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**5. CLASSIFICATION**

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**OWNERSHIP OF PROPERTY:** Private and Public

**CATEGORY OF PROPERTY:** District

<b>NUMBER OF RESOURCES WITHIN PROPERTY:</b>	<b>CONTRIBUTING</b>	<b>NONCONTRIBUTING</b>	
	1,023	502	<b>BUILDINGS</b>
	1	0	<b>SITES</b>
	22	65	<b>STRUCTURES</b>
	1	0	<b>OBJECTS</b>
Total	1,614	567	<b>TOTAL</b>

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

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

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**6. FUNCTION OR USE**

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**HISTORIC FUNCTIONS:** DOMESTIC/ single dwelling; DOMESTIC/ multiple dwelling; DOMESTIC/ secondary structure; RELIGION/ religious facility; EDUCATION/ school; SOCIAL/ clubhouse; LANDSCAPE/ park; COMMERCE/ business; COMMERCE/ specialty store

**CURRENT FUNCTIONS:** DOMESTIC/ single dwelling; DOMESTIC/ multiple dwelling; DOMESTIC/ secondary structure; RELIGION/ religious facility; EDUCATION/ school; SOCIAL/ clubhouse; LANDSCAPE/ park; COMMERCE/ business; COMMERCE/ specialty store

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**7. DESCRIPTION**

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**ARCHITECTURAL CLASSIFICATION:** Colonial Revival; Tudor Revival; Classical Revival; Mission Revival; Spanish Colonial Revival; Mediterranean Revival; Monterey Revival; French Eclectic; French Colonial Revival; Bungalow/Craftsman; Art deco; Art Moderne; Minimal Traditional; Ranch; International Style; Second Empire Revival; Queen Anne

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

**NARRATIVE DESCRIPTION** (see continuation sheets 7-5 through 7-58).

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## 8. STATEMENT OF SIGNIFICANCE

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### APPLICABLE NATIONAL REGISTER CRITERIA

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

**CRITERIA CONSIDERATIONS:** N/A

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

**PERIOD OF SIGNIFICANCE:** ca.1900-1953

**SIGNIFICANT DATES:** 1904;1906;1914;1919;1923;1924;1925;1928;1929;1930;1931;1935;1936;1937;1946;1948;1952

**SIGNIFICANT PERSON:** N/A

**CULTURAL AFFILIATION:** N/A

**ARCHITECT/BUILDER: ARCHITECTS:** FOOSHEE & CHEEK; GREGORY, Carl A.; GREGORY & CATES; NOLAN, Edward A.; PATE, Charles J.; SIMONS, Sr., T. Shirley; THOMAS, A.E.; WILCOX, E. Davis

**LANDSCAPE ARCHITECTS:** SHAMBURGER, Maurice; MORRIS, Margaret Shamburger

**BUILDERS:** ANDERSON, E.J. and S.R.; BARBEE, E. H.; BRECKEL, Henry; COLLINS, R. T.; DUNWOODY, S. A.; FOSTER, J. E.; GARRETT, P. E.; HAIRSTON, W. P.; HIGHTOWER, Pat; HILL, J.O.; HILL, Sam R.; MASSEY, Dick; MCGRAW and MARTIN; PLUNKETT, Hobart; PRIDE, J.C.; REX, George; SAVAGE, E. O.; SNELSON, T.E.; STEELE, Percy; THOMPSON, W.C.; THORNTON DESIGN & CONSTRUCTION; WILSON, J. B.

**NARRATIVE STATEMENT OF SIGNIFICANCE** (see continuation sheets 8-59 through 8-98)

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## 9. MAJOR BIBLIOGRAPHIC REFERENCES

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**BIBLIOGRAPHY** (see continuation sheets 9-99 through 9-105)

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

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

**PRIMARY LOCATION OF ADDITIONAL DATA:**

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

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**10. GEOGRAPHICAL DATA**

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**ACREAGE OF PROPERTY:** approximately 460 acres

<u>UTM REFERENCES</u>	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>		<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
1.	15	283020	3580140	6.	15	283320	3577860
2.	15	284040	3580140	7.	15	283100	3577600
3.	15	284140	3579820	8.	15	283020	3577600
4.	15	284240	3579160	9.	15	282540	3578380
5.	15	283400	3579360				

**VERBAL BOUNDARY DESCRIPTION** (see continuation sheet 10-106)

**BOUNDARY JUSTIFICATION** (see continuation sheet 10-106)

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**11. FORM PREPARED BY**

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**NAME/TITLE:** Diane Elizabeth Williams (Architectural Historian)

**ORGANIZATION:** for the City of Tyler and Historic Tyler

**DATE:** July 31, 2002

**STREET & NUMBER:** P.O. Box 49921

**TELEPHONE:** 512/458-2367

**CITY OR TOWN:** Austin

**STATE:** Texas

**ZIP CODE:** 78765

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**ADDITIONAL DOCUMENTATION**

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**CONTINUATION SHEETS**

**MAPS** (see continuation sheets MAP-107 through MAP-139)

**PHOTOGRAPHS** (see continuation sheets PHOTO-142 through PHOTO-145)

**ADDITIONAL ITEMS** (see continuation sheets FIGURE-140 through FIGURE-141)

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**PROPERTY OWNER**

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

**STREET & NUMBER:** P.O. Box 12276

**TELEPHONE:** 512/463-5853

**CITY OR TOWN:** Austin

**STATE:** Texas

**ZIP CODE:** 78711-2276

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# National Register of Historic Places Continuation Sheet

Section 7 Page 5

Azalea Residential Historic District  
Tyler, Smith County, Texas

## SUMMARY

Situated in south central Tyler, the Azalea Residential Historic District (**Map 1**) is approximately one to two miles south of Tyler's original town square. The district encompasses 76 blocks of late 19th to mid-20th century residential development. Several land subdivisions conforming to a basic grid pattern and including a few winding streets comprise the district. The neighborhood developed on parcels of varying sizes and shapes between ca. 1900 and 1953 with the most intensive development occurring between 1925 and 1953. Single family dwellings and their auxiliaries predominate and district resources include a mix of architectural styles and plan types constructed of brick, wood or stone; a school, two churches, a civic building and five commercial buildings also are within the district. A number of expansive architect designed residences built for Tyler's elite occur along South College, South Chilton, Old Bullard Road, West Fifth and West Eighth streets, Park Heights Circle, Roseland Boulevard and East Third Street, but most are vernacular, popular, revival style and modern dwellings from the 1920s, 1930s, 1940s and 1950s built by local craftsmen for middle and upper middle class families. The high-style residences are visual focal points, scattered about the district. Lush landscaping features such as mass azalea plantings, and mature trees, and stone, brick and concrete walls reinforce the neighborhood's character as do publicly funded infrastructure elements such as brick paved streets, stone drainage channels, stone foot bridges, and a public park. Alterations within the district are primarily evolutionary with most properties in good to excellent condition. As a result the district retains a high degree of integrity with 1,047 of 1,614 resources classified as Contributing.

## GEOGRAPHICAL SETTING

As the largest city (U.S. Census 2000 population 83,650) and seat of government in Smith County, Tyler is about 90 miles southeast of Dallas. The surrounding East Texas topography consists of timbered, rolling hills of gray clay and red sandy soils. Intermittent creeks water the area before draining into the Sabine and Neches rivers on the north and west of town, respectively. The Azalea Residential Historic District is in south central Tyler, one to two miles south of the courthouse square (**Map 1**). The district forms an irregular area that is wider at the north than at the south and is roughly bounded by Dobbs Street, Broadway and Frazier Street on the north; Sneed and Highland Avenues, East Fourth Street interior property lines and Old Bullard Road on the east, Fair Lane and Sunnybrook Drive on the south and interior property lines and South Robertson Avenue on the west. The district is virtually fully developed, with only a few scattered vacant parcels.

Though now considered part of the central city, until the early 20th century the area south of Front Street including the northern portions of the Azalea Residential Historic District was known as South Tyler; the southern most portions of the district were virtually undeveloped until after World War II. The neighborhood's beginnings date to about 1890 when scattered homesteads, farmland and a reservoir occupied the area. By 1915 the northern portion of the district included a few modest popular and revival style dwellings built on large parcels or within largely undeveloped subdivisions. Within 15 years, most 19th century homesteads had been demolished and the property subdivided. Between 1915 and 1930 period East and West Dobbs Street, Frazier Street, and portions of Chilton, College, Bois D'Arc and Robertson Avenues, Mockingbird Lane, and Shaw Street featured merchant class and more modest brick and wood revival style residences. Garages, sheds and garage apartments provided support for these domestic properties. Development accelerated in 1931 upon discovery of the East Texas Oil Field with the construction of one- and two-story high-style dwellings for oil-rich residents, merchant and middle class revival style domiciles for prosperous professionals, and employees in retail, service and oil related businesses, as well as speculative residences built by investors. A public park, established in 1913, was further developed in the late 1930s with a stone amphitheater, tennis courts, restrooms, paths and foot bridges (**Photo 9**). The building boom continued until the start of World War II and resumed in 1946, when, supported by the continuing oil boom and the wealth it created, intensive subdivision and construction of the southerly-most portion of the district occurred. Most district parcels were improved by 1953 with the vast majority of the remaining scattered vacant land developed by 1970. The district continues to reflect its 20th century development history

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## National Register of Historic Places Continuation Sheet

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Azalea Residential Historic District  
Tyler, Smith County, Texas

and the resultant eclecticism of architectural style and building size that sets it apart from older neighborhoods to the north and mid-to late 20th century tract type developments to the east, south and west.

Despite its long development and eclectic patterns, the Colonial Revival and Tudor Revival styling of the majority of dwellings along with setbacks and landscaping establish continuity throughout the district. Setbacks are fairly consistent throughout the district, with shallower setbacks on streets with smaller lots and houses and deeper setbacks on streets with large lots and expansive homes. Landscaping reinforces the neighborhood's character with mass plantings of azaleas and many mature trees and shrubs that creates a wooded quality (**Photos 7 and 8**). Typical yards include St. Augustine grass, deciduous oak and pecan trees, ornamental and flowering trees, azaleas, and other herbaceous plantings. Property lines are often marked by brick or stone walls or wood fencing. Gazebos also contribute to the character of the district. These types of landscaping features continue to be built in the district with newer examples classified as Noncontributing because of their age. The few remaining vacant parcels retain their native trees and contribute to the district's wooded character.

Streets and alleys in the district also reflect development patterns. Some public thoroughfares date to the late 19th century when South Broadway, South Robertson, South Chilton and South College all lead to homesteads in the area. These streets were extended further south in the 20th century with district development. Late 19th and early 20th century subdivisions in the northern portion of the district established east-west running streets including Dobbs, Shaw, Frazier, Dodge, Rix, and Ford streets. Lake Street provided access to Victory Lake, a popular swimming hole and one of several sources providing water for city residents into the early 20th century. Numbered streets in the district and those south of Ninth Street were created with their associated 20<sup>th</sup> century district subdivisions. Most streets are 50 to 60 feet wide, but the range is from 25 feet to 75 feet in width. A number of alleys also are in the district and they range from 8.6 feet to 15 feet wide. Originally dirt, portions of many district streets were paved with red brick beginning in the mid 1920s. Brick paving was replaced by asphalt as the material of choice in the 1950s, but brick paving along with curbs and gutters remains intact on many streets throughout the district. Depression era programs supplied Federal funds under the Works Progress Administration to construct stone lined flood control channels, pave streets and provide public park improvements within the district.

The district spans a portion of South Broadway (U.S. Highway 69), and includes East and West Fourth Street as well as West Fifth Street (U.S. Highway 64), busy crosstown arteries. Despite this, Broadway, a 90-foot-wide, four-lane street, as well as East and West Fourth (60 feet wide) and West Fifth streets (80 feet wide), which are two- and three-lane, one-way thoroughfares, retain a largely residential character through the district. The other district streets carry very light to moderate traffic. Front Street (Texas 31), a major east-west thoroughfare is four blocks north of the district. It is a commercial street as is Beckham Road, a major north-south artery one block east of the district. Union Pacific Railroad tracks (historically the International & Great Northern Railway right-of-way) are just east of the eastern district boundary along Highland Avenue. **Map 1** shows the location of the district relative to the immediately surrounding area. The district encompasses 76 "New City Blocks" within the City of Tyler and includes 36 formally platted subdivisions (**Table 7.1**) spread across approximately 458.9 +/- acres. While most blocks are within formal subdivision boundaries, some blocks developed from the extensive holdings of families based on surveyed lots, but prior to, or in lieu of, the filing of a formal subdivision. Housing in the district developed gradually from about 1890 and proceeded at a moderate pace after 1910 until 1931 when the discovery of the East Texas Oil Field created a housing shortage and a building boom that accelerated district development up to the start of World War II. While the war effort and diversion of building materials to the war effort brought the building boom to a four-year pause, subdivision and construction activity resumed in 1946 to meet an increasing demand for housing as Tyler's population continued to expand. Most district dwellings were constructed prior to 1953, by which time new neighborhoods with tract type residences were being created west, southwest, northwest and east of the district. Infill construction on scattered remaining vacant parcels continues in the district and fewer vacant parcels remain. Construction in the district since 1954 accounts for less than two percent of the district's development.

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# National Register of Historic Places Continuation Sheet

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Azalea Residential Historic District  
Tyler, Smith County, Texas

**TABLE 7.1: SUBDIVISIONS IN THE AZALEA RESIDENTIAL HISTORIC DISTRICT**

<b>Date</b>	<b>Subdivision</b>	<b>Developer</b>
1887	Williams Addition	E. C. Williams
1891	Subdivision of the R. B. Long Property	R. B. Long, Sr.
1893	Robertson Park Addition	John C. Robertson
1896	W. L. Watkins Addition	W. L. Watkins
1897	Durst and Bergfeld Addition	John Durst and Rudolph Bergfeld
1904	R. Bergfeld Subdivision	R. Bergfeld
1906	South Park Heights	Rudolph Bergfeld
1914	Boren and Patterson Addition	O. M. Boren and J. D. Patterson
1919	Belmont Addition	W.P. and Laura Dodge
1923	R. W. Fair's Subdivision of Block 306	Robert W. Fair
1924	R. Bergfeld's Re-Subdivision of Portion of South Park Heights	Rudolph Bergfeld
1925	R. Bergfeld's Subdivision of NCB 277	Rudolph Bergfeld
1928	R. Bergfeld's Second Re-Subdivision of South Park Heights	Rudolph Bergfeld
1929	Brown Subdivision	Medicus L. Brown
1931	Re-Subdivision of NCB 294, South Park Heights Addition	Caldwell, Delay and Allen
1931	Fred Ford Subdivision of Part of NCB 274	Fred Ford
1931	J. Ford Subdivision	Janie Ford
1931	Eltife Addition	Sam and Eugenia Eltife
1935	J. A. Bergfeld Subdivision	Julius A. Bergfeld
1935	Park Heights Circle Subdivision of South Park Heights	C. E. Hightower
1935	Belmont Park Addition No. 1	W. G. Tyler
1935	Belmont Park Addition No. 2	W. G. Tyler
1935	Belmont Park Addition No. 3	W. G. Tyler

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Azalea Residential Historic District  
Tyler, Smith County, Texas

**TABLE 7.1: SUBDIVISIONS IN THE AZALEA RESIDENTIAL HISTORIC DISTRICT**

1936	George Murphy Subdivision	George Murphy
1936	Robertson Heights Addition	J. T. and T.J. Thompson
1937	W. A. Stripling Subdivision	W. A. Stripling
1937	Re-Subdivision of a Portion of South Park Heights	C. E. and Carolina Hightower
1946	Sunnybrook Addition Unit # 3	Lee B. Smith, J.M. Stephens, Earl P. Stuart
1946	Sunnybrook Addition Unit # 4	Lee B. Smith, J.M. Stephens, Earl P. Stuart
1948	Fair Addition # 1	Wilton H. Fair (Fair Realty, Co.)
1952	Broadway Addition	Lee B. Smith
1954	Emir Shuford Addition	Emir H. Shuford, et. al.
1961	Magnolia Gardens	D. K. Caldwell
1994	So. Sunnybrook Addition # 5	Robert and Lisha Dennis
Unk	E. F. Swann Subdivision	Unknown
Unk	Knight Subdivision	Unknown

Domestic single or multiple family dwellings and their auxiliaries rising to one-, two- or 2 \_ stories in height constitute virtually all primary historic resources in the district. The majority are frame constructions clad with brick veneer, or clapboard or weatherboard siding. A few residences utilize stucco or stone veneer. Pier and beam foundations skirted with brick, concrete or stone predominate and the vast majority of roofs are gabled, hipped or hipped-gabled and covered with composition shingles. A few slate roofs are present. Most residences appear to be the work of local carpenters and contractors, although a number were designed by architects. Garages, garage apartments, guesthouses and sheds are the most common auxiliary resources. They too, typically feature frame construction with gable roofs. While each block displays an individual eclectic character, the similarities of setting, form, and materials help unify the district.

Scattered in subdivisions of varying lot sizes near the northern boundary of the district, the first district dwellings were modest frame vernacular Queen Anne, Classical Revival and Craftsman influenced residences erected between about 1890 and 1920. As the city expanded through the 1920s, more substantial vernacular and architect designed brick and wood Colonial Revival style residences built by local businessmen appeared in the district, and it is believed all 19th century dwellings were demolished and the parcels redeveloped. As the 1920s drew to a close, new subdivisions were dedicated and speculative development activity increased north of First Street with construction of a mix of modest and merchant class brick veneer and wood clad dwellings reflecting popular bungalow house forms with Tudor Revival and Colonial Revival detailing. With the discovery of oil in 1930-1931, development accelerated as modest, merchant class and high-style versions of these and other revival styles joined the growing neighborhood. Speculative plats and construction of modest, merchant class and high-style revival style dwellings continued southward, on ever larger lots, throughout the 1930s, and was only quelled in 1941 with the start of World War II. Modern house forms appeared in the late 1930s with construction of a few Minimal Traditional and Ranch style dwellings. After World War II construction resumed and the Colonial Revival style, the pre-war favorite, retained its primacy, but was joined by Ranch and International style dwellings. The earliest district dwellings undoubtedly had auxiliary barns and sheds, however, none

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Azalea Residential Historic District  
Tyler, Smith County, Texas

survive. District dwellings built in the 1920s and thereafter almost always had auxiliary garages, garage apartments or sheds, and most Ranch style dwellings incorporate garage space into the dwelling. A large number of these historic ancillary resources remain, reflecting the suburban character of the district and the importance of the automobile during the years of the district's greatest growth. Present as early as 1929, azaleas, mature oaks, pecans and Japanese maples are a defining element of the park-like district landscape and gardens that further enhance the district. This eclectic range of property types, forms and styles establishes the district's early-to-mid-20th century character.

## PROPERTY TYPES

The historic district contains 1,614 resources on 1,010 properties (**Maps 2-33**). They include built forms organized into five groups, or property types: domestic resources; institutional resources; commercial resources; infrastructure resources; recreation resources and landscape resources. This system is based on the original or intended use of the resource and is consistent with the statewide context *Community and Regional Development in Texas, National Register Bulletin 16a: How to Complete the National Register Registration Form* and the property types section of the Historic and Architectural Resources of Tyler, Smith County, Texas: *Community Development in Tyler, Texas 1846-1950* Multiple Property nomination (NR 2000). Subtypes, based on plan and stylistic features are identified within each property type to facilitate analysis and evaluation. **Table 7.2** shows the distribution of property types in the district and **Table 7.3** organizes architectural styles used in the historic district.

