-B	South Donnybrook	c.1970	Domestic: shed		NC
813	South Donnybrook	1927/1950	Domestic: single	Colonial Revival	C
813-A	South Donnybrook	c.1930	Domestic: garage apartment		C
813-B	South Donnybrook	c.1927	Landscape: stone wall		C
815	South Donnybrook	c.1935	Domestic: single		NC*
815-A	South Donnybrook	c.1970	Domestic: shed		NC
815-B	South Donnybrook	c.1935	Landscape: stone wall		C
823	South Donnybrook	c.1930	Domestic: single	Craftsman	C
823-A	South Donnybrook	c.1930	Domestic: garage		C
825	South Donnybrook	c.1930	Domestic: single	Craftsman	NC*
825-A	South Donnybrook	c.1960	Domestic: garage		NC
825-B	South Donnybrook	c.1930	Landscape: concrete wall		C
835	South Donnybrook	c.1925	Domestic: single		NC
835-A	South Donnybrook	c.1960	Domestic: garage		NC
841	South Donnybrook	c.1935	Domestic: single	Tudor Revival	C
841-A	South Donnybrook	c.1980	Domestic: shed		NC
845	South Donnybrook	1938	Domestic: single	Colonial Revival	C
845-A	South Donnybrook	c.1945	Domestic: garage		C
602	South Fannin Ave.	1931	Domestic: single	Craftsman	C
602-A	South Fannin Ave.	1931	Domestic: garage		C
603	South Fannin Ave.	c.1953	Domestic: duplex		NC
603-A	South Fannin Ave.	c.1900	Landscape: stone wall		C
609	South Fannin Ave.	c.1890/1921	Domestic: single	Craftsman	C
615	South Fannin Ave.	1905	Domestic: single	Classical Revival	C
621	South Fannin Ave.	1924	Domestic: single	Classical Revival	C
621-A	South Fannin Ave.	c.1925	Domestic: garage		C
621-B	South Fannin Ave.	c.1925	Domestic: servants' quarters		C
627	South Fannin Ave.	1890	Domestic: single	Queen Anne	C
630	South Fannin Ave.	1898	Domestic: single	Queen Anne	C
630-A	South Fannin Ave.	c.1980	Domestic: garage		NC

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NO.	STREET NAME	DATE	PROPERTY TYPE	STYLISTIC INFLUENCE	STATUS
630-B	South Fannin Ave.	c.1980	Landscape: gazebo		NC
630-C	South Fannin Ave.	c.1980	Landscape: sculpture		NC
630-D	South Fannin Ave.	c.1980	Landscape: sculpture		NC
630-E	South Fannin Ave.	c.1980	Landscape: sculpture		NC
703	South Fannin Ave.	1926	Domestic: servants' quarters	Tudor Revival	NC*
714	South Fannin Ave.	1926	Landscape: stone wall		C
736	South Fannin Ave.	c.1933	Domestic: single		NC
740	South Fannin Ave.	1885	Domestic: single		NC*
740-A	South Fannin Ave.	c.1975	Domestic: carport		NC
808	South Fannin Ave.	c.1948	Domestic: single	Ranch	NC*
820	South Fannin Ave.	c.1980	Domestic: single		NC
113	East Houston Street	1931	Domestic: single	Colonial Revival	C
115	East Houston Street	1933	Domestic: single	Colonial Revival	NC*
119	East Houston Street	1931	Domestic: single	Colonial Revival	NC*
119-A	East Houston Street	c.1985	Domestic: shed		NC
123	East Houston Street	c.1933	Domestic: single	Colonial Revival	NC*
123-A	East Houston Street	c.1985	Domestic: shed		NC
211	East Houston Street	1890/1924	Domestic: single	Queen Anne	C
215-19	East Houston Street	c.1905	Domestic: duplex		C
215-A	East Houston Street	c.1900	Landscape: stone wall		C
217	East Houston Street	c.1951	Domestic: garage apartment		NC
313	East Houston Street	c.1905/1925	Domestic: single		C
313-A	East Houston Street	c.1935	Domestic: garage		C
315	East Houston Street	c.1930	Domestic: single	Tudor Revival	C
315-A	East Houston Street	c.1945	Domestic: garage		C
323-25	East Houston Street	c.1930	Domestic: duplex	Tudor Revival	C
325-A	East Houston Street	c.1948	Domestic: garage		C
403	East Houston Street	c.1935	Domestic: single	Tudor Revival	C
403-A	East Houston Street	c.1948	Domestic: garage		C
407	East Houston Street	c.1930	Domestic: single	Bungalow	NC*
407-A	East Houston Street	c.1948	Domestic: garage		C
413	East Houston Street	c.1910/1920	Domestic: single		NC*
413-A	East Houston Street	c.1940	Domestic: garage		C
419	East Houston Street	c.1937	Domestic: single	Tudor Revival	C
421	East Houston Street	1936	Domestic: single		C
421-A	East Houston Street	c.1936	Domestic: garage		NC*
501-03	East Houston Street	c.1970	Domestic: apartments		NC
515	East Houston Street	c.1925	Domestic: single	Craftsman	C
527	East Houston Street	c.1935	Domestic: single	Tudor Revival	C
527-A	East Houston Street	c.1935	Domestic: garage		C
527-B	East Houston Street	c.1935	Landscape: stone wall		C
601	East Houston Street	1936	Domestic: single	Tudor Revival	C
601-A	East Houston Street	1936	Domestic: garage		C

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NO.	STREET NAME	DATE	PROPERTY TYPE	STYLISTIC INFLUENCE	STATUS
601-B	East Houston Street	1936	Landscape: stone wall		C
617	Niblack Place	c.1975	Domestic: duplex		NC
613	South Oakland Ave.	1935	Domestic: single		NC*
613-A	South Oakland Ave.	c.1965	Domestic: carport		NC
613-B	South Oakland Ave.	c.1931	Landscape: stone wall		C
613-C	South Oakland Ave.	c.1931	Landscape: stone wall		C
632	South Oakland Ave.	1937	Domestic: single	Minimal Traditional	C
632-A	South Oakland Ave.	c.1990	Domestic: shed		NC
636	South Oakland Ave.	1937	Domestic: single	Minimal Traditional	NC*
636-A	South Oakland Ave.	1937	Domestic: garage		C
639	South Oakland Ave.	c.1960	Domestic: single		NC
639-A	South Oakland Ave.	c.1935	Domestic: garage		C
640	South Oakland Ave.	1937	Domestic: single	Minimal Traditional	NC
704	South Oakland Ave.	1938	Domestic: single	Minimal Traditional	NC*
704-A	South Oakland Ave.	1938	Domestic: garage		NC*
704-B	South Oakland Ave.	c.1970	Domestic: shed		NC
706	South Oakland Ave.	1947	Domestic: single	Minimal Traditional	NC*
706-A	South Oakland Ave.	1970	Domestic: carport		NC
707	South Oakland Ave.	1938	Domestic: single	Minimal Traditional	NC*
707-A	South Oakland Ave.	1938	Domestic: garage		NC*
708	South Oakland Ave.	1946	Domestic: single	Minimal Traditional	NC*
708-A	South Oakland Ave.	1946	Domestic: garage		NC*
708-B	South Oakland Ave.	c.1975	Domestic: carport		NC
711	South Oakland Ave.	1938/c.1960	Domestic: single	Minimal Traditional	C
711-A	South Oakland Ave.	c.1900	Landscape: stone wall		C
712	South Oakland Ave.	1946	Domestic: single	Minimal Traditional	NC*
712-A	South Oakland Ave.	1946	Domestic: garage		NC*
715	South Oakland Ave.	1947	Domestic: single	Minimal Traditional	C
715-A	South Oakland Ave.	1947	Domestic: garage		C
719	South Oakland Ave.	1947	Domestic: single	Minimal Traditional	C
719-A	South Oakland Ave.	1947/c.1970	Domestic: garage		NC*
107	Rowland Place	c.1932	Domestic: single	Tudor Revival	C
107-A	Rowland Place	c.1940	Domestic: garage		C
111	Rowland Place	1932	Domestic: apartments	Colonial Revival	C
111-A	Rowland Place	1932	Domestic: garage		C
112	Rowland Place	1933	Domestic: single	Mediterranean	C
112-A	Rowland Place	c.1925	Domestic: garage apartment		C
112-B	Rowland Place	c.1925	Landscape: brick wall		C
114	Rowland Place	1932	Domestic: single	Colonial Revival	C
114-A	Rowland Place	c.1940	Domestic: garage		NC*
116	Rowland Place	1934	Domestic: duplex	Tudor Revival	C
116-A	Rowland Place	c.1940	Domestic: garage		NC*
118	Rowland Place	1934	Domestic: duplex	Colonial Revival	C

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NO.	STREET NAME	DATE	PROPERTY TYPE	STYLISTIC INFLUENCE	STATUS
118-A	Rowland Place	c.1940	Domestic: garage		NC*
119	Rowland Place	1933	Domestic: duplex	Tudor Revival	C
119-A	Rowland Place	c.1940	Domestic: garage		C
121	Rowland Place	1933	Domestic: single	Colonial Revival	C
121-A	Rowland Place	c.1940	Domestic: garage apartment		C
122	Rowland Place	1934	Domestic: duplex	Tudor Revival	C
122-A	Rowland Place	c.1940	Domestic: garage		C
122-B	Rowland Place	c.1934	Landscape: stone wall		C
123	Rowland Place	1934	Domestic: single	Tudor Revival	C
123-A	Rowland Place	1934	Domestic: garage apartment		NC*
124	Rowland Place	c.1932	Domestic: single	Colonial Revival	C
125	Rowland Place	c.1935	Domestic: single	Tudor Revival	C
125-A	Rowland Place	c.1935	Domestic: garage apartment		C
125-B	Rowland Place	c.1990	Landscape: concrete wall		NC
126	Rowland Place	1937	Domestic: duplex	Tudor Revival	C
126-A	Rowland Place	c.1937	Domestic: garage		C
127	Rowland Place	1934	Domestic: single	Tudor Revival	C
127-A	Rowland Place	c.1938	Domestic: garage apartment		C
130	Rowland Place	1937	Domestic: duplex	Tudor Revival	C
130-A	Rowland Place	1937	Domestic: garage		NC*
132	Rowland Place	1937	Domestic: duplex	Tudor Revival	C
134	Rowland Place	1938	Domestic: duplex	Colonial Revival	C
134-A	Rowland Place	1938	Domestic: garage		NC*
135	Rowland Place	1937	Domestic: single	Colonial Revival	C
135-A	Rowland Place	1937	Domestic: garage		NC*
137	Rowland Place	1933	Domestic: single	Tudor Revival	C
137-A	Rowland Place	c.1933	Domestic: garage apartment		C
139	Rowland Place	1933	Domestic: single	Colonial Revival	C
139-A	Rowland Place	c.1940	Domestic: garage apartment		C
141	Rowland Place	1937	Domestic: single	Colonial Revival	C
143	Rowland Place	1937	Domestic: single		C
145	Rowland Place	1937	Domestic: single		NC*
145-A	Rowland Place	c.1940	Domestic: garage		NC*
145-B	Rowland Place	c.1980	Domestic: carport		NC
145-C	Rowland Place	c.1937	Landscape: stone wall		C
219	East Wells Street	1932	Domestic: duplex	Tudor Revival	C
221	East Wells Street	1932	Domestic: single	Tudor Revival	C
221-A	East Wells Street	1998	Domestic: shed		NC
225	East Wells Street	c.1912/1925	Domestic: single		C
307	East Wells Street	c.1925	Domestic: single	Craftsman	C
406-08	East Wells Street	c.1960	Domestic: duplex		NC
406-08-A	East Wells Street	c.1970	Domestic: carport		NC
412	East Wells Street	1948	Domestic: single	Minimal Traditional	NC*

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NO.	STREET NAME	DATE	PROPERTY TYPE	STYLISTIC INFLUENCE	STATUS
412-A	East Wells Street	1948	Domestic: garage		NC*
412-B	East Wells Street	c.1970	Domestic: carport		NC
418	East Wells Street	1948	Domestic: single	Minimal Traditional	NC*
420	East Wells Street	1948	Domestic: single	Minimal Traditional	C
420-A	East Wells Street	1948	Domestic: garage		C
426	East Wells Street	1949	Domestic: single	Minimal Traditional	NC*
426-A	East Wells Street	1949	Domestic: garage		NC*
426-B	East Wells Street	c.1975	Domestic: shed		NC
426-C	East Wells Street	c.1925	Landscape: stone wall		C
506	East Wells Street	1947	Domestic: single	Minimal Traditional	NC*
506-A	East Wells Street	1947	Domestic: garage apartment		C
512	East Wells Street	1949	Domestic: single	Minimal Traditional	C
512-A	East Wells Street	1949	Domestic: garage		C
516	East Wells Street	1948	Domestic: single	Minimal Traditional	C
516-A	East Wells Street	1948	Domestic: garage		C
520	East Wells Street	c.1948	Domestic: single	Minimal Traditional	C
520-A	East Wells Street	c.1948	Domestic: garage		NC*
522	East Wells Street	c.1948	Domestic: single	Minimal Traditional	NC*
522-A	East Wells Street	c.1948	Domestic: garage		C
	Brick Streets	c.1910-25	Infrastructure: streetscape		C

8. STATEMENT OF SIGNIFICANCE

APPLICABLE NATIONAL REGISTER CRITERIA

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

CRITERIA CONSIDERATIONS: N/A**AREAS OF SIGNIFICANCE:** Community Planning and Development; Architecture**PERIOD OF SIGNIFICANCE:** c.1870-1950**SIGNIFICANT DATES:** c.1870 1888 1895 1901 1909 1911 1925 1929 1948**SIGNIFICANT PERSON:** N/A**CULTURAL AFFILIATION:** N/A

ARCHITECT/BUILDER: BUILDERS: Plunkett, Hobart; Hairston, Patrick; Swann, T.E.; Foster, J.E. & Sons;
Williams, John A.; Gulf State Lumber Co.; Bothwell, J.H
ARCHITECTS: Barber & Klutz; Hubbell & Greene

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-27 through 8-91)

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY (see continuation sheets 9-92 through 9-97)**PREVIOUS DOCUMENTATION ON FILE (NPS):** N/A

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

PRIMARY LOCATION OF ADDITIONAL DATA:

- ☒ State historic preservation office (*Texas Historical Commission*)
- ☐ Other state agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other -- Specify Repository: Historic Tyler, Inc.

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The Charnwood Residential Historic District contains one of the largest and best preserved concentrations of historic domestic properties in this East Texas county seat. The neighborhood's roots date to the 1870s, when community growth began transforming rural farmland into a prestigious suburban neighborhood. Tyler's increasing significance as a banking, insurance and legal center in the late 19th and early 20th centuries continued to fuel this residential growth. The resultant development patterns reflect complex social and familial relationships within the neighborhood as lands were subdivided to accommodate new family members or the desire for financial gain. Expansive Queen Anne and Classical Revival style dwellings eventually coexisted with more modest homes in the Tudor Revival, Colonial Revival and Craftsman styles. The regional oil boom of the 1930s accelerated this trend, culminating in an immediate post war period growth spurt that effectively completed the development process. Evaluated within the context of *Suburban Development in Texas*, the district is therefore nominated at the local level of significance under Criterion A in the area of Community Planning and Development and under Criterion C in the area of Architecture.

COMMUNITY HISTORY AND ITS RELATIONSHIP TO DISTRICT DEVELOPMENT**Native Americans and Early Settlers in Smith County**

What has become Smith County, Texas, was populated by several Native American groups in the years between first contact with Europeans in the late 1600s and the formation of the Texas Republic in 1836. As early as 1690 the area was home to Caddoan people. In the late 1700s Anadarko (Nondacao, Nadaco) Indians lived in the area. In 1818 Quapaw Indians from Arkansas were reported living in what became Smith County, and a few Delaware Indians had villages near present day community of Whitehouse, near Tyler. Other reports place Cherokees in Smith County in 1821.³

George W. Bays appears to be the first Anglo-American to live in Smith County. He settled at the Neches Saline from 1823 until 1827. William Bean received title to the Saline League (Neches Saline) from the Mexican government on February 27, 1827. In 1828 he conveyed his land to Peter Elias Bean who also was granted a tract near present day Bullard by the Mexican government that same year. In 1829, Peter E. Bean informed the *ayuntamiento* of Nacogdoches that he wished to develop a salt lick at Neches Saline as a commercial

³ Whisenhunt, Donald W. *A Chronological History of Smith County, Texas*. Tyler, Tx: Smith County Historical Society, 1983, pp.1-4.

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enterprise, a venture he accomplished in 1833 when he entered into an agreement for that purpose with Stephen Prather. In 1834, Bean sold the Saline League to Archibald Hotchkiss, and by 1836 about 50 people were living at a settlement at Neches Saline. In the late 1830s conflict with resident Indians including the Kickapoos and the Cherokees resulted in their expulsion from the area, and the establishment of a mounted militia post at Neches Saline in 1839.⁴

Smith County Lands in the 1840s

In February of 1840, the Congress of the Republic of Texas opened the lands of East Texas, including what would become Smith County, to settlement, and in 1843, the area known as Pleasant Hill, between Whitehouse and Tyler, was settled by James C. Hill. The first activity to directly affect the land that became Tyler occurred in 1844, when James C. Hill surveyed 640 acres of land for Issac Lollar.⁵ This land became part of the City of Tyler and the property now the Charnwood Residential Historic District was directly south of the Lollar lands. Smith County was organized in 1846 by the first congress after Texas became a state. Settlement of early Tyler progressed quickly. A log courthouse, county elections, the organization of a united Protestant congregation, the progenitor of Marvin Methodist and First Baptist churches, among others, the community's first post office, plans for building a permanent courthouse, and the construction of a county jail occurred by 1847.

During this decade the land that would become the Charnwood Residential Historic District was owned by Edgar Pollett, who received the patent to the 320 acre Jefferson Y. Jones Survey as an assignee of Jones. Most land in Tyler at this time was held in large parcels by investors and Tyler residents. Slowly, as the community grew, and real estate became a commodity, these acreages were subdivided into smaller parcels and eventually into "town" or house lots. Platted subdivisions were uncommon until the 1880s, and much land in the near southern portion of the city developed through a mix of investor and resident divisions that include small platted subdivisions, and large and medium sized lots created through individual sales.⁶

⁴ Ibid., pp. 1-4.

⁵ Whisenhunt, Donald W. , pp.1-4.

⁶ City of Tyler plat maps 1880s-1950; Sanborn Fire Insurance Maps, 1912-1948.

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Tyler in the 1850s

In 1850, the population of Smith County was 4,292; the slave population was 717 individuals.⁷ The value of Tyler's real estate was \$14,750.⁸ Tyler was incorporated by the Texas Legislature in January 1850, and four children in Tyler attended school. Throughout the 1850s, Smith County gained population as new communities were established. Tyler, as the county seat, attracted business and professional enterprises such as millers, including future district resident Andrew Hosea Ramsour, who built what is thought to have been Tyler's first flour mill, as well as merchants, physicians, attorneys, dentists, teachers and clergy. Tyler served as one of the three seats of the Texas Supreme Court, and was made a U.S. District Court seat.⁹ Also during the 1850s, St. John's Lodge #53 of the Ancient Free and Accepted Masons constructed a meeting hall, and the William Tell Lodge #27 of the Independent Order of Odd Fellows formed.¹⁰ In 1853, the private Tyler Female Academy was built in the historic district where 609 and 615 South Fannin are now.

During the 1850s land in the Charnwood Residential Historic District began to be subdivided among a few investors such as F. M. Bell and H. H. Edwards who purchased Pollett's 320 acres in 1851. In 1852 Bell and Edwards sold 99 acres of their property, including Charnwood district lands, to John W. Fields. Other property in the district was rented or leased, for grazing or other agricultural purposes, to Tyler residents who did not necessarily live in the future historic district. With its location just beyond the southern city limits, Tyler investors already saw the economic viability of the Charnwood area.

The 1860s and the Beginning of Development in the Neighborhood

As the 1860s arrived, Tyler had a population of 1,024 residents, of which 608 or 59.3 percent were white and 416 or 40.7 percent were black. Farming was a major occupation in Smith County, with 82,043 acres of improved farmland. Transportation was a factor in the growth and prosperity of the community, and prior to the outbreak of the Civil War stage lines operated between Tyler and Crockett, San Augustine, Marshall, Paris, Waco and Nacogdoches. In addition to farming, mercantile activities, and logging and lumber

⁷ Glover, Robert W., and Linda Brown Cross, ed. *Tyler and Smith County, Texas: An Historical Survey*. American Bicentennial Committee of Tyler-Smith County, 1976.

⁸ Woldert, Dr. Albert. *A History of Tyler and Smith County, Texas*. San Antonio: The Naylor Co., 1948.

⁹ Recorded Texas Historic Landmark Application, "Smith County as a 19th Century Legal Center, 1992.

¹⁰ Ibid., pp. 4-15.

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production, at six sawmills county wide, supported the community's growth producing income and building materials for Tyler and the county. The first attempts to create a railroad linking Tyler with other parts of the state were undertaken in 1860 with the formation of the Houston, Trinity and Tyler Railway Company. Organized in Houston, this company began selling stock, but the outbreak of the Civil War interrupted these efforts and no track was laid. In June of 1860, the Galveston and Tyler Railroad made surveys in anticipation of construction. Throughout the year rumors of slave uprisings circulated as feeling ran high over the election of Abraham Lincoln and the possibility of Texas secession.¹¹

During the Civil War, Tyler was the location for the Confederate Transportation Fabrication Department, and Smith County sent men to the Confederate cause in more than 10 companies. The Douglas Battery was co-founded by Tyler resident James P. Douglas, who in 1859 was a teacher at the private Tyler Male Academy and the editor of the Tyler Reporter.¹² In 1863, a Confederate Arsenal relocated from Arkansas to Tyler, and made more than 500,000 rounds of ammunition for the Confederate defense of Shreveport, Louisiana.¹³ These government enterprises, along with the Confederate Army's camp for prisoners at nearby Camp Ford gave the economy of Tyler and Smith County a non-agricultural component.

The war helped Tyler diversify economically, and although the ensuing prosperity was somewhat tenuous, it fostered continued community growth. In 1861 the first known residential development in the Charnwood Residential Historic District occurred along what is now East Charnwood Street when three early Tyler residents erected modest vernacular dwellings after purchasing land from J. W. Loftin and George Yarbrough. Yarbrough was a local merchant and major investor in Confederate enterprises. These sales mark the onset of land division patterns in the district where large investor held properties were divided into smaller family owned parcels, which were, in turn, often divided again into smaller lots among families, business associates and acquaintances. Like many other early Tyler residents, Andrew (Hosie) and Martha Ramsour built a one-story double pen dog trot cabin at 504 East Charnwood Street on land they purchased from Loftin. Another double pen dog trot that survives in Tyler is the c.1854 Patterson House, a Tyler landmark; it has been incorporated into an extensively remodeled two-story Classical Revival style dwelling. Within the historic district D.B. and Laura Morrill bought four acres from Yarbrough and built a residence of unknown form at 415 East Charnwood Street, (thought to have been a one-story single pen

¹¹ Whisenhunt, Donald W., pp. 14-17.

¹² Ibid., p. 14.

¹³ *The Handbook of Texas*, 3 Vols., Austin: The Texas State Historical Association, Vols. I and II, 1952; Vol. 3, 1976.

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cabin) and J. T. Hand erected what was probably a two story frame residence (and sometime private school) on eight acres at 223 East Charnwood Street, buying the land from Yarbrough in 1864. Other land transfers in the historic district during the war include J. W. Fields' sale of a portion of block 168 to George Yarbrough and Stephen Reeves in 1862.

At the end of the war, Camp Ford closed, as did the arsenal and the fabrication operations, and Federal troops occupied Tyler in June, 1865. As Reconstruction began, only 160 people had taken the oath of allegiance to the United States.¹⁴ Trade nearly stopped in the period immediately following the end of the war. Four large stores in Smith County closed, and were replaced over time with small mercantile establishments.¹⁵ Cotton crops produced a low yield in 1864 and 1865, and farmers responded by diversifying with corn, cane and potatoes, thus easing Smith County's transition through the early days of Reconstruction. By the end of the decade, Smith County had recovered somewhat, compared to other communities in East Texas that had not diversified their agricultural practices.¹⁶ In March, 1868, Federal troops were withdrawn from Tyler.¹⁷ Despite racial incidents and political turmoil in the late 1860s, Tyler began its march toward prosperity, and continued its quest for railroad service, an effort that occupied the energies and imaginations of many Tyler residents.

The loss of the war by the Confederacy was difficult for many Tyler residents including George Yarbrough, who declared bankruptcy in July 1865. Many of his assets were auctioned including property in what is now the historic district. This continued the further subdivision of some of the districts' large acreages; in 1869 schoolmaster John T. Hand, who lived at 223 East Charnwood in block 260, purchased about six acres of what is now block 168.

Tyler and Charnwood Hill in the 1870s and 1880s

In 1871, the Tyler Tap Railroad was chartered with the mission of connecting to either the Texas and Pacific Railroad (T&PRR) or the International and Great Northern Railroad (I&GNRR). By 1872, the railroad was closer, with a line of the I&GNRR built southwest of Tyler through the community of Troup. Rail connections were vital to Tyler's continued economic growth, as the city produced goods that could only benefit from distribution abilities.

¹⁴ Whisenhunt, p. 21.

¹⁵ Smallwood, James M. *Born in Dixie: The History of Smith County, Texas*, Chapter 11, n.p. Typescript, 1995, available from Oklahoma State University, Department of History.

¹⁶ Ibid., Chapter 15, n.p.

¹⁷ Whisenhunt, p. 21.

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Finally, in 1873, when the Tyler Tap Railroad connected the town with the I&GNRR, the town began to change to a city, one that would become a railroad hub.¹⁸ Among the manufacturing enterprises in Tyler in 1876 were foundries, planing mills, saw mills, corn and wheat mills.¹⁹ Although Smith County diversified its crops, it was still a cotton producer, and by March of 1876, 12,000 bales for that season were shipped from Tyler. In 1877 dreams of direct rail service came a little closer to realization when 21 miles of the Tyler Tap Railroad between Tyler and Big Sandy opened for service. In 1879, the Tyler Tap Railroad, under the direction of James P. Douglas, was purchased by the Texas and St. Louis Railway, known locally as the Cotton Belt line²⁰ and direct rail service became a reality at last. Mercantile establishments served the trading needs of Tyler and Smith County residents. The county's "business volume more than doubled after the coming of the iron horse,"²¹ and development continued with the construction of new business buildings and residences in high style Italianate, Eastlake and Second Empire styles as well as vernacular forms. Within the city few examples of these styles survive. Two examples are the National Register listed c.1873 John B. and Ketura (Kettie) Douglas House, which combines Second Empire and Italianate forms, and the National Register listed 1878 Bonner-Whitaker-McClendon House with Italianate and Eastlake elements. Both also are Recorded Texas Historical Landmarks.

Land divisions in the district continued in the 1870s when Martha Ramsour, by now a widow, sold two acres of block 259 to James M. Seagle (from whom she purchased them in 1867) a former business partner of her late husband. Transfers of existing large parcels and subdivided acreage also took place with the sale of block 166, when Benedict and Caroline Lignoski sold to Charles White. The subsequent re-sale of that block to a series of owners continued until 1875 when it came into the possession of Mary Niblack, who held it for 11 years before dividing it among her heirs. The four acre Morrill homestead at 415 East Charnwood also went through a series of owners in the 1870s. At that same time, it is thought that remodeling of the Ramsour House was undertaken with the conversion of the cabin into the extant center passage house, application of planed wood siding over the original log construction and the construction of the Greek Revival influenced porch. The Greek Revival style had been enormously popular in Texas up to the Civil War, and while it continued to be used in East Texas in the 1870s, it was beginning to be supplanted by Second Empire, Eastlake and other Victorian-era design modes. Few examples of the style remain in the city;

¹⁸ Smallwood, Chapter 15, p. 30.

¹⁹ Whisenhunt, p. 29.

²⁰ Smallwood, Chapter 15.

²¹ Smallwood, Chapter 15a, p. 11.

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none are listed in the National Register or as state or city landmarks. Other extant district residences may also have been improved during this time, and the construction of other houses no longer extant also may have occurred.

Tyler in the 1880s was a prosperous community with a population of 2,423, more than a 100 percent increase since 1860.²² More than 120,000 acres of Smith County were cultivated, 40,000 acres in cotton. In addition to more traditional cash crops such as cotton, and commodities such as corn, wheat and cane, Smith County in the 1870s, 1880s and 1890s, began to step up agricultural diversification, growing fruit, vegetables and flowers, most notably roses. Manufacturing also expanded when the Dilley Iron Foundry from nearby Palestine opened a plant in Tyler in 1881 to manufacture railroad equipment.²³ Other kinds of manufacturing also developed in Tyler during the 1880s, including a wagon factory, a hat fabricator, a chair factory, a paint factory and an ice plant.²⁴ Tyler had 64 mercantile establishments in the mid 1880s along with 137 mechanics, three hotels, 90 professionals, two banks, an insurance company owned by investors and residents of the Charnwood neighborhood (see Figure 123), and five newspapers. By 1887 two canneries processed locally grown fruit and vegetables and 15 labor unions represented workers in various fields.²⁵ As prosperity increased in Tyler, and Smith County, so did interest in civic works. In 1882, the first volunteer fire department in Tyler was organized by John B. Douglas, who served as its first chief in 1883. Douglas and his wife Kettie invested in Charnwood district properties. A school bond issue of \$6,000 resulted in the West End Negro School, the first school in the county for African Americans built with public monies. Electricity came to Tyler in 1888 when the Tyler Electric Light and Power Company was chartered.

The boom of the 1880s brought economic prosperity and a surge in Tyler's construction of business and residential buildings. New dwellings included many imposing residences as well as modest cottages constructed in the then highly popular Queen Anne style. Other

²² Whisenhunt, p. 32.

²³ Links between the Dilleys and district residents continued into the 20th century when the firm of Dilley, Connally and Mansfield, Hardware and Machinery (established by 1892) was in business. Other associations between district residents and members of prominent Palestine families include the Links as large shareholders in the Jester National Bank, owned by district resident L. L. Jester; Tyler shareholders in Jester's bank residing in, or owning property in, the Charnwood district included Walter Connally, J. A. Edson, J. B. Mayfield and Mrs. Maggie Edson.

²⁴ Smallwood, Chapter 15a, p. 11.

²⁵ Smallwood, Chapter 15a, pp. 11-12.

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residences utilized American Colonial architectural forms, in response to a revival of interest in that style, and still others sported established styles such as Second Empire. The 1880s saw fairly brisk land transfers in the district, when available cash and a surging population led investors and residents to divide their holdings into smaller parcels. In 1882 Benjamin W. Rowland purchased about 22 acres from J. W. Fields along what is now South Broadway, building a grand 2 ½ story, no longer extant, Second Empire style house in the 800 block. James Seagle sold two acres in block 259 in 1882 to J. F. And Myra Ford.

The Fords developed their land about 1886 with the substantial one-story Queen Anne style house that is now known as Ford-Russell-Sadler House at 505 East Charnwood. In 1884 Charles White acquired seven acres on South Fannin (called White at that time) in what is now block 262-A. About 1885 he built a modest center passage dwelling; probably with Queen Anne detailing (no detailing of any kind is currently visible due to alterations). Further subdivision of block 259 continued, with Martha Ramsour selling portions of her holdings in 1888 to R. H. Brown, a local merchant and business partner of John B. Douglas. Land in block 168 and 167 was formally platted into town lots in 1888 as the Charnwood Addition, the district's first named subdivision. District dwellings built in the 1880s reflect the diversity of construction types, styles and sizes city wide, and are among the few surviving examples.

Suburbanization 1890-1920

In 1890, Tyler's population was 6,098 people, an increase of more than 150 percent in 10 years. However, the boom of the '80s slowed as a local economic crisis occurred in 1891 when the Bonner and Bonner Bank failed, causing difficulties for many in town. The nationwide Panic of '93 also impacted the community, but the Jester National Bank, organized about 1892²⁶ rode out the crisis and continued to prosper into the 20th century. By mid-decade economic troubles eased somewhat and a steam powered tannery, a harness factory and two potteries were in operation.²⁷ In 1897 Tyler Commercial College was founded, and motion pictures came to town in 1898. Tyler's position as a state and local government and legal center bolstered the economy in the 1890s. "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."²⁸

²⁶ Woldert, Dr. Albert. *A History of Tyler and Smith County*, p. 117.

²⁷ Smallwood, Chapter 15a, p. 12.

²⁸ White, Dabney, Volume III, p. 1245.

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Despite the Bonner bank failure and the Panic of '93, business remained good enough during the 1890s to support continued land transfers and development within the city. The Queen Anne style continued to be favored, and the Classical Revival style began to appear in Tyler as a result of widespread acclaim and many published newspaper and magazine images of the classically inspired temporary buildings erected at the 1892-93 Chicago World's Fair. Older styles such as the Second Empire and Italianate fell from favor as outmoded. In the district, suburbanization took hold as the town lots in the Charnwood Addition developed: in 1890 a 1½ story Queen Anne style house was built at 621 South Fannin, and a Queen Anne cottage went up at 627 South Fannin. The construction of residences at 609 and 603 South Fannin took place about that same time; their architectural forms are not known. L. L. and Minnie Jester built their grand, architect designed Queen Anne dwelling at 630 South Fannin in 1898. Other areas of the district also developed. In 1893 Samuel A. and Therese Kayser Lindsey purchased a lot in block 166 and in 1895 built a modest one-story wood frame Classical Revival influenced cottage at 416 East Charnwood, the oldest extant house in block 166. In 1895 Kettie L. Douglas, by now a widow, purchased from R. H. Brown (her late husband's business partner) a large parcel in the east end of the historic district in what are now blocks 259 and 259-A. She formally platted and improved this property with a few rent houses (all demolished). B. W. Rowland created large lots in block 261-A and 261-B in the 1890s; a one-story house was erected on one of them during that decade at 714 South Broadway. In the 1930s an extensive remodel incorporated that house into the high-style Colonial Revival style residence now on the site. Other houses in what is now the 800 block of South Broadway, and all now demolished except for the rear portion of 806 South Broadway, also were erected as a result of Rowland's activities. In 1899 local wholesale grocer John B. Mayfield and his wife Hattie Belle Patterson Mayfield purchased the c.1861 house/private school at 223 East Charnwood, enlarging and upgrading it to its present high-style Classical Revival appearance. These district residences reflect national, state and city wide architectural tastes represented within Tyler as a whole by other dwellings such as the 1890 Queen Anne Riviere House, and the 1898 Classical Revival Woldert House, both of which are Tyler city landmarks. The 1903 Ramey-Grainger House, just outside the historic district on the west side of Broadway at Houston, is a fine example of Classical Revival architecture and is listed as a state and local landmark and on the National Register.

