

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1. Name of Property

Historic Name: Tyler Downtown Historic District
Other name/site number: NA
Name of related multiple property listing: NA

2. Location

Street & number: Roughly bounded by West Front Street to the south, Border Avenue to the west, the Cotton Belt railroad tracks to the north, and Fannin Avenue to the east
City or town: Tyler State: Texas County: Smith
Not for publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria.

I recommend that this property be considered significant at the following levels of significance:
 national statewide local

Applicable National Register Criteria: A B C D

Mark Wolfe State Historic Preservation Officer 9/7/22
Signature of certifying official / Title Date
Texas Historical Commission
State or Federal agency / bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.
Signature of commenting or other official Date
State or Federal agency / bureau or Tribal Government

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register.
- removed from the National Register
- other, explain: _____

Signature of the Keeper

Date of Action

Tyler Downtown Historic District, Smith County, Texas

5. Classification

Ownership of Property: Private; Public-Local; Public-Federal (GSA - U.S. Federal Building and Courthouse)

Category of Property: District

Number of Resources within Property (table does not include previously listed properties)

Contributing	Noncontributing	
81	38	buildings
1	0	sites
1	0	structures
1	0	objects
84	38	total

Number of contributing resources previously listed in the National Register: 12 (Marvin Methodist Episcopal Church; St. Louis Southwestern Railway Cotton Belt Passenger Depot; Carnegie Public Library; Tyler U.S. Post Office and Courthouse Building; St. John's AF&FM Lodge; Blackstone Building; People's National Bank Building; Tyler City Hall; Moore Grocery Company Building; Tyler Grocery Company Building; Jenkins-Harvey Super Service Station and Garage; and Elks Club Building)

6. Function or Use

Historic Functions: (see continuation sheet 10)

Current Functions: (see continuation sheet 10)

7. Description

Architectural Classification: LATE 19TH AND EARLY 20TH CENTURY REVIVALS: Gothic Revival, Classical Revival, Renaissance Revival, Romanesque Revival, Spanish Colonial Revival

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: American Commercial, Chicago Commercial, Craftsman

MODERN MOVEMENT: Art Deco, Brutalist, Contemporary, International Style, Mid-century Modern, Minimal Traditional, Modern, New Formalism, Streamline Moderne

NO STYLE

Principal Exterior Materials: BRICK, STONE (granite, limestone), CONTRETE, STUCCO

Narrative Description (see continuation sheets 11-24)

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8. Statement of Significance

Applicable National Register Criteria: A, C

Criteria Considerations: NA

Areas of Significance: Community Planning and Development, Architecture

Period of Significance: 1885-1976

Significant Dates: 1930 (East Texas Oilfield), 1955 (Courthouse Square Reconfiguration); 1976 (completion of Federal Courthouse Annex)

Significant Person (only if criterion b is marked): NA

Cultural Affiliation (only if criterion d is marked): NA

Architect/Builder: James P. Baugh; C.D. Hill & Company; Melvin J. Cates; Patton & Miller; Clyde Woodruff; Alfred C. Finn; Preston M. Geren; Shirley Simons, Sr.; Arthur E. Thomas; E. Davis Wilcox & Associates

Narrative Statement of Significance (see continuation sheets 25-49)

9. Major Bibliographic References

Bibliography (see continuation sheet 50-54)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) requested. (*Carlton Hotel; Tyler Union Station*)
- 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, Austin*)
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository:

Historic Resources Survey Number (if assigned): NA

Tyler Downtown Historic District, Smith County, Texas

10. Geographical Data

Acreeage of Property: 71.6 acres

Coordinates: (see continuation sheets 55-59)

Verbal Boundary Description: (see continuation sheets 55-59)

Boundary Justification: (see continuation sheets 55-59)

11. Form Prepared By

Name/title: Erin Tyson/Architectural Historian and GIS Specialist
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Date: November 18, 2021

Additional Documentation

Maps (see continuation sheets 60-65)

Additional items (see continuation sheets 66-85)

Photographs (see continuation sheets 86-138)

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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Tyler Downtown Historic District, Smith County, Texas

Photograph Log

Tyler Downtown Historic District

Tyler, Smith County, Texas

All photos by Rebecca Kennedy, January 2021 (except as noted)

Photo 1

Contextual view of Smith County Courthouse (Resource 46) and the commercial block buildings fronting the courthouse square along Erwin Street and Spring Avenue in the central portion of the historic district. Camera facing northeast.

Photo 2

Contextual view of the intersection of East Elm Street and South Broadway Avenue. The Jenkins-Harvey Super Service Station and Garage (Resource 98), the S.A. Lindsey Building/Fair Petroleum Building (Resource 99), and the Carlton Hotel (Resources 100-101) are in view. Camera facing east-northeast.

Photo 3

Contextual view of the north-facing commercial block buildings fronting the courthouse square along East Erwin Street. The Carlton Hotel (Resource 100) is visible in the background. Camera facing southeast.

Photo 4

Contextual view of the commercial properties fronting the 400 block of West Locust Street. Camera facing southeast.

Photo 5

Contextual view of South Broadway Avenue. Camera facing south.

Photo 6

Contextual view of the west-facing two-part commercial block buildings fronting the courthouse square on the 100 block of North Spring Avenue. Camera facing northeast.

Photo 7

Contextual view of the Tyler U.S. Post Office and Courthouse/Tyler Federal Building and the William M. Steger Federal Building and United States Courthouse Annex (Resource 36). Camera facing east-northeast.

Photo 8

Contextual view of the east side of South Broadway Avenue. Camera facing south-southeast.

Photo 9

Contextual view of the north-facing commercial block buildings along the 200 block of West Erwin Street, many of which have been severely altered. Camera facing southeast.

Photo 10

Contextual view of the hardscaped plaza (Resource 45), T. Butler Fountain (Resource 44) and the commercial block buildings along the 100 block of West Erwin Street, many of which have been severely altered. Camera facing north-northeast.

Photo 11

Contextual view looking north on South College Street. Camera facing north.

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Photo 12

Front view of the J. Pabst Building, located at 109 North Spring Street (Resource 53). Camera facing east.

Photo 13

Oblique view of the property located at 107 East Erwin (Resource 80), an example of the one of the noncontributing resources in the Tyler Downtown Historic District. Camera facing southwest.

Photo 14

Oblique view of the property located at 113 West Ferguson (Resource 40), an example of modern infill within the Tyler Downtown Historic District. Camera facing north.

Photo 15

Oblique view of Marvin Methodist Episcopal Church (Resources 61 and 90), in the foreground, and First Baptist Church (Resources 34-35), in the background. Camera facing northwest.

Photo 16

Frontal view of the Kamel Building (Resource 50), located at 211-215 East Ferguson Street. Camera facing northwest.

Photo 17

Frontal view of the Arratt-Odd Fellows Building (Resource 62), located at 220 West Erwin Street. Camera facing south.

Photo 18

View of the St. Louis Southwestern Railway (Cotton Belt) Passenger Depot (Resource 2), located at 210 East Oakwood Street. Camera facing north.

Photo 19

View of the side façade of Tyler Carnegie Library (Resource 94), located at the northwest corner of South College Avenue and West Elm Street. Camera facing west.

Photo 20

View of Moore Grocery Company Building (Resource 8) located at 408 North Broadway Avenue. Camera facing west.

Photo 21

View of the Tyler Grocery Company/William Cameron & Co. Inc. Wholesale Building Supplies (Resource 5), located at 414 North Broadway Avenue. Camera facing west.

Photo 22

Oblique view of the commercial warehouse building (Resource 12) located at 218 East Line Street. Camera facing northwest.

Photo 23

View of First Baptist Church (Resource 35), right, and the Lillie Belle Wright Education Building (Resource 34), left. Camera facing north.

Photo 24

View of First Baptist Church Educational Building (Resource 27), located at 301 West Ferguson Street. Camera facing east.

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Photo 25

View of Christ Church Episcopal Church (Resource 93), located at 118 South Bois D'Arc Avenue. Camera facing north.

Photo 26

View of First Christian Church (Resource 127), located at 325 South Broadway Avenue. Camera facing west-northwest.

Photo 27

View of the Senate Building (Resource 58), located at 210 East Erwin Street. Archie S. Senate, an African American physician and surgeon, ran his medical practice here starting in the 1930s. Camera facing north.

Photo 28

View of the two-part commercial block building located at 212 East Erwin Street (Resource 59). Clarence McDaniel, the son of a schoolteacher, ran People's Drug Store with his father-in-law Will Crawford out of this building. Later, in 1934, Henry Miller Morgan opened the first barber college for African Americans in the country, Tyler Barber College, in the edifice. Camera facing north.

Photo 29

View of the Jenkins-Harvey Super Service Station and Garage (Resource 98), located at 124 South College Avenue. The property is one of the earliest examples of the Art Deco architectural style in the Tyler Downtown Historic District. Camera facing east.

Photo 30

Contextual view looking westward on East Erwin Street of People's National Bank (Resource 60), the 15-story Art Deco highrise office building constructed on the northwest corner of North College Avenue and West Erwin Street in 1932. Camera facing west.

Photo 31

View of the Blackstone Building (Resource 14), located at 315 North Broadway Avenue. An Art Deco two-part vertical block building constructed in Tyler during the oil boom years. Camera facing east.

Photo 32

View of the former bus station (Resource 16) located at 311 North Bois D'Arc Avenue. It is an example of an Art Deco edifice erected during the 1930s building boom in Tyler. The second-story addition is an excellent example of the Streamline Moderne and International styles. Camera facing northwest.

Photo 33

Oblique view of the Holley Motor Company building (Resource 110), located at 236 South Broadway Street, another example of an automobile-related business that emerged in downtown Tyler during the 1930s. Camera facing northeast.

Photo 34

View of the Tyler Production Credit Association building (Resource 24), located at 408 West Locust Street. It offers another example of an Art Deco edifice in downtown Tyler. This property also reflects influences of the Streamline Moderne style. Camera facing south.

Photo 35

View of the Tyler U.S. Post Office and Courthouse/Tyler Federal Building (Resource 36) located at 221 West Ferguson Street. Camera facing north.

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Photo 36

View of the William M. Steger Federal Building and United States Courthouse Annex located at 221 West Ferguson Street. The courthouse annex was constructed in 1976 and adjoins the Tyler U.S. Post Office and Courthouse/Tyler Federal Building (Resource 36) to the east. Camera facing north.

Photo 37

View of the St. John's Lodge, Ancient, Free, & Accepted Masons (AF&AM), also known as Tyler Masonic Lodge (Resource 125), a Classical Revival style edifice built in Tyler during the early 1930s. It is located at 323 West Front Street. Camera facing north.

Photo 38

View of Tyler City Hall (Resource 19), showcasing Classical Revival and Art Deco stylistic influences. The 1938 edifice is located at 212 North Bonner Avenue. Camera facing west.

Photo 39

View of the Fair Foundation building (Resource 96), constructed in 1949. Jacksonville-based architect S.W. Ray designed the edifice, located at 121 South Broadway Avenue. Camera facing west.

Photo 40

View of the 1954 S.A. Lindsey Building/Fair Petroleum Building (Resource 99), located at 115 South Broadway Avenue. The building adjoins the Fair Foundation Building (Resource 96) to the south. Camera facing west.

Photo 41

View of Carlton Hotel (Resource 100), constructed in 1954. Considered Tyler's most luxurious hotel at the time, the design incorporated the existing building to the east of it, converting it to an integrated three-story parking garage known as the Carlton Parking Center (Resource 101). An addition to the parking garage included a large swimming pool and upscale cabana suites. Camera facing east.

Photo 42

View of the Bryant Petroleum Building (Resource 115), constructed in 1954. Semi-retired physician and independent oil operator Dr. W. Howard Bryant built the Mid-century Modern highrise building in response to demands for additional office space for oil industry professionals. Camera facing east.

Photo 43

View of the Downtown Cooperative Savings and Loan Building (Resource 106), designed by Tyler-based architect E. David Wilcox in 1956. Camera facing west.

Photo 44

View of the East Texas Savings and Loan Building (Resource 31). California artist Millard Sheets, who served as art designer for the edifice, created the large bronze sculptural mosaic embedded in the white marble façade depicting a scene about Tyler's progress. Camera facing west.

Photo 45

View of the Smith County Courthouse, erected in 1955 (Resource 46). Camera facing east.

Photo 46

View of the Liberty Theater building (Resource 79), located at 103 East Erwin Street. Camera facing south.

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Photo 47

View of a two-part commercial block building (Resource 59), located at 207-209 East Ferguson Street. Camera facing south.

Photo 48

View of a two-part commercial block building (Resource 71), located at 110 West Erwin Street. Camera facing south.

Photo 49

View of the 1938 Manziel Building (Resource 108), located at 235 South Broadway Avenue. Camera facing west.

Photo 50

View of a brick two-part commercial block building (Resource 87) with Classical Revival stylistic influences, located at 108 South College Avenue. Camera facing east.

Photo 51

View of a brick one-part commercial block building (Resource 32) with an angled storefront, located at 207 North College Avenue. Camera facing east.

Photo 52

View of the two-part commercial block building (Resource 76) located at 110 West Erwin Street, an example of one of the extensively altered properties fronting the courthouse square. Camera facing south.

Photo 53

View of the two-part commercial block building (Resource 84) located at 117-121 West Erwin Street, an example of one of the extensively altered properties fronting the courthouse square. Camera facing south.

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6. Function or Use

Historic Functions: COMMERCE/TRADE: business, financial institution, restaurant, department store, professional, specialty store, warehouse
DOMESTIC: single dwelling, multiple dwelling, secondary structure
EDUCATIONAL: school, library, gymnasium
GOVERNMENT: city hall, courthouse, post office
RELIGIOUS: religious facility, church school
SOCIAL: meeting hall
TRANSPORTATION: rail-related

Current Functions: COMMERCE/TRADE: business, financial institution, restaurant, professional, specialty store
EDUCATIONAL: school, library, gymnasium
GOVERNMENT: city hall, courthouse, post office
RELIGIOUS: religious facility, church school
SOCIAL: meeting hall
VACANT: business, professional, restaurant, specialty store, warehouse
WORK IN PROGRESS: business, professional, specialty store, restaurant

Tyler Downtown Historic District, Smith County, Texas

Description

The Tyler Downtown Historic District encompasses approximately 71.6 acres in the central business district of Tyler, the seat of Smith County, Texas. Located approximately 100 miles southeast of Dallas, at the junction of U.S. Highways 69 and 271 and State Highways 14, 31, 64, 110, and 155, Tyler serves as a major hub of government, commerce, and oil production within the East Texas region. The Tyler Downtown Historic District contains about 19 blocks and 241 parcels roughly situated between West Front Street to the south, Border Avenue to the west, the Cotton Belt railroad tracks to the north, and Fannin Avenue to the east. Composing the core of downtown Tyler, the district includes the county courthouse square and federal district courthouse buildings, as well as Tyler City Hall. In addition to these governmental resources, the historic district contains mostly commercial properties. The commercial properties range from commercial block buildings constructed around the courthouse square during Tyler's late nineteenth and early twentieth-century building booms to towering highrise office buildings erected during the mid-twentieth century to accommodate the influx of oil industry professionals. Educational, religious, residential, commemorative, and fraternal resources also make up the district, reflecting the historic and architectural development of downtown Tyler. Construction dates within the district span from 1885 to 2013, but the majority date to Tyler's emergence as an important commercial and oil producing center between 1910 and 1940. The Tyler Downtown Historic District features a wide variety of architectural styles that reflect local, statewide, and nationwide trends in architecture at the time. American Commercial, Art Deco, and Mid-century Modern represent the most prevalent architectural styles within the district, however district resources also showcase influences of the Gothic Revival and Classical Revival styles, among others. While brick-clad commercial block buildings constitute the most common building forms within the district, a number of expansive church complexes, large-scale freestanding governmental edifices, and multi-story office buildings also populate the district. Most resources within the district retain a good degree of integrity, yet some exhibit significant alterations, while others sit vacant and have fallen into disrepair from neglect over time. The Tyler Downtown Historic District has a total of 134 properties (131 buildings, 1 site, 1 structure, and 1 object), of which 96 are contributing and 38 are noncontributing. Twelve of the contributing buildings are individually listed in the National Register.

Located in northeast Texas, the Tyler Downtown Historic District is approximately 70 miles from the eastern state border and 105 miles from the northern state border. The district occupies the central portion of Tyler and Smith County. Tyler falls within the state's East Texas Timberlands region, characterized by flat to low-rolling terrain, heavily forested pine and hardwoods, and sandy loam soils conducive to farming. Tyler Downtown Historic District occupies an urban zone, with mostly hardscaped ground surfaces and scant vegetation. Topography within the district is generally flat. Beyond the light industrial areas flanking the district to the immediate west and east, residential neighborhoods generally surround the Tyler Downtown Historic District.

Evolution and Development of the Historic District

The current built environment of the Tyler Downtown Historic District reflects the historic development patterns that occurred in the area. Tyler formed in 1847 when Smith County Commissioners created a townsite (fig. 3) from the Isaac Lollar survey (fig. 2) composed of 28 blocks oriented around a public square at the center. The earliest extant buildings erected and sites established in the Tyler Downtown Historic District reflect the period several decades after the town was founded. These early resources—two-part commercial block buildings (Resources 81, 82 and 84) and the Marvin Methodist Episcopal Church (Resource 61, photo 15)—are located near the center of the district. Additional commercial properties continued to populate the streets surrounding the courthouse square over time. As Tyler's population grew throughout the late nineteenth and early twentieth century, ensuing building booms led to further commercial development along the streets emanating from the courthouse square. Amidst the radial commercial growth pattern, large religious and educational complexes were developed in downtown Tyler during the early twentieth century to serve the throngs of new residents pouring into the area at the time.

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The arrival of the railroads during the 1870s disrupted the layout of the original townsite. The Cotton Belt tracks were laid east-west through town, forming an arc across the northern extent of the central business district. The north-south oriented International and Great Northern (MoPac) Railway extended its tracks along the eastern edge of downtown Tyler. By around 1900, when Tyler had reached its status as a key agricultural production and shipping center on account of the arrival of the railroads, a distinct industrial zone emerged in the north and northeast portion of the district, near the railroad tracks. The 1905 Cotton Belt passenger depot (Resource 2, photo 18, fig. 10), located on the north side of Oakwood Street, is one of the properties distinguishing this industrial zone. Other industrial properties within the district strategically sited near the railroad tracks include the 1912 Moore Grocery Company building (Resource 8, photo 20), the 1917 Tyler Grocery Company Building (Resource 5, photo 21), and the late nineteenth-century commercial warehouse located on East Line Street (Resource 12, photo 22).

The discovery of oil and establishment of the East Texas Oilfield near Tyler launched another building boom starting in the early 1930s. During this period, several Art Deco highrise buildings transformed Tyler's cityscape, replacing many of the commercial block buildings previously lining downtown streets. Driven by the urgent need to accommodate office space for oil industry professionals, developers introduced a new building form to Tylerites: the highrise office building. The 1932 People's National Bank Building (Resource 60, photo 30, fig. 16) exemplifies the highrise building type, featuring a 15-story, two-part vertical block office building form designed by renowned Houston architect Alfred C. Finn. The Blackstone Building (Resource 14, photo 31, fig. 17), designed by Fort Worth architect Preston M. Geren, serves as another example of an Art Deco two-part vertical block highrise constructed in Tyler during the oil boom years.

The late 1930s marked another significant change within the Tyler Downtown Historic District – the establishment of municipal government facilities in the far western portion of the central business district, which was previously occupied by residences and automobile service-related property types. Under the guidance of City Plan Engineer O.H. Koch of Fort Worth firm Koch & Fowler, Tyler City Hall (Resource 19, photo 38) was constructed at the center of the block bounded by West Ferguson Street, North Bonner Avenue, West Locust Street, and North Border Avenue. The erection of the new Classical Revival/Art Deco style city hall building entailed reconfiguring circulation routes and resulted in the extension of North Bonner and West Locust Streets.

Oil production and manufacturing continued to grow throughout the mid-twentieth century, triggering the need for more office space downtown. With little open space to facilitate the construction of new large complexes around the courthouse square, developers focused on South Broadway Avenue for siting a new collection of midrise office buildings. These 1950s-era Mid-century Modern and International Style edifices composed a new, modern business zone within downtown Tyler, supplanting dwellings and small freestanding commercial establishments built during the early twentieth century. The 1953 Fair Foundation Building (Resource 96, photo 39), the 1954 Fair Petroleum Building (Resource 99, photo 40), the 1958 Carlton Hotel (Resources 100-101; photos 2, 3, and 41; figs. 24-25), and the 1954 Bryant Petroleum Building (Resource 115, photo 42) are some of the resources that comprise the South Broadway Avenue business hub.

The core of downtown Tyler underwent another dramatic change during the mid-1950s when Smith County erected a new courthouse (Resource 46, photo 45), resulting in the reconfiguration of the central square and new circulation patterns (fig. 27). With the demands and pressures imposed on the county government by the thriving oil industry and ensuing population boom, Smith County had outgrown its previous courthouse built in 1909 (fig. 12). Vehicular traffic in the downtown area had become a problem due to congestion and little parking space. The county remedied the issue by first demolishing the previous courthouse. Then the existing square was divided in half to allow for the extension of Broadway Avenue through it, devoting the western half of the bisected square to park space and building a new modern courthouse at the center of the eastern bisected half. The new 1955 courthouse consisted of a sleek Mid-century Modern central block with wings designed by architecture firm Jameson & Merrell. In 1965, the county implemented a beautification plan for the park composing the western bisected half of the square, transforming it into a concrete-paved plaza (Resource 45, photo 10).

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While the economy and population of Tyler continued to expand in the 1960s and 1970s, construction of new buildings downtown tapered. Suburbanization and the development of malls and shopping centers in outlying areas pulled businesses away from the city center. By the 1980s, many of the midrise office buildings were vacant and in disrepair.

Circulation Patterns and Layout

The current grid pattern of the road network within the Tyler Downtown Historic District developed in 1847, when the original Tyler townsite (fig. 3) was laid. Tyler's founders conceived of the north-south oriented roads as avenues and the east-west oriented roads as streets. Since its founding, Tyler has largely maintained the original orthogonal grid. However, three major developments resulted in significant changes. The railroad tracks laid during the 1870s first disrupted the grid layout of roads, dividing blocks in a curvilinear fashion at the northern and eastern extents of the historic district. The 1939 extension of North Bonner and West Locust Street at the western edge of the historic district when Tyler City Hall was constructed constitutes another change in the district's circulation patterns. Downtown Tyler witnessed its final major change to the road configuration during the mid-1950s when the 1909 Smith County Courthouse was razed and Broadway Avenue was extended through the original square, dividing it into two halves.

Consistent with the original layout of the town, the lots fronting the courthouse are narrow and deep, most measuring 24 to 32 feet wide and 100 feet deep. The lots containing industrial properties to the north and northeast of the courthouse square featured much larger dimensions. The vast church complexes developed within the historic district encompass entire half-blocks in downtown Tyler. The numerous highrise and midrise buildings erected during the mid-twentieth century compose quarter-block-sized lots.

The current width of the streets reflects the historic layout of the town. The road network extends across the entire district and continues past the boundaries. The north-south running avenues measure 50 feet wide, and the east-west running streets in the district measure 35 feet wide. With the exception of the one-lane rectangular loop—formed by Ferguson Street, College Avenue, Erwin Street, and Spring Avenue—encircling Smith County courthouse and Tyler City Square, the roads in the historic district have two vehicular lanes.

Relationship of Buildings to One Another

The array of property types, scales, and forms in the Tyler Downtown Historic District shape how the resources relate to one another. The governmental properties within the district feature large freestanding buildings on lots with ample open space surrounding each resource. In contradistinction, rows of one-part and two-part commercial block buildings make up the bulk of buildings within the district, abutting one another and sharing party walls. These commercial block buildings share the same setback from the street and scale. The majority of midrise and highrise office buildings erected in downtown Tyler during the mid-twentieth century—most located on South Broadway Avenue—have space between them. The resources within the district range from 1 story in height to 16 stories.

Architectural Character

Range and Distribution of Construction Dates

The historic-age properties in the Tyler Downtown Historic District date from 1885 to 1977. More than a quarter of the resources (27%) were built between 1930 and 1939. The decade with the second-largest representation is the 1950s. Development in the district generally began around the courthouse square and then moved outward over time. Nearly all of the resources dating from the nineteenth century are located adjacent to the courthouse square. Today, however, buildings from different decades mix together eclectically throughout the district. Since the end of the period of significance in 1976, numerous new buildings have been constructed in the district. Much of the new construction are buildings added to existing church complexes and ancillary storage buildings. Table 1 lists the breakdown of construction dates by decade.

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Table 1. Breakdown of decades of construction of resources in the historic district.

Decade of Construction	No. Resources Built	% of Total No. Resources in District
1880s	4	3 %
1890s	3	2 %
1900s	11	8 %
1910s	18	13 %
1920s	6	5 %
1930s	36	27 %
1940s	10	7 %
1950s	22	16 %
1960s	6	5 %
1970s	4	3 %
1980s	6	5 %
1990s	3	2 %
2000s	3	2 %
2010s	2	1 %

Property Types and Forms

Commercial Buildings

Three-fourths of the contributing resources in the district were constructed for commercial functions. The various historic property types among the commercial buildings in the district include stores, offices, automobile-related services, restaurants, theaters, warehouses, a hotel, and a parking garage. The commercial building forms within the historic district are listed from most prevalent to least: two-part commercial block, one-part commercial block, two-part vertical block, oblong box, midrise, three-part vertical block, and three-part commercial block.

The two-part commercial block form constituted the most common form of commercial buildings throughout the late nineteenth and early twentieth century in Tyler. The J. Pabst Building located at 109 North Spring Avenue (Resource 53, photo 12) and the property situated at 207-209 East Ferguson Street (Resource 59, photo 47) serve as examples of two-part commercial block buildings within the Tyler Downtown Historic District. They showcase several common features of the building form: two distinct zones composing the upper and lower portions of the edifice, storefronts at the ground level, and they fill their respective parcels entirely to the lot lines, sharing party walls with their neighbors. Like two-part commercial blocks, one-part commercial block buildings persisted as a common commercial building form in downtown Tyler. The Kamel Building (Resource 50, photo 16) is exemplary of the one-part commercial block form in the Tyler Downtown Historic District. Located at 211-215 East Ferguson Street, it shares a similar site plan in how the building occupies the lot as its two-part commercial block counterparts, but the Kamel Building has only one story and a parapet, distinguishing elements of the building form.

Several highrise buildings in the historic district embody the two-part vertical block form, which played a large role in transforming the Tyler skyline during the second and third quarters of the twentieth century. The 15-story People’s National Bank Building (Resource 60, photo 30, fig. 16), constructed in 1932, exemplifies the two-part vertical block building type, featuring a distinct base in the lower zone and the towering shaft’s emphasis on verticality. The S.A.

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Lindsey Building/Fair Petroleum Building (Resource 99, photo 40) showcases a mid-century version of the two-part vertical block building form, with its ground-floor storefront and identical treatment of the seven stories composing the shaft.

The oblong box is a freestanding commercial building form that emerged in downtown Tyler during the mid-twentieth century period. Unlike commercial block buildings, which were oriented for pedestrian-related activity, the commercial box form allowed for surface parking or other auto-related activities such as service and repair. The property located at 315 West Front Street (Resource 130) has an oblong box form. It features a rectangular footprint and is set back on the parcel to allow for parking space. The Tyler Production Credit Association Building (Resource 24, photo 34) offers a much larger version of the oblong box form in the district.

Midrise office buildings also helped change downtown Tyler's cityscape during the mid-twentieth century. These building forms have similar attributes as highrise buildings, except they are only three to five stories in height. The midrise form lacks exterior distinctions between each story. The Downtown Cooperative Savings and Loan Building (Resource 24, photo 34) and Carlton Parking Center (Resource 101, photo 41) are both good examples of the midrise building form within the historic district.

The three-part vertical block form also has a presence within the Tyler Downtown Historic District. The building form compares to the two-part vertical block form, except there are three distinct zones instead of two. The Fair Foundation Building (Resource 96, photo 36, fig. 21) represents the three-part building form in the district, as does the Moore Grocery Company Building (Resource 8, photo 20). Similarly, the three-part commercial block form shares the same configuration of building elements as the two-part commercial block, but it features three zones, as opposed to two. The Wadel-Connally Building (Resource 6) provides an excellent example of a three-part commercial block building in the Tyler Downtown Historic District.