**TABLE 7.2: DISTRIBUTION OF RESOURCES BY PROPERTY TYPE**

Resource Type	Contributing	Noncontributing	Total
<b>Domestic/Single Family</b>	<b>680</b>	<b>270</b>	<b>950</b>
<b>Domestic/Multiple Family</b>	<b>13</b>	<b>7</b>	<b>20</b>
<b>Duplexes</b>	<b>12</b>	<b>6</b>	<b>18</b>
<b>Four-plexes</b>	<b>1</b>	<b>0</b>	<b>1</b>
<b>Apartments</b>	<b>0</b>	<b>1</b>	<b>1</b>
<b>Domestic Auxiliary</b>	<b>327</b>	<b>257</b>	<b>584</b>
<b>Garages</b>	<b>240</b>	<b>109</b>	<b>349</b>
<b>Garage Apartments</b>	<b>70</b>	<b>35</b>	<b>105</b>
<b>Carports</b>	<b>1</b>	<b>51</b>	<b>52</b>
<b>Guesthouses</b>	<b>6</b>	<b>9</b>	<b>15</b>
<b>Sheds</b>	<b>8</b>	<b>47</b>	<b>55</b>
<b>Other</b>	<b>2</b>	<b>6</b>	<b>8</b>
<b>Institutional</b>	<b>4</b>	<b>10</b>	<b>14</b>
<b>Churches</b>	<b>2</b>	<b>0</b>	<b>2</b>
<b>Halls</b>	<b>0</b>	<b>1</b>	<b>1</b>

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Azalea Residential Historic District  
Tyler, Smith County, Texas

**TABLE 7.2: DISTRIBUTION OF RESOURCES BY PROPERTY TYPE**

<b>Sheds</b>	<b>0</b>	<b>2</b>	<b>2</b>
<b>Schools</b>	<b>1</b>	<b>7</b>	<b>8</b>
<b>Clubs</b>	<b>1</b>	<b>0</b>	<b>1</b>
<b>Commercial/Professional</b>	<b>0</b>	<b>8</b>	<b>8</b>
<b>Infrastructure Elements</b>	<b>15</b>	<b>7</b>	<b>22</b>
<b>Landscape Features</b>	<b>6</b>	<b>5</b>	<b>11</b>
<b>Recreation</b>	<b>2</b>	<b>3</b>	<b>5</b>
<b>Public Park</b>	<b>1</b>	<b>0</b>	<b>1</b>
<b>Amphitheater</b>	<b>1</b>	<b>0</b>	<b>1</b>
<b>Tennis Courts</b>	<b>0</b>	<b>1</b>	<b>1</b>
<b>Playscape</b>	<b>0</b>	<b>1</b>	<b>1</b>
<b>Swimming Pool</b>	<b>0</b>	<b>1</b>	<b>1</b>

**TABLE 7.3: DISTRIBUTION OF PRIMARY DOMESTIC RESOURCES BY STYLE**

<b>Style</b>	<b>Quantity</b>
<b>Colonial Revival</b>	<b>400</b>
<b>Tudor Revival</b>	<b>231</b>
<b>Ranch</b>	<b>69</b>
<b>Colonial Revival/Ranch</b>	<b>68</b>
<b>Classical Revival</b>	<b>33</b>
<b>Craftsman</b>	<b>21</b>
<b>Monterey Revival</b>	<b>13</b>
<b>Colonial Revival/Tudor Revival</b>	<b>9</b>
<b>Spanish Colonial Revival</b>	<b>6</b>
<b>Mediterranean Revival</b>	<b>4</b>
<b>International</b>	<b>4</b>

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Azalea Residential Historic District  
Tyler, Smith County, Texas

<b>French Eclectic</b>	<b>3</b>
<b>Second Empire Revival</b>	<b>3</b>
<b>Art Deco</b>	<b>2</b>
<b>Art Moderne</b>	<b>2</b>
<b>Classical Revival/Craftsman</b>	<b>2</b>
<b>Colonial Revival/Classical Revival</b>	<b>1</b>
<b>French Colonial Revival</b>	<b>1</b>
<b>Greek Revival</b>	<b>1</b>
<b>Minimal Traditional</b>	<b>1</b>
<b>Mission Revival</b>	<b>1</b>
<b>Queen Anne</b>	<b>1</b>
<b>Tudor Revival/Ranch</b>	<b>1</b>
<b>No Style</b>	<b>94</b>

## **DOMESTIC RESOURCES**

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

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

Tyler's multiple family resources include one-story brick or wood duplexes (190 examples) and tri-plexes, and two-story, brick, wood or stucco four-plexes and apartments (68 examples), but most multiple family dwellings are

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Azalea Residential Historic District  
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duplexes or apartments with five or more units. Only one tri-plex and two-four plexes were identified in the survey. The majority of these resources date from the 1930s and 1940s and reflect the need for rental housing in the city during that boom period; the large number of duplexes suggests Tylerites placed a premium on yard and garden space adjacent to dwellings, and this dwelling type also reflects the size of vacant parcels available for development with investment properties.

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

The first houses built in Tyler were modest buildings that encompassed only a few rooms. These vernacular houses are original buildings constructed for and by ordinary people. They are defined by floor plans and forms that have remained stable despite stylistic change and diversity. Although traditional vernacular building types, including L-plan, massed plan pyramidal, and other house forms were built well into the second quarter of the 20th century, new domestic forms promoted in popular reading materials aimed at middle-class Americans during the early 1900s caught the public's eye. Consequently, popular plan types such as the bungalow and four-square houses appeared throughout the country and became the plan of choice over the more tradition-based vernacular houses. Of the popular plan types built across the nation in the early 20th century, the bungalow was the most significant.

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

Tyler's housing stock includes many dwellings that combine two or more styles as well as those that apply modest interpretations of high style design to modest vernacular popular and modern plan housing. A trend seen

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nationwide, these combinations include the melding of Colonial Revival and Ranch styles, Colonial Revival and Tudor Revival, Colonial Revival and Classical Revival, among many other combinations. In some cases, such as the Colonial Revival and Ranch combination, a traditional high style mode is combined with a forward looking, *au courant* design esthetic. In other situations the melding of styles occurs when the designer or architect incorporates picturesque elements from highly popular vocabularies. In other cases the use of two or more styles often occurs as a result of additions to an existing building. More than 75 dwellings in the Azalea Residential Historic District display stylistic combinations, and most of these feature the Colonial Revival style, one of Tyler's most popular and enduring architectural forms, meshed with the popular mid-20th century Ranch mode.

As with the city as a whole, domestic resources are the most common in the historic district, and they account for approximately 96 percent of the total. This category includes 950 single family residences, 20 multiple family residences (duplexes, a four-plex and an apartment) and 584 auxiliary features. Most are one- or two-story brick veneer or wood clad buildings with gable or hipped roofs. Other domestic buildings in the district are 1 \_ or 2 \_ story examples, also with gable or hipped roofs. Fewer examples feature stone veneer, stucco or a combination thereof. The physical characteristics of single family and multiple family domestic resources permit further classification into four subtypes: vernacular dwellings, popular houses, high-style and revival style houses and modern houses. Both vernacular dwellings and popular houses are characterized by distinctive architectural forms of modest scale and minimal or modest ornamentation. High style and revival style houses utilize forms and detailing drawn from specific historicist architectural vocabularies. Modern houses reflect design trends in vogue since about 1935 and that emphasize function, simplicity and mass production rather than historical references or traditional building techniques and craftsmanship. Some residences in the district include elements from more than one of these categories, creating complex compositions both harmonious in form and visually rich. This blending of styles is common in Texas towns and reflects awareness of changing cultural trends. Typical combinations seen in 19th century Tyler neighborhoods are Queen Anne with Classical Revival or Craftsman detailing and Classical Revival with Craftsman elements. Because the vast majority of the housing stock in the historic district dates from the 1920s, 1930s and 1940s, the most often used combination there is the melding of the historicist Colonial Revival with the modern Ranch mode.

While the district contains about 100 scattered, but visually prominent, high-style residences, modest and merchant class Colonial Revival and Tudor Revival bungalows and duplexes from the 1920s and 1930s are more prevalent. The district contains 400 dwellings with Colonial Revival styling. Another 231 dwellings features Tudor Revival styling many with finely crafted details including elaborate leaded glass windows. The Ranch style is the next most prevalent in the district with 69 examples. Combinations of Colonial Revival and Ranch number 68, with examples from the late 1930s featuring stronger Colonial Revival massing and detailing and those from the post-World War II period distinguished by the long, low lines of the Ranch style paired with formal entries, columns and modest porticos. Classical Revival style dwellings number 33. The district also includes 21 Craftsman bungalows, 13 Monterey Revival style houses and nine residences that mix the two favored styles: Colonial Revival and Tudor Revival. Other revival styles built in the district are Mediterranean Revival, Spanish Colonial Revival, French Colonial Revival, French Eclectic, Greek Revival, Mission Revival and Second Empire Revival. Also in the district are modes that looked toward modern design but did not fully break with traditional or historicist principles, including the modernistic Art Deco, Art Moderne and Minimal Traditional styles. The district's two 19<sup>th</sup>-century dwellings, and one ca. 1900 residence display Queen Anne, Classical Revival and Greek Revival design. The Classical Revival and Greek Revival dwellings were moved into the district about 1940 and in 1952, respectively, while the Queen Anne farmhouse is the sole extant resource dating from the district's earliest development period. Built about 1900, it was enlarged to its current form over time and retains an exterior appearance from ca. 1900.

Significant domestic resources are representative of the development of the Azalea Residential Historic District and reflect community development and architectural trends between ca. 1900 and 1953. While some buildings in the district are noteworthy architectural examples, most are significant for their representative design qualities and their placement within the complex land division patterns. Together these resources form a well-defined group that retains sufficient integrity to relate the development history of the neighborhood and the city between ca. 1900 and 1953. Dwellings and their related secondary resources typically are associated with events such as growth, prosperity and increasing economic stability of the late 19th and early 20th centuries fostered by diversification of agriculture, the

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development of Tyler as a legal, insurance, and industrial hub in northeast Texas and, most importantly, the East Texas Oil Boom of the 1930s through 1970s.

## **Domestic Auxiliary Resources**

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

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

## **INSTITUTIONAL RESOURCES**

Institutional resources in the district include a public junior high school facility, a women's club building and two churches. The one-story brick school was constructed in the Art Deco style between 1928 and 1935 on a parcel encompassing a square block. As the student population increased a brick auditorium was built and six temporary, one-story wood buildings were located on site. While the school building is classified as Contributing to the district, the seven other buildings on site are Noncontributing due to alterations or relatively recent placement at the school. The two-to-three-story brick, Classical Revival style women's club building was constructed in 1931 from plans drawn by prominent local architect T. Shirley Simons, Sr. It is a contributing resource to the district. Two churches also are within the district. These are a one-story, brick Classical Revival style building on East Second Street, and a one-story stone veneer building on Jacksonville Highway. Institutional resources are significant for the supporting role they play within the residential community and the city as a whole as providers of opportunities for education, civic participation and worship. Institutional resources in the district date to the district's period of significance and retain integrity sufficient to convey the aesthetic values and life style of that era. All were built to serve the growing population within the historic district and other areas of south Tyler and are Contributing resources. One church has a fellowship hall and two sheds on the property. These are of recent construction and are Noncontributing resources.

## **COMMERCIAL RESOURCES**

There are eight commercial resources in the district (no photos) including five brick veneer office buildings, two sheds and one commercial greenhouse. The one- and two-story office buildings were constructed between about 1985 and 2002 and are Noncontributing to the district. Two are located on South Broadway between First and Second Streets and two are on West Fifth Street just west of South Broadway. These are set back from the street, following the suburban residential character of the neighborhood, and have asphalt paved parking areas with modest landscaping in the setbacks. The three, one-story auxiliary commercial resources were built in association with a florist business that occupied a historic house. Because of their relatively recent construction and lack of associations with the historic development or use of the district, all are considered Noncontributing resources. No other commercial properties are found in the historic

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district, although four domestic properties, one on West Fourth Street, one on West Sixth Street, one on West Eighth street and one on West Ninth Street are currently used as office or retail space.

### **INFRASTRUCTURE ELEMENTS**

District infrastructure resources include a broad range of man-made features, such as streets, sidewalks, curbs, gutters, footpaths and steps, drainage channels, bridge headwalls, foot bridges, pedestrian underpasses and utility systems. Construction materials are brick, stone, concrete, asphalt and metal. At roughly the center of the district is South Broadway, a paved, four-lane street that runs north and south and is designated U.S. Highway 69. At the southern end of the east portion of the district is East Fourth Street. This paved two-lane street runs east and west and continues through the western part of the district, merging with Fifth Street to become Glenwood Boulevard west of the district (U.S. 64). These streets are supplemented by a network of two and three lane paved city streets, lanes, alleys and drives, most with names but some without. All combine to form a grid-based urban/suburban transportation system connecting the historic district to the rest of the city, the larger region and beyond. Historic red brick streets are located within the district along portions of Chilton and College avenues, Dobbs, West First and West Shaw streets, and Lindsey and Mockingbird lanes. Historic concrete curbs and sidewalks dating from the 1920s, 1930s, 1940s and 1950s exist throughout the district, although not every block within the district is improved with these features. In some cases the historic character of these features has been modified or removed through repairs and repaving efforts at various times in the post-historic period. A concrete pedestrian underpass with Art Deco detailing spans South Broadway and provides access to and from the junior high school for neighborhood children. A stone lined drainage channel runs through Bergfeld Park and other portions of the district west of Broadway, and a similar channel runs roughly parallel to South Belmont Drive in the eastern portion of the district. These channels were lined with stone in the late 1930s, when street, park and flood control improvements were made in Tyler using federal funding and local manpower supplied by Progress Works Administration, Works Progress Administration and Civilian Conservation Corps programs. Stone and concrete headwalls associated with the drainage channels also are present. Four metal gas lamps are installed on the east side of Park Heights Circle and appear to date from the development of that street between 1937 and the early 1950s.

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

### **RECREATION AND LANDSCAPE FEATURES**

Recreation resources in the district include Bergfeld Park, a city owned facility containing a stone amphitheater, tennis courts and a playscape. Dedicated in 1913 the park serves the surrounding dwellings in the Azalea District and is used for numerous community events. In the late 1930s, architect T. Shirley Simons, Sr. designed the tennis courts, the amphitheater and restrooms using private and federal funding and local manpower supplied by a grant from Sears, Roebuck & Co., and Works Progress Administration and Civilian Conservation Corps programs. A swimming pool associated with one of the Noncontributing commercial buildings also is in the district. Contributing recreation resources retain their original character defining design, materials, scale and massing and at least five of the seven Aspects of Integrity. Recreation resources are significant for the way they reveal information about overall development and growth patterns within the community and thus relate district properties to larger issues of community development and leisure activity and both public and private support for such.

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Landscape features of the district such as masonry walls and gazebos are classified either as Contributing or Noncontributing features of the district. Natural landscape elements including mature trees and the district's signature azalea plantings are also classified as Contributing resources because they help establish district character. Other distinctive features include fairly consistent street setbacks throughout the district and front garden areas planted with a variety of trees, azaleas and turf. While street trees are rare, the liberal use of plant materials creates a wooded character that creates a strong sense of time and place. The complex development patterns of the district are reflected along district streets: areas developed for different levels of wealth at different times convey different quantities and placement of trees and azaleas in block and lot landscaping. Development in the northern portion of the district along Dodge, Rix, and Shaw streets, for example, dates from the 1920s and early 1930s and is placed on small lots. Housing displays mass produced design of modest proportions and limited room for front yard landscaping. Conversely, houses on East Second and East Third Streets, and South Chilton Avenue built between ca. 1935 and the 1960s are on large to very large lots, display quality materials, high-style design features and large front, side and rear yards with extensive plantings of trees, azaleas and other flowering plants. Old Bullard Road, at the south end of the district, has the deepest setbacks and some of the largest lots and includes expansive homes built between ca. 1935 and the 1960s. This street displays the most rural and naturally wooded appearance in the district. The manmade landscaping features in the district also provide special character to individual properties. Brick, stone and concrete walls provide decorative delineation of property lines and enclose private rear and side yards, many of which are extensively planted with azaleas. Throughout the district brick walls, steps and walks are typically associated with expansive Colonial Revival style dwellings, augmenting the house. Concrete walls and steps are typically associated with more modest residences from the 1920s and 1930s as well as Ranch style dwellings, reflecting the lower cost of concrete and changing aesthetic values associated with post-World War II modern house forms. Like recreation resources, landscape resources are significant for the way they reveal information about overall development and growth patterns within the district and thus, relate district properties to larger issues of community development. They also are significant individual schemes designed by prominent local landscape architects and as unifying elements in the district, reflecting, at the same time, individual tastes, budgets and site conditions and how these came together to create a distinct landscape character based on massed azalea plantings. Largely installed with private funds, landscape features are an extension of the aesthetic values of neighborhood residents and reflect the types of plant materials appropriate for the local area, as well as the kind of decorative or functional man-made elements available in any given historical era associated with the district. Contributing landscape resources enhance the individual properties in the district and help to create the district's ambiance.

## NONCONTRIBUTING RESOURCES

Noncontributing properties are historic resources incompatibly altered through removal or obscurity of character defining architectural details, and those erected or moved into the district after the end of the district's period of significance. The majority of Noncontributing resources within the district are historic dwellings and their auxiliaries that have been incompatibly altered so that they no longer reflect their original historic character or a cohesive character from the period of significance. All but a handful of these properties have alterations wholly or partially reversible, and if such properties were rehabilitated in accord with the *Secretary of the Interior's Standards and Guidelines* they could be reevaluated for inclusion in the district as Contributing resources. One example is 1002 South Wall Avenue (**Photo 58**). A number of single family and multiple family Noncontributing resources were constructed after 1953 and these properties mirror the characteristics of historic Contributing domestic properties. They are not intrusive since they utilize materials, massing and scale similar to the historic resources of the district. The district also includes 51 non-historic, Noncontributing carports. In most cases these wood and metal structures are at the rear or side/rear portions of historic properties and do not detract from the historic character of the resources with which they are associated. Non-historic Noncontributing commercial resources also are within the district. These non-historic, Noncontributing properties are not yet 50 years of age, do not embody any exceptional architectural or historically associative values and are not part of the

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historic period community development patterns of the district, and as such do not qualify for classification as Contributing to the Azalea Residential Historic District. While they are somewhat stylistically intrusive, two are located near the eastern district boundary adjacent to commercial development outside the district that minimizes their otherwise incompatible character. The other two commercial buildings are located on South Broadway, a busy, four-lane artery, and are just north of Bergfeld Park. While they are clearly commercial, their one and two-story heights, and their massing are residential and they display Colonial Revival and Tudor Revival style design elements, making their non-residential character less intrusive than it would be if they were modernistic multi-story buildings. Other Noncontributing properties include sheds associated with domestic, commercial and institutional properties. These small buildings are ancillary to their associated properties and are at the rear or sides of primary resources where their visibility and impact is limited.

## SUMMARY OF REGISTRATION REQUIREMENTS AND TYPICAL ALTERATIONS

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

The Azalea Residential Historic District is a distinct, cohesive group of domestic, institutional, landscape, recreation and infrastructural resources that inter-relate to convey a complex history of development patterns and architectural preferences spanning the district's period of significance, ca. 1900-1953. Few non-historic resources are in the district. Sixty-five percent of district properties are Contributing to the district, and the district appears eligible at the local level of significance under Criteria A and C in the areas of community planning and development and architecture.

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

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

Infrastructure resources Contributing to the district are at least 50 years old and are recognizable to the period of significance. They maintain original construction methods and materials or those from a later, cohesive historic-era upgrading. Alterations include widening, realignment, and extension of streets established in the historic period and repaving of brick surfaces with asphalt in the post-historic period. In the historic district portions of seven streets,

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Chilton, College, Dobbs, West First, Lindsey Lane, Mockingbird Lane and West Shaw, retain their original red brick paving. Other district streets, paved with asphalt in the post-historic period, are considered Noncontributing. Other infrastructure elements included stone lined drainage channels, head walls, foot bridges and the gas lamps on Park Heights Circle appear to retain their integrity and are considered Contributing. Modifications to infrastructure resources include repairs and repaving of streets, sidewalks, curbs and gutters and the disconnecting of gas lamps within the district.

Recreation and Landscape resources Contributing to the district are at least 50 years old and are recognizable to the period of significance. They maintain original design features and materials or those from a later, cohesive historic-era remodeling, and any alterations are compatible in scale, materials, design and workmanship. Alterations to recreation and landscape resources and the installation of non-historic elements are few. The amphitheater in Bergfeld Park has been modified with the installation of lights and an improved sound system and exterior wall material modifications have been made to the adjacent restrooms. Minor change to historic landscape features has occurred with the passage of time as plant materials have died and been replaced with similar materials and as stone, brick and concrete walls have weathered.

Typical alterations to domestic resources in the district are the painting of exterior red or buff brick veneer, the construction of large compatible (and occasionally incompatible) additions at the rear or sides of a dwelling, installation of incompatible double hung anodized aluminum sash windows within original window openings, compatible and incompatible alterations to porches, and installation of incompatible synthetic siding over original wood siding materials. Alterations to garages, garage apartments and sheds include, large, incompatible additions, installation of incompatible synthetic siding over original wood siding materials, and replacement of original wood frame double hung sash windows and original doors. Changes to institutional resources include replacement of original windows within the original openings and construction, or location, of non-historic ancillary buildings. Modifications to infrastructure resources include repairs and repaving of streets, sidewalks, curbs and gutters. Alterations to recreation and landscape resources and the installation of non-historic elements are few. Recreation resources such as the amphitheater, restrooms and tennis courts in Bergfeld Park have been modified with the installation of lights and an improved sound system and exterior wall material modifications, respectively. Minor change to historic landscape features has occurred with the passage of time as plant materials have died and been replaced with similar materials and as stone, brick and concrete walls have weathered.