Population growth in Tyler during the 1890s was more modest than in the 1880s. In 1900 8, 069 people lived in Tyler, an increase of 1,971 residents. In 1901, Smith County had 110 miles of operating railroad track, and two railroads served Tyler. The first 10 years of the new century saw a modest expansion of Tyler's business, professional and civic organizations. Agriculture remained an important industry as did manufacturing and commerce. Figure 124 shows a 1904 advertisement for the Mayfield Grocery Company, Wholesale Grocers, owned by John B. Mayfield of the Charnwood district. Banking, insurance and legal services also

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continued to contribute to the economy. Newspapers report much church activity and the establishment of a Carnegie Library in 1904. County wide growth continued, with many new post offices and schools in both Tyler and the county.²⁹ Charnwood neighborhood architect J. H. Bothwell served as Tyler Fire Chief in 1906. Consolidation of some county school districts began in 1907, the first of many to come as the population increased and fiscal academic responsibility indicated the advantage of consolidation. By 1910, Tyler had a population of just over 10,000.³⁰

Although city-wide growth between 1900 and 1910 was less impressive than in the years before 1900, the steady increase in population created a demand for more housing. Architecturally, the Classical Revival remained highly popular in Tyler. A new popular house form, the bungalow, gained favor. Often detailed with Craftsman design elements, the bungalow plan uses a three part system of public, private and service rooms providing a functional alternative to more formal traditional plans. Bungalows appeared in the United States in the late 19th century. Their popularity spread, and by about 1906 they were being built all across the nation. Adaptable to large scale, high quality construction as well as to smaller more modest expressions, the wood bungalow often had Craftsman features, which were drawn from pre-industrial European and Japanese architecture. Rough hewn unpainted timbers, misshapen brick called clinker brick and stone were common materials used to create an organic feel, with the house seeming to emerge naturally from the ground.

With its near central location, the Charnwood Residential Historic District and the areas west and slightly south of it experienced more concentrated development between 1900 and 1910. Construction in the district continued as existing parcels developed with high style and merchant class dwellings, and existing residences sold to new owners. In 1906 Walter and Gretta Connally built a grand, architect designed Classical Revival/Craftsman style house at 700 South Broadway (in block 261-A) on a lot previously created by B.W. Rowland and purchased from former Texas Governor James Hogg. In 1905 Max and Birdie Goldstein, prosperous Tyler merchants, built a transitional Queen Anne/Classical Revival style dwelling at 615 South Fannin on the sole remaining undeveloped parcel in the 600 block of that street. In 1902, E.T. and Laura Broughton purchased the c.1886 Niblack homestead (demolished c.1915) where 400 East Charnwood now is, selling in 1906 to Carrie Pinkerton the house they owned at 415 East Charnwood. Mrs. Pinkerton, matriarch of a prosperous merchant family in Tyler and daughter of Mary Niblack—who at one time owned all of block 166—may have modified 415 East Charnwood to its present Free Classic Queen Anne form. No other

²⁹ Whisenhunt, pp. 39-53.

³⁰ Whisenhunt, p. 53.

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residences appear to have been built in the district during this period, but others went up outside its boundaries to the west.

If district construction was limited, land transfers were not, as more lots were created out of larger parcels. In 1901 Kettie Douglas sold her land at the east end of the district to law partners H.E. Lassetter and T. B. Butler, who re-platted it as Lassetter and Butler's Subdivision. Butler, a relative of district resident Minnie Jester, would, within 10 years, come to own the house at 630 South Fannin. In 1908 T. B. Butler and J. W. Fitzgerald purchased the "old White homeplace" at 740 South Fannin and the surrounding property and in 1909 formally platted it as "Butler and Fitzgerald's Subdivision of the C. G. White Homeplace;" this is now block 262-A. Development here and in the Lassetter and Butler Subdivision came slowly, with major activity beginning in the late 1920s and extending through the 1940s.

Citywide, high-style Craftsman houses are rare, with a scattering of merchant class dwellings found west of the historic district. The modestly scaled and appointed bungalow, however, caught on in Tyler, as it did every where else in America, and the city is filled with bungalows that bear modest elements such as tapered wood or square brick porch posts, knee braces and exposed rafter tails, derived from high style Craftsman design. Most Tyler bungalows, however, date from the 1920s and 1930s, reflecting a local delay in transferring the high style concepts to more modest buildings. During the 1930s, the same bungalow plan, using the three part system of rooms served as the basis for modest adaptations of other architectural forms including the immensely popular Tudor Revival and Colonial Revival styles.

By 1910 the district was developing into a near suburban neighborhood with a complex mix of large, medium and small dwellings on lots of varying sizes and shapes reflecting the social and economic status and ties of district residents and investors. Family and business relationships, always important in the business and social life of small and medium sized towns, played a key role in the development of the Charnwood Residential Historic District. From the earliest settlement of the area in the 1860s and 1870s, when it contained a few vernacular pioneer era homesteads, ties among immediate and extended families, business associates and acquaintances determined how much of the land was divided and developed. These connections become stronger with every decade, until between 1900 and 1910 development of district property is more often than not the result of some sort of familial or business tie making the district, in effect, a rather tightly knit community within the larger city.

Tyler and Smith County grew steadily between 1910 and 1920. Agriculture and manufacturing continued to fuel the economy, as did wholesale and retail commerce, banking, insurance and legal services. In 1910 the Jester National Bank reorganized into the Jester

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Guaranty State Bank, with T. B. Butler one of the organizers.³¹ With more leisure time available, Tyler women turned some of their energies toward the arts; the Coterie Club for the study and appreciation of music formed in 1913.³² In 1938, its headquarters would be in the district dwelling at 206 East Dobbs Street.³³ Tyler residents began to be selected for service at the national level, with Judge Hampson B. Gary appointed Special Counsel for the Department of State in 1914, and made Assistant Solicitor in 1915.³⁴ In 1915 Tyler voters selected the manager-commissioner form of city government in place of the older, mayoral system.³⁵ In 1917 Smith County rose growers shipped their first railroad carload lots of roses, testifying to the increasing success of horticultural businesses in the county.³⁶ Tyler and Smith County residents served national interests through participation in World War I providing men for the U.S. Army (Company C, 133 Machine Gun Battalion, 36th Division) and for the Texas National Guard (Company K, Sixth Infantry).³⁷ In 1917 1,025 motor vehicles traveled county roads; only a few were paved. In 1919 voters approved a \$1,000,000 bond issue for the first paved roads in the county.³⁸ By 1920 the population reached 12,085.

Between 1910 and 1920 the Charnwood neighborhood continued developing with a mix of large and more modest dwellings mostly built by individuals who had family or business associations with existing residents. Three dwellings were built in proximity to each other on East Charnwood Street. A c.1895 dwelling on South Broadway, and another older dwelling on South Fannin were enlarged and remodeled. As the neighborhood became suburbanized and automobiles began to appear, residents added garages to house their vehicles, and barns and other rural 19th century outbuildings were removed. In 1910 Samuel W. Littlejohn, a lumber executive, purchased the property at 313 East Charnwood and erected a two story wood dwelling that burned before it was completed. Littlejohn rebuilt it. In early 1911 Littlejohn's

³¹ Whisenhunt, Donald W. pp. 54-55.

³² Whisenhunt, Donald W. p. 55.

³³ Tyler City Directory, 1938.

³⁴ Whisenhunt, Donald W. pp. 55-56.

³⁵ Whisenhunt, Donald W., p. 54-58.

³⁶ Whisenhunt, Donald W., pp. 54-58.

³⁷ Whisenhunt, Donald W., pp. 54-58.

³⁸ Whisenhunt, Donald W., pp. 54-58.

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parents, Elbridge G. and Sarah Littlejohn, were reported to be living in the "...Judge Russell place on Charnwood Hill..."³⁹ (505 East Charnwood) while they were waiting for their house, a modest one story Classical Revival style dwelling, to be constructed on Charnwood (now 409 Charnwood). Family ties apparently brought the elder Littlejohns to the neighborhood. The senior Littlejohn's property was just three lots east of their son's home. In 1911, the property at 806 South Broadway was sold to Oswald M. Boren, a young businessman who was the nephew of Walter and Gretta Connally who lived at 700 South Broadway. Boren had recently married Bettie Parker, daughter of John Parker, a partner in Parker and Pinkerton, a highly successful Tyler real estate firm. The Pinkertons lived at 415 East Charnwood. Parker and Connally had the house enlarged as a wedding gift for the young couple.

In 1910 Charles L. and Nellie Porter purchased the Niblack-Broughton place at what is now 400 East Charnwood. Retaining the existing house until the note was paid in 1915, the Porters began construction in 1916 on a spacious, high-style Classical Revival style dwelling, designed by local architect J. H. Bothwell, who was related by marriage to Charnwood residents T.B. and Sarah Butler. Charles Porter was a business partner of John B. Mayfield in the Mayfield Wholesale Grocery Co.; Mayfield lived just one lot west of the Porters on the opposite of Charnwood. In 1920, G. G. and Lucy McDonald, who had lived at 609 South Fannin since the 1890s, remodeled their dwelling after it was almost completely destroyed by fire. They built a well-appointed, if somewhat modest, Craftsman-influenced bungalow onto the remnants of their home. J. H. Bothwell was the architect and Pat Hairston the contractor. Other dwellings built in the district during this decade, some as rent houses that are no longer extant, include 225 East Wells.

Growth and Development 1920-1950

Between 1920 and 1930, significant economic growth in Tyler and Smith County occurred in dairying operations.⁴⁰ Rose culture also remained important industry, and developed more rapidly after irrigation was introduced in 1924. In 1927 Smith County rose growers sold between 2,000,000 and 3,000,000 bushes.⁴¹ Tomatoes also became an important crop with more than 8,000 acres in cultivation during the late 1920s. In 1921 the first concrete paved road was created in Smith County, running for 3 ½ miles on the Tyler-Dallas Highway (now U. S. 64). Tyler remained a legal center with a U.S. District Court, as well as the

³⁹ *Tyler Weekly Courier Times*, January 27, 1911

⁴⁰ Hatcher, Edna L., *An Economic History of Smith County, Texas*, 1940, p. 60.

⁴¹ Hatcher, Edna L., pp. 62-70.

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various Smith County courts. The Tyler Chapter of the Texas Association of Business was established in 1922 in response to a booming business climate, and Tyler Commercial College had an enrollment of more than 4,000 students.⁴² Two women's organizations sprang up in the 1920s, the Poetry Society of Texas in 1921, led by former Charnwood neighborhood resident Therese Kayser Lindsey, and the Tyler Women's Forum in 1923. The Utopia Club was founded in 1927 to promote support for education, social and civic activities within the African-American community; in 1928 this group joined the district, state and national Federation of Black Women's Clubs. In 1922 the Cotton Belt railroad shop workers union went on strike, in what would be a long and unsuccessful attempt by the union to improve wages and working conditions. In 1924, an eight story commercial building went up at the corner of Broadway and Ferguson. In 1929 work began on the Tyler Municipal Airport (Pounds Field).⁴³ The population of Tyler in 1930 was about 17,000.

Reflecting the prosperity of the business community and the increase in population, new dwellings were erected all over the city and many streets were paved. Colonial Revival, Classical Revival and Tudor Revival architectural forms became the most widely built in Tyler during the 1920s and 1930s with many high style, as well as modest examples, erected. The modest Craftsman bungalow also became a widely built form, especially for investment properties and development catering to lower middle and working class people.

In the Charnwood Residential Historic District several streets were paved in the 1920s and 20 new dwellings were erected in popular and revival styles. In the late 1920s Jim and Mamie Negem constructed eight modest wood frame Craftsman influenced bungalows in their subdivision (block 262-B), using them as rent houses and collateral for other investments. Modest Craftsman influenced properties include 307 East Wells, 311 E. Callahan, 521 East Charnwood and 515 East Houston. Little is known about these properties as surviving records concerning their original ownership and construction are sparse. However, they typify quality working class housing of the time and illustrate the variety of dwelling types and development patterns represented in the district. More substantial Craftsman influenced designs include the 1½ story brick bungalow at 423 East Charnwood, built by Gus Pinkerton, Jr. and his second wife Flonnie in 1926. Two garage apartments, both bearing modest Craftsman influenced details, such as exposed rafter tails, appeared in the late 1920s: one at the rear of 610 South Broadway and one at the rear of 112 Rowland Place. Bungalows and duplexes in revival styles joined their Craftsman cousins including the one-story wood, Colonial Revival style bungalow at 110 East Charnwood. Other revival style district dwellings from this era are the

⁴² Whisenhunt, Donald W., p. 59.

⁴³ Whisenhunt, Donald W., pp. 61-63.

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two-story stucco 1926 Tudor Revival/Colonial Revival duplex built for Tyler attorney Fred Hughes and his wife Tennie at 602 South Broadway, and the one-story Colonial Revival duplex at 406-408 East Charnwood built by Charles and Nellie Porter on the lot adjacent to their home. A Classical Revival/Craftsman style apartment building, probably built by Tyler businessman J. R. McBride between 1920 and 1925 is at 610 South Broadway. High style and merchant class revival style dwellings from the 1920s include the expansive two-story brick Colonial Revival residence at 720 South Broadway, and the Classical Revival style Willett-Bryant House, also built in 1924 by A.R. and Julia Willett. An imposing two-story, brick Tudor Revival style dwelling built for D. Gerry Connally, a son of Walter and Gretta Connally was constructed by Dallas architects Ralph Bryan and Walter Sharp in 1927 at 207 East Charnwood. Adjacent to the rear lot line of the elder Connally's home, this house is an important focal point in the neighborhood.

Although the erection of substantial houses remained a feature of the district during the 1920s, and family and business associations were involved in some of the development, smaller single family dwellings intended for rental use, or ownership by middle and working class people, joined the already diverse housing stock. These smaller dwellings, built by Tyler investors who did not live in the district, as well as by district residents, reflect the growing awareness of the commodity value of Charnwood property. Housing demand promulgated by population increases, and the desire for a good return on investments influenced the development of these and other district properties at fairly high density. As land in the central and near central part of the city became increasingly scarce Charnwood residents and community investors realized the financial potential in developing modestly scaled quality dwellings, apartments and duplexes. This trend continued in the 1930s in the wake of the East Texas oil boom. Good examples are the duplex at 406-08 East Charnwood and the apartment building at 323-323 1/2 East Houston. Developed by Charles and Nellie Porter out of lands adjoining their residence lot, these dwellings illustrate the changing pattern of land division in the district. The Porters, who purchased their residence lot and surrounding lands in 1910, built an imposing dwelling on part of the property in 1916-17. As a business partner of district resident John B. Mayfield, Porter came to be a district resident through that connection, reflecting early district development patterns. As times changed and Charnwood real estate became more valuable, the Porters, like other district families, capitalized on the investment potential by subdividing off vacant holdings and putting up income producing properties. Map-105 shows the Mayfield property, the Porter residence, and the Porter investment dwellings.

Despite the onset of the Great Depression in 1929, the prosperity of Tyler in the 1920s was matched in the 10 years between 1930 and 1940, largely as a result of continuing agricultural successes and the discovery of the East Texas oil fields in 1930-31. Although the Depression affected some industries, including railroads and manufacturing, the oil boom

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mitigated local losses overall, and construction flourished during the 1930s as it did in few other places in America. In March 1931 Guy Vernon Lewis brought in the first producing oil well in Smith County, located near the community of Arp. As more wells came in drillers, riggers, geologists, pipers, surveyors and others moved to Tyler, and refineries and exploration companies developed. Oil added greatly to the Tyler and Smith County economy as the following excerpt relates:

One of Smith County's newest sources of income is that from oil. A newspaper writer some years ago stated that a thumb-nail sketch of Tyler and the surrounding area could be written in three words--pines, politics and progress. Today the alliteration could be carried still further with the addition of petroleum and prosperity. The discovery of oil in East Texas in 1930 was a vital factor in Tyler and Smith County's growth. Tyler occupies an enviable position in the oil field. Producers, drillers, operators and oil capitalists, quick to see the advantages of Tyler, came here to make their homes and establish their offices. It is now the headquarters for several oil companies. In 1934 5,776,848 barrels of oil were produced in Smith County.... In 1938 8,304,750.59 barrels [were produced]...During 1939 and 1940...several wells have been drilled which resulted in some oil producers as well as gas producers. What the future holds for the area cannot be predicted, but it is a well-established fact that proven production in nine distinct pools completely surrounding Tyler definitely keeps it in the oil business.⁴⁴

Another highly successful industry in the county was agriculture, especially dairying. By the mid 1930s, 48 dairies had permits to retail or wholesale dairy products in Tyler. Roses, blackberries, peaches, pecans, and vegetables continued to be important local crops. Lumber and related milled wood products also significantly contributed to the economy with 25 saw mills county-wide in 1937.⁴⁵ Additional principal industries in the county in the 1930s included canning factories, foundries, machine shops, a rail car factory, a grist mill, peanut products, and the manufacturing of crates, boxes mattresses, work clothing and house dresses. Services included 16 passenger auto agencies, six commercial auto agencies, 19 auto tire dealers, seven bakers, 33 cigar stands, 36 confectioners, 13 delicatessens, 15 department stores, 26 druggists, 38 dry goods stores 134 independent grocers and seven chain grocers, and 59 restaurants, among many others.⁴⁶ Depression era Federal work programs funded by the

⁴⁴ Hatcher, Edna L. *An Economic History of Smith County 1846-1940*, pp. 99-100.

⁴⁵ Hatcher, Edna L., pp. 62-63, 98.

⁴⁶ *Tyler Courier Times Telegraph*, December 2, 1934, p. 5.

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Civil Works Administration (C.W.A.) and the Public Works Administration (P.W.A.) brought jobs and public works improvements to Tyler. Manned by men on the Smith County Relief Rolls and enrolled in the Civilian Conservation Corps (C.C.C.), the projects included paving of streets, alleys and water channels and the construction of public park improvements. Tyler's population in 1940 was about 28, 200, and the assessed valuation of property was \$21,453,204. District streets paved during this decade include Houston between Broadway and the Mo-Pac right-of-way, and portions of Donnybrook.

Between 1930 and 1940 more than 11,000 new residents settled in Tyler, and as these new residents arrived, housing availability became short, fueling construction throughout the city of hundreds of brick bungalows, mostly in revival styles. Substantial brick and frame residences were built southwest of the Charnwood district, and concentrations of brick bungalows appeared west of the historic district and in other parts of the city. In the 1930s revival styles largely supplanted the more varied tastes of the 1920s, which included an occasional Classical Revival dwelling and many Craftsman bungalows. During the 1930s, only a few Craftsman style houses appeared in the district. One is the dwelling at 602 South Fannin erected in 1931 for Dollie Hanks, business manager of the *Courier Times* on a lot created by *Courier Times* owner Sarah Butler out of her property at neighboring 630 South Fannin. Another is at 527 East Charnwood, built about 1932. By contrast, during this same decade, more than 50 revival style dwellings were built in the district, representing the vast majority of all district construction in the 1930s. Tudor Revival and Colonial Revival styles were the most popular styles, with one dwelling built in Mediterranean Revival style. While many of these dwellings are modest one-story brick residences constructed as infill on lots along East Houston, South Donnybrook, and East Wells, 25 are substantial two-story brick or stone veneer single family and duplex dwellings built in the Rowland Place subdivision between 1932 and 1940, including the residence at 123 Rowland, and the duplex at 118 Rowland. This distinct area also includes one Colonial Revival style four unit apartment building, at 111 Rowland Place. Four substantial Colonial Revival style residences went up on East Houston in the 1930s, developed by district resident Fred Hughes, east of his residence at 602 South Broadway, and one Classical Revival and one Tudor Revival dwelling were built on South Broadway about 1930. One high-style revival style dwelling also appeared in the district during this period, the two story brick Colonial Revival Durant-Zeppa House at 714 South Broadway. This house was enlarged and remodeled from a one-story Victorian era dwelling to its present form in 1935. Other district dwellings from the 1930s are seven one-story wood Minimal Traditional style residences built on South Oakland Avenue by district resident Sarah Butler. These dwellings represent the first modern house forms in the district and are among the first such dwellings in the city.

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Alley paving and park improvements were among the Federally funded work programs in Tyler during the 1930s. Projects carried out by Federal work programs in the Charnwood Residential Historic District include the 1934 paving with red brick of South Donnybrook Avenue between Frazier and Rix streets as a Civil Works Administration project, and the 1938 red brick paving of East Dobbs Street as a Public Works Administration project. Although no documents were found regarding the water channel at the south end of the district,⁴⁷ it is thought that this feature also was installed under one of these federal programs as it is identical to other water channels throughout the city and to park improvements constructed by C.C.C. and other Federal relief organizations in the 1930s.

Economic, civic and social growth continued in the 1940 to 1950 period, despite the impact of World War II. In 1940 and 1941, new community service and business networking groups formed and construction began on a baseball stadium at the East Texas Fairgrounds. The city's community theater was remodeled and an additional movie house opened. In the African-American community, the Ella Reid Library, formerly the Negro Public Library, was chartered and supported by public donations.⁴⁸

After the start of the war, a Signal Corps Radio Operator Training School was established in Tyler, and the U.S. government leased the Tyler airport for use as a government field. Construction began in 1943 on Camp Fannin, which served as a "Branch Immaterial Replacement Training Center;" later that year its function changed to an "Infantry Replacement Training Center." In 1945, the camp was a separation center and the airport returned to civilian use. The military presence aided the community, and Smith County as a whole, as did the continuing production of oil and gas.⁴⁹

After the war, the State of Texas located a tuberculosis sanitarium at former Camp Fannin, and the McMurrey Refinery announced plans to build a \$40,000 plant in Smith County. In 1948 the first African-American attorney to try a case in the Smith County Courthouse won his case in the 7th Judicial District Court. Former Charnwood district resident, then City Councilman Claude Holley, proposed the construction of a swimming pool for Tyler's African-American residents, and Emmett Scott Senior High School, opened to serve African American students. In 1949, Bergfeld Center, one of Tyler's first suburban shopping centers, opened on South Broadway, south of the Charnwood district. Many new

⁴⁷ City of Tyler Engineering Department files, 1925-1950.

⁴⁸ Whisenhunt, Donald W., p. 71.

⁴⁹ Whisenhunt, Donald W., pp. 69-78.

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churches organized, and established congregations built new buildings or additions to their existing churches. In 1948 the population of Tyler was estimated by the Tyler City Commission to be about 42,500.⁵⁰

Tyler's post World War II economy was supported by industrial and manufacturing enterprises that located in Smith County because of the nearby, abundant oil and gas. The machine shops of the St. Louis and Southwest Railway (Cotton Belt) were the largest industrial employer in 1947 with 523 employees and an annual payroll of more than \$1,000,000. Other industrial firms included the Sledge Manufacturing Co., the Woldert Company, the Tyler Pipe and Foundry Company, and the McMurrey Refining Co., Thompson Manufacturing Co., the Richardson Co., the Bryant Heater Co., American Clay Forming Co., the East Texas Cotton Oil Co., and the East Texas Crate and Basket Manufacturing Co. The Mayfield Grocery Co., still in business with four branch offices, was joined by two competitors. The Wadel-Connally Co. a wholesale hardware distributor, had nine branch offices.⁵¹

As the community turned its energies toward World War II, development of new residences in the district appears to have ceased, slowing in the city as a whole, not to resume its pre-war intensity until 1946. That year 220 East Callahan, a Ranch style influenced dwelling, and 735 South Donnybrook, a brick Minimal Traditional house, went up in the district, and many similar new dwellings on the west edge of Tyler also appeared. These are among the first post-war tract developments in the city. That same year construction resumed on remaining lots in the Lassetter and Butler subdivision along South Oakland, when Sarah Butler's heirs sold her holdings to Edwin and Louise Russell, heirs of Annie Ford Russell (formerly of 505 East Charnwood). The Russells sold the remaining lots to individual buyers who then developed them with one-story wood Minimal Traditional/Ranch style residences. In 1948, investor Dwight Davidson acquired the remaining land on East Wells, around the corner from the Lassetter and Butler subdivision, and created seven parcels that were all developed by the end of 1949.

With most of the available land in the district developed by 1940, subsequent construction was as scattered infill; the largest concentrations appeared on Oakland and Wells. After 1950 new construction was confined to infill on four lots, the construction of replacement dwellings on three lots, and the redevelopment of three previously residential lots with commercial buildings. District streets paved in the 1940s included the 1949 asphalt paving of the eastern most block of Charnwood, between Niblack Place and Oakland Avenue,

⁵⁰ Whisenhunt, Donald W., pp. 69-78.

⁵¹ Woldert, Dr., Albert, pp. 148-149.

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and the 1949 asphalt surfacing of Callahan Street. By this time, all district streets had paving, either with brick or asphalt, except South Fannin between Charnwood and its end; that portion of the street was not paved until 1956.

SPECIFIC PATTERNS OF DISTRICT LAND DIVISIONS

Between 1850 and 1910 Tyler grew steadily, its economic advancement slowed, but not stopped, by the Civil War, Reconstruction and the financial panics of the early 1890s. During its first 60 years, families settling in the district, or investors owning land therein, built or bought mostly modest or merchant class dwellings; a few who achieved great success constructed new homes or enlarged existing homes reflecting their status, and a few developed parcels as investments. Although members of the "founding families" of the 1860s may have known each other prior to coming to the district, most were not originally linked through family or business ties. In the late 1860s a pattern of land transfers within district families and among their business associates and acquaintances began, bringing more people into the "neighborhood family" and expanding those ties. This trend became a primary development characteristic well into the 20th century. The result was heterogenous development reflective of the differing tastes, levels of accomplishment and needs of early district investors, residents, and their extended family members.

Between 1910 and 1950 Tyler developed into a major East Texas city, fueled by an expanding economy in the 1920s and the oil boom of the 1930s and 1940s that brought several thousand new residents to the city. During these years the Charnwood neighborhood continued to develop along diverse lines becoming suburbanized as Tyler grew geographically. However, a core of old families linked by blood, marriage and business ties remained present, at the heart of the community along East Charnwood Street, South Broadway and South Fannin, occupying the earliest as well as some of the grandest dwellings in the district. Between 1910 and 1920 family and business ties were an especially strong development factor as those related or in business together found their way to the Charnwood neighborhood. Recognizing the financial worth of property in their neighborhood, some of these residents became investors, developers and speculators within the district. By the mid 1920s they were joined by investors and developers who lived elsewhere in Tyler in the construction of a large number of modest and substantial dwellings built in then popular styles to meet growing community housing needs. Through the 1930s and 1940s speculative development became the primary type of development within the district, as in much of the city, as the last large parcels of land were improved with modest "tract" type dwellings. To the end of the 1940s and the nearly full development of neighborhood lots, however, district residents, or descendants of district residents, played a primary role. Architecturally the district is more diverse than any other in Tyler, and contains the largest and best preserved concentration of the oldest, and most diverse dwellings in the city. Construction in the district closely reflects city wide

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preferences for 19th and 20th century architectural styles with a few anomalies such as the rare surviving example of a modest Greek Revival house and a very late vernacular L-plan house from about 1912.

Early District Land Divisions 1839-c. 1870

The first name recorded in association with the land that is now the Charnwood Residential Historic District was that of Jefferson Y. Jones. On December 24, 1839 the Republic of Texas Board of Land Commissioners issued Jones Conditional Certificate No. 537 for a second class headright (320 acres), in what was then Nacogdoches County. This land was first surveyed in 1844 by J. C. Hill, Nacogdoches County Surveyor. On July 4, 1845 Jones received an Unconditional Certificate (No.352) for the same land. It appears that Jones did not occupy this land, for on December 1, 1846 Edgar Pollett received the patent to the 320 acres as an assignee of J. Y. Jones. Consideration paid by Pollett to Jones for the land was \$1,000. Pollett apparently did not occupy his patent, and on April 23, 1851 Pollett sold the entire 320 acres to F. M. Bell and H.H. Edwards for \$2,000. The 320 acres was bounded on the north by Front Street, on the east by a line where the Union Pacific tracks now are at the east edge of the district, on the south by a line a little south of First Street, and on the west by a line where Augusta Avenue is now located.⁵² In August 1851 Bell and Edwards each deeded portions of their respective interest in the 320 acres to the other party in order to provide Bell and Edwards with separate parcels of about 40 acres each, outside the district just west of South Broadway, at the northwest corner of the Jones Survey. Bell and Edwards apparently occupied their separate 40 acre parcels. Map-106 shows the Jones Survey, and the Bell and Edwards divisions.

In November 1852 Bell transferred to Edwards his interest in 99 acres, which now encompass the Charnwood Residential Historic District. In June 1860 H.H. Edwards sold about 31 acres of the 99 acres to John W. Fields for \$825.00. Fields apparently did not live in the district. This area was located along the east side of South Broadway between Houston Street and Dobbs Street east to a line that roughly follows South Donnybrook and South Fannin avenues. In 1862 Fields sold the north portion of his property to George Yarbrough and Stephen Reaves, both of whom lived north of the district. This area is bounded by Broadway on the west, Houston on the north, a line about where South Donnybrook Avenue now is on the east, and Charnwood on the south. The area Fields sold to Yarbrough and Reaves includes New City Block 168 and New City Block 167 (see Map-104). George Yarbrough acquired most of the remaining Charnwood neighborhood property through other transactions. This land is now contained in New City Blocks 166, 165, 259, 259-A, 260, 262-A and part of 262-

⁵² Smith County Deed Records, 47/579; 47/580-81; 47/551; C/574-75.

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B. During the 1850s and 1860s he sold off this property. Some of the parcels went to people intending to occupy it, such as the Morrills and John T. Hand, in other cases, the land was retained as an investment by its new owners including the Lignoskis, James Seagle, and J. W. Loftin.

The property that is now blocks 165 and 166 passed from Bell and Edwards to Alfred W. Ferguson, who sold it to George Yarbrough in 1856. That same year Yarbrough sold 50 acres, including this property, to J. W. Loftin. Loftin, an early Tyler resident and prominent businessman, lived west of the historic district. In August, 1860 Loftin sold four acres of the 50 to B. R. Lignoski⁵³ and his wife. This property would become block 166. Between 1866 and 1870 Lignoski rented the use of the land first to one Nathan C. Hall and then to one S. P. Donley and Signal (sic) W. Jones.⁵⁴ In March 1861, Loftin sold five acres including all of block 165, and the property east of it to the railroad tracks, to Andrew Hosea (Hosie) and Martha Ramsour, who apparently shortly thereafter built their double pen dog trot dwelling at what is now 504 East Charnwood.⁵⁵

As with blocks 165 and 166, records dealing with the early land history of block 259 and block 259-A show this property was part of a much larger parcel that passed from patentee Pollett to Edwards and Bell, and eventually to George Yarbrough in 1856. In 1861 he divided off nine acres between two owners in what became New City Blocks 259 and 259A: Yarbrough sold four acres to D. B. and Laura Morrill, and in March of that same year sold five acres to James M. Seagle. The Morrill parcel includes the portion of the block from 423 Charnwood west, the Seagle portion includes the area from 505 Charnwood east. Map-118 shows the early ownership of the land in block 259, and Map-119 shows later divisions. Seagle, who was a business partner of the Ramsours, sold a portion of his four acres to Martha J. Ramsour in September 1867. Widowed a few weeks before, Mrs. Ramsour lived directly

⁵³ Lignoski is spelled variously in the records, including Lignakie, Lignaki, and, most amusingly, Legnos Keys.

⁵⁴ Signal W. Jones is likely Tignal Jones a prominent landowner in Tyler; his relationship to Jefferson Y. Jones is unknown. The Tignal Jones homestead was west of Broadway outside the historic district, but inside the J.Y. Jones Survey; in 1890 Mrs. Jones platted the Mrs. T. W. Jones Addition, on the west side of Broadway, reinforcing the current local perception that properties on the east and west sides of Broadway are unrelated in terms of history and development.

⁵⁵ The sale of the property to the Ramsours in 1861 suggests that year as the construction date for the house. However, traditional stories and the operation of Ramsour's mill as early as 1857, also could support a possible earlier date of the late 1850s for the construction of the house.

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across the street from the Seagle property in Block 165. In 1872 Mrs. Ramsour sold two acres of this property back to Seagle and his wife Cornelia. These two transactions begin the important district development pattern of transfers between residents and business associates.

New City Block 260, which includes all the land south of Charnwood Street and north of Wells Street between Fannin and Donnybrook, was part of the property Edwards and Bell purchased in 1851 from Pollett. This land passed to George Yarbrough who in 1864 sold eight acres to John T. Hand. Hand built a dwelling on the property, from which, for a short time, he also operated a school.

Overview of District Land Divisions in the Period of Significance c. 1870-1950

Early development was the result of non-district resident speculator divisions, but by the late 1860s and early 1870s, the development patterns of the neighborhood were becoming more complex. The trend away from solely speculative patterns began between 1867 and 1872 when Martha Ramsour, matriarch of an early homesteading family, transferred land back and forth with a business associate, James Seagle. These exchanges initiated a primary district development pattern that evolved to include transfers among people who were related in some fashion and the acquisition of property from investors by associates and acquaintances of district residents. Between 1867 and 1920 the district became a neighborhood, one populated by families who were related through blood, marriage or business. In some cases, lots were subdivided from larger parcels, and sold, given or developed for children or other relatives of established neighborhood residents. In other cases, district residents purchased newly created lots, or extant residences as they became available through sale or foreclosure. In time, many of these properties also were given, sold or developed for younger family members.

That residents took an interest in surrounding properties is illustrated by several examples. Some, such as W. L. and Ida Bostick and C.G. and Addie White, moved from one location to another within the district, and others, such as J. Gordon Russell and Samuel A. Lindsey purchased properties in foreclosure, keeping them in the "district family." District residents also apparently informed business associates of available land or dwellings, bringing new "family members" into the neighborhood. Some new residents, such as Charles and Nellie Porter, who lived at 400 East Charnwood, became near neighbors to Mr. Porter's business associate, John B. Mayfield, who lived diagonally across the street at 223 Charnwood. After 1920, district residents realized the economic value of neighborhood property. Fueled by this understanding, and burgeoning growth, they became speculators themselves, frequently developing modest infill investment properties.

While family and business ties became increasingly important to district development in the late 19th century, speculative development by prominent local non-district residents

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continued to occur, extending into the next century. The first large scale subdivision of neighborhood property into town lots was the result of speculator efforts by prominent Tyler businessmen W. S. Herndon and T.R. Bonner. They acquired the old private Tyler Female Academy (Charnwood Institute) property of several acres and subdivided it into town lots in the 1888 Charnwood Addition (see Ma-107). By 1890, these lots were being developed with substantial merchant class residences, such as 627, 609, and the no longer extant 603, South Fannin. Still other portions of the district were subdivided between 1890 and the 1930s by prominent local business people such as Kettie L. Douglas, and Jim and Mamie Negem, and the heirs of families long established in the neighborhood such as Carrie Rowland Swann and T.B. and Sarah Butler. The Douglas subdivision (along the east end of Charnwood, the 630-700 block of South Oakland and the eastern most portion of the north side of East Wells; see Map 8.5) developed with a few rent houses, but remained largely unimproved until the late 1930s. Its location adjacent to the railroad right-of-way at the east end of the historic district in a low lying area prone to periodic flooding undoubtedly influenced its slow development. The Negem subdivision (on Callahan, and on part of South Fannin and South Donnybrook; see Map-109) was platted in 1929, and it already contained a few modest bungalows. The Rowland Place subdivision, platted in 1925 (see Map-110), developed rapidly in the 1930s with substantial middle class duplexes and single family residences on appealing property, just east of South Broadway. Infill lots along Charnwood, Houston, Broadway and Donnybrook also developed rapidly in the 1930s.

The last two large areas of district land to develop include the property in the 600 and 700 blocks of South Oakland and the 400 and 500 blocks of East Wells. The Oakland properties in the 630-700 block, and the two eastern most lots on Wells were part of Mrs. Douglas's Subdivision. This property was purchased and replatted in 1901 by H. E. Lassetter and T. B. Butler. In 1937, district resident Sarah Butler (Butler's widow) develop the subdivision with modestly sized and appointed Minimal Traditional style dwellings.