Religious Resources

In addition to the diverse range of commercial properties in downtown Tyler, the historic district also derives significance from its multiple religious complexes that emerged as the fledging town grew into a bustling city. Four religious complexes sit within the boundaries of the Tyler Downtown Historic District, composing four percent of the contributing resources in the district. Each features a church along with educational and other ancillary buildings.

Churches represent the most ubiquitous of the religious buildings within downtown Tyler. Housing sanctuaries for worship, they take on various forms within the district, including rectangular, temple front, U-plan and L-plan. The oldest church building within the Tyler Downtown Historic District, Marvin Methodist Episcopal Church (Resource 61, photo 15), has a rectangular form. First Baptist Church (Resource 35, photos 15 and 23), featuring a monumental Classical Revival porticoed entrance, takes on a temple front building form. Christ Church Episcopal Church (Resource 93, photo 25) boasts a U-plan building form, while First Christian Church (Resource 127, photo 26) has an L-plan.

Most of the educational and ancillary buildings associated with religious properties in the Tyler Downtown Historic District were added to the church complexes over time as their respective congregations grew and their needs expanded. In all but one complex, these added educational and ancillary buildings were seamlessly integrated into the churches with similar styles, materials and scales. Buildings added to the First Baptist Church complex serve as exceptions. The complex's educational building (Resource 27, photo 24), constructed immediately north of the 1913 church in 1959, features a modern midrise form.

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Governmental Buildings

Governmental buildings house administrative functions that are organized by a city, county, or federal government. Within the Tyler Downtown Historic District, there are five governmental resources (6 percent of contributing resources), including a post office, a federal courthouse, a county courthouse, a city hall building, and a utility shed. All the governmental buildings in the district have freestanding forms situated with significant setbacks on their respective lots, providing space for landscaped lawns and sidewalks.

The oldest government building within the historic district is the Tyler U.S. Post Office and Courthouse/Tyler Federal Building (Resource 36, photo 35), completed in 1933. It possesses a vault form, distinguished by its tall and comparatively narrow central entrance as well as its monumentality.

Both Tyler City Hall (Resource 19, photo 38) and Smith County Courthouse (Resource 46, photo 45) embody the central block with wings form, having an upward projecting central section with subordinate flanking units on either side. Tyler City Hall, built in 1939, features an earlier iteration of the building form than the county courthouse's version, constructed 15 years later.

Educational Properties

Educational properties—buildings associated with providing knowledge and enrichment to local residents—are represented by four resources (4 percent of contributing resources) within the district. They consist of a library, school buildings, and a gymnasium.

The former Tyler Carnegie Library (Resource 94, photo 19; currently housing the Smith County Historical Society), the oldest educational property within the historic district, features a rectangular building form. Tyler High School/Caldwell Playschool No. 1 (Resource 117)—now Caldwell Arts Academy, a part of the Tyler Independent School District—has a central block with wings form. Caldwell Gymnasium (Resource 112), located on the Tyler High School/Caldwell Playschool No. 1 campus, represents an educational building with a vaulted form within the district.

Social Properties

The properties classified as social within the Tyler Downtown Historic District housed fraternal lodges, where members of the community gathered for social events and organized social service programs. They represent three (3 percent) of the contributing resources within the historic district. The Arratt-Odd Fellows incorporated their lodge into a 1907 two-part commercial building (Resource 62, photo 17) fronting the courthouse square at the time. They used the upper story for their meetings, while the ground floor served as retail space. In contrast, St. John's AF&AM Lodge/Tyler Masonic Lodge (Resource 125, photo 37) was constructed in 1932 as a freestanding edifice with a rectangular building form. The 1949 Elks Club Building, the social property in the historic district constructed most recently, also occupies a two-part commercial block building form.

Residential Properties

The Tyler Downtown Historic District contains three residential properties (3 percent of contributing resources), however, each of them currently have commercial uses. They consist of a 1938 central-passage, a single-family dwelling (Resource 122) with an adjacent rectangular-plan garage apartment (Resource 121), and a single-family bungalow (Resource 129).

Transportation Properties

Two transportation resources (2 percent of contributing resources) sit within the historic district boundaries. The oldest transportation resource in downtown Tyler, the St. Louis Southwestern Railway (Cotton Belt) Passenger Depot (Resource 2, photo 18, fig. 10), has a linear building form, typical of railroad depots designed in the early twentieth century. The

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former bus station located at 311 North Bois D'Arc Avenue (Resource 16, photo 32, fig. 18) is an example of a transportation resource in Tyler. The bus station occupies a large two-part commercial block building originally constructed to house retail space and a restaurant.

Commemorative Property

A single commemorative resource (1 percent of contributing resources) populates the Tyler Downtown Historic District. The T.B. Butler Fountain (Resource 44, photo 10) has a rectangular form and was constructed during the mid-1960s to honor a Smith County judge.

Architectural Styles

The architectural styles in the Tyler Downtown Historic District generally followed statewide and nationwide trends. Given the buildings in the district date from the late nineteenth to the mid-twentieth centuries, the architectural styles that became popular during that period have a large representation in the district. These styles, listed from most common to least within the district include American Commercial, Art Deco, Mid-century Modern, Classical Revival, Gothic Revival, International, Romanesque Revival, Chicago Commercial, Brutalist, Craftsman, Minimal Traditional, and Renaissance Revival styles. Thirteen of the contributing resources (14 percent) within the district do not possess any architectural style; these include mostly properties that have undergone alterations and no longer reveal their original character defining features. However, the changes made to the properties occurred during the period of significance, constituting historic-age alterations that contributed to their evolution.

The architectural styles represented by more than one resource within the Tyler Downtown Historic District are discussed in the subsections below.

Romanesque Revival

Two Romanesque Revival buildings (2 percent of contributing resources) populate the Tyler Downtown Historic District. The Arratt-Odd Fellows Building (Resource 62, photo 17)—with its broad Roman arched windows and heavy massing—represents one of the Romanesque Revival buildings in the district. The other edifice featuring the Romanesque Revival style in the historic district is the Kamel Building (Resource 50, photo 16). It has cone-shaped elements along the roofline, lending it a fortress-like appearance and distinguishing the building as Romanesque Revival.

Classical Revival

There are six resources (6 percent of contributing resources) in the historic district that possess Classical Revival stylistic detailing. First Baptist Church (Resources 35, photo 23) exemplifies the Classical Revival style, featuring a temple front building form, Corinthian style columns, an elaborate pediment and cornice, prominent dentils, and an emphasis on monumentality. Tyler High School/Caldwell Playschool No. 1 (Resource 117) and the adjacent Caldwell Gymnasium (Resource 112) display the following Classical Revival character-defining features: symmetrical façades, door surrounds, and incorporation of balustrades at the roof line as decorative elements.

Gothic Revival

Four religious buildings (4 percent of contributing resources) feature the Gothic Revival style in the Tyler Downtown Historic District. Marvin Methodist Episcopal Church (Resource 61, photo 15) displays numerous elements distinctive of the Gothic Revival style, including a steeply pitched, multi-gabled slate roof, spires, a prominent corner tower, Gothic arch windows, buttressed walls with decorative brickwork, and a large nave. First Christian Church (Resource 127, photo 26) offers a more recent interpretation of the Gothic Revival style within the historic district. It has a massed plan, stained glass windows with elaborate tracery, engaged piers, pilasters, and an emphasis on verticality.

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American Commercial

Within the district, 24 properties (25 percent of contributing resources) showcase American Commercial stylistic influences. The Senate Building (Resources 58, photo 27) and its neighbor, the property located at 206 East Erwin Street (Resources 57), share the following character-defining features, making them excellent examples of the style: commercial block configurations, brick-clad façades, and storefronts with display windows.

Chicago Commercial

The historic district contains two Chicago Commercial style buildings (2 percent of contributing resources). The Moore Grocery Company Building (Resource 8, photo 20) and the adjacent Tyler Grocery Company Building (Resource 5, photo 21) embody the style, featuring symmetrical façades, rectangular massing, brick sheathing, segmental arched windows, dentils along the cornice line, and a recessed entry.

Art Deco

Several exemplary Art Deco buildings occupy the Tyler Downtown Historic District, as the style became popular when the discovery of oil in northeast Texas prompted a significant building boom in Tyler. One of the early Art Deco buildings constructed in Tyler, the 1932 People's National Bank building (Resource 60, photo 30, fig. 16), features a conservative display of the style, having the following character defining elements: an imposing brick shaft with polished black granite carved with horizontal and vertical banding on the first floor, cast metal spandrels, full-height stone capped piers, stepped massing, and zigzag embellished cut stone pilasters. The Blackstone Building (Resource 14, photo 31, fig. 17) offers another excellent example of the Art Deco architectural style in downtown Tyler. Its distinguishing attributes include a symmetrical façade with boxy massing, fluted spandrels, a scalloped parapet, zigzag-embellished window lintels, and a distinct entry portal embellished with a keystone, molded gear, and wheel motifs. The Jenkins-Harvey Super Service Station and Garage (Resource 98, photo 29), another early example of an Art Deco edifice within the Tyler Downtown Historic District, boasts rectangular massing, pilasters, and foliate forms.

International Style

Several buildings in the district reflect the popularity of the International style in Tyler (3 percent of contributing resources). The earliest example of the style in the historic district is the side addition to the bus station at 311 North Bois D'Arc Avenue (Resource 16, photo 32). Constructed over the bus terminals as lodging for bus drivers, the addition has a horizontal emphasis, a flat roof, ribbon windows, incorporation of glass block, and slender column supports. The Elks Club Building (Resource 103) has volumetric massing, a flat roof, and unadorned exterior walls, making it an outstanding example of the International Style in the Tyler Downtown Historic District.

Mid-century Modern

Many of the buildings erected throughout the mid-twentieth-century period in downtown Tyler were designed with Mid-century Modern stylistic influences. Ten buildings (11 percent of contributing resources) feature the style. The 1955 Smith County Courthouse (Resource 46, photo 45)—with its clean lines, minimal decoration, and emphasis on form and materials—stands out as one of the most prominent Mid-century Modern edifices in the district. However the courthouse's symmetrical façade and central vertical panel surrounding the ribbon windows reveal influences of the Art Deco style and International style as well. The Carlton Hotel (Resources 100-101, photos 2, 3, and 41) exemplifies the Mid-century Modern style with the following features: minimal decoration, the showcasing of concrete as the exterior walls material, ribbon windows articulating each story, and emphasis on the geometric building form. The Bryant Petroleum Building (Resource 115, photo 42), which has a red brick asymmetrical façade, horizontal bands as openings for the ribbon windows marking the office building's multiple stories, and a clean, austere appearance, is a good example of the Mid-century Modern style.

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Brutalist

Two noteworthy buildings in the Brutalist Style, which is typically characterized by weighty massiveness and exposed concrete construction, contribute to the significance of the district. E. Davis Wilcox Associates designed the 1966 Peoples National Motor Bank (Resource 91), winning a regional Northeast Texas Chapter of the AIA award. The annex to the 1933 federal building (property 36) was designed by the architectural firms Brown-Bellamy, and Cates-Decker-Barber (both of Tyler) in 1974 and completed in 1976. The Tyler U.S. Post Office and Courthouse and the annex were listed in the National Register in 2001, although the annex was not evaluated as significant at that time due to its recent construction. As the most significant and substantial example of Brutalist design in Tyler, and for its association with continued federal presence and investment in central Tyler, the period of significance for the district is extended to 1976.

Common Construction Materials

Brick is the most common building material found within the Tyler Downtown Historic District. It appears as the exterior cladding material for many of the property types within the district. Concrete, which was used in the construction of buildings designed during the mid-twentieth-century period, is the second-most common building material in the district. Construction materials also present within the historic district include wood, stucco, cast stone, and metal.

Integrity

Overall the Tyler Downtown Historic District possesses a fair degree of integrity. Commercial properties surrounding the courthouse square have the most extreme alterations completed after the district's period of significance. Throughout the mid- and late twentieth century and into the present, property owners have updated these buildings with new exterior wall materials, changed storefront configurations, removed signage and canopies, applied new elements and materials to front façades, and replaced original doors and windows. However, the bulk of the changes do not severely impact the resources' ability to convey their significance and serve as links to the past. In some cases, buildings have been gutted, leaving only the structural framework and front façades intact. These properties have potential for rehabilitation, and with much of the original front façade intact, they contribute to the historic character of the district. The property at 113 North Spring Avenue (Resource 52, fig. 8) and the Downtown Cooperative Savings and Loan Building (Resource 106, photo 43) offer two examples of gutted properties in downtown Tyler with intact façades. Some buildings have sat vacant for a number of years, resulting in the substantial loss of original materials and extreme disrepair of the building. Efforts are currently underway to rehabilitate some of these properties. These properties include, but are not limited to, the Carlton Hotel (Resources 100-101), the Fair Foundation Building (Resource 96), S.A. Lindsey Building/Fair Petroleum Building (Resource 99), and the Union Bus Station Building (Resource 16), all of which still possess intact façades that have undergone little modifications. In addition to the district's altered commercial properties, the historic educational resources in downtown Tyler reveal severe alterations. Original elements of Tyler High School/Caldwell Playschool No. 1 (Resource 117) and Caldwell Gymnasium (Resource 112) have been removed, and new components have been added to the latter. The religious, transportation, governmental, and commemorative resources in the historic district have excellent integrity with only minimal modifications. Collectively, the resources composing the Tyler Downtown Historic District have good integrity.

Contributing and Noncontributing Resources

Contributing resources are those that add to the district's overall historic character and sense of place. A contributing resource must date to the period of significance (1885–1976) and retain most of its salient physical features and associative qualities to convey its historic character. Contributing resources must possess a sufficient degree of integrity, though they need not be unaltered; the greater the cumulative impact of the alterations, though, the less likely a historic property will be classified as contributing. Commercial resources in Tyler, as well as across Texas and the nation, commonly underwent alterations over time. The most common example of this in Tyler, within the period of significance, is the replacement of doors and windows. Many of these buildings remain otherwise unaltered, therefore the alteration is

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not significant enough to classify the building as noncontributing. Additionally, when alterations occurred within the period of significance, they themselves may represent significant trends of the mid-century modernization movement. Other alterations to buildings within the district that are substantial but do not detract from the resources' overall ability to convey their significance include those that have lost much of their original building materials. The property at 113 North Spring Avenue (Resource 52, fig. 8) and the Downtown Cooperative Savings and Loan Building (Resource 106, photo 43) are examples of this. Although these alterations detract from a building's overall integrity, as long as the resource remains recognizable to the period of significance and adds to the district's historic character, it is classified as contributing.

Noncontributing resources detract from the district's historic character and include resources constructed outside the period of significance as well as drastically altered historic resources. The latter includes buildings that are unable to convey their architectural or historical significance due to multiple or severe alterations. The alterations to these buildings have compromised the historic integrity to such a degree that the buildings no longer visually represent the district's period of significance and therefore detract from the overall historic character of the district. Resource 76 (photo 52) and Resource 84 (photo 53) serve as examples of noncontributing resources in the historic district. The Tyler Downtown Historic District includes 16 noncontributing resources constructed outside the period of significance.

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Inventory

Res. No.	Address	Building Name/Type	Architect/Builder	Year Built	Style	Status
1	414 N BROADWAY AVE	Moore Grocery Lofts		2008	No style	NC
2	210 E OAKWOOD ST	St. Louis Southwestern Railway (Cotton Belt) Passenger Depot		1905	Craftsman	Listed
3	215 E OAKWOOD ST	One-part commercial block building		1915	No style	C
4	217 E OAKWOOD ST	One-part commercial block building		1915	Commercial	C
5	414 N BROADWAY AVE	Tyler Grocery Company/William Cameron & Co. Inc. Wholesale Building Supplies		1912	Commercial	Listed
6	112 E LINE ST	Wadel-Connally Building		1909	Classical Revival	C
7	217 E OAKWOOD ST	Storage shed		1980	No style	NC
8	408 N BROADWAY AVE	Moore Grocery Company Building		1912	Chicago Commercial Style	Listed
9	409 N SPRING AVE	Two-part commercial block building		1930	Commercial	C
10	317 N COLLEGE AVE	Storage shed		2010	No style	NC
11	403 N SPRING STREET	One-part commercial block building		1950	Streamline Moderne	C
12	218 E LINE STREET	Tyler Wholesale and Storage Company		1898	Commercial	C
13	314 N BROADWAY AVE	Automobile sales and service		1910	No style	NC
14	315 N BROADWAY AVE	Blackstone Building	Preston M. Geren/Hugh E.White	1938	Art Deco	Listed
15	313 N COLLEGE AVE	Automobile repair shop		1910	Commercial	C
16	311 N BOIS D ARC AVE	Union Bus Station	George Howard/Donald J. Robinson	1933	Art Deco	C
17	302 N BROADWAY AVE	Holley Motor Company		1915	No style	C
18	212 N BONNER AVE	City Hall Utility Shed		1960	Mid-century Modern	C
19	212 N BONNER AVE	Tyler City Hall	Shirley Simons, Sr./ A.M. Campbell & Co.	1939	Art Deco	Listed
20	420 W LOCUST ST	One-part commercial block building		1950	Commercial	C
21	414-418 W LOCUST ST	One-part commercial block building		1950	No style	C
22	414 W LOCUST ST	One-part commercial block building		1950	No style	C
23	414 W LOCUST ST	One-part commercial block building		1950	Mid-century Modern	NC
24	408 W LOCUST ST	Tyler Production Credit Association		1940	Art Deco	C
25	402 W LOCUST ST	Oblong box office building		1980	No style	NC
26	301 W FERGUSON ST	First Baptist Church Recreation Building		1980	New Formalism	NC
27	301 W FERGUSON ST	First Baptist Church Educational Building		1959	Mid-century Modern	C
28	218 N COLLEGE AVE	Office building		1967	Mid-century Modern	NC
29	217 N COLLEGE AVE	Office building		1990	No style	NC
30	218 N BROADWAY AVE	Texas Power & Light Building		1955	Mid-century Modern	C
31	218 N BROADWAY AVE	East Texas Savings and Loan Building	Carl Gregory	1958	Mid-century Modern	C
32	207 N COLLEGE AVE	One-part commercial block building		1930	Mid-century Modern	C
33	423 W FERGUSON ST	Tyler Commercial College Building		1971	Mid-century Modern	C
34	301 W FERGUSON ST	Lillie Belle Wright Education Building		1935	Romanesque Revival	C

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Res. No.	Address	Building Name/Type	Architect/Builder	Year Built	Style	Status
35	301 W FERGUSON ST	First Baptist Church		1913	Classical Revival	C
36	221 W FERGUSON ST	Tyler U.S. Post Office and Courthouse/Tyler Federal Building, with 1976 Annex	James A. Wetmore, Shirley Simons, Sr., Ralph Sollitt and Sons (1933); Brown-Bellamy and Cates-Decker-Barber (1976 addition)	1933, 1976	Classical Revival, Brutalist	Listed
38	117-119 W FERGUSON ST	Two-part commercial block building		1910	Commercial	C
39	115 W FERGUSON ST	Two-part commercial block building		1910	No style	NC
40	113 W FERGUSON ST	Southside State Bank		1992	Contemporary	NC
41	111 W FERGUSON ST	Two-part commercial block building		1910	No style	NC
42	109 W FERGUSON ST	Two-part commercial block building		1910	No style	NC
43	105 W FERGUSON ST	KLTV Building		1960	International Style	C
44	100 W FERGUSON ST	T. Butler Fountain (object)	Shirley Simons, Jr.	1966	Mid-century Modern	C object
45	100 W FERGUSON ST	T.B. Butler Fountain Plaza (site)	Shirley Simons, Jr./McKinney and Parker	1965	No style	C site
46	100 N BROADWAY AVE	Smith County Courthouse	Thomas, Jameson and Merrill/Rambo Construction Company	1954	Mid-century Modern	C
47	123 N SPRING AVE	Two-part commercial block building		1902	Commercial	C
48	121 N SPRING AVE	Arcadia Theater		1905	Commercial	C
49	207-209 E FERGUSON ST	Two-part commercial block building		1903	Commercial	C
50	211-215 E FERGUSON ST	Kamel Building		1903	Romanesque Revival	C
51	219 E FERGUSON ST	Two-part commercial block building		1915	Commercial	C
52	113 N SPRING AVE	Two-part commercial block building		1930	Commercial	C
53	109 N SPRING AVE	J. Pabst Building		1892	Commercial	C
54	107 N SPRING AVE	Two-part commercial block building		1935	Commercial	C
55	105 N SPRING AVE	Two-part commercial block building		1905	Commercial	NC
56	101 N SPRING AVE	Two-part commercial block building		1955	Mid-century Modern	C
57	206 E ERWIN ST	Hill's Cafe		1910	Commercial	C
58	210 E ERWIN ST	Senate Building		1910	Commercial	C
59	212 E ERWIN ST	Tyler Barber College		1910	Commercial	C
60	102 N COLLEGE AVE	People's National Bank/People's Petroleum Building	Alfred C. Finn/Campbell and White	1932	Art Deco	Listed
61	300 W ERWIN ST	Marvin Methodist Episcopal Church, south complex	Matison P. Baker and Frank L. DeShong (1890 builders)	1890	Gothic Revival	Listed
62	220 W ERWIN ST	Arratt-Odd Fellows Building		1907	Romanesque Revival	C
63	216-218 W ERWIN ST	Two-part commercial block building		1900	Modern	NC
64	214 W ERWIN ST	One-part commercial block building		1932	Art Deco	C
65	212 W ERWIN ST	One-part commercial block building		1985	No style	NC
66	210 W ERWIN ST	One-part commercial block building		1932	Mid-century Modern	C
67	208 W ERWIN ST	Two-part commercial block building		1985	Commercial	NC
68	206 W ERWIN ST	Two-part commercial block building		1932	No style	NC

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Res. No.	Address	Building Name/Type	Architect/Builder	Year Built	Style	Status
69	202 W ERWIN ST	Two-part commercial block building		1950	Mid-century Modern	NC
70	200 W ERWIN ST	Two-part commercial block building		1930	Art Deco	C
71	110 W ERWIN ST	Two-part commercial block building		1935	Classical Revival	C
72	116 W ERWIN ST	Two-part commercial block building		1950	Mid-century Modern	C
73	112 W ERWIN ST	One-part commercial block building		1935	No style	C
74	110 W ERWIN ST	One-part commercial block building		1935	No style	NC
75	110 W ERWIN ST C	Two-part commercial block building		1935	No style	NC
76	110 W ERWIN ST A	Two-part commercial block building		1935	No style	NC
77	100-104 W ERWIN ST B	B.W. Rowland-Liebreich Building		1888	No style	NC
78	101 E ERWIN ST	Two-part commercial block building		1930	Commercial	NC
79	103 E ERWIN ST	Two-part commercial block building		1930	Art Deco	C
80	107 E ERWIN ST	East Texas Phonograph Company, Kamel's Candy Kitchen		1983	Commercial	NC
81	109 E ERWIN ST	Two-part commercial block building		1885	Art Deco	C
82	111 E ERWIN ST	Two-part commercial block building		1885	No style	NC
83	113 E ERWIN ST	Archie S. Senate Medical Practice		1900	Commercial	C
84	117-121 E ERWIN ST	Two-part commercial block building		1885	Commercial	NC
85	110 W ERWIN ST	Tyler Theater		1940	Streamline Moderne	C
86	101 1/2 E ERWIN ST B	One-part commercial block building		1910	No style	C
87	108 S COLLEGE AVE	Two-part commercial block building		1935	Classical Revival	C
88	112 S BROADWAY AVE	Two-part commercial block building		1920	Commercial	C
89	110-112 S COLLEGE AVE	One-part commercial block building		1935	Commercial	C
90	111 S BOIS D ARC AVE	Marvin Methodist Episcopal Church, addition	C.D. Hill & Co. (architect for 1923 addition); Shirley Simons, Sr. (architect for 1942/52 chapel/classroom additions)	1923	Gothic Revival	Listed
91	109 S COLLEGE AVE	Peoples National Bank drive-in bank	E. Davis Wilcox Associates	1966	Brutalist	C
92	118 S BOIS D ARC AVE	Christ Church Episcopal Grelling Spence Building		2008	No style	NC
93	118 S BOIS D ARC AVE	Christ Church Episcopal Church		1917	Gothic Revival	C
94	125 S COLLEGE AVE	Tyler Carnegie Library/Smith County Historical Society Building	Patton & Miller, R.H. Downing	1904	Renaissance Revival	Listed
95	120-122 S COLLEGE AVE	Two-part commercial block building		1935	No style	NC
96	121 S BROADWAY AVE	Fair Foundation Building	S.W. Ray/ W.W. Walton	1949	Art Deco	C
97	120 S BROADWAY AVE	Automobile sales and service		1920	No style	NC
98	124 S COLLEGE AVE	Jenkins-Harvey Super Service Station and Garage	James P. Baugh	1929	Art Deco	Listed
99	115 S BROADWAY AVE	S.A. Lindsey Building/Fair Petroleum Building	S.W. Ray/Elmer L. Sharp	1954	International Style	C
100	116 E ELM ST B	Carlton Hotel		1954	Mid-century Modern	C
101	116 E ELM ST	Carlton Parking Center	Hedrick, Stanley, and Morey (1955 addition)/Dudley Parker Company	1950	Mid-century Modern	C

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Res. No.	Address	Building Name/Type	Architect/Builder	Year Built	Style	Status
102	208 S COLLEGE AVE	Fair Plaza Garage		2013	No style	NC
103	202 S BROADWAY AVE	Elks Club Building	Carl A. Gregor/Hugh E. White	1949	International Style	Listed
104	210 S BROADWAY AVE	Office building		1955	No style	NC
105	221 S BROADWAY AVE	Automobile repair shop		1940	No style	C
106	230 S BROADWAY AVE	Downtown Cooperative Savings and Loan Building	E. Davis Wilcox	1956	Mid-century Modern	C
107	221 S BROADWAY AVE	One-part commercial block building		1940	No style	C
108	235 S BROADWAY AVE	Manziel Building		1938	Art Deco	C
109	237 S BROADWAY AVE	Two-part commercial block building		1940	No style	C
110	236 S BROADWAY AVE	Holley Motor Company		1939	Art Deco	C
111	241-265 S BROADWAY AVE	One-part commercial block building		1940	Art Deco	C
112	300 S BOIS D ARC AVE	Caldwell Gymnasium		1936	Classical Revival	C
113	300 S BOIS D ARC AVE	D.K. Caldwell Auditorium		1940	Classical Revival	NC
114	300 S BOIS D ARC AVE	Caldwell Arts Academy Addition		2006	No style	NC
115	305 S BROADWAY AVE	Bryant Petroleum Building	Melvin J. Cates/Hugh E. White	1954	Mid-century Modern	C
116	302 S BROADWAY AVE	Automobile repair shop		1939	No style	C
117	331 S COLLEGE AVE	Tyler High School/Caldwell Playschool No. 1		1924	Classical Revival	C
118	312-314 S COLLEGE AVE	One-part commercial block building		1930	Commercial	C
119	113-117 UNIVERSITY PL	One-part commercial block building		1930	Commercial	C
120	111 UNIVERSITY PL	One-part commercial block building		1935	Commercial	C
121	315 S BROADWAY AVE	Garage apartment		1938	Spanish Colonial Revival	C
122	315 S BROADWAY AVE	Single-family dwelling		1938	Spanish Colonial Revival	C
123	308-314 S BROADWAY AVE	Store		1932	Commercial	C
124	320 S BROADWAY AVE	Store		1951	No style	NC
125	323 W FRONT ST	St. John's AF&AM Lodge/Tyler Masonic Lodge	Shirley Simons, Sr./ A.M. Campbell & Company	1932	Classical Revival	C
126	331 S COLLEGE AVE	Storage shed		1995	No style	NC
127	325 S BROADWAY AVE	First Christian Church		1928	Gothic Revival	C
128	328 S BROADWAY AVE	Pope & Turner Furniture Inc. Building	E. Davis Wilcox & Associates/ Clanahan Construction Company	1967	Mid-century Modern	C
129	319 W FRONT ST	Bungalow		1948	Minimal Traditional	C
130	315 W FRONT ST	Oblong box building		1955	No style	C
131	305 W FRONT ST	Strip center		1978	No style	NC
132	117-119 W FRONT STREET	One-part commercial block building		1930	Art Deco	C
133	115 W FRONT ST	One-part commercial block building		1955	No style	C
134	101 W FRONT ST	Office building		1950	Brutalist	C
135	Multiple blocks	Brick Streets		1908- c.1940	No style	C structure

Tyler Downtown Historic District, Smith County, Texas

Statement of Significance

The Tyler Downtown Historic District in Tyler, Smith County, Texas, contains a collection of late-nineteenth to mid-twentieth-century historic resources that reflect the development and growth of Tyler into a key government, agricultural, commercial, transportation, manufacturing, and oil producing hub. Commercial buildings compose the majority of resources within the district; however, numerous governmental, religious, industrial, and fraternal properties, among others, also sit within the boundaries. Collectively, these resources provide tangible links to significant events, individuals, and themes associated with downtown Tyler's history. As the center of a highly productive agricultural and oil producing region and the location of county, state, and federal district courts, Tyler evolved into a key city in East Texas. The downtown buildings reveal how Tyler grew from its rising agricultural status into a prosperous town. The commercial block buildings densely lining the courthouse square and the industrial zone to its northeast reflect the booming economy that ensued after the railroads arrived in Tyler. Carefully designed churches and fraternal buildings attest to the citizenry's commitment and investment in their community. Modernist midrise and high-rise buildings erected during the mid-twentieth-century period convey the immense wealth and population growth that the discovery of oil in East Texas brought to Tyler. Current vacancies and the decline in commerce within the district shed light on the effects of suburbanization and city sprawl. The Tyler Downtown Historic District is nominated to the National Register under Criterion A in the area of Community Planning and Development and under Criterion C in the area of Architecture, at the local level. The district contains a total of 134 resources: 96 contributing (including 12 previously listed) and 38 noncontributing. The period of significance is 1890 to 1976, beginning with the construction date of the district's oldest building, and extending to the year that a major – and architecturally significant – Brutalist addition to the federal courthouse was completed and dedicated. The period of significance represents a discrete period, with the majority of the properties being more than fifty years of age, and does not have to meet Criteria Consideration G because it exhibits a continuity of development and reflects the influence of national architectural trends through the mid-1970s.¹

Named after President John Tyler for his support of Texas's petition to become part of the United States, Tyler is one of the largest and most important cities in East Texas (fig. 1). It is approximately 100 miles southeast of Dallas, at the crossroads of several major roadways: U.S. Highways 69 and 271 and State Highways 14, 31, 64, 110, and 155. As the seat of Smith County and district location for state and federal courts as well as a major agricultural, manufacturing, and oil producing center, Tyler has served as a key hub of government, commerce, transportation, and oil production in East Texas for over a century. The resources composing the Tyler Downtown Historic District reflect the central business district's transformation from a dusty farming community to a bustling city center.