## **SUMMARY OF PHYSICAL CONDITION AND INTEGRITY**

The Azalea Residential Historic District is a concentration of early to mid-20th century domestic resources reflecting social structure and development patterns in Tyler during a period of sustained economic growth and community development fostered by agricultural distribution, professional services, manufacturing and businesses associated with the exploration, extraction, refining and distribution of petroleum products. Of 1,614 resources in the district, 1,047, or 65 percent, retain their integrity and are Contributing elements to the district under Criteria A and C. The district is composed of 76 city blocks and 36 formal land subdivisions; district boundaries follow the historic lines of parcels and subdivisions. The district is nearly fully developed; there are few vacant lots in the district and these have been visually integrated through naturally occurring trees and other vegetation. Dwellings comprise 96 percent of district resources with a limited number of associated institutional, infrastructure and recreation and landscape resources. Five non-historic Noncontributing commercial buildings and three associated ancillary resources also are within the district. District dwellings are a mix of one-, two- and 2 \_ - story brick or stone veneer, wood or stucco clad vernacular, popular, revival style and modern house forms that range from expansive architect-designed residences to small and medium sized bungalows with limited stylistic embellishment. Associated garages, garage apartments and sheds are wood frame wood sided, front or side gabled or hipped roof single and double car types with wood or metal doors. The district is distinguished from its surrounding neighborhoods by the eclectic mix of vernacular, popular, revival and modern house forms representative of early to mid-20th century architectural trends, the high quality construction materials and design features utilized and diversity of building and parcel size. Together, these elements constitute a distinct area that contains the largest and best preserved concentration of revival style and modern house forms in Tyler and documents the ways in

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which community, social and economic events fostered neighborhood development and architectural excellence between ca. 1900 and 1953. The exterior character-defining elements of the district's buildings—massing, exterior wall materials, window materials, fenestration patterns, porch and entry detailing—are maintained in excellent condition and retain a high level of integrity of location, materials, design, workmanship, feeling and association within the period of significance.

**INVENTORY OF PROPERTIES IN THE DISTRICT**

The following list includes all properties within the district. Organized alphabetically by street name and then by number, the list identifies each building and includes the most important physical information about each property. District boundaries are based on subdivision plat boundaries and the property lines of large parcels, most of which follow streets. Original construction date is estimated from Sanborn maps, city directories and mechanic's liens; estimated alteration date from visual analysis.

NO.	STREET NAME	DATE	PROPERTY TYPE	STYLISTIC INFLUENCE	STATUS
1116	<b>Belmont Drive</b>	c. 1937	Domestic: Single		C
1116 rear		c.1960	Domestic: Aux. Garage		NC
1116 rear		c. 1960	Domestic: Aux. Carport		NC
1124		c. 1937	Domestic: Single	Colonial Revival	C
1124 rear		c. 1937	Domestic: Aux. Garage		C
1200		c. 1937	Domestic: Single	Colonial Revival	C
1200 rear		c. 1937	Domestic: Aux. Garage		C
1201		c.1937;c.1960s	Domestic: Single		NC
1206		c. 1937	Domestic: Single	Colonial Revival	C
1209		c. 1937; c.1960	Domestic: Single		NC
1209 rear		c. 1970	Domestic: Aux. Carport		NC
1212		c. 1937	Domestic: Single	Colonial Revival	C
1212 rear		c. 1937	Domestic: Aux. Garage		C
1215		C. 1937	Domestic: Single	Tudor Revival	C
1215 rear		c. 1937	Domestic: Aux. Garage		C
1218		c. 1937	Domestic: Single	Colonial Revival	C
1218 rear		c. 1937	Domestic: Aux. Garage		C
1306		c. 1937	Domestic: Single	Colonial Revival	C
1306 rear		c. 1937	Domestic: Aux. Garage		C
1309		c. 1936;c.1960s	Domestic: Single		NC
1309 rear		c. 1936	Domestic: Single		C
1312		c. 1937; c.1970	Domestic: Single	Ranch	NC
1312 rear		c. 1975	Domestic: Aux. Carport		NC
1319		c. 1935	Domestic: Single	Colonial Revival	C
1319 rear		c. 1935	Domestic: Aux. Garage		NC
1320		c. 1937	Domestic: Single	Colonial Revival	C
1330		c. 1936	Domestic: Single	Colonial Revival	C
1330 rear		c. 1960	Domestic: Aux. Guest House		NC
1330 rear		c. 1936	Domestic: Aux. Garage		C
1401		c. 1937	Domestic: Single	Colonial Revival/Ranch	C
1401 rear		c. 1965	Domestic: Aux. Garage		NC
1402		c. 1935	Domestic: Single	Colonial Revival	C
1402 rear		c. 1940	Domestic: Aux. Garage		C

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1413		c. 1937	Domestic: Single	Colonial Revival	C
1413 rear		c. 1990	Domestic: Aux. Shed		NC
1414		c. 1937; c. 1980	Domestic: Single	Tudor Revival	NC
1414 rear <b>Belmont Drive</b>		c. 1937; c. 1980	Domestic: Aux. Garage		NC
1421		c. 1936	Domestic: Single	Colonial Revival	C
1421 rear		c. 1940	Domestic: Aux. Garage		C
1500		c. 1936	Domestic: Single	Colonial Revival	C
1506		c. 1937; c. 1960	Domestic: Single	Colonial Revival	NC
1507		c. 1937; c. 1960s	Domestic: Single	Ranch	NC
1524		c. 1937; c. 1960s	Domestic: Single		NC
1602		c. 1937	Domestic: Single	Colonial Revival	C
1602 rear		c. 1940	Domestic: Aux. Garage		C
1608		c. 1937; c. 1960s	Domestic: Single	Colonial Revival	NC
1609		c. 1937	Domestic: Single	Colonial Revival	C
402	<b>Bluebonnet Drive</b>	c. 1955	Domestic: Single	Colonial Revival	NC
403		c. 1955; c. 2000	Domestic: Single	Colonial Revival	NC
410		c. 1960	Domestic: Single	Colonial Revival	NC
415		c. 1960	Domestic: Single	Colonial Revival/Ranch	NC
418		c. 1965	Domestic: Single	Colonial Revival/Ranch	NC
435		c. 1965	Domestic: Single		NC
903	<b>So. Bois D'Arc Ave.</b>	c. 1926	Domestic: Single	Colonial Revival	C
903 rear		c. 1926	Domestic: Aux. Garage		C
907		c. 1933	Domestic: Single	Tudor Revival	C
907 rear		c. 1990	Domestic: Aux. Garage/Carport		NC
910		c. 1941	Domestic: Single	Colonial Revival	C
910 rear		c. 1970	Domestic: Aux. Carport		NC
910 rear		c. 1940	Domestic: Aux. Garage		NC
911		c. 1931; c. 1950	Domestic: Single	Craftsman	C
911 rear		c. 1970	Domestic: Aux. Shed		NC
915		c. 1931	Domestic: Single	Classical Revival	C
915 rear		c. 1931	Domestic: Aux. Garage		C
918		c. 1927; c. 1980	Domestic: Single		NC
918 rear		c. 1931	Domestic: Aux. Garage		NC
922		c. 1929	Domestic: Single		C
922 rear		c. 1931; c. 1980	Domestic: Aux. Garage Apt.		NC
1015		c. 1941	Domestic: Single	Colonial Revival	C
1015 rear		c. 1970	Domestic: Aux. Garage		NC
1017		c. 1910	Domestic: Single	Classical Revival	C
1017 rear		c. 1950	Domestic: Aux. Garage		C
911	<b>South Broadway</b>	1931	Institutional: Club	Classical Revival	C
920-928		1928-1936	Institutional: School	Art Deco	C

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920-928	c. 1960	Institutional: Portable Classroom		NC
920-928	c. 1960	Institutional: Portable Classroom		NC
920-928 <b>South Broadway</b>	c. 1960	Institutional: Portable Classroom		NC
920-928	c. 1960	Institutional: Portable Classroom		NC
920-928	c. 1960	Institutional: Portable Classroom		NC
920-928	c. 1960	Institutional: Portable Classroom		NC
920-928	c. 1955	Institutional: Concrete Block Building		NC
900 blk.	c. 1938	Infrastructure: Ped. Underpass	Art Deco	C
1015	c. 1928	Domestic: Single	Colonial Revival	C
1021	c. 1928	Domestic: Multi. 4-plex	Colonial Revival	C
1103	c. 1931	Domestic: Single	Tudor Revival	C
1111	c. 1931	Domestic: Single	Tudor Revival	C
1114-1116	c. 1928	Domestic: Multi. Duplex	Colonial Revival	C
1114-1116 rear	c. 1975	Domestic: Aux. Shed		NC
1123	c. 1931	Domestic: Single	Colonial Revival	C
1124	c. 1928	Domestic: Single	Spanish Colonial Rev.	C
1125	c. 1926	Domestic: Single	Tudor Revival	C
1125 rear	c. 1930	Domestic: Aux. Garage		C
1130	c. 1928	Domestic: Single	Tudor Revival	C
1130 rear	c. 1935	Domestic: Aux. Garage		NC
1203	c. 1931	Domestic: Single		C
1203 rear	c. 1975	Domestic Aux. Carport		NC
1204	c. 1928	Domestic: Single	Colonial Revival	C
1206	c. 1935	Domestic: Single	Tudor Revival	C
1206 rear	c. 1935	Domestic: Aux. Garage		C
1209	c. 1931	Domestic: Single	Tudor Revival	C
1209 rear	c. 1940	Domestic: Aux. Guest House		NC
1209 rear	c. 1980	Domestic: Aux. Carport		NC
1212	c. 1928	Domestic: Single	Tudor Revival	C
1212 rear	c. 1938	Domestic Aux: Garage Apt.		NC
1215	c. 1915; various	Domestic: Single	Classical Revival	NC
1215 rear	c. 1980	Landscape: Gazebo		NC
1215 rear	c. 1950	Commercial: Greenhouse		NC
1215 rear	c. 1970	Commercial: Shed		NC
1215 rear	c. 1970	Commercial: Shed		NC
1321	c. 1985	Commercial: Office		NC
1400 blk.	c. 1913; 1936	Recreation: Park		C
1400 blk.	c. 1936	Recreation: Amphitheater		C
1400 blk.	c. 1995	Recreation: Playscape		NC
1400 blk.	c. 1936; c. 1970	Recreation: Tennis Courts		NC
1400 blk.	c. 1936; c. 1980	Infrastructure: Restrooms		NC
608 <b>Camellia Street</b>	c. 1951	Domestic: Single	International	C
615	c. 1949	Domestic: Single	Ranch/Colonial Rev.	C
615 rear	c. 1951	Domestic Aux. Garage		C

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622		c. 1951	Domestic: Single	Colonial Revival	C
623	<b>Camellia Street</b>	c. 1949	Domestic: Single	Ranch	C
623 rear		c. 1949	Domestic Aux. Guest House		C
705		c. 1951	Domestic: Single	Ranch	C
705 rear		c. 1951	Domestic: Aux. Garage		C
711		c. 1951	Domestic: Single	Colonial Rev./Ranch	C
902	<b>So. Chilton Avenue</b>	c. 1926	Domestic: Single		C
902 rear		c. 1927	Domestic: Aux. Garage Apt.		NC
904		c. 1927; c.1970	Domestic: Single		NC
904 rear		c. 1927	Domestic: Garage Apt.	Colonial Revival	C
905		1937	Domestic: Single	Classical-Colonial Revival	C
905 rear		c. 1950	Landscape: Gazebo		C
907		c. 1926	Domestic: Single	Tudor Revival	C
907 rear		c. 1960	Domestic: Aux. Garage		NC
910		c. 1926	Domestic: Single	Craftsman	C
914		c. 1927	Domestic: Single	Spanish Colonial Revival	NC
914 rear		c. 1940; c.1980	Domestic: Aux. Guest House		NC
918		c. 1926	Domestic: Single	Mission Revival	C
918 rear		c. 1935	Domestic: Aux. Garage		C
921		c. 1926; c. 1980	Domestic: Single		NC
921 rear		c. 1970	Domestic: Aux. Carport		NC
924		c. 1926	Domestic: Single	Spanish Colonial Revival	NC
924 rear		c. 1960	Domestic: Aux. Garage		NC
925		c. 1926	Domestic: Single	Colonial Revival	C
925 rear		c. 1940; c.1960	Domestic: Aux. Garage		NC
1010		c. 1937; c. 1960	Domestic: Single	Classical Revival	NC
1011		c. 1935	Domestic: Single	Colonial Revival	C
1012		c. 1937	Domestic: Single	Classical Revival	C
1015		c. 1935	Domestic: Single	Tudor Revival	C
1016		c. 1937	Domestic: Single	Colonial Revival	C
1016 rear		c. 1937	Domestic: Aux. Garage Apt.		C
1020		c. 1935	Domestic: Single	Colonial Revival	C
1019		c. 1935	Domestic: Single	Colonial Revival	C
1019 rear		c. 1970	Domestic: Aux. Carport		NC
1021		c. 1935	Domestic: Single	Colonial Revival	C
1021 rear		c. 1960	Domestic: Aux. Carport		NC
1105		c. 1939	Domestic: Single	Colonial Revival	C
1112		c. 1927	Domestic: Single	Tudor Revival	C
1112 rear		c. 1960	Domestic: Aux. Garage		NC
1116		c. 1927	Domestic: Single	Colonial Revival	C
1116 rear		c. 1950	Domestic: Aux. Garage		C
1121		c. 1931	Domestic: Single	Tudor Revival	C
1121 rear		c. 2002	Domestic: Aux. Garage Apt.		NC
1122		c. 1940	Domestic: Single	Colonial Revival	C

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1122 rear	<b>So. Chilton Avenue</b>	c. 1940	Domestic: Aux. Garage		C
1122 rear		c. 2000	Domestic: Aux. Carport		NC
1202		c. 1932	Domestic: Single	Tudor Revival	C
1203		c. 1929	Domestic: Single	Tudor Revival	C
1203 rear		c. 1970	Domestic: Aux. Garage		NC
1203 rear		c. 1980	Domestic: Aux. Shed		NC
1205		c. 1932	Domestic: Single	Tudor Revival	C
1212		c. 1927; c. 1975	Domestic: Single	Tudor Revival	NC
1212 rear		c. 1950	Domestic: Aux. Shed		C
1216		c. 1927	Domestic: Single	Colonial Revival	C
1216 rear		c. 1940	Domestic: Aux. Garage		C
1217		c. 1927	Domestic: Single	Colonial Revival	C
1217 rear		c. 1940	Domestic: Aux. Garage		C
1220		c. 1933	Domestic: Single	Colonial Revival	NC
1220 rear		c. 1965	Domestic: Aux. Garage		C
1221		c. 1927	Domestic: Single	Colonial Revival	C
1221 rear		c. 1980	Domestic: Aux. Carport		NC
1301		c. 1927	Domestic: Single	Tudor Revival	C
1301 rear		c. 1927; c. 1990	Domestic: Aux. Garage Apt.		NC
1301 rear		c. 1990	Domestic: Aux. Carport		NC
1307		c. 1927	Domestic: Single	Tudor Revival	NC
1307 rear		c. 1980	Domestic: Aux. Garage		NC
1312		c. 1935	Domestic: Single	Tudor Revival	C
1312 rear		c. 1936	Domestic: Aux. Garage Apt.		C
1313		c. 1927; 1985	Domestic: Single	Colonial Revival	NC
1313 rear		c. 1950	Domestic: Aux. Garage Apt.		C
1313 rear		c. 1985	Domestic: Aux. Shed		NC
1317		c. 1927	Domestic: Single	Tudor Revival	C
1317 rear		c. 1935; c. 1985	Domestic: Aux. Garage	Tudor Revival	NC
1318		c. 1937; c. 1985	Domestic: Single	Colonial Revival	NC
1321		c. 1933	Domestic: Single	Colonial Revival	C
1321 rear		c. 1933	Domestic: Aux. Garage	Tudor Revival	C
1404		1932	Domestic: Single	Colonial Revival/Tudor Revival	C
1404 rear		1932	Domestic: Aux. Garage Apt.	Colonial Revival/Tudor Revival	C
1404 rear		c. 1950	Domestic: Aux. Shed		C
1407		c. 1932	Domestic: Single	Colonial Revival	C
1410		c. 1932	Domestic: Single	Tudor Revival	C
1410 rear		c. 1965	Domestic: Aux. Carport		NC
1411		c. 1931	Domestic: Single	Tudor Revival	C
1411 rear		c. 1950	Domestic: Aux. Carport		C
1416		c. 1936	Domestic: Single	Colonial Revival	C
1419		c. 1931; c. 1985	Domestic: Single	Tudor Revival	NC
1419 rear		c. 1933	Domestic: Aux. Garage Apt.		C
1419 rear		c. 1985	Domestic: Aux. Carport		NC
1503	<b>So. Chilton Avenue</b>	c. 1937	Domestic: Single	Colonial Revival	C

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1503 rear	c. 1937	Domestic: Single	Colonial Revival	C
1506	c. 1933	Domestic: Single	Classical Revival	C
1506 rear	c. 1933	Domestic: Aux. Garage Apt.	Colonial Revival	C
1514	c. 1936	Domestic: Single	Tudor Revival	C
1514 rear	c. 1937	Domestic: Aux. Garage Apt.		C
1516	c. 1935	Domestic: Single	Colonial Revival	C
1516 rear	c. 1935	Domestic: Aux. Garage Apt.		C
1517	c. 1932; c. 1985	Domestic: Single	Colonial Revival	NC
1521	c. 1933	Domestic: Single	Classical Revival	C
1521 rear	c. 1933	Domestic: Aux. Garage		C
1603	c. 1933	Domestic: Single	Colonial Revival	C
1603 rear	c. 1980	Domestic: Aux. Garage		NC
1604	c. 1937	Domestic: Single	Colonial Revival	C
1604 rear	c. 1937	Domestic: Aux. Garage		C
1608	c. 1933	Domestic: Single	Colonial Revival	C
1608	c. 1933	Domestic: Aux. Gar. Apt.		C
1609	c. 1935	Domestic: Single	Colonial Revival	C
1609 rear	c. 1935	Domestic: Aux. Garage Apt.		C
1615	c. 1937	Domestic: Single	Colonial Revival	C
1615 rear	c. 1937	Domestic: Aux. Garage Apt.	Colonial Revival	C
1616	1936	Domestic: Single	Tudor Revival	C
1616 rear	1936	Domestic: Aux. Garage Apt.		C
1619	c. 1936	Domestic: Single	Colonial Revival	C
1619 rear	c. 1970	Domestic: Aux. Garage		NC
1717	c. 1960	Domestic: Single	Colonial Revival	NC
1719	c. 1951	Domestic: Single	Colonial Revival	C
1805	c. 1951	Domestic: Single	Colonial Revival	C
1805 rear	c. 1951	Domestic: Aux. Garage		C
1819	c. 1951	Domestic: Single	Colonial Revival	C
1901	c. 1936; c. 1985	Domestic: Single		NC
1901 rear	c. 1936; c. 1985	Domestic: Aux. Garage Apt.		NC
1915	c. 1951	Domestic: Single	Colonial Revival	C
1920	c. 1937	Domestic: Single	Spanish Colonial Revival	C
1925	c. 1937	Domestic: Single	Monterey Revival	C
1925 rear	c. 1937	Domestic: Aux. Garage		C
2001	c. 1937	Domestic: Single	Colonial Revival	C
2001 rear	c. 1970	Domestic: Aux. Carport		NC
2001 rear	c. 1937	Domestic: Aux. Guest House		C
2001 rear	c. 1965	Domestic: Aux. Shed		NC
2020	c. 2001	Domestic: Single	Colonial Revival	NC
2023	c. 1950	Domestic: Single	Colonial Revival	C
2029	c. 1960	Domestic: Single	Colonial Revival	NC
2030	c. 1950	Domestic: Single	Colonial Revival	C
2212 <b>So. Chilton Avenue</b>	1951	Domestic: Single	Colonial Revival	C
2212 rear	c. 1940	Domestic: Single	Colonial Revival	C

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2217	c. 1940	Domestic: Single	Colonial Revival	C
2222	c. 1955	Domestic: Single	Colonial Revival	NC
2223	c. 1955	Domestic: Single	Ranch/Colonial Revival	NC
2229	c. 1950	Domestic: Single	Ranch	C
2232	c. 1950	Domestic: Single	Colonial Revival	C
2300	c. 1950	Domestic: Single	Colonial Revival	C
2307	c. 1960	Domestic: Single	Colonial Revival	NC
2311	c. 1975	Domestic: Single	Second Empire Revival	NC
2312	c. 1950	Domestic: Single	Colonial Revival	C
2312 rear	c. 1990	Domestic: Aux. Garage		NC
2317	c. 1940;c. 1985	Domestic: Single	Tudor Revival/Ranch	NC
2318	c. 1950	Domestic: Single	Monterey Revival	C
2322	c. 1955	Domestic: Single	Ranch/Colonial Revival	C
2323	c. 1960	Domestic: Single	Ranch	NC
2415	c. 1965	Domestic: Single	Colonial Revival/Ranch	NC
2425	c. 1950	Domestic: Single	Colonial Revival	C
2512	c. 1950	Domestic: Single	Colonial Revival	C
2520	c. 1970	Domestic: Single	Colonial Revival	NC
2600	c. 1951	Domestic: Single	Colonial Revival	C
2601	c. 1950	Domestic: Single	Colonial Revival	C
2609	c. 1985	Domestic: Single	Colonial Revival	NC
2610	c. 1950; c.1980	Domestic: Single	Colonial Revival	NC
2615	c. 1985	Domestic: Single		NC
2623	1884; 1952	Domestic: Single	Classical Revival	NC
2626	c. 1960	Domestic: Single	Colonial Revival	NC
2627	c. 1960	Domestic: Single	Colonial Revival	NC
2700	c. 1965	Domestic: Single	Colonial Revival	NC
2701	c. 1970	Domestic: Single	Colonial Revival/Ranch	NC
2706	c. 1960;c. 1985	Domestic: Single	Colonial Revival	NC
2709	c. 1995	Domestic: Single	Colonial Revival	NC
2720	c. 1950	Domestic: Single	Colonial Revival	C
2720 rear	c. 1985	Domestic: Aux. Garage		NC
2723	c. 1970	Domestic: Single	Colonial Revival/Ranch	NC
2726	c. 1950	Domestic: Single	Colonial Revival	C
2727	c. 1960	Domestic: Single	Colonial Revival/Ranch	NC
2734	c. 1960	Domestic: Single	Colonial Revival	NC
2734 rear	c. 1960	Domestic: Aux. Garage		NC
2736	1950	Domestic: Single	Colonial Revival	C
2736 rear	c. 1952	Domestic: Aux. Garage		C
2739	c. 1950	Domestic: Single	Colonial Revival/Ranch	C
2746	c. 1951	Domestic: Single	Colonial Revival	C
2746 rear	c. 1951	Domestic: Aux. Garage		C
2747 <b>So. Chilton Avenue</b>	c. 1960	Domestic: Single	Colonial Revival/Ranch	NC
2754	c. 1951	Domestic: Single	Ranch	C
2759	c. 1965	Domestic: Single	Colonial Revival/ Ranch	NC