The onset of World War II halted development, and in 1946, Sarah Butler's heirs sold her remaining lots to a single owner who sold them for individual development. The remaining land along East Wells Street was acquired in 1948 by investor Dwight Davidson from owners whose dwellings that fronted on Charnwood Street. He formally subdivided the property under his name into seven lots, and sold individual house lots to buyers offering them financing through two local lenders and construction of a standardized Minimal Traditional/Ranch influenced style house by either of two contracting firms. In contrast to residences built before 1925, which were largely vernacular dwellings updated in size and style as time and family fortunes allowed, expansive homes on large lots, or quality merchant class residences on moderately sized parcels, residences in these subdivisions were targeted for lower middle and working class people. These houses tended to be modest constructions on small to medium sized lots, as did the infill residences of the late 1920s, 1930s and 1940s. All

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were constructed in response to an increasingly prosperous economy, the burgeoning oil boom and post-war prosperity. The modest tract type residences along South Oakland and East Wells complete the development history of this district that so strongly reflects changing social, economic and aesthetic realities in Tyler.

District Land Divisions by Block c. 1870-1950

Block 168

Subdivision of the west portion of block 168 (see Map-111), between South Broadway and a line 331 feet east of South Broadway, into residential parcels took place in the 1870s and 1880s, when this area was carved into two large house lots of slightly more than an acre each; the remaining land was confined to a strip between the two measuring 63.5 feet wide by 331 feet deep. This strip was purchased from Yarbrough and Reaves by John T. Hand, owner and teacher at the private Tyler Female Academy (also known as the Charnwood Institute), which adjoined this land on the east. The north lot was developed by R. J. House, A. J. Swann built on the south lot; both fronted on South Broadway. The dwellings now on this land are 602 (a Tudor Revival style duplex), 610 (a Craftsman/Classical Revival style apartment), 610 rear (a garage apartment) South Broadway, 113, 115, 119 and 123 East Houston, all Colonial Revival style dwellings. These dwellings occupy the northern most of these two lots and replace the homestead of the R. J. House family. The Swann property on the southerly lot is currently developed with medical office buildings.

The eastern portion of block 168 (see Map-112), about 380 long by 200 feet deep, now fronts on the 600 block of South Fannin and the 200 block of East Houston. This area along with the property in New City Block 167 (see Map-113) made up approximately four acres that Yarbrough and Reeves sold to John T. Hand in 1869. Hand used the property on both sides of Fannin as a school site. The Charnwood Institute was actually at the rear of Hand's property in block 168 where 615, a 1905 Queen Anne/Classical Revival style house, and 609 South Fannin, a c.1890 house remodeled in 1920 into a Craftsman style dwelling, are now located. A school building was here as early as 1853; between 1853 and 1888, when it was demolished, the school operated variously under the names Tyler Female Academy, Charnwood Institute and Tyler University, and was owned by several individuals and organizations. For a fairly short time, a second private school building was apparently on the east side of Fannin in Block 167.

In May 1880, Hand and his wife closed the Charnwood Institute and sold the four acre property to Thomas R. Bonner. Hand also sold Bonner the narrow strip fronting on South Broadway that separated the House and Swann properties and abutted the west side of the school property. Within the month Bonner sold the property to teachers Leonard M. and

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Benjamin M. Logan, who reopened the school, or according to some accounts, built another farther north on the property in the vicinity of Houston Street. By November 1883 the property was back in the hands of Bonner. Finally, Bonner, in partnership with W. S. Herndon subdivided the property filing a plat for the Charnwood Addition on June 22, 1888. It was the historic district's first named subdivision.

A series of transfers on the eastern portion of block 168 occurred immediately after its 1888 subdivision, and in 1890 L. J. and J. G. Hilsman bought the lot where 627 South Fannin now is, developing it with a Queen Anne style residence.⁵⁶ In 1891 the Hilsmans sold the lot and house to J.A. and Maggie Edson, who shortly thereafter purchased the lot at 615 South Fannin. They sold that lot to Max and Birdie Goldstein in 1901. The Goldsteins, members of a prominent local Jewish family, built the extant house at that address in 1905. In 1890, George and Ellie Finnell, constructed a house at 621 South Fannin out of salvaged materials from the old Charnwood Institute. In September 1898 Katherine Liggett purchased that 1½ story Queen Anne style house. The Liggetts sold to their daughter Julia F. Willett in 1902; in 1924 the Willetts redeveloped the land with a new house, selling the 1890 house to Dr. Sandy Hagan, a Tyler dentist, who moved it around the corner to 211 East Houston, where it remains. The lots at 602 and 609 South Fannin also were developed in the late 1890s or early 1900s. The house at 609 was remodeled in 1920 to its present Craftsman bungalow form after a fire damaged the original dwelling. The house at 602 was razed before 1950, and the present duplex put up about 1953. Most extant properties on East Houston and South Broadway date from the 1920s and 1930s. Other parcels, on East Charnwood and South Broadway, were redeveloped with commercial and residential buildings after 1965.

Block 167

The east portion of the Charnwood Addition of 1888 is now contained in New City Block 167 (see Map-113). This property was originally part of J. T. Hand's school property and by the 1880s was developed with a small building, reportedly used for a boys' school. In May 1896 L. L. Jester and his wife Minnie Cain Jester, purchased all of the land on the east side of Fannin Street as far east as Donnybrook Avenue. The Jesters developed this property in 1898 with one of the district's, and the city's, most visible landmarks, a large, 2 ½ story brick Queen Anne style residence. Jester sold the property in 1912 to Judge Thomas B. Butler, an in-law of his wife. This house passed to the Butlers' heirs in 1946, and remains in

⁵⁶ Soon after Herndon and Bonner platted their subdivision, a dispute arose over the location of the western boundary. At odds were the property owners on Broadway (outside the subdivision) and those on Fannin (inside the subdivision). A resolution in district court in March 1891 placed the property lines for lots fronting on South Fannin approximately 200 feet west of Fannin. A public alley divided the west and east portions of the block; over time, the configuration of the alley changed with subsequent replatting of lots at the northeast corner of the block.

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the family. During the 1920s and 1930s the Butlers created lots along East Houston Street, at the north end of their property, selling the land, and in some cases developing the lots.

Blocks 261-A, 261-B and 261-C

In March 1882, Benjamin W. Rowland purchased about 23 acres of the 31 acres sold to Fields in 1860. Rowland's land extended from the south side of Charnwood Street to Dobbs Street, as far east as South Fannin. This area is now New City Block 261-A, New City Block 261-B, and New City Block 261-C (see Map-114). Rowland built an imposing Second Empire style dwelling fronting on South Broadway at about mid point in his property. This remained the Rowland homeplace until his death in 1923, when it passed first to his widow, Annie, and then to his surviving children. During his lifetime, Rowland divided the land at the north end of his property into two large parcels, selling the first, a lot measuring 170 feet by 462 feet in May 1889 to James S. Hogg (later governor of Texas). This parcel is at the southeast corner of South Broadway and East Charnwood, where 700 South Broadway is now located.

Rowland sold the second lot, where 714 South Broadway now is, first to Ida R. Baldwin in August 1891, who deeded it back to him in 1893. Next this property went to out-of-town speculators, and finally in 1895 was sold to Mrs. Mattie J. Durant, who appears to have developed it with a one story dwelling.⁵⁷ Mrs. Durant was a relative of the Wiley family who, after 1909 would live at 627 South Fannin. Property at what is now 806 South Broadway was sold in 1911 to O.M. Boren; an older, preexisting house on this lot was enlarged about 1910 to become the house presently at this address; Boren was a nephew of the Connallys who lived at 700 South Broadway.

In 1925, Carrie Rowland Swann, a daughter of B.W. (died 1923) and Annie Rowland (died 1924), subdivided the remaining Rowland property in to the subdivision legally known as "The Rowland Place," (see Map-110) demolishing the Rowland homeplace. Out of this property were created house lots on South Broadway including 720, 734, 738 and 814, as well as lots fronting on U shaped Rowland Place and those on the north side of Dobbs Street as far east as the unimproved South Fannin right of way. Swann and her husband Thomas E. Swann developed several of the lots themselves with single family residences. Thomas Swann was a successful wholesale furniture dealer and sales representative for the Victor Talking Machine Company and the Radio Corporation of America before entering the field of real estate development with his wife in 1931; T.E. Swann also acted as the general contractor for several

⁵⁷ In 1935 Joseph and Gertrude Zeppa, who had recently purchased the house, undertook an extensive remodeling, converting the dwelling into an imposing two story Colonial Revival style dwelling, hiring contractor W.F. Winfrey to conduct the work.

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other dwellings on Rowland Place erected by other investors. Figure 125 shows the Swann Furniture Company store. The Rowland Place subdivision was developed between 1932 and 1940 on Rowland with similar two-story single family residences and duplexes, and on South Broadway and East Dobbs with more varied one and two story dwellings. These dwellings remain in place today and form a distinct area within the district.

Block 260

This block was created from an eight acre parcel sold by George Yarbrough to John T. Hand in 1864. This land includes all of block 260, all of block 262-A and half of the land in block 262-B (see Map-115). Hand sold this property in September 1871 to H.E. and R. Caroline Calahan (sic), for whom the street Callahan was named, suggesting that Hand no longer needed the property as either a residence or a school. In May 1881, the Calahans sold the property, and between 1881 and 1886 the property changed hands several times. The southern portion was divided off and has become part of block 262-A and block 262-B. The northern part comprises block 260. In 1888, block 260 was divided into two parcels, one containing the house, barn/garage and servants quarters at 223 East Charnwood. Another house was probably built on the east half of the block, where 313 Charnwood is now. These two properties, along with two garage apartments at 313 East Charnwood and two modest Tudor Revival style dwellings on small lots at the southeast corner of Donnybrook and Wells are the only development in Block 260.

Block 262-A

The area between Fannin and Donnybrook, south of block 260 as far as the "branch," which was part of the eight acres sold by Yarbrough to Hand in 1864, eventually became part of block 262-A and 262-B, called the Butler and Fitzgerald subdivision (see Map-116). No abstract for this area was discovered during research and recorded land transfers appear sparse for the years 1880 to 1925. However, by 1885 Charles G. and Addie White had purchased seven acres on the east side of South Fannin Avenue (in Block 262-A), and had built a modest center passage residence (740 South Fannin) between what is now Wells and Callahan streets. In 1908 the Whites' daughter Katherine sold their property to T. B. Butler and J. W. Fitzgerald, who platted "Butler and Fitzgerald's Subdivision of the C. G. White Homeplace" in 1909. Containing four uniform lots fronting on Wells and five uniform, but slightly smaller, lots fronting on Callahan, and a 10th larger lot in the flood plain of the branch, this subdivision was slow to develop. The first extant house erected after the 1909 subdivision, a late L-plan with Craftsman detailing, was built at or moved to 225 E. Wells, possibly by local agriculturist and real estate investor W. L. and his wife Ida Shamburger Bostick about 1912-1913. Bostick purchased six lots in the subdivision at that time, although not the lot on which 225 Wells is located. That lot (without a house) is shown as the property of Mrs. Callie

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Wilson in 1911 and 1912. City directories show Bostick residing on Wells between White (Fannin) and Donnybrook before 1920. Additional development in this subdivision, with wood frame Craftsman influenced and brick veneer Tudor Revival and Colonial Revival style bungalows, came in the late 1920s and continued until the late 1940s.

Block 262-B

Directly south of block 262-A is block 262-B, also known as J. Negem's subdivision. This block is comprised of lot 10 of the original Butler and Fitzgerald Subdivision (replatted as part of J. Negem's Subdivision of 1929), and the land south of the branch to Dobbs Street between Donnybrook and the Fannin right of way. This block includes the southern most part of the eight acres sold by Yarbrough to Hand in 1864. It also includes about 1.8 acres out of a 12 acre parcel passed from George Yarbrough to James Seagle prior to 1881. In March 1881 Seagle sold a portion of this property to John J. Long, Long in turn sold about 2 acres to James Thompson in 1911. In 1930 T. A. Dunwoody, a local builder-contractor purchased from the Thompsons 1.8 acres of this property located between the south bank of the creek and Dobbs Street. At some point this property was combined by the city with the J. Negem Subdivision to form New City Block 262-B. At the south end of the area, down slope from Charnwood Hill, the land is largely wooded bottom land in the flood plain of an unnamed creek, prone to flooding and insects. Much less desirable than any other property in the district, the north portion of the block was developed in the 1920s and 1930s by Jim and Mamie Negem, as well as by other speculators, with modest wood frame and brick veneer rental houses with Craftsman, Tudor Revival and Colonial Revival stylistic influences. A few owner-occupied brick veneer dwellings in Colonial Revival and Tudor Revival styles were erected in the 1930s. During the 1930s Dunwoody developed some of the lots south of the branch himself and sold off others for development. Rental properties and a few owner occupied dwellings similar to those in the Negem portion of the block characterize development in Dunwoody's portion.

Block 166

Never formally subdivided by recorded plat, New City Block 166 (see Map-117) contains about 2.5 acres and is bounded by Houston on the north, Niblack Place on the east, Charnwood on the south and Donnybrook on the west. The property in this block went through several transfers in the 1850s and 1860s, passing to George Yarbrough and J. W. Loftin, among others. By 1860, the property in this block was owned by B.R. Lignoski and

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his wife. In May 1870 the Lignoskis sold the property to Charles G. White.⁵⁸ After that the property went through several transfers including one to a W. B. Butler (possibly T.B. Butler, or a relation), and then in May 1875 the property was purchased by Mary Niblack from M. L. Fleishel, a prominent local businessman and land speculator.

In 1886, Mary Niblack divided the block into six large lots, transferring the property among her children including Carrie C. Pinkerton, Mary V. Niblack, T. A. Niblack, Maggie Chitwood, Augusta E. Caldwell and William M. Niblack. During the 1890s there were many transfers of these lots. Some passed back and forth among Niblack, Caldwells, Chitwoods and Pinkertons; others were sold outside of the family to investors, including prominent local businessman and real estate investor John B. Douglas, and to residents of the neighborhood such as L. W. Wells, who lived on East Charnwood just across the street from block 166.

In April 1893, T. A. Niblack sold the west half of the eastern most lot facing south onto Charnwood Street to Samuel A. Lindsey (see Figure 126), an attorney who later became a local judge, and one of Tyler's most successful and prominent businessmen. Lindsey developed his property, now 416 East Charnwood, in 1895 with the one-story Classical Revival style dwelling still on the site. Lindsey sold this property in 1904 and moved from the neighborhood. This dwelling is the oldest extant dwelling in the block.⁵⁹ The former Lindsey property passed from Ida Spain, who purchased it from Lindsey, to Mrs. Josephine E. Hanson in 1908. Mrs. Hanson, a widow, lived in the house for many years, and subdivided a portion of her property to the west to create a house lot for daughters Floreta Hanson and Eunice Hanson Allen and Eunice's husband Fred Allen. The Hansons and Allens erected a two story brick Tudor Revival style duplex on the property, apparently enlisting local architect Shirley Simons as the designer, and local builder Pat Hairston as the contractor. Other property in the block was transferred to E.T. and Laura Broughton, and then from the Broughtons to Charles and Nellie Porter, who built a large architect designed dwelling on one lot and developed other adjacent lands with rental properties in the 1920s and 1930s. Other parcels on Houston Street were developed about this same time by other individuals, and these houses remain in place.

⁵⁸In 1884-85 Charles G. White, a local judge, acquired property at 740 South Fannin and built the center passage house still on the property.

⁵⁹ The Chitwood lot, immediately to the east of the Lindsey homeplace, and now vacant, was owned the T. M. Roosth family for many years. Maggie Chitwood or the Roosths, who have successfully operated a local oil related business for many years, may have built a house that pre-dated the 1895 Lindsey residence. A dwelling was present as early as 1886 where 400 East Charnwood is now. It appears to have been demolished by the Porters in 1915 when they began construction on their residence.

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Block 165

The land in what is now New City Block 165 (see Map-120) was platted in 1911 as the Ramsour Addition. As with block 166, records dealing with its early history show this property was part of a much larger parcel that passed from patentee Pollett through several owners including George Yarbrough. Yarbrough sold to J. W. Loftin in 1856. In March 1861, Loftin sold five acres including all of block 165, and the property east of it, to Andrew Hosea (Hosie) and Martha Ramsour, who apparently shortly thereafter built their double pen dog trot dwelling at what is now 504 East Charnwood. The property that is now block 165 stayed in the Ramsour family until the 1930s. At the time of its subdivision into 10 lots as the Ramsour Addition in 1911 all but Lot 1 of the property (where 504 East Charnwood is) was designated as being held in common among the Ramsour heirs with no partition made despite the lot divisions. Two houses facing Houston Street were built in the 1920s, on lots sold outside the family by the Ramsours. In 1932, after the death of Mrs. Wurta (Wurter) Ramsour, widow of Frank Ramsour, the last surviving son of Hosie and Martha Ramsour, the Ramsour House at 504 East Charnwood finally passed out of the family to one Corrine McLachlan, a single woman. Additional development (or redevelopment) of the remaining Ramsour property with the construction of brick Tudor Revival style dwellings on Charnwood and Houston streets and a wood frame bungalow and neighborhood grocery store on South Oakland ensued during the 1930s as Wurta Ramsour's estate was settled and other Ramsour heirs took advantage of rising real estate prices early in the East Texas oil boom.

Block 259

New City Block 259 (see Map-119) is the largest block in the district and has one of the most complex division histories. Similar to the pattern of subdivision in other blocks where early speculator transfers were followed by sales within families and among business associates, the complexity arises from the size of the block and the number of speculative transfers on certain lots. As with blocks 165 and 166, records dealing with its early history show this property was part of a much larger parcel that passed from patentee Pollett to Edwards and Bell, and eventually to George Yarbrough in 1856. Yarbrough subdivided his Charnwood Hill property during the late 1850s and early 1860s. In 1856 he sold land that became blocks 165 and 166, carved two other parcels out of his larger holdings, and in 1861 he divided off nine acres between two owners in what became New City Blocks 259 and 259A.

In January 1861 Yarbrough sold four acres in block 259 to D. B. and Laura Morrill, and in March of that same year sold five acres to James M. Seagle. The Morrill parcel includes the portion of the block from 423 Charnwood west, the Seagle portion includes the area from 505 Charnwood east. Map-118 shows the early ownership of the land in block 259, and Map-119 shows later divisions. Seagle, who was a business partner of the Ramsours, sold

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a portion of his four acres to Martha J. Ramsour in September 1867. Widowed a few weeks before, Mrs. Ramsour lived directly across the street from the Seagle property in Block 165. In 1872 Mrs. Ramsour sold two acres of this property back to Seagle and his wife Cornelia. These two transactions begin the important district development pattern of settlement by and transfers among residents and business associates. In 1882, the Seagles sold these same two acres to J.F. and Myra Jane Ford, who built a modified L-plan house with Queen Anne detailing on this property (505 East Charnwood) about 1886.⁶⁰

In 1888 Martha Ramsour sold her remaining two Seagle acres in block 259 plus additional land she owned adjacent to it on the east to prominent local merchant R. H. Brown. From this parcel Brown subdivided a 100 foot by 180 foot parcel at the southwest corner of Charnwood and Oakland, as well as a small lot for W. G. Ford,⁶¹ the lot where the modest Colonial Revival style 509 East Charnwood now is. Other lots along Charnwood also were created over time, including the lots now developed with Tudor Revival and Craftsmen influenced bungalows at 515, and 521 and 527 East Charnwood. R. H. Brown was business partners with John B. Douglas; in 1895, 1½ years after Douglas' death, his widow Kettie Douglas purchased all of Brown's property in this block except the lots he had divided from it, and platted it as Mrs. Douglas' Subdivision. In 1901 future district resident T. B. Butler, who after 1912 lived at 630 South Fannin, bought the Douglas subdivision in partnership with his law partner, H. E. Lassetter. At that time the Douglas subdivision was still largely unimproved, except for a few rent houses (of unknown size, type or style), and the new owners re-platted it as the Lassetter and Butler Subdivision. Butler bought out Lassetter and upon Butler's death in 1919 the land passed to his widow Sarah (Sallie) Butler. Eventually, in the late 1930s, Sarah Butler began to develop it with pre-war "tract" type dwellings including those in the 600 and 700 block of South Oakland.

In 1948, investor Dwight Davidson purchased the remaining undeveloped land along Wells Street (see Map-121) between Donnybrook and the Lassetter and Butler Subdivision. This area had been the southern, or rear part, of the land improved with houses at 505 423, 415 and 409 East Charnwood. Davidson subdivided this area in seven lots of equal size (55.7 feet wide by 140 feet deep) and sold the lots individually to purchasers who financed both the lot and the construction of the house. Davidson appears to have arranged with J.E. Foster & Son, Contractors to build "tract" type houses for the new lot owners, as Foster is shown on six of the seven deeds as the contractor for these dwellings. The seventh house, at 426 East Wells

⁶⁰ Tax records show no value for this property in 1880 and 1881; it is not on tax rolls in 1882 and 1883, and between 1884 and 1886 it shows as land value only, with the value decreasing from \$1000 in 1884 to \$850 in 1886. This suggests the house was built in or after 1886.

⁶¹ W.G. Ford was probably a brother or son of J. F. Ford.

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was constructed by Gulf State Lumber Co. These modest one-story wood frame dwellings appear very similar in massing, materials and detailing, and exhibit a simplified combination of Minimal Traditional and Ranch elements.

The western four acres of the block, where 415, 409, 403 and 401 East Charnwood now stand, served as D. B. and Laura Morrill's homestead. They apparently constructed the first extant residence on this block at 415 East Charnwood. The house and four acres passed through many owners until 1881 when E. H. Wells purchased it. In 1890 Wells began to divide the property, creating lots that he sold to his son L. W. Wells. Further speculation ensued and eventually L. W. Wells' land was divided into house lots now developed with three dwellings. At 409 East Charnwood is a Modified L-plan Classical Revival style residence constructed about 1911 for Elbridge G. and Sarah Littlejohn, parents of Samuel W. Littlejohn, who lived just west at 313 East Charnwood. At 403 Charnwood is a Tudor Revival style house built in 1934 and at 401 East Charnwood is the Colonial Revival style dwelling built by Sarah Butler heir Carrie Bothwell and her husband S. H. Bothwell, relative of architect J. H. Bothwell (who worked in the district). Colonial Revival and Tudor Revival style dwellings were eventually developed at 702 and 706 South Donnybrook. Houses at 712 and 716-718 South Donnybrook were constructed about 1960 and modestly reference Ranch style forms.

Block 259-A

The first located reference to New City Block 259-A (see Map-122) occurs in 1946 in a deed from Carrie L. and S. H. Bothwell, Emma and Calvin Clyde and Sarah Cain Butler (heirs of Sarah Butler) to Edwin and Louise Russell (heirs of J. Gordon and Annie Ford Russell who had lived at 505 East Charnwood) for the purchase of 15 lots along both sides of south Oakland Street between Charnwood and Wells and the eastern most part of the north side of East Wells Street in the Lassetter and Butler Subdivision. Sarah Butler had begun developing lots in this subdivision in 1937 when she funded the construction of 632, 636, 640, 704, 707 and 711 South Oakland. In contrast to Mrs. Butler's personal involvement in the development of the property, the Russells sold unimproved lots to individuals and families who sought financing to construct dwellings. Two lots were sold to Jean DeBee, a local real estate developer, who in turn developed the lots for sale to others. The houses built by Butler in the late 1930s were modest frame dwellings with wood siding. Early examples of the modern house form, they display Minimal Traditional detailing. Houses built in 1946 and thereafter displayed Minimal Traditional elements but were even more modest than those from the 1930s, as post-World War II architectural trends and intense pressure for housing moved designers toward the mass produced Ranch style form. Two of the dwellings erected after World War II utilized brick veneer construction with the same post-war combination of Minimal Traditional/Ranch styling.

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SPECIFIC PATTERNS OF ARCHITECTURAL DEVELOPMENT IN THE DISTRICT

Architectural development in the district closely follow national, state and local trends in construction methods and stylistic forms and preferences. The earliest houses in the district were modest vernacular dwellings of one or two stories, built of wood. Erected in the early 1860s, in the pre-railroad era of Tyler, and indeed, most of Texas, at least one of these dwellings was constructed of hand-hewn logs in a traditional cabin form (504 East Charnwood), reflecting the near pioneer state of the community at that time. The other two (415 and 223 East Charnwood), were likely of wood, with the house at 415 probably one story and the dwelling at 223 two stories. These dwellings were similar to others in the community from the pre-rail era, when milled lumber and detailing were scarce and expensive and used only sparingly and by the wealthiest residents. Two district resources from the 1870s have survived: the Ramsour House at 504 East Charnwood and the servants' quarters at the rear of 223 East Charnwood. The Ramsour House uses modest Greek Revival forms and flat board lumber to enclose an older, c. 1861 double pen dog trot cabin. The small, servants' quarters is finished with planed lumber and decorative porch detailing, possibly applied in the 1880s, after such items became more widely available in Tyler and more affordable. In the 1880s district dwellings began to reflect then nationally popular architectural styles such as the Queen Anne and the Second Empire modes. The house at 505 East Charnwood displays the milled lumber and mass produced details widely associated with Queen Anne style architecture. This house is nearly identical to another house built for members of the same family elsewhere in Tyler. Many Queen Anne cottages and more flamboyant examples of the style were built throughout the city in the 1880s and 1890s including 630 South Fannin.

In the 1890s, Classical Revival style architecture replaced the Queen Anne as the mode of choice and this style became very popular in Tyler as well as in the district. District houses in this style include the high-style example at 223 East Charnwood and the more modest dwelling at 416 East Charnwood. Improved rail transportation and industrial methods made a variety of building materials, plans and information about architecture widely available in the 1890s and thereafter. By the 1900s, Craftsman design with its nature-derived, pre-industrial forms was applied to city and district houses, and a new dwelling type, the popular bungalow form was built (806 South Broadway). A few high style dwellings continued to be built city wide and in the district (700 South Broadway). But, bungalows, with their three-part-plan of public, private and service rooms, were extraordinarily adaptable, and by the late 1920s they were being built in the city and the district by the dozens, often with Tudor Revival or Colonial Revival style detailing (406-08 East Charnwood). In the 1930s and 1940s, architecture began to move away from historical styles and modern house forms appeared using Minimal Traditional styling (632 South Oakland), which was based on simplified Tudor Revival architecture. Ranch style modes also appeared in some residences (220 East Callahan). These two stylistic forms became just as popular nationwide and in Tyler as had the

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bungalow; they allowed even greater mass production in an era that demanded convenience, modernity and functionality. Countless examples occur throughout the city, and in the district 25 were built.

Each of the 12 city blocks within the district has a distinct architectural character. Most blocks are diverse, but a few convey a more homogeneous appearance. Block 168 includes resources that span the years 1890 to the 1980s. It contains the district's three non-historic commercial properties as well as the house at 211 East Houston, a composite of parts from the 1850s/1860s Charnwood school, and Queen Anne and Craftsman styling. Between these extremes are four Colonial Revival style dwellings on East Houston, a Tudor Revival/Colonial Revival style duplex on Broadway, a Classical Revival/Craftsman apartment on Broadway and a mix of Classical Revival, Queen Anne and Craftsman dwellings on South Fannin. Non-historic dwellings and a duplex also are found on this block.

Block 167 contains the district's most imposing Queen Anne house, at 630 South Fannin. It also contains Craftsman, Classical Revival and Tudor Revival style dwellings on East Houston. Block 166 includes high style and modest Classical Revival houses, and a mix of Tudor Revival, Colonial Revival and Craftsman dwellings on Charnwood and Houston. Block 165 contains the district's only Greek Revival influenced dwelling, as well as a mix of Tudor Revival and Craftsman residences. Block 259 has Queen Anne, Free Classic Queen Anne, Classical Revival, Tudor Revival, Colonial Revival, Craftsman, Minimal Traditional and Minimal Traditional/Ranch forms. Block 260 contains two high-style Classical Revival style dwellings, two modest Tudor Revival dwellings, and a few auxiliary resources as the only development on the block. These two Classical Revival residences in block 260, along with the house at 400 East Charnwood (block 166), 630 South Fannin (block 167), and four in the 700 block of South Broadway and the 200 block of East Charnwood (block 261-A) are a highly visible centralized area of imposing dwellings, around which more modest dwellings occur. Block 262-A contains a mix of Craftsman, Tudor Revival, Colonial Revival, Minimal Traditional and Ranch dwellings, as does Block 262-B. The south side of Callahan Street in block 262-B is more homogenous than many in the district with its row of modest Craftsman influenced wood sided bungalows.

Block 261-A contains four high-style dwellings, two designed by identified architects. These houses represent Classical Revival/Craftsman, Colonial Revival and Tudor Revival design. They are part of the centralized cluster of high-style residences in the district. Two other dwellings are at the south end of this block and are part of the Rowland Place subdivision. These two houses, in Colonial Revival and Mediterranean Revival styles, have more in common in terms of size, scale and siting with the Rowland Place dwellings than with the others on block 261-A. Block 261-B is the core of the Rowland Place subdivision and has two-story brick and stone veneer duplexes, single family residences and a four unit apartment

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building. Turning a homogeneous face to the street, these all face on to "U" shaped Rowland Place. With a higher density than other district resources, they stand out as a unique, stylistically distinct, investor development. Resources in this block on South Broadway include Craftsman, Tudor Revival, and Classical Revival dwellings. Block 261-C has two Colonial Revival duplexes like the ones on Rowland Place as well as Tudor Revival style residences. Also less diverse than other district blocks is Block 259A with a mix of houses in Minimal Traditional and Minimal Traditional/Ranch styles.

COMPARATIVE TRENDS IN DEVELOPMENT AND ARCHITECTURE IN SOUTH TYLER AND THE DISTRICT

The Charnwood Residential Historic District is the core of a larger near suburban neighborhood in south Tyler that stretches west and southwest of the district. Containing the largest concentration of the oldest, and most stately, as well as the most diverse, and best preserved, historic resources in the city, the historic district's development patterns moved the neighborhood from its rural beginnings to its present suburban character. District development patterns reflect the complex family and business relationships that molded it as well as the pressures, events and trends of Tyler's, and the larger region's, economy. Indeed, this pattern repeats throughout the region as seen in neighborhoods such as Palestine's North Side Historic District (NR 1998) and Corsicana's West Side Historic District (NR 1995).

Architecturally, the district contains as much diversity of form as it does a mix of lot sizes and shapes. These characteristics are, to a lesser degree, repeated west of the historic district in resources that are not as old, not as concentrated, and not as grand. At present there is a preliminary citywide historic context and the results of a citywide survey supplemented by limited research in some neighborhoods that have identified generalized data on development and architectural patterns. This information is sufficient for understanding the character and significance of the Charnwood Residential Historic District within its larger context.⁶²

The historic district is a patchwork of many land transactions created by residents, their families and associates as well as by investors and speculators. The neighborhood immediately north of the historic district between Houston and Front, Broadway and Oakland originally contained the homeplace dwellings of George Yarbrough, Bryan Marsh, and Loftin family members (see Map-103). Parcels ranged from very small to very large. None of the oldest dwellings remain, as many properties have been redeveloped for commercial uses or more

⁶² While these documents generally relate subdivision patterns and architecture to historical trends, an in-depth comparison of these factors citywide is not presently available, nor is information on the relationships of early residents and developers in other parts of the city.

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intensive residential uses. Extant residential properties range in age from about 1885 to the 1930s and include two one-story Queen Anne style dwellings, a number of revival style residences, duplexes and apartments, a four square house and a Craftsman bungalow. The diversity of size, quality and style here is similar to that of the proposed historic district, but the extant properties are not as old, there is less integrity, and none are as grand as some of those in the heart of the historic district, along East Charnwood Street. Despite these differences, this area appears to contain development patterns similar to those of the proposed district.

Immediately west of the historic district, in an area bounded by Broadway, Front, Vine and Rusk, a similar diversity of lot sizes and shapes also occurs. Tyler residents perceive the neighborhoods west of Broadway as completely separate from those on the east side of Broadway, but this area includes lands that were part of the J.Y. Jones Survey, and that were divided by Bell and Edwards in the 1850s and 1860s. Map-106 shows one very large parcel and a few small parcels mixed with parcels of fairly consistent size and shape in this area, a few containing homesteads and other dwellings in what is called the Yarbrough Addition. Platted in 1885, the Yarbrough Addition includes the land south of Houston and west of Broadway between Rusk and Augusta, immediately adjacent to the west boundary of the historic district. Named north-south streets are Broadway, Cherry (now South College), Annie (now South Bois D'Arc), Mary (now South Chilton), and Augusta. East-west streets are Rusk, Phillips, Ione (now West Charnwood) and Houston. The Yarbrough Addition is an early subdivision west of Broadway and south of Front; it may be the first true subdivision west of Broadway. In 1888 the Bonner and Dorrough subdivision was platted along the east side of Augusta Avenue between Front and Houston streets on land owned in part by members of the Bonner family. Dorrough Avenue (now South Bonner) was platted along with the 12 lots of the subdivision. T. R. Bonner, John Bonner and Mrs. M. H. Bonner all lived in this general area and to the west of it. In 1890 Mrs. Tignal W. Jones platted the area between Front, Broadway, Houston and Augusta, adding more named streets such as Bryan and Jones. South and west of the Yarbrough Addition were several large parcels of land held by J. C. Robertson, an area that developed primarily in the 1930s and 1940s in connection with the oil boom.

Between 1880 and 1910 the Yarbrough, Bonner and Dorrough, and Jones subdivisions apparently developed at about the same rate as properties in the historic district. Neither the area west of the district or the district itself was mapped in 1902 or 1907 by the Sanborn Fire Insurance Company. The first Sanborn maps for these areas date to 1912, and they show scattered houses of diverse sizes and shapes on lots of differing sizes and shapes as well as banks of lots with the same or similar dimensions. One c.1850 dwelling is known in the area west of the proposed historic district, on South College, but its primary facade has been altered to an early 20th century appearance. A cluster of a few residences along South Augusta date

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from the 1880s, as does one on West Houston Street. Land that likely contained some of the oldest dwellings, those built before 1880, including the homestead of Mrs. Jones on the west side of College, south of Front, have been redeveloped. One center passage house and a few Queen Anne style dwellings in the area west of Broadway also appear to date to the 1880s. More Queen Anne style dwellings date to the 1890s and a mix of Classical Revival and Craftsman residences date to the 1900-1915 period. By 1938, the area west of the proposed historic district was nearly fully developed; houses from the 1920s and 1930s are largely constructed in revival styles such as Tudor Revival, Colonial Revival and Spanish Colonial Revival modes. Architectural evidence suggests that until the early 1920s the area contained scattered homes built between the 1880s and about 1920 with many undeveloped lots. The prosperity of the 1920s and 1930s appears to have spurred a building boom on those undeveloped parcels similar to the one experienced in the Charnwood Residential Historic District. While these modes and construction eras mirror many of the resources in the Charnwood neighborhood, the area west of Broadway does not include any concentrations of large high-style dwellings or modern "tract type" developments, nor does it appear to contain mid-19th century dwellings incorporated into late 19th century residences, making it less architecturally diverse. However, it contains a similar diversity of lot size, architectural quality and style (although not size), and integrity remains high, connecting it with the proposed historic district.

The neighborhoods east and west of Broadway, south of Rusk to about Fifth Street and as far west as Vine largely developed after 1920. A few scattered properties appear to date to the late 19th and early 20th centuries, but most display the architectural styling of Craftsman, Tudor Revival and Colonial Revival style bungalows, mixed in with high style and substantial or merchant class dwellings in these same modes. South of Robertson and west of Broadway, concentrations of large, modern houses, built in the late 1950s and early 1960s, are mixed among older architect designed revival style houses from the 1930s and 1940s. Largely a result of the prosperity of the 1920s and the subsequent oil boom, these neighborhoods continue the pattern of diversity seen throughout south Tyler, but represent later periods in 20th century development. Integrity remains high. The area immediately south of the district on the east side of Broadway is younger and less diverse architecturally containing mostly bungalows from the 1930s and 1940s. Southeast of the district, east of Donnybrook, the development is a mix of bungalows from the 1920s and 1930s as well as modern houses from the 1940s through the 1960s.