Criterion A: Community Planning and Development

Tyler Forms as Hub of Agriculture, Government, and Transportation

Not long after Texas was admitted as a state, the Texas legislature established Smith County by partitioning land from the Nacogdoches District in July 1846.² Commissioners placed the county seat at the center of the county. On February 6, 1847, they purchased a 100-acre site from local farmer Edgar Pollitt for \$150 out of land in the Isaac Lollar survey (fig. 2). They then laid out a townsite across 28 blocks oriented around a public square at the center, forming Tyler's original town plat (fig. 3).³ The townsite included five streets—Bois D'Arc, College, Broadway, Fannin, and Spring Avenues—

¹ National Park Service, National Register Bulletin 15: *How To Apply the National Register Criteria For Evaluation*, 43.

² Vista K. McCroskey, "Smith County," *Handbook of Texas Online*, from the Texas State Historical Association, accessed July 8, 2021, <https://www.tshaonline.org/handbook/entries/smith-county>.

³ Diane E. Williams, "Historic and Architectural Resources of Tyler, Texas," National Register of Historic Places Multiple Property Listing, Texas Historical Commission, July 3, 2001.

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running north-south and four streets—Locust, Ferguson, Erwin, Elm—running east-west.⁴ The county, which held its first election on August 8, 1846 to select its first judge, clerk, sheriff, assessor, collector, treasurer, and three-member commission, housed its first courthouse in a log building located north of the public square.⁵ In 1852, after two log building replacements, the county constructed a new large brick courthouse building (fig. 4).⁶ The two-story edifice, which measured 40 feet by 60 feet, was situated in the middle of the square.⁷ As the town grew into a larger city, Tyler maintained its grid street pattern, oriented around the courthouse square.

In addition to government, agriculture drove community development in Tyler during the antebellum period. East Texas's fertile sandy loam soils, precipitation patterns, mild winters, and long warm summers made the land highly conducive to growing crops and raising livestock. Subsistence farming and plantations had been prevalent across Smith County since the 1840s. The most productive crops during this period included cotton, corn, sweet potatoes, peas, and beans. The labor of enslaved African Americans helped to make agricultural production possible, with the number of slave-holding families in the county totaling 541 in 1860, making up 35 percent of all white households.⁸ Once Tyler was founded, farmers transported their products to the fledgling town's market where their goods were exported from the wagon yard. Possibly established as early as around 1858, Tyler's wagon yard was on the north side of Elm Street between Spring and Fannin avenues, about a block east of the eastern district boundary.⁹ It remained in use until the 1930s, offering invaluable support to the trade activities of merchants, wholesalers, farmers, and ranchers for decades. Stage lines extending from Tyler to Crockett, San Augustine, Marshall, Paris, Waco, and Nacogdoches provided the means for transporting goods, making transportation another critical part of Tyler's development before the Civil War.

As a newly formed county seat with growing infrastructure, settlers flocked to Tyler and established Methodist and Baptist churches, fraternal groups such as Masonic and Odd Fellows lodges, and a newspaper. The rich soil of the East Texas region continued to attract planters to the area, and the proliferation of farms and plantations resulted in increased economic growth. Tyler quickly became the leading shipping and commercial center in the region. Numerous buildings filled the downtown area by the Civil War. Alfred W. Ferguson, an early Tyler settler, erected five stores on the northwest side of the courthouse square between 1855 and 1858, and his business partner Col. George Yarbrough built a three-story building on the northeast side to house a dry goods store.¹⁰ The cluster of businesses, providing a sense of permanence and stability, served farmers and plantation owners from the surrounding area with their shipping and selling needs and catered to Tyler's white judges, lawyers, and clerks who worked in the nearby government buildings.¹¹

The Civil War and its aftermath disrupted the growth of Tyler's economy. Consistent with other East Texas counties, Smith County voted to secede from the United States. During the Civil War, Tyler became the site of the largest Confederate ordinance plant in Texas, and in 1863, a large Confederate prison camp, Camp Ford, was built four miles to the northeast.¹² An economic depression ensued during the early Reconstruction period, with the loss of labor from the war and the shift from plantation agriculture to sharecropping. This prompted the diversification of agricultural practices,

⁴ The original street names did not include College, Fannin, Ferguson, or Erwin. They were renamed later, according to City of Tyler Historical Preservation Board.

⁵ City of Tyler, "The Beginning of Tyler, TX," City of Tyler Development Services, Historic Preservation, accessed July 9, 2021, <https://www.cityoftyler.org/government/departments/development-services/services/historic-preservation/tyler-s-history>.

⁶ Christopher Long, "Tyler, Texas," *Handbook of Texas Online*, from the Texas State Historical Association, accessed January 25, 2021, <https://www.tshaonline.org/handbook/entries/tyler-tx>.

⁷ Robert E. Reed, Jr., *Tyler* (Charleston, South Carolina: Arcadia Publishing, 2009).

⁸ Diane E. Williams, "Historic and Architectural Resources of Tyler, Texas."

⁹ Diane E. Williams, "Historic and Architectural Resources of Tyler, Texas."

¹⁰ Long, "Tyler, Texas."

¹¹ Margaret Howard and Lila Knight, "Archeological Survey of Tyler State Park, Smith County, Texas" (Austin, TX: Texas Parks and Wildlife Department, Public Lands Division, Cultural Resources Program, 1996), 25.

¹² Long, "Tyler, Texas."

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and farmers in Smith County turned to growing corn, cane, and potatoes.¹³ The Reconstruction era also led to some political enfranchisement for African Americans. By the end of the Reconstruction era, though, new laws hindered social or political progress by the African American populace.¹⁴

Arrival of the Railroads Spurs Immense Growth

While two railroad lines—the Texas and Pacific and the International and Great Northern—bypassed Tyler in the early 1870s, rail service finally reached the town in 1874 when the Houston and Great Northern established a branch to Tyler. Town leaders constructed the Tyler Tap Railroad extending to Big Sandy, in Upshur County, by 1877. The Texas and St. Louis Railroad acquired the tap line two years later—the merger resulting in what became known as the Cotton Belt—and set up its machine shops and hospital along the rail line in Tyler. A year later the Kansas and Gulf Short Line Railroad laid its tracks through the town, also building machine shops in the city. The introduction of rail service helped the local economy recover after the war and transformed Tyler into a major East Texas shipping point. New industries emerged in and around Tyler as a result of the railroads, including cotton oil plants, machine plants, spurring construction of workers' housing and related facilities, and infrastructure for shipping.¹⁵ The courtyard square continued to serve as the focus of the city's political, social, and commercial activity. The 1877 Sanborn Fire Insurance Company map shows that commercial establishments densely lined the streets surrounding the courthouse square. These businesses included: hotels, drugstores, grocery stores, furniture stores, jewelry retailers, barbers, saddlers, restaurants, feed stores, and more. Simple frame storefronts housed most of the businesses in Tyler's central core until around the twentieth century, at which point load-bearing brick or brick veneer construction replaced them.¹⁶

The railroads spurred the influx of thousands of laborers and skilled workers to Tyler, causing the population to triple between 1880 and 1890, from 2,423 to 6,908.¹⁷ Dilley Iron Foundry, based in Palestine, opened a facility in Tyler in 1881 to produce railroad equipment. Other manufacturing businesses that emerged in town after the arrival of the railroads included two canneries for the processing of local produce. Newcomers built their wealth and influenced the development of the community. The city's first bank—the Bonner and Williams Bank—was formed, along with the first public school, numerous churches, and private colleges. Various businesses and light industrial plants emerged across downtown Tyler and along the railroad tracks, such as a plow factory, three construction planing mills, wagon and carriage factories, an ice factory, several gristmills and cotton gins, hotels, an opera house, a waterworks, two more banks, and two weekly

¹³ For example, as noted by Diane E. Williams in "Historic and Architectural Resources of Tyler, Texas," a physician, Samuel A. Goodman, Sr., who gave up his medical career to become a planter, parlayed his 600 acres of land into a highly profitable sharecropping enterprise, enlisting those he formerly enslaved as "croppers." He sold his land in 1874, moved to Tyler, and used his fortune to open a variety of businesses there. Another prominent white merchant in Tyler, John G. Woldert, who relied on the enslaved to produce berries, melons, and vegetables on his farm before the war, continued to grow and sell these crops afterwards by employing African American sharecroppers.

¹⁴ Texas's Constitutional Convention of 1866 imposed new restrictive laws known as Black Codes requiring African Americans without jobs to be assigned to white guardians for work without pay across the state. Those who refused faced imprisonment. Other state laws restricted freedmen's access to public facilities and limited their rights to possess firearms, testify against whites, serve on juries or in state militias, or to vote. During this period, lawlessness prevailed across the state, and several hundred murders of Black individuals by whites went largely unprosecuted. Within Tyler, acts of violence by the Ku Klux Klan and other white terrorist groups against African Americans and northerners reached an unprecedented high during the late 1860s. DG Montalvo, "1866: The Texas Black Codes," *Tyler History*, accessed July 6, 2021, <https://www.tylerhistory.org/2018/09/09/1866-the-texas-black-codes/>; DG Montalvo, "1868-70: Tyler Klan Most Violent in Texas," *Tyler History*, accessed July 6, 2021, <https://www.tylerhistory.org/2018/08/13/1868-70-tyler-klan-most-violent-in-texas/>.

¹⁵ Preservation Central, Inc., "Intensive-Level Survey of Selected Cultural Resources in Downtown Tyler, Texas," Prepared for the City of Tyler Planning Department, January 2014.

¹⁶ Preservation Central, Inc., "Intensive-Level Survey of Selected Cultural Resources in Downtown Tyler, Texas."

¹⁷ 1880-1890 U.S. censuses, Smith County, Texas, Tyler, population.

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newspapers.¹⁸ A group of residents formed the Tyler Electric Light and Power Company in 1888.¹⁹ The 1885 Sanborn Fire Insurance Company maps indicate increased development across downtown from Locust Street on the north to Front Street on the south and from Bonner Avenue on the west to Spring Avenue on the east.

New commercial job opportunities brought population growth to Tyler. People increasingly moved into town from rural areas, and immigrants contributed to population growth as well. Freed African Americans also moved into town to find industrial and commercial jobs, seeking better options than the rural sharecropping economy could provide. Of the 87 African Americans listed in the Tyler 1882 city directory, 15 held skilled jobs, including blacksmithing, barbering, and railroad work. Although Jim Crow laws during the 1890s further disenfranchised the Black community in Tyler, local African Americans made some economic gains and began establishing churches, schools, social and fraternal organizations in Tyler – notably including the opening of the Texas College in 1894.²⁰ Although most African American businesses and institutions lay outside the historic district boundaries in this era, the African American experience still intersected with downtown. Historic maps show segregated public spaces within the historic district, and newspapers document lynchings in the downtown area.²¹

The oldest building in the Tyler Downtown Historic District and the only remaining nineteenth-century brick church in the city, Marvin Methodist Episcopal Church (Resource 61, Photo 15), was constructed during the final decade of the nineteenth century. The first congregation of any denomination organized in Smith County, the group had been meeting in the log cabins on the courthouse square starting in 1848 and later moved to another site. In 1890, the church built a gothic revival edifice at the southwest corner of West Erwin Street and South Bois D'Arc Avenue. The new building cost \$60,000 which the church raised through member donations, loans, and bonds.²² Local builders Matison P. Baker and Frank L. DeShong served as contractors, and Charles Moore provided masonry services supplying bricks from his local yard. The building was named in honor of Bishop Enoch Mather Marvin, a figure well-known in Missouri and Texas for his powerful sermons.²³ The style and form of the church adhered to pattern book designs of the 1880s and 1890s. Currently, the 1890 church serves as the core of a complex with four integral additions completed in 1923, 1942, and 1952. Dallas Architect C.D. Hill & Co. designed the 1923 addition, consisting of a Sunday School (Resource 90). Tyler architect Shirley Simons, Sr. completed a new entry in 1942 and a new chapel and classroom in 1952. A fourth addition took place in 1984, which was modified in 2000. The church features a steeply pitched, multi-gabled slate roof, spires, a prominent corner tower, Gothic arch windows, buttressed walls with decorative brickwork, and a large nave, distinguishing it as an excellent example Late Gothic Revival architecture in Texas.²⁴ Sanborn maps from 1898 reveal the

¹⁸ Preservation Central, Inc., "Intensive-Level Survey of Selected Cultural Resources in Downtown Tyler, Texas."

¹⁹ Diane E. Williams, "Historic and Architectural Resources of Tyler, Texas."

²⁰ Diane E. Williams, "Historic and Architectural Resources of Tyler, Texas."

²¹ Three documented lynchings took place at the Tyler courthouse square between 1895 and 1912, and newspaper articles from the period suggest there were others. These murders resulted in no legal prosecution nor arrests. Primary sources documenting these events are listed below. DG Montalvo, "1868: 6+ Black US Army Soldiers Lynched," *Tyler History*, accessed July 6, 2021, <https://www.tylerhistory.org/2019/03/21/1870-74-6-black-union-soldiers-lynched/>; DG Montalvo, "1895: Henry Hilliard Burned Alive," *Tyler History*, accessed July 6, 2021, <https://www.tylerhistory.org/2018/08/13/1895-henry-hilliard-burned-alive/>. DG Montalvo, "1909: Jim Hodges Lynched on the Square," *Tyler History*, accessed July 6, 2021, <https://www.tylerhistory.org/2018/08/13/1909-jim-hodge-lynched/>; DG Montalvo, "1912: Dan Davis Burned Alive," *Tyler History*, accessed July 6, 2021, <https://www.tylerhistory.org/2018/08/13/1912-dan-davis-burned-alive/>; "Mob Does its Worst," *The Inter Ocean*, Oct. 31, 1895, [Newspapers.com](https://www.newspapers.com); "Business suspends for lynching," *Lexington Herald Leader*, May 2, 1909, [Newspapers.com](https://www.newspapers.com); "Lynching at Tyler, Texas," *The Times Tribune*, May 12, 1919, [Newspapers.com](https://www.newspapers.com).

²² Diane E. Williams, "Marvin Methodist Episcopal Church, South," National Register of Historic Places Nomination, Texas Historical Commission, October 17, 2000.

²³ Texas Historical Commission, "Marvin Methodist Church," RTHL Marker text, Texas Historical Commission Atlas, accessed July 8, 2021, <https://atlas.thc.state.tx.us/>.

²⁴ Diane E. Williams, "Marvin Methodist Episcopal Church, South."

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church marked a delineation between a residential area to the west and the dense commercial core and courthouse to the east.

While Tyler's prosperity during the late nineteenth and early twentieth centuries led to the construction of a dense network of commercial block buildings that lined the courthouse square (figs. 5-7), only a few without significant alterations and resembling their original appearance remain from the period. One example is the J. Pabst Building (Resource 53, photo 12), located at 109 North Spring Avenue, fronting the east side of the courthouse square. The two-part commercial block building, one of two erected by the Pabst family on the east side of the square, was built in 1892.²⁵ With the name "J. Pabst" mounted across the frieze of the edifice, the building has been attributed to Julius Pabst, an early settler of Tyler who engaged in numerous business investments in the city. Julius Pabst, born in Muelkansas, Germany in 1818, emigrated to the United States in 1844.²⁶ After a few years seeking fortune in California's gold rush, Pabst arrived in Tyler during the 1850s and became a key figure in the early development of the town. Pabst's success in Tyler began when he opened a tanning yard, which enabled him to build wealth and accumulate real estate across the city. His death occurred in 1887, several years before the 109 North Spring Avenue edifice was constructed. Probate records from 1888 list the value of each of the Pabst's buildings on the courthouse square as \$3,000.²⁷ The Kamel Building (Resource 50, photo 16), located at 211-215 East Ferguson Street serves as another intact example of an early commercial building near the courthouse square in Tyler. Built in 1903, the three-bay-wide Romanesque Revival edifice has a one-part commercial block building form. The Arratt-Odd Fellows Lodge building (Resource 62, photo 17), located at the southeast corner of South Bois D'Arc Avenue and West Erwin Street, offers another example of an early commercial building in downtown Tyler with sufficient integrity to reflect its period of construction. Thomas Brown Ramey, native of Henderson, Texas, and resident of Tyler since the early 1870s, had the Romanesque Revival edifice built in 1907 to house his jewelry business.²⁸ The Marvin Methodist Episcopal Church had previously occupied the site, and components of the old church were incorporated into Ramey's edifice, including the arched windows on the second story.²⁹ The Odd Fellows purchased the building in January 1912 for \$16,000 to use the upper story as a meeting hall. A variety of businesses and organizations have occupied the ground floor.

With the expansion of businesses in Tyler, the Cotton Belt began building a large service infrastructure in town by the turn of the twentieth century. The railroad had become an essential catalyst to the local economy, providing salaries for workers and a means for farmers to ship their products, as well as transporting incoming goods for local merchants to sell in their retail shops.³⁰ The year 1900 marked the beginning of a 30-year period of prosperity due to the success of the railroads. By this point, Cotton Belt tracks extended about 600 miles across Texas, and the company had its state headquarters in Tyler, located outside the historic district boundary, at the western end of Ferguson Street. Sanborn Fire Insurance Company maps from 1902 show the presence of lumber yards, machine shops, wholesale grocers, a cotton press, a cotton gin, and steam laundry within and just beyond the historic district boundaries. In addition to these manufacturing and industrial complexes, Tyler's legal and mercantile sectors boomed in response to the railroad. Meanwhile, suburban development in areas all around the original city center ensued, and many local commuters relied on rail service as their mode of transport. When Cotton Belt executives announced plans to relocate the line's headquarters and shops to Texarkana in 1904, the City of Tyler sued the railroad for attempting to break their previous commitment to

²⁵ "New Leases," *The Tyler Courier-Times*, Feb. 17, 1991, Newspapers.com.

²⁶ Sid S. Johnson, "Mr. Julius Pabst and Family, Smith County, TX" in *Some Biographies of Old Settlers: Historical, Personal, and Reminiscent*, Volume I, (Tyler: Sid. S. Johnson, 1909), 262-265.

²⁷ Texas, Probate Court (Smith County), "Probate Packets, 1846-1900," Ancestry.com.

²⁸ "Arratt-Odd Fellows Lodge – Tyler, TX," Waymarking.com, accessed July 23, 2021, https://www.waymarking.com/waymarks/WMQZ35_Arratt_Odd_Fellows_Lodge_Tyler_TX.

²⁹ "Arratt-Odd Fellows Lodge – Tyler, TX."

³⁰ Diane E. Williams, "St. Louis Southwestern Railway (Cotton Belt) Passenger Depot," National Register of Historic Places Nomination, Texas Historical Commission, July 3, 2001.

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perpetually maintain their main offices and facilities at Tyler. Following a lengthy trial, the railroad lost and was forced to retain its headquarters in Tyler. As part of trial negotiations, the Texas Railroad Commission ordered the Cotton Belt to build a new passenger depot to replace the old 1880s frame building located at the southwest corner of Oakwood Street (then Common Street) and Fannin Avenue that rail passengers previously had employed. In 1905, the railroad company constructed a new brick passenger depot (Resource 2, photo 18, fig. 8) on the north side of Oakwood Street. Then five years later, at a cost of \$200,000 the Cotton Belt enlarged its shops, situated just east of the historic district boundary, more than doubling their capacity. The new depot and expanded railroad shops became a thriving district just northeast of the courthouse square, with the shops and roundhouse north of the tracks and the rail's commercial facilities—known as the Levee— and depot south of the tracks. The Cotton Belt also erected a freight depot (no longer extant) west of the passenger depot around this time. The designer of the 1905 Cotton Belt passenger depot remains unknown; however, the rectangular plan and Craftsman and Prairie stylistic influences follow typical rail depot design of the late nineteenth and early twentieth centuries, reflecting nationwide trends of the era. For 50 years the passenger depot operated with segregated waiting rooms for white people and “colored” people.³¹ Beginning in 1956, when passenger rail service ceased, the Cotton Belt depot served solely freight and storage functions. The depot's rail-related operations came to a halt in 1986, at which point the railroad donated the depot to the City of Tyler. The depot currently houses the Cotton Belt Depot Museum.

Around the turn of the twentieth century, in response to business booming in Tyler and increase in housing surrounding the commercial core, several educational establishments emerged in the downtown area. Tyler Public School had already formed by this point, operating out of a brick edifice, the Hubbard Building (no longer extant), a former private military school building located near South College Avenue and University Place. The city began boosterism efforts in 1900 when the Tyler Chamber of Commerce formed as the Tyler Commercial Club to promote business interests.³² As part of these efforts, Tyler Commercial College opened in 1899 to train individuals for careers in business and education, offering classes in shorthand, dictation, typing, retail work, cotton classing and handling.³³ Founders of the college—C. L. Adair, A. Harris, and R. B. Hubbard—first operated the school in the vacant Texas Fruit Palace building (northwest corner of South Vine Avenue and West Front Street, outside the district boundaries). When it burned in a 1903 fire, plans immediately began for a new location. One year later, construction of a three-story, 50,000-square-foot brick Renaissance Revival-style building, no longer extant, was completed on South College Avenue. By the time the new college building opened in 1904, the city's first public library, Carnegie Library (Resource 94, photo 19, fig. 9), had been constructed on the adjacent lot. With a \$15,000 grant from philanthropist Andrew Carnegie and private funding for the lot and furnishings, the two-story Renaissance Revival edifice housed 12,000 books and employed a full-time librarian when it opened.³⁴ The fifteenth of 34 Carnegie libraries in Texas, the Tyler Carnegie Library had two large rooms on the first floor and an auditorium—Carnegie Hall—on the second. According to the Smith County Historical Society, the Carnegie Library was the first building in downtown Tyler to have running water. The Chicago-based architecture firm Patton & Miller designed the library, and R.H. Downing of Tyler served as architectural supervisor and D. Mahoney of Waxahachie as builder.³⁵ The building doubled in size in 1934, funded by a Public Works Administration grant.³⁶ Presently, the addition includes an interior mural depicting scenes representing the history of Tyler by Texas artist Douthitt Wilson,

³¹ Diane E. Williams, “St. Louis Southwestern Railway (Cotton Belt) Passenger Depot.”

³² Diane E. Williams, “Historic and Architectural Resources of Tyler, Texas.”

³³ “Training Ground: Tyler Commercial College to be honored for role in educating 75,000 students,” *Tyler Morning Telegraph*, February 28, 2014, https://tylerpaper.com/news/local/training-ground-tyler-commecial-college-to-be-honored-for-role-in-educating-75-000-students/article_0df22d1f-61af-54eb-b895-19965660ffbba.html.

³⁴ Diane Vinson, “Carnegie Public Library, Tyler, Texas” National Register of Historic Places Nomination, Texas Historical Commission, January 23, 1979.

³⁵ “Tyler Carnegie Library,” Recorded Texas Historical Landmark, marker text, Texas Historical Commission, 2010.

³⁶ Robert E. Reed, Jr., “Tyler,” *Texas Escapes*, accessed February 5, 2021, <http://www.texasescapes.com/TexasBooks/Tyler-Texas-Postcard-History.htm>.

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made possible by the Public Works of Art Program.³⁷ Wilson installed the mural in an original library room, but it was later relocated to the addition. The Carnegie Library has served as the home of the Smith County Historical Society since the mid-1980s.

Continued Prosperity Leads to Civic Improvements, Industrial Growth, and New Religious Buildings

Agriculture, specifically cotton cultivation, served as the principal driver of Tyler's economy into the twentieth century. However, truck farming and fruit orchards became big cash crops beginning in the 1880s. Smith County had over one million fruit trees, mostly peach, by the turn of the twentieth century. Local farmers turned to planting roses during the early 1900s when a peach blight devastated the area's fruit industry. Tyler's climate and soil provided ideal conditions for rose cultivation, and roses overshadowed cotton and fruit as the most famous product of Tyler's agricultural community.

With sustained growth in agriculture, commerce, manufacturing, and transportation into the 1910s, Tyler witnessed continued development in the downtown area. Dense series of brick and iron commercial block buildings continued to be built along Erwin Street extending east and west from the courthouse square. In 1908, construction of a grand Classical Revival courthouse (not extant, fig. 10) commenced in the middle of the square to replace the old one. That same year, Tyler Gas Company—which had been established the year prior—provided gas, heat, and power to local customers and fueled the fixtures around the courthouse square. The City Engineer also had new concrete sidewalks built on North Spring Avenue in 1908 in response to merchants' demands for them.³⁸ In addition to these civic improvements, several new large commercial warehouses emerged in the industrial zone north of the courthouse square, near the Cotton Belt tracks. Local businessman, philanthropist, and owner of Swann's Furniture and Carpet Company, Thomas E. Swann, built the large warehouse now known as the Moore Grocery Company building (Resource 8, photo 20) in 1912.³⁹ One year prior, Swann purchased the parcel for \$11,500 from Arch Grinnan, son and executor of the estate of W.W. and Ann Grinnan who had owned a homestead there. The five-story Chicago Commercial style building, featuring a two-part vertical block form, functioned as Swann's warehouse to store the furniture and carpet intended for sale in his store (no longer extant) located on the west side of the courthouse square. While the designer and contractor for Resource 8 remain unknown, the edifice displays a high level of craftsmanship and reflects Swann's awareness of trends in architecture popular elsewhere in the country. Stylistic features such as the symmetry, rectangular massing, brick sheathing, segmental arched windows, dentils along the cornice line, and a recessed entry recall the earliest examples of the American Commercial style built in Chicago around the 1880s and 1890s. From 1912 to 1917, Swann also had a two-story rectangular brick warehouse in the Commercial Style (Resource 5, photo 21) erected on the parcel immediately to the north of Resource 8. Initially, Swann leased the two-story warehouse to the Tyler Mattress Company. The Tyler Grocery Company, a wholesale food distribution firm with branches in Dallas, McKinney, Denton, Terrell, and Waxahachie, occupied Resource 5 by 1918. In 1917, Swann sold the five-story warehouse (Resource 8) and a two-story edifice (not extant) he had built concurrently at its rear to the Moore Grocery Company. The transaction involved \$25,000 in cash plus assumption of a \$15,000 promissory note at eight percent interest and conveyance of real estate elsewhere in Tyler.⁴⁰ As a result, Swann received a total of \$63,000 in cash, notes and real estate, and retained ownership of the two-story warehouse (Resource 5) to the north. The Moore Grocery Company, owned and operated by Albert F. Sledge, used the five-story warehouse building as its headquarters and primary warehouse until the late 1940s. By 1919, a railroad spur extended from the Cotton Belt tracks to the area between the Moore Grocery Company building (Resource 8) and Tyler Grocery Company building (Resource 5).