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2759 rear	c. 1975	Domestic: Aux. Shed		NC
2769	c. 1951	Domestic: Single	Colonial Revival	C
2769 rear	c. 2000	Domestic: Aux. Garage Apt.		NC
902 <b>So. College Avenue</b>	c. 1926	Domestic: Single	Colonial Revival	C
921	c. 1953	Domestic: Single	Colonial Revival	C
922	c. 1931	Domestic: Single	Tudor Revival	C
922 _	c. 1937	Domestic: Aux. Garage Apt.		C
1001	c. 1935	Domestic: Single	Tudor Revival	C
1001 rear	c. 1935	Domestic: Aux. Garage		C
1002	c. 1927	Domestic: Single	Tudor Revival	C
1005	c. 1926	Domestic: Single	Tudor Revival	C
1005 rear	c. 1926	Domestic: Aux. Garage		NC
1009 AB	c. 1915; c. 1925	Domestic: Single	Classical Revival/Craftsman	C
1009 rear	c. 1925	Domestic: Aux. Garage		C
1014-1016	c. 1927	Domestic: Multi. Duplex	Tudor Revival	C
1013	c. 1922	Domestic: Single	Craftsman	C
1013 rear	c. 1985	Domestic: Aux. Carport		NC
1019	c. 1935	Domestic: Single	Tudor Revival	C
1019 rear	c. 1950	Domestic: Aux. Garage Apt.		C
1023	c. 1926	Domestic: Single	Tudor Revival	C
1023 rear	c. 1926	Domestic: Aux. Garage Apt.		C
1103	c. 1927	Domestic: Single	Tudor Revival	C
1103 _	c. 1935	Domestic: Aux. Garage Apt.		C
1105	c. 1935	Domestic: Single	Tudor Revival	C
1105 rear	c. 1935	Domestic: Aux. Garage		C
1106	c. 1927	Domestic: Single	Colonial Revival	C
1110	c. 1927	Domestic: Single	Tudor Revival	C
1110 rear	c. 1927; c. 1980	Domestic: Aux. Carport		NC
1111	c. 1927	Domestic: Single	Tudor Revival	C
1111 rear	c. 1935	Domestic: Aux. Garage Apt.		C
1114	c. 1926	Domestic: Single	Tudor Revival	C
1119	c. 1926	Domestic: Single		C
1121	c. 1926	Domestic: Single	Craftsman	C
1203	1936	Domestic: Single	Art Moderne	C
1208	1932	Domestic: Single	Spanish Colonial Revival	C
1208 rear	c. 1932; c. 1990	Domestic: Aux. Garage Apt.		NC
1211	c. 1937	Domestic: Single	Colonial Revival	C
1211 rear	c. 1950; c. 1970	Domestic: Single		NC
1221-1223	c. 1965	Domestic: Multi. Duplex	Ranch	NC
1221-1223 rear	c. 1970	Domestic: Aux. Carport		NC
1301 <b>So. College Avenue</b>	c. 1970	Domestic: Single	Ranch	NC
1301 rear	c. 1985	Domestic: Aux. Shed		NC
1307-1311	c. 1931	Domestic: Multi. Duplex	Tudor Revival	C
1307-1311 rear	c. 1975	Domestic: Aux. Carport		NC

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1310	c. 1937	Domestic: Aux. Garage Apt.		C
1315	1934	Domestic: Single	Tudor Revival	C
1315 rear	c. 1985	Domestic: Aux. Garage Apt.		NC
1321	c. 1935	Domestic: Single	Tudor Revival	C
1401	c. 1935	Domestic: Single	Colonial Revival	C
1401 rear	c. 1935;c.1980s	Domestic: Aux. Garage Apt.		C
1411	c. 1931	Domestic: Single	Tudor Revival	C
1411 rear	c. 1931; c. 1990	Domestic: Aux. Garage		NC
1421	c. 1932	Domestic: Single	Tudor Revival	C
1421 rear	c. 1935	Domestic: Aux. Garage Apt.		C
1503	1931	Domestic: Single	Mediterranean Revival	C
1503 rear	1931	Domestic: Aux. Garage Apt.	Mediterranean Revival	C
1509	c. 1932	Domestic: Single	Tudor Revival	C
1509 rear	c. 1935;c.1990	Domestic: Aux. Garage Apt.		NC
1521	c. 1931	Domestic: Single	Tudor Revival	C
1521 rear	c. 1960	Domestic: Aux. Garage		NC
1600	c. 1965	Domestic: Single	Colonial Revival	NC
1603	c. 1935; 1980s	Domestic: Single	Colonial Revival	NC
1613	c. 1932	Domestic: Single	Tudor Revival	C
1613 rear	c. 1932	Domestic: Aux. Garage		C
1614	c. 1941	Domestic: Single	Colonial Revival	C
1614 rear	c. 1941	Domestic: Aux. Garage		C
1619	c. 1941	Domestic: Single	Colonial Revival	C
1620	c. 1947	Domestic: Single	Colonial Revival/Ranch	C
1702	c. 1947; 1980s	Domestic: Single	Colonial Revival	NC
1708	1939	Domestic: Single	Monterey Revival	C
1708 rear	c. 1939	Domestic: Aux. Garage		C
1709	c. 1939	Domestic: Single	Monterey Revival	C
1709 rear	c. 1939	Domestic: Aux. Garage		C
1718	c. 1940	Domestic: Single	Colonial Revival	C
1718 rear	c. 1940	Domestic: Aux. Garage		C
1717	c. 1937	Domestic: Single	Tudor Revival	C
1717 rear	c. 1937	Domestic: Aux. Garage		C
1720	c. 1935	Domestic: Single	Tudor Revival	C
1720 rear	c. 1935	Domestic: Aux. Garage Apt.		C
1804	c. 1935	Domestic: Single	Tudor Revival	C
1804 rear	c. 1935	Domestic: Aux. Garage Apt.		C
1816	c. 1949	Domestic: Single	Colonial Revival	C
1816 rear	c. 1949	Domestic: Aux. Garage		C
1882	c. 1935	Domestic: Single	Monterey Revival	C
1882 rear <b>So. College Avenue</b>	c. 1985	Domestic: Aux. Garage		NC
1900	c. 1936	Domestic: Single	Colonial Revival	C
1920	1953	Domestic: Single		C
1920 rear	1953	Domestic: Single		C
1921	c. 1935	Domestic: Single	Tudor Revival	C

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2015	c. 1935	Domestic: Single	Colonial Revival	C
2015 rear	c. 1935	Domestic: Aux. Garage		C
223 <b>E. Dobbs Street</b>	c. 1925	Domestic: Single	Tudor Revival	C
223 rear	c. 1925	Domestic: Aux. Garage		C
227	c. 1925	Domestic: Single	Tudor Revival	C
227 rear	c. 1925	Domestic: Aux. Garage Apt.		C
301	c. 1925	Domestic: Single	Tudor Revival	C
301 rear	c. 1925	Domestic: Aux. Carport		NC
305	c. 1925	Domestic: Single	Tudor Revival	C
305 rear	c. 1925; c.1970	Domestic: Aux. Garage		NC
311	c. 1935	Domestic: Single	Tudor Revival	C
311 rear	c. 1935; various	Domestic: Aux. Garage Apt.		NC
311 rear	c. 1970	Domestic: Aux. Carport		NC
313	c. 1925	Domestic: Single	Craftsman	C
317	c. 1936	Domestic: Single	Tudor Revival	C
317 rear	c. 1936	Domestic: Aux. Garage		C
118 <b>W. Dobbs Street</b>	c. 1941; 1980	Domestic: Single		NC
212	c. 1932	Domestic: Single		C
302	1924	Domestic: Single	Classical Revival	C
302 _	c. 1940	Domestic: Aux. Garage Apt.		C
310	c. 1926	Domestic: Single	Colonial Revival	C
310 rear	c. 1926	Domestic: Aux. Garage Apt.	Colonial Revival	C
318	c. 1932	Domestic: Single	Colonial Revival	C
225 <b>Dodge Street</b>	c. 1935	Domestic: Single	Colonial Revival	C
226	c. 1936	Domestic: Single		C
300	c.1930	Domestic: Single	Colonial Revival	C
300 blk.	c. 1980	Domestic: Aux. Shed		NC
300 blk.	c. 1980	Domestic: Aux. Shed		NC
301-303	c. 1935;c.1965	Domestic: Multi. Duplex		NC
302-304	c. 1933	Domestic: Multi. Duplex	Colonial Revival	C
307	c. 1931	Domestic: Single	Tudor Revival	C
403-403 _	c. 1931	Domestic: Single	Colonial Revival	NC
406	c. 1931	Domestic: Single	Colonial Revival	C
409	c. 1931	Domestic: Single	Tudor Revival	C
411	c. 1931	Domestic: Single		C
411 rear	c. 1931	Domestic: Aux. Garage		C
412 <b>Dodge Street</b>	c. 1931	Domestic: Single	Colonial Revival	C
412 rear	c. 1931	Domestic: Aux. Garage		C
417	c. 1931	Domestic: Single	Tudor Revival	C
417 rear	c. 1931	Domestic: Aux. Garage		C
418	c. 1933	Domestic: Single	Tudor Revival	C
419	c. 1931; c. 1980	Domestic: Single	Tudor Revival	NC

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420	c. 1931	Domestic: Single	Tudor Revival	C
500	c. 1931	Domestic: Single	Craftsman	C
500 rear	c. 1931	Domestic: Aux. Garage		C
501	c. 1931	Domestic: Single	Craftsman	C
501 rear	c. 1931	Domestic: Aux. Garage		C
506	c. 1931	Domestic: Single	Tudor Revival	C
506 rear	c. 1931	Domestic: Aux. Garage		C
507	c. 1931;c.1970s	Domestic: Single	Colonial Revival	NC
507 rear	c. 1931	Domestic: Aux. Garage		C
509	c. 1935	Domestic: Single	Colonial Revival	C
509 rear	c. 1935	Domestic: Aux. Garage		C
510	c. 1931	Domestic: Single	Colonial Revival	C
510 rear	c. 1931	Domestic: Aux. Garage		C
511	c. 1931;c.1980	Domestic: Single		NC
516	1931	Domestic: Single	Tudor Revival	C
516 rear	c. 1931	Domestic: Aux. Garage		C
517	c. 1933	Domestic: Single		C
517 rear	c. 1933	Domestic: Aux. Garage Apt.		C
519	1945	Domestic: Single		C
519 rear	1945	Domestic: Aux. Garage		C
529	c. 1932	Domestic: Single	Tudor Revival	C
529 _	c. 1932	Domestic: Aux. Garage		C
846	<b>So. Donnybrook Ave.</b> c.1930;c.1960s	Domestic: Single		NC
846 rear	c.1950;c.1970s	Domestic: Aux. Garage		NC
900	c. 1948;various	Domestic: Single		NC
902	c. 1927	Domestic: Single	Tudor Revival	C
908	c. 1931	Domestic: Single	Tudor Revival	C
911	c. 1931	Domestic: Single	Tudor Revival	C
913	c. 1931;c. 1980s	Domestic: Single	Tudor Revival	NC
917	c. 1931	Domestic: Single	Tudor Revival	NC
917 rear	c. 1931	Domestic: Aux. Garage		C
918	c. 1931	Domestic: Single	Tudor Revival	C
922	c. 1931	Domestic: Single	Tudor Revival	C
922 rear	c. 1940	Domestic: Single		NC
923	c. 1960	Domestic: Single		NC
923 rear	c. 1980	Domestic: Aux. Shed		NC
924	c. 1931;c.1980s	Domestic: Single	Tudor Revival	NC
924 rear	<b>So. Donnybrook Ave.</b> c.1970s	Domestic: Aux. Shed		NC
1001	c. 1931	Domestic: Single	Tudor Revival	C
1002	c. 1931	Domestic: Single	Tudor Revival	C
1005	c. 1933;c.1970s	Domestic: Single	Tudor Revival	NC
1005 rear	c. 1933	Domestic: Aux. Garage Apt.		C
1006	c. 1931	Domestic: Single	Tudor Revival	C
1006 rear	c. 1931	Domestic: Aux. Garage		C

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1011	c. 1935	Domestic: Single	Colonial Revival	C
1011 rear	c. 1975	Domestic: Mobile Home		NC
1015	c. 1936	Domestic: Single	Tudor Revival	C
1015 rear	c.1936;c.1980s	Domestic: Aux. Garage		NC
1019	c. 1935	Domestic: Single		C
1023	c. 1935	Domestic: Single	Colonial Revival	C
1023 rear	c. 1980s	Domestic: Aux. Garage Apt.		NC
1024	c. 1950	Domestic: Single	Colonial Revival	C
1024 rear	c. 1950	Domestic: Aux. Garage Apt.		NC
1110	c. 1930	Domestic: Single	Craftsman	C
1112	c. 1930	Domestic: Single	Craftsman	C
1112 rear	c. 1930	Domestic: Aux. Garage		C
1113	c.1931;c.1970s	Domestic: Single	Ranch	NC
1119	c. 1931	Domestic: Single	Tudor Revival	C
1120	c. 1929	Domestic: Single	Craftsman	C
1120 rear	c. 1929	Domestic: Aux. Garage Apt.		C
1121	c. 1931	Domestic: Single	Tudor Revival	C
1121 rear	c.1931;c. 1980s	Domestic: Aux. Garage		NC
1122	c. 1953	Domestic: Single	Ranch/Colonial Revival	NC
1123	c. 1931	Domestic: Single	Colonial Revival	C
1123 rear	c. 1990	Domestic: Aux. Shed		NC
1123 rear	c. 1990	Domestic: Aux. Shed		NC
1124	c. 1953;c.1975	Domestic: Single		NC
1204	c. 1960	Domestic: Single		NC
1205	c.1951;c.1980s	Domestic: Single		NC
1209	c.1936	Domestic: Single	Tudor Revival	C
1210	c. 1938	Domestic: Single	Tudor Revival	C
1210 rear	c. 1938	Domestic: Aux. Garage		C
1215	c.1940;various	Domestic: Aux. Garage Apt.		C
1219	c.1935	Domestic: Single	Classical Revival	NC
1219 rear	c.1935	Domestic: Aux. Garage		NC
1222	c. 1929	Domestic: Single	Tudor Revival	C
1222 rear	c. 1970	Domestic: Aux. Carport		NC
1228	c. 1935	Domestic: Single	Craftsman	C
1308	c. 1929	Domestic: Single	Tudor Revival	C
1313	c. 1935;c. 1953	Domestic: Single	Colonial Revival	C
1313 rear	c. 1990	Domestic: Aux. Garage		NC
1316 <b>So. Donnybrook Ave.</b>	c. 1960	Domestic: Single		NC
1319	c. 1931	Domestic: Single	Tudor Revival	C
1319 rear	c. 1980	Domestic: Single		NC
1320	c. 1951	Domestic: Single	Colonial Revival	C
1323	c. 1940	Domestic: Single	Colonial Revival	C
1326	c. 1939	Domestic: Single	Colonial Revival	C
1326 rear	c. 1980	Domestic: Aux. Shed		NC
1402	c. 1936	Domestic: Single	Colonial Revival	C

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1402 rear	c. 1960	Domestic: Aux. Shed		NC	
1403	c.1931;c.various	Domestic: Single	Colonial Revival	NC	
1404	c. 1935	Domestic: Single	Tudor Revival	C	
1404 rear	c. 1935	Domestic: Aux. Garage		C	
1405	c. 1933	Domestic: Single	Tudor Revival	C	
1409	c. 1939	Domestic: Single	Colonial Revival	C	
1409 rear	c. 1980	Domestic: Aux. Shed		NC	
1420	c. 1947	Domestic: Single	Colonial Revival/Ranch	C	
1421	c. 1945	Domestic: Single		C	
1424	c. 1949	Domestic: Single	Colonial Revival/Ranch	C	
1424 rear	c. 1949	Domestic: Aux. Garage		C	
1501	c. 1947	Domestic: Single	Ranch/Colonial Revival	C	
1504	c. 1941	Domestic: Single	Colonial Revival	C	
1600	c. 1941	Domestic: Single	Colonial Revival	C	
1600 rear	c.1941;c.1980s	Domestic: Aux. Guest House		NC	
209	<b>W. Eighth Street</b>	c. 1935	Domestic: Single	Tudor Revival	C
302		c. 1937	Domestic: Single	Colonial Revival	C
302 rear		c. 1937	Domestic: Aux. Garage Apt.	Colonial Revival	C
302 rear		c. 1990	Domestic: Aux. Carport		NC
318		c. 1970	Domestic: Single		NC
318 rear		c. 1970	Domestic: Aux. Shed		NC
321		1948	Domestic: Single	Colonial Revival	C
321 rear		c. 1960	Domestic: Aux. Garage Apt.		NC
321 rear		c. 1960	Domestic: Aux. Greenhouse		NC
324		c. 1939	Domestic: Single	Colonial Revival	C
324 rear		c. 1939	Domestic: Aux. Garage		C
405		c. 1937	Domestic: Single	Colonial Revival	C
405 rear		c. 1937	Domestic: Aux. Garage		C
408		2001	Domestic: Single		NC
418		c. 1940	Domestic: Single	Colonial Revival	C
604		c. 1939	Domestic: Single	Colonial Revival	C
604 rear		c. 1939	Domestic: Aux. Garage		C
605		c. 1937	Domestic: Single	Tudor Revival	C
605 rear		c. 1937	Domestic: Aux. Garage		C
608		c. 1937	Domestic: Single	Tudor Revival	C
608 rear	<b>W. Eighth Street</b>	c. 1937	Domestic: Aux. Garage		C
609		c. 1937; c.1980	Domestic: Single	Tudor Revival	NC
624		c. 1949	Domestic: Single	Colonial Revival/Ranch	C
910	<b>So. Fannin Avenue</b>	c. 1936	Domestic: Single	Tudor Revival	C
926-928		c. 1945;c. 1970s	Domestic: Multi. Duplex		NC
1203		c. 1975	Domestic: Single		NC
1208		c. 1945;c.1965	Domestic: Single	Ranch	NC
1209		c. 1970	Domestic: Single		NC

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1216_	c. 1935	Domestic: Aux. Garage Apt.		C
111 <b>W. Fifth Street</b>	c. 1990	Commercial: Office		NC
111 rear	c. 1990	Recreation: Swimming Pool		NC
115	c. 1985	Commercial: Office		NC
115 rear	c. 1985	Infrastructure: Parking Lot		NC
120	c. 1990	Commercial: Office		NC
100 blk.	c. 1990	Infrastructure: Parking Lot		NC
315	c. 1936	Domestic: Single	Tudor Revival	C
315 rear	c. 1936; c. 1960	Domestic: Aux. Garage		NC
318	c. 1936; c. 1980	Domestic: Single	Tudor Revival	NC
319	c. 1936	Domestic: Single	Classical Revival	C
319 rear	c. 1936; c. 1985	Domestic: Aux. Garage		NC
322	c. 1941	Domestic: Single	Classical Revival	C
322 rear	c. 1941	Domestic: Aux. Garage		C
325	c. 1936	Domestic: Single	Classical Revival	C
325 _	c. 1936	Domestic: Aux. Guest House		C
401	c. 1937; c. 1980	Domestic: Single	Colonial Revival	NC
401 rear	c. 1960	Domestic: Aux. Garage		NC
404	1934	Domestic: Single	Spanish Colonial Revival	C
404 rear	c. 1940	Domestic: Aux. Greenhouse		C
504	c. 1929; c. 1980	Domestic: Single		NC
504 _	c. 1940	Domestic: Aux. Garage Apt.		C
508	c. 1931	Domestic: Single	Tudor Revival	C
512	c. 1929	Domestic: Single		C
512 rear	c. 1960	Domestic: Aux. Garage		NC
513	c. 1941	Domestic: Single	Colonial Revival	C
513 _	c. 1950	Domestic: Aux. Garage Apt.	Colonial Revival	C
515	c. 1929	Domestic: Single	Colonial Revival	C
515 rear	c. 1929	Domestic: Aux. Garage		C
516	c. 1932; c. 1980	Domestic: Single		NC
520	c. 1936	Domestic: Single	Tudor Revival	NC
520 rear	c. 1960	Domestic: Aux. Garage		NC
528	c. 1929	Domestic: Single	Colonial Revival	C
528 rear	c. 1929; c. 1980	Domestic: Aux. Garage		NC
532 <b>W. Fifth Street</b>	c. 1953	Domestic: Single	Colonial Revival	C
532 rear	c. 1953	Domestic: Aux. Garage		C
100 <b>E. First Street</b>	c. 1970	Domestic: Multi. Apts.		NC
117	c. 1949	Domestic: Single		C
122-124	c. 1927	Domestic: Multi. Duplex	Craftsman	C
123	c. 1949	Domestic: Single	Ranch	C
126	c. 1980	Domestic: Multi. Duplex		NC
213	c. 1940	Domestic: Single	Colonial Revival	C
213 rear	c. 1940	Domestic: Aux. Garage		C