This visual and cartographic analysis supports the position that the proposed historic district contains the largest concentration of the oldest extant dwellings in Tyler and is the most architecturally diverse. Thus it stands apart from its neighbors. However, it appears that similar types of early development and architectural patterns took place north of the proposed district, and west of Broadway, with owners of large parcels dividing them into smaller and

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smaller parcels. In late 19th and early 20th century Tyler, many early residents and their families were acquainted. In the neighborhoods north and west of the district, home to some of the city's most prominent professional and business families (Bonner, Jones, Marsh, Loftin), personal relationships undoubtedly played a similar role in early settlement and development. Areas immediately south of the district date from the early-to-mid-20th century and reflect concentrated development efforts in the 1920s and 1930s that relates to the district's development in that period. However, these areas lack the diversity of the district as a whole.

For these reasons, the proposed historic district is distinct from its surroundings. It contains the largest concentration of the oldest, most diverse and best preserved properties in south Tyler, and indeed in the city. But, at the same time, the proposed district is connected to its neighbors, as the core of a larger area that extends west, north, south and east and includes properties that developed in much the same way as those in the historic district. Thus, in the future it may be appropriate to nominate to the National Register, under community planning and development and architecture, properties in all three of these areas, within boundaries yet to be determined.

REPRESENTATIVE PROPERTIES

To better illustrate the development patterns of the district, the stylistic and plan types present, typical materials and alterations, the relationships of families, neighbors and business associates, and the impact of investors and speculators, 22 representative examples of typical domestic single and multiple resources have been selected for discussion. Through these resources the story of the district emerges.

CONNALLY-MUSSELMAN HOUSE 700 South Broadway 1906 Photo 7

Architect/Builder: Hubbell and Greene **Style:** Classical Revival/Craftsman

Description: As the 20th century dawned, new ideas in architecture began to spread, and the district saw the construction of dwellings that mixed styles, and presented popular house forms. This 2½ story Classical Revival/Craftsman residence was designed in 1906 by the Dallas architectural firm of Hubbell and Greene⁶³ for Walter and Gretta Connally. The light red brick house is distinguished by a massive, vertical central block with a hipped red tile roof, carved eave brackets, centrally placed hipped roof dormer, a formal porch detailed with Tuscan columns that have cast stone capitals, and a porte cochere, all reflective of Classical Revival style design. Windows are 6/1 and 4/1 double hung wood sash types. Some first floor windows have cast stone keystone lintels, and quoins are found at the corners of the

⁶³ The junior partner of the firm was nationally recognized architect Herbert M. Greene, who practiced in both Dallas and Houston during the first half of the 20th century.

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dwelling's central mass. The formal front entry is reached through a one-story projecting, flat roofed portico. The entry door is finished with a leaded glass Art Nouveau floral design typically associated with Craftsman architecture (Figure 8.5). Side lights and a transom are similarly treated. A one-story flat roofed solarium extends to the south, creating a second floor terrace. The porte cochere on the north elevation and the solarium on the south extend the mass of the building, somewhat diminishing its verticality and referencing the horizontality of Craftsman design. Interior spaces reflect the same mix of styles. Virtually unaltered on the exterior, interior changes have been confined to updating kitchen and bathroom spaces. A two-story, brick, hipped roof, garage apartment is located at the rear of the property, and historic iron fencing, brick gate posts and an unpaved drive create a strong sense of time and place. This house is an excellent example of a high style, architect built house that combines design elements of the then-established Classical Revival with features of avant guard Craftsman design to create a unique and imposing residence that reflects the social and economic station of the original owners.

Significance: Originally part of B.W. Rowland's property, this parcel was subdivided in 1889 when Rowland sold it to James S. Hogg, who was soon to be governor of Texas. Hogg did not develop the property; instead it was sold by Hogg in February 1905 to Walter and Gretta Connally who developed it in 1906 with the imposing dwelling and garage apartment currently on the lot. Over time, the garage apartment housed Connally domestic employees as well as renters. In the 1910s, Lowery and Parlee Seales, African-American domestic employees who worked for the Connallys lived in the garage apartment.

The Connallys hired the Dallas architectural firm of James Hubbell and Herbert M. Greene to design their mansion. Connally may have been familiar with this firm's work from their Dallas designs for the Kingman Texas Implement Company building and the John Deere Company. Hubbell and Greene dissolved in the 1920s after designing the original Parkland Hospital and the Scottish Rite Temple in Dallas.⁶⁴ Herbert Greene went on to practice in both Dallas and Houston, designing many important buildings in those cities and other parts of Texas including the Scottish Rite Temple in El Paso, and with Bruce La Roche and George Dahl, 11 buildings at UT Austin as well as World War II military installations at NAS Dallas and the blimp field at Hitchcock, Texas. Walter Connally, born in Atlanta in 1863, came to Tyler in 1866 with his family. He began his business career as a traveling salesman for a machinery firm. He eventually became interested in ginning machinery, organizing the selling agency of Dilley, Connally and Mansfield, in partnership with the Dilley family of Palestine. That firm evolved into Walter Connally and Company, a firm that sold cotton gins and saw mill machinery. He also was a large stockholder in the wholesale hardware firm of Wadel-

⁶⁴ Cross, Linda. "The Connally Castle" in *Chronicles of Smith County*, p. 38.

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Connally, of which his son Walter B. Connally was a partner.⁶⁵ A relative of W.B. Connally's partner Burnett Wadel lived just across Charnwood in a house that is no longer extant. In 1927 Walter and Gretta's son Gerry and his wife Frances built the high style Tudor Revival house at 207 East Charnwood, on property subdivided from the elder Connallys' land. The Tudor Revival house is an imposing dwelling that influenced the popularity of the Tudor Revival style in the district. The Connally house and garage apartment passed out of the family in the late 1970s when John Musselman purchased it. The house remained in the Connally family until the late 1970s when current owner John Musselman purchased it. This house is significant for its architecture as well as for the intra-family and business related development initiated by the Connallys in the district. It is listed on the Tyler Register of Historic Places and is a Recorded Texas Historic Landmark.

OSWALD AND BETTIE BOREN HOUSE 806 South Broadway c.1895/1910 Photo 9**Architect/Builder:** J. H. Bothwell, S. W. Logans (Loggins) **Style:** Craftsman

Description: A house was present on this site as early as 1904.⁶⁶ That house appears to have been enlarged about 1910 for John Parker and Walter Connally into the extant Craftsman style bungalow. Tyler architect J. H. Bothwell designed the 1910 addition. Probably originally built between 1890 and 1900 by B. W. Rowland (who owned the property along this part of South Broadway) as a rent house, this dwelling appears to be a composite of two sections. The front portion is a 1 ½ story, clapboard, side gabled Craftsman bungalow with a shed roof dormer, multipane, wood frame, casement windows, and an integral porch supported by painted brick elephantine columns. The one-story rear portion, most visible on the south elevation, is wood sided and has a fairly steeply pitched gable enhanced with Queen Anne style milled sunburst brackets; its overall character is that of a modest, late Victorian-era dwelling. A wood pergola on the south elevation is somewhat intrusive and was perhaps placed to camouflage the junction of the late 19th century portion of the house with the 1910 addition. There are no other apparent exterior changes. This house is another good example of the trend toward recycling and reuse of buildings in the neighborhood through the construction of a cohesively designed addition.

Significance: City directories show that Bertha Brokaw Boren, a widow, and her son Oswald lived in the house at 806 South Broadway as early as 1904, when he worked as a cashier at the Citizens National Bank. Deed records show that Oswald M. Boren purchased this lot in 1911 from B.W. Rowland. Tradition relates that this house attained its present form about 1910 after Boren married Bettie Parker in October 1909. This house is one of the most representative examples in the district of how family and business relationships influenced

⁶⁵ *Tyler Morning Tribune*, May 14, 1918.

⁶⁶ *Tyler City Directory*, 1904.

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district development. O. M. Boren's mother, Bertha Brokaw Boren, was a sister of Gretta Connally, who lived just up the street at 700 South Broadway. Walter Connally was O.M. Boren's uncle by marriage. Bettie Parker Boren's father John Parker was a partner of Gus Pinkerton in the firm of Parker and Pinkerton. Gus Pinkerton lived at 415 East Charnwood. Connally and Parker apparently hired Tyler architect J.H. Bothwell, who would become related to the Butler family at 630 South Fannin through marriage, and who would design other district houses, to draw plans for an enlarged and updated house as a wedding present for O. M. and Bettie Boren. The Borens lived in the house until 1930, when they purchased the house at 720 South Broadway from its original owner Ray Modrall, and moved to that Colonial Revival style dwelling. In 1932 the house was the home Wesley Gish, manager of Sinclair Oil and Gas, and his wife Louise. In 1934 it was the home of J.C. and Patsy Kittrell, who were busy developing nearby lots in the Rowland Place subdivision. Oswald Boren moved on in his career from a bank cashier to the founder and president of Boren Abstract Co., and after oil was discovered, he sold his abstract firm and concentrated on the oil business. This house is significant for the way it relates the impact of intra-family and business relationships in district development.

JAMES AND MAMIE NEGEM RENT HOUSE 311 East Callahan Street c.1928 Photo 10

Architect/Builder: Unknown **Stylistic Influence/Plan Type:** Craftsman Bungalow

Description: This modest one-story, front gabled bungalow was built about 1928 and has a Craftsman influenced, slightly projecting, front gabled porch supported by square brick piers. Dropped bevel siding, 1/1 wood frame double hung sash windows and two wood-and-glass entry doors, each with a fixed panel of nine panes, provide additional detailing. Exterior alterations appear confined to the painting of the brick piers and the construction of a wood, shed roof carport on the west (side) elevation. This house is the best surviving example of the Negem rent houses in the district and an excellent illustration of the type of modest housing available to lower middle and working class families during the late 1920s and 1930s in Tyler.

Significance: One of about eight rent houses apparently constructed in the district along East Callahan Street and South Donnybrook Avenue by Jim and Mamie Negem, members of a prominent Tyler business family of Lebanese descent, this house is thought to have been built in 1928.⁶⁷ The Negems, subdividers of this block, mortgaged this house and its rents for \$1,700, in April 1929, presumably to fund additional construction investments in Tyler. It is the best surviving example of the Negem rent houses in the district and an excellent illustration of the type of modest housing available to middle and working class families during the 1920s and 1930s in Tyler. It is significant as an example of an investor built dwelling, erected in

⁶⁷ Deed records and mechanics liens do not reveal the exact date, but deeds of trust taken by the Negems on this and their other district properties in 1929 document the presence of a house and "its rents." City directories do not show the house in 1928; no further directories are available until 1932, when the house is listed.

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response to Tyler's growing economy and population in the 1920s. It typifies modest bungalow construction within the district and the community as a whole, and shows how development in the historic district was shifting in the 1920s away from intra-family transfers, to include construction of dwellings by local speculators. The house also shows how, even as in-family land transfers were declining, the neighborhood continued to attract family members of existing residents. The house is first shown in city directories in 1932 when a tenant, E. B. Bennet lived there. In 1933 T. J. Wiley, a relative of the Wileys who resided at 627 South Fannin was renting the house. Occupations are not shown for either, but T.J. Wiley was probably engaged in some aspect of the Wiley's family business, the East Texas Crate and Basket Manufacturing Company. Wiley became Secretary of that company in 1938 and eventually lived at 627 South Fannin.

**HAND-MAYFIELD-HUNT HOUSE AND SERVANTS' QUARTERS 223 East Charnwood
c.1861/1875/1899 Photos 11 and 12 Style: Classical Revival**

Description: Probably built in 1861, this house was originally a frame dwelling that served as both a private school and a residence. Although its original appearance is unknown, it may have been two stories high with modest detailing of an unknown form. The house was likely modified more than once between its construction and 1899. The house obtained its present form when in that year it was incorporated into the house currently on the site during an extensive remodeling by John B. and Hattie Belle Mayfield. Now painted brick veneer, this 2 ½ story, high-style Classical Revival dwelling has a hipped roof finished with a wooden balustrade, and quality detailing such as a full height projecting portico supported by square columns, an elaborate entry with a wood-and-leaded glass door flanked by leaded glass side lights and topped with a leaded glass transom, 1/1 double hung sash, wood frame windows⁶⁸, a centrally placed roof dormer, and a full height porte cochere. The cornice is enriched with dentils and brackets and the windows have segmental keystone lintels. This house is another excellent example of the district trend toward recycling and reuse of modest early dwellings through their incorporation into updated designs reflective of changing architectural tastes, demographics and economics. Also on the property are a two-room servants' quarters, c.1875, a garage converted from a 19th century carriage barn (the only surviving example in the district), a brick pergola and other landscaping features.

Significance: Built on eight acres by local teacher John T. Hand, Hand held the property 10 years, selling in 1871 to H. E. Calahan. By 1887 the property on which the house sits was divided into a six acre parcel of which block 260 is part; it was owned by local investor and businessman T.R. Bonner. Bonner sold it that year to J. G. Garrison; additional land (about 2 ½ acres) was divided off to become what is now block 262-A and part of block 262-B. Within six months Garrison sold the property to Felix J. McCord, a local judge, who later became a

⁶⁸ The top half of the windows on the first floor primary elevation have diamond shaped panes.

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judge of the Texas Court of Criminal Appeals and served as an Assistant State Attorney General. McCord held the property about a year before dividing the block into two parcels. McCord retained the west half for himself selling the east half of the block to N. Webb Finley. In 1889 Finley sold the east half to A. C. Neal (or Neil). Neal likely built on the east half of the block, where 313 East Charnwood is now, since old subdivision maps and deed records show this property as the "Neal Estate". At some point Finley also acquired the west half of the block, which he sold to W. G. Human in 1895; Human sold to A. F. Starr in 1897. In January 1899 John B. and Hattie B. Mayfield purchased the property and greatly enlarged and remodeled it into its present Classical Revival style form. In 1932, Mrs. Mayfield, by then a widow, sold the property to oilman H. L. Hunt. Hunt held the property until 1937, selling it to oilmen H. C. Miller and Kenneth Miller. Hunt's daughter Margaret was Tyler Rose Queen in 1935; Kenneth Miller's daughter Joanne was Tyler Rose Queen in 1954. The Miller family sold the property to the present owners, Don and Patsy Walker, who operate a bed and breakfast in the house called Charnwood Hill Inn. The historic property at 223 East Charnwood is significant as one of the oldest houses in the district and as an example of how changing local conditions fostered its evolution from modest dwelling to school to high-style residence and major district anchor. The house reveals the demand for district property among prominent residents.

Many stories surround the house at 223 Charnwood. An existing abstract for the property was unavailable to the preparer of this nomination and research in the Smith County Clerk's Office did not produce a complete chain of title for the property. Tradition relates that the house, now part of the dwelling at 223 East Charnwood was built about 1861 and served as the residence of schoolmaster John T. Hand. It is thought that J.T. Hand occupied the property prior to 1864, when he purchased it. Confusion about the location of the "Charnwood School" abounds due to the fact that Hand operated two separate school buildings one on each side of the 600 block of South Fannin, just across Charnwood street to the north and that Hand also used his home, between 1862 and 1865, as a school because a fire destroyed much of the c.1858 building across the street on the west side of Fannin. During the 1860s when Hand lived at 223 East Charnwood, he was president of the school across the street where 609 and 615 South Fannin are now. Originally called Eastern Texas Female College, and alternatively Tyler Female Seminary, and later Charnwood Institute, the school was founded in 1853; it burned and was rebuilt about 1858 and burned again, partially, about 1861 and was rebuilt c.1865.⁶⁹ In 1869 Hand bought the school property on Fannin, and in 1871 sold the property at 223 Charnwood. It appears that after 1871 he lived on the school property on Fannin, or elsewhere in Tyler. About 1886 the house at 223 East Charnwood was used by the East Texas

⁶⁹ *The New Handbook of Texas*, Vol. 2, p. 761.

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Presbytery as a school, the short-lived Tyler Female College,⁷⁰ further muddling the record. Additional stories say the house at 223 Charnwood served as a hospital during the Civil War and for the railroad in the 1880s. However, local histories indicate that no hospital was located in the house during the war.⁷¹ The railroad hospital reputed to have been in the house in the 1880s was instead 90 yards south of it on the south side of Wells Street and the west side of Fannin Avenue.

Servants' Quarters Description: Although the date of construction for this one story, wood frame, duplex servants' quarters is not known, the very steep pitch of the side gabled roof and the slender form of the double internal chimneys is reminiscent of vernacular house forms built in the early- to mid-19th century. Such forms appear to be the inspiration for this modest dwelling. Because of the extremely steep pitch of the roof, it is unlikely that the building was erected after 1885. A shed roof porch is attached to the south elevation of the dwelling; it displays turned wood posts, and milled brackets that appear to date from the late 1880s or early 1890s. A pierced wooden porch balustrade appears to be a reproduction and is a bit too elaborate for the modest nature of the dwelling. Windows are 1/1 double hung wood sash types and siding is clapboard. Other alterations appear to include the repair or reconstruction of the chimneys and possible replacement of some of the original wood siding.

Servants' Quarters Significance: Associated with the Hand-Mayfield-Hunt House at 223 East Charnwood, this dwelling probably housed domestic employees during the 19th and early 20th century. In 1932 Isabel Mayfield, a daughter of J. B. and Hattie Mayfield, occupied it. No occupants are shown in 1934-35, when it was likely used again as servants' quarters. This dwelling is the only surviving 19th century example of a servants' quarters in the district, and because of its duplex form is a locally rare type. It is significant for those reasons and for its place in providing auxiliary housing in the district to working class residents whose work and lives are somewhat invisible.

SAMUEL AND ANNA BEALL LITTLEJOHN HOUSE AND GARAGE APARTMENT

313 East Charnwood 1910/1931/c.1940 Photo15 and 16 Style: Classical Revival

Description: In 1910 Samuel W. and Anna Beall Littlejohn had a two story wood frame house, possibly of a four-square design, built at this location. When the house was about two thirds completed, it burned. The Littlejohns rebuilt the house, completing it in 1911.⁷² About 1931,

⁷⁰ *The New Handbook of Texas*, Vol. 5, p. 328.

⁷¹ Smith County Medical Alliance. *History of Tyler's Hospitals and Auxiliary Facilities*, 1994.

⁷² Tyler Register of Historic Landmarks application, 1988. Some uncertainty surrounds the date of construction. Incomplete deed abstracts show an affidavit from the Halls to the Littlejohns in March 1911, and a deed in October 1911. Also shown for October 1911 is the sale of a 50 foot wide strip of land between 313 and 223 Charnwood. A newspaper clipping dated January 27, 1911 relates the 50th wedding anniversary party held for S. W. Littlejohn's parents in the house at 313 Charnwood Street. It appears that the Littlejohns were already in their

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the Littlejohns remodeled the house, creating the present 2 ½ story, Classical Revival style, brick veneer dwelling. At that time the first and second floor porches were removed, the central roof dormer and the brick veneer were added and the projecting two-story Classical Revival style portico with monumental Tuscan columns was constructed. Brackets in the eaves appear to date to the early 20th century and may have been part of the house's 1911 design. These, and the boxy shape of the house, suggest that the original house also was detailed with Classical Revival style elements. Windows are 1/1 double hung wood frame types with decorative shutters; the entry door is elaborate with leaded glass panes, side lights and a tripartite transom below a second floor balconet with French doors. Changes made to the exterior since 1931 are few and include the application of paint about 1990 over the original red brick, and the screening of a side porch at an unknown time. Also on the property are two, two-story garage apartments. One appears to date from about 1940 and the other from about 1950.

Significance: Originally part of John T. Hand's property on Charnwood Street, this parcel was divided off in 1889 by F. J. McCord, and sold to N. Webb Finely and then to A.C. Neal (or Neil). Probably developed with some kind of house before the turn of the 20th century, as it is labeled the Neal Estate on old maps, the property eventually passed to Neal's heirs, the Hall family. Samuel W. Littlejohn apparently bought the property in 1910. A successful lumber executive who was manager of the Chronister Lumber Company's mill at Wildhurst, southwest of Alto in Cherokee County, he built a two-story wood dwelling on the property. In 1931, when Mrs. Littlejohn received an inheritance, the exterior of the house was bricked and a second floor bedroom added at the rear of the house, along with two bathrooms. At that time the house attained its current form, with the exception of the painted brick, which was done in the early 1990s. Figure 127 shows the 1927 wedding of Myrtis Littlejohn (daughter of S.W. and Anna) to Wilton Daniel, on the terrace of the house, before it was bricked.

During the 1930s, the Littlejohns subdivided the southeast corner of their property into two house lots, developing them with modest Tudor Revival bungalows. About 1940 the Littlejohns built a two-story brick garage apartment at the rear of their house; about 1950 a second garage apartment was constructed. These dwellings and the garage apartments associated with 313 Charnwood are the only development on this half of the block; they retain a high degree of integrity. The Littlejohn house remained in the family until 1983. It now is owned by James and Myra Brown, who operate a bed and breakfast in the house called The Seasons. This house is significant as a good example of high style Classical Revival design in the district, and for its associations with the Littlejohn family, who, as long time district residents contributed to the development patterns of the area through subdivision of family property and the construction of another district dwelling for other family members.

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Garage Apartment Description: Part of the Samuel Littlejohn property, this two-story garage apartment contains garage space on the first floor and living quarters on the second. This plan type is a typical of most garage apartments in the district. However, this example has a pyramidal roof, painted brick siding and 1/1 wood frame double hung sash windows with decorative shutters. Most garage apartments are wood sided with gable roofs. Probably built about 1940, it has a brick exterior similar to the main house. Adjacent to it is a similar garage apartment, finished with synthetic siding and aluminum type windows, that appears to date from about 1950. A few one-story garage apartments also are found in the district. These have one or two rooms attached to one side of a single or double car garage, and are generally wood sided buildings with gabled roofs.

Garage Apartment Significance: This garage apartment is a good example of the many in the district and is significant as a representative type associated with increasing development in Tyler and the historic district during the oil boom.

CHARLES L. AND NELLIE PORTER HOUSE 400 East Charnwood Street 1916-17

Photo 16 Architect/Builder: J. H. Bothwell Style: Classical Revival

Description: Built in 1916-17, this 2 ½ story Classical Revival style house was designed by Tyler architect J. H. Bothwell, who designed other district houses. Distinguished by a full height, full width, flat roofed, projecting, balustraded flat roofed, front portico supported by monumental square brick pillars topped with simple capitals, the house has a hipped and gabled roof that rises behind the portico. The symmetrical facade is punctuated with a central entry containing a leaded glass and wood door on the first floor flanked by sidelights and topped with a transom. Pairs of 9/1 wood frame, double hung sash windows set on cast concrete sills frame the entry. The second floor fenestration mirrors the first with the leaded glass French doors opening onto a balustraded porch. The west (side) elevation has a porte cochere. Clad in brick veneer that was painted in the 1980s, the house also has decorative brackets and dentils in an enriched cornice. An iron balustrade is along the first floor porch and portico roof. A one-story, two car, brick garage with a pyramidal roof complements the house and is located at the rear of the lot. A native iron stone wall encloses the rear yard and forms the boundary between this property and those fronting on Houston Street. Exterior modifications appear limited to the painting of the exterior brick surfaces. This house is an excellent example of high style early 20th century district architecture.

Significance: This house is on land once owned by the Niblack family. Purchased by Mary Niblack in 1875, she divided the block into six lots in 1886, transferring one lot to each of her six heirs; the lot at the northeast corner of Donnybrook and Charnwood was known as the Niblack Place, and became the property of Niblack daughter Augusta Caldwell. Numerous transfers occurred during the remainder of the 19th century, until the property passed to E. T. Broughton, who purchased it in 1902. Broughton and his wife Laura listed the place as their homestead, apparently living in the dwelling that dated from the Niblack ownership. In 1910, the Broughtons sold to Charles L. Porter and his wife Nellie. The Porters lived in the existing

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house until their note was paid in 1915, following the requirement of their deed of trust. Thereafter, they demolished the old house and began construction of the high style, brick Classical Revival residence and brick pyramidal roof garage on the site.

Charles Leonidas Porter was born in 1869 in Hinds County, Mississippi. He married Nellie Perry in 1893. Porter was an executive of the Mayfield Grocery Company, working under John B. Mayfield, who lived diagonally across from the Porters at 223 Charnwood Street. Porter served first as vice-president of the firm, and later, from 1926 until his retirement in 1939, as president. In 1929 the Porters subdivided from their property the lot immediately to the east, developing it with the one-story Colonial Revival style brick duplex now there. The Porters also acquired land adjacent to their property on the north, along East Houston, developing it in the late 1920s with the two-story Tudor Revival style brick building known as the C. L. Porter Apartments No. 1. Charles Porter died in 1940; his wife in 1946. Figure 128 shows the house, Mrs. Porter and her car about 1940. Upon Mrs. Porter's death the house passed to one of the Porter's three surviving daughters, Nell Porter Oden. She and her husband John Oden lived in the house until their deaths, she in 1983 and he in 1984. In 1985, the Oden's only child, Nell Oden Jackson, sold the house to Dr. Gary Huber. During Dr. Huber's ownership the exterior brick was painted. This house is significant as an example of the ways in which business relationships brought new residents to the district. It is also significant as an example of how the character of lot partitions in the 1920s changed from transfers within families to partitions for the development of investment properties reflecting the increased value of Charnwood property in the face of Tyler's growing economy and population.

ELBRIDGE AND SARAH LITTLEJOHN HOUSE 409 East Charnwood c.1911 Photo 18
Architect/Builder: Unknown; **Style:** Classical Revival

Description: Built about 1911 for Elbridge and Sarah Littlejohn, most likely by a local carpenter, this one-story, wood frame, Modified-L plan house has Classical Revival style detailing including a wrap around porch detailed with Tuscan columns. Its long profile may have been borrowed from Craftsman design concepts. Other features include 1/1 wood frame double hung sash windows, dropped bevel siding, and a cut-away bay. An addition at the side/rear of the house and a non-original porch railing appear to be the only major modifications to the exterior. This house is a good example of a vernacular early 20th century dwelling enhanced with a combination of revival style and popular forms that has remained largely unchanged.

Significance: This house is on property once part of the E. H. Wells homestead. Subdivided off in 1890 and sold to his son L.W. Wells, this lot had many owners before the elder Littlejohns purchased it in 1911. That year Elbridge and Sarah (Sallie) Littlejohn, parents of Samuel W. Littlejohn who lived at 313 East Charnwood, began construction of this house;

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during the time it was being built, the senior Littlejohns lived at 505 East Charnwood.⁷³ Tax records first record the elder Littlejohns on Charnwood in 1913.

At the age of 19 Mr. Littlejohn attended the Bankston Classical Academy in Limestone, South Carolina, his native state, and apparently was reading the works of Virgil with considerable skill upon his entry to the school in 1860. He studied the classics and leaving for Texas in December 1860 to see his sweetheart, Sallie Ann Jeffries, who had recently moved with her family to Smith County. Once in Texas he contracted the measles and in order for Sallie to care for him they were married January 22, 1861. In March 1862 he enlisted in Company G, 10th Texas Cavalry, Ector's Brigade. During his military service he became a Master Mason. From 1872 to 1876 he served as a Smith County Commissioner. Living in Omen, and then in Arp he was in the mercantile business, subsequently retiring about 1896. The Littlejohns had six children one of whom, Sallie, was the first wife of Gus Pinkerton, Jr. She and her husband lived in the house at 415 East Charnwood (one lot east of 409). Mr. Littlejohn died suddenly December 12, 1913; his wife died in 1927. The house was sold out of the family at that time. Figure 129 shows the house about 1960. This house is significant as an excellent example of a modest vernacular dwelling with Classical Revival style detailing. It is also significant as an excellent example of the ways in which family relationships affected settlement and development patterns in the Charnwood Residential Historic District.

MORRILL-WELLS-PINKERTON HOUSE 415 East Charnwood Street c.1861/c.1893-1910
Photo 19 Architect/Builder: Unknown **Style:** Free Classic Queen Anne

Description: The Morrill-Wells-Pinkerton House is another example of an early dwelling that was remodeled and enlarged during the late 19th century. Possibly built as early as 1861, the original form of this house is not known, but was likely a single pen cabin. This house was probably remodeled several times between its construction and 1893; it reached its current exterior 1 ½ story form between 1893 and 1910. The rather cubic form of the house and the combination of Queen Anne and classical design details suggests a cohesive remodeling between 1893 and 1910. Between those years the house obtained a Modified L-plan design, decorative wood shingle and clapboard siding, a central roof dormer on the primary and side elevations, 1/1 wood frame double hung sash windows, and a wrap around, pent roof porch supported by Tuscan columns, suggestive of the Free Classic Queen Anne. Figure 130 shows the house about 1910 when it was the residence of the Pinkerton family. This house is an excellent example of the district trend toward recycling and reuse of modest early dwellings through their incorporation into updated designs reflective of changing architectural tastes, demographics and economics. Also on the property is a one-story wood frame garage that typifies the simple construction methods and materials seen in district garages.

⁷³ *Weekly Courier Times*, January 27, 1911.

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Significance: This house was probably built by D. B. and Laura Morrill, who sold their homestead to B.K. Smith in 1863. Smith sold it to a J.A. McKellar in 1867. The deed notes that the sale was for four acres and "improvements". McKellar apparently defaulted on his mortgage, as the property returned to Smith's ownership. In 1869 Smith sold the homestead again, this time to F.M. and M.E. Hays, who occupied the property until 1874 when they sold it to Tyler investors E.C. Williams and T.R. Bonner. Williams and Bonner sold it in 1879 to J. J. Page, but by early 1880 Page defaulted. In January 1881, the four acre homestead was sold to E. H. Wells, a prominent local member of the Baptist Church who served as city engineer. In 1890 Wells began to divide the four acres, selling a lot at the northeast corner of Donnybrook and Wells, as well as two more lots fronting on Donnybrook totaling 1.9 acres to his son L. W. Wells. L. W. Wells quickly began to speculate with his lots, further dividing them into parcels and selling them to investors. These properties are now developed with three dwellings that are west of the house at 415 East Charnwood.

In 1893 E. H. Wells took out a mortgage on his homestead, perhaps to improve or enlarge the existing dwelling to finance other investments.⁷⁴ He sold the property in January 1896 to J.S. Johnson, and Johnson sold it in May 1896 to W. P. Irwin. At this point the constable stepped in, as Wells had defaulted on his mortgage. The constable sold the property to J. Gordon Russell and S. A. Lindsey, both of whom lived in the immediate vicinity on Charnwood Street (Russell at 505 East Charnwood and Lindsey at 412 East Charnwood). This complex series of sales and the outstanding Wells note forced the property into District Court in 1897. A settlement was made in 1904 with the note-holding bank receiving the property. The bank in turn sold it to Edward T. and Laura Broughton, who lived just across the street at 400 East Charnwood. The Broughtons sold it to Carrie Pinkerton in January 1906. Pinkerton was a daughter of Mary Niblack who, at one time, owned Broughtons property at 400 East Charnwood. Pinkerton occupied the property until 1920 when she sold the house and a portion of her land to Eliza Grosenbacher. Pinkerton retained the lot just east of the house. In 1925 Mrs. Pinkerton transferred the lot at 423 East Charnwood to her son Gus Pinkerton, Jr. who built the Craftsman bungalow presently on the site about 1926. In 1932, the house at 415 East Charnwood was owned by Ida Shamburger Bostick, widow of Tyler developer and agriculturalist W. L. Bostick; in the 1910s the Bosticks lived on East Wells, between Donnybrook and Fannin. The remainder of the Pinkerton property facing south onto Wells Street was eventually sold to developer Dwight Davidson, who combined it with some of the Ford-Russell-Sadler property to form the Dwight Davidson Subdivision in 1948. This area was the last portion of the district platted and subdivided; it became part of Block 259.

⁷⁴ It is possible this money was intended to fund the construction of a wholly new dwelling. The stylistic detailing and roof form of the house indicate a construction date of 1895-1905. However, the current owners have noted areas within the house that appear to predate the 1890s.

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This house is significant as an excellent example of the impact of complex family and neighbor associations on district development and the purchase of property. It also shows the interest in the district of non-resident investors in the late 19th century revealing the appeal of the neighborhood. The house is a good example of the district trend toward recycling and updating of older residences. This house is listed on the Tyler Register of Historic Places.

ANDREW AND MARTHA RAMSOUR HOUSE 504 East Charnwood c.1861/c.1870-1889**Photo 20 Builder:** Unknown (Andrew Ramsour) **Style:** Greek Revival

Description: The Ramsour House was built about 1861 as a double pen dog-trot cabin by Andrew Hosea (Hosie) and Martha Ramsour. During the 1870s and 1880s, this vernacular form was transformed into a one-story, Greek Revival influenced center passage house, an appearance that is still largely intact. Sited on a high pier and beam foundation, with brick end chimneys, sheathed with clapboard siding, updated with 9/9 double hung sash wood frame windows, and finished with a side gabled roof, this one story dwelling was further enhanced by the construction of a modest, attached projecting porch, placed in the center of the front facade where the dog trot passage originally was located. Square posts with simple capitals serve as columns. Along with the porch, the double front doors, flanked by multipane side lights and topped with a fixed pane transom, are the primary details that give the house its Greek Revival influenced styling. Changes in the 20th century include interior modifications to kitchen and bathroom areas, and the application of asbestos siding. In 1995 the asbestos siding was removed and the c.1875 wood siding rehabilitated; a substantial rear addition also was constructed, of which only a gabled roof vent is visible on the main elevation. This house is a good example of an early remodeling conducted with compatible design elements and materials and is perhaps most noteworthy as one of the earliest in the district to be transformed from a pioneer dwelling into a middle class home.

Significance: Ramsour was a miller and operated one of the first grist and flour mills in Tyler. He died in 1867 leaving the property to his wife Martha. Following her death in 1905, the Ramsours' six sons retained the property, and in 1911 partitioned the block into lots held in common. Only the lot on which the house currently sits (lot No. 1 of the Ramsour Addition) was designated a separate lot. Between 1910 and 1930 the house was occupied by the surviving son, Frank, and his wife Wurta. After Wurta Ramsour's death, the house passed out of the family in 1932. This house is significant as the home of the first district residents to engage in subdivision of property between business associates thus establishing a key pattern of future district development patterns. It is also significant as a rare surviving Greek Revival residence in Tyler. This house is listed on the Tyler Register of Historic Places.

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FORD-RUSSELL-SADLER HOUSE 505 East Charnwood Street c.1886/1948 Photo 21
Architect/Builder: Unknown (J.F. Ford) **Style:** Queen Anne

Description: Houses constructed in the district in the 1880s include this vernacular dwelling thought to have been built in 1886.⁷⁵ This one-story, wood frame, clapboard sided, Modified L-Plan dwelling is embellished with decorative Queen Anne style shingling, wood sunburst designs, and turned wood posts and spindlework details on the pent roof porch. Two cutaway bay windows and 2/2 double hung sash, wood frame windows also are present. Probably constructed from mail order house plans, alterations to the house include the internal division of the dwelling, in 1948, into apartments. The present owners have returned the house to its original single family form. This house is a good example of a vernacular, contractor built house that has few exterior alterations.