³⁷ "Carnegie Library," Smith County Historical Society, accessed July 21, 2021, <https://smithcountyhistoricalsociety.org/about-us/carnegie-library/>.

³⁸ Diane E. Williams, "Historic and Architectural Resources of Tyler, Texas."

³⁹ Diane Elizabeth Williams, "Moore Grocery Company Building" National Register of Historic Places Nomination, Texas Historical Commission, June 20, 2001.

⁴⁰ Diane Elizabeth Williams, "Moore Grocery Company Building."

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The Moore Grocery Company, which became a highly successful enterprise, had begun in 1887 when Addison P. Moore opened a market at the corner of East Ferguson and North Spring Street. Business boomed for Addison P. Moore, and his company evolved into Tyler's first wholesale grocery firm. By 1893, the company had outgrown its retail space, so Addison P. Moore hired local brick mason Charles Moore (no known relation), the same individual who supplied bricks and masonry services for the construction of Marvin Methodist Episcopal Church (Resource 61), to build a large warehouse. According to Smith County Mechanics Liens, A.P. Moore purchased 350,000 bricks from Charles Moore's brickyard, located northeast of the Cotton Belt tracks. A.P. Moore had the new three-story brick warehouse (Resource 12, photo 22) situated on East Line Street, adjacent to the International and Great Northern railroad tracks. Given Tyler's status as a rail hub and headquarters, this strategic location facilitated access to the county's vast agricultural products as well as to other markets. In 1915, about a year before A.P. Moore's death, Moore promoted long-time employee Albert F. Sledge to president and general manager of the grocery company, giving him majority ownership in the business.⁴¹ This caused a rift within the Moore family. His sons started their own short-lived wholesale grocery company in the early 1920s that occupied the warehouse on East Line Street (Resource 12).⁴²

Sledge grew the Moore Grocery Company from its Tyler base to include branches in Marshall, Palestine, Lufkin, and Pittsburg, Texas. The expansion of the business reflects the rising demand for groceries and population growth in Tyler and the surrounding area during the 1920s and 1930s. Several other wholesale grocery companies—Boren-Stewart Company, Wholesale Groceries, Dublin Grocery Company, and the William Cameron Company—leased space from Sledge, sharing the Tyler Grocery Company building (Resource 5), further indicating prosperity in Tyler as a result of continued agricultural production and distribution, manufacturing, and the oil boom that would ensue during the 1930s.⁴³

In addition to the extensive commercial and industrial development that took place in downtown Tyler during this period, several new churches were constructed in the western portion of the historic district. First Baptist Church, one of the earliest Baptist churches organized in Texas still in existence, built a new brick Classical Revival edifice (Resource 35, photo 23) on the northwest corner of West Ferguson Street and North Bois D'Arc Avenue in 1913. The church's commanding front façade, featuring a temple-front portico, quoins, dentils, an elaborate cornice and pediment, full entablature, and towering ionic columns and pilasters, contributes to the building's monumental presence. When the church first formed in 1848, members congregated in the log courthouse, as other church groups did. A series of two church buildings were built, one in 1855 and then another in 1859, but both were destroyed in fires.⁴⁴ From that point until the time Resource 35 was erected, the congregation met in a building on 216 North Bois D'Arc Avenue, near the church's current location.⁴⁵ When the First Baptist Church members outgrew their old building, they raised \$23,000 in donations for a new edifice. They broke ground on the new building in October 1911.⁴⁶ First Baptist Church built the Lillie Belle Wright Educational Building (Resource 34, photo 23) immediately west of Resource 35 in November 1937. The edifice, emulating the materials, style, and scale as the adjacent sanctuary building, boasted 11 assembly rooms, dozens of classrooms, and a large auditorium, costing \$75,000 to construct.⁴⁷ T.O. Wright covered the majority of the cost of the education building, dedicating it to the memory of his late wife. The church complex expanded again in 1959 when a four-story education building (Resource 27, photo 24), encompassing 86,000 square feet of floor space, was erected to accommodate the growing membership. It replaced the old First Baptist Church main sanctuary. The cost of the Mid-

⁴¹ Diane Elizabeth Williams, "Moore Grocery Company Building."

⁴² Diane Elizabeth Williams, "Moore Grocery Company Building."

⁴³ Diane Elizabeth Williams, "Tyler Grocery Company" National Register of Historic Places Nomination, Texas Historical Commission, August 1, 2002.

⁴⁴ "First Baptist Church of Tyler," Recorded Texas Historical Landmark, marker text, Texas Historical Commission, 1987.

⁴⁵ "First Baptist Church of Tyler."

⁴⁶ "First Baptist in Tyler Pioneer Area Church," *Tyler Courier-Times Telegraph*, March 22, 1970, Newspapers.com.

⁴⁷ "Building Dedication Adds New Chapter to Church's History," *Tyler Courier-Times Telegraph*, June 15, 1959, Newspapers.com.

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century Modern building amounted to one million dollars.⁴⁸ A final expansion took place in 1980 when First Baptist Church built a four-story multipurpose recreation center (Resource 26).

The other church constructed on the west side of Tyler Downtown Historic District during the 1910s is Christ Episcopal Church (Resource 93, photo 25), located at 118 South Bois D'Arc Avenue. Established as a mission in 1867, the congregation's first church consisted of a frame structure with a steeple that fronted the east side of Bois D'Arc Avenue at West Locust Street.⁴⁹ In 1913, during the tenure of the church's twelfth Rector, George Edwin Platt, the church purchased two lots, but construction of the new Gothic Revival church building was not completed until 1918. In 2008, Christ Episcopal Church built the Grelling-Spence Building, replacing the Grelling Memorial Building (Resource 92), which had been added to the church complex in 1969 to provide space for a large parish hall, kitchen, audio-visual room, tiered seating, offices and a library.

Built more than a decade after the Baptist and Episcopal churches, the First Christian Church (Resource 127, photo 26) was erected at the southeastern edge of the Tyler Downtown Historic District. The First Christian Church, which had formed in 1886 under the direction of evangelist Reverend J.J. Lockhart, had been meeting in a wood-frame building on West Erwin Street. The congregation built a new church and Sunday school facility in 1928. Fort Worth architect Clyde Woodruff designed the buff brick Gothic Revival edifice situated at the southwest corner of University Place and South Broadway Avenue. It served as the church's congregation until it moved to another location in 1965.⁵⁰ The construction of First Christian Church reflects the continued population growth in Tyler throughout the first few decades of the twentieth century. It also indicates that the Gothic Revival style remained the favored treatment for church architectural designs through the 1920s in Tyler.

Early Twentieth-Century Population Growth Leads to Further Prosperity

Tyler's population in 1920 was approximately 77 percent white and 23 percent African American. After the Civil War, many freedmen and women moved to Tyler where they could find education options for their children, jobs in domestic and labor services, trades catering to the African American population, and railroad-related employment. This trend would continue as the Black community established more schools and later attended the segregated public schools, resulting in more educational opportunities and job prospects. The increasing number of African Americans moving to Tyler during the 1910s and 1920s reflects a nationwide pattern where freedmen and women gradually turned to a life outside the agricultural realm that once confined them.⁵¹ Similarly, the white population rose dramatically in Tyler during the early twentieth century. Increased development in the central business district during this period reflects the economic prosperity downtown property owners enjoyed.

Black Wall Street

Even though racism and segregation posed unending challenges for the Black community, an enclave of African American-owned businesses emerged within the central business district near the eastern edge of the commercial core. During the first few decades of the twentieth century, a number of Black entrepreneurs, professionals, and investors purchased buildings and operated businesses along the 200 block of East Erwin Street and along the alleyway named "Wall" extending from Erwin Street. This area is remembered as Tyler's "Black Wall Street."⁵² Archie S. Senate, a Black physician and surgeon who was born in Tyler in July 1878, had a medical practice located at 113 ½ East Erwin during the

⁴⁸ "First Baptist in Tyler Pioneer Area Church."

⁴⁹ Robert E. Reed, Jr., "Tyler."

⁵⁰ Robert E. Reed, Jr., "Tyler."

⁵¹ Diane E. Williams, "Historic and Architectural Resources of Tyler, Texas."

⁵² Leamon Caldwell, "Black Wall Street," Film by Texas African American Museum, May 26, 2017.

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1920s, according to the Tyler City Directory. He moved his practice to the brick two-part commercial block building at 210 East Erwin Street (Resource 58, photo 27) by 1934. An embedded plaque with the name “SENATE” appears in the upper zone of the building. A restaurant owned by Robert W. Porter called People’s Café also occupied this property. In the neighboring building, 212 East Erwin Street (Resource 59, photo 28), Clarence McDaniel, the son of a schoolteacher, ran People’s Drug Store with his father-in-law Will Crawford. In the same building, Henry Miller Morgan opened the first barber college for African Americans in the country—Tyler Barber College (fig. 11)—in 1934. At the time Texas had laws requiring licenses for barbers, but African Americans were excluded from the requisite education.⁵³ Morgan, a seasoned barber born in Tyler in 1895, provided high quality training for hundreds of aspiring Black barbers and beauticians in Tyler, and his school became a successful chain with locations across the country, including in Houston; Jackson, Mississippi; and Manhattan, New York. Morgan went on to help found the Texas Association of Tonsorial Artists, a professional barbers’ organization, as well as the Democratic Progressive Voters League.⁵⁴ Other businesses composing Black Wall Street included: East Texas Phonograph Company, also owned by Henry Miller Morgan along with his colleague Emmett J. Jones, at 107 East Erwin Street (Resource 80); Hill’s Café, run by Lewis Hill, born in Mississippi in 1888, at 206 East Erwin Street (Resource 57); and a dental practice established by Dr. Edward L. Francis also occupied 107 East Erwin Street (Resource 80). More Black-owned businesses composed Black Wall Street, but the properties they inhabited are no longer extant. Previously making up the area now occupied by a large parking lot at the northwest corner of East Erwin Street and North Fannin Avenue, the following Black-owned establishments once made up a lively zone catering to African American Tylerites: Shine Parlor, run by James E. Lee and W.B. Smith at 218 East Erwin Street; Cannon’s Café opened by Alfred Cannon, People’s Barber Shop operated by Benjamin H. Hamilton, and Sammie Lane’s Wall Street Café, all occupying 216 East Erwin; and another restaurant owned by Alfred Cannon called Wall Street Café, situated at 224 Wall Street.⁵⁵

Better Roads Spawn New Businesses in Downtown Tyler

Better roads throughout the state played a large role in Tyler’s booming economy in the 1920s. A Tyler-Dallas motor truck service established in 1918 to carry freight and passengers served as a major catalyst to commerce in Tyler.⁵⁶ As more roads were improved, travel by automobile, bus, or truck became highly attractive and an increasingly popular mode of transportation by the 1920s. This prompted the development of many gas stations, vehicle repair shops, and other businesses catering to motorists in central Tyler. At this point the dense commercial zone of downtown Tyler extended from the courthouse square eastward to Fannin Avenue, northward to Locust Street, westward to Bois D’Arc Avenue, and southward to the properties fronting Erwin Street. Many of the automobile-related businesses that opened were along the edges of the dense commercial core or just beyond it where more space for vehicles was available. The Jenkins-Harvey Super Service Station and Garage (Resource 98, photo 29), located at 124 South College Street, represents the types of businesses that emerged in downtown Tyler during this highly prosperous period to serve the city’s growing number of motorists. In 1929, Tyler businessman, lawyer, judge and land developer Samuel A. Lindsey hired local architect James P. Baugh to design the garage on a site previously occupied by the Pickwick Hotel and a two-story dwelling operated as a boarding house.⁵⁷ Lindsey had purchased the lots in 1922 and ran the lodging establishments until he decided to build the garage. Baugh’s design entailed a two-story garage building with a partial basement composed of buff brick. It has a utilitarian form embellished with restrained cast concrete ornamentation. Elements such as rectangular massing, pilasters, and foliate forms distinguish the building as Art Deco, one of the earliest extant examples of the style within the historic

⁵³ Texas Historical Commission, “Henry Miller Morgan,” RTHL Marker text, Texas Historical Commission Atlas, accessed July 8, 2021, <https://atlas.thc.state.tx.us/>.

⁵⁴ Texas Historical Commission, “Henry Miller Morgan.”

⁵⁵ Leamon Caldwell, “Black Wall Street.”

⁵⁶ Diane Elizabeth Williams, “Jenkins-Harvey Super Service Station and Garage” National Register of Historic Places Nomination, Texas Historical Commission, April 30, 2002.

⁵⁷ Diane Elizabeth Williams, “Jenkins-Harvey Super Service Station and Garage.”

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district boundaries. The garage reflects the growing popularity of the architectural style at the time as well as the prosperity Tylerites enjoyed from its thriving economy. Lindsey first leased the completed garage to William Jenkins and L.G. Harvey, who operated a filling station and repair shop on the first floor and basement levels. Originally, the top level functioned as parking space. Jenkins had previously run a Firestone tire shop and repair facility out of a service station and garage located on North Spring Street. Ownership of the automobile service and repair business changed over the years, but the establishment continued to sell Firestone tires, batteries, radios, refrigerators, stoves, washing machines, vacuum cleaners, and other appliances into the 1950s. The one-part commercial block buildings located at 120 South Broadway Avenue (Resource 97) and 314 North Broadway Avenue (Resource 13) offer two other examples of properties near the edges of the commercial core that housed automobile repair and services businesses during the late 1920s.

The Discovery of Oil Launches Art Deco Building Boom

The discovery of oil near Tyler in October 1930, when a gusher struck at the Daisy Bradford 3 oil well near Overton, Rusk County, propelled the city into its greatest economic era, marking the beginning of another 30-year period of unprecedented growth. As more oil wells were discovered in the area, throngs of drillers, riggers, geologists, pipers, surveyors, and others flocked to Tyler. More than 3,600 wells made up the oilfield by the end of 1931, amounting to the production of approximately 109,000,000 barrels of oil.⁵⁸ The establishment of the East Texas oilfield (fig. 12) brought a multitude of oil refineries and exploration companies to the area, and with Tyler's status as the largest city in the five counties encompassed by the oil field, many of the companies chose to set up offices and headquarters there. At this point, downtown Tyler had several office buildings and two large hotels, the Tyler Hotel and the Blackstone Hotel (both no longer extant), but they provided insufficient lodging and office space to accommodate the newcomers. As a result, Tyler witnessed the construction of myriad buildings, including expansive midrises and highrises, significantly impacting the built environment and downtown cityscape. Building permit values reached more than one million dollars by May 1931. Agriculture also proved a continued steady source of prosperity to Tyler citizens during the 1930s, however, dairying had become chief in the farming economy. Throughout the decade, 48 dairies acquired permits to retail or wholesale dairy products in Tyler.⁵⁹ Farmers in the area also yielded high profits from growing roses, blackberries, peaches, pecans, and vegetables at the time.

Art Deco Commercial Buildings Transform Tyler's Downtown Cityscape

This period of tremendous growth and development coincided with the rising popularity of the Art Deco architectural style in Tyler and across the nation. The style took hold in the United States during the 1920s and 1930s as a reaction against historicism favored in previous decades. Attributes of Art Deco designs include boxy massing, engaged columns and pilasters, emphasis on verticality, and geometric ornamentation featuring a range of motifs, such as zigzags, chevrons, sunbursts, and stylized foliage and animal forms. The inclusion of classical columns and symmetrical forms in Art Deco designs suggest the style had a transitional role, bridging the shift from historic revivals to modernism.⁶⁰ Thirteen Art Deco buildings were constructed in downtown Tyler during the oil boom years.

People's National Bank erected a new 15-story highrise office building (Resource 60, photo 30, fig. 13) on the northwest corner of North College Avenue and West Erwin Street in 1932. When a 1930 fire partially destroyed the two-story building housing Goldstein and Brown's mercantile store that previously occupied the site, the bank quickly purchased the property and announced plans to build a skyscraper.⁶¹ Established in 1896, People's Bank was one of Tyler's oldest

⁵⁸ Diane Elizabeth Williams, "Jenkins-Harvey Super Service Station and Garage."

⁵⁹ Diane E. Williams, "Historic and Architectural Resources of Tyler, Texas."

⁶⁰ Diane E. Williams, "Historic and Architectural Resources of Tyler, Texas."

⁶¹ Diane Elizabeth Williams, "People's National Bank Building," National Register of Historic Places Nomination, Texas Historical Commission, July 11, 2002.

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financial institutions and had occupied a number of locations downtown. Samuel A. Lindsey, who financed the construction of Jenkins-Harvey Super Service Station and Garage (Resource 98), became the bank's Chairman of the Board during the 1920s. As an astute businessman, he had invested widely in Tyler real estate. In 1931, Lindsey formed the People's National Company, a corporation to fund the new building, costing over \$910,000, as well as to protect both Lindsey's and the bank's assets. Construction was underway by April 1932 on the two-part vertical block building, with the Tyler firm Campbell and White providing contracting services. Houston architect Alfred C. Finn, who Lindsey likely became familiar with during his tenures as Secretary of the Federal Land Bank and later as President of National Bank of Commerce in Houston, designed the new bank building. Consistent with other skyscraper designs for which Finn had become well known, the People's National Bank building featured a conservative display of Art Deco stylistic influences: an imposing buff brick shaft with polished black granite carved with horizontal and vertical banding on the first floor, cast metal spandrels, full-height stone capped piers, stepped massing, and zigzag embellished cut stone pilasters. The skyscraper's looming height and modernist appearance not only had a strong impact on Tyler's skyline, but it also affected the experience of downtown goers. The influx of downtown office inhabitants gave way to an even denser, more bustling environment. White-collar professionals working desk jobs in offices replaced the lively dealings between merchants and retail shoppers that defined typical downtown exchanges during previous decades. Despite the impressive size of the new People's National Bank building, tenants outgrew it within a few years after its completion. A six-story addition attributed to Finn was constructed above the four-story wing fronting West Erwin Street, seamlessly integrating into the original design. The building has served as a source of pride for Tylerites, having provided office space for many premier firms in the city's history, including Pollard & Lawrence (attorneys), a number of insurance companies, physicians and dentists, oil field operators, drilling and pipeline companies, and refining firms such as McMurrey Refining Company. A variety of retail shops—ranging from a pharmacy to a cigar stand to a clothier—have occupied the first-floor spaces.⁶² The People's National Bank edifice served as the premier office building in Tyler through the 1950s, when other highrise and midrise office buildings started to populate the southern end of the central business district.

The Blackstone Building (Resource 14, photo 31, fig 14), located at 315 North Broadway Avenue, is another example of an Art Deco two-part vertical block building constructed in Tyler during the oil boom years. With the People's National Bank building (Resource 60) fully occupied, the Chamber of Commerce organized a committee to study the office space shortage and develop a solution in early 1937.⁶³ The committee learned that the McKenna Hotel Company had plans to develop a new office building and bus terminal. In 1931, the McKenna Hotel Company, led by Tyler businessman Edmond Patrick McKenna, purchased the Blackstone Building site and adjacent land on the south from Mrs. M.E. Niblack for \$25,000 cash and promissory notes. The Blackstone Hotel (no longer extant), a five-story brick edifice (fig. 14) completed in 1922, already occupied the lot on the northeast corner of North Broadway Avenue and East Locust Street. Construction on the Art Deco office building and bus terminal commenced in February 1938. Preston M. Geren, based in Fort Worth, served as the architect, and his design consisted of a symmetrical façade with a central seven-story tower and a five-story office wing. Composed of buff brick and finished with cast stone, the Blackstone building features fluted spandrels, a scalloped parapet, zigzag-embellished window lintels, and a distinct entry portal embellished with a keystone, molded gear and wheel motifs. The building housed Tyler's first Union bus terminal on the ground floor and rented space to oil companies, attorneys, geologists, engineers, food brokers, and insurance companies on the upper stories. By 1945, 15 oil-related businesses occupied the Blackstone Building, including McMurrey Refining Company. Within a few years, tenants also included the Tyler Retail Merchants Association, three insurance companies, offices of the Cotton Belt Railroad, food brokers, real estate firms, accountants and attorneys. The building remained the home base for Tyler's bus terminal until the 1950s.⁶⁴ Joseph Zeppa, Tyler resident and president of the Delta Drilling Company, acquired sole ownership of the Blackstone Building in 1963 and moved his headquarters there, taking up the whole

⁶² Diane Elizabeth Williams, "People's National Bank Building."

⁶³ Diane Elizabeth Williams, "Blackstone Building," National Register of Historic Places Nomination, Texas Historical Commission, April 30, 2002.

⁶⁴ Diane Elizabeth Williams, "Blackstone Building."

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edifice. Delta Drilling Company vacated the Blackstone Building during the early 1980s and leased portions of it to local firms and permitted the Chamber of Commerce to use space there for storage. Tyler Bank and Trust (descendants of Citizen's National Bank) eventually purchased the Blackstone Building and donated it to the Tyler Chamber of Commerce in 1996. Two years later, the Chamber of Commerce held a fundraising drive, raising one million dollars to rehabilitate the building. Today, other civic groups also operate out of the Blackstone Building, including Heart of Tyler, Inc., the organization that manages the City's Main Street program.⁶⁵

The former bus station located at 311 North Bois D'Arc Avenue (Resource 16, photo 32, fig. 15) is an example of an Art Deco edifice erected during the 1930s building boom in Tyler. It also reflects the prevalence of transportation-related businesses emerging in city centers and along major thoroughfares during the 1920s and 1930s. In 1933, the edifice was built on the northeast corner of the North Bois D'Arc Avenue and West Locust Street intersection. The buff brick two-part commercial block building possesses the following Art Deco architectural stylistic influences: a symmetrical façade, a series of full-length pilasters, zigzag motifs, and elaborate brickwork. Originally, Resource 16 housed Eisen's French Market and the Parisian Beauty Salon.⁶⁶ Several years after the building was erected, a second-story addition housing small apartments and rooms was amended to the rear on the east side of the property. The addition's curved corners, ribbon windows, incorporation of glass blocks, use of slender vertical supports, and emphasis on horizontality distinguish it as an excellent example of the Streamline Moderne and International styles, offshoots of the Art Deco style in the United States. During the mid-1940s, not long after the construction of the Blackstone Building (Resource 14), where the bus station previously operated, the transportation company moved its home to Resource 16. At that point, the bus company had changed its name to Continental Trailways. Currently, Bergfeld Realty Company owns the former bus station and has plans to revitalize it, possibly converting it to a boutique hotel.⁶⁷

As the downtown developed throughout the 1930s and leading into the 1940s, new commercial buildings were constructed along South Broadway Avenue, replacing the mostly residential properties that had composed the area between the courthouse square and West Front Street. The buildings erected during the oil boom years on South Broadway Avenue were smaller in scale than the People's National Bank and Blackstone highrises, but they were much larger than the commercial block forms surrounding the square, and most displayed the ever-popular Art Deco stylistic influences. The Holley Motor Company building (Resource 110, photo 33, fig. 16), located at 236 South Broadway Street, reveals this trend. It also underscores the prevalence of new automobile-related businesses appearing along major commercial corridors during this period. Tyler businessman Claude Holley, who started his career as a brakeman for the Cotton Belt railroad and later entered the automobile business in the 1920s, built the Dodge and Plymouth dealership in 1939.⁶⁸ Described as "the finest automobile distributing, repairing, and servicing building in East Texas," the expansive box with canopy form composed the space between Broadway and Spring avenues, offering motorists easy access on and off the property. The reinforced concrete and steel edifice boasted 40,000 square feet of floor space, which proved necessary given the skyrocketing number of automobile sales in Tyler during the 1930s.⁶⁹ Holley's business included a large service station, an expansive display room, an upholstery department, radio and battery repair, and gas pumps. The design of this early example of a car dealership incorporated pilasters with rounded edges, a frieze with molded floral motifs, and the inclusion of glass block, all hallmarks of the Art Deco style.

⁶⁵ Diane Elizabeth Williams, "Blackstone Building."

⁶⁶ Tyler City Directories, Ancestry.com

⁶⁷ KLTV, "Old Tyler Bus Station Getting New Life as Boutique Hotel, Retail Space," KLTV.com, accessed July 9, 2021, <https://www.kltv.com/2020/10/13/old-tyler-bus-station-getting-new-life-boutique-hotel-retail-space/>.

⁶⁸ "Holley Stakes all on Future of the This City," *Tyler Morning Telegraph*, July 16, 1939, Newspapers.com.

⁶⁹ According to a 1939 newspaper article, from January to March of 1939 Holley's company sold at retail a total of 6,064 new and used cars and trucks. "Unusual Job of Selling Has Been Done by Holley's Since Firm Opened in 1934," *Tyler Morning Telegraph*, July 16, 1939, Newspapers.com.

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A similar pattern emerged on the major streets oriented east-west in which new, larger commercial buildings supplanted the mostly residential properties on the blocks beyond the dense commercial core and courthouse square. The one-story building erected at 408 West Locust Street (Resource 24, photo 34) serves as an example of this development trend. The brick oblong block building, which housed the Tyler Production Credit Association, along with other businesses, was constructed around 1940 and illustrates how the Art Deco expression had evolved to more streamlined and modernistic forms. It also shows the consideration the designers had for individuals traveling by automobiles. An advertisement appearing in the *Tyler Courier-Times* in 1949 promoting office space for rent touts parking spaces available in the rear of the building.

Depression-Era Government Buildings Adhere to Restrained Classicism

Though the thriving economy ushered in by the oil boom protected Tyler from a job shortage, which plagued so many American cities during the Great Depression, Tylerites still took advantage of the federal government's relief programs. The Public Buildings Act of 1926 and the Federal Employment Stabilization Act of 1931, two early predecessors to New Deal programs, provided funding for the design and construction of a new federal courthouse and post office (Resource 36, photo 35) in Tyler. Public support for a new federal building had begun in 1929, when the growing population of Tyler outgrew the original federal building.⁷⁰ The discovery of the oil in the early 1930s also underscored the need for additional legal services, which would require a larger courthouse. Through the political wrangling of the Tyler Chamber of Commerce and influential individuals such as Congressman Morgan G. Sanders, Senators Tom Connally, and Morris Sheppard, an appropriation of \$360,000 was obtained for construction. The site of the old federal building, located at the northeast corner of West Ferguson Street and North Bois D'Arc Avenue, was selected for the new edifice. By April 1933, the old federal building had been razed and the construction of the new one was underway.⁷¹ Working under the supervision of James A. Wetmore, Supervising Architect for the U.S. Treasury Department, local architect Shirley Simons, Sr. designed the new building. The American Institute of Architects had campaigned for the government to award contracts for the design of public buildings to private architects throughout the 1920s and 1930s. The Chicago firm Ralph Sollitt and Sons secured the construction contract. Construction of the new building finished on schedule in the summer of 1934, and a dedication ceremony took place on August 4, 1934. The new three-story limestone and brick Classical Revival edifice conveyed a restrained approach to classical architecture, typical of federal building designs of the period. The edifice's slightly projected entry pavilion, pilasters, pediments, and decorative friezes contribute to a sense of permanence and monumentality, ideals of democracy the federal government wished to express in their buildings. The citizens of Tyler utilized the courthouse and post office building for 40 years, throughout which time 7 postmasters served. Judge Randolph Bryant, the seventh judge for the eastern judicial district of Texas, had an expertise in oil and gas matters. During his tenure in the Tyler U.S. Post Office and Courthouse building, he presided over multiple cases pertaining to East Texas oil field discoveries and remained district judge until 1951.⁷² During the 1970s overcrowding became an issue again, so the post office moved to a different location, and a courthouse annex (photo 36) was added to the east of Resource 36, at the site of Dillard's Mayer & Schmidt department store. Congress approved construction of the courthouse annex in 1966, but it was not completed until 10 years later. The annex cost over \$2.8 million and encompassed 53,900 square feet of space.⁷³ Lester McIntyre, Acting Regional Director of Business Affairs for the Government Services Administration, oversaw the project, and local company Denson Construction Company constructed the building. The monumental two-story edifice features Brutalist stylistic influences, standing in stark contrast next to its Classical Revival counterpart.