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218	c. 1937	Domestic: Single	Colonial Revival	C
218 rear	c. 1937	Domestic: Aux. Garage		C
218 rear	c. 1940	Domestic: Aux. Shed		C
222	c. 1947	Domestic: Single	Ranch	C
222 rear	c. 1947	Domestic: Aux. Garage		C
226	c. 1949	Domestic: Single		C
226 rear	c. 1949	Domestic: Aux. Garage		C
309 A	c. 1927; various	Domestic: Single		NC
309 B	c. 1932	Domestic: Aux. Garage Apt.		C
311	c. 1940	Domestic: Single	Colonial Revival	C
312	c. 1932; c. 1980s	Domestic: Aux. Garage Apt.		NC
315	c. 1932	Domestic: Single	Tudor Revival	C
319	c. 1930	Domestic: Single		C
319 rear	c. 1930	Domestic: Aux. Garage		C
615	c. 1935	Domestic: Single	Tudor Revival	C
615 rear	c. 1935	Domestic: Aux. Garage		C
700 blk	c. 1950	Domestic: Multi. Duplex		C
<b>210/1216 E. First /So. Fannin</b>	c. 1935	Domestic: Single	Tudor Revival	C
<b>100 blk. W. First Street</b>	c. 2001	Commercial: Office		NC
112	c. 1935	Domestic: Single	Tudor Revival	C
200	c. 1927	Domestic: Single	Tudor Revival	C
200 rear	c. 1927	Domestic: Aux. Garage	Tudor Revival	C
201	c. 1940	Domestic: Single	Colonial Revival	C
202-204	c. 1937	Domestic: Multi. Duplex	Colonial Revival	C
202-204 rear	c. 1937	Domestic: Aux. Garage		C
208	c. 1927	Domestic: Single	Tudor Revival	C
208 rear	c. 1927	Domestic: Aux. Single	Colonial Revival	C
209	c. 1946	Domestic: Single	Tudor Revival	C
209 rear	c. 1970	Domestic: Aux. Carport	NC	
214	c. 1927	Domestic: Single	Tudor Revival	NC
214 rear	c. 1927	Domestic: Aux. Garage		NC
215	c. 1975	Domestic: Single		NC
<b>218 W. First Street</b>	c. 1926	Domestic: Single	Classical Revival	C
314	c. 1935	Domestic: Single	Colonial Revival	C
314 rear	c. 1935	Domestic: Aux. Garage		C
315	c. 1941	Domestic: Single	Tudor Revival	C
315 rear	c. 1941	Domestic: Aux. Garage		C
322	c. 1932	Domestic: Single		C
322 _	c. 1935	Domestic: Aux. Garage Apt.		C
322 rear	c. 1970	Domestic: Aux. Carport		NC
323AB	c. 1934	Domestic: Multi. Duplex	Tudor Revival	C
323 rear	c. 1934	Domestic: Aux. Garage Apt.		C
325	c. 1935	Domestic: Single	Tudor Revival	C

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325 rear	c. 1935	Domestic: Aux. Garage		NC
400	c. 1927	Domestic: Single	Colonial Revival	C
400 rear	c. 1927; 1980s	Domestic: Aux. Garage Apt.		NC
403	c. 1935	Domestic: Single	Colonial Revival	C
403 rear	c. 1935	Domestic: Aux. Garage		C
404	c. 1927	Domestic: Single	Tudor Revival	C
404 rear	c. 1950	Domestic: Aux. Garage Apt.		NC
412	c. 1927	Domestic: Single	Tudor Revival	C
412 rear	c. 1927	Domestic: Aux. Garage Apt.	Tudor Revival	NC
506	c. 1935	Domestic: Single	Tudor Revival	C
506 rear	c. 1940;c.1980s	Domestic: Aux. Garage		NC
508	c. 1935	Domestic: Single	Tudor Revival	C
508 rear	c. 1970	Domestic: Single		NC
513	c. 1937	Domestic: Single	Tudor Revival	C
513 rear	c. 1970	Domestic: Aux. Garage		NC
513 rear	c. 1950	Domestic: Aux. Garage		C
514	c. 1935	Domestic: Single	Tudor Revival	C
514 rear	c. 1935	Domestic: Aux. Garage		C
515	c. 1937	Domestic: Single	Tudor Revival	C
518	c. 1937;c.1980	Domestic: Single	Tudor Revival	NC
518 rear	c. 1937;c.1980	Domestic: Aux. Garage		NC
519	c. 1953	Domestic: Single	Ranch	C
519 rear	c. 1953	Domestic: Aux. Garage		C
522	c. 1953	Domestic: Single	Ranch	C
206-206 _ <b>Ford Street</b>	c. 1931	Domestic: Multi. Duplex	Craftsman	C
206-206 _ rear	c. 1937	Domestic: Single		C
215	c. 1935	Domestic: Single	Tudor Revival	C
214	c. 1935;c. 1970s	Domestic: Single		NC
217	c. 1932	Domestic: Single	Tudor Revival	C
217 rear	c. 1932; c.1970	Domestic: Aux. Garage		NC
220	c. 1929	Domestic: Single		C
220 rear	c. 1937	Domestic: Aux. Garage		C
221 <b>Ford Street</b>	c. 1935	Domestic: Single	Tudor Revival	C
221 rear	c. 1935	Domestic: Aux. Garage		C
223	c. 1936	Domestic: Single	Colonial Revival	C
223 rear	c. 1936	Domestic: Aux. Garage		C
200 blk.	c. 1940	Domestic: Single	Colonial Revival	C
300	c.1935;various	Domestic: Single		NC
300 rear	c. 1980	Domestic: Aux. Garage		NC
303	c. 1940;various	Domestic: Single		NC
304-306	c. 1931	Domestic: Single		C
304-306 rear	c. 1980	Domestic: Aux. Garage		NC
307	c. 1946	Domestic: Single		C
308	1945;c.1970s	Domestic: Single		NC

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102	<b>E. Fourth Street</b>	c. 1955	Domestic: Single		NC
102 rear		c. 1955	Domestic: Aux. Garage		NC
108		c. 1946	Domestic: Single	Colonial Revival	C
108 rear		c. 1946	Domestic: Aux. Garage		C
112		c.1946; c.1980s	Domestic: Single		NC
120		c. 1947	Domestic: Single		C
124		c. 1965	Domestic: Single		NC
206		c. 1960	Domestic: Single		NC
206 rear		c. 1960	Domestic: Aux. Garage		NC
300		c. 1947	Domestic: Single	Colonial Revival	C
300 rear		c. 1947	Domestic: Aux. Garage		C
306		c. 1947	Domestic: Single	Colonial Revival	C
306 rear		c. 1947	Domestic: Aux. Garage		C
312		c. 1947	Domestic: Single	Colonial Revival	C
312 rear		c. 1947	Domestic: Aux. Garage		C
318		c. 1946	Domestic: Single	Colonial Revival	C
318 rear		c. 1946	Domestic: Aux. Garage		C
402		c. 1941	Domestic: Single	Colonial Revival	C
402 rear		c. 1941	Domestic: Aux. Garage		C
408		c. 1951	Domestic: Single	Colonial Revival	C
408 rear		c. 1951	Domestic: Aux. Garage		C
412		c. 1953	Domestic: Single	Colonial Revival	NC
412 rear		c. 1953; c.1980s	Domestic: Aux. Garage		NC
512		c. 1941; c.1970	Domestic: Single	Colonial Revival	NC
520		c.1945	Domestic: Single	Colonial Revival	C
118	<b>W. Fourth Street</b>	1931	Domestic: Single	Tudor Revival	C
208		1960	Domestic: Single		NC
313-315		1936	Domestic: Multi. Duplex	Tudor Revival	C
313-315 rear		c. 1960	Domestic: Aux. Garage Apt.		NC
319		1937	Domestic: Single	Tudor Revival	C
325	<b>W. Fourth Street</b>	1937	Domestic: Single	Colonial Revival	C
325 rear		c.1960;c.1985	Domestic: Aux. Guest House		NC
401		1936	Domestic: Single	Tudor Revival	C
401 rear		c. 1960	Domestic: Aux. Garage		NC
322		1935	Domestic: Single	Tudor Revival	C
400		1938	Domestic: Single	Tudor Revival	C
400 _		c. 1938	Domestic: Aux. Garage Apt.		C
508		1960	Domestic: Single	Ranch	C
509		1937	Domestic: Single	Colonial Revival	C
509 rear		c. 1937	Domestic: Aux. Garage		C
512		1937	Domestic: Single	Colonial Revival	C
512 rear		c. 1937	Domestic: Aux. Garage		C
518		1937	Domestic: Single	Colonial Revival	C

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521		1937	Domestic: Single	Colonial Revival	C
524		1939	Domestic: Single	Colonial Revival	C
524 rear		c. 1939	Domestic: Aux. Garage		C
529		c. 1960	Domestic: Single	Ranch	NC
411	<b>Frazier Street</b>	c.1927	Domestic: Single	Craftsman	C
411 _		c.1927; c.1980s	Domestic: Aux. Garage Apt.		NC
417		c. 1927	Domestic: Single	Colonial Revival	C
417 rear		c. 1927	Domestic: Aux. Garage		C
505		c. 1927	Domestic: Single	Colonial Revival	C
505 rear		c. 1970s	Domestic: Aux. Shed		NC
507		c. 1927	Domestic: Single	Tudor Revival	C
507 rear		c. 1970s	Domestic: Aux. Shed		NC
509		c. 1927	Domestic: Single	Tudor Revival	C
513		c. 1929	Domestic: Single	Craftsman	C
521		c. 1927	Domestic: Single	Tudor Revival	C
521 rear		c. 1927	Domestic: Aux. Garage		C
527		c. 1930	Domestic: Single	Tudor Revival	C
527 rear		c. 1930	Domestic: Aux. Garage		C
404	<b>Hamvasy Lane</b>	c. 1975	Domestic: Single	Colonial Revival	NC
405		c. 1985	Domestic: Single	Ranch	NC
405 rear		c. 1985	Domestic: Aux. Garage		NC
606		c. 1955	Domestic: Single	Colonial Revival	NC
709		c. 1946; c. 1980	Domestic: Single	Ranch/Colonial Revival	NC
715		c. 1951	Domestic: Single	Ranch	C
718		c. 1950	Domestic: Single	Ranch	C
802		c. 1949	Domestic: Single	Tudor Revival/Colonial Revival	C
808		c. 1946; c. 1985	Domestic: Single		NC
815		c. 1949; c. 1985	Domestic: Single	Ranch	NC
815 rear		c. 1975	Domestic: Aux. Shed		NC
818	<b>Hamvasy Lane</b>	c. 1951; various	Domestic: Single	Ranch	NC
824		c. 1955	Domestic: Single	Ranch	NC
1201	<b>Highland Avenue</b>	c. 1960	Domestic: Single		NC
1300 blk		c. 1960	Domestic: Single		NC
1525		c. 1949	Domestic: Single		C
1535		c. 1955	Domestic Single		NC
1535 rear		c. 1995	Domestic: Aux. Shed		NC
1500 blk		c. 1960	Domestic: Single		NC
1500 blk rear		c. 1980	Domestic: Aux. Shed		NC
1500 blk rear		c. 1980	Domestic: Aux. Shed		NC
1904	<b>Hilltop Drive</b>	c. 1944	Domestic: Single	Colonial Revival	C
1904 rear		c. 1960	Domestic: Aux. Carport	NC	

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1908	c. 1946	Domestic: Single	Colonial Revival	C
1908 rear	c. 1946	Domestic: Aux. Garage		C
1910	c. 1939	Domestic: Single	Colonial Revival	C
1910 rear	c. 1939	Domestic: Aux. Garage		C
1912	c. 1937	Domestic: Single	Tudor Revival	C
1912 rear	c. 1937	Domestic: Aux. Garage		C
1919	c. 1937	Domestic: Single	Colonial Revival	C
1924	c. 1939	Domestic: Single	Colonial Revival	C
1924 rear	c. 1939	Domestic: Aux. Garage		NC
1925	c. 1937; c. 1980	Domestic: Single	Colonial Revival	NC
2000	c. 1939	Domestic: Single	Colonial Revival/Ranch	C
2000 rear	c. 1939	Domestic: Aux. Garage		C
2000 rear	c. 1939	Domestic: Aux. Shed		C
2003	c. 1939	Domestic: Single	Colonial Revival	C
2003 rear	c. 1947	Domestic: Aux. Garage Apt.	Colonial Revival	C
2006	c. 1937	Domestic: Single	Colonial Revival	C
2013	c. 1939; 1985	Domestic: Single	Colonial Revival	NC
2013 rear	c. 1939	Domestic: Aux. Garage Apt.	Colonial Revival	C
2014	c. 1937	Domestic: Single	Colonial Revival	C
2014 rear	c. 1937; c. 1965	Domestic: Aux. Garage		NC
2017	c. 1937	Domestic: Single	Colonial Revival	C
2017 rear	c. 1937; c. 1960	Domestic: Aux. Garage		NC
2025	c. 1939	Domestic: Single	Colonial Revival	C
2025 rear	c. 1939	Domestic: Aux. Garage		C
2106	c. 1937	Domestic: Single	Monterey Revival	NC
2106 rear	c. 1980	Domestic: Aux. Shed		NC
2114	c. 1939	Domestic: Single	Colonial Revival	C
2114 rear	c. 1939; c. 1970	Domestic: Aux. Garage Apt.		NC
2115	c. 1946	Domestic: Single	Colonial Revival	C
2115	<b>Jacksonville Highway</b> c. 1951	Domestic: Single	Colonial Revival	C
2106	c. 1960	Domestic: Single	Ranch	NC
2120	c. 1960	Domestic: Single	Ranch	NC
2230	c. 1965	Domestic: Single	Ranch	NC
2302	c. 1965	Domestic: Single	Ranch	NC
2307	c. 1951	Domestic: Single	Ranch/ Colonial Revival	C
2307 rear	c. 1951	Domestic: Aux. Garage		C
2315	c. 1951	Domestic: Single	Ranch/Colonial Revival	C
2315 rear	c. 1950	Domestic: Aux. Garage		C
2316	c. 1957	Domestic: Single	Colonial Revival/Ranch	NC
2329	c. 1951	Domestic: Single	Colonial Revival/Ranch	C
2329 rear	c. 1970	Domestic: Aux. Carport		NC
2402	c. 1960	Domestic: Single	Ranch	NC
2406	c. 1975	Domestic: Single	Tudor Revival	NC
2410	c. 1965	Domestic: Single	Ranch	NC

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2411		c. 1925	Domestic: Single	Craftsman	C
2411 rear		c. 1960	Domestic: Aux. Carport		NC
2421		c. 1951	Domestic: Single	Ranch/Colonial Revival	C
2427		c. 1965	Domestic: Single	Ranch/Colonial Revival	NC
2493		c. 1965	Domestic: Single	Ranch	NC
2507		c. 1951;c.1970	Domestic: Single	Art Moderne	NC
2525		c. 1950	Institutional: Church		C
2525 rear		c. 1998	Institutional: Hall		NC
2525 rear		c. 2000	Institutional: Aux. Shed		NC
2525 rear		c. 2000	Institutional: Aux. Shed		NC
215	<b>Lake Street</b>	c.1957;c.1980	Domestic: Multi. Duplex		NC
219		c. 1933;c.1970s	Domestic: Single	Colonial Revival	NC
219 rear		c. 1970	Domestic: Aux. Garage		NC
222		c.1937	Domestic: Single	Tudor Revival	C
222 rear		c. 1937	Domestic: Aux. Garage		C
223		c.1932	Domestic: Single	Colonial Revival	C
223 rear		c. 1970	Domestic: Aux. Garage		NC
300		c. 1937	Domestic: Single	Classical Revival	C
300 rear		c. 1980s	Domestic: Aux. Garage		NC
301		c. 1932	Domestic: Single	Colonial Revival	C
301 rear		c. 1932	Domestic: Aux. Garage		C
302		c. 1937	Domestic: Single	Colonial Revival	C
305		c. 1931	Domestic: Single	Colonial Revival	C
305 rear		c. 1931	Domestic: Aux. Garage		C
309		c. 1931	Domestic: Single	Colonial Revival	C
309 rear		c. 1931;c.1980s	Domestic: Aux. Carport		NC
408		c. 1960	Domestic: Single	Colonial Revival	NC
408 rear		c. 1960	Domestic: Aux. Garage		NC
410	<b>Lake Street</b>	c. 1937	Domestic: Single	Ranch	NC
420		c. 1935	Domestic: Single	Tudor Revival	C
424		c. 1935	Domestic: Single	Tudor Revival	C
508		c. 1960	Domestic: Single	Ranch	NC
512		c. 1937	Domestic: Single	Tudor Revival	C
512 rear		c. 1970	Domestic: Aux. Carport		NC
517		c. 1937	Domestic: Single		C
520		c. 1980	Domestic: Single		NC
525		c. 1927	Domestic: Single	Tudor Revival	C
525 rear		c. 1927;c.1950	Domestic: Aux. Garage		C
526		1950	Domestic: Single	International Style	C
604		c. 1975	Domestic: Single		NC
611		c.1955	Domestic: Single		NC
116	<b>Lindsey Lane</b>	c. 1930	Domestic: Single	Tudor Revival	C
116 rear		c. 1930	Domestic: Aux. Garage		C

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117	c. 1931;c. 2000	Domestic: Single	Tudor Revival	NC
117 rear	c. 1931	Domestic: Aux. Garage		C
121	c. 1931	Domestic: Single	Classical Revival	C
121 rear	c. 1931;various	Domestic: Aux. Garage		NC
204	c. 1900	Domestic: Single	Queen Anne	NC
204 rear	c. 1940	Domestic: Aux. Garage		C
207	1938	Domestic: Single	Colonial Revival	C
207 rear	1938	Domestic: Aux. Garage		C
208	c. 1931	Domestic: Single	Colonial Revival	C
208 rear	c. 1931	Domestic: Aux. Garage		C
212	c. 1931	Domestic: Single	Tudor Revival	C
212 rear	c. 1931	Domestic: Aux. Garage		C
305	c. 1951	Domestic: Single	Colonial Revival	C
311	c. 1947	Domestic: Single	Ranch/Colonial Revival	C
311 rear	c 1947	Domestic: Aux. Garage		C
316	c. 1995	Domestic: Single		NC
322	c. 1935	Domestic Single	Classical Revival	C
322 rear	c. 1935	Domestic: Aux. Garage		C
322 rear	c. 1935	Domestic: Aux. Shed		C
400	c. 1936	Domestic: Single	Colonial Revival	C
400 rear	c. 1970	Domestic: Aux. Garage		NC
403	c. 1937	Domestic: Single		C
403 rear	c. 1940	Domestic: Aux. Garage		C
406	c. 1936	Domestic: Single	Colonial Revival	C
409	c. 1937	Domestic: Single	Classical Revival	C
409 rear	c. 1937	Domestic: Aux. Garage		C
424	c. 1935	Domestic: Single	Tudor Revival	C
424 rear	c. 1935	Domestic: Aux. Garage		C
502 <b>Lindsey Lane</b>	c. 1931	Domestic: Single	Tudor Revival	C
502 rear	c. 1960	Domestic: Aux. Garage		NC
506	c. 1932	Domestic: Single	Colonial Revival	C
506 rear	c. 1950	Domestic: Aux. Garage		C
510	c. 1931	Domestic: Single	Colonial Revival	C
510 rear	c. 1970	Domestic: Aux. Carport		NC
110 <b>Mockingbird Lane</b>	c. 1929	Domestic: Single	Colonial Revival	C
110 rear	c. 1931	Domestic: Aux. Garage Apt.		C
113	c. 1929	Domestic: Single	Tudor Revival	C
113 rear	c. 1960	Domestic: Aux. Garage		NC
113 rear	c. 1965	Domestic: Aux. Carport	NC	
114	c. 1935	Domestic: Single	Tudor Revival	C
114 rear	c. 1945	Domestic: Aux. Garage Apt.		C
118	c. 1931	Domestic: Single	Tudor Revival	C
118 rear	c. 1931	Domestic: Aux. Garage		C
119	1928	Domestic: Single	Tudor Revival	C