Significance: In 1882 James and Cornelia Seagle sold two acres to J. F. and Myra Jane Ford, who built this house about 1886. A virtually identical house probably built by Ford's brother, and identified as the home of S. Price Ford (see Figure 131) also was constructed about 1886. Both houses were apparently built from the same set of plans and it is probably that the same carpenter, possibly J. F. Ford, or a relative, constructed both houses. The 1887 Tyler City Directory lists a J.G. Ford, and two J.D. Fords on east Charnwood as carpenters. The Fords occupied the property, listing it as their homestead in 1894 when they sold it to their daughter Annie E. Ford Russell and her husband James Gordon Russell. Russell was a local attorney who served as a district judge and district attorney of the Seventh Judicial District, and a Van Zandt County judge. In 1902 he became a United States Congressman, serving until 1910 when he became United States district judge for the Eastern District of Texas. In 1900 the Russells took out a deed of trust on this property to finance the construction of a new home in north Tyler. In that document they identified the improvements as including "...a nine room house, barn and stable, orchard and flower garden, being the same premises occupied by J. F. and Myra Ford," none of these auxiliary resources are extant. In 1912, the Russells sold the property to Annie Sadler. Between 1912 and 1924 Sadler and her husband W.C. Sadler, a salesman and merchant, subdivided some of the acreage into additional house lots. In 1926, the Sadlers took out an \$1,800 loan with the real estate firm of Parker and Pinkerton to finance repairs including siding, screens, roofing, paint, interior canvas and paper and to paint the wood work. When the Sadlers were unable to pay their debt in 1929, the house was deeded to Parker and Pinkerton, (Gus Pinkerton, Jr. lived next door at 423 East Charnwood) who sold it to Reverend Jesse H. Griffin and his wife Eddie Rose Griffin. In 1948 the Griffins divided it into apartments and installed additional bathrooms. The Griffins divorced in 1951 and the house was deed to Eddie Rose. In 1958 a 1/2 interest in the house was given to each of the Griffins' daughters Aileen and Annelle. The Griffin daughters sold the house to the present

⁷⁵ Tax records from 1880 and 1881 no valuation, and in 1882 and 1883 it is not on the tax rolls; the years 1884 through 1886 show only land value.

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owners Jay Olsen and Melinda J. Cannon in 1986. This house is significant as the oldest surviving Queen Anne dwelling in the district and as a representative of the type of construction erected during the early period of suburbanization in the district. It is also significant for the way it reflects the district pattern of intra-family transfers, first in the Ford-Russell family and later in the Griffin family.

WILLETT-BRYANT HOUSE AND GARAGE 621 South Fannin Avenue c.1924/1940

Photos 23 and 24 Architect/Builder: R.T. Collins **Style:** Classical Revival

Description: This house has a side gabled roof with a full width, full height front porch supported by slender square posts associated with the second phase of the Classical Revival in the 1920s and 1930s, and a centrally placed entry door distinguished by a simple classical surround with dentils and a slightly projecting cornice. Paired triple windows flank the entry and contain 6/6 and 9/9 wood frame double hung sash types. Exterior changes include the installation of a storm door over the original door, the installation of iron rails on the porch and stairs, and the enclosure of a rear porch. Inside the house a number of doorways, originally created for Mrs. Willett, who was in a wheelchair, have been removed or closed. There are virtually no other changes to the house. At the rear is a one-story, wood frame two car garage. A one-room, one-story, wood frame maid's residence also in the rear yard. Built about the same time as the house, it is detailed with Craftsman derived design elements including wood siding, double hung wood sash windows surrounded by flat board molding, a front gabled roof, and exposed rafter tails. Two other identical units were removed at an unknown date. This house is a good example of a 20th century revival style merchant class dwelling that reflects the prosperity and tastes of its owners.

Significance: In block 168, on property just south of where the c.1858/1865 Charnwood Institute was located, this house is a good example of the late form of the Classical Revival style.⁷⁶ In 1924, the Willetts sold the existing house on the lot, an 1890 1 ½ story Queen Anne style dwelling, built from salvaged Charnwood Institute materials, to Sandy Hagan, a local dentist, who moved it around the corner to 211 East Houston. In its place the Willetts had contractor R.T. Collins construct a thoroughly modern residence, reflecting the local and national interest in revival styles during the 1920s. The architect, if there was one, is not known. The Willetts first acquired the property in 1902 from Julia Willett's mother Katherine Liggett, who acquired it in 1898. The Willetts lived in the 1890 house until it was sold and moved, with Augustus R. Willett working as a cotton buyer as early as 1904.⁷⁷ A.R. Willett died in 1936, and the 1924 house became the residence of his widow Julia. In 1943 Julia Willett and her daughter Marie Willett Hogg, the former wife of Thomas E. Hogg (a relative

⁷⁶ McAlester and McAlester. *Field Guide to American Houses*.

⁷⁷ Tyler City Directories 1904-1918.

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of former Texas governor and Tyler resident Thomas S. Hogg, who once owned district land at what is now 700 South Broadway), sold the house to Lucien Everette Bryant. The Bryants raised their family in the house and it passed to their daughter Frances Bryant Simpson, who currently owns and occupies the house. This house is significant as an example of the strong impact on district development of family relationships and intra-family transfers and the district trend of recycling dwellings. This house is listed on the Tyler Register of Historic Places.

Garage Description: This one-story, wood frame, side gabled, garage may have originally been built as a one-car garage that was expanded, probably about 1940 to its present size. Alterations appear to include the raising of the roof, expansion of the building to allow for storage flanking the auto stall, and the installation of a non-historic door. Although these changes have modified the garage's original appearance, it has been altered in a cohesive way, mirroring the methods used in the updating of many of the houses in the district. The siding matches that on the house and its side gable roof references the design of the house. The garage is a good example of garages in the district. Only the door appears to have been installed since the end of the historic period. Other garages that contribute to the character of the district include wood frame, front gabled, one-car types, such as the garage at 308 East Dobbs Street; wood frame, two-car garages with shed roofs and no doors, such as the garages at 323-325, 403, and 407 East Houston Street; and wood frame, two car garages with doors, such as the garage at 315 East Houston Street.

Garage Significance: This garage is significant for its associations with the increasingly suburban district character during the 1920s when more and more residents acquired autos and built garages for them.

HILLSMAN-EDSON-WILEY HOUSE 627 South Fannin Avenue 1890 Photo 25

Architect/Builder: B.G. Olsen; **Style:** Queen Anne/Classical Revival

Description: This house is thought to have been a vernacular, one-story, wood sided, Queen Anne cottage when it was built in 1890. Enlarged and modified several times, the front elevation has a centrally placed, integral porch that extends beyond the house's walls to become a modest, projecting one-story portico with Tuscan columns, flanked by square projecting bays set at a 45 degree angle. Windows in the bays are 1/1 double hung wood sash (1 window) and double hung aluminum sash (1) windows. Other windows on the primary elevation are 9/1 double hung wood sash types. Above this arrangement is a hipped roof pierced by a central dormer. The double entry doors are topped with a stained glass transom, and dwelling's architrave is enriched with fish scale shingling and carved brackets (Photo 10). Other additions may have occurred to the sides and rear of the house over time. However, this dwelling is an excellent example of how compatible changes have created a cohesive presence reflective of two design ethics.

Significance: Part of block 168, this house is on land south of where the Charnwood Institute was between about 1853 and 1888. This parcel was among the first developed on South Fannin in the new Charnwood Addition. In 1890 L. J. and L.G. (or L.C.) Hillsman

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(Hilsman) purchased the land and hired contractor B.G. Olsen to erect a single family residence on this lot. Described as a one-story, six room frame cottage with three halls, the house cost \$4,000 to construct. Just a year after the house was begun, it was sold to J.A. and Maggie Edson. Mr. Edson was general superintendent of the St. Louis and Southwestern Railway (Cotton Belt). The Edsons apparently enlarged it, and may have modified it to its present 1 ½ story Queen Anne/Classical Revival form. In 1909 the Edsons sold the property to Alice D. Wiley, widow of Thomas J. Wiley, a Confederate veteran and Smith County merchant (Adams & Wiley, hardware). The Wiley family held the property for many years, and in addition to Alice Wiley, other family members listed at this address between 1910 and 1938 were Walter C. and Louise (Eucharist) Wiley; 1938-1940 Thomas J. and Gladys Wiley, and 1940 to 1950, Mrs. Louise Wiley. The house was sold out of the Wiley family about 1960. This house is significant as an example of one of the first extant dwellings in the district to be erected as a speculative investment, foreshadowing the trend toward investor development that gained momentum in the late 1920s.

JESTER-BUTLER-CLYDE HOUSE 630 South Fannin Avenue 1898 Photo 26**Architect/Builder:** George L. Barber, Barber & Klutz; **Style:** Queen Anne

Description: In 1898, L.L. and Minnie Cain Jester commissioned Knoxville, Tennessee architect George L. Barber (of Barber & Klutz), to design the expansive 2 ½ story, brick, Queen Anne style dwelling at 630 South Fannin (Photo 13). The entry of is placed off center at the southwest corner of the house. Entry doors are double wood and glass types topped with a transom. A porch pediment at the front entry is enhanced with plaster work and a finial. The attached wrap around porch is supported by paired fluted columns and brick piers, and detailed with "S" brackets. The porch roof is a pent type with a dentil course. Gable ends are enriched with Palladian type windows and decorative wood shingling. Internal chimneys have multiple stacks and caps. Exterior walls are embellished with decorative brick work and a two story curved bay is found at the northwest corner of the dwelling. Windows are 1/1 double hung wood frame types; segmental stone lintels and sills are present on many, and a few window openings are finished with stained glass. Alterations include the application of paint in the 1940s to the exterior walls, enclosure of a porch on the south elevation, and construction of a garage and gazebo at the rear of the property. In excellent condition, the house remains in the Jester-Butler-Clyde family. It is one of the best district examples of an architect-built dwelling, and is the most elaborate.

Significance: In May 1896 L.L. Jester, a successful Tyler banker and relative of the Jesters of Corsicana, Texas, who produced a 20th century Texas governor, purchased most of block 167, a parcel measuring 151 feet by 230 feet between Houston, Donnybrook, Charnwood and Fannin. Shortly thereafter, the lot measuring 151 feet by 75 at the south end of the property came into Jester's possession through a transfer from the firm of Bonner and Bonner. Plans for constructing a grand house must have ensued immediately upon purchase, because in April 1898, construction was underway. In 1905 architect George L. Barber published a pattern

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book catalog, *Modern Dwellings*, in which the Jester house appears as Design No. 240. The suggested price for duplicating the design was between \$8,500 and \$10,000, a very substantial sum in 1905.

In 1912, after Jester had retired from banking, he and his wife Minnie Cain Jester sold the property to Judge Thomas B. Butler, publisher of Tyler's newspapers, and his wife Sarah Cain Butler. Mrs. Butler and Mrs. Jester were related. The Butlers were already involved in Charnwood real estate, as the subdividers of the 1901 Lassetter and Butler Subdivision and the 1909 Butler and Fitzgerald Subdivision. After T. B. Butler's death in 1919, Sarah Butler continued real estate transactions subdividing off a lot from her residence property at the southeast corner of Fannin and Houston. The lot was transferred to Dollie Hanks, a long time employee at the Butlers' newspaper office; Hanks developed it with a one-story Craftsman influenced bungalow. Other district real estate efforts by Sarah Butler included the development of the first seven dwellings along South Oakland Avenue in 1937, and the subdivision of other family owned district properties among family members. Sarah Butler died in 1946 and the house passed to her heirs; it remains in the Butler-Clyde family. This house is significant as the premier example of a high-style Queen Anne dwelling in the district, and is the premier surviving example city wide. It is also significant for the way it reflects the district pattern of transfers within families and business associates, as well as for its associations with the Butler family's involvement in the subdivision and improvement of properties within the historic district. Figure 132 shows the house in 1907.

CHARLES G. AND ADDIE WHITE HOUSE 740 South Fannin Avenue c.1885 Photo 27
Architect/Builder: Unknown; **Plan Type:** Center Passage

Description: Another district house from the 1880s is this modest, one-story, side-gabled, center passage dwelling built about 1885. Although its original stylistic embellishment is unknown, it probably originally had a few Queen Anne style details on the porch; none are now present. It is an excellent example of how incompatible alterations have made a historic house a Noncontributing resource. Among the modifications are synthetic siding applied over the original wood siding, replacement of the original wood frame double hung sash windows with aluminum types, use of metal porch columns in place of the original wood posts, and the installation of hollow core doors. Other alterations include the construction of a large rear addition and a front/side carport, and the possible removal or obscurance of Victorian era porch detailing. If rehabilitated in accord with the *Secretary of the Interior's Standards and Guidelines*, this house could be reconsidered for reclassification as Contributing.

Significance: Built on land now part of block 262-A, this house was probably erected in 1885, shortly after Charles G. White and his wife Addie purchased seven acres including this house site. Tax records for 1885 show that the Whites owned one carriage, one horse, eight cattle and miscellaneous property. In 1886, the property is shown as a town lot with a value of \$1,750, and the Whites' homestead. Charles White was born in 1846 in Louisiana and came to

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Tyler about 1870. He served in the Civil War in Company E, 31st Louisiana, enlisting in Shreveport. In 1870 he married Addie Chambers of Tyler. Before coming to Tyler he served as the "Chair of Math and Greek" at Mt. Lebanon College in Louisiana. Somewhere along the line he became an attorney and founded C.G. White & Co., an abstract firm, working with his son Karl K. White. Charles White died in June 1907 and his obituary lists him as a judge. After his death, his daughter Katherine sold the property to Butler and Fitzgerald, both local judges (Butler would live in the district by 1912), who subdivided it into house lots while retaining the White homeplace as rental property. From the 1920s through 1945, the house was occupied by a series of renters, some of whom worked in oil related jobs. In 1947 it was owned by Emma Jones. It is significant as an example of an early homestead associated with an important local family built as the district was beginning to change from a rural area to a suburban neighborhood. It is a good example of the types of incompatible changes made to historic dwellings in the district and is Noncontributing.

LIGGETT-WILLETT-HAGAN HOUSE 211 East Houston Street 1890/1924 Photo 28**Architect/Builder:** H.A. Mackie; Charles S. Speaks; **Style:** Queen Anne/Craftsman

Description: Built in 1890 by local carpenter H. A. Mackie for George T. and Ellie Finnell at 621 South Fannin, this vernacular Queen Anne style house was constructed from new lumber and salvaged materials taken from the old Charnwood Institute (demolished by 1888). The house (Photo 11) has a cross gabled form, clapboard siding embellished with decorative shingling between the stories, a cut away corner bay, and 1/1 double hung wood sash windows. The front doors (Figure 8.12) appear to pre-date the Queen Anne period and may be exterior doors from the old Charnwood school originally located where 609 and 615 South Fannin are now. The house was moved in 1924 to its present location around the corner from its original site and was modified with then in-vogue Craftsman elements such as the projecting front gabled porch supported by square brick columns (now painted) and knee braces under the eaves. Alterations made to the house after 1924 appear to be few and possibly include the enclosure of a rear sleeping porch. This house is another excellent example of how district residents reused older existing dwellings and updated them with currently popular architectural detailing to reflect changing tastes and budgets.

Significance: Between its construction in 1890 and 1898, this house went through a series of owners until it was purchased in 1898 by Katherine Liggett. In 1902, she sold it to her daughter Mrs. Julia F. Willett. In 1924, Julia and Augustus R. Willett sold the house to Dr. Sandy Hagan, a local dentist, who moved it around the corner to 211 East Houston and had local contractor Charles S. Speaks remodel it into its present blend of Queen Anne and Craftsman design. This house is significant as an example of the trend toward the recycling of dwellings seen in the district, and for its apparent incorporation of materials and details, such as the front doors (see Figure 8.12) from the c.1858/1865 Charnwood Institute.

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A.G. AND CLARA ST. JOHN RENT HOUSE 601 East Houston 1936 Photo 29

Architect/Builder: Unknown; **Style:** Tudor Revival

Description: This one-story brick veneer Tudor Revival style bungalow (Photo 23) was built in 1936. A smaller and more modest version of the two-story Tudor Revival style dwelling at 123 Rowland Place that is similar to countless dozens in the city, this bungalow has a cross gable roof, a chimney with decorative brickwork on the front elevation, and 1/1 wood frame, double hung, wood sash windows with solid course sills. Alterations include application of storm windows over the original windows, installation of an aluminum awning over the front door and the painting of the brick exterior. A wood, two car garage is at the rear of the property. This house and garage are nearly identical to its western neighbor at 527 East Houston.⁷⁸ The house is a good example of modest revival style infill housing built in the district in the late 1930s as a result of the continuing prosperity created by the oil boom.

Significance: This one-story brick veneer five room Tudor Revival style bungalow and garage were built for A. G. and Clara St. John by R. L. Peabody, a local contractor for \$2,500. This bungalow and its neighbor to the west, were built as investments by the St. Johns, who lived at 403 East Charnwood. Intended to supply housing for population increases generated by the oil boom, this house was occupied in 1940 by Kevil F. and Helen P. Crider. Mr. Crider was a geology scout for the Standolind Oil and Gas Co. The house is significant as an example of modest investor built infill housing and illustrates how district patterns changed in the 1930s from family aligned development to investor-speculator construction.

SARAH BUTLER TRACT HOUSES 632 and 636 South Oakland 1937 Photos 30 and 31

Architect/Builder: Hobart Plunkett Construction; **Style:** Minimal Traditional

Description: Built at the same time as some of the first modern dwellings in the district, these houses once were nearly identical. The cross gable roof forms and original wood siding were simplified elements inspired by Tudor Revival forms. The dwelling at 632 retains its original flat board wood siding, and 6/6 wood frame, double hung sash windows. Alterations appear confined to the replacement of the original wood porch posts with iron posts and the modification of the original solid core front door to include a makeshift window. The integrity of the house at 636 has been compromised through a combination of alterations made at various times. Changes include asbestos shingle siding, applied over board and batten siding, aluminum frame windows, which replaced the original wood frame double hung sash types, and installation of a highly visible aluminum awning over the front door. This house is a good example of the type of incompatible alterations made to residences in the district and the way so many of the houses along Wells and Oakland have been modified. If rehabilitated in accord

⁷⁸ No building permits or mechanics liens were located for the house at 527 Houston, but its similar appearance, identical garage and similar age suggest that it was built by the St. Johns, who owned the lot in 1935.

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with the *Secretary of the Interior's Standards and Guidelines*, this house could be reconsidered for reclassification as Contributing. A board and batten sided single car garage also occupies this second property.

Significance: These one-story wood frame dwellings were built for \$1,300 apiece as part of a development of seven houses along South Oakland. District resident Sarah Butler hired Hobart Plunkett in 1937 and 1938 to build on land originally platted by Kettie Douglas in 1895.

Contractor Plunkett lived in the neighborhood at 419 East Houston Street. Built as an investment on speculation, these houses had a series of owners and residents. The original owner of 632 was Henry L. Allen, who lived in the house in 1938. By 1940, the house served as rental property for a series of transitory individuals, for whom no occupations are listed in city directories. City directories identify Walter L. Ellis as the first occupant of 636 between 1942 and 1950. These houses are significant as representative examples of inexpensive mass produced dwellings associated with tract development by investors during Tyler's economic boom of the 1930s and 1940s.

FOLTZ APARTMENTS 111 Rowland Place 1932 Photo 32

Architect/Builder: A. J. Collins **Style:** Colonial Revival

Description: Distinguished by a red brick exterior with a hipped roof, entry to this 2 ½ -story, four unit apartment building is through a centrally placed wood and glass door with side lights.

A shingle sided dormer pierces the roof as does an interior brick chimney. Windows are 3/1 double hung wood sash types with, cast stone sills. Planter boxes on corbeled supports are placed on the second floor level. The very vertical, boxy massing of the building, which is sited on a relatively small lot with little front setback, is broken up by steeply pitched roof lines and carved eave brackets. Each unit contains five rooms and a bath. Adjacent to the building on the west side is a side gabled, wood sided, four-car, wood garage without doors. There are no apparent exterior modifications to the dwelling or the garage. This apartment building (Photo 20) is an excellent example of the housing created during the early days of the East Texas oil boom and how that boom affected continuing change in the development patterns of the Charnwood Residential Historic District. It is also an excellent example of the revival style architecture popular in the district and in Tyler in the late 1920s and throughout the 1930s.

Significance: Built in February 1932 for George and Katherine Foltz, this building was one of the first four residences in the new Rowland Place subdivision. The other three are 107, 112 and 124, all built in 1932. Constructed just one year after oil was discovered in Smith County, the building was built by Bowie County contractor A. J. Collins. When construction began on these apartments, the Foltzes were teachers at Tyler High School, and they invested \$5,000 to build the two-story brick Colonial Revival style apartment house. Unit three of this property was occupied by the Foltzes from 1933 until 1938. In that year the Foltzes listed their occupation as "real estate." This dwelling was the first of many the Foltzes developed in Tyler; they became successful real estate investors and left teaching for this new occupation.

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Eventually the Foltzes moved next door, to 107 Rowland Place. They occupied this one-story brick Tudor Revival style dwelling, which they did not build, for more than 50 years. The apartment at 111 Rowland is significant as an example of the way investors responded to the growing economy during the East Texas oil boom and is representative of the speculative development patterns that characterized most district construction in the 1930s and 1940s.

J.C. AND PATSY KITTRELL DUPLEX 118 Rowland Place 1934 Photo 33

Architect/Builder: T. E. Swann; Style: Colonial Revival

Description: Within the district are 11 two-story duplexes built in the 1920s and 1930s that have the character of a single family residence; all are constructed in revival styles. Nine are in the Rowland Place subdivision; other examples are 602 South Broadway and 412 East Charnwood. These dwellings form a duplex type that appears to be unique within Tyler.⁷⁹ The duplex residence at 118 Rowland, built for J.C. and Patsy Kittrell by T. E. Swann in 1934,⁸⁰ is a good example of the form (Photo 22). It is a two-story Colonial Revival style residence characterized by a side gable roof, red brick veneer siding, wood frame 6/6 double hung wood sash windows with brick soliders sills and lintels, and a slightly projecting, front gable roof porch that shelters the entry door. There are no apparent exterior alterations to this dwelling, except for the metal awning over the entry. Other similar duplexes in the district include those at 126?, 130, 132, 134, 116 and 119 Rowland Place and 114 and 200 E. Dobbs; all are constructed in either Tudor Revival or Colonial Revival styles and a few have garage apartments. Alterations to these duplexes are limited, and include in some cases, such as 119 Rowland, the replacement of the original wood frame windows with anodized aluminum frame types within the original openings. Other duplexes in the district include the one-story, Colonial Revival style, brick veneer example at 406-408 East Charnwood, the two-story, brick veneer Tudor Revival style C. L. Porter Apartment No. 1 at 323-323 1/2 East Houston⁸¹ and non-historic modern duplex forms at 603 South Fannin and 716-718 South Donnybrook. Alterations to some two story duplexes include the removal of original wood frame windows and their replacement with faux multi-pane aluminum types within the original openings, or the installation of storm windows over the original windows. Other alterations to duplexes include application of paint over the original red or buff brick veneer. A few two story duplexes have been modified with a small rear or side addition. The one-story duplex appears to have no exterior alterations.

⁷⁹ If others exist, they are scattered and are not recognizable as part of a distinct development as are the examples on Rowland Place.

⁸⁰ T. E. Swann, the husband of Carrie Rowland Swann who platted the Rowland Place subdivision, served as the general contractor on a number of subdivision residences, contracting out the actual labor and materials for the residences he built.

⁸¹ This building has a historic cornerstone that identifies it as an apartment, but it has only two units.

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Significance: Also part of the Rowland Place subdivision, this duplex was built in 1934 for James C. and Patsy Kittrell as an investment. The mechanics lien they signed with T. E. Swann (husband of Carrie Rowland Swann, who partitioned her parents' property into this subdivision) calls for the construction of a two-story brick veneer apartment house for \$4,250. Swann used day labor to build the dwelling; the designer is unknown. It is possible the plans came from a woman's magazine or a mail order plan service. James Kittrell was president of the Tyler Lumber Co., which probably furnished much of the building materials for this dwelling. Development of Rowland Place subdivision parcels were primarily developed by three different families: The Kittrells, Carrie and T. E. Swann, and W. E. and Katherine F. White (daughter of the late district residents Charles and Addie White), all of whom developed several duplex and single family dwellings on Rowland Place and East Dobbs Street. Like the Foltzes, the Kittrells lived in the district, at 806 South Broadway, and developed new district properties as investments rather than for family use. The first known residents of the duplex were professionals. In 1936-37 Dr. J. Weldon Birdwell, a physician, and his wife Frances occupied one unit. In the other lived Dr. H. G. Grainger, an osteopathic physician and his wife Geneva. This duplex is significant as an example of the changing development patterns in the historic district during the 1920s and 1930s as an example of a substantial, investor built multiple family dwelling designed for professional and business residents.

J.C. AND PATSY KITTRELL INVESTMENT HOUSE 123 Rowland Place 1934 Photo 34
Architect/Builder: J. E. McDermott; **Style:** Tudor Revival

Description: This two-story, single family, Tudor Revival style residence (Photo 21) was built in 1934 for J. C. and Patsy Kittrell by J. E. McDermott, a local contractor. Constructed with brick veneer, the house has a cross gabled roof and an asymmetrical front facade with a two story bay that projects from the primary mass of the house. This bay contains the entry, enclosed in an ogee arch surround that is slightly recessed under the half timbered second story portion of the bay. Windows are 6/6 wood frame double hung sash windows; brick soldier course sills embellish second floor windows. A two-story brick chimney with decorative paired caps is on the front elevation. Alterations include installation of storm windows over the original windows, and application of paint to the brick veneer walls and half timbered area. However, the paint scheme brings out the details of the half timbering and is generally compatible with the original design of the house. A one story apartment, converted from a garage and attached servants quarters is at the rear of the house; due to incompatible alterations, this auxiliary resource is classified as Noncontributing. Most other single family dwellings on Rowland Place have garage apartments of one or two stories. This house is a good example of middle class revival style dwellings built in the historic district, and in Tyler, during the 1930s.

Significance: A third example of the types of dwellings erected in the Rowland Place subdivision, this house was described in the mechanics lien as an eight room brick veneer residence with a double garage and attached servants quarters, the house was one of several

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single family residences on Rowland Place. In 1936 George A. DeMontrond, manager of the DeMontrond Oil Corp., resided here with his wife Doris. The rear unit was occupied by Willie Speakes, a cook. The DeMontronds remained at this address until at least 1940. Like its multifamily cousins on Rowland Place, this house is significant as a 1930s example of a substantial, investor built dwelling designed for professional and business residents. It is also a good example of the way in which housing types (single and multiple family) were mixed within the Rowland Place development, and within the city at that time.

JESS AND ALICE HAMBY HOUSE 420 East Wells 1949 Photo 35

Architect/Builder: J.E. Foster & Sons; **Style:** Minimal Traditional/ Ranch

Description: Built in 1949 for Jess V. and Alice E. Hamby by the Tarrant County firm of J. E. Foster and Sons, Contractors, this one-story wood frame, dwelling combines Minimal Traditional and Ranch style forms in a modest modern house (Photo 25). The combination hipped and gabled roof reference Minimal Traditional elements while the rather horizontal profile of the building suggests the long, low forms of fully developed Ranch forms that would be built between 1955 and 1965. This house is distinguished by wood siding, and 6/6 double hung wood sash windows. The only apparent major exterior alteration is the removal of the original wood porch post and its replacement with an iron type. An iron handrail appears to have been added to the stairs for safety reasons. The house is one of the few to retain a high degree of integrity.

Significance: This house was one of seven built in 1948 and 1949 along East Wells Street in block 259. No occupation is shown in city directories for original owner Jess Hamby; some of his neighbors were engaged in such livelihoods as plumbing, retail store management, oil field work, auto service, medicine, and oil production management. Most residents were middle and working class individuals who owned their homes, although a few houses eventually became rental properties. The house is significant as one of the last group of dwellings to be constructed in the district and reflects the continuing district trend of investor-speculator development in the post World War II period.

INTEGRITY OF THE DISTRICT

The Charnwood Residential Historic District retains a high degree of integrity of setting, location, feeling, association, design, materials and workmanship. The boundaries of the nominated property conform to the boundaries of 12 city blocks and eight formally platted subdivisions. This area is the result of a complex pattern of land transfers, partitions and residential land uses among families, their neighbors and business associates as well as local investors and speculators. Construction is a mix of grand, high-style dwellings as well as merchant class and more modest dwellings in vernacular, popular, revival and modern modes that span the years c.1870 to 1950. This area of Tyler, about ½ mile south of the town

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square, developed slowly from a rural area of homesteads and private schools in the mid-19th century to a prestigious, near suburban neighborhood that by 1920 was home primarily to successful local merchants, businessmen and professionals. Between the late 1920s and 1950, the demographics of the district became more diverse as the remaining undeveloped parcels were subdivided and developed as investments by district residents and investors. New construction of imposing high-style houses were few in this era, instead more modest quality dwellings as well as tract type residences were erected for middle and working class families as district residents and non-resident investors responded to economic growth and the East Texas oil boom.

The domestic single family, multiple family and auxiliary resources and their related landscape and infrastructure features of the district appear to be the largest surviving concentration of the oldest, most diverse, and , best preserved historic residential resources in the city. The historic district forms the core of a larger neighborhood to the north, west and south that developed in similar ways, but which are characterized by dwellings less architecturally diverse and not as old. As such the district is a highly visual and important historical and architectural feature within Tyler.

Several district residences were enlarged and remodeled during the period of significance (c.1870-1950) into cohesive designs reflecting vernacular, popular and revival style architectural treatments consistent with changing local, state and national economic and social conditions and aesthetic tastes. Alterations to primary Contributing district resources (dwellings and garage apartments) are limited and where they occur are typically confined to three general categories: changes to windows and doors, changes to porches and changes to exterior siding. A few historic dwellings have additions, which are usually at the rear or side/rear of the property, affecting the appearance of the primary elevation very little. Changes to windows most often involve the removal of original wood frame types and their replacement, within the original opening with metal types; a few residences have had their original exterior doors replaced. Porch alterations typically involve replacement of original wood posts with metal supports, or the painting of brick piers. The majority of the houses in the district are of brick veneer construction; many have been modified with the application of paint over the original brick. In most cases, primary resources have only one or two changes within any of the three types of alterations, and these changes have been conducted in a workmanlike manner, largely respecting the original design and materials of the property. When three or fewer such alterations are present, primary resources are considered Contributing to the district. Only 44 primary resources out of 341 total resources in the district are Noncontributing. Secondary resources such as garages and sheds and other auxiliary resources have been subject to less scrupulous care, either through deferred maintenance or through modification in ways inappropriate to their original design. Noncontributing secondary residential resources number 68. Landscape features such as stone

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and brick walls and infrastructure features, including brick streets and cast iron utility meter covers, retain a high degree of integrity and contribute to the district's character.

Since 1994, Diane E. Williams, first as a principal investigator for Hardy-Heck-Moore & Associates, Inc., and then as principal of Diane E. Williams & Associates, and working with others under contract to Historic Tyler, Inc., and the City of Tyler, has undertaken a four phase reconnaissance level historic resources survey of Tyler: central Tyler (Phase I); portions of south central Tyler, including the Charnwood neighborhood, (Phase II); portions of north Tyler and south central Tyler (Phase III), portions of north Tyler and south central Tyler (Phase IV) to discover potential National Register eligible properties and facilitate preservation planning. The Phase II survey investigated resources in the district and to the south, west and north. The survey report summarized the field work findings with approximately 520 primary historic properties in and immediately around the Charnwood Residential Historic District. Two potential historic districts containing buildings of exceptional integrity, and of interest for their development patterns, building type, or stylistic influence, were identified, and these were subsequently combined into the proposed Charnwood Residential Historic District.

In 1995, Historic Tyler, Inc. and the owner of the c.1873 John B. and Ketura (Kettie) Douglas House, Jack Pollard, expressed interest in the preparation of a National Register historic district nomination to include his house at 318 South Fannin (part of the Phase I survey area) and the Charnwood neighborhood. Because the Charnwood area is a physically discrete and geographically separate neighborhood, separated by three blocks of commercial buildings and dwellings from the 1930s through the 1950s, it was infeasible to include the Douglas House within the Charnwood district boundaries. Instead, a determination of National Register eligibility for the Douglas House as an individual property was sought and received from the Texas Historical Commission in early 1996. Pollard commissioned a nomination for the Douglas House, which was prepared by Diane E. Williams. Listing of the house occurred in January 1997. In August 1998 the house was listed as a Recorded Texas Historic Landmark. During 1996, to further the preparation of a National Register nomination for the Charnwood Residential Historic District, Pollard provided Historic Tyler, Inc. research funding, and Historic Tyler and the City of Tyler, as a Certified Local Government, applied for and received a matching grant from the Texas Historical Commission for the research component of the nomination, which was undertaken and completed by Diane E. Williams & Associates in December 1997. Simultaneously, Historic Tyler, Inc. undertook a fundraising campaign, raising the majority of the funds needed to write the nomination from residents of the historic district. Additional funding came from Historic Tyler, Inc. and the Vaughn Foundation, a local philanthropic organization. Diane E. Williams & Associates prepared the nomination in 1998. Residents of the district, as well as many in the larger community, are highly enthusiastic about and supportive of this nomination and of preservation efforts as a whole in Tyler.

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The Charnwood Residential Historic District is worthy of preservation as the largest concentration of the widest range of mid-19th to mid-20 century resources in Tyler, developed through a complex network of family, business and neighbor relationships as well as by investor and speculator efforts. Representative of local community development patterns over a 110 year period, the district forms the core of a larger area, to the north, west and south that share similar patterns, but include less diverse resources dating from the 1880s to the early 1940s. As such the Charnwood Residential Historic District is a highly visual and important local landmark that documents the relationship between changing economics and development patterns and provides interpretation of social, and architectural trends in Tyler between c. 1870 and 1950 linking the city's heritage with the present. The nominated property retains a high degree of integrity and conveys a strong sense of time and place.

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10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: approximately 59.54 acres

UTM REFERENCES

	ZONE	EASTING	NORTHING	ZONE	EASTING	NORTHING
1	15	283520	3580640	3	15	284080 3580100
2	15	284080	3580640	4	15	283520 3580100

VERBAL BOUNDARY DESCRIPTION (see continuation sheet 10-98)

BOUNDARY JUSTIFICATION (see continuation sheet 10-98 through 10-99)

11. FORM PREPARED BY (with assistance from Bruce Jensen, THC Architectural Historian)

NAME/TITLE: Diane Elizabeth Williams (Architectural Historian)

ORGANIZATION: for Historic Tyler, Inc.

DATE: November 1998/July 1999

STREET & NUMBER: P.O. Box 6774

TELEPHONE: (903)595-1960

CITY OR TOWN: Tyler

STATE: TX **ZIP CODE:** 75711

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS

MAPS (see continuation sheet Map-100 through Map-122)

PHOTOGRAPHS (see continuation sheet Photo-133 through Photo-135)

ADDITIONAL ITEMS (see continuation sheet Figure-123 through Figure-132)

PROPERTY OWNER

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 intersection of East Houston Street and South Broadway thence east, following the center line of East Houston Street, four blocks to its intersection with South Oakland Avenue; THENCE south one block, following the center line of South Oakland Avenue, to East Charnwood Street; THENCE east along the center line of East Charnwood Street approximately 136 feet to the rear property line of 632 South Oakland Street; THENCE south approximately 408 feet, along the rear property lines of 632, 636, 640, 704, 706, 708, 712, and the vacant lot south of 712 South Oakland Avenue; THENCE west along the southern property line of said lot south of 712 South Oakland Avenue approximately 136 feet to East Wells Street, continuing west along the center line of East Wells Street to its intersection with South Donnybrook Avenue; THENCE south along the center line of South Donnybrook Avenue to its intersection with East Dobbs Street; THENCE west along the south line of East Dobbs Street to its intersection with South Broadway; THENCE north along the center line of South Broadway to its intersection with East Houston Street, the place of beginning: approximately 59.54 acres of land in the City of Tyler.