⁷⁰ Diane E. Williams, "Historic and Architectural Resources of Tyler, Texas."

⁷¹ Diane Elizabeth Williams, "Tyler U.S. Post Office and Courthouse," National Register of Historic Places Nomination, Texas Historical Commission, May 20, 2001.

⁷² Diane Elizabeth Williams, "Tyler U.S. Post Office and Courthouse."

⁷³ "Tyler Federal Building," *Tyler Morning Telegraph*, April 21, 1976, Newspapers.com

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The St. John's Lodge, Ancient, Free, & Accepted Masons (AF&AM), also known as Tyler Masonic Lodge (Resource 125, photo 37), offers another expression of the Classical Revival style appearing in Tyler during the early 1930s. Situated at 323 West Front Street, its location was impacted by the construction of the U.S. Post Office and Courthouse building (Resource 36). St. John's lodge had purchased the parcel where the federal building was erected on an unknown date, presumably with the intention to construct a facility there.⁷⁴ The fraternal group had been searching for a site on which to build its permanent home as early as 1918. The group had met in various locations since its founding in Tyler in 1849, including at the log cabin home of an early member and in various commercial spaces around town. In 1931, the lodge sold the North Bois D'Arc Avenue parcel to the United States Post Office. Proceeds from the sale largely funded the design and construction of the new lodge building. Member donations covered the remainder of the cost. Shirley Simons, Sr. designed the two-story edifice, and the contracting firm A.M. Campbell & Company handled construction, with the overall cost amounting to \$21,166. The lodge, completed in 1932, features an imposing red brick rectangular block designed to follow the east sloping contours of the site. Its classically inspired façade incorporates Georgian Revival stylistic elements such as an asymmetrical configuration, a recessed hipped and gabled roof, a balustraded parapet wall, and swan's neck pediment, volutes, and pilasters. The Tyler Masonic Lodge provided meeting space for members, served as administrative quarters for the lodge's charitable programs, hosted member and community socials, and offered free lodging, meals, and transportation to the railroad station for World War II servicemen.⁷⁵ Between 1932 and 1955, membership grew from around 1,500 to over 3,000 and included some of Tyler's most influential businessmen, city leaders, and political dignitaries. The lodge remains the site of community gatherings and social service programs for its members.

Another government building erected in Tyler during the Depression era that embodies the Classical Revival style is Tyler City Hall (Resource 19, photo 38), completed in 1938. However, it also incorporates Art Deco design elements. The building's location, the block bounded by West Ferguson Street, North Bonner Avenue, West Locust Street, and North Border Avenue, was part of a residential zone up until the 1930s, during which time the city's explosive population resulted in the emergence of commercial and institutional properties in the area.⁷⁶ By that point, the City of Tyler had hired O.H. Koch of Koch & Fowler, City Plan Engineers, well known city planners in Texas, to develop a comprehensive plan for the city. Koch's plan recommended a new civic center complex that would include a City Hall, auditorium, library, central fire station, and market. He convinced the City Plan Commission to extend and improve streets and purchase property from existing property owners to develop the civic center at its current location. In 1930, the City of Tyler spent a total of \$73,150 on 3.98 acres of land purchased from various landowners to prepare for development of the new complex.⁷⁷ The extension of North Bonner Avenue and West Locust Street encompassed 1.42 acres of the acquired land. Through numerous New Deal grants and funding from the state, the City of Tyler executed the initial stage of developing the new City Hall, building a steel and concrete overpass over the Cotton Belt tracks at Bonner Avenue, in 1937. This resulted in the extension of North Bonner Avenue from Ferguson Street northward, under the railroad tracks, to north-central Tyler. A 1938 Public Works Administration grant helped fund the construction of the new City Hall building. Shirley Simons, Sr. designed the edifice, fusing Classical Revival elements with modernist Art Deco detailing. Simons' design oriented the front of the building facing east, toward the newly improved Bonner Avenue extension. Of the five construction companies that bid on the project, the City awarded the contract to the lowest bidder, A.M. Campbell & Company, for \$87,434.⁷⁸ The edifice has a central block with wings form; the central rectangular block rises three stories in height while the wings stand at two stories and are slightly recessed from the central block. The building's

⁷⁴ Diane Elizabeth Williams, "St. John's Lodge, Ancient, Free, & Accepted Masons," National Register of Historic Places Nomination, Texas Historical Commission, October 28, 2005.

⁷⁵ Diane Elizabeth Williams, "St. John's Lodge, Ancient, Free, & Accepted Masons."

⁷⁶ Diane Elizabeth Williams, "Tyler City Hall," National Register of Historic Places Nomination, Texas Historical Commission, January 23, 2007.

⁷⁷ Diane Elizabeth Williams, "Tyler City Hall."

⁷⁸ Diane Elizabeth Williams, "Tyler City Hall."

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regular fenestration pattern, decorative limestone veneer, and cast stone detailing around the windows, entablature, and cornice reflect Classical Revival stylistic influences. Alternatively, the edifice's volumetric massing, flat roof, elongated pilasters, and gold lettering spelling "CITY HALL" across the front façade constitute Art Deco attributes. Prior to the erection of the City Hall building, the City housed its various offices and departments in different commercial buildings within the commercial core, but none of them were intended for government uses. Tyler City Hall represents the first building in Tyler to house all the city's administrative functions. Koch's vision of a comprehensive city complex did not fully materialize, in that a market and library were not included in the final design. However, when the city eventually outgrew the city hall building, they clustered their new offices and other municipal government buildings, such as water utilities building and the police department, in the vicinity.

Growth Sustains throughout the World War II and Postwar Eras

The citizens of Tyler experienced another boost in the local economy during the World War II era when Camp Fannin, a new infantry-replacement training center, opened 10 miles to the northeast.⁷⁹ Completed in 1943, it trained 2,500 civilians during its operation. The U.S. Military also established the Signal Corps Radio Operator Training School and leased the Tyler airport for use as a government field during the war, having a large presence in town. Meanwhile, oil and gas production and services related to the petroleum industry remained primary economic drivers throughout World War II in Tyler. The East Texas Field proved vital to the success of the Allies throughout the war, as it sourced 80 percent of their oil consumption. Oil producers in the area built two pipelines—one extending to the east coast region and another one to Arkansas—for the battlefield, delivering a total of almost 500,000 barrels of refined petroleum products per day.⁸⁰ While profits soared for many Tylerites during the war years, civilian construction largely halted in the early 1940s during America's involvement in the war.⁸¹

In the postwar period, industrial and manufacturing enterprises—fueled by the extensive oil production in East Texas—and the Cotton Belt's machine shops served as Tyler's chief economic mobilizers. The State of Texas's establishment of a tuberculosis sanitarium at the former Camp Fannin site in the late 1940s also provided jobs to Tylerites. Additionally, McMurrey Refinery announced plans to build a \$40,000 plant in Smith County, signaling the need for additional office space for their headquarters in Tyler. The 1950s saw commerce and petroleum replace agriculture as the most profitable industries in the local economy. Associated industries in metal and fabrication also took hold following the war. Construction picked back up in 1946 in response to the urgent need for more office space in Tyler. This led to major development projects in downtown Tyler during the late 1940s and 1950s. The 1950s, in particular, witnessed the most dramatic building boom, the biggest in Tyler's history, according to building permits issued by the City.⁸²

South Broadway Avenue Becomes New Hub for Oil Companies

The emergence of highrise and midrise office buildings and hotels to accommodate the influx of oil industry professionals continued throughout the late 1940s and 1950s in downtown Tyler. Much of this development occurred along South Broadway Avenue, replacing mostly residences and freestanding commercial properties. Prominent white businessmen reaping the rewards of the oil industry were largely responsible for this development. One of the first developments to take place occurred in 1941, before America's entrance into World War II. The Fair Foundation—a public service trust established by R.W. Fair, a highly successful farmer, oilman, philanthropist, and religious and civic leader, along with his wife Mattie, in 1935—erected a new three-story building at 121 South Broadway Avenue. The new building housed the Sears Roebuck & Company store, which had been located on South College Avenue, at the southwest corner of the

⁷⁹ Long, "Tyler, Texas."

⁸⁰ Diane E. Williams, "Historic and Architectural Resources of Tyler, Texas."

⁸¹ "Open House Planned in Fair Building," *Tyler Morning Telegraph*, November 4, 1949, Newspapers.com.

⁸² "Open House Planned in Fair Building."

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square. Fair anticipated Tyler's future growth and the need for more office space in the business district, so the design of his new building planned for the later addition of multiple floors above the Sears store.⁸³ Fair's brother-in-law, Jacksonville-based architect S.W. Ray, designed the edifice, and A.M. Campbell & Company served as the building contractors. The cost of the Sears Roebuck & Company store totaled \$140,000.⁸⁴ Fair's vision for a larger building came to fruition in 1949 when five new floors were added to the Sears building (fig. 17). The result was a brick- and cast stone-clad eight-story, three-part vertical block midrise (Resource 96, photo 39). The symmetrical façade, central cast stone panel, coping, and elaborate parapet featuring a recessed panel inscribed with "FAIR FOUNDATION" constitute Art Deco stylistic influences. Yet the starkness and horizontal emphasis lends the building a sleek modernist appearance. S.W. Ray served as the architect for the Fair Foundation Building project, and W.W. Walton of Tyler took on the construction.⁸⁵ By the time the building opened in November 1953, 62 firms leased offices in the new addition including petroleum companies, doctors, attorneys, accountants, and insurance companies, among others.⁸⁶

Prior to the completion of the Fair Foundation Building (Resource 96), Fair started planning for the construction of yet another office building adjoining it to the south, at the northwest corner of South Broadway Avenue and West Elm Street, a site occupied by Fair Tire Company and service station. A Fair Foundation advertisement appearing in the *Tyler Morning Telegraph* in March 1953 (fig. 18), entitled "Adding to Tyler's Skyline!" announced the foundation's plans for the adjoining edifice. The ad touted the wide recognition the Fair Foundation Building received and highlighted the continued demand for office space in Tyler. It described the foundation's intent to build an eight-story midrise to meet the demand. The design included preparations for future expansion of the new building: "The building will have a foundation strong enough to carry a 16-story building, providing for the addition of eight more stories to complete the building and give what we feel will be a beautiful addition to Tyler's growing skyline."⁸⁷ The same architect previously employed by R.W. Fair, his brother-in-law S.W. Ray, designed the new building, and Elmer L. Sharp was the contractor.⁸⁸ The adjoining building, then known as the Fair Petroleum Building (now, the S.A. Lindsey Building) (Resource 99, photo 40) opened in late 1954 and did not adhere to the rendering that appeared in the *Tyler Morning Telegraph*, departing from the Art Deco style of its neighbor. The final built design of the Fair Petroleum Building instead resembled the ad rendering's eight-story International style upper addition planned for expansion. It consisted of a steel-frame nine-story, two-part vertical block form with seven bands of ribbon windows and spandrels separated by rows of aluminum panels. A pair of vertical strips composed of bricks stretch across each side of the front façade, having a flanking effect. The first floor housed retail space leased to Hurwitz's Man's Shop, and the second through seventh floors each contained 200 offices. The top floors had an equipment room and a penthouse.⁸⁹ The cost of the Fair Petroleum Building amounted to \$500,000.⁹⁰ The combined floor space between the Fair Petroleum Building and the adjoining Fair Foundation Building, connected via interior corridors, amounted to almost 80,000 square feet. Gulf States-United Telephone Company, founded by Tylerite Judge S.A. Lindsey in 1900, purchased the building in 1975.⁹¹ The telephone company had occupied offices in their old building at 120 South College Avenue as well as in the People's National Bank building (Resource 60). Not long after moving into the building, Gulf South renamed it the S.A. Lindsey Building.

Meanwhile, another large-scale construction project ensued across the street from the Fair Foundation Building (Resource 96) and the Fair Petroleum Building (Resource 99): the erection of the Carlton Hotel (Resource 100, photos 2, 3, and 41;

⁸³ "Sears to Erect Building and Kress Stores to Locate in Tyler," *Tyler Courier-Times*, November 30, 1941, Newspapers.com.

⁸⁴ "Sears to Erect Building and Kress Stores to Locate in Tyler."

⁸⁵ "Open House Planned Friday in Fair Building," *Tyler Morning Telegraph*, November 3, 1943, Newspapers.com.

⁸⁶ "Open House Planned Friday in Fair Building."

⁸⁷ "Adding to Tyler's Skyline!," *Tyler Morning Telegraph*, March 19, 1953, Newspapers.com.

⁸⁸ "New Petroleum Building Work Now Under Way," *Tyler Morning Telegraph*, December 17, 1953, Newspapers.com.

⁸⁹ "New Petroleum Building Work Now Under Way."

⁹⁰ "1953 Set New Building Peak," *Tyler Morning Telegraph*, January 1, 1954, Newspapers.com.

⁹¹ "Phone Firm Due in New Building by Next April," *Tyler Morning Telegraph*, November 27, 1975, Newspapers.com.

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fig. 19). The Chamber of Commerce and a group of about 650 stockholders composed of Tyler residents began planning for a new hotel in 1950, motivated by the aim to host large-scale state and national conventions.⁹² They conducted a community-wide effort to survey Tyler's current needs for new buildings and determined a large hotel was necessary and that it should allow for expansion in the future. Described in the *Tyler Morning Telegraph* upon its opening as "the largest civic project brought to fruition by the citizens of Tyler," the hotel was completed in 1954.⁹³ Considered Tyler's most luxurious hotel at the time, the design incorporated the existing building to the east of it, converting it to an integrated three-story parking garage known as the Carlton Parking Center (Resource 101). The \$1.8 million, 15-story, concrete, steel-frame highrise boasted 200 air-conditioned rooms. Each façade of the hotel features a configuration of rows of aluminum tilt windows surrounded by protruding concrete framing, having a sleek modernist appearance with International style influences. In 1958, the Carlton Hotel constructed a \$250,000 addition atop the Carlton Parking Center to include a large swimming pool and upscale cabana suites (figs 20-21).⁹⁴ Dallas architecture firm Hedrick, Stanley, and Morey designed the pool addition, and Dudley Parker Company performed construction.⁹⁵ The hotel closed in November 1971 and was sold to Smith County in 1977. The county moved out of the building in 2013, leaving it vacant. Contributing to the 1950s building boom on South Broadway Avenue, the Bryant Petroleum Building (Resource 115, photo 42) was also completed in 1954. Semi-retired physician and independent oil operator Dr. W. Howard Bryant built the Mid-Century Modern highrise building in response to further demands for office space from professionals associated with the oil industry. The original plan involved a much smaller building, but growing interest resulted in a 12-story highrise.⁹⁶ It housed mostly oil and insurance companies, Dr. Bryant's medical practice, and a penthouse for the newly formed Tyler Petroleum Club. Tyler architect Melvin J. Cates designed the \$650,000 Bryant Petroleum Building, and Hugh E. White, also from Tyler, was the contractor. The brick-clad, steel-frame edifice has an asymmetrical front façade; it features an elevator shaft, articulated on the exterior by slender pilasters and a vertical arrangement of single windows; and the wider remainder of the façade is composed of thick bands of ribbon windows corresponding to each floor. Currently, the Bryant Petroleum Building houses Austin Bank.

During the 1950s, Broadway Avenue became a well-traveled corridor, leading from the luxurious midrise and highrise office buildings and hotels on the southern end of downtown, through the commercial core and along the courthouse square, and past the industrial zone and railroad tracks on the north end. Other notable buildings constructed along Broadway Avenue during the World War II and postwar eras include the 1956 Downtown Cooperative Savings and Loan Building (Resource 106, photo 43) designed by Tyler architect E. Davis Wilcox and the 1960 East Texas Savings and Loans Building (Resource 31, photo 44), designed by Carl Gregory, also of Tyler. Both buildings embody modern architectural styles, leaning toward flat-roofed, multi-surfaced, asymmetrical forms, reflective of current trends and preferences. California artist Millard Sheets, who served as art designer for the East Texas Savings and Loan Building (Resource 31) created the large bronze sculptural mosaic (fig. 22) embedded in the white marble façade.⁹⁷ The scene in the mosaic depicts Tyler's progress. Reflecting the popularity of modernist forms and materials, many owners of late nineteenth century and early twentieth century commercial block buildings surrounding the square started altering their properties during this period, changing storefront configurations and adding new cladding to exteriors.

New Smith County Courthouse and Downtown Plaza

Smith County erected a new courthouse in 1955 (Resource 46, photo 45), resulting in an unprecedented configuration of the central square and new circulation patterns at the core of Tyler. The same community campaign that in the late 1940s

⁹² "New Hotel Idea Was '50 Target," *Tyler Morning Telegraph*, November 20, 1954, Newspapers.com.

⁹³ "Carlton Hotel Opens Saturday," *Tyler Morning Telegraph*, November 19, 1954, Newspapers.com.

⁹⁴ "General," *Tyler Courier-Times*, January 26, 1958, Newspapers.com.

⁹⁵ "Carlton Hotel to Add Cabana Suites, Pool," *Tyler Courier-Times*, January 26, 1958, Newspapers.com.

⁹⁶ "Medicine Becomes Hobby to Tyler Oilman-Physician Howard Bryant," *Tyler Courier-Times*, March 28, 1954, Newspapers.com.

⁹⁷ "East Texas Savings, Loan Formal Opening Saturday," *Tyler Morning Telegraph*, April 23, 1960, Newspapers.com.

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determined Tyler's need for a new hotel, leading to the construction of the Carlton (Resource 100), also identified a new county courthouse as a critical requirement. With the demands and pressures imposed on the county government by the thriving oil industry and ensuing population boom, Smith County had outgrown the 1909 edifice (fig. 10).⁹⁸ Vehicular traffic in the downtown area had become a problem due to congestion and a lack of parking space. The county presented plans (fig. 23) to raze the previous courthouse, bisect the existing square to allow for the extension of Broadway Avenue through it, devote the western half of the bisected square to park space, and build a new modern courthouse at the center of the eastern bisected half.⁹⁹ In a close May 1953 election, Smith County voters approved a \$1.5 million bond issue for construction of the new complex. Bids on construction and design for the project opened in January 1954, with Arthur E. Thomas of Dallas securing the contract for architect and Rambo Construction Company of Fort Worth being awarded the construction bid.¹⁰⁰ The new brick courthouse, costing \$1.2 million, consisted of a central block with wings form – the central block having six stories and the wings having two. It possesses a sleek modern appearance with a series of vertically arranged windows. A central vertical panel extends across the front of the façade. Trios of windows, one set corresponding with each story, compose the central panel with slender bands of concrete, appearing as pilasters, framing each one. The total square footage amounted to 80,000 square feet, twice the space in the 1909 courthouse. Smith County implemented a beautification plan for the park composing the western square in 1965. Chief architect for the project was Tyler-based Shirley Simons, Jr., whose design involved converting the park to a concrete-paved plaza (Resource 45, photo 10), leaving only a few of the original trees. Simons designed a lighted fountain with traveling sprays (Resource 44) measuring 70 by 20 feet as a focal point situated at the center of the plaza. The beautification plan also entailed the installation of 47 new parking spaces around the plaza. The county contributed \$99,400, and the City of Tyler devoted \$34,800 for the downtown square improvements.¹⁰¹ The firm McKinney and Parker did the construction. In 1966, the City of Tyler announced plans to rename the downtown square T.B. Butler Fountain Plaza as a dedication to former Smith County judge and influential Tyler businessman Thomas B. Butler. The City landscaped the plaza with beds of flowers in 1996.¹⁰²

Suburbanization Leads to Decline of Downtown Tyler

Myriad machine shops, manufacturers of woodwork, furniture, clothing, and fertilizer, cottonseed oil mills, and food processing plants provided ample jobs to Tyler workers during the 1960s and 1970s.¹⁰³ The population continued to rise steadily as a result. Yet commerce in the downtown area began to dwindle as a result of suburban development and the emergence of shopping malls along major thoroughfares. This marked the first time in Tyler's history that commerce and development in the downtown area decreased. While construction in Tyler's central business district generally stagnated, a few new developments occurred. A notable building constructed during this period is the Pope & Turner Furniture Inc. Building (Resource 128), located at 328 Broadway Avenue. Harris R. Fender, Sr. built the 27,000 square foot edifice in 1966 and sold it to the furniture store the following year.¹⁰⁴ Tyler architect E. Davis Wilcox & Associates took on the design, while Clanahan Construction Company handled construction. The pull of downtown building occupants to newer buildings in Tyler's sprawling suburbs continued into the 1980s, 1990s, and 2000s, leaving many properties in the Tyler central business district vacant and in disrepair.

⁹⁸ "Citizens of Smith County, Progress Demands that We Build a New Court House Now," *Tyler Courier-Times*, April 26, 1953, Newspapers.com.

⁹⁹ "Citizens of Smith County, Progress Demands that We Build a New Court House Now."

¹⁰⁰ "Ground Breaking Held," *Tyler Morning Telegraph*, February 24, 1954, Newspapers.com.

¹⁰¹ "Downtown Plaza Progress Noted," *Tyler Morning Telegraph*, November 24, 1965, Newspapers.com.

¹⁰² "Square Gets New Look, New Name," *Tyler Morning Telegraph*, January 1, 2000, Newspapers.com.

¹⁰³ Long, "Tyler, Texas."

¹⁰⁴ "Estes, McClure and Associates wins three-year abatement for \$3.5 million The Forum building renovation," *Tyler Morning Telegraph*, November 14, 2017, accessed August 14, 2021, https://tylerpaper.com/news/local/estes-mcclure-and-associates-wins-three-year-abatement-for-million/article_531ce07b-2d5f-5ef3-9bdf-2f8b833dd310.html.

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Revitalization Efforts

Through federal and state historic tax credit programs, and with the assistance of Heart of Tyler, the City of Tyler's Main Street Program, numerous property owners and developers have invested in revitalizing buildings in the Tyler Downtown Historic District in recent decades. The Moore Grocery Company building (Resource 8) and the Tyler Grocery Company building (Resource 5) offer examples of a successful rehabilitation project in downtown Tyler. In 2001, the Landmark Group, developers from Winston-Salem, North Carolina, utilized historic tax credits to transform the two grocery company buildings into affordable housing.¹⁰⁵ Architect Martin Riley Associates, based in Decatur, Georgia, oversaw the design of the adaptive reuse project, preserving as much of the buildings' historic fabric as possible. The project, completed in 2008, resulted in 22 new apartments and leasable commercial space, leading to new opportunities for an important segment of the city. Other revitalization projects in downtown Tyler are currently underway. Tyler-native Andy Bergfeld, president of Bergfeld Realty Company is rehabilitating the former bus station (Resource 16) with plans to convert it to a boutique hotel or possibly lease it to a number of businesses.¹⁰⁶ Bergfeld also has plans to restore the Arratt-Odd Fellows Lodge building (Resource 62). A Dallas-based developer purchased the Carlton Hotel (Resources 100-101) with plans to convert the property into an 80- to 100-unit apartment building.¹⁰⁷ In addition to these notable rehabilitation projects, many other preservation efforts are moving forth in downtown Tyler.

Criterion C: Architecture

The buildings composing the Tyler Downtown Historic District embody a wide variety of significant architectural styles reflective of trends from their construction periods. The diverse group of edifices that make up the historic district range from commercial block buildings commonly erected in city centers during the late nineteenth and early twentieth century to exemplary displays of modernist styles and forms. The historic district also includes a large number of landmark buildings and complexes associated with esteemed architects who enjoyed regional, state-wide, and national recognition. Many of these designers had architectural practices based in Tyler. The abundance and degree of sophistication and ornamentation of landmark buildings in the Tyler Downtown Historic District reflects the economic prosperity Tyler experienced as a result of its agricultural and oil producing successes.

Association with Significant Architectural Styles

The arrival of rail service in the 1870s and the discovery of oil in East Texas in the 1930s brought an influx of thousands of newcomers to Tyler seeking wealth and opportunity. With them, they brought new tastes, materials, technologies, and ideas, including those associated with architecture. The early forms and styles to emerge in the Tyler Downtown Historic District, Gothic Revival churches and American Commercial and Revival style one-part and two-part commercial block buildings, are consistent with architectural forms and styles prevalent in other prosperous towns across the state and nation. Even industrial buildings constructed in downtown Tyler during the early twentieth century show a familiarity and concern with trends encountered in America's largest urban centers. As the population spiked and profits soared during the 1920s and 1930s, the styles and forms of the banks, hotels, office buildings, and automobile-related establishments built in Tyler increasingly aligned with mainstream tastes seen elsewhere. Tyler's status as a major agricultural, government, and oil producing center attracted professionals with advanced formal training and expertise, among them architects, designers, and builders.

¹⁰⁵ National Trust for Historic Preservation, *Prosperity through Preservation, Save the Historic Tax Credit*, November 2016, accessed July 27, 2021, <https://forum.savingplaces.org/HigherLogic/System/DownloadDocumentFile.ashx?DocumentFileKey=5d7b196a-8f1a-c5c8-69fb-cbb52f7e3ad8>.

¹⁰⁶ "Old Tyler Bus Station Getting Life as Boutique Hotel, Retail Space," *KLTV*, October 10, 2020, Newspapers.com.

¹⁰⁷ "Carlton Hotel Sells for \$537,500" *Tyler Morning Telegraph*, January 12, 2018, Newspapers.com.

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Of the myriad architectural forms and styles represented in the Tyler Downtown Historic District, the ones that most aptly distinguish the district as a thriving commercial and oil producing city center include Chicago Commercial style warehouses, Art Deco government buildings, and Mid-Century Modern midrise and highrise buildings. The attributes displayed by the Moore Grocery Company building (Resource 8) and the Tyler Grocery Company building (Resource 5) that exemplify the Chicago Commercial style include symmetrical façades, rectangular forms, brick sheathing, and ample and regular fenestration. Two of the district's government buildings—the 1934 Tyler U.S. Post Office and Courthouse Building (Resource 36) and the 1938 Tyler City Hall building (Resource 19)—each feature Art Deco hallmarks such as volumetric massing, elongated classical elements such as pilasters, and stylized foliage motifs. The sleekness, prevalence of ribbon windows, lack of ornamentation, and midrise and highrise forms of the Fair Petroleum Building (Resource 99), the Carlton Hotel (Resources 100-101), and the Bryant Petroleum Building (Resource 115) contributed to the contemporary appearance downtown Tyler took on during the mid-century period.

Landmarks

The high proportion of landmark buildings within the Tyler Downtown Historic District also sets it apart from most downtown areas in Texas cities of similar size and age. The following properties have been recognized as landmarks in their status as properties listed in the National Register of Historic Places: Marvin Methodist Episcopal Church (Resource 61, listed in 2000), the St. Louis Southwestern Railway Cotton Belt Passenger Depot (Resource 2, listed in 2000), Tyler Carnegie Library (Resource 94, listed in 1979), the Tyler U.S. Post Office and Courthouse Building and its 1976 Brutalist addition (Resource 36, listed in 2001), St. John's AF&FM Lodge (Resource 125, listed in 2005), Blackstone Building, (Resource 14, listed in 2002), People's National Bank Building (Resource 60, listed in 2002), Tyler City Hall (Resource 19, listed in 2007), Moore Grocery Company building (Resource 8, listed in 2002), Tyler Grocery Company building (Resource 5, listed in 2002), Jenkins-Harvey Super Service Station and Garage (Resource 98, listed in 2002), and the Elks Club Building (Resource 103, listed in 2002). The district's numerous Mid-Century Modern midrise and highrise buildings erected along Broadway Avenue to accommodate oil company professionals and travelers coming to Tyler—including the Fair Petroleum Building (Resource 99), the Carlton Hotel (Resources 100-101), the Bryant Petroleum Building (Resource 115), and the East Texas Savings and Loans Building (Resource 31)—also have sufficient integrity and significance to be eligible for landmark status.

Architects

Many of the buildings in the Tyler Downtown Historic District were designed by well-known architects or architectural firms, with a number of them based in Tyler – a testament to the wealth and status achieved by Tyler during its economic peak. The architects and firms discussed below are known to have designed buildings within the Tyler Downtown Historic District. These designers range from relatively unknown local architects to significant nationally known firms, but each contributed to the development of the built environment and architectural aesthetic of Tyler's central business district.