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119 rear	1928;c.1965	Domestic: Aux. Garage		NC
202	c. 1929	Domestic: Single	Colonial Revival	C
202 rear	c. 1960	Domestic: Aux. Garage		NC
203	c. 1926;various	Domestic: Single	Tudor Revival	NC
203 rear	c. 1960	Domestic: Aux. Garage		NC
206	c. 1931	Domestic: Single	Tudor Revival	C
206 rear	c. 1931	Domestic: Aux. Garage	Tudor Revival	C
207	c. 1929	Domestic: Single	Tudor Revival	C
207 rear	c.1935;c.1965	Domestic: Aux. Garage Apt.		NC
210	c. 1931	Domestic: Single	Tudor Revival	C
210 rear	c. 1935	Domestic: Single		C
213	c. 1929	Domestic: Single	Tudor Revival	C
213 rear	c. 1990	Domestic: Aux. Garage		NC
219AB	1931	Domestic: Multi. Duplex	French Eclectic	C
219AB rear	c. 1960	Domestic: Aux. Shed/Carport		NC
219AB rear	c. 1960	Domestic: Aux. Shed/Carport		NC
314	c. 1931	Domestic: Single	Tudor Revival	C
315	c. 1929	Domestic: Single	Tudor Revival	C
315 rear	c. 1929	Domestic: Aux. Garage		C
316	c. 1935;c. 1980	Domestic: Single		NC
316 rear	c. 1970	Domestic: Aux. Garage		NC
319	c. 1931	Domestic: Single	Tudor Revival	C
319 rear	c.1931;c.1980s	Domestic: Aux. Garage		NC
322	c. 1929	Domestic: Single	Tudor Revival	C
322 rear	c. 1980	Domestic: Aux. Garage		NC
325	c. 1933	Domestic: Single	Tudor Revival	C
325 rear	c. 1933	Domestic: Aux. Garage		C
328 <b>Mockingbird Lane</b>	c. 1932	Domestic: Single	Tudor Revival	C
328 rear	c. 1951	Domestic: Aux. Garage Apt.	Colonial Revival	C
403	c. 1929	Domestic: Single	Tudor Revival	C
405	c. 1926	Domestic: Single	Tudor Revival	C
405 rear	c. 1995	Domestic: Aux. Carport		NC
425	c. 1929	Domestic: Single	Tudor Revival	C
425 rear	c. 1980	Domestic: Aux. Garage		NC
429	c. 1931	Domestic: Single	Colonial Revival	C
429 rear	c. 1931	Domestic: Aux. Garage		C
500 blk.	c. 1940	Domestic: Single	Colonial Revival	C
505	c. 1932	Domestic: Single	Classical Revival	C
506	c. 1932	Domestic: Single	Tudor Revival	C
506 rear	c. 1932	Domestic: Aux. Garage		C
512	c. 1932	Domestic: Single	Colonial Revival/Tudor Revival	C
512 rear	c. 1950	Domestic: Aux. Shed		C
518	c. 1931	Domestic: Single	Classical Revival	C
518 rear	c. 1950	Domestic: Aux. Garage		C

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723	<b>W. Ninth Street</b>	c. 1937	Domestic: Single	Tudor Revival	C
723 rear		c. 1940	Domestic: Aux. Garage		C
725		c. 1941	Domestic: Single	Colonial Revival	C
741		c. 1949; c. 1980	Domestic: Single	Colonial Revival/Ranch	NC
2331	<b>Oak Lane</b>	c. 1951	Domestic: Single	Colonial Revival/Ranch	C
2420		1948	Domestic: Single	Colonial Revival/Ranch	C
2424		c. 1950	Domestic: Single	Colonial Revival/Ranch	C
2425		c. 1951	Domestic: Single	Colonial Revival/Ranch	C
2428		c. 1951	Domestic: Single	Colonial Revival/Ranch	C
2429		c. 1951	Domestic: Single	Colonial Revival	C
2201	<b>Old Bullard Road</b>	c. 1965	Domestic: Single	Ranch	NC
2202		c. 1960	Domestic: Single	Ranch/Colonial Revival	NC
2202 rear		c. 1990	Domestic: Aux. Shed		NC
2211		c. 1949	Domestic: Single	Colonial Revival	C
2211 rear		c. 1980	Domestic: Aux. Shed		NC
2212		c. 1937	Domestic: Single	Ranch/Colonial Revival	C
2217		c. 1949	Domestic: Single	Colonial Revival	C
2221		c. 1949	Domestic: Single	Colonial Revival	C
2224		c. 1937	Domestic: Single	Ranch	C
2231		c. 1949	Domestic: Single	Colonial Revival/Ranch	C
2238		c. 1949	Domestic: Single	Ranch	C
2239		c. 1949	Domestic: Single	Colonial Revival	C
2239 rear		c. 1990	Domestic: Aux. Garage		NC
2241		c. 1952	Domestic: Single		C
2241 rear	<b>Old Bullard Road</b>	c. 1952	Domestic: Aux. Garage		C
2306		c. 1949; c. 1980	Domestic: Single	Ranch	NC
2310		c. 1955; c. 1970	Domestic: Single	Colonial Revival/Ranch	NC
2315		c. 1951	Domestic: Single	Ranch/Colonial Revival	C
2318		c. 1949	Domestic: Single	Colonial Revival	C
2318 rear		c. 1949	Domestic: Aux. Garage Apt.		C
2402		c. 1951	Domestic: Single	Colonial Revival	C
2411		c. 1949	Domestic: Single	Colonial Revival	C
2417		c. 1949; c. 1980	Domestic: Single	Colonial Revival	NC
2417 rear		c. 1980	Domestic: Aux. Garage		NC
2424		c. 1950	Domestic: Single	Colonial Revival	C
2424 rear		c. 1960	Domestic: Aux. Garage Apt.		NC
2506		c. 1937	Domestic: Single	Colonial Revival	C
2518		c. 1937	Domestic: Single	Colonial Revival	C
2520		c. 1937	Domestic: Single	Colonial Revival	C
2601		c. 1951	Domestic: Single	Colonial Revival	C
2601 rear		c. 1951; c. 1975	Domestic: Aux. Garage		C
2630		c. 1937	Domestic: Single	Tudor Revival	C
2630 rear		c. 1937	Domestic: Single		C

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2631		c. 1949	Domestic: Single		C
2631 rear		c. 1965	Domestic: Aux. Shed		NC
2633		c. 1960; c. 1970	Domestic: Single	Colonial Revival	NC
2633 rear		c. 1970	Domestic: Single		NC
2702		c. 1960	Domestic: Single	Ranch/Colonial Revival	NC
2703		c. 1960	Domestic: Single	Ranch	NC
2711		c. 1951; c. 1980	Domestic: Single	Colonial Revival/Ranch	NC
2712		c. 1949	Domestic: Single	Ranch/Colonial Revival	C
2712 rear		c. 1949	Domestic: Aux. Garage		C
2712 rear		c. 1953	Domestic: Aux. Guest House		C
2721		c. 1949	Domestic: Single	Colonial Revival/Ranch	C
2721 rear		c. 1949	Domestic: Aux. Garage		C
2724		c. 1970	Domestic: Single	Colonial Revival	NC
2729		c. 1949	Domestic: Single	Colonial Revival	C
2737		c. 1935	Domestic: Single	Tudor Revival	C
2737 rear		c. 1935; c. 1985	Domestic: Aux. Garage	Colonial Revival	NC
2747		c. 1951	Domestic: Single	Ranch/Colonial Revival	C
2748		c. 1960	Domestic: Single	Ranch/Colonial Revival	NC
2748 rear		c. 1960	Domestic: Aux. Garage		NC
2911		c. 1960	Domestic: Single	Ranch	NC
2911 rear		c. 1980	Domestic: Aux. Shed		NC
2921		c. 1960	Domestic: Single	Colonial Revival/Ranch	NC
511	<b>Park Heights Circle</b>	2002	Domestic: Single		NC
521		1937	Domestic: Single	Tudor Revival/Colonial Revival	C
524	<b>Park Heights Circle</b>	c. 1960	Domestic: Single	Ranch	NC
525		c. 1941	Domestic: Single	Colonial Revival	C
525 rear		c. 1941	Domestic: Aux. Garage Apt.	Colonial Revival	C
526		c. 1995	Domestic: Single		NC
529		c. 1949	Domestic: Single	Monterey Revival	C
530		c. 1960	Domestic: Single	French Colonial Revival	NC
535		c. 1951	Domestic: Single	Colonial Revival/Ranch	C
536		c. 1953	Domestic: Single	Classical Revival	C
538		c. 1960	Domestic: Single	Colonial Revival	NC
540		c. 1960	Domestic: Single	Ranch	NC
543		1995	Domestic: Single	Tudor Revival	NC
545		c. 1985	Domestic: Single	Colonial Revival	NC
546		c. 1953	Domestic: Single	Colonial Revival/Ranch	C
546 rear		c. 1953	Domestic: Aux. Garage		C
550		c. 1960	Domestic: Single	Colonial Revival	NC
551		c. 1960	Domestic: Single	Colonial Revival	NC
553		c. 1960	Domestic: Single	Colonial Revival/Ranch	NC
500 blk.		c. 1940	Infrastructure: Gas Lamps		C
216	<b>Rix Street</b>	1947	Domestic: Single	Classical Revival	C

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216 rear	1947	Domestic: Aux. Garage		C
217	c. 1937	Domestic: Single	Colonial Revival	C
220	c. 1937	Domestic: Single	Colonial Revival	C
220 rear	c. 1937	Domestic: Aux. Garage		C
221	c. 1937	Domestic: Single	Colonial Revival	C
221 rear	c. 1937	Domestic: Aux. Garage		C
224	c. 1937	Domestic: Single	Colonial Revival	C
225	c. 1937	Domestic: Single	Tudor Revival	C
225 rear	c. 1980s	Domestic: Aux. Garage		NC
300	c. 1936;c.1980s	Domestic: Single	Tudor Revival	NC
300 rear	c. 1980s	Domestic: Aux. Carport		NC
300 rear	c. 1980s	Domestic: Aux. Shed		NC
303	c. 1937;c. 1980s	Domestic: Single	Colonial Revival	NC
306	c. 1937	Domestic: Single	Colonial Revival	C
309	c. 1930	Domestic: Single	Craftsman	C
309 rear	c. 1937	Domestic: Aux. Garage Apt.		C
403	c. 1929	Domestic: Single	Tudor Revival	C
403 rear	c. 1929	Domestic: Aux. Garage		C
405-407	c. 1932;c.1980s	Domestic: Multi. Duplex	Colonial Revival	NC
405-407 rear	c. 1990	Domestic: Aux. Carport		NC
405-407 rear	c. 1990	Domestic: Aux. Shed		NC
409	1930	Domestic: Single	Colonial Revival	NC
409 rear	1930;c. 1980	Domestic: Aux. Garage		NC
409 rear	c. 1970s	Domestic: Aux. Shed		NC
410 <b>Rix Street</b>	c. 1947	Domestic: Single	Ranch	C
410 rear	c. 1980	Domestic: Aux. Shed		NC
413	c. 1931	Domestic: Single	Tudor Revival	C
413 rear	c. 2000	Domestic: Aux. Garage		NC
414	c. 1937	Domestic: Single	Classical Revival	C
414 rear	c. 1937	Domestic: Aux. Garage		C
417	c. 1931	Domestic: Single	Tudor Revival	C
418	c. 1932	Domestic: Single	Tudor Revival	C
418 rear	c. 1932	Domestic: Aux. Garage		C
421	c. 1931	Domestic: Single	Tudor Revival	C
421 rear	c. 1931;c. 1990	Domestic: Aux. Garage		NC
422	c. 1931	Domestic: Single	Tudor Revival	C
422 rear	c. 1980s	Domestic: Aux. Shed		NC
500	c. 1935	Domestic: Single	Classical Revival	C
501	1931	Domestic: Single	Tudor Revival	C
502	c. 1929	Domestic: Single	Tudor Revival	C
502 rear	c. 1970s	Domestic: Aux. Shed		NC
504	c. 1931; various	Domestic: Single		NC
506	c. 1931; various	Domestic: Single		NC
509	c. 1947	Domestic: Single	Ranch	C
510	c. 1932	Domestic: Single	Colonial Revival	C

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517	c. 1947	Domestic: Single	Ranch	NC
517 rear	c. 1980	Domestic: Aux. Carport		NC
517 rear	c. 1947	Domestic: Aux. Garage Apt.	Ranch	C
518	<b>So. Robertson Avenue</b> c. 1930	Domestic: Single	Tudor Revival	C
518 rear	c. 1930	Domestic: Aux. Garage		C
521	c. 1947	Domestic: Single	Minimal Traditional	C
521 rear	c. 1947;c.1980s	Domestic: Aux. Garage Apt.		NC
526	c. 1946 c.1980s	Domestic: Single	Ranch	NC
527	c. 1929	Domestic: Single	Craftsman	C
920	c. 1931	Domestic: Single	Tudor Revival	C
920 rear	c. 1937	Domestic: Single		C
924	c.1924	Domestic: Single	Craftsman	C
924 rear	c.1924	Domestic: Aux. Garage		C
1012	c. 1931	Domestic: Single	Colonial Revival	C
1014	c. 1935	Domestic: Single	Colonial Revival	C
1014 rear	c.1940; c.1980	Domestic: Aux. Garage		NC
1018	c. 1935	Domestic: Single	Tudor Revival	C
1018 rear	c. 1945	Domestic: Aux. Garage		NC
1022	c. 1931;c.1980	Domestic: Single	Craftsman	NC
1106	c. 1960	Domestic: Single	Ranch/Colonial Revival	NC
1114	c. 1937	Domestic: Aux. Garage Apt.	Colonial Revival	C
1322	c. 1951	Domestic: Single	Ranch	C
1600 blk.	c. 1990	Infrastructure: Parking Lot		NC
1708	<b>So. Robertson Avenue</b> c. 1937	Domestic: Single	Colonial Revival	C
1806	c. 1931	Domestic: Single		NC
1814	c. 1937; various	Domestic: Single	Colonial Revival	NC
1815	c. 1931	Domestic: Single	Colonial Revival	C
1815 rear	c. 1931;c.1980s	Domestic: Aux. Garage		NC
1818	c. 1965	Domestic: Single		NC
1901	c. 1937	Domestic: Single	Colonial Revival	C
1901 rear	c. 1950	Domestic: Aux. Garage		C
1903	c. 1935	Domestic: Single	Classical Revival	C
1903 rear	c. 1935	Domestic: Aux. Garage		C
1907	c. 1937	Domestic: Single	Tudor Revival	C
1907 rear	c. 1935; c. 1970	Domestic: Aux. Garage		NC
1912	c. 1946	Domestic: Single	Colonial Revival	C
1912 rear	c. 1940	Domestic: Aux. Garage		C
1920	c. 1937	Domestic: Single	Colonial Revival	C
1920 rear	c. 1937;c. 1980	Domestic: Aux. Garage		NC
2001	c. 1965	Domestic: Single	Colonial Revival	NC
2002	c. 1946	Domestic: Single	Colonial Revival	C
2002 rear	c. 1946;c. 1960	Domestic: Aux. Garage		C
2003	c. 1937	Domestic: Single	Tudor Revival	NC
2010	c. 1955;c. 1980	Domestic: Single	Colonial Revival	NC

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2010 rear	c. 1955;c.1980	Domestic: Aux. Garage		NC
2005	c. 1935	Domestic: Single		C
2005 rear	c. 1935	Domestic: Aux. Garage		C
2018	c. 1937	Domestic: Single	Colonial Revival	C
2018 rear	c. 1937	Domestic: Aux. Garage		C
2023	c. 1949	Domestic: Single	Colonial Revival/Ranch	C
2023 rear	c. 1949	Domestic: Aux. Garage Apt.		C
2100	c. 1940	Domestic: Single	Tudor Revival	C
2120	c. 2001	Domestic: Single		NC
2120 rear	c. 2001	Domestic: Aux. Garage Apt.		NC
2120	c. 2001	Landscape: Gatepost		NC
2120	c. 2001	Landscape: Gatepost		NC
2120 rear	c. 2001	Domestic: Aux. Shed		NC
2201	c. 1885; c.1940	Domestic: Single	Classical Revival	C
2205	c. 1939	Domestic: Single	Colonial Revival	C
2205 rear	c. 1939	Domestic: Aux. Shed		C
2310	c. 1960	Infrastructure: Pumphouse		NC
2310 rear	c. 1975	Infrastructure: Shed		NC
2314	c. 1951	Domestic: Single	Ranch	C
2400	c. 1951	Domestic: Single	Ranch	C
2403	c. 1951	Domestic: Single	Ranch/Colonial Revival	C
2403 rear	c. 1951	Domestic: Aux. Garage		C
2404 <b>So. Robertson Avenue</b>	c. 1951	Domestic: Single	Ranch/Colonial Revival	C
2404 rear	c. 1951	Domestic: Aux. Garage		C
2408	c. 1949	Domestic: Single	Colonial Revival	C
2409	c. 1960	Domestic: Single	Ranch	NC
2504-2506	1915;various	Domestic: Single		NC
412 <b>Rose Circle</b>	c. 1951; 2000	Domestic: Single	Colonial Revival/Tudor Revival	NC
417	c. 1960	Domestic: Single	Colonial Revival	NC
417 rear	c. 1975	Domestic: Aux. Garage Apt.		NC
418	c. 1951	Domestic: Single	Colonial Revival/Ranch	C
421	c. 1951	Domestic: Single	Ranch	C
424	c. 1955;1975	Domestic: Single	Ranch	NC
1301 <b>Roseland Boulevard</b>	c. 1957	Domestic: Single		NC
1302	c. 1985	Domestic: Single		NC
1309	c. 1953	Domestic: Single		NC
1310	c. 1949	Domestic: Single	Monterey Revival	C
1310 rear	c. 1949	Domestic: Aux. Garage		C
1326	c. 1949	Domestic: Single	Colonial Revival	C
1326 rear	c. 1949	Domestic: Single	Colonial Revival	C
1408	1937	Domestic: Single	Monterey Revival	C
1408 rear	c. 1937	Domestic: Aux. Garage Apt.		C

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105	<b>E. Second Street</b>	c. 1950	Domestic: Single	Ranch	C
106		c. 1948	Institutional: Church	Classical Revival	C
114		c. 1936	Domestic: Single	Colonial Revival	C
114 rear		c. 1936	Domestic: Aux. Garage		C
115		c. 1937	Domestic: Single	Colonial Revival	C
118		c.1937	Domestic: Single	Monterey Revival	C
123		c. 1935	Domestic: Single	Colonial Revival/Tudor Revival	C
213		c. 1937	Domestic: Single	Colonial Revival	C
213 rear		c. 1937	Domestic: Aux. Garage		C
223		c. 1937	Domestic: Single	Colonial Revival	C
305		c. 1936	Domestic: Single	Tudor Revival	C
305 rear		c. 2000	Domestic: Aux. Garage		NC
308		c. 1937	Domestic: Single	Colonial Revival	NC
313		c. 1937;c. 1980s	Domestic: Single		NC
313 rear		c. 1937	Domestic: Aux. Garage		C
411		c. 1937	Domestic: Single	Colonial Revival	C
412		c. 1965	Domestic: Single		NC
414		c. 1953	Domestic: Single		NC
415		c. 1971	Domestic: Single		NC
512		c. 1970	Domestic: Single		NC
515		c. 1937	Domestic: Single	Colonial Revival	C
515 rear	<b>E. Second Street</b>	c. 1937	Domestic: Aux. Garage		C
519		c. 1937	Domestic: Single	Colonial Revival	C
519 rear		c. 1937	Domestic: Aux. Garage		C
521		c. 1937	Domestic: Single	Colonial Revival	C
603		c. 1936	Domestic: Single	Colonial Revival	C
603 rear		c. 1936	Domestic: Aux. Garage		C
609		c. 1936	Domestic: Single	Colonial Revival	C
609 rear		c.1995	Domestic: Aux. Garage		NC
611		c. 1937	Domestic: Single	Colonial Revival	C
611 rear		c. 1937	Domestic: Aux. Garage		C
612		c. 1937	Domestic: Single	Colonial Revival	C
215	<b>W. Second Street</b>	c. 1929	Domestic: Single	Tudor Revival	C
215 rear		c. 1935	Domestic: Aux. Garage Apt.		C
314		c. 1937	Domestic: Single	Tudor Revival	C
314 rear		c. 1960	Domestic: Aux. Garage Apt.		NC
316		c. 1941	Domestic: Single	Colonial Revival	C
316 rear		c. 1960	Domestic: Aux. Garage		NC
319		c. 1935	Domestic: Single	Colonial Revival	C
319 rear		c. 1935	Domestic: Aux. Garage Apt.		C
508		c. 1949	Domestic: Single	Ranch	C
508 rear		c. 1949	Domestic: Aux. Garage		C
515		c. 1950	Domestic: Single	Ranch	C
515 rear		c. 1950	Domestic: Aux. Garage Apt.		C