BOUNDARY JUSTIFICATION

The nominated property is within the formal boundaries of 12 city blocks platted by the City of Tyler. The district contains the largest and best preserved concentration of the widest range of mid-19th to mid-20 century resources in Tyler, developed through a complex network of family, business and neighbor relationships as well as by investor and speculator efforts. Representative of local community development patterns during a 110 year period, the Charnwood Historic District is the core of a larger area to the north, west and south that shares similar patterns, but is defined by less diverse resources dating from the 1880s to the 1940s. The 12 nominated blocks include all the extant historic resources historically associated with the neighborhood, and follow the historic boundaries of large parcels and formal subdivisions, most of which are now streets. East Dobbs is paved with red brick and the district boundary line has been drawn at the south edge of the paving to incorporate the entire expanse of historic paving. The two other brick-paved streets are internal to the district. The remaining district boundaries located in streets follow the center line of those streets as historic infrastructure features are not present.

Originally part of the 320 Jefferson Y. Jones Survey, this 12 block area was, as early as 1884, divided from property of land holders to the north and west following the routes of South Broadway and East Houston, both major streets in south central Tyler. The southern boundary of the district along East Dobbs Street roughly follows the southern edge of the B.W. Rowland property. Development south of Dobbs has a more homogeneous character as it largely occurred between 1920 and 1940 in subdivisions

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of fairly uniform lots improved with modest houses in popular and revival styles. The southeastern district boundary, along South Donnybrook Avenue and East Wells Street, follows the edge of property historically owned by district residents J. T. Hand, H.E. Calahan and C.G. White (along Donnybrook) and several Charnwood Street residents (along East Wells). The neighborhood east and south of this line was developed by individuals not associated with the district. Developed in the 1950s and 1960s, it lacks the diversity of size, age and type that characterizes the Charnwood Historic District. The district's east boundary follows both lot lines and the center line of South Oakland Avenue. In the 630-700 block of South Oakland the eastern lot lines of the houses fronting on that street form the east district boundary. These lot lines follow the historic residential lot lines of Mrs. Douglas' Subdivision, and Lassetter & Butler's re-plat of this land, which became block 259-A. In the 610 block of South Oakland the district boundary follows the historic demarcation between the residential uses of the Ramsour Addition of 1911 and land sold by the Ramsours to the International and Great Northern Railway (I&GN), now owned by the Union Pacific Railroad, and developed with industrial uses. On the east side of South Oakland the property has been developed with an industrial use; the land immediately east of the dwellings in the 630-700 block of South Oakland Avenue is vacant and inaccessible from the historic district. It serves as a buffer between the railroad right-of-way and the dwellings.

The Charnwood Residential Historic District defined by the stated boundaries contains historic resources that retain their original, or historic, siting and relationship to each other and to significant land division patterns. The district forms the core of a larger area to the north, south and west containing historic domestic properties that date from about 1885 to 1960. The district includes the largest surviving concentration in Tyler of representative examples of mid-19th to mid-20th vernacular, popular, high style, revival style and early modern dwellings as well as those with attributes from one or more stylistic category. These dwellings and their associated auxiliary resources, landscaping elements and infrastructure features result from the complex subdivision history of the neighborhood that fostered slow development. At a future date additional properties to the north, west and south could be nominated under community planning and development, thus expanding understanding and recognition of Tyler's late 19th and early 20th century development. Because the Charnwood Residential Historic District contains the largest concentration of the widest age and stylistic variety of historic properties in Tyler, it was selected for nomination. Areas to the north, south and west that relate to the same historical themes, but date from a slightly later period, have not been included because of budget constraints.

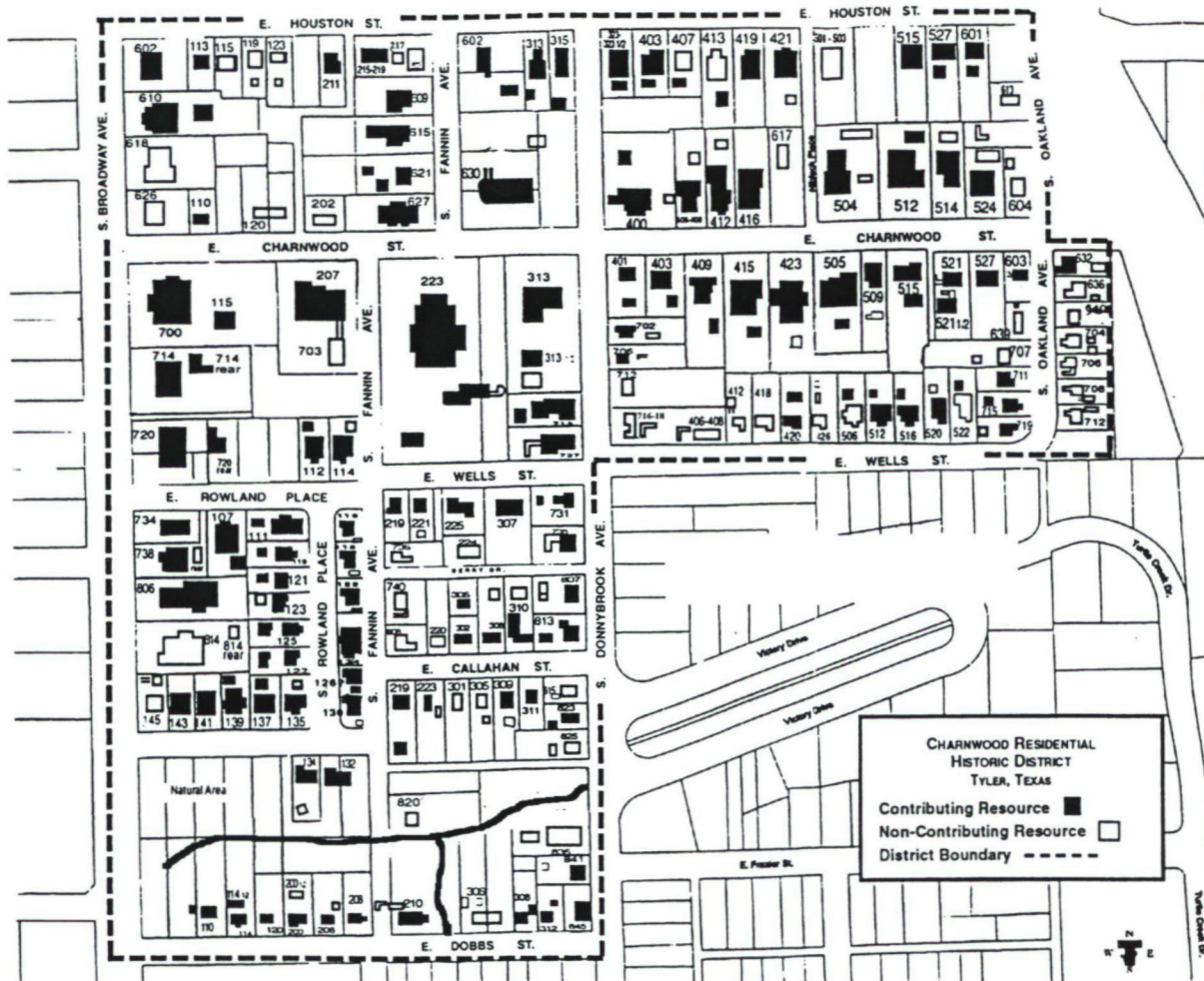
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DISTRICT MAP SHOWING CONTRIBUTING AND NONCONTRIBUTING PROPERTIES



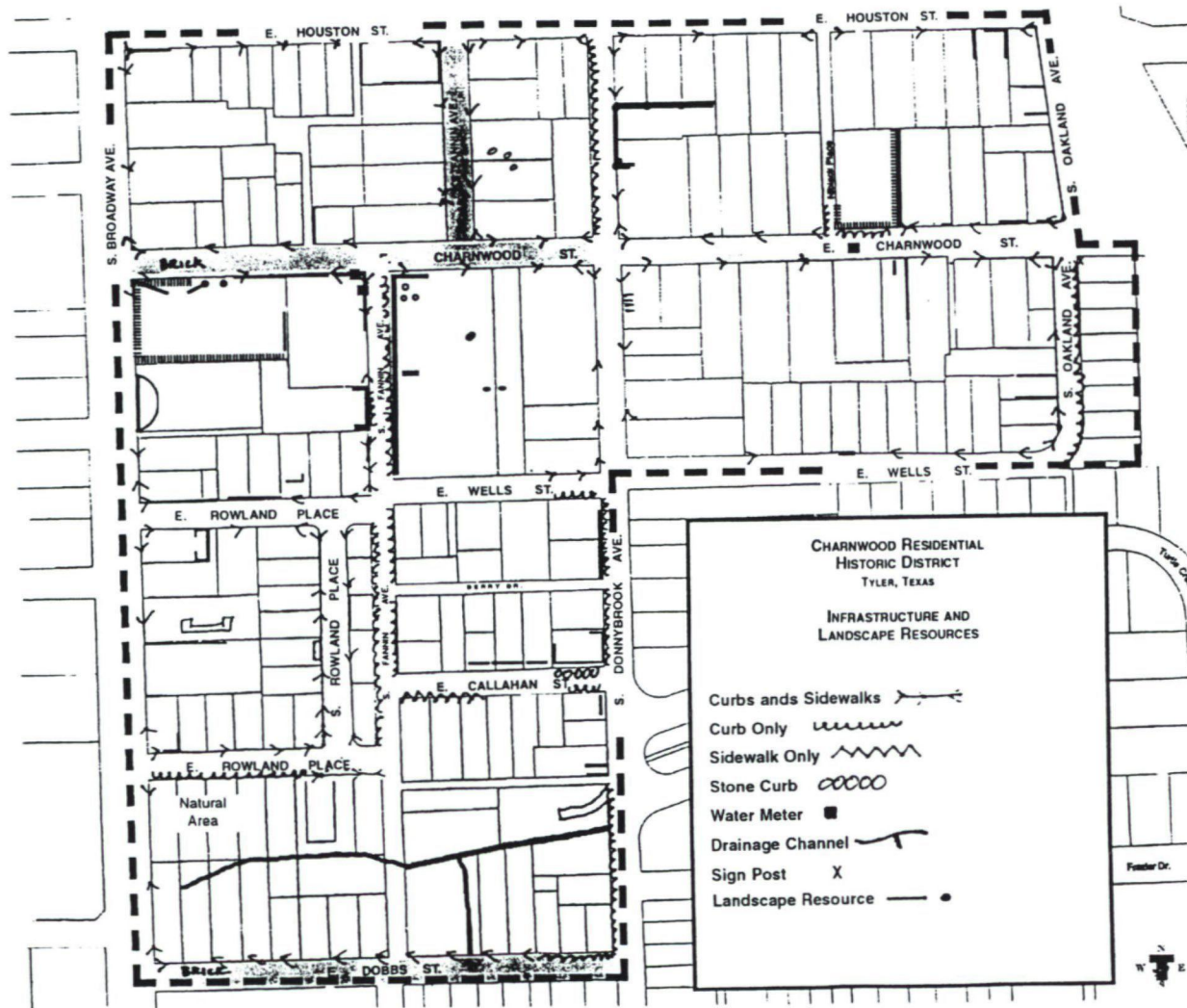
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DISTRICT MAP SHOWING LANDSCAPE FEATURES AND INFRASTRUCTURE ELEMENTS



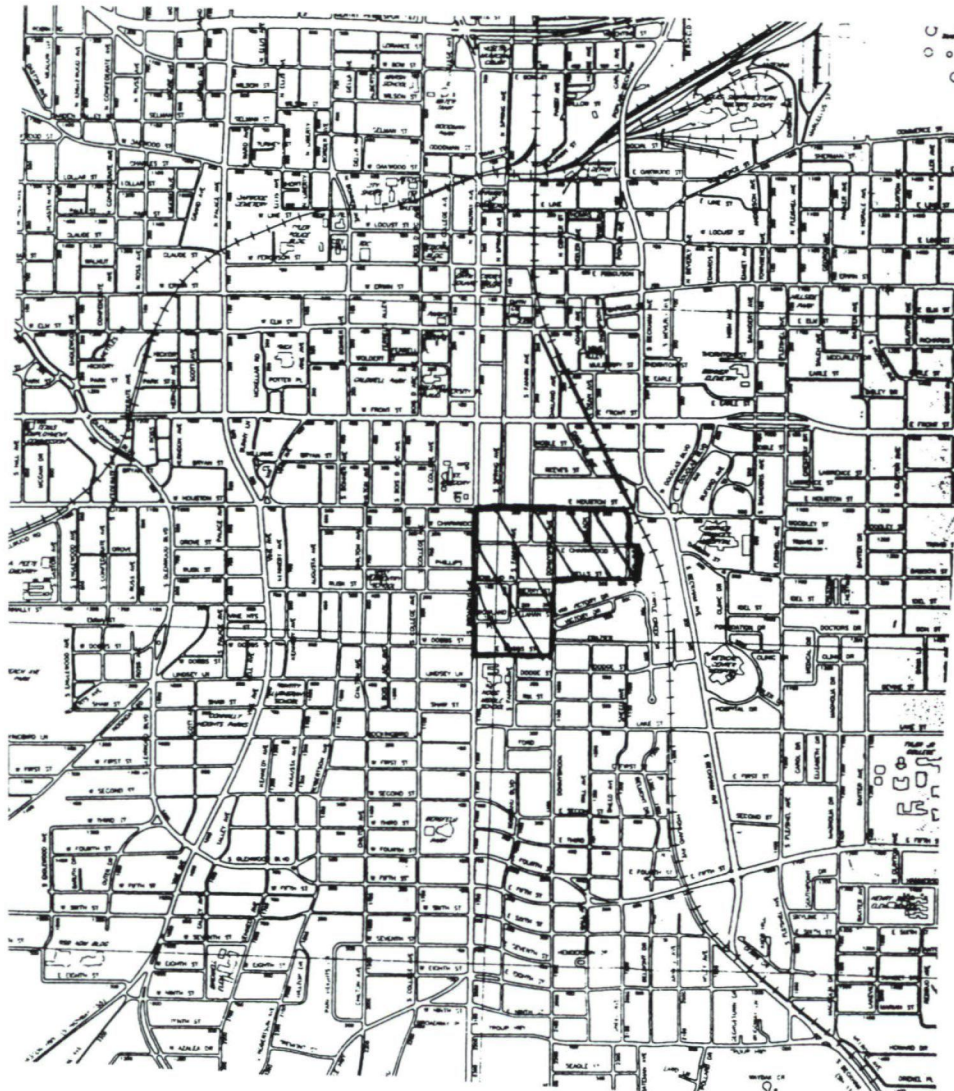
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CONTEXTUAL MAP OF DISTRICT'S LOCATION IN TYLER
(SOURCE: CITY OF TYLER)



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MAP OF NEW CITY BLOCKS IN THE DISTRICT
(SOURCE: CITY OF TYLER)



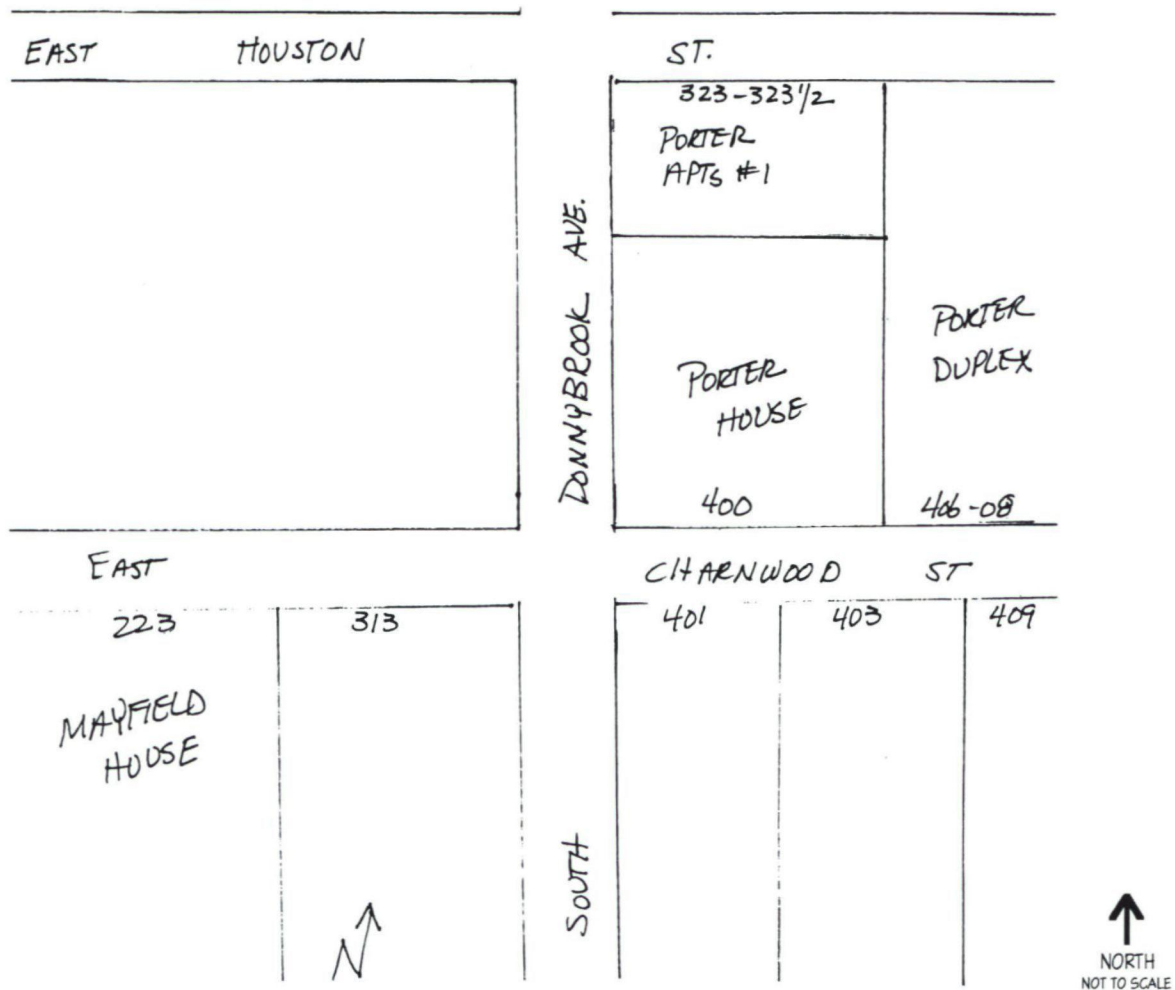
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MAP OF MAYFIELD AND PORTER PROPERTIES



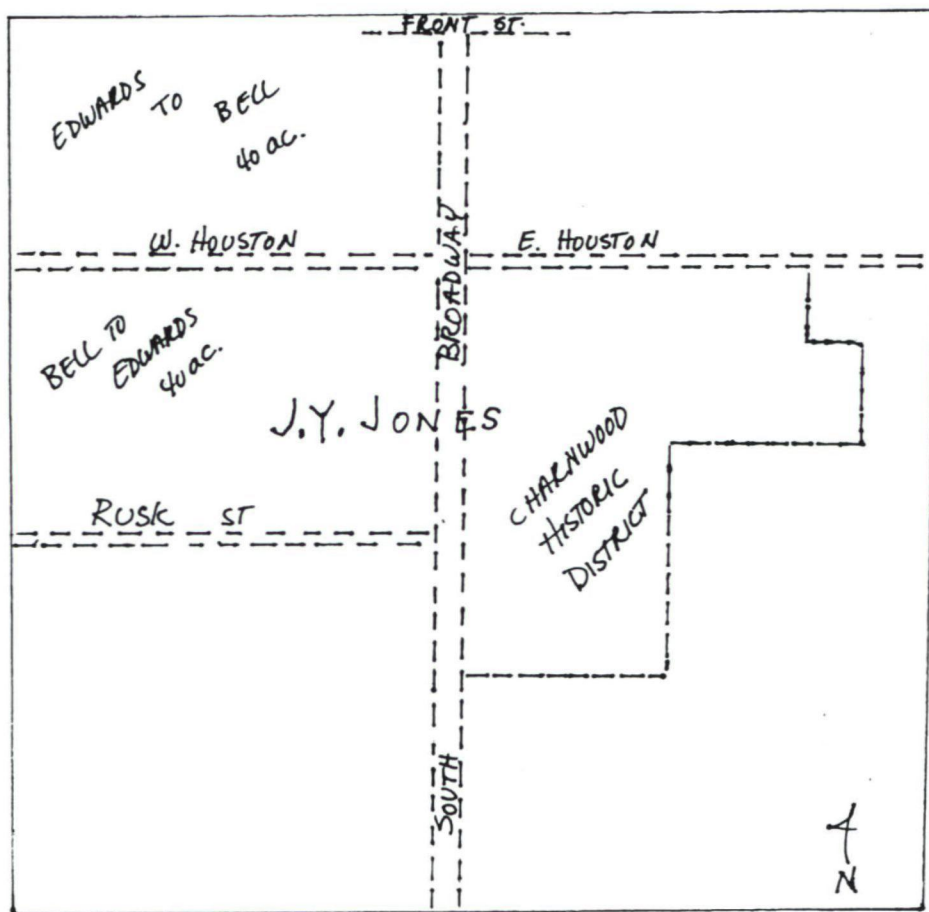
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MAP OF JEFFERSON Y. JONES SURVEY



↑
NORTH
NOT TO SCALE

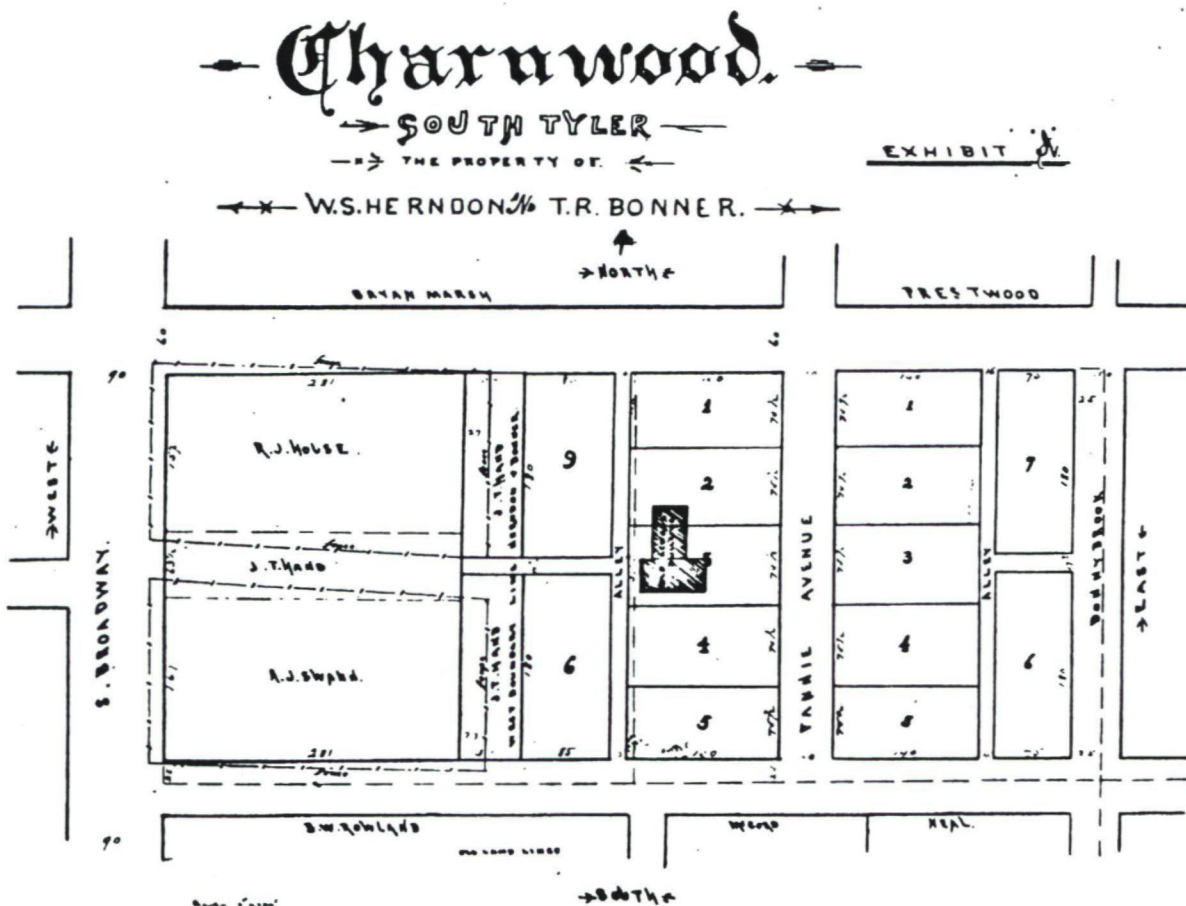
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MAP OF CHARNWOOD ADDITION, 1888
(SOURCE: SMITH COUNTY CLERK'S OFFICE)



NO SCALE

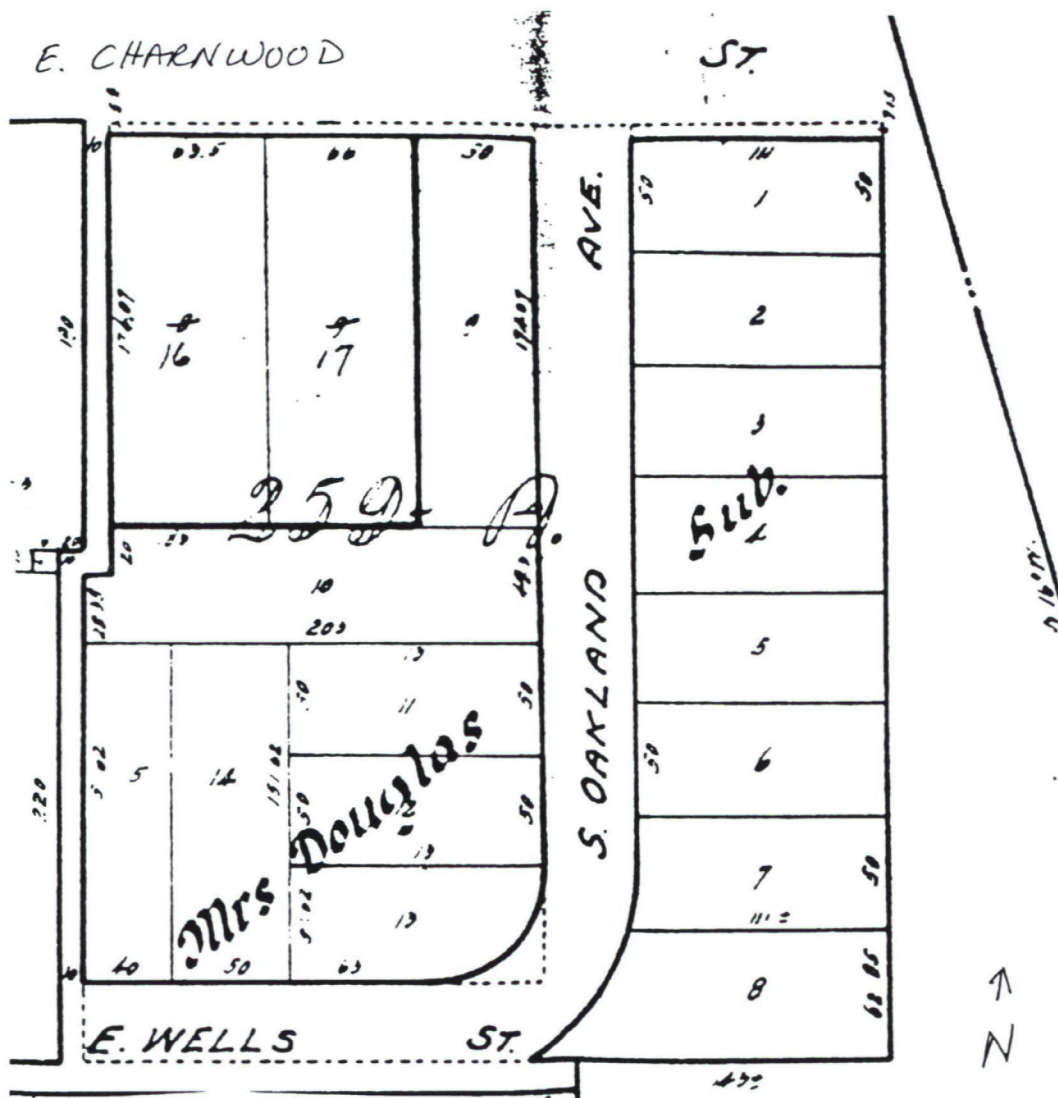
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MAP OF MRS. DOUGLAS SUBDIVISION, c.1937
(SOURCE: SMITH COUNTY CLERK'S OFFICE)



NO SCALE

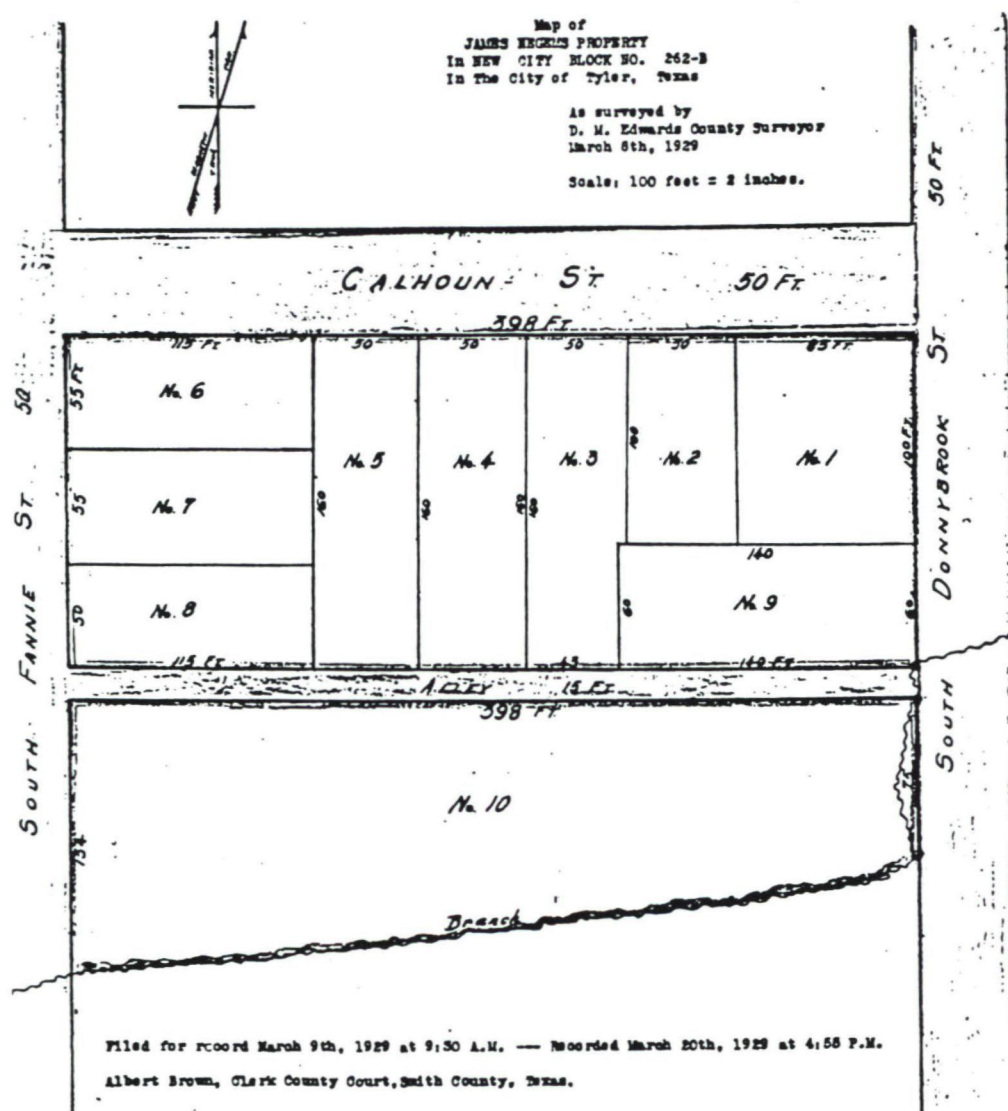
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Charnwood Residential Historic District
Tyler, Smith County, Texas

MAP OF J. NEGEM'S SUBDIVISION SHOWING LOTS, 1929
(SOURCE: SMITH COUNTY CLERK'S OFFICE)



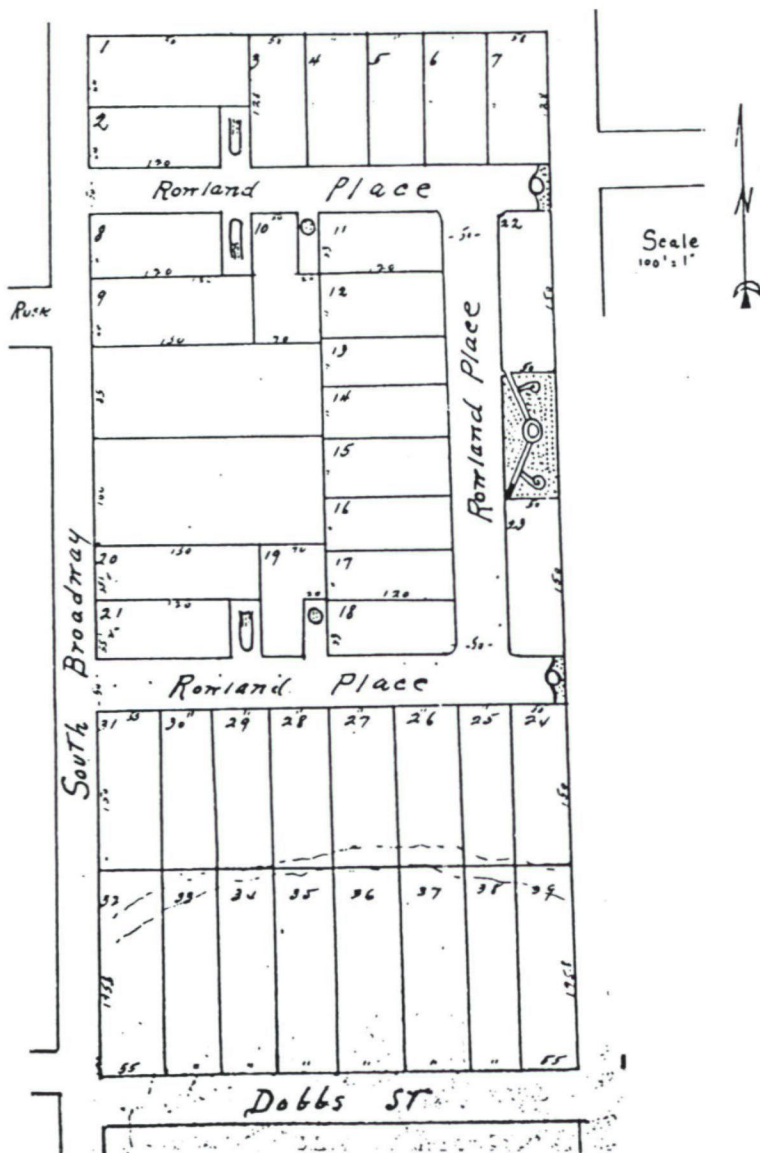
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Charnwood Residential Historic District
Tyler, Smith County, Texas

Section MAP Page 110

MAP OF ROWLAND PLACE, 1925
(SOURCE: SMITH COUNTY CLERK'S OFFICE)



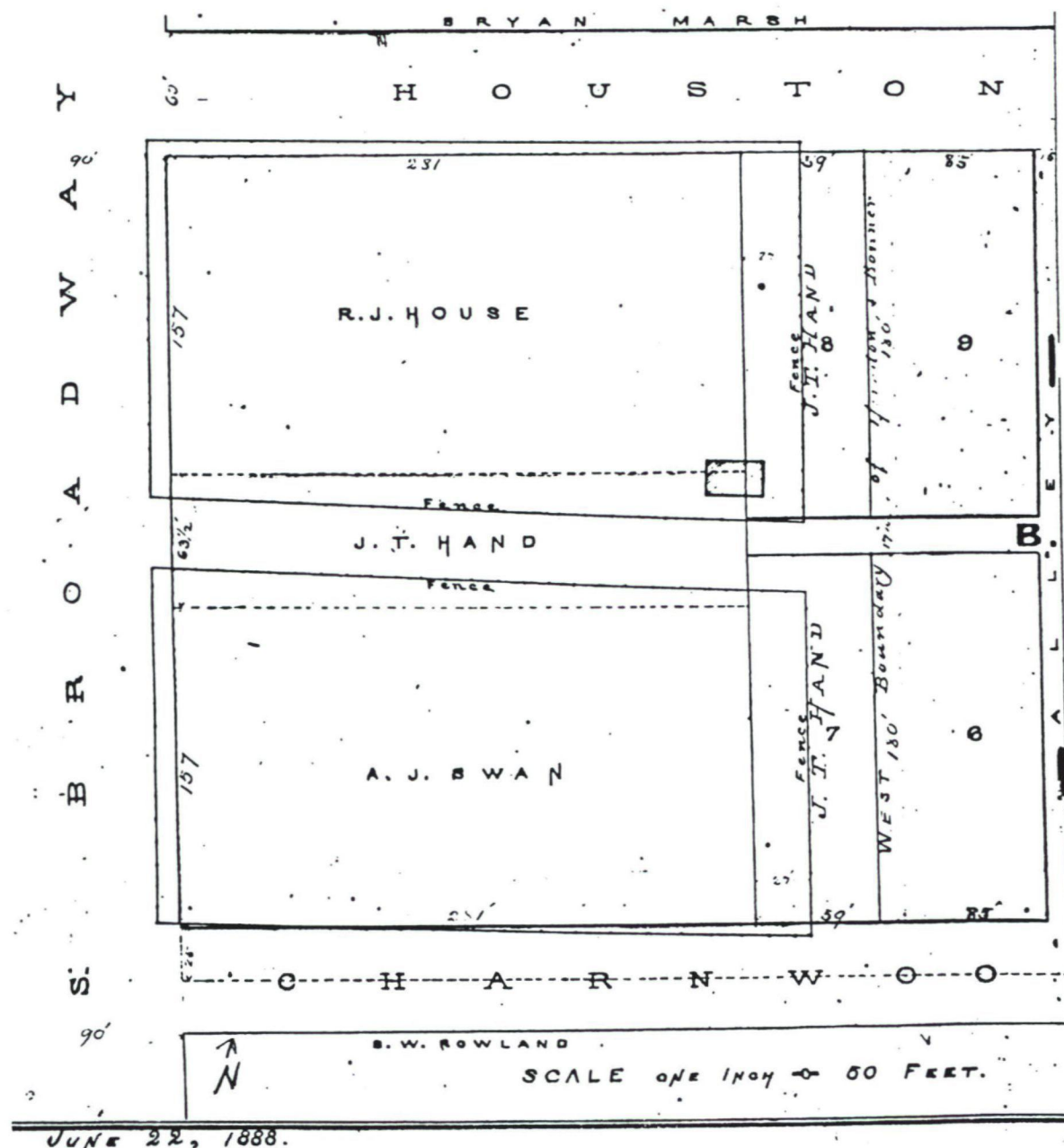
United States Department of the Interior
National Park Service

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Continuation Sheet

Charnwood Residential Historic District
Tyler, Smith County, Texas

Section MAP Page 111

MAP OF WESTERN PORTION OF BLOCK 168, c.1888
(SOURCE: SMITH COUNTY ABSTRACT CO.)