C.D. Hill & Company

Charles D. Hill, son of a prominent builder, was born in Edwardsville, Illinois. After graduating from high school, he attended architecture courses at Valparaiso, Indiana and the Chicago Art Institute.¹⁰⁸ Hill established the firm of Hill and Kistner in Edwardsville in 1897. He moved to Fort Worth in 1901 and secured a position as superintendent for the local branch of Sanguinet & Staats. In 1905, Hill returned to Dallas and formed the partnership Sanguinet, Staats & Hill. Two years later, he withdrew from Sanguinet & Staats to start a new firm C. D. Hill & Company with partners D.F. Coburn and H.D. Smith. The firm's commissions include: the 1914 Dallas City Hall, First Presbyterian Church of Dallas, Dallas

¹⁰⁸ Diane E. Williams, "Marvin Methodist Episcopal Church, South."

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Country Club, Oak Lawn Methodist Church, among many others in Dallas, as well as Texarkana, Houston, Corpus Christi, Sherman, and Waxahachie.¹⁰⁹ In Tyler, C.D. Hill & Company designed the 1923 Sunday School addition to the Marvin Methodist Episcopal Church (Resource 61).

Patton & Miller

Patton & Miller was a Chicago architectural firm active in the late nineteenth and early twentieth centuries specializing in the design of Carnegie Libraries. The firm designed over 100 of the 1,679 Carnegie library buildings erected between 1886 and 1919.¹¹⁰

Grant Clark Miller, born in Rockford, Illinois in 1870, moved to Mount Vernon, Iowa with his family when he was 13 so he and his siblings could attend Cornell Academy and College. After three years at Cornell, Miller went to the University of Illinois to study architecture under Nathan C. Ricker, earning his B.S. and M.S. degrees in architecture in 1894 and 1895, respectively.¹¹¹ He pursued another degree at Cornell in 1898, receiving a B.S. in civil engineering. By this point, Miller had joined the Chicago partnership of Patton and Fisher to form the firm Patton, Fisher, and Miller.

Normand Smith Patton, a native of Hartford Connecticut, attended Amherst College and the Massachusetts Institute of Technology. He lived in Oak Park, Illinois most of his adult life. Patton formed a partnership with Reynolds Fisher in 1885, specializing in college buildings and campus plans. When Patton became architect for the Chicago Board of Education, Miller joined his firm. Fisher withdrew from the firm in 1901. Patton and Miller practiced together until 1912, designing over 300 buildings together. The building Patton and Miller designed within the Tyler Downtown Historic District is the Tyler Carnegie Library (Resource 94).

Clyde Woodruff

Woodruff formed a professional partnership with Elber Witter Van Slyke in Binghamton, New York, in 1896. The two collaborated for many years before moving their firm to Oklahoma City in 1910.¹¹² When Van Slyke and Woodruff spent time in Fort Worth in 1914 to oversee the construction of the First Christian Church, one their projects, they decided to relocate their practice and moved to Fort Worth the following year. Van Slyke and Woodruff designed numerous significant buildings during their partnership, including the Masonic Shrine Mosque in Fort Worth, the Texas Christian University gymnasium, and Denton City Hall. Van Slyke and Woodruff ended their partnership around 1924, and Woodruff went on to become the architect for the Fort Worth Independent School District, designing many schools in the city. Clyde Woodruff served as architect for the 1928 First Christian Church (Resource 127) located in the Tyler Downtown Historic District.

Alfred C. Finn

Alfred Charles Finn was born in Bellville, Texas and grew up in Hempstead where he attended public schools. He moved to Houston in 1900 to work as a carpenter for the Southern Pacific Railroad. He soon became a draftsman. He went on to work for architects Sanguinet and Staats in their Dallas office from 1904 to 1907 and then in the firm's Fort Worth office

¹⁰⁹ Diane E. Williams, "Marvin Methodist Episcopal Church, South."

¹¹⁰ Kruty, Paul. "Patton and Miller: Designers of Carnegie Libraries." *The Palimpsest* 64 (1983), 110-122. accessed August 15, 2021, <https://ir.uiowa.edu/palimpsest/vol64/iss4/2>.

¹¹¹ Kruty, Paul. "Patton and Miller: Designers of Carnegie Libraries."

¹¹² Andrew Klooster, "Van Slyke, Elmer Witter," *Handbook of Texas Online*, accessed August 16, 2021, <https://www.tshaonline.org/handbook/entries/van-slyke-elmer-witter>.

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from 1907 to 1912, and finally in the Houston office from 1912 to 1913.¹¹³ Finn established a lifelong professional relationship with Houston's foremost real estate developer and builder Jesse H. Jones during one of his first projects in the city, which helped launch his career. Finn secured dozens of high-profile commissions throughout the 1920s and designed a wide variety of commercial buildings, many of them highrises. They include a 17-story addition to the Rice Hotel in Houston, the 16-story Lamar Hotel and adjoining Metropolitan Theater, and the tallest building constructed in Texas in the 1920s, the 37-story Gulf Building. During the Depression era, Finn designed numerous buildings for the Public Works Administration such as the Sam Houston Coliseum and Music Hall and the United States Post Office, Courthouse, and Customhouse in Galveston. He was appointed to the board of Reconstruction Finance Corporation and held the position of secretary of commerce from 1940 to 1945 under FDR. He then became an architectural supervisor for the Federal Housing Administration. Finn also designed numerous buildings in Houston during the postwar building boom. He suffered a stroke in 1953 that paralyzed him, yet he was able to maintain his practice until his death in 1964. Alfred C. Finn designed the 1932 People's National Bank Building (Resource 60) in downtown Tyler.

Preston M. Geren

Preston M. Geren, born in Sherman, Texas, attended Texas A&M University and earned a B.S. in architectural engineering in 1912.¹¹⁴ After graduating, he traveled in Europe for a few years before becoming partner at the firm Giesecke & Geren in Austin from 1914 to 1916. Geren served in the Army Corps of Engineers during World War I and then secured the position as chief engineer for Sanguinet, Staats and Hedrick. He was principal of Preston M. Geren Architects & Engineers in Fort Worth from 1934 to 1962. The firm was known as Geren & Associates by 1970. Geren also served as president of the Fort Worth chapter of the AIA in 1948 and was a member of the Fort Worth Zoning Board from 1945 to 1951. Notable buildings designed by Preston M. Geren include the 1951 American Airlines hangar and Terminal at Amon Carter Field (with Joseph R. Pelich of Fort Worth), Fort Worth National Bank (with Shreve, Lamb and Harmon of Fort Worth), Continental National Bank, and Texas Christian University, all in Fort Worth. Geren placed first in a competition of seven outstanding Texas projects awarded by the Texas Society of Professional Engineers in 1954. He won for designing several buildings at Amon Carter Field in Fort Worth. Geren designed the 1938 Blackstone Building (Resource 14), in the Tyler Downtown Historic District.

Arthur E. Thomas

Arthur E. Thomas, a Dallas architect, received his education at the University of Texas School of Architecture and graduated in 1916. He established a practice with Curtis Thomas in 1927. During their short-lived partnership, they designed the Rusk County Courthouse in Henderson and the Art Deco Liberty County Courthouse in Liberty, Texas. Arthur Thomas secured the commission of the Art Moderne Falls County Courthouse in 1939. Arthur Thomas formed the firm Thomas, Jameson and Merrill in 1945 after having two other short-lived partnerships. Thomas, Jameson and Merrill designed the Smith County Courthouse in Tyler (Resource 46) in 1945.

Tyler Architects

Shirley Simons, Sr.

Thomas Shirley Simons, Sr. was born in Taylor, Williamson County, Texas in 1897. About a decade later, he and his family relocated to the Fort Worth area, where Simons attended high school. He received an A.B. in 1919 and B.S. in 1920, both in architecture, from Rice University in Houston. Over the next two years he practiced architecture with William Ward Watkin before relocating to Lufkin, where he set up an office in 1922. Simons established a second office,

¹¹³ Stephen Fox, "Finn, Alfred Charles," *Handbook of Texas Online*, accessed August 16, 2021, <https://www.tshaonline.org/handbook/entries/finn-alfred-charles>.

¹¹⁴ Diane E. Williams, "Blackstone Building."

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in Tyler, in 1929. The commissions of Shirley Simons, Sr. include multiple churches in Lufkin, the Central Ward School in Lufkin, the courthouse in San Augustine, the Nacogdoches High School Gym and Auditorium, and others. His work in Tyler includes: the 1934 Tyler U.S. Post Office and Courthouse (Resource 36), the 1938 Tyler City Hall building (Resource 19), and the 1932 St. John's Lodge AF&AM building (Resource 125). A successor to his firm Simons, Burch, Clark, Maris, Architects and Engineers, which included his sons T. Shirley, Jr., Edwin, and Watson Townes designed the chapel and classroom added to Marvin Methodist Episcopal Church (Resource 61) in 1952.¹¹⁵

James P. Baugh

James P. Baugh worked as an architect in Tyler from the late 1920s through 1936. According to the directory of registered architects, Baugh was living in Waco by 1944.¹¹⁶ No other information has been found pertaining to the architectural career of James P. Baugh. He designed the Jenkins-Harvey Super Service Station and Garage (Resource 98) in 1929.

Melvin J. Cates

Melvin J. Cates was born in 1901. According to city directories, he had a partnership in Lufkin, Doggett & Cates during the 1920s. The census indicates he was working as an architect in Tyler by the early 1930s. Melvin J. Cates designed the 1954 Bryant Petroleum Building (Resource 115).

E. Davis Wilcox & Associates

E. Davis "Dave" Wilcox, born in Michigan in 1913, moved with his family to Tyler in 1920. He attended high school there and graduated in 1931. He briefly enrolled at Tyler Junior College but transferred to Georgia Tech where he played football. Wilcox earned his B.S. in architecture in 1935. He continued his academic training at Ecole de Beaux – Fontainebleau School of Fine Arts in Paris in 1936, acquiring a Diploma in Architecture. He then briefly attended Yale University in 1937. Between 1938 and 1942, Wilcox worked at various architectural firms. From 1942 to 1946, he served in the United States Navy as Fighter Director in the Pacific, earning the rank of Lieutenant Commander. When Wilcox returned to Tyler in 1946, he established his architectural firm E. Davis Wilcox & Associates. Wilcox was selected as one of six regional architects to serve as "practitioner-teacher" in the Preceptorship Program in the Department of Architecture at Rice University. He held the preceptor position at Rice from 1961 to 1963 and again in 1966 to 1968. He helped establish the Dallas Chapter and the Northeast Texas Chapter of the American Institute of Architects and assumed the role of president from 1959 to 1960. Those same years, Wilcox also served as chairman for the Texas Society of Architects School Building Committee. He also held numerous other important roles in the architecture community. E. Davis Wilcox & Associates designed the Fort Brown Memorial Center in Brownsville and the National Cowboy Hall of Fame and Museum in Oklahoma City, winning awards for each. Wilcox designed numerous schools in Tyler, including the Mattie Jones Elementary School, the Thomas Andrew Woods Elementary School, the Texas Eastern School of Nursing, and the Boulter Jr. High School as well as numerous residences and commercial buildings.¹¹⁷ E. Davis Wilcox & Associates designs in the Tyler Downtown Historic District include the 1966 Downtown Cooperative Savings and Loan Building (Resource 106), the Pope & Turner Furniture Inc. Building (Resource 128), and the small-scale Brutalist drive-in bank for Peoples National Bank (Resource 91), which won an East Texas regional AIA design award.¹¹⁸

¹¹⁵ Diane E. Williams, "Marvin Methodist Episcopal Church, South."

¹¹⁶ Diane E. Williams, "Jenkins-Harvey Super Service Station and Garage."

¹¹⁷ Carolyn Morales, Nomination Form for Half Mile of History Marker Program for E. Davis "Dave" Wilcox, City of Tyler, January 21, 2014.

¹¹⁸ "Four Buildings Win Excellence Awards," *Tyler Morning Telegraph*, December 6, 1968.

Tyler Downtown Historic District, Smith County, Texas

Conclusion

The Tyler Downtown Historic District encompasses buildings erected in downtown Tyler from the late nineteenth century to the mid-twentieth century. They form a cohesive grouping that reflects the city's periods of commercial prosperity and developmental growth resulting from its status as an important agricultural, governmental, and petrochemical center. The buildings composing the historic district embody popular forms and architectural styles reflective of regional, state, and national trends, many of them having been designed by locally and nationally significant architects. The resources composing the Tyler Downtown Historic District present a tangible link to the periods when Tyler emerged as an important farming community in the region and grew to a bustling oil boom town. The Tyler Downtown Historic District is nominated under Criterion A in the area of Community Planning and Development and under Criterion C in the area of Architecture, at the local level.

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Tyler Downtown Historic District, Smith County, Texas

10. Geographical Data

Acreage of Property: 71.6 acres

Coordinates

1.	32.354830°	-95.298487°
2.	32.353570°	-95.298482°
3.	32.351765°	-95.298632°
4.	32.350828°	-95.298384°
5.	32.346731°	-95.299536°
6.	32.346718°	-95.303958°
7.	32.347487°	-95.303964°
8.	32.349741°	-95.304208°
9.	32.350823°	-95.304207°
10.	32.351665°	-95.306365°
11.	32.352695°	-95.306358°
12.	32.353338°	-95.302771°
13.	32.353787°	-95.301744°
14.	32.354630°	-95.301328°
15.	32.354801°	-95.300525°
16.	32.354823°	-95.299503°

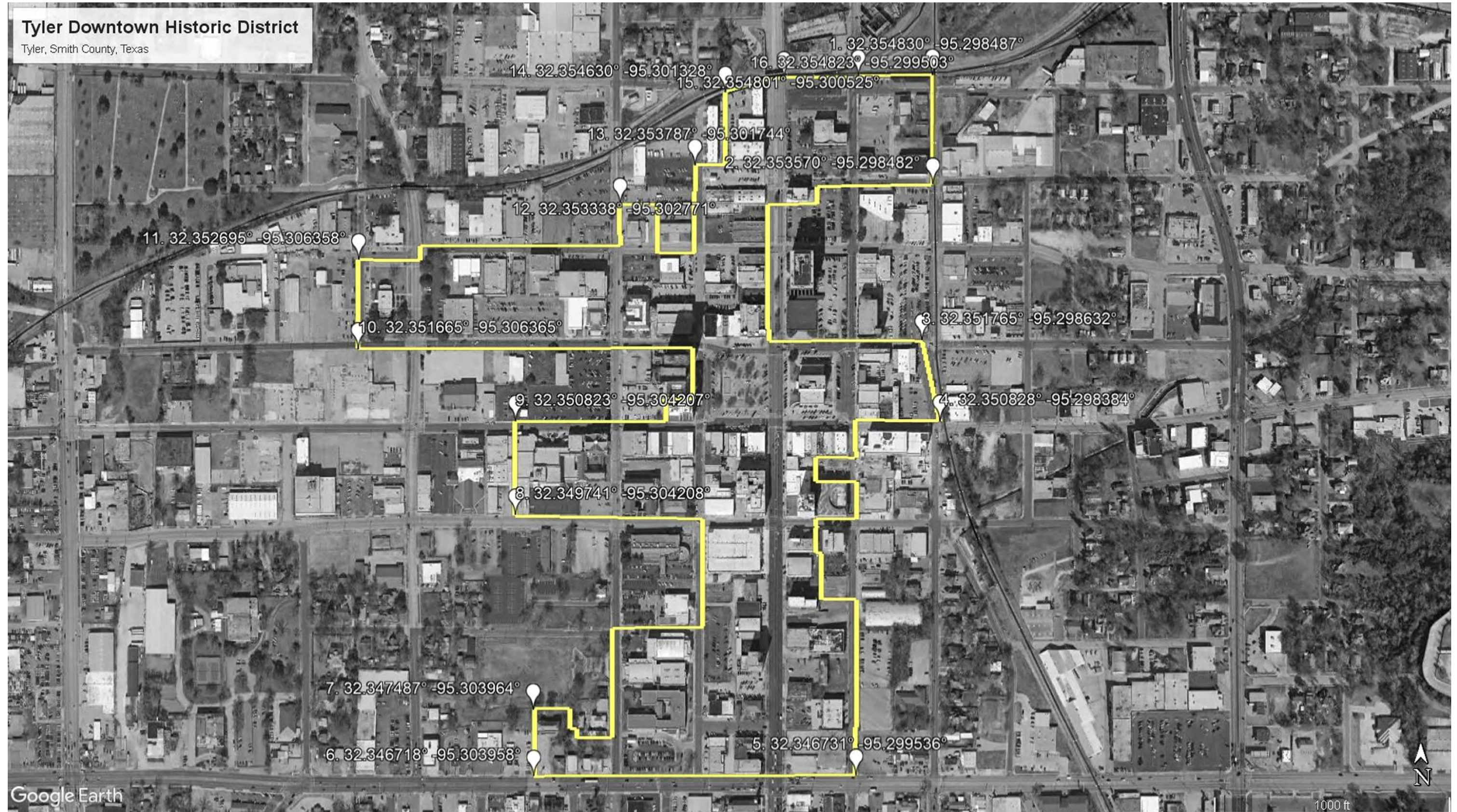
Verbal Boundary Description

The boundary of the Tyler Downtown Historic District is shown as the yellow lines on the four maps on the following pages (56-59). The Tyler Downtown Historic District is comprised of about 19 blocks and 271 parcels roughly situated between West Front Street to the south, Border Avenue to the west, the Cotton Belt railroad tracks to the north, and Fannin Avenue to the east.

Boundary Justification

The boundaries of the Tyler Downtown Historic District contain the largest collection of intact surviving historic resources associated with the founding, growth, and development of Tyler as a significant governmental, agricultural shipping, and petrochemical center and a vibrant central business district. Significant resources include commercial, educational, religious, governmental, social, commemorative, and transportation resources dating to the late-nineteenth to mid-twentieth century. The boundaries of the historic district contain the most cohesive collection of remaining resources in downtown Tyler with sufficient integrity to reflect significant trends in the development of the downtown. The boundaries are drawn to include sections of brick streets immediately adjacent to buildings and structures in the district. Areas immediately outside the district boundaries are primarily redeveloped parking lots, newly constructed buildings, or commercial buildings that lack integrity. The general shape of the historic district, with a long north-south configuration perpendicular to cross axial extensions running east-west, results from the importance of Broadway Avenue as a primary artery.

Boundary Map (Source: Google Earth, accessed September 1, 2022)



Boundary Map – North Section (Source: Google Earth, accessed September 1, 2022)



Boundary Map – Middle Section (Source: Google Earth, accessed September 1, 2022)



Boundary Map – South Section (Source: Google Earth, accessed September 1, 2022)

Tyler Downtown Historic District

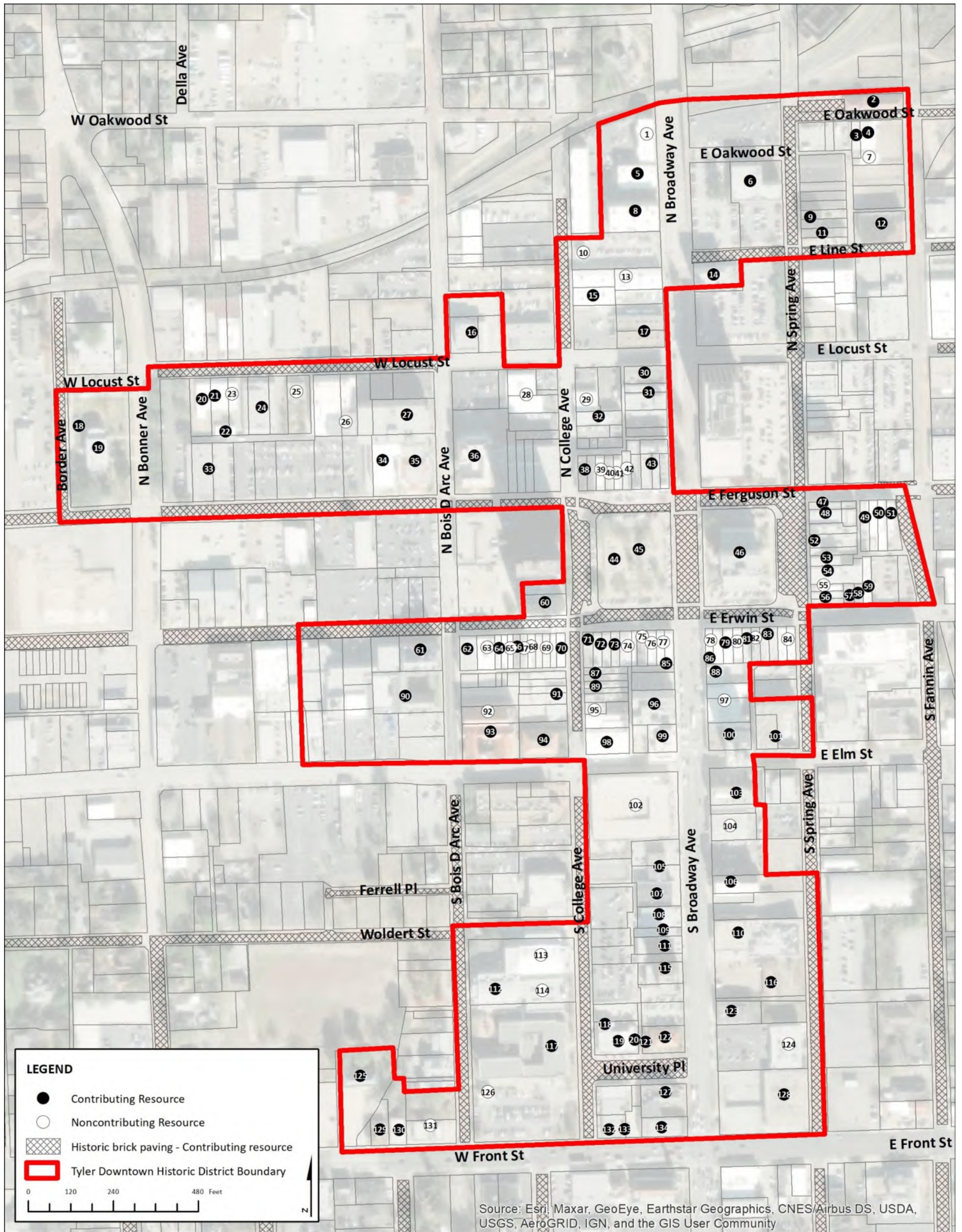
Tyler, Smith County, Texas

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2.	32.353570°	-95.298482°
3.	32.351765°	-95.298632°
4.	32.350828°	-95.298384°
5.	32.346731°	-95.299536°
6.	32.346718°	-95.303958°
7.	32.347487°	-95.303964°
8.	32.349741°	-95.304208°
9.	32.350823°	-95.304207°
10.	32.351665°	-95.306365°
11.	32.352695°	-95.306358°
12.	32.353338°	-95.302771°
13.	32.353787°	-95.301744°
14.	32.354630°	-95.301328°
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16.	32.354823°	-95.299503°



Tyler Downtown Historic District, Smith County, Texas

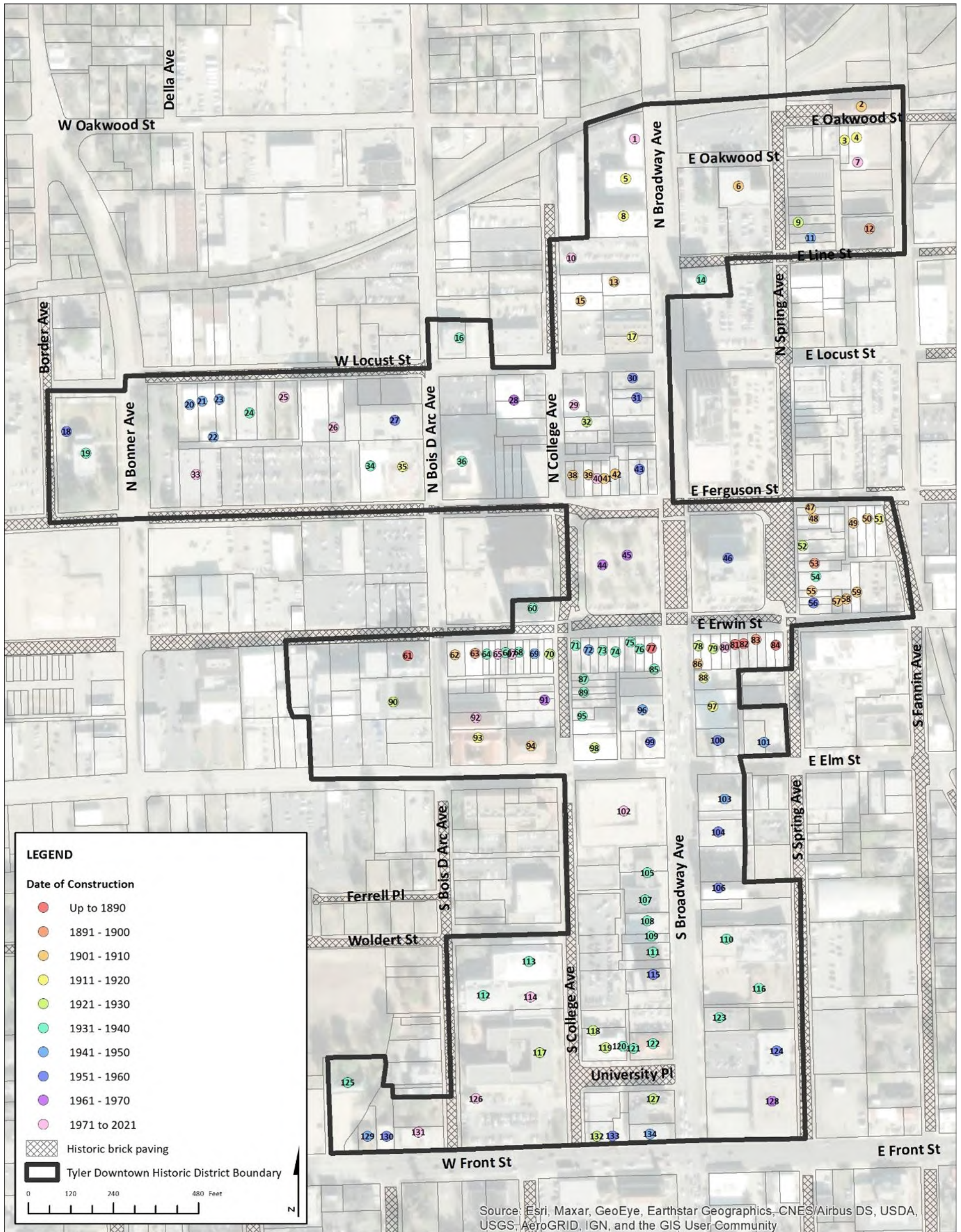
Map showing contributing and noncontributing resources in the Tyler Downtown Historic District. Boundaries in red, contributing resources in black, and noncontributing resources in white. Source: HHM & Associates, Inc., 2022.