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517		c. 1950	Domestic: Single	Colonial Revival	C
517 rear		c. 1950	Domestic: Aux. Garage		C
520		c. 1960	Domestic: Single	Ranch	NC
523		c. 1941	Domestic: Single	Colonial Revival	C
523 rear		c. 1941	Domestic: Aux. Garage		C
523 rear		c. 1980	Domestic: Aux. Carport		NC
528		c. 1951	Domestic: Single	Ranch	C
529		c. 1949; c. 1985	Domestic: Single		NC
534		c. 1951	Domestic: Single	Ranch	C
118	<b>W. Seventh Street</b>	c. 1939	Domestic: Single	Tudor Revival	C
118 rear		c. 1995	Domestic: Aux. Garage		NC
125		c. 1939	Domestic: Single	Tudor Revival	C
125 rear		c. 1939	Domestic: Aux. Garage		C
202		c. 1939; c. 1980	Domestic: Single	Colonial Revival	NC
209		c. 1939	Domestic: Single	Colonial Revival	C
209 rear		c. 1939	Domestic: Aux. Garage		C
210		c. 1939	Domestic: Single	Colonial Revival	C
210 rear		c. 1940	Domestic: Aux. Garage		C
310		c. 1939	Domestic: Single	Colonial Revival	C
310 rear	<b>W. Seventh Street</b>	c. 1939	Domestic: Aux. Garage	Colonial Revival	NC
320		c. 1939	Domestic: Single	Colonial Revival	C
320 rear		c. 1939	Domestic: Aux. Garage Apt.	Colonial Revival	C
400		c. 1940	Domestic: Single	Colonial Revival	C
401		c. 1970	Domestic: Single	Colonial Revival	NC
401 rear		c. 1985	Domestic: Aux. Garage		NC
406		c. 1951	Domestic: Single	Colonial Revival	C
407		c. 1939	Domestic: Single	Colonial Revival	C
407 rear		c. 1939; c. 1980s	Domestic: Aux. Garage Apt.		NC
108	<b>W. Shaw Street</b>	c. 1937	Domestic: Aux. Garage Apt.	Colonial Revival	C
114		c. 1929	Domestic: Single	Tudor Revival	C
114 rear		c. 1931	Domestic: Aux. Garage Apt.		C
115		c. 1924	Domestic: Single	Colonial Revival	C
118		c. 1931	Domestic: Single	Tudor Revival	C
118 rear		c. 1931	Domestic: Aux. Garage Apt.		C
119		c. 1929	Domestic: Single	Colonial Revival	NC
201		c. 1931	Domestic: Single	Tudor Revival	C
201 rear		c. 1931	Domestic: Aux. Garage		NC
202		c. 1931	Domestic: Single	Tudor Revival/Colonial Revival	C
202 rear		c. 1931	Domestic: Aux. Garage Apt.		C
202 rear		c. 1940	Domestic: Aux. Garage Apt.		C
205		c. 1929	Domestic: Single	Colonial Revival	C
205 rear		c. 1960	Domestic: Aux. Garage		NC
206		c. 1931	Domestic: Single	Tudor Revival	C

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206 rear	c. 1931	Domestic: Aux. Garage		C
211	c. 1926	Domestic: Single	Colonial Revival	NC
215	c. 1925	Domestic: Single	Craftsman	C
221	c. 1931	Domestic: Single	Tudor Revival/Colonial Revival	C
221 rear	c. 1970	Domestic: Aux. Carport		NC
310	c. 1936	Domestic: Aux. Garage Apt.	Colonial Revival	C
312	c. 1931	Domestic: Single	Colonial Revival	C
312 rear	c. 1931	Domestic: Aux. Garage Apt.		C
313	c. 1960; c. 1980	Domestic: Single		NC
318	c. 1931	Domestic: Single		C
318 _	c.1931; c.1980s	Domestic: Aux. Garage		NC
323	c. 1926	Domestic: Single	Classical Revival/Craftsman	C
323 rear	c. 1930	Domestic: Aux. Garage Apt.		NC
326	c. 1926;c. 1980	Domestic: Single		NC
326 rear	c. 1980	Domestic: Aux. Shed		NC
402	c. 1929	Domestic: Single	Tudor Revival	C
402 rear	c. 1929	Domestic: Aux. Garage		C
403	c. 1937	Domestic: Single	Colonial Revival/Tudor Revival	C
403 rear	c. 1970	Landscape: Gazebo		NC
404 <b>W. Shaw Street</b>	c. 1931	Domestic: Single	Tudor Revival	C
404 rear	c. 1931	Domestic: Aux. Garage		C
406	c. 1929;c. 1980	Domestic Single	Tudor Revival	NC
407	c. 1937;c. 1960	Domestic: Single	Colonial Revival	NC
503	c. 1937	Domestic: Single	Colonial Revival	C
503 rear	c. 1937	Domestic: Aux. Garage		C
504	c. 1937	Domestic: Single	Colonial Revival	C
504 rear	c. 1937	Domestic: Aux. Garage		C
506	c. 1935	Domestic: Single	Colonial Revival	C
506 _	c. 1937	Domestic: Aux. Garage Apt.		C
507	c. 1937	Domestic: Single	Colonial Revival	C
507 rear	c. 1960	Domestic: Aux. Garage		NC
508	c. 1937	Domestic: Single	Colonial Revival	C
508 rear	c. 1937	Domestic: Aux. Garage		C
114 <b>W. Sixth Street</b>	c. 1935	Domestic: Single	Tudor Revival	C
114 rear	c. 1935	Domestic: Aux. Garage Apt.		C
310	c. 1935; c.2000	Domestic: Single	Mediterranean Revival	NC
321	1949	Domestic: Single	Colonial Revival	C
321 rear	c. 1949	Domestic: Aux. Garage		C
401	c. 1935	Domestic: Single	Classical Revival	C
401 rear	c. 1990	Domestic: Aux. Greenhouse		NC
401 rear	c. 1940	Domestic: Aux. Garage		C
404	c. 1935	Domestic: Single	Mediterranean Revival	C
404 rear	c. 1935	Domestic: Aux. Greenhouse		C
407	c. 1951	Domestic: Single	Ranch/Colonial Revival	C

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508	c. 1935	Domestic: Single	Colonial Revival	C
508 rear	c. 1960	Domestic: Aux. Garage		NC
509	c. 1935	Domestic: Single		C
509 rear	c. 1935	Domestic: Aux. Garage		C
509 rear	c. 1980	Domestic: Aux. Carport		NC
511	c. 1951; c.1980	Domestic: Single	Colonial Revival	NC
514	c. 1936	Domestic: Single	Colonial Revival	C
514 rear	c. 1936	Domestic: Aux. Garage		C
518	c. 1941	Domestic: Single	Colonial Revival	C
518 rear	c. 1941	Domestic: Aux. Garage		C
522	c. 1935	Domestic: Single	Tudor Revival	C
522 rear	c. 1935	Domestic: Aux. Garage		C
525	c. 1940; c.1950	Domestic: Single		C
525 rear	c. 1940	Domestic: Aux. Garage		C
526	c. 1935	Domestic: Single	Colonial Revival	C
526 rear	c. 1970	Domestic: Aux. Carport		NC
527	c. 1941	Domestic: Single	Colonial Revival	C
527 rear	c. 1941	Domestic: Aux. Garage		C
530 <b>W. Sixth Street</b>	c. 1936	Domestic: Single	Tudor Revival	C
530 rear	c. 1960	Domestic: Aux. Garage		NC
530 rear	c. 1980	Domestic: Aux. Carport		NC
531	c. 1941	Domestic: Single	Tudor Revival	C
531 rear	c. 1941	Domestic: Aux. Garage		C
531 rear	c. 1970	Domestic: Aux. Carport		NC
531 rear	c. 1990	Domestic: Aux. Carport		NC
538	c. 1935	Domestic: Single	Colonial Revival	C
538 rear	c. 1970	Domestic: Aux. Garage		NC
903 <b>So. Sneed Avenue</b>	c. 1931	Domestic: Single	Tudor Revival	C
909	c. 1931	Domestic: Single	Tudor Revival	C
909 rear	c. 1970	Domestic: Aux. Carport		NC
929	c. 1960	Domestic: Single		NC
1116	c. 1937	Domestic: Single	Ranch	C
1124	1935	Domestic: Single	Tudor Revival	C
1124 rear	1935	Domestic: Aux. Garage		C
1201	c. 1933;c. 1965	Domestic: Single	Colonial Revival	NC
1201 rear	c. 1933; c.1965	Domestic: Aux. Garage Apt.		NC
1203	c. 1933	Domestic: Single	Colonial Revival	C
1203 rear	c. 1933	Domestic: Aux. Garage		C
1204	c. 1937	Domestic: Single	Colonial Revival	C
1204 rear	c. 1950;c.1970	Domestic: Aux. Garage		NC
1208	c. 1937;c.1970s	Domestic: Single	Colonial Revival	NC
1211	c. 1933	Domestic: Single	Tudor Revival	C
1211 rear	c. 1933	Domestic: Aux. Garage		C
1215	c. 1933	Domestic: Single	Tudor Revival	C

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1215 rear	c. 1933	Domestic: Aux. Garage		C
1221	c. 1933	Domestic: Single	Tudor Revival	C
1221 rear	c. 1933;c. 1975	Domestic: Aux. Garage		NC
1222	c. 1933	Domestic: Single	Tudor Revival	C
1222 rear	c. 1933	Domestic: Aux. Garage		C
1302	c. 1937	Domestic: Single	Tudor Revival/Colonial Revival	C
1302 rear	c. 1937;c.1960s	Domestic: Aux. Garage		NC
1301	c.1935;c. 1980s	Domestic: Single	Colonial Revival	NC
1301 rear	c. 1995	Domestic: Aux. Carport		NC
1301 rear	c. 1985	Domestic: Aux. Shed		NC
1307	c. 1935	Domestic: Single	Tudor Revival	C
1307 rear	c. 1935	Domestic: Aux. Garage		C
1310	c. 1935	Domestic: Single	Colonial Revival/Ranch	C
1310 rear	c. 1935	Domestic: Aux. Garage		C
1310 rear	c. 1965	Domestic: Aux. Guest House		NC
1311	1935	Domestic: Single	Tudor Revival	C
1317	c. 1935	Domestic: Single	Tudor Revival	C
1317 rear <b>So. Sneed Avenue</b>	c. 1935	Domestic: Aux. Garage		C
1321	c. 1935	Domestic: Single	Tudor Revival	C
1321 rear	c. 1935	Domestic: Aux. Garage		C
1321 rear	c. 1970	Domestic: Aux. Carport		NC
1323	c. 1935	Domestic: Single	Tudor Revival	C
1323 rear	c. 1935	Domestic: Aux. Garage Apt.	Tudor Revival	C
1329	c. 1935	Domestic: Single	Colonial Revival	C
1329 rear	c. 1980	Domestic: Aux. Carport		NC
1329 rear	c. 1970	Domestic: Aux. Shed		NC
1402	c. 1937	Domestic: Single	Colonial Revival/Ranch	C
1403	1937	Domestic: Single	Classical Revival	C
1403 rear	1937	Domestic: Aux. Garage		NC
1412	c. 1937;various	Domestic: Single	Colonial Revival/Ranch	C
1412 rear	c. 1937	Domestic: Aux. Garage		C
1521	c. 1949	Domestic: Single	Ranch/Colonial Revival	C
1521 rear	c. 1949	Domestic: Aux. Garage Apt.		C
1533	c. 1960	Domestic: Single	Ranch	NC
2512 <b>Sunnybrook Drive</b>	c. 1960	Domestic: Single	Ranch/Colonial Revival	NC
2518	c. 1958	Domestic: Single	Ranch	NC
2524	c. 1953	Domestic: Single	Ranch/Colonial Revival	C
2530	c. 1953	Domestic: Single	Ranch/Colonial Revival	C
2534	c. 1957	Domestic: Single	Ranch	NC
2618	c. 1965	Domestic: Single	Colonial Revival/Ranch	NC
2700	c. 1975	Domestic: Single		NC
2708	c. 1970	Domestic: Single	Colonial Revival/Ranch	NC
2714	c. 1970	Domestic: Single	Colonial Revival/Ranch	NC
2720	c. 1960	Domestic: Single	Colonial Revival/Ranch	NC

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2726	c. 1960	Domestic: Single	Colonial Revival	NC	
2800	c. 1960	Domestic: Single	Colonial Revival	NC	
2810	c. 1960	Domestic: Single	Colonial Revival	NC	
2810 rear	c. 1990	Domestic: Aux. Garage		NC	
2900	c. 1950	Domestic: Single	Monterey Revival	C	
2900 rear	c. 1990	Domestic: Aux. Garage Apt.		NC	
2906	c. 1970	Domestic: Single		NC	
2912	c. 1960	Domestic: Single	Colonial Revival	NC	
2912 rear	c. 1980	Domestic: Aux. Guest House		NC	
2912 rear	c. 1985	Domestic: Aux. Guest House		NC	
2918	c. 1960	Domestic: Single	Colonial Revival	NC	
2918 rear	c. 1965	Domestic: Aux. Garage		NC	
2924	c. 1960	Domestic: Single	Colonial Revival	NC	
102	<b>E. Third Street</b>	c. 1937	Domestic: Single	Colonial Revival	C
103		c. 1951	Domestic: Single	Colonial Revival	C
103 rear	<b>E. Third Street</b>	c. 1951	Domestic: Aux. Garage		C
104		c. 1937	Domestic: Single	Colonial Revival	C
111		c. 1951	Domestic: Single	Colonial Revival	C
111 rear		c. 1951	Domestic: Aux. Garage		C
114		c. 1951	Domestic: Single	Colonial Revival	C
114 rear		c. 1975	Domestic: Aux. Carport		NC
117		c. 1951	Domestic: Single	Colonial Revival	C
118		c. 1951	Domestic: Single	Colonial Revival	C
118 rear		c. 1951	Domestic: Aux. Garage		C
206		1946	Domestic: Single	Colonial Revival	C
209		1937	Domestic: Single	French Eclectic	C
209 rear		1937	Domestic: Aux. Garage	French Eclectic	C
222		c. 1949	Domestic: Single	Colonial Revival	C
223		1940	Domestic: Single	Colonial Revival	C
223 rear		1940	Domestic: Aux. Garage		C
300		c. 1951	Domestic: Single	Colonial Revival	C
301		c. 1936	Domestic: Single	Monterey Revival	C
308		c. 1951	Domestic: Single	Colonial Revival	C
311		c. 1951	Domestic: Single		C
311 rear		c. 1951	Domestic: Aux. Garage		C
315		c. 1951	Domestic: Single		C
315 rear		c. 1951	Domestic: Aux. Garage		C
318		c. 1955	Domestic: Single		NC
400		c. 1937	Domestic: Single	Colonial Revival	C
401		c. 1937	Domestic: Single	Colonial Revival	C
401 rear		c. 1965	Domestic: Aux. Carport		NC
408		c. 1936	Domestic: Single	Colonial Revival	C
410		c. 1946	Domestic: Single		C
413		c. 1949	Domestic: Single	Colonial Revival	C

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414	c. 1953	Domestic: Single	International	NC
512	c. 1949	Domestic: Single	Colonial Revival	C
513	c. 1951	Domestic: Single	Colonial Revival	C
513 rear	c. 1950	Domestic: Aux. Garage		C
517	c. 1937	Domestic: Single	Colonial Revival	C
517 rear	c. 1937	Domestic: Aux. Garage		C
520	c. 1937	Domestic: Single	Colonial Revival	C
520 rear	c. 1937	Domestic: Aux. Guest House		C
602	c. 1936	Domestic: Single	Colonial Revival	C
602 rear	c. 1936	Domestic: Aux. Garage		C
603	c. 1936	Domestic: Single	Colonial Revival	C
603 rear	c. 1936;c. 1970	Domestic: Aux. Garage Apt.		NC
607	c. 1937	Domestic: Single	Tudor Revival	C
607 rear	c. 1937	Domestic: Aux. Garage		C
608	1960	Domestic: Single	Colonial Revival	NC
608 rear <b>E. Third Street</b>	c. 1970	Domestic: Aux. Shed		NC
614	c. 1937	Domestic: Single	Colonial Revival	C
614 rear	c. 1937	Domestic: Aux. Garage		C
615	c. 1939	Domestic: Single	Tudor Revival	C
703	c. 1951	Domestic: Single		NC
300 blk. <b>W. Third Street</b>	c. 1935	Domestic: Single	Tudor Revival	C
300 blk. rear	c. 1935	Domestic: Aux. Garage		C
314	c. 1931	Domestic: Single	Tudor Revival	C
314 rear	c. 1931	Domestic: Aux. Garage		C
317-321	c. 1937	Domestic: Multi. Duplex	Tudor Revival	C
317-321 rear	c. 1950	Domestic: Aux. Garage		C
318	c. 1935	Domestic: Single	Tudor Revival	C
318 rear	c. 1935	Domestic: Aux. Garage		C
323	c. 1935	Domestic: Single	Colonial Revival	C
323 rear	c. 1935; 1980	Domestic: Aux. Guest House		NC
324	c. 1932	Domestic: Single	Tudor Revival	C
324 rear	c. 1960	Domestic: Aux. Garage		NC
325?	2002	Domestic: Single	Colonial Revival	NC
325? rear	c. 1936	Domestic: Aux. Shed		C
400	c. 1935	Domestic: Single	Tudor Revival	C
400 rear	c. 1935	Domestic: Aux. Garage		C
505	c. 1951	Domestic: Single	Ranch	C
508	c. 1937	Domestic: Single	Tudor Revival	C
510	c. 1949	Domestic: Single	Ranch	C
510 rear	c. 1949	Domestic: Aux. Garage		NC
516	c. 1949	Domestic: Single	Ranch	C
516 rear	c. 1949	Domestic: Aux. Garage		C
519	c. 1951	Domestic: Single	Ranch	C
525	c. 1949	Domestic: Single	Ranch	C

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526		c. 1953	Domestic: Single	Ranch	C
600	<b>Tremont Street</b>	c. 1965	Domestic: Single	Colonial Revival/Ranch	NC
601		c. 1970	Domestic: Single	Colonial Revival/Ranch	NC
606		c. 1955	Domestic: Single	Colonial Revival/Ranch	NC
606 rear		c. 1980	Domestic: Aux. Shed		NC
607		c. 1970	Domestic: Single	Second Empire Revival	NC
612		c. 1965	Domestic: Single	Second Empire Revival	NC
615		c. 1985	Domestic: Single	Colonial Revival	NC
618		c. 1960	Domestic: Single	Colonial Revival	NC
618 rear		c. 1960	Domestic: Aux. Garage		NC
619		c. 1950; various	Domestic: Single	Colonial Revival	NC
619 rear		c. 1960	Domestic: Aux. Garage		NC
619 rear		c. 1970	Domestic: Aux. Shed		NC
624	<b>Tremont Street</b>	c. 2000	Domestic: Single	Tudor Revival	NC
630		c. 1950	Domestic: Single	Colonial Revival	C
631		c. 1950	Domestic: Single	Monterey Revival	C
631 rear		c. 1980	Domestic: Aux. Greenhouse		NC
905	<b>So. Wall Avenue</b>	c. 1930	Domestic: Aux. Garage Apt.		C
924		c. 1930	Domestic: Aux. Garage Apt.		C
1002		1935	Domestic: Single	Colonial Revival	NC
1002 rear		c. 1960s	Domestic: Aux. Garage		NC
1024		c. 1936	Domestic: Aux. Garage Apt.		C
1027		c. 1935	Domestic: Single	Colonial Revival	C
1027 rear		c. 1970s	Domestic: Aux. Carport		NC
1100		c. 1932	Domestic: Single	Colonial Revival	C
1100 rear		c. 1932	Domestic: Aux. Garage Apt.		C
1103		c. 1935	Domestic: Single	Colonial Revival	C
1114		c. 1941	Domestic: Single	Colonial Revival/Ranch	C
1114 rear		c. 1941; c. 1980s	Domestic: Aux. Garage		NC
1115		c. 1941	Domestic: Single	Tudor Revival	C
1115 rear		c. 1941	Domestic: Aux. Garage		C
1118		c. 1941	Domestic: Single	Colonial Revival	C
1118 rear		c. 1965	Domestic: Aux. Garage Apt.		NC
1119		c. 1941	Domestic: Single	Colonial Revival	C
1119 rear		c. 1941	Domestic: Aux. Garage		C
1122		c. 1941; c. 1980s	Domestic: Single	Colonial Revival	NC
1122 rear		c. 1975	Domestic: Aux. Shed		NC
1125		c. 1941	Domestic: Single	Colonial Revival	C
1125 rear		c. 1941	Domestic: Aux. Garage		C
1200		c. 1941	Domestic: Single	Colonial Revival	C
1200 rear		c. 1960	Domestic: Aux. Shed		NC
1201		c. 1937	Domestic: Single	Classical Revival	C
1201 rear		c. 1937	Domestic: Aux. Garage		C