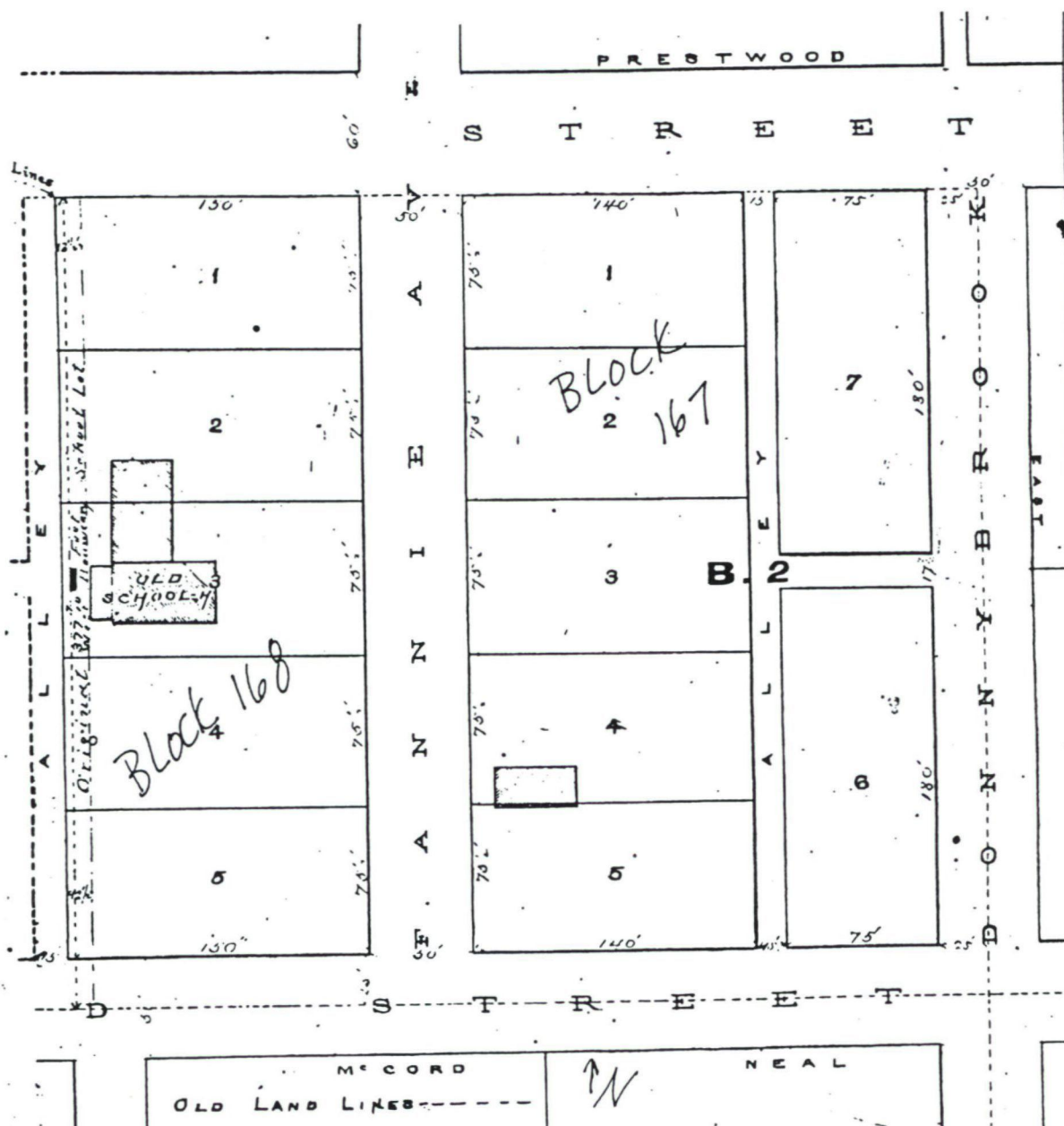
United States Department of the Interior
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Charnwood Residential Historic District
Tyler, Smith County, Texas

Section MAP Page 112

MAP OF EASTERN PORTION OF BLOCK 168, c.1888
(SOURCE: SMITH COUNTY ABSTRACT CO.)



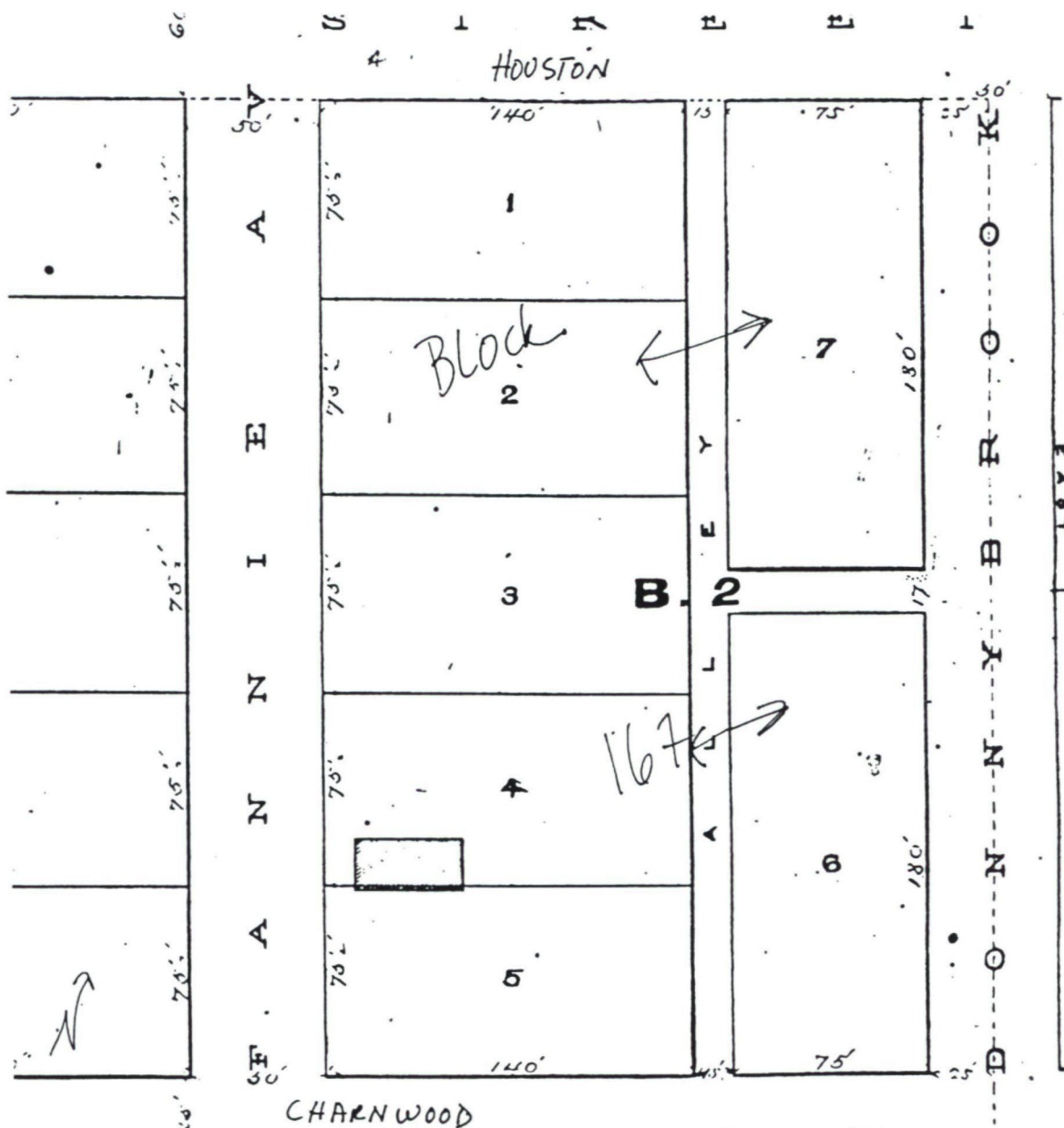
United States Department of the Interior
National Park Service

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Charnwood Residential Historic District
Tyler, Smith County, Texas

Section MAP Page 113

MAP OF BLOCK 167, c.1888
(SOURCE: SMITH COUNTY ABSTRACT CO.)



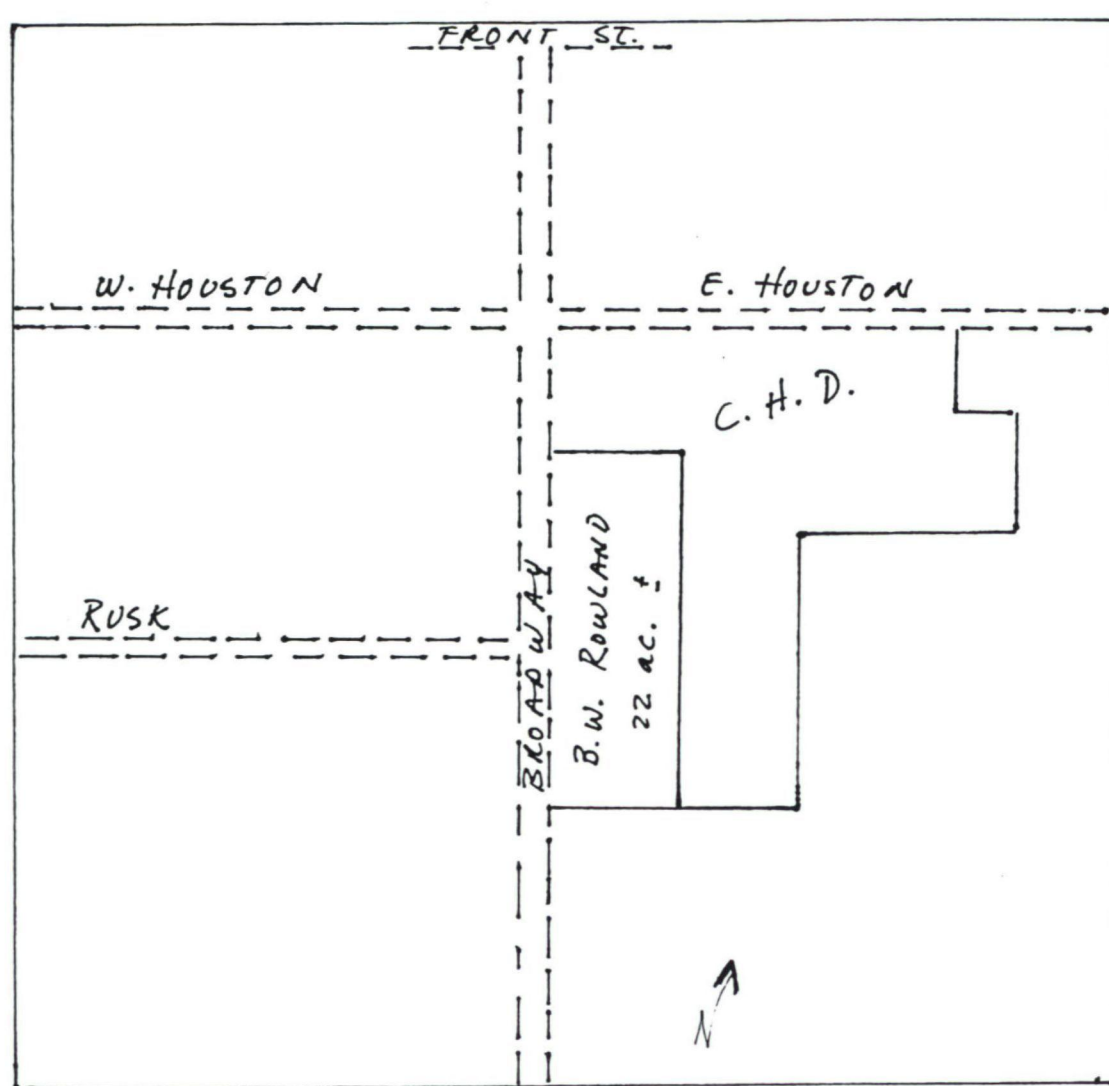
United States Department of the Interior
National Park Service

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Section MAP Page 114

Charnwood Residential Historic District
Tyler, Smith County, Texas

MAP OF PROPERTY OF BENJAMIN W. ROWLAND



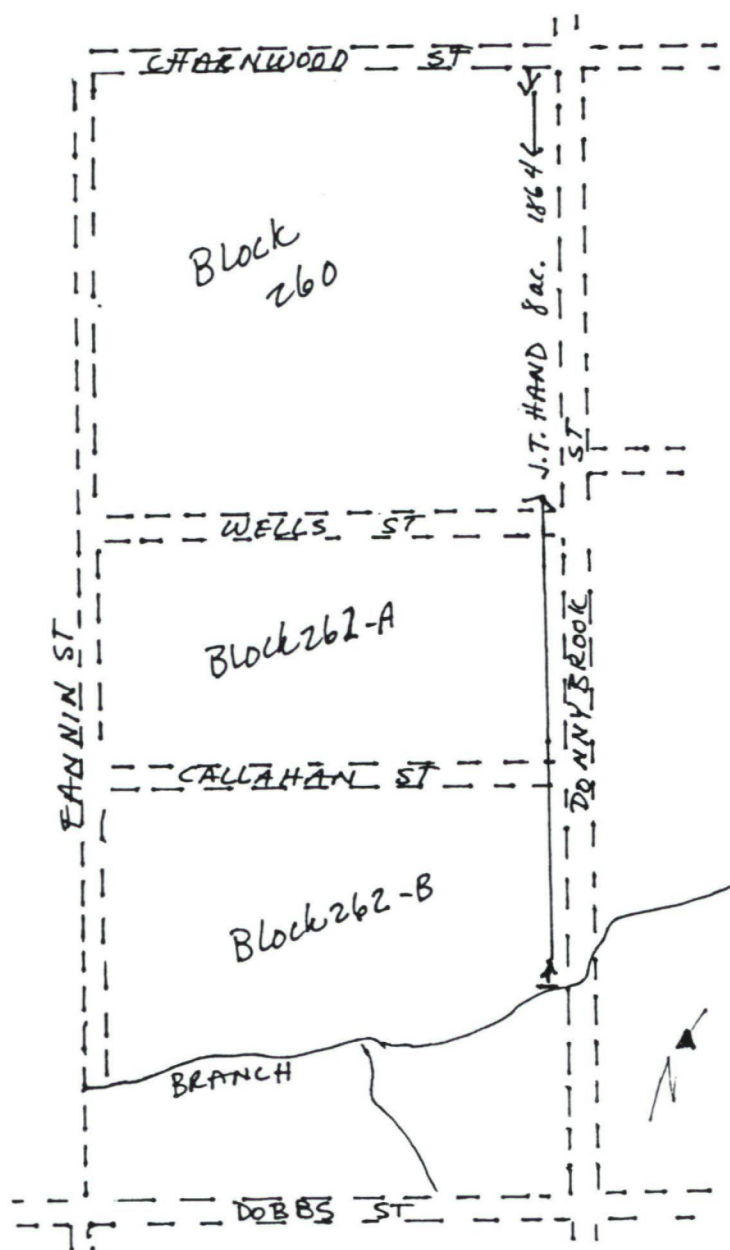
United States Department of the Interior
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Charnwood Residential Historic District
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Section MAP Page 115

MAP OF BLOCKS 260, 262-A AND PORTIONS OF 262-B



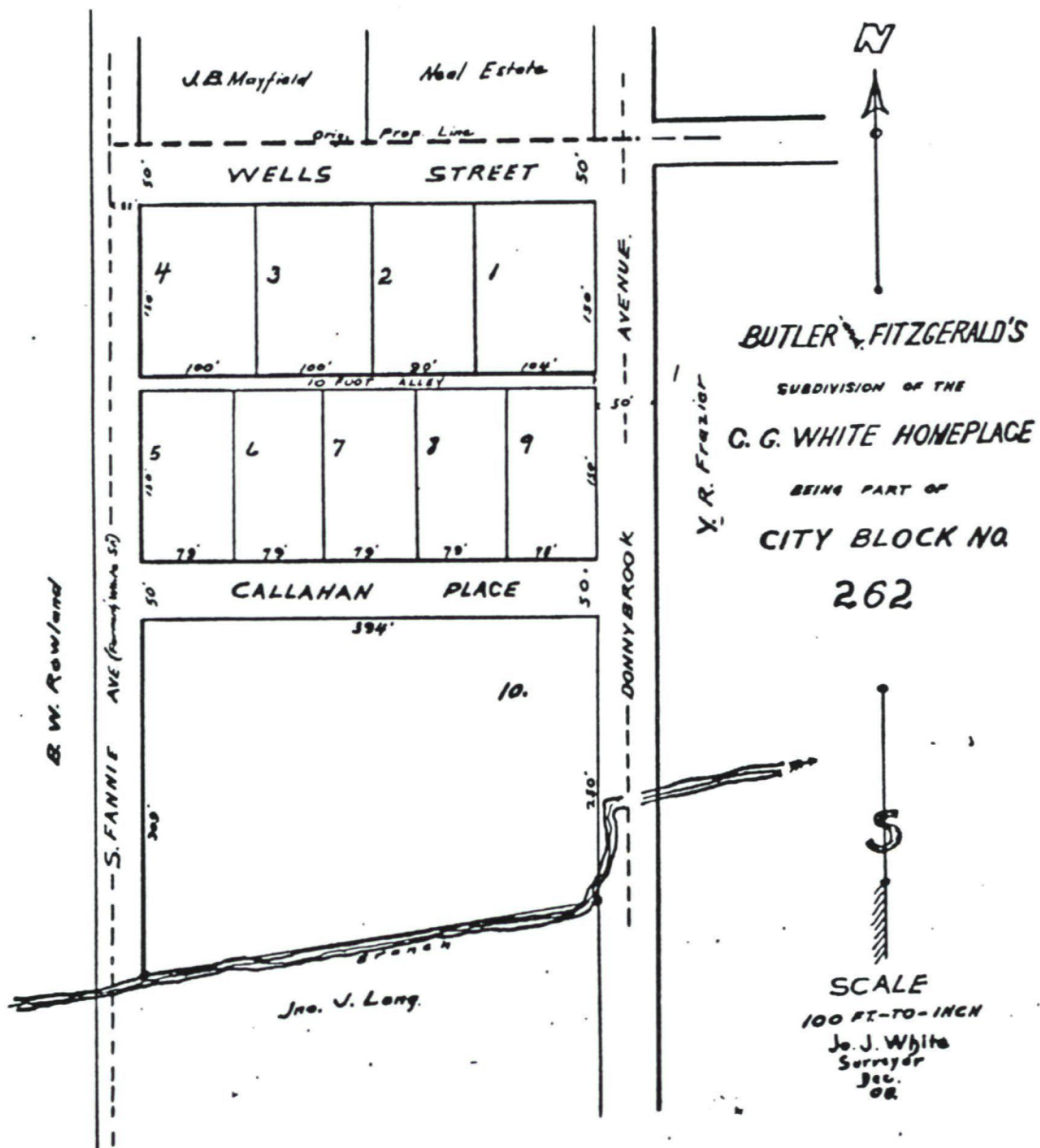
United States Department of the Interior
National Park Service

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Continuation Sheet

Charnwood Residential Historic District
Tyler, Smith County, Texas

Section MAP Page 116

MAP OF BUTLER AND FITZGERALD'S SUBDIVISION, C.1909
(SOURCE: SMITH COUNTY CLERK'S OFFICE)



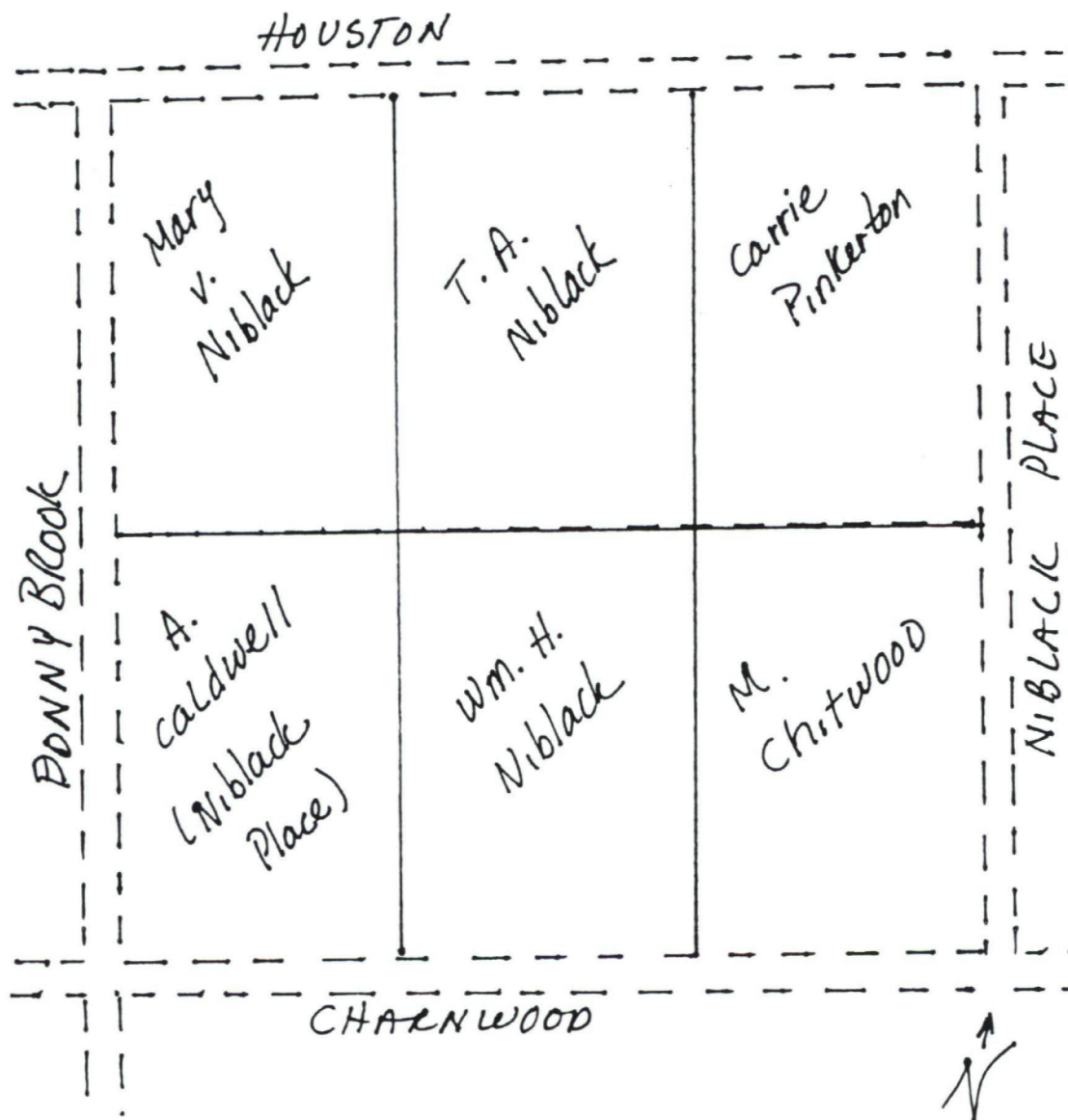
United States Department of the Interior
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Charnwood Residential Historic District
Tyler, Smith County, Texas

Section MAP Page 117

MAP OF NIBLACK'S DIVISION OF BLOCK 166



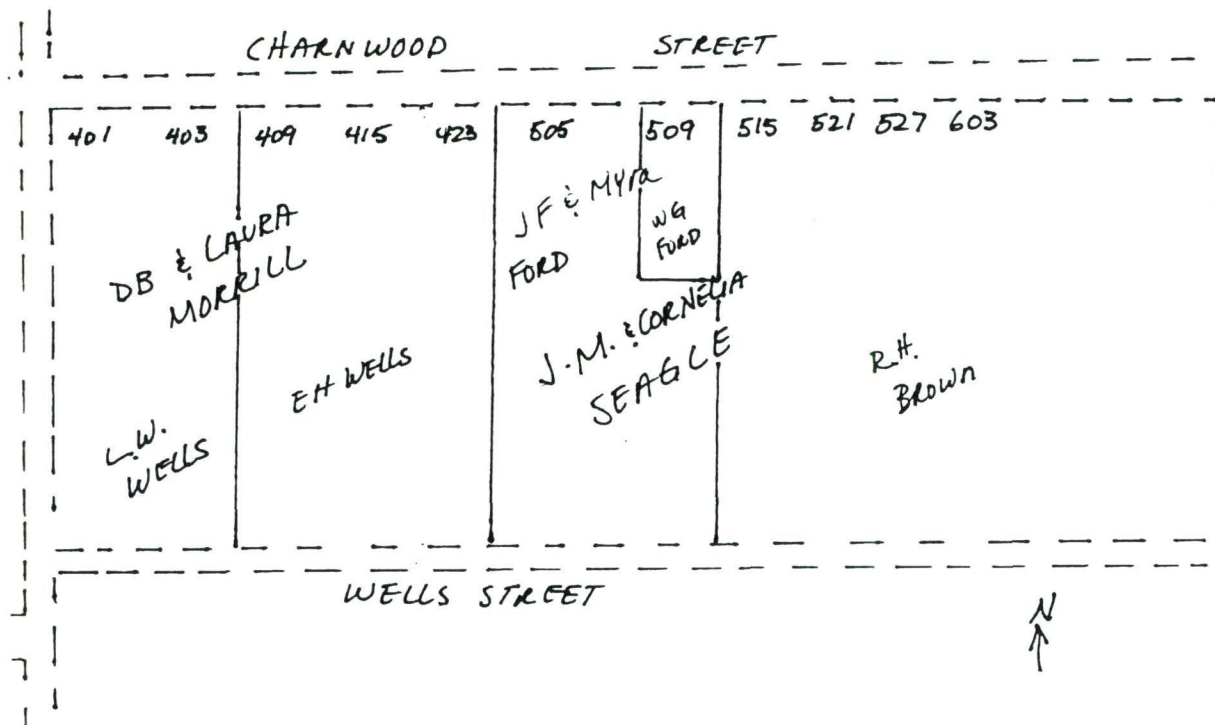
United States Department of the Interior
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Charnwood Residential Historic District
Tyler, Smith County, Texas

Section MAP Page 118

MAP OF EARLY PARTITIONS OF BLOCK 259



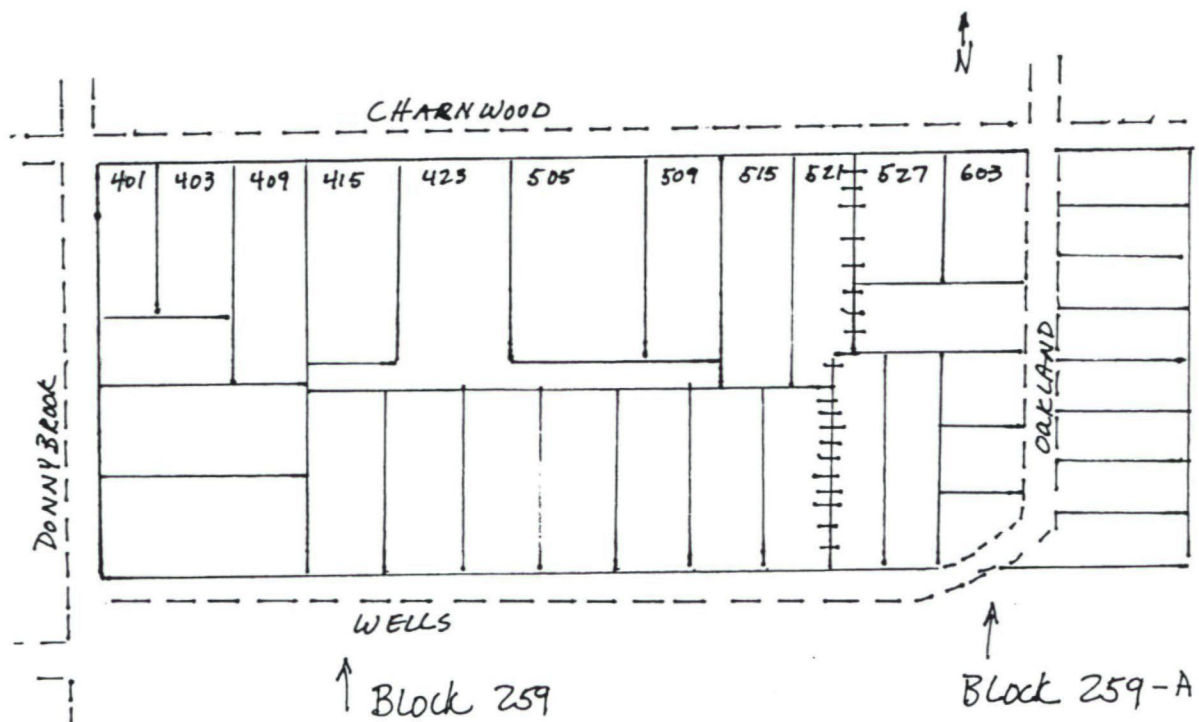
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Charnwood Residential Historic District
Tyler, Smith County, Texas

Section MAP Page 119

MAP OF LATER PARTITIONS OF BLOCK 259



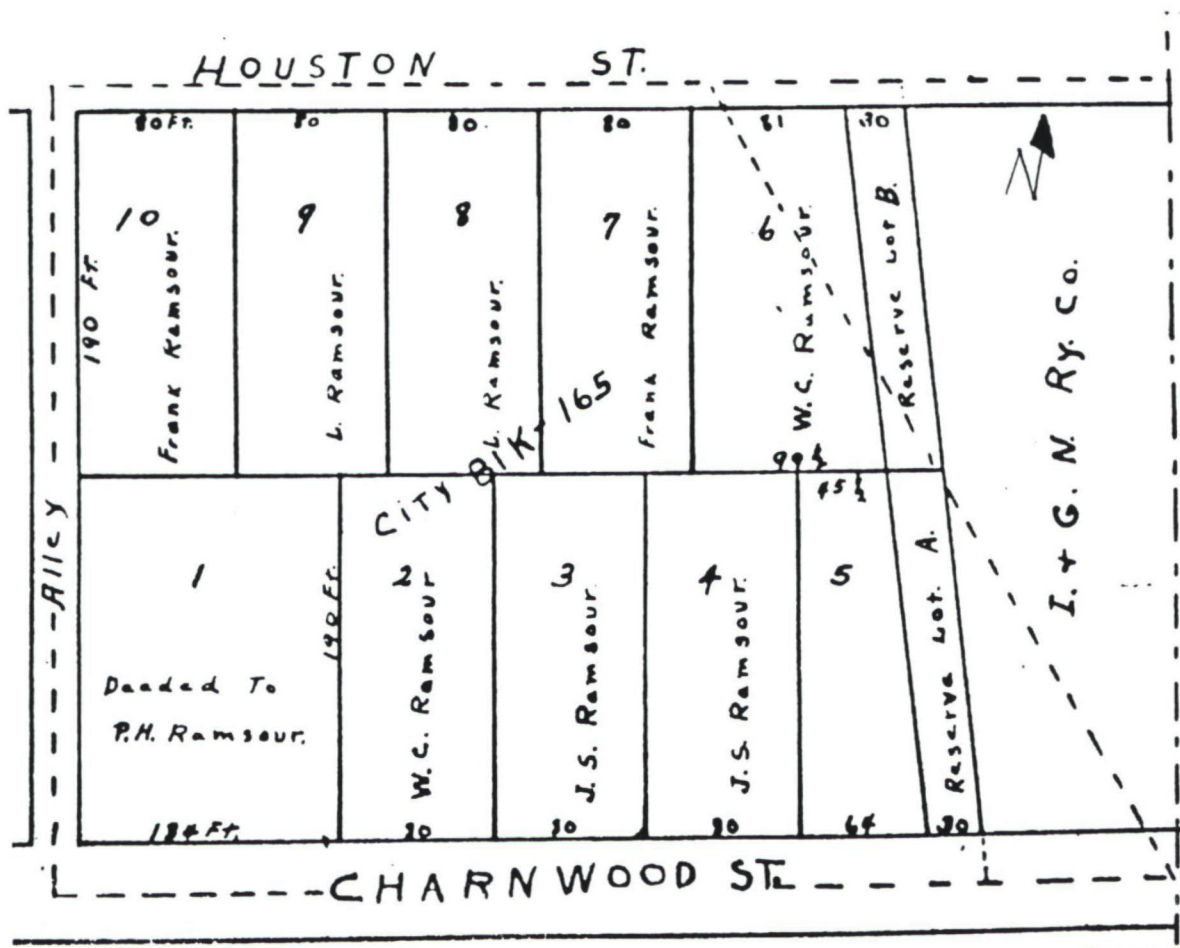
United States Department of the Interior
National Park Service

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Continuation Sheet

Charnwood Residential Historic District
Tyler, Smith County, Texas

Section MAP Page 120

MAP OF RAMSOUR ADDITION, c.1911
(SOURCE: SMITH COUNTY CLERK'S OFFICE)



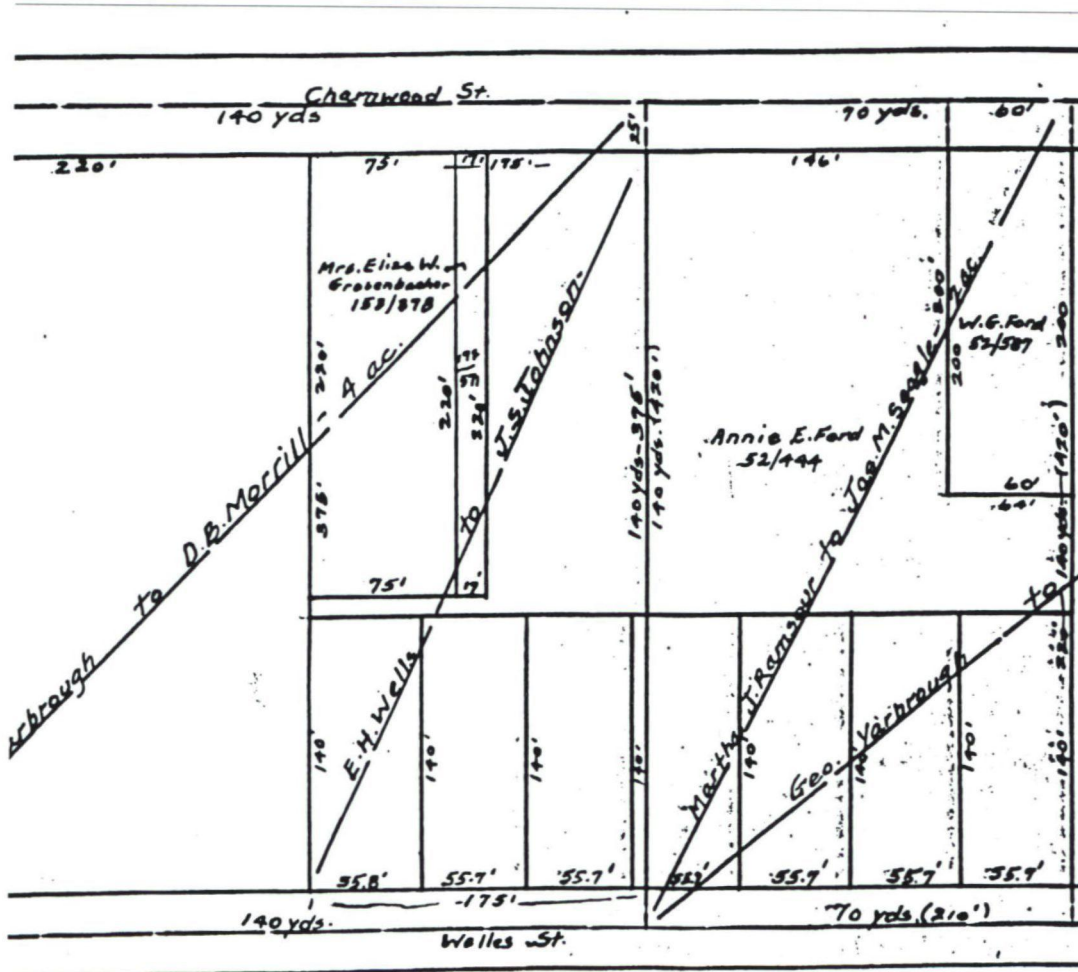
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Charnwood Residential Historic District
Tyler, Smith County, Texas

Section MAP Page 121

MAP OF DWIGHT DAVIDSON SUBDIVISION, 1948
(SOURCE: SMITH COUNTY ABSTRACT CO.)