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

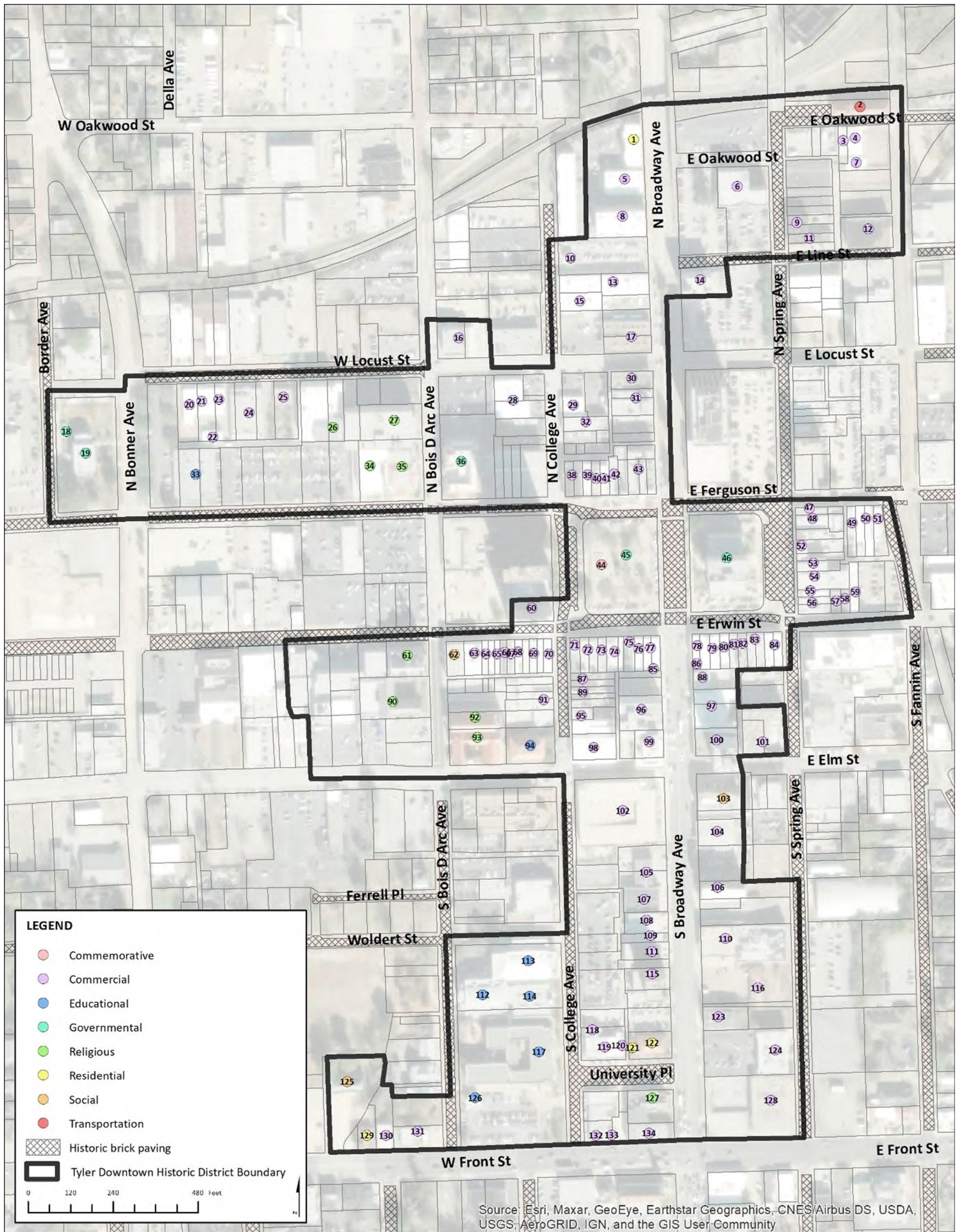
Tyler Downtown Historic District, Smith County, Texas

Map showing the buildings in the Tyler Downtown Historic District color-coded according to dates of construction.
 Source: HHM & Associates, Inc., 2021.



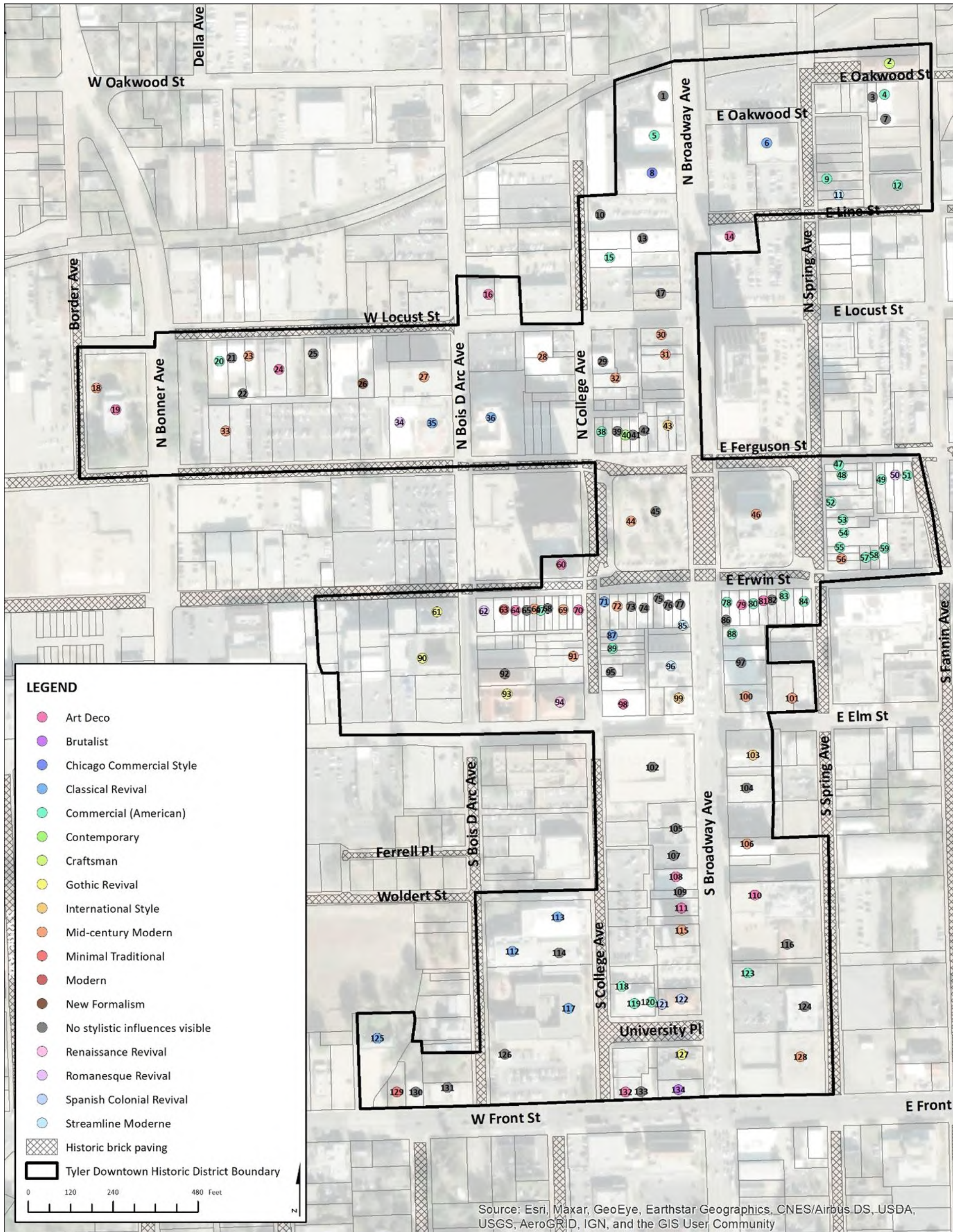
Tyler Downtown Historic District, Smith County, Texas

Map showing the buildings in the Tyler Downtown Historic District color-coded according to property types.
 Source: HHM & Associates, Inc., 2021.



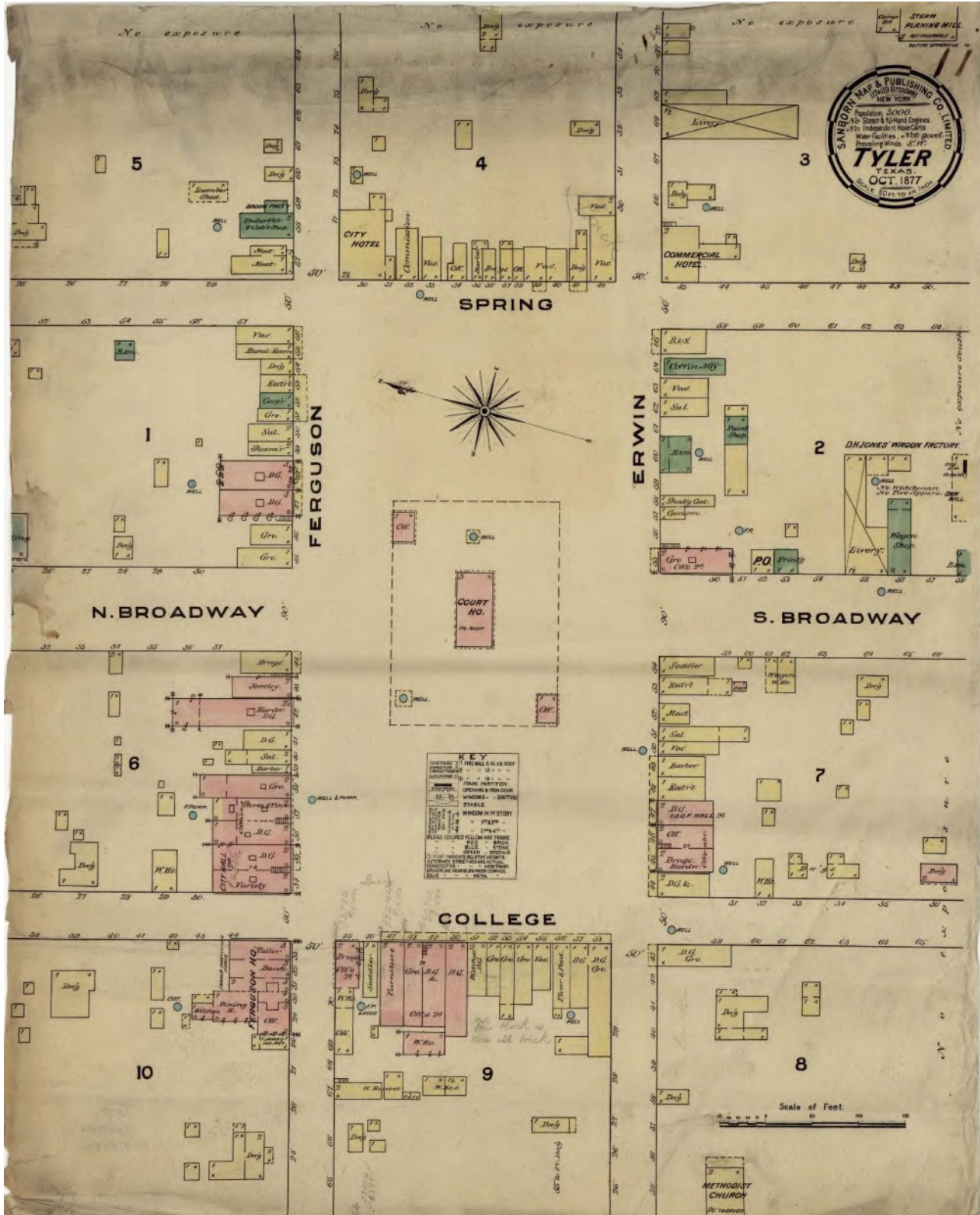
Tyler Downtown Historic District, Smith County, Texas

Map showing the buildings in the Tyler Downtown Historic District color-coded according to architectural styles.
 Source: HHM & Associates, Inc., 2021.



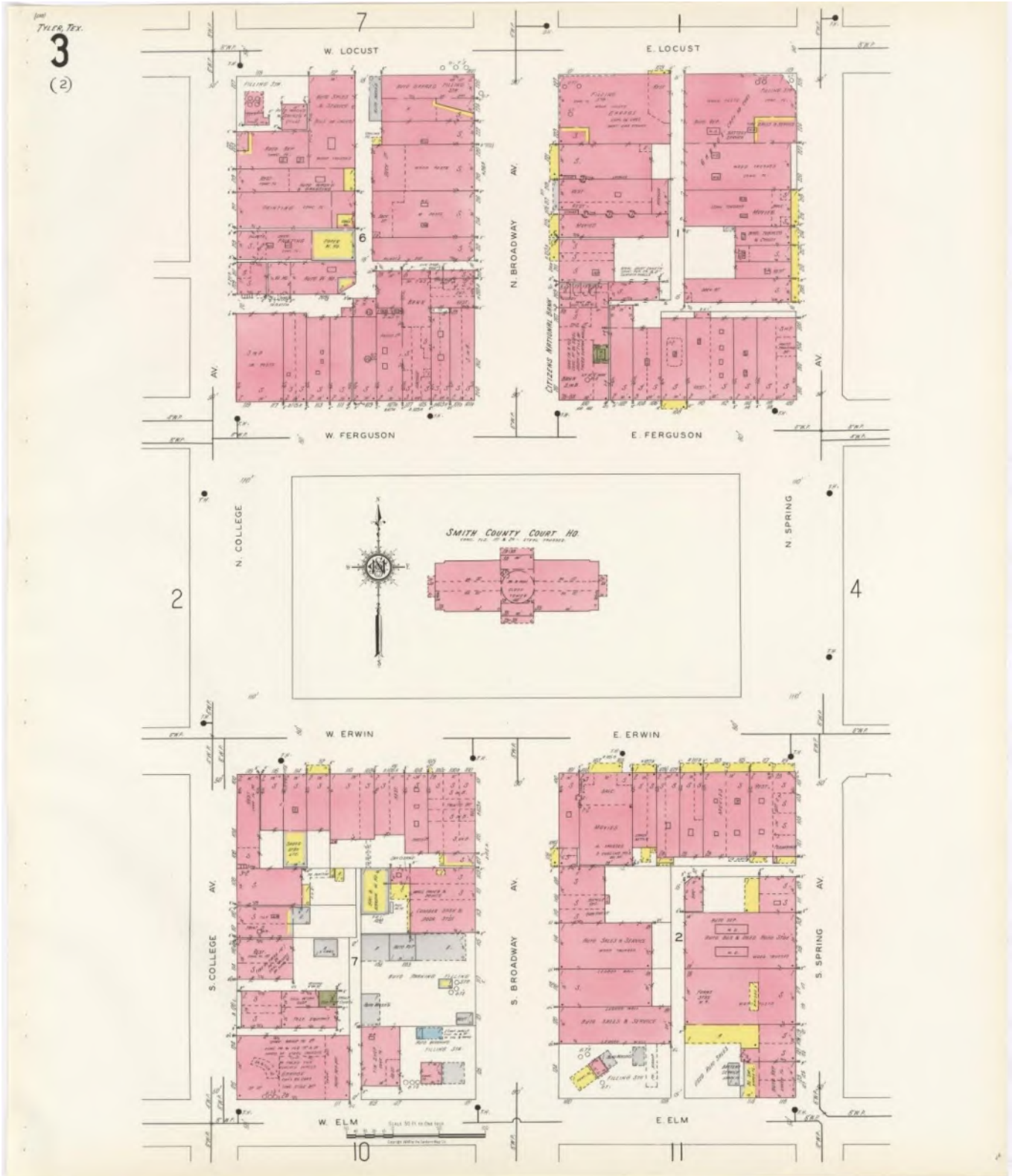
Tyler Downtown Historic District, Smith County, Texas

Sanborn Fire Insurance Company map from 1877 showing downtown Tyler. Source: Perry-Castañeda Library Map Collection, The University of Texas at Austin.



Tyler Downtown Historic District, Smith County, Texas

Sanborn Fire Insurance Company map from 1938, Sheet 3, showing downtown Tyler. Source: Perry-Castañeda Library Map Collection, The University of Texas at Austin.



Tyler Downtown Historic District, Smith County, Texas

Figures

Figure 1. Portion of the 1920 *Rand McNally New Commercial Atlas Map of Texas* showing the northeastern part of the state. Note the location of Tyler at the center of Smith County. Source: Texas General Land Office.



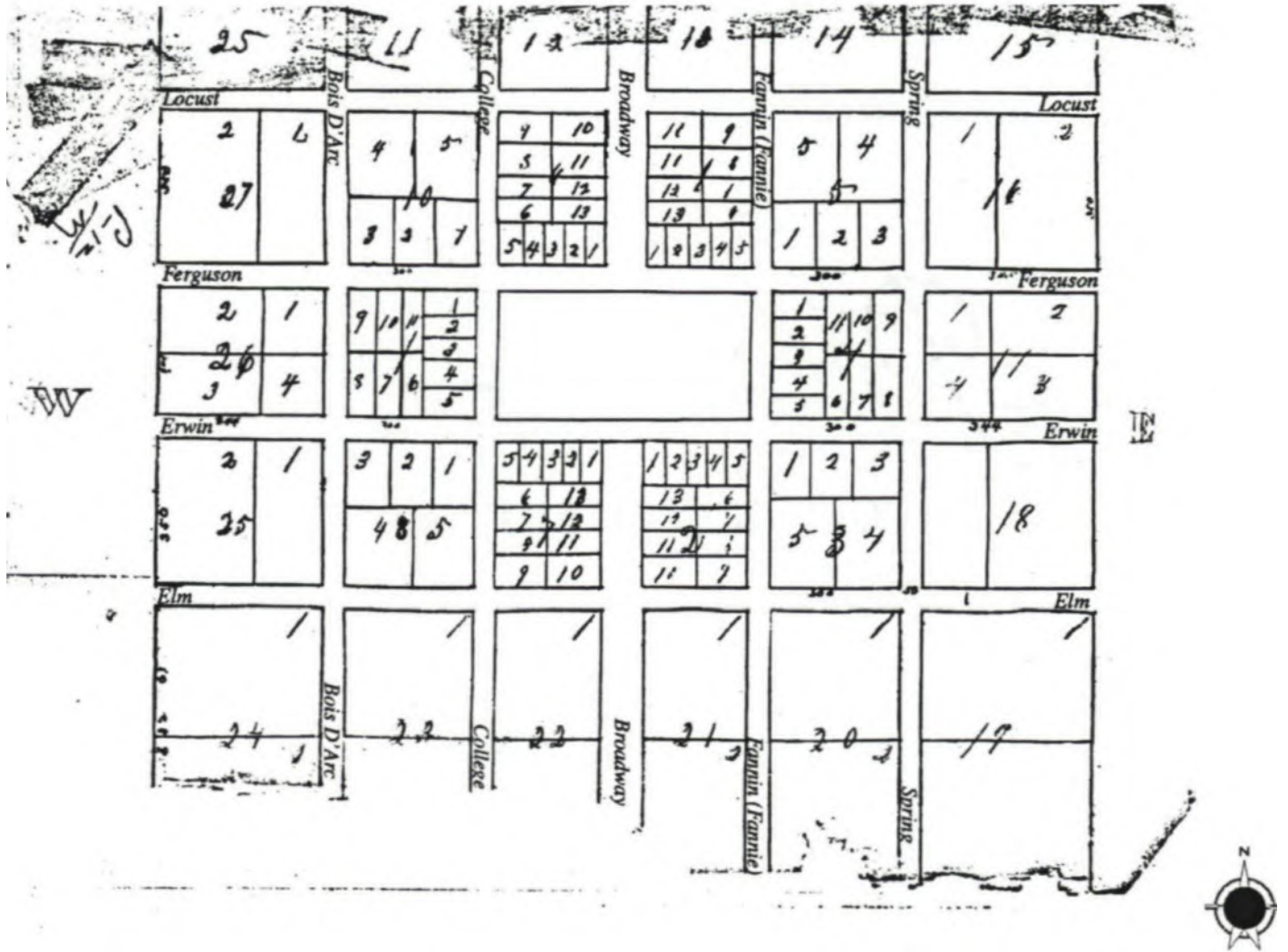
Tyler Downtown Historic District, Smith County, Texas

Figure 2. Smith County commissioners purchased a 100-acre site from farmer Edgar Pollitt for \$150 out of land in the Isaac Lollar survey to establish the town of Tyler. Above: detail view of the 1855 Smith County map created by the Texas General Land Office showing the Isaac Lollar survey. Below: current view of the downtown area with the boundaries of Tyler's original town plat highlighted in green. Source: Texas General Land Office.



Tyler Downtown Historic District, Smith County, Texas

Figure 3. Tyler's original town plat. Source: Smith County Clerk.



Tyler Downtown Historic District, Smith County, Texas

Figure 4. View of the Smith County Courthouse constructed in 1852. The third story and clock tower were added in 1876.
Source: Smith County Historical Society.



Tyler Downtown Historic District, Smith County, Texas

Figure 5. Early view of the commercial block buildings fronting North Spring Avenue, along the east side of Tyler's courthouse square, looking south, no date. Resources 52-55 are in view. Source: Robert E. Reed, Jr.



Figure 6. Early view of the commercial block buildings fronting North Spring Avenue, along the east side of Tyler's courthouse square, looking north, no date. Resources 48, 52, 53, 54, and 55 are in view. Source: Mary Love Berryman.



Tyler Downtown Historic District, Smith County, Texas

Figure 7. View of Circus on the Square, an event in 1904, taken from the courthouse, looking west. Most of the commercial block buildings in view have been extensively altered or demolished. Source: Smith County Historical Society.

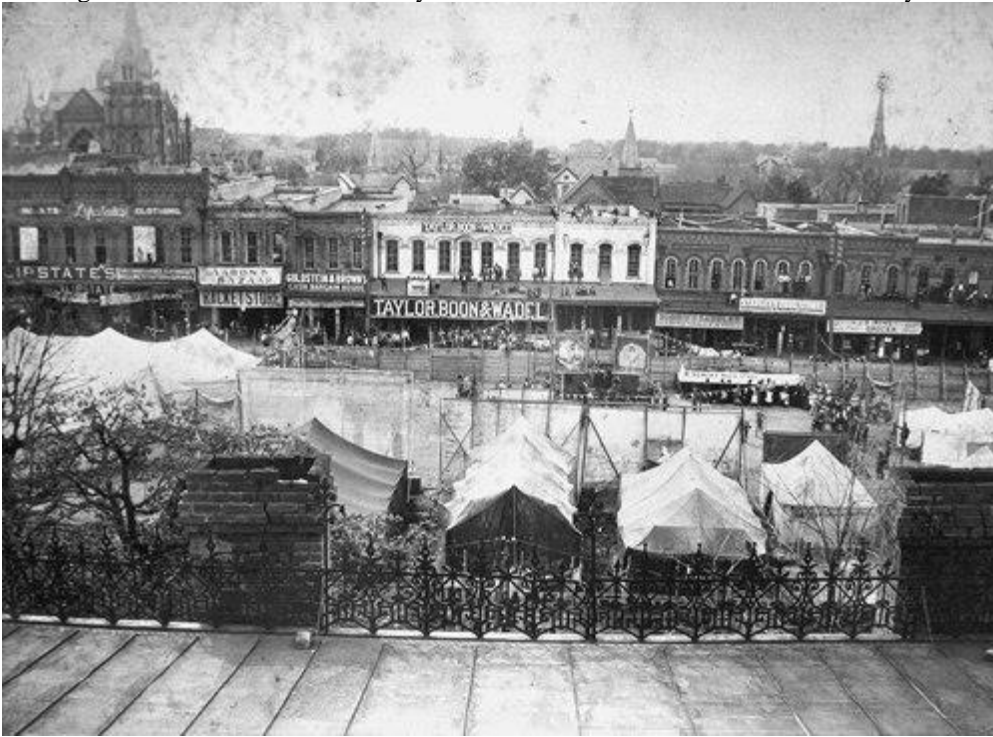


Figure 8. View of the Cotton Belt Depot (Resource 2) in downtown Tyler in 1914. Source: Robert E. Reed, Jr.

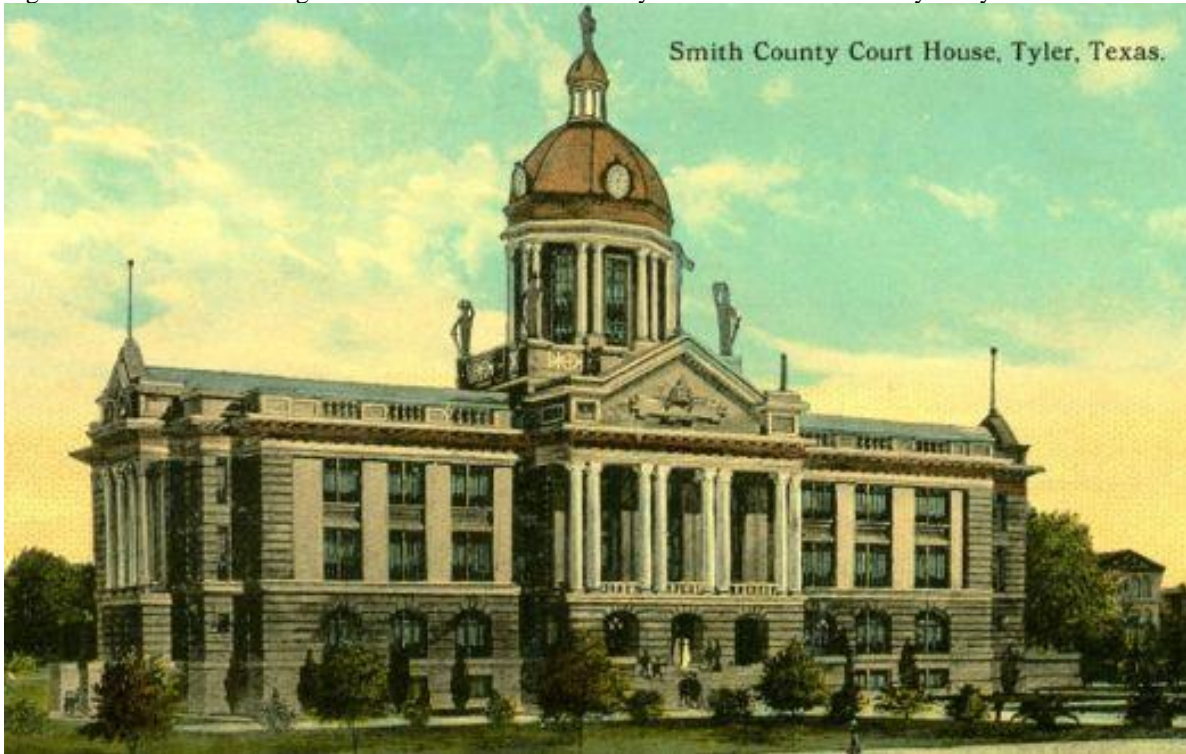


Tyler Downtown Historic District, Smith County, Texas

Figure 9. Early oblique view of the Tyler Carnegie Library (Resource 94). Source: Robert E. Reed, Jr.



Figure 10. Postcard showing view of the 1909 Smith County Courthouse. Source: City of Tyler.



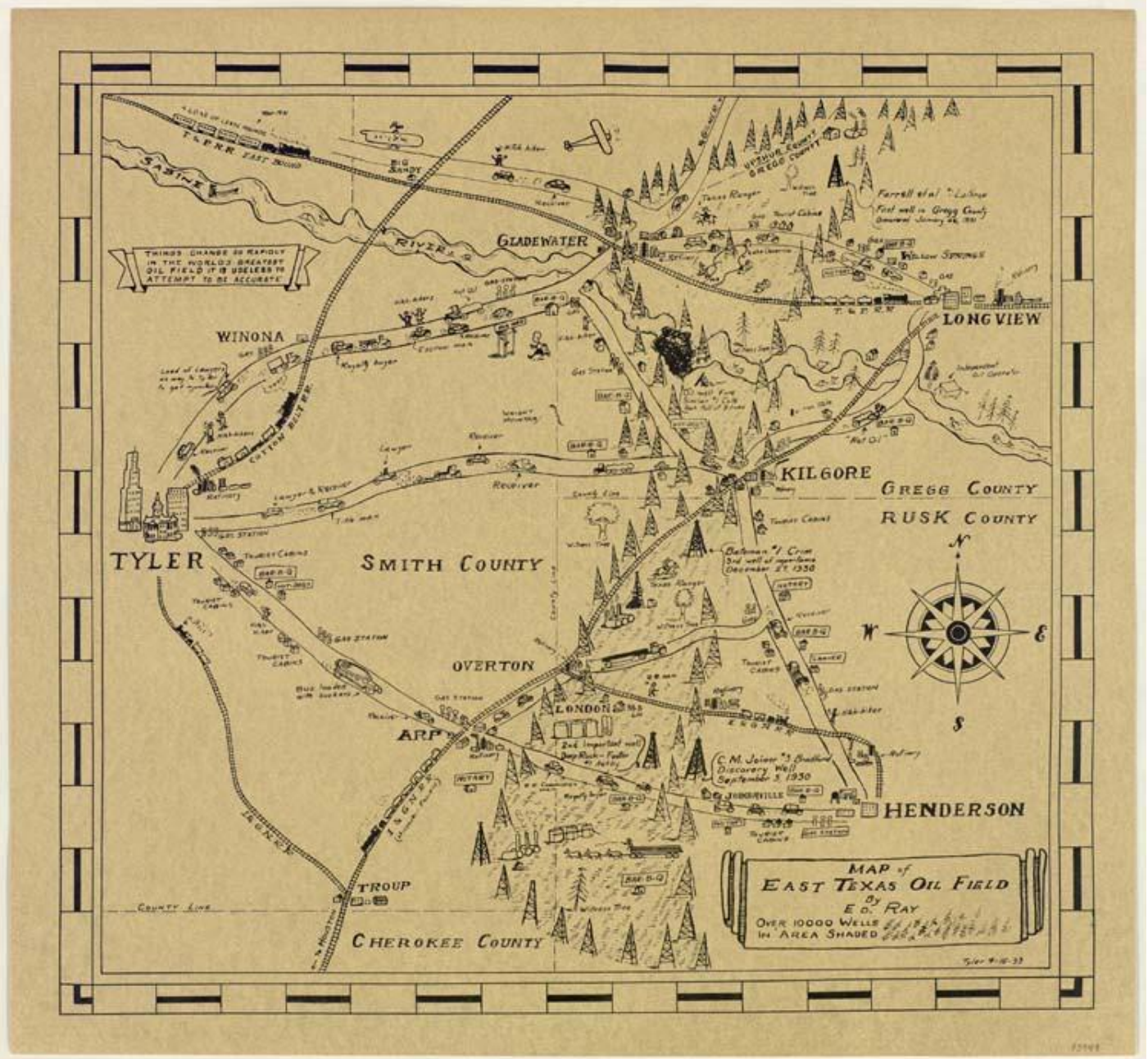
Tyler Downtown Historic District, Smith County, Texas

Figure 11. Interior view of Tyler Barber College (Resource 59) opened by Henry Morgan at 212 East Erwin Street in 1934.
Source: Robert Reed, Jr.