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1204	c. 1941	Domestic: Single	Colonial Revival	C
1204 rear	c. 1941	Domestic: Aux. Garage		C
1205	c. 1941	Domestic: Single	Colonial Revival	C
1205 rear	c. 1941	Domestic: Aux. Garage		C
1208	c. 1941	Domestic: Single	Colonial Revival	C
1208 rear	c.1941	Domestic: Aux. Garage		C
1210	c. 1941	Domestic: Single	Colonial Revival	C
1210 rear	c. 1980s	Domestic: Aux. Shed		NC
1211	c. 1941	Domestic: Single	Colonial Revival	C
1211 rear	c. 1941	Domestic: Aux. Garage		C
1215	c. 1941	Domestic: Single	Colonial Revival	C
1215 rear	c. 1941	Domestic: Aux. Garage		C
1219	c.1950;c.1980s	Domestic: Single	Colonial Revival	NC
1220 <b>So. Wall Avenue</b>	c. 1950	Domestic: Single	Colonial Revival	C
1220 rear	c. 1950	Domestic: Aux. Garage		C
1302	c. 1950	Domestic: Single	Colonial Revival	C
1302 rear	c. 1950	Domestic: Aux. Garage		C
1306	c. 1950	Domestic: Single	Colonial Revival	C
1306 rear	c. 1950	Domestic: Aux. Garage		C
1307	c. 1941	Domestic: Single	Colonial Revival	C
1307 rear	c. 1941	Domestic: Aux. Garage		C
1310	c. 1950;c.1980s	Domestic: Single	Colonial Revival	NC
1311	c. 1941	Domestic: Single	Colonial Revival	C
1311 rear	c. 1941	Domestic: Aux. Garage		C
1314	c. 1941	Domestic: Single	Colonial Revival	C
1314 rear	c. 1941	Domestic: Aux. Garage		C
1317	c. 1950	Domestic: Single	Colonial Revival	C
1317 rear	c. 1950;c.1980s	Domestic: Aux. Garage		NC
1320	c. 1941	Domestic: Single	Colonial Revival	C
1320 rear	c. 1941	Domestic: Aux. Garage		C
1321	c. 1941	Domestic: Single	Colonial Revival	C
1321 rear	c. 1941	Domestic: Aux. Garage		C
1322	c. 1941	Domestic: Single	Colonial Revival	C
1322 rear	c. 1941	Domestic: Aux. Garage		C
1325	c. 1941	Domestic: Single	Classical Revival	C
1325 rear	c. 1941	Domestic: Aux. Garage		C
1328	c. 1950	Domestic: Single	Colonial Revival	C
1328 rear	c. 1941	Domestic: Aux. Garage		C
1329	c. 1941	Domestic: Single	Colonial Revival	C
1329 rear	c. 1941	Domestic: Aux. Garage		C
1400	c. 1941	Domestic: Single	Tudor Revival	C
1401	c. 1941	Domestic: Single	Colonial Revival	C
1401 rear	c. 1941	Domestic: Aux. Garage		C
1405	c. 1941	Domestic: Single	Tudor Revival	C
1405 rear	c. 1941	Domestic: Aux. Garage		C

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1406	c. 1941	Domestic: Single	Colonial Revival	C
1406 rear	c. 1941	Domestic: Aux. Guest House		C
1414	c. 1950	Domestic: Single	Colonial Revival/Ranch	C
1414 rear	c. 1950	Domestic: Aux. Garage		C
1417	c. 1950	Domestic: Single	Colonial Revival	C
1417 rear	c. 1950	Domestic: Aux. Garage		C
1427	c. 1950	Domestic: Single	Colonial Revival	C
1427 rear	c. 1950	Domestic: Aux. Garage		C
1428	1946	Domestic: Single	Colonial Revival	C
1428 rear	1946	Domestic: Aux. Garage		C
1504	c. 1950	Domestic: Single	Colonial Revival	C
1504 rear	c. 1950	Domestic: Aux. Garage		C
1505 <b>So. Wall Avenue</b>	c. 1950	Domestic: Single	Colonial Revival	C
1505 rear	c. 1950	Domestic: Aux. Garage		C
1508	c. 1941	Domestic: Single	Tudor Revival	C
1508 rear	c. 1941	Domestic: Aux. Garage		C
1521	c. 1950	Domestic: Single	Colonial Revival/Ranch	NC
1522	c. 1936;various	Domestic: Single	International	NC
1522 rear	c. 1955;various	Domestic: Aux. Pool House		NC
1522 rear	c. 1980s	Domestic Aux. Shed		NC
1526	c. 1950;c.1980s	Domestic: Single	Colonial Revival	NC
1529	1936	Domestic: Single	Tudor Revival	C
1529 rear	1936; c. 1960	Domestic: Aux. Garage Apt.		NC
1600	c. 1950	Domestic: Single	Colonial Revival	C
1600 rear	c. 1950	Domestic: Aux. Garage		C
1601	c. 1950;c.1980s	Domestic: Single	Colonial Revival	NC
1601 rear	c. 1950;c. 1970s	Domestic: Aux. Garage Apt.		NC
1604	c. 1946	Domestic: Single	Colonial Revival	C
1605	c. 1950	Domestic: Single	Colonial Revival	C
1610	c. 1950	Domestic: Single	Colonial Revival	C
1610 rear	c. 1950;c. 1980s	Domestic: Aux. Garage		NC
1611	c. 1950	Domestic: Single	Ranch	C
1611 rear	c. 1975	Domestic: Aux. Carport		NC
District wide	c. 1930-1953	Landscape: Azaleas, mature pecans, oaks, maples		C
District wide	c. 1890-1953	Landscape: Stone walls		C
District wide	c. 1925-1953	Landscape: Concrete walls		C
District wide	c. 1925-1953	Landscape: Brick walls		C
District wide	c. 1925-1953	Landscape: Concrete walls with brick edging		C
District wide	c. 1990-2002	Landscape: Concrete block walls		NC
District wide	c. 1915-1953	Infrastructure: Brick steps		C
District wide	c. 1925-1953	Infrastructure: Concrete steps		C
District wide	c. 1925-1953	Infrastructure: Stone steps		C
District wide	c. 1925-1953	Infrastructure: Brick walks		C
District wide	c. 1925-1953	Infrastructure: Stone walks		C
District wide	c. 1925-1953	Infrastructure: Concrete walks		C

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Various locations	c. 1925-1940	Infrastructure: Brick streets So. Chilton (900 blk.;1200 blk.); So. College (800-1600 blk.); W. Dobbs (100-200 blk; 500 blk.); W. First (500 blk.); Lindsey Lane (100-400 blk.); Mockingbird Lane (100-400 blk.); W. Shaw (100-200 blk.)	C
District wide	c. 1925-1953	Infrastructure: Asphalt streets	NC
District wide	c. 1925-1953	Infrastructure: Concrete sidewalks	C
District wide	c. 1925-1953	Infrastructure: Concrete curbs	C
District wide	c. 1950	Infrastructure: Concrete bridge headwalls	C
District wide	c. 1940	Infrastructure: Stone bridge headwalls	C
District wide	c. 1936	Infrastructure: Stone Lined Creeks	C
Block bounded by Broadway Lindsey, College, Dobbs; Bergfeld Park	c. 1935	Infrastructure: Stone foot bridges	C

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Tyler's dynamic economy, somewhat diverse populace and stratified social and racial structure created a community of neighborhoods and historic resources significant for their associations with local history and local, state and national architectural trends. The Azalea District reflects these associations and is the largest and best preserved concentration of early to mid-20th century vernacular, popular, and high-style dwellings in the city. The district documents eclectic subdivision patterns and the variety of housing available to upper and middle income Tyler residents and is associated with Tyler's increasingly dominant position between 1900 and 1930, as a business, transportation and commercial hub and with the 1930 to 1970s East Texas Oil Boom, a period of tremendous growth and prosperity during which Tyler became an important regional business and service center. Related to the historic context *Community Development in Tyler, Smith County, Texas 1846-1950*, the district is comprised primarily of domestic and domestic auxiliary resources, which are defined in more detail in section 7 of this nomination and in *the Historic and Architectural Resources of Tyler, Texas* Multiple Property National Register nomination. The Azalea Residential Historic District is maintained in excellent condition and retains a high degree of integrity. It derives its primary significance from its architectural form and its associations with Tyler's upper and middle income residents during a period of economic growth that fostered intensive community development. For these reasons, the Azalea Residential Historic District is eligible for listing in the National Register of Historic Places at the local level under Criteria A and C in the areas of significance of Community Planning and Development and Architecture within a period of significance extending from ca. 1900 to 1953. Although the period covered by the historic context could not be extended beyond 1950 for financial reasons, Tyler's social and economic patterns continued unchanged into the 1960s while local development patterns began to favor mass produced tract type development over eclecticism by the mid-1950s, making the Azalea District one of the last areas of the city to develop within the context of eclecticism. Thus, the period of significance for this district is extended to the current 50 year mark, which is 1953.

**THE AZALEA RESIDENTIAL HISTORIC DISTRICT**

Developed between about 1900 and the 1960s, the Azalea Residential Historic district is one of several Tyler neighborhoods that grew over a long period of time and thus incorporates informal platting and subdivisions of varying sizes/shapes upon which are built an eclectic mix of houses types, styles and sizes. The majority of district dwellings and related non-residential resources were built between about 1925 and 1953, making the area a distinct cluster of early to mid-20th century architecture. The Azalea Residential Historic District began as farmland at the south edge of Tyler and grew slowly from about 1900 until the late 1920s when an increasingly strong economy, a growing population and the exploration for and discovery of oil and gas fields within 50 miles of town spurred rapid development that continued through the early 1960s. The district (**Photos 1-6**) contains 36 known subdivisions as well as land sold from large parcels never formally subdivided. Block and lot size vary with the subdivision although lot size is relatively consistent within each subdivision. The eclectic nature of the district's land patterns and architectural form is consistent with residential construction throughout Tyler in the pre-1950 period. Other neighborhoods with similar patterns include Charnwood Historic Residential District, the Selman Neighborhood in central Tyler and the area immediately west of the Charnwood district. Only a few small areas of Tyler built prior to 1950 contain identical, or nearly identical housing forms. These include the East Ferguson Residential Historic District (NR 2002) and the Donnybrook Duplex Residential Historic District (NR 2002). Formulaic housing forms are most commonly associated with neighborhoods dating from the latter half of the 20th century that feature tract housing with a mix of facade treatments based on a single architectural mode such as Ranch or Colonial Revival or a combination of these two styles.

Land speculation in the Azalea District began in the late 1880s, spurred by the steady economic expansion and population growth of the previous 20 years. By 1885 the area that became the Azalea District included a few scattered homesteads and dwellings occupied by local businessmen and others employed in Tyler. Prominent businessmen and professionals such as John C. Robertson, E.C. Williams, Rudolph Bergfeld, John Durst and Benjamin W. Rowland who

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lived north, east and west of the district owned farmland now within it. District land west of Broadway was largely open land with a few dwellings and farms (**Figure 1**), while eastern portions of the district had a similar character and were adjacent to a Victory Lake, small reservoir, which is no longer extant. Between 1906 and the 1960s, the west side of the district was subdivided by many owners, including Rudolph and Carolina Bergfeld, R.W. Fair and the Fair Realty Co., and Carolina Bergfeld (Hightower) and her second husband Clarence E. Hightower who sold lots to successful businessmen, oil entrepreneurs, and professionals made wealthy or secure by Tyler's diverse economy and the discovery of oil. The east side of the district developed from several large parcels, including a 75-acre plot between present day Broadway, East First Street, Donnybrook Avenue, South Sneed Avenue and Troup Highway purchased in 1876 by the East Texas District Fair Association and sold in 1904 to Rudolph Bergfeld, who platted it that same year. This parcel passed to Bergfeld's sons, Julius A. and Rudolph L. and in 1935 Julius A. Bergfeld created the J.A. Bergfeld Subdivision from a portion of it, holding the remainder for future development. Lots in the J.A. Bergfeld Subdivision and the remaining land within the 1904 R. Bergfeld Subdivision were sold individually to successful Tyler businessmen, oil entrepreneurs and skilled workers. Other east side district areas developed from the lands of Tyler pioneer R. B. Long who subdivided his holdings in 1891 into small and medium sized lots. Out of this plat came several re-subdivisions created by new owners and mostly developed with modest brick veneer and wood dwellings for middle class residents.

More than two dozen known subdivisions were filed in Tyler between 1887 and 1900 involving land in all directions within Tyler's developing suburbs, but only the Williams Addition (1887), the Robertson Park Addition (1893), the W. L. Watkins Addition (1896), and the Durst and Bergfeld Addition (1897) are within the boundaries of the district. Lots in the Williams Addition and the Watkins Addition were varied sizes and shapes with portions configured into parcels of equal or near equal size and shape. The Durst and Bergfeld plat divides the land into a grid with each parcel a full block. Only the northeast most block (number 1) is further divided into lots. An area for a park is set aside between Sixth and Eighth streets along College Avenue and the S. R. Green homestead of seven acres on the west edge of the subdivision is excluded from the plat. But despite a strong economy in the 1880s, local bank failure in 1891 and the nationwide Panic of '93 slowed development in Tyler until about 1896 when business activity increased. In the 1890s the area that now encompasses the Azalea District was still in the "country" and economic and population growth not rapid enough to support intensive development. In this period, most building activity occurred north and east of the town square, and directly north of the Azalea District in the Charnwood Residential Historic District and other areas within one half to three-quarters of a mile south of downtown. Some of the subdivisions platted in the district prior to 1900 incorporated an existing house or two within an area of newly created lots, which accounts for some of the irregularity in lot configuration; none of these have survived. Sales activity in the four pre-1900 district subdivisions varied from brisk to sluggish through the early years of the 20th century.

During the first decade of the 20th century Tyler's economy remained strong overall, but fluctuated with the vagaries of agricultural production. The district's earliest dwelling is the ca. 1900 Queen Anne style Leonidas and Cornelia Shaw House at 204 Lindsey Lane (**Photo 35**), in the Watkins Addition. Shaw was a clerk in the offices of the St. Louis Southwestern Railway (Cotton Belt). As Tyler's population increased so did land speculation and housing demand. Many new residential subdivisions were platted, including South Park Heights in 1906. Entrepreneur and land speculator Rudolph Bergfeld saw potential in the city's continuing prosperity, but South Park Heights, Bergfeld's replat of the 1897 Durst and Bergfeld Addition, located between present day South Broadway, West Ninth Street, Chilton and Robertson avenues and Shaw Street, remained too far south to generate much construction. Land in South Park Heights is divided into a grid with roughly equal block and lot sizes. The public park is moved to its present location on Broadway between Second and Fourth streets and only the southern and western most blocks remain undivided into lots. In 1909, apparently hoping to generate sales interest in South Park Heights, Rudolph Bergfeld, deeded land along South Broadway for one dollar to the City of Tyler for a public park. The transaction stipulated the City improve the land with a park within six months and continue to use and maintain the land as a park. When the City failed to install a park there, the land reverted to Bergfeld. Then in 1913 with increasing southerly residential development and a new city government, the City purchased this same land from Bergfeld, covering a little more than eight acres between Broadway, College, Second and

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Fourth streets, for \$4,000, and built Bergfeld Park (**Photo 11**) thereon. Despite the park, strong interest in Bergfeld's plat as well as the other early subdivisions would come only in the late 1920s, 1930s, 1940s and 1950s when regional oil and gas discoveries and then the East Texas oil boom created intense housing needs and fostered frenzied building activity well south of the initial district land divisions.

As the city weathered the ups and downs of agricultural decline and recovery brought about by fruit blight in the 1910s, and manufacturing gained importance, population increases continued to shape the physical form of the community and affect the social, civic and religious programs offered by its institutions. Ties among immediate and extended families, business associates and acquaintances fostered real estate development, as in the Charnwood District and the area immediately west of it. In south, east and central Tyler, subdivisions were speculative investment ventures where subdividers sold individual lots for development by the new owners. Many district subdivisions are refinements or further division of larger parcels previously divided. During the 1910s most development activity was in north or east Tyler or in the areas immediately north of the Azalea District, however, interest in district land on both sides of Broadway increased at this time and many land sales occurred. Actual construction was limited with the most activity at the north end of the district where vernacular wood-sided, one-story pyramidal roofed dwellings and Craftsman influenced bungalows were erected. In 1915 Rudolph Bergfeld sold a large parcel at 1215 South Broadway to the Judge family. They built a two-story wood sided Classical Revival influenced dwelling on the land and established a successful florist business that remained in operation until 2001. In addition to sales and construction within Bergfeld's South Park Heights plat, two additional subdivisions were filed in the 1910s in what is now the district, as Tyler's population grew and residential development crept south. In 1914 prominent Tyler businessmen O.M. Boren and J.D. Patterson platted a small area between Broadway, East Dobbs Street, Lake Street, and South Fannin Avenue called the Boren and Patterson Addition. Initially developed with residences, this property was acquired by the Tyler school district in the 1920s and redeveloped with Hogg Junior High School between 1928 and 1935. In 1919 N.P. and Laura W. Dodge, residents of Nebraska, platted the Belmont Addition, located between Frazier Street, Sneed Avenue, Lake Street and Donnybrook Avenue. Construction continued through the 1920s, 1930s and 1940s in this plat producing modest brick veneer and wood sided Craftsman, Tudor and Colonial Revival influenced bungalows along with a few modern house forms displaying Ranch style features. Among these are the 1931 Tudor Revival style Carlos and Corrie Kaemmerlin House (**Photo 25**) and the 1945 R.W. and Winnie Carter Investment House (**Photo 26**), both on East Dodge Street, and the ca. 1930 Tudor Revival style J.F. and Cora Steed House (**Photo 31**) on East Frazier Street. Kaemmerlin was a bookkeeper for a Tyler firm, and the Steeds were retired. Also in this subdivision are the Noncontributing 1930 Tudor Revival style S.W. and Ola Dunwoody House (**Photo 44**), the Contributing 1931 Tudor Revival style Walter Jernigan Investment House (**Photo 45**), and the ca. 1930 M.C. and Gladys Carden Investment House (**Photo 46**), all on East Rix Street, and the Noncontributing 1935 Colonial Revival style Howard and Grace Lyle Rent House (**Photo 58**) on South Wall Street. One of the last houses built in this subdivision was designed by E. Davis Wilcox for himself and his wife Nell and their children at the corner of Lake and Sneed in 1950 (**Photo 33**). Dave Wilcox was a successful architect with a statewide reputation.

The 1920s saw increased land speculation and population growth associated with Tyler's strong, diversified agricultural, manufacturing and commercial base. Furthermore, Tyler was attracting new residents from other areas of East Texas where oil and gas were discovered in the 1920s. With newfound wealth, or at least a comfortable income, some of these arrivals settled in the northern end of the Azalea district. Subdivisions in south Tyler flanking South Broadway reflected the growing prosperity of the city's white middle and upper middle class and the steady push southward of Tyler's most economically fortunate. Among the many plats filed in the 1920s are five in the Azalea District: R. W. Fair's Subdivision of Block 306 (1923), Bergfeld's Re-Subdivision of a Portion of South Park Heights (1924), the R. Bergfeld Subdivision of NCB 277 (1925), R. Bergfeld's Second Re-Subdivision of South Park Heights (1928) and the Brown Subdivision (1929). Bergfeld's replats involve renumbering of some lots and blocks to conform with the 1908 City block numbering system, as well as redivision of large parcels into lots, and dedication of alleys in some blocks. The Brown plat, dedicated by Medicus L. Brown, was a partition of family lands at the southwest corner of

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East First and Donnybrook into five lots. Two other subdivisions appear on City plat maps but were not located in the land or deed records of the Smith County Clerk: the E. F. Swann Subdivision and the Knight Subdivision, both of which are on the west side of Broadway near the northern end of the district. Their location just south of R. W. Fair's 1923 plat, and their development with dwellings dating from the 1930s suggests they were platted about 1930.

In responding to the real estate market of the 1920s, Azalea district residents, speculators and developers capitalized on a growing economy, but they also positioned themselves for the coming boom. R. W. Fair's 1923 plat subdivided a portion of family owned lands located south of West Dobbs Street and east of South Robertson Avenue. Fair, a prominent businessman involved in agriculture, built a two-story brick veneer dwelling in 1923 for himself and his family at the north end of the subdivision and sold the remaining parcels on a speculative basis. After the discovery of oil on the family farm in Arp, Fair became wealthy and continued his real estate ventures through the Fair Realty Co. In 1937, Fair and his wife Mattie sold their merchant class dwelling to a local resident who moved it several blocks south of the original Chilton Avenue location. On the site the Fairs built a new, expansive Classical Revival style dwelling (**Photo 12**) worthy of being called a mansion. Other lots in the Fair Subdivision developed in the 1920s, 1930s and 1940s with vernacular one and two-story Craftsman influenced bungalows and modest Colonial Revival style dwellings. One of these is the ca. 1924 E.D. and Blanche Rice Investment House (**Photo 47**), a Craftsman influenced bungalow on South Robertson Avenue