Plat showing subdivision of part of New City Block No. 259, City of Tyler, owned by Dwight Davidson.

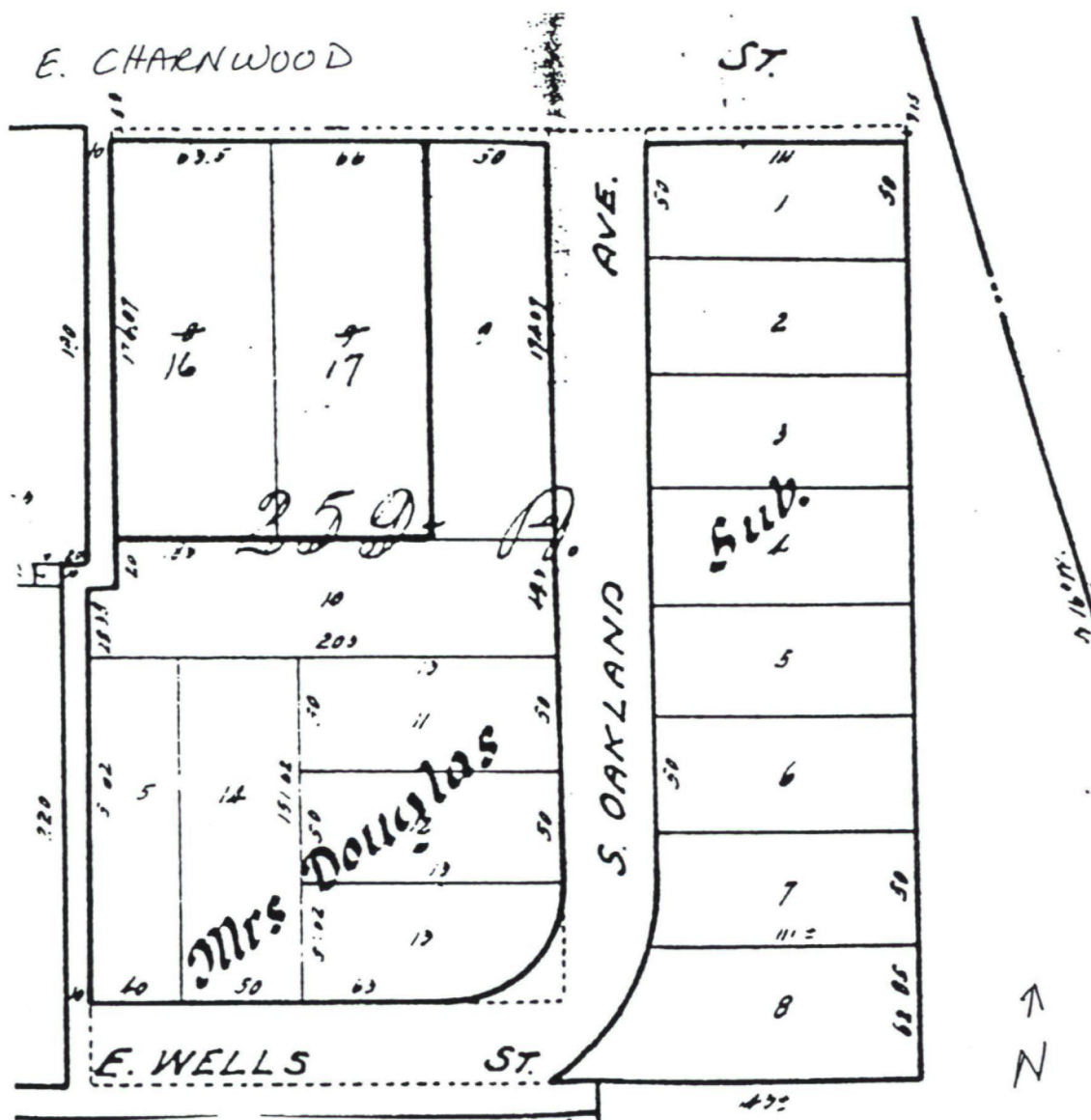
United States Department of the Interior
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Charnwood Residential Historic District
Tyler, Smith County, Texas

Section MAP Page 122

MAP OF NEW CITY BLOCK 259-A
(SOURCE: SMITH COUNTY ABSTRACT CO.)



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Continuation Sheet

Charnwood Residential Historic District
Tyler, Smith County, Texas

Section FIGURE Page 123

EAST TEXAS FIRE INSURANCE COMPANY ADVERTISEMENT, 1887
(SOURCE: TYLER CITY DIRECTORY)

— INSURE —
— IN THE —
EAST TEXAS FIRE INSURANCE CO.,
TYLER, TEXAS.

J. H. BROWN, T. R. BONNER,
President. Secretary.

STOCKHOLDERS:

J. H. BROWN,	E. C. WILLIAMS,
W. S. HERNDON,	W. H. COUSINS,
JNO. L. HENRY,	C. T. BONNER,
J. H. BONNER,	MRS. M. NIBLACK,
T. R. BONNER.	

Losses Paid Since Organization, \$556,097.35.

United States Department of the Interior
National Park Service

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Continuation Sheet

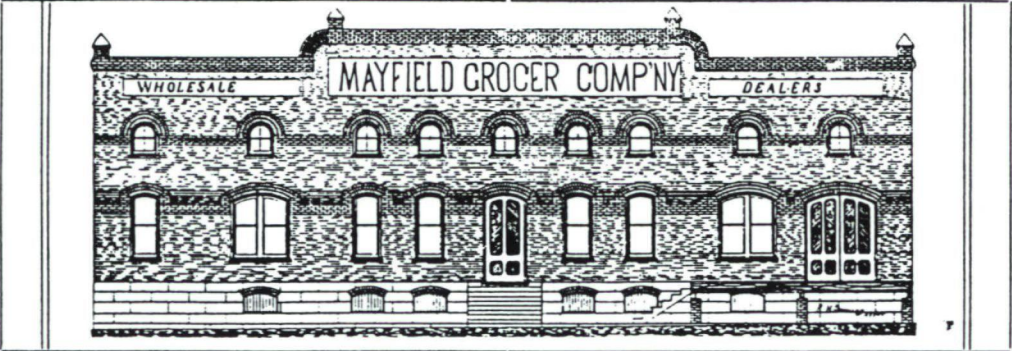
Charnwood Residential Historic District
Tyler, Smith County, Texas

Section FIGURE Page 124

MAYFIELD GROCER COMPANY ADVERTISEMENT, 1904
(SOURCE: TYLER CITY DIRECTORY)

BEGAN BUSINESS JAN. 1, 1903 ————— AUTHORIZED CAPITAL \$125,000 00

MAYFIELD GROCER COMPANY, Wholesale Groceries
TYLER, TEXAS



This is an East Texas institution owned and managed by East Texas men, and solicits the patronage of East Texas merchants. We have the largest and best assorted stock east of Dallas. Our means are ample, and we can extend the most favorable terms to our customers, assuring them of the very best service in every department.

J. B. MAYFIELD, Pres. & Bus. Mgr.	M. G. MAYFIELD, Vice-Pres.	M. N. DAVIDSON, 1st Vice-Pres.	J. K. MARTIN, Secretary.	E. B. MAYFIELD, Treasurer.
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United States Department of the Interior
National Park Service

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Continuation Sheet

Charnwood Residential Historic District
Tyler, Smith County, Texas


Section FIGURE Page 125

SWANN'S FURNITURE AND CARPETS ADVERTISEMENT, 1904
(SOURCE: TYLER CITY DIRECTORY)

Furniture Carpets

"YOUR CREDIT IS GOOD"

T. E. SWANN



T. E. SWANN

"YOUR CREDIT IS GOOD"

Pianos Organs

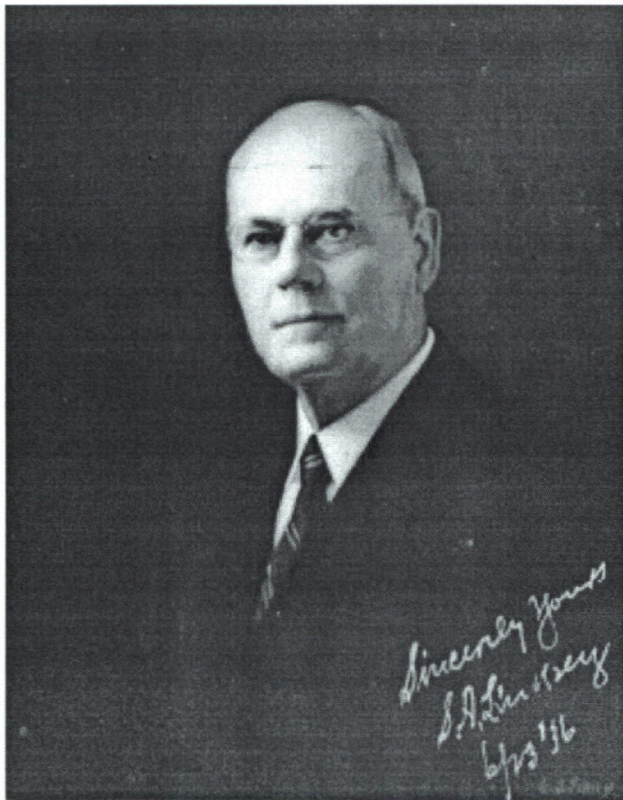
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Charnwood Residential Historic District
Tyler, Smith County, Texas

Section FIGURE Page 126

PORTRAIT OF SAMUEL A. LINDSEY
(SOURCE: SMITH COUNTY HISTORICAL SOCIETY)



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National Park Service

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Continuation Sheet

Charnwood Residential Historic District
Tyler, Smith County, Texas

Section FIGURE Page 127

PORTRAIT OF LITTLEJOHN-DANIEL WEDDING PARTY, 1927
(SOURCE: MYRTIS DANIEL SMITH)



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National Park Service

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Continuation Sheet

Charnwood Residential Historic District
Tyler, Smith County, Texas

Section FIGURE Page 128

VIEW OF CHARLES L. AND NELLIE PORTER HOUSE, c.1940
(SOURCE: SMITH COUNTY HISTORICAL SOCIETY)



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Continuation Sheet

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Tyler, Smith County, Texas

Section FIGURE Page 129

VIEW OF E.G. AND SARAH LITTLEJOHN HOUSE, c.1960
(SOURCE: SARAH L. HANES, *CHRONICLES OF SMITH COUNTY*)



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Charnwood Residential Historic District
Tyler, Smith County, Texas

Section FIGURE Page 130

VIEW OF PINKERTON FAMILY IN FRONT OF 415 EAST CHARNWOOD, C.1910
(SOURCE: SARAH L. HANES, *CHRONICLES OF SMITH COUNTY*)



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Charnwood Residential Historic District
Tyler, Smith County, Texas

Section FIGURE Page 131

VIEW OF S. PRICE FORD HOUSE IN RURAL SMITH COUNTY, DATE UNKNOWN
(SOURCE: SMITH COUNTY HISTORICAL SOCIETY)



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National Park Service

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Charnwood Residential Historic District
Tyler, Smith County, Texas

Section FIGURE Page 132

VIEW OF L.L. AND MINNIE JESTER HOUSE, 1907
(SOURCE: SMITH COUNTY HISTORICAL SOCIETY)



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

**National Register of Historic Places
Continuation Sheet**

Charnwood Residential Historic District
Tyler, Smith County, Texas

Section PHOTO Page 133

PHOTO INVENTORY

CHARNWOOD RESIDENTIAL HISTORIC DISTRICT
TYLER, SMITH COUNTY, TEXAS
DIANE ELIZABETH WILLIAMS, PHOTOGRAPHER
DECEMBER 1996 THROUGH SEPTEMBER 1998
ORIGINAL NEGATIVES ON FILE WITH THE TEXAS HISTORICAL COMMISSION

- PHOTO 1 - VIEW OF 300 BLOCK EAST CHARNWOOD STREET, camera facing southeast
- PHOTO 2 - VIEW OF SIDEWALK IN 300 BLOCK EAST CHARNWOOD STREET, camera facing east
- PHOTO 3 - VIEW OF BRICK STREET IN 700 BLOCK SOUTH FANNIN AVENUE, camera facing south
- PHOTO 4 - VIEW OF 300 BLOCK EAST HOUSTON STREET, camera facing southeast
- PHOTO 5 - VIEW OF 100 BLOCK SOUTH ROWLAND PLACE, camera facing northeast
- PHOTO 6 - VIEW OF 400 AND 500 BLOCKS EAST WELLS STREET, camera facing northwest
- PHOTO 7 - CONNALLY-MUSSELMAN HOUSE
700 South Broadway, west elevation, camera facing east
- PHOTO 8 - CONNALLY-MUSSELLMAN FENCE
700-B South Broadway, camera facing west
- PHOTO 9 - OSWALD & BETTIE BOREN HOUSE
806 South Broadway, west elevation, camera facing east
- PHOTO 10 - JAMES & MAMIE NEGEM RENT HOUSE
311 East Callahan, north elevation, camera facing south
- PHOTO 11 - HAND-MAYFIELD-HUNT HOUSE
223 East Charnwood Street, north and east elevations, camera facing southwest
- PHOTO 12 - HAND-MAYFIELD-HUNT SERVANTS' QUARTERS
223-A East Charnwood Street, camera facing west

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National Park Service**

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Charnwood Residential Historic District
Tyler, Smith County, Texas

Section PHOTO Page 134

- PHOTO 13 - HAND-MAYFIELD-HUNT PERGOLA
223-B East Charnwood Street, camera facing southwest
- PHOTO 14 - SAMUEL & ANNA LITTLEJOHN HOUSE
313 East Charnwood Street, north elevation, camera facing south
- PHOTO 15 - LITTLEJOHN GARAGE APARTMENT
313-A East Charnwood Street, east elevation, camera facing west
- PHOTO 16 - CHARLES & NELLIE PORTER HOUSE
400 East Charnwood Street, south and west elevations, camera facing northeast
- PHOTO 17 - PORTER GARAGE AND STONE WALL
400-A East Charnwood Street, west elevations, camera facing east
- PHOTO 18 - ELBRIDGE & SARAH LITTLEJOHN HOUSE
409 East Charnwood Street, north and east elevations, camera facing southwest
- PHOTO 19 - MORRILL-WELLS-PINKERTON HOUSE
415 East Charnwood Street, north and east elevations, camera facing southwest
- PHOTO 20 - A.H. & MARTHA RAMSOUR HOUSE
504 East Charnwood Street, south elevation, camera facing north
- PHOTO 21 - FORD-RUSSELL-SADLER HOUSE
505 East Charnwood Street, north and west elevations, camera facing southeast
- PHOTO 22 - DRAINAGE CHANNEL
200 Block East Dobbs, camera facing northeast
- PHOTO 23 - WILLETT-BRYANT HOUSE
621 South Fannin Avenue, east and south elevations, camera facing northwest
- PHOTO 24 - WILLETT-BRYANT GARAGE
621-A South Fannin Avenue, east elevation, camera facing west
- PHOTO 25 - HILLSMAN-EDSON-WILEY HOUSE
627 South Fannin Avenue, east elevation, camera facing west

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

**National Register of Historic Places
Continuation Sheet**

Charnwood Residential Historic District
Tyler, Smith County, Texas

Section PHOTO Page 135

- PHOTO 26 - JESTER-BUTLER-CLYDE HOUSE
630 South Fannin Avenue, west elevation, camera facing east
- PHOTO 27 - CHARLES & ADDIE WHITE HOUSE
740 South Fannin Avenue, west elevation, camera facing east
- PHOTO 28 - LIGGETT-WILLETT-HAGAN HOUSE,
211 East Houston Street, north and west elevations, camera facing southeast
- PHOTO 29 - A.G. & CLARA ST. JOHN RENT HOUSE
601 East Houston Street, north and east elevations, camera facing southwest
- PHOTO 30 - SARAH BUTLER TRACT HOUSE
632 South Oakland Avenue, west and south elevations, camera facing northeast
- PHOTO 31 - SARAH BUTLER TRACT HOUSE
636 South Oakland Avenue, west and south elevations, camera facing northeast
- PHOTO 32 - FOLTZ APARTMENT HOUSE,
111 East Rowland Place, north and west elevations, camera facing southeast
- PHOTO 33 - J.C. & PATSY KITTRELL DUPLEX
118 South Rowland Place, west and south elevations, camera facing northeast
- PHOTO 34 - J.C. & PATSY KITTRELL INVESTMENT HOUSE
123 South Rowland Place, east elevation, camera facing west
- PHOTO 35 - JESS & ALICE HAMBY HOUSE
420 East Wells, south elevation, camera facing north

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Charnwood Residential Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: TEXAS, Smith

DATE RECEIVED: 7/20/99 DATE OF PENDING LIST: 8/04/99
DATE OF 16TH DAY: 8/20/99 DATE OF 45TH DAY: 9/03/99
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 99001023

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 8/20/99 DATE

ABSTRACT/SUMMARY COMMENTS:

ENTERED AUG 20 1999

National Register of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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



300 BLOCK EAST CHARWOOD STREET
CHARWOOD RESIDENTIAL H. D.

TYLER, SMITH CO., TEXAS

PHOTOGRAPH 1 of 35



300 Block E. CHARNWOOD
CHARNWOOD HISTORIC DISTRICT
SIDEWALK IN 300 BLOCK CHARNWOOD ST.
CHARNWOOD RESIDENTIAL H.D.,
TYLER, SMITH CO., TEXAS 37

PHOTOGRAPH 2 of 35



600 Block S FANNIN
CHARNWOOD RESIDENTIAL H.D.
BRICK STREET IN 700 BLOCK SOUTH FANNIN AVE.
TYLER, SMITH CO., TEXAS

PHOTOGRAPH 3 of 35



300 BLOCK EAST HOUSTON ST.
CHARNWOOD RESIDENTIAL H.D.

TYLER, SMITH CO., TEXAS

PHOTOGRAPH 4 of 35



100 BLOCK SOUTH ROWLAND PLACE
CHARNWOOD RESIDENTIAL H.D.
TYLER, SMITH CO., TEXAS

PHOTOGRAPH 5 of 35



500 & 400 BLOCKS EAST WELLS ST.
CHARNWOOD RESIDENTIAL H.D.
TYLER, SMITH CO., TEXAS
PHOTOGRAPH 6 of 35



CONNALLY-MUSSELMAN HOUSE
700-B SOUTH BROADWAY
CHARNWOOD RESIDENTIAL H.D.
TYLER, SMITH CO., TEXAS
PHOTOGRAPH 7 of 35



GATE POSTS
700 S. BROADWAY
CHARNWOOD HISTORIC DISTRICT
CONNALLY. MUSSELMAN FENCE
700-B SOUTH BROADWAY
CHARNWOOD RESIDENTIAL H.D.
TYLER, SMITH CO., TEXAS

PHOTOGRAPH 8 of 35



OSWALD & BETTIE BOREN HOUSE

806 SOUTH BROADWAY

CHARWOOD RESIDENTIAL H. D.

TYLER, SMITH CO., TEXAS

PHOTOGRAPH 9 of 35



JAMES & HAMIE NEGEM RENT HOUSE

311 EAST CALLAHAN WOOD ST
CHARNWOOD RESIDENTIAL H.D.
TYLER, SMITH CO., TEXAS

PHOTOGRAPH 10 of 35



HAND-MAYFIELD-HUNT-HOUSE
223 EAST CHARNWOOD ST.
CHARNWOOD RESIDENTIAL H.D.
TYLER, SMITH CO., TEXAS
PHOTOGRAPH 11 of 35



HAND. MAYFIELD HUNT SERVANTS' QUARTER

223-A EAST CHARNWOOD ST.

CHARNWOOD RESIDENTIAL H.D.

TYLER, SMITH CO., TEXAS

PHOTOGRAPH 12 of 35



PERGOLA
223-A EAST CHARNWOOD ST.
HAND-MAYFIELD-HUNT PERGOLA
CHARNWOOD RESIDENTIAL H.D.
TYLER, SMITH CO., TEXAS
PHOTOGRAPH 13 of 35



LITTLEJOHN, SAMUEL & ANNA HOUSE
CHARNWOOD RESIDENTIAL H.D.
TYLER, SMITH CO., TEXAS
PHOTOGRAPH 14 of 35

SAMUAL & ANNA LITTLEJOHN HOUSE

313 EAST CHARNWOOD ST.

CHARNWOOD RESIDENTIAL H.D.

TYLER, SMITH CO., TEXAS

PHOTOGRAPH 14 of 35



313 1/2 E CHARNWOOD
LITTLE JOHN GARAGE APARTMENT
313 EAST CHARNWOOD STREET
CHARNWOOD RESIDENTIAL H.D.
TYLER, SMITH CO., TEXAS
PHOTOGRAPH 15 of 35



PORTER, CHARLES & NELLIE, House
CHARLES & NELLIE PORTER HOUSE
400 EAST CHARNWOOD STREET
CHARNWOOD RESIDENTIAL H.D.
TYLER, SMITH CO., TEXAS

PHOTOGRAPH 16 of 35



PORTER GARAGE & STONE WALL
400-A EAST CHARNWOOD STREET
CHARNWOOD RESIDENTIAL H.D.
TYLER, SMITH CO., TEXAS
PHOTOGRAPH 17 of 35



ELBRIDGE & SARAH LITTLEJOHN HOUSE
409 EAST CHARNWOOD STREET
CHARNWOOD RESIDENTIAL H.D.
TYLER, SMITH CO., TEXAS

PHOTOGRAPH 18 of 35



MORRILL-WELLS-PINKERTON HOUSE
415 EAST CHARNWOOD STREET
CHARNWOOD RESIDENTIAL H.D.
TYLER, SMITH CO., TEXAS
PHOTOGRAPH 19 of 35



A. H. & MARTHA RAMSOUR HOUSE
504 EAST CHARNWOOD STREET
CHARNWOOD RESIDENTIAL H.D.
TYLER, SMITH CO., TEXAS
PHOTOGRAPH 20 of 35



FORD-RUSSELL-SADLER HOUSE
505 EAST CHARNWOOD STREET
CHARNWOOD RESIDENTIAL H.D.
TYLER, SMITH CO., TEXAS
PHOTOGRAPH 21 of 35



200 Block E DOBBS

CHARNWOOD

DRAINAGE CHANNEL DISTRICT
200 BLOCK EAST DOBBS
CHARNWOOD RESIDENTIAL H. D.
TYLER, SMITH CO., TEXAS

PHOTOGRAPH 22 of 35



WILLETT-BRYANT HOUSE
CHARWOOD HISTORIC DISTRICT

WILLETT-BRYANT HOUSE
621 SOUTH FANNIN AVENUE
CHARWOOD RESIDENTIAL H.D.
TYLER, SMITH CO., TEXAS
PHOTOGRAPH 23 of 35



GARAGE
621 S FANNIN
WILLETT-BRYANT HOUSE
621 SOUTH FANNIN AVENUE
CHARNWOOD RESIDENTIAL H.D.
TYLER, SMITH CO., TEXAS
PHOTOGRAPH 24 of 35



HILLSMAN-EDSON-WILEY HOUSE
627 SOUTH FANNIN AVENUE
CHARNWOOD RESIDENTIAL H.D.
TYLER, SMITH CO., TEXAS

PHOTOGRAPH 25 of 35



NESTER-BUTLER-CLYDE HOUSE
630 SOUTH FANNIN AVENUE
CHARWOOD RESIDENTIAL H.D.
TYLER, SMITH CO., TEXAS

PHOTOGRAPH 26 of 35



CHARLES & ADDIE WHITE HOUSE
740 SOUTH FANNIN AVENUE
CHARNWOOD RESIDENTIAL H.D.
TYLER, SMITH CO., TEXAS
PHOTOGRAPH 27 of 35



IMPERIAL
ANTIQUES
FRENCH IMPORTS - ART
903-505-8061

LIGGETT-WILLET-HAGN HOUSE
211 EAST HOUSTON STREET
CHARNWOOD RESIDENTIAL H. D.
TYLER, SMITH CO., TEXAS
PHOTOGRAPH 28 of 35



A.G. & CLARA ST. JOHN RENT HOUSE
601 EAST HOUSTON STREET
CHARNWOOD RESIDENTIAL H.D.
TYLER, SMITH CO., TEXAS

PHOTOGRAPH 29 of 35



632 S. OAKLAND

CHARNWOOD HISTORIC

SARAH BUTLER TRACT HOUSE
632 SOUTH OAKLAND AVENUE
CHARNWOOD RESIDENTIAL H.D.
TYLER, SMITH CO., TEXAS

PHOTOGRAPH 30 of 35



636 S. OAKLAND
CHARNWOOD RESIDENTIAL H.D.
SARAH BUTLER TRACT HOUSE
636 SOUTH OAKLAND AVENUE
TYLER, SMITH CO., TEXAS

PHOTOGRAPH 31 of 35



FOLTZ APARTMENT HOUSE
111 EAST ROWLAND PLACE
CHARNWOOD RESIDENTIAL H.D.
TYLER, SMITH CO., TEXAS

PHOTOGRAPH 32 of 35



118 ROWLAND PLACE
J.C. & PATSY KITTRELL DUPLEX
118 SOUTH ROWLAND PLACE
CHARNWOOD RESIDENTIAL H.D.
TYLER, SMITH CO., TEXAS
PHOTOGRAPH 33 of 35



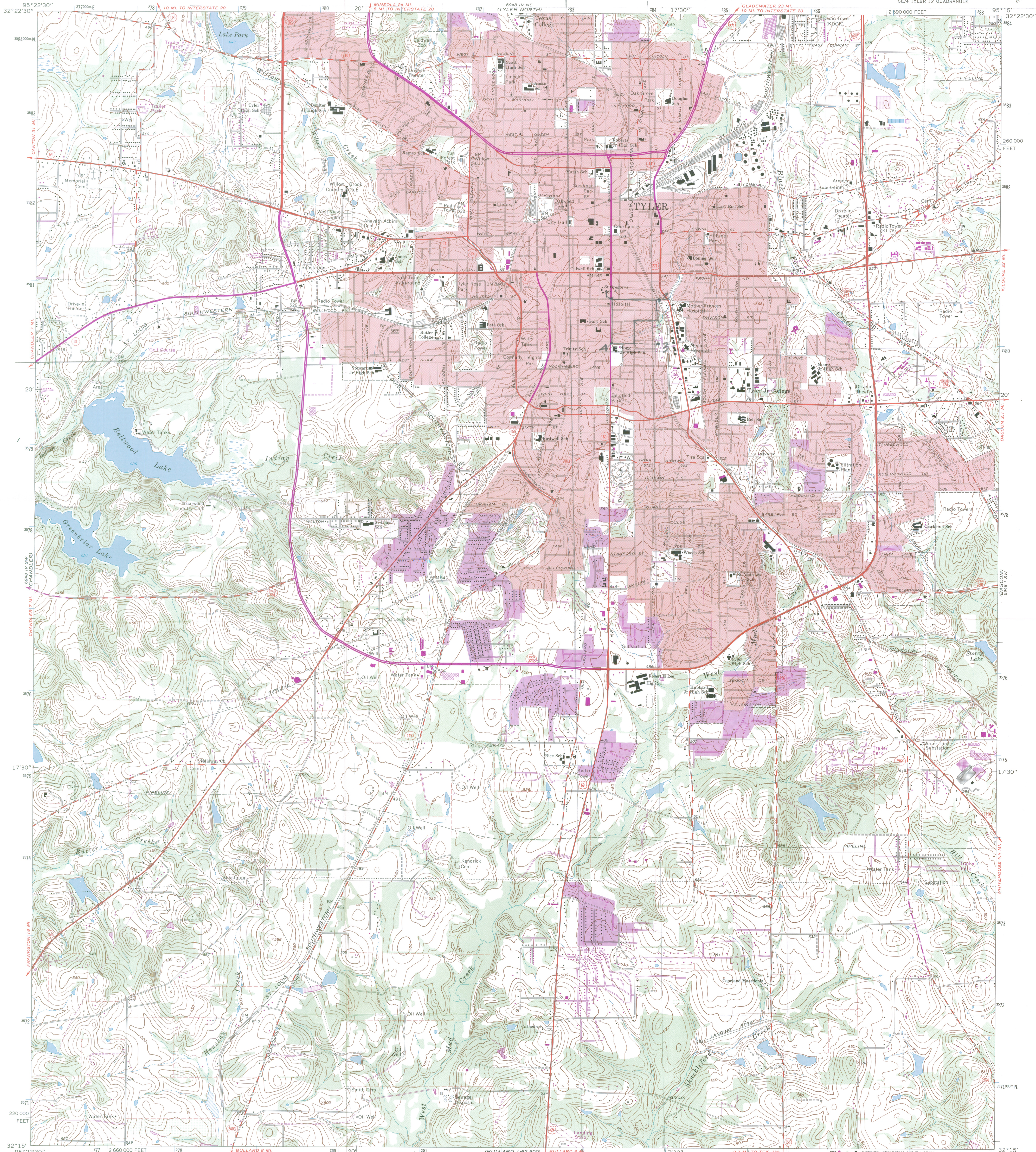
123 ROWLAND PLACE

J.C. & PATSY KITTRELL DUPLEX
118 SOUTH ROWLAND PLACE
CHARNWOOD RESIDENTIAL H. D.
TYLER, SMITH CO., TEXAS

PHOTOGRAPH 34 of 35



420 E. WELLS
JESS & ALICE HAMBY HOUSE
420 EAST WELLS
CHARNWOOD RESIDENTIAL H.D.
TYLER, SMITH CO., TEXAS
PHOTOGRAPH 35 of 35



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

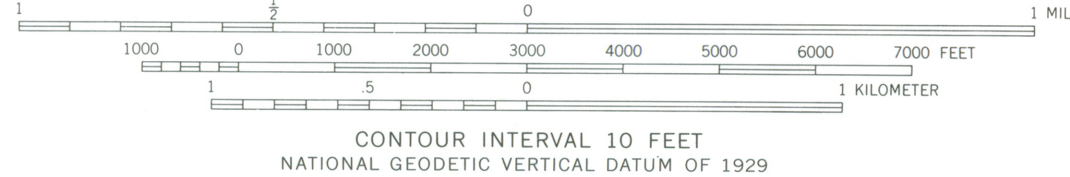
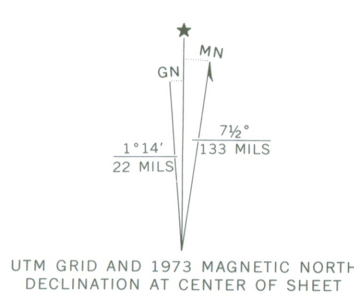
1000-meter Universal Transverse Mercator grid ticks, zone 15, shown in blue

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



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

ILLER BLUEPRINT CC
P.O. BOX 2065 78763 501 W. 6TH 78701
DUSTIN, TEXAS PH. #512-478-8793
100-252-3469 FAX #512-474-709

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AMS 6948 IV SE—SERIES V882