Tyler Downtown Historic District, Smith County, Texas

Figure 12. "Map of East Texas Oil Field," 1933. Source: Portal to Texas History, University of North Texas.



Tyler Downtown Historic District, Smith County, Texas

Figure 13. Oblique view of People's National Bank (Resource 60) in 1937. Source: hippostcard.com.



Tyler Downtown Historic District, Smith County, Texas

Figure 14. Postcard showing oblique views of the Blackstone Building (Resource 14) and Hotel Blackstone. The latter is no longer extant. Source: City of Tyler.



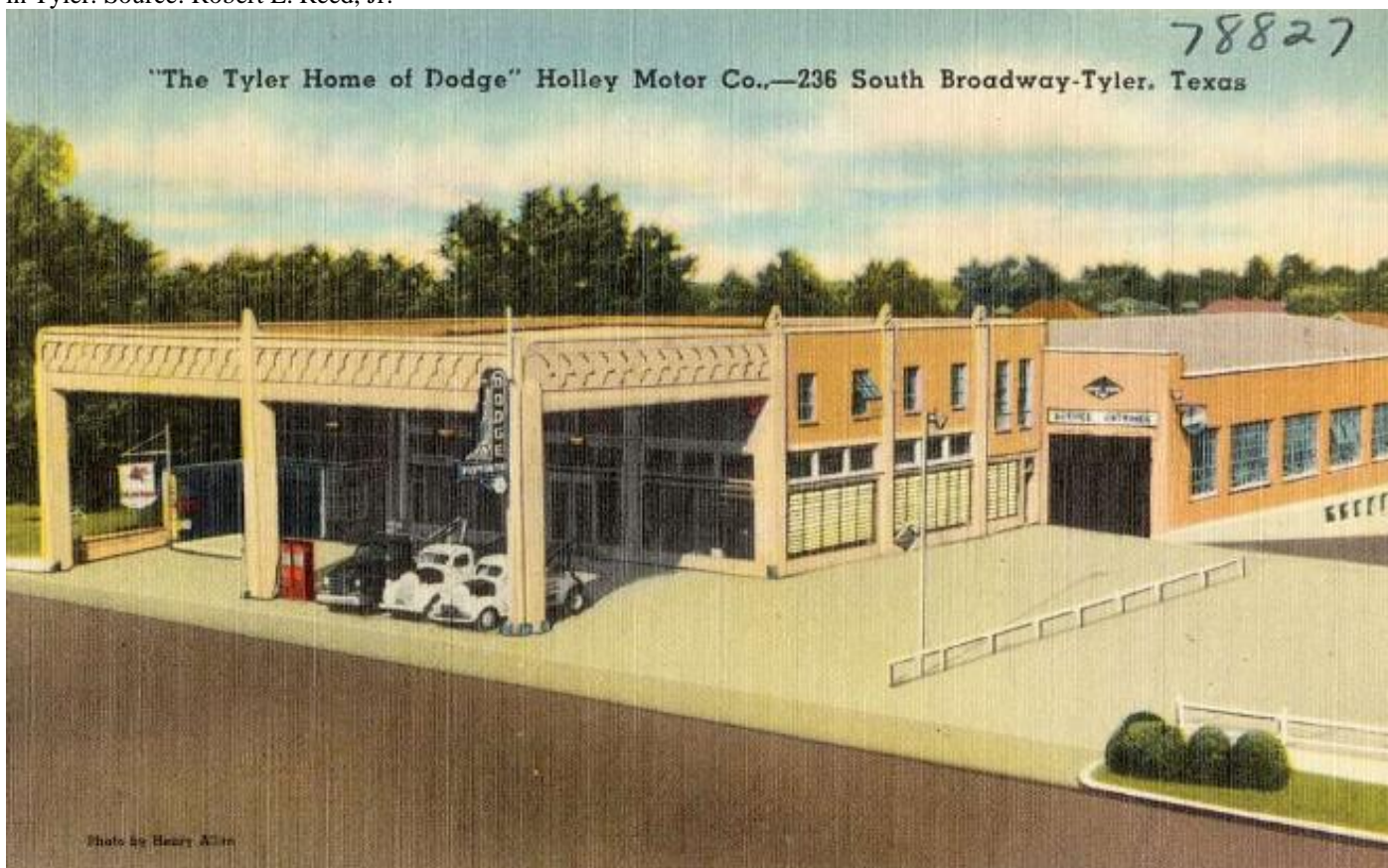
Tyler Downtown Historic District, Smith County, Texas

Figure 15. Early view of the former bus station (Resource 16) located at 311 North Bois D'Arc Avenue. Source: R.L. Falkner Collection, Smith County Historical Society.



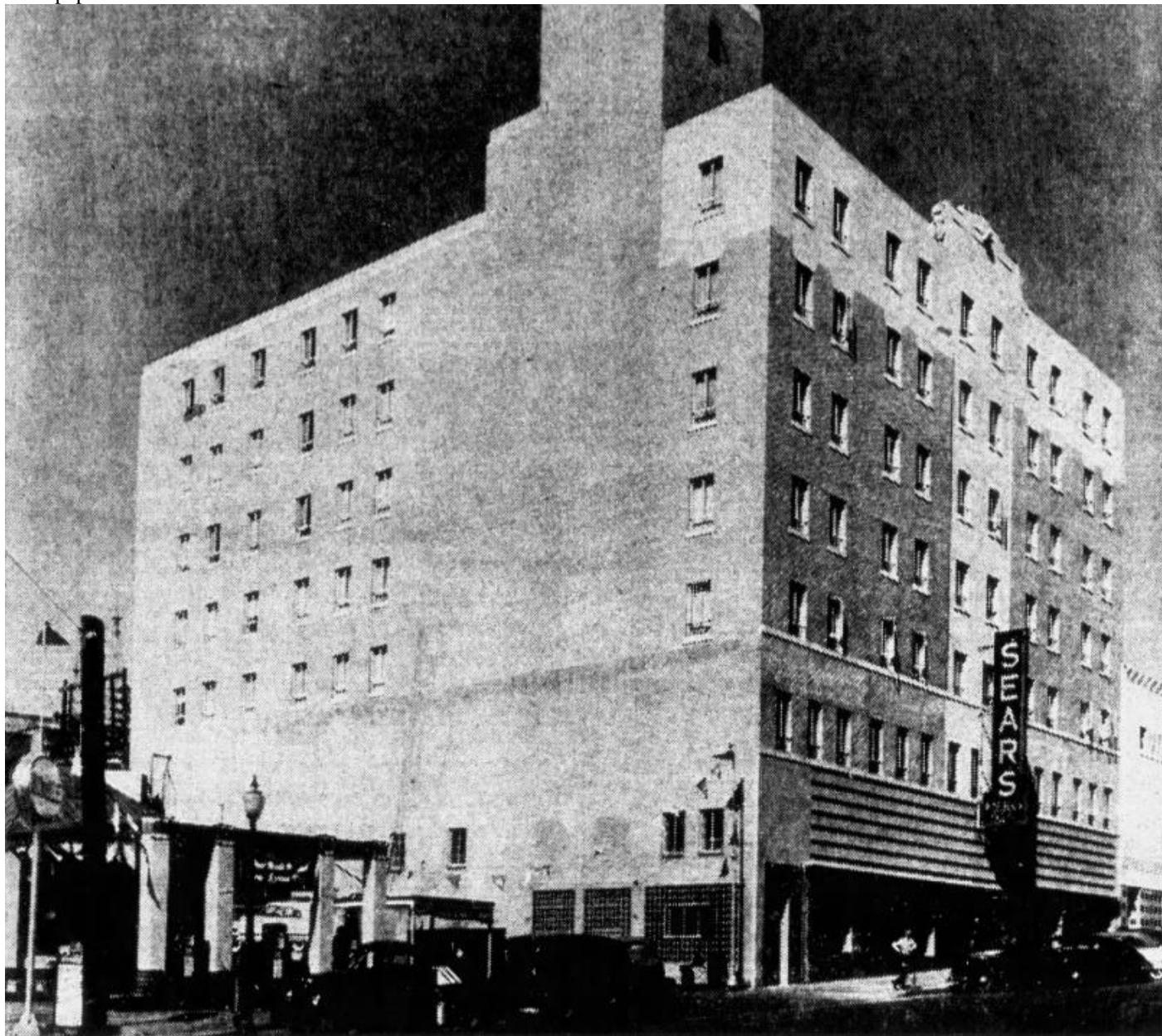
Tyler Downtown Historic District, Smith County, Texas

Figure 16. Postcard showing a bird's-eye view of Holley Motor Company (Resource 17), located at 236 South Broadway Avenue in Tyler. Source: Robert E. Reed, Jr.



Tyler Downtown Historic District, Smith County, Texas

Figure 17. Photograph that appeared in the *Tyler Courier-Times* in 1953 promoting the opening of the Fair Foundation Building (Resource 96). The edifice was erected above the Sears Roebuck & Company store, located at 121 South Broadway Street. Source: Newspapers.com.



Tyler Downtown Historic District, Smith County, Texas

Figure 18. A Fair Foundation advertisement appearing in the *Tyler Morning Telegraph* in March 1953, entitled “Adding to Tyler’s Skyline!” announced the foundation’s plans for the S.A. Lindsey Building/Fair Petroleum Building (Resource 99), to adjoin the Fair Foundation Building. Source: Newspapers.com.

ADDING TO TYLER'S SKYLINE!

We Are So Certain Of Tyler's Future That We Are Now Ready To Proceed With This Building, Plans For Which Have Been In The Making For Two Years . . .

- Construction To Begin Soon—Present Building On Lot Will Be Torn Down Immediately.
- Completely Air-Conditioned.
- Two Floors Suitable For Retail Store—Six Floors of Office Space.
- Building Will Connect On All Floors With Present Fair Foundation Building.
- Foundation Is Planned To Accommodate A 16-Story Building—Providing For Adequate Future Expansion.

EIGHT NEW FLOORS OF RETAIL AND OFFICE SPACE IMMEDIATELY AND PROVISION FOR ANOTHER EIGHT STORIES AS TYLER PROGRESSES!

Soon after the completion of the present Fair Foundation Building which was added above the Sears Roebuck and Company location, we received many favorable comments from the firms and individuals who occupied the building. Many of them have friends and associates in other cities who would like to move offices to Tyler and some of the present occupants have requested additional space.

To accommodate these persons and in anticipation of the future needs of Tyler in this regard, we have decided to put into immediate construction, an eight-story building due south and adjacent to the Fair Foundation Building, on the lot now occupied by the Fair Tire Company and service station. The building will have a foundation strong enough to carry a 16-story building, providing for the addition of eight more stories to complete the building and give what we feel will be a beautiful addition to Tyler's growing skyline.

The two lower floors of the new building are suitable for a retail establishment, or similar business and although we already have received several inquiries on the possibility of such accommodations, we will be happy to discuss leasing arrangements with any reputable firm at this time. Anyone making a definite contract now would be able to specify the actual arrangement of the two lower floors and the finishes, etc. The remaining six floors will offer office space and accommodations similar to the present facilities of the Fair Foundation Building with any improvements in structural design which have come into use since its construction, being incorporated into the new building.

Mr. S. W. Ray is the architect for the new building which will be ready for bids by general contractors when engineering plans and specifications are completed, which will be soon.

Construction will begin immediately thereafter.

We would appreciate any person or firm desiring to obtain information as to leases, office accommodations and facilities of the new building to call Sam Bright or James Fair, 2-3811.

Bids for tearing down the present structure and clearing the lot at the corner of West Elm and South Broadway will be accepted now by S. W. Ray, Architect, Telephone 2-1862.

To Be Built By
FAIR INTERESTS
JAMES W. FAIR • H. W. FAIR • WILTON H. FAIR

Tyler Downtown Historic District, Smith County, Texas

Figure 19. Oblique view of the Carlton Hotel (Resource 100) during construction. The photo appeared in the *Tyler Courier-Times* in March 1954. Source: Newspapers.com.



Tyler Downtown Historic District, Smith County, Texas

Figure 20. Historic photo of the Carlton Hotel swimming pool and upscale cabana suites, constructed on the rooftop of the Carlton Parking Center (Resource 101). Source: City of Tyler.



Figure 21. Current view of the swimming pool at the Carlton Hotel (Resource 100), sitting vacant and in disrepair. Efforts are underway to revitalize the hotel. The Fair Foundation Building (Resource 96), People's National Bank (Resource 60), and the Blackstone Building (Resource 14) are in the background. Source: Tyler Morning Telegraph.



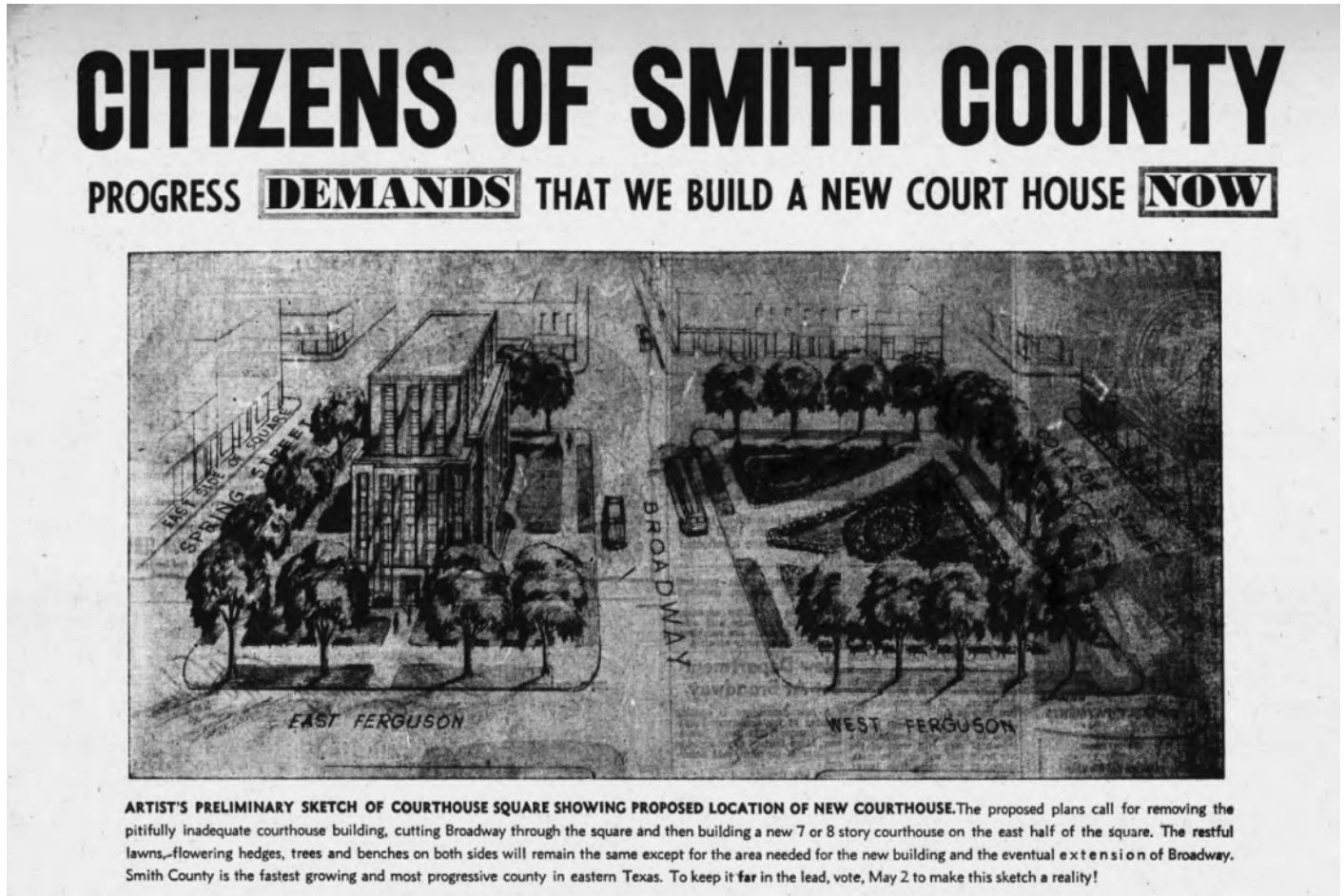
Tyler Downtown Historic District, Smith County, Texas

Figure 22. View of the large bronze sculptural mosaic designed by Millard Sheets. The mosaic is embedded in the front façade of the East Texas Savings and Loan Building (Resource 31). Source: Tyler Morning Telegraph.



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Figure 23. Plans presented in the *Tyler Courier-Times* in April 1953 to raze the 1909 Smith County Courthouse, bisect the existing square to allow for the extension of Broadway Avenue through it, devote the western half of the bisected square to park space, and build a new modern courthouse at the center of the eastern bisected half. Source: Newspapers.com.



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Figure 24. Grand opening of the Peoples National Motor Bank, July 9, 1966.
Tyler Courier-Times-Telegraph, July 10, 1966.



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Photographs

Photo No. 1. Contextual view of Smith County Courthouse (Resource 46) and the commercial block buildings fronting the courthouse square along Erwin Street and Spring Avenue in the central portion of the historic district. Camera facing northeast.



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Photo No. 2. Contextual view of the intersection of East Elm Street and South Broadway Avenue. The Jenkins-Harvey Super Service Station and Garage (Resource 98), the S.A. Lindsey Building/Fair Petroleum Building (Resource 99), and the Carlton Hotel (Resources 100-101) are in view. Camera facing east-northeast.



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Photo No. 3. Contextual view of the north-facing commercial block buildings fronting the courthouse square along East Erwin Street. The Carlton Hotel (Resource 100) is visible in the background. Camera facing southeast.



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Photo No. 4. Contextual view of the commercial properties fronting the 400 block of West Locust Street. Camera facing southeast.



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Photo No. 5. Contextual view of South Broadway Avenue. Camera facing south.



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Photo No. 6. Contextual view of the west-facing two-part commercial block buildings fronting the courthouse square on the 100 block of North Spring Avenue. Camera facing northeast.



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Photo No. 7. Contextual view of the Tyler U.S. Post Office and Courthouse/Tyler Federal Building and the William M. Steger Federal Building and United States Courthouse Annex (Resource 36). Camera facing east-northeast.



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Photo No. 8. Contextual view of the east side of South Broadway Avenue. Camera facing south-southeast.



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Photo No. 9. Contextual view of the north-facing commercial block buildings along the 200 block of West Erwin Street, many of which have been severely altered. Camera facing southeast.



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Photo No. 10. Contextual view of the hardscaped plaza (Resource 45), T.B. Butler Fountain (Resource 44) and the commercial block buildings along the 100 block of West Erwin Street, many of which have been severely altered. Camera facing north-northeast.



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Photo No. 11. Contextual view looking north on South College Street. Camera facing north.



Tyler Downtown Historic District, Smith County, Texas

Photo No. 12. Front view of the J. Pabst Building, located at 109 North Spring Street (Resource 53). Camera facing east.



Tyler Downtown Historic District, Smith County, Texas

Photo No. 13. Oblique view of the property located at 107 East Erwin (Resource 80), an example of the one of the noncontributing resources in the Tyler Downtown Historic District. Camera facing southwest.



Tyler Downtown Historic District, Smith County, Texas

Photo No. 14. Oblique view of the property located at 113 West Ferguson (Resource 40), an example of modern infill within the Tyler Downtown Historic District. Camera facing north.



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Photo No. 15. Oblique view of Marvin Methodist Episcopal Church (Resources 61 and 90), in the foreground, and First Baptist Church (Resources 34-35), in the background. Camera facing northwest.



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Photo No. 16. Frontal view of the Kamel Building (Resource 50), located at 211-215 East Ferguson Street. Camera facing northwest.



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Photo No. 17. Frontal view of the Arratt-Odd Fellows Building (Resource 62), located at 220 West Erwin Street. Camera facing south.



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Photo No. 18. View of the St. Louis Southwestern Railway (Cotton Belt) Passenger Depot (Resource 2), located at 210 East Oakwood Street. Camera facing north.



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Photo No. 19. View of the side façade of Tyler Carnegie Library (Resource 94), located at the northwest corner of South College Avenue and West Elm Street. Camera facing west.



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Photo No. 20. View of Moore Grocery Company Building (Resource 8) located at 408 North Broadway Avenue. Camera facing west.



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Photo No. 21. View of the Tyler Grocery Company/William Cameron & Co. Inc. Wholesale Building Supplies (Resource 5), located at 414 North Broadway Avenue. Camera facing west.



Tyler Downtown Historic District, Smith County, Texas

Photo No. 22. Oblique view of the commercial warehouse building (Resource 12) located at 218 East Line Street. Camera facing northwest.



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Photo No. 23. View of First Baptist Church (Resource 35), right, and the Lillie Belle Wright Education Building (Resource 34), left. Camera facing north.



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Photo No. 24. View of First Baptist Church Educational Building (Resource 27), located at 301 West Ferguson Street. Camera facing east.



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Photo No. 25. View of Christ Church Episcopal Church (Resource 93), located at 118 South Bois D'Arc Avenue. Camera facing north.



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Photo No. 26. View of First Christian Church (Resource 127), located at 325 South Broadway Avenue. Camera facing west-northwest.



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Photo No. 27. View of the Senate Building (Resource 58), located at 210 East Erwin Street. Archie S. Senate, an African American physician and surgeon, ran his medical practice here starting in the 1930s. Camera facing north.



Tyler Downtown Historic District, Smith County, Texas

Photo No. 28. View of the two-part commercial block building located at 212 East Erwin Street (Resource 59). Clarence McDaniel, the son of a schoolteacher, ran People's Drug Store with his father-in-law Will Crawford out of this building. Later, in 1934, Henry Miller Morgan opened the first barber college for African Americans in the country, Tyler Barber College, in the edifice. Camera facing north.



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Photo No. 29. View of the Jenkins-Harvey Super Service Station and Garage (Resource 98), located at 124 South College Avenue. The property is one of the earliest examples of the Art Deco architectural style in the Tyler Downtown Historic District. Camera facing east.



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Photo No. 30. Contextual view looking westward on East Erwin Street of People's National Bank (Resource 60), the 15-story Art Deco highrise office building constructed on the northwest corner of North College Avenue and West Erwin Street in 1932. Camera facing west.



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Photo No. 31. View of the Blackstone Building (Resource 14), located at 315 North Broadway Avenue. It offers another example of an Art Deco two-part vertical block building constructed in Tyler during the oil boom years. Camera facing east.



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Photo No. 32. View of the former bus station (Resource 16) located at 311 North Bois D'Arc Avenue. It is an example of an Art Deco edifice erected during the 1930s building boom in Tyler. The second-story addition is an excellent example of the Streamline Moderne and International styles. Camera facing northwest.



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Photo No. 33. Oblique view of the Holley Motor Company building (Resource 110), located at 236 South Broadway Street, another example of an automobile-related business that emerged in downtown Tyler during the 1930s. Camera facing northeast.



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Photo No. 34. View of the Tyler Production Credit Association building (Resource 24), located at 408 West Locust Street. It offers another example of an Art Deco edifice in downtown Tyler. This property also reflects influences of the Streamline Moderne style. Camera facing south.



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Photo No. 35. View of the Tyler U.S. Post Office and Courthouse/Tyler Federal Building (Resource 36) located at 221 West Ferguson Street. Camera facing north.



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Photo No. 36. View of the William M. Steger Federal Building and United States Courthouse Annex located at 221 West Ferguson Street. It was constructed in 1976 and adjoins the Tyler U.S. Post Office and Courthouse/Tyler Federal Building (Resource 36) to the east. Camera facing north.



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Photo No. 37. View of the St. John's Lodge, Ancient, Free, & Accepted Masons (AF&AM), also known as Tyler Masonic Lodge (Resource 125), a Classical Revival style edifice built in Tyler during the early 1930s. It is located at 323 West Front Street. Camera facing north.



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Photo No. 38. View of Tyler City Hall (Resource 19), showcasing Classical Revival and Art Deco stylistic influences. The 1938 edifice is located at 212 North Bonner Avenue. Camera facing west.



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Photo No. 39. View of the Fair Foundation building (Resource 96), constructed in 1949. Jacksonville-based architect S.W. Ray designed the edifice, located at 121 South Broadway Avenue. Camera facing west.



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Photo No. 40. View of the 1954 S.A. Lindsey Building/Fair Petroleum Building (Resource 99), located at 115 South Broadway Avenue. The building adjoins the Fair Foundation Building (Resource 96) to the south. Camera facing west.



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Photo No. 41. View of Carlton Hotel (Resource 100), constructed in 1954. Considered Tyler's most luxurious hotel at the time, the design incorporated the existing building to the east of it, converting it to an integrated three-story parking garage known as the Carlton Parking Center (Resource 101). An addition to the parking garage included a large swimming pool and upscale cabana suites. Camera facing east.



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Photo No. 42. View of the Bryant Petroleum Building (Resource 115), constructed in 1954. Semi-retired physician and independent oil operator Dr. W. Howard Bryant built the Mid-century Modern highrise building in response to demands for additional office space for oil industry professionals. Camera facing east.



Tyler Downtown Historic District, Smith County, Texas

Photo No. 43. View of the Downtown Cooperative Savings and Loan Building (Resource 106), designed by Tyler-based architect E. David Wilcox in 1956. Camera facing west.



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Photo No. 44. View of the East Texas Savings and Loan Building (Resource 31). California artist Millard Sheets, who served as art designer for the edifice, created the large bronze sculptural mosaic embedded in the white marble façade depicting a scene about Tyler's progress. Camera facing west.



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Photo No. 45. View of the Smith County Courthouse, erected in 1955 (Resource 46). Camera facing east.



Tyler Downtown Historic District, Smith County, Texas

Photo No. 46. View of the Liberty Theater building (Resource 79), located at 103 East Erwin Street. Camera facing south.



Tyler Downtown Historic District, Smith County, Texas

Photo No. 47. View of a two-part commercial block building (Resource 59), located at 207-209 East Ferguson Street. Camera facing south.



Tyler Downtown Historic District, Smith County, Texas

Photo No. 48. View of a two-part commercial block building (Resource 71), located at 110 West Erwin Street. Camera facing south.



Tyler Downtown Historic District, Smith County, Texas

Photo No. 49. View of the 1938 Manziel Building (Resource 108), located at 235 South Broadway Avenue. Camera facing west.



Tyler Downtown Historic District, Smith County, Texas

Photo No. 50. View of a brick two-part commercial block building (Resource 87) with Classical Revival stylistic influences, located at 108 South College Avenue. Camera facing east.



Tyler Downtown Historic District, Smith County, Texas

Photo No. 51. View of a brick one-part commercial block building (Resource 32) with an angled storefront, located at 207 North College Avenue. Camera facing east.



Tyler Downtown Historic District, Smith County, Texas

Photo No. 52. View of the two-part commercial block building (Resource 76) located at 110 West Erwin Street, an example of one of the extensively altered properties fronting the courthouse square. Camera facing south.



Tyler Downtown Historic District, Smith County, Texas

Photo No. 53. View of the two-part commercial block building (Resource 84) located at 117-121 West Erwin Street, an example of one of the extensively altered properties fronting the courthouse square. Camera facing south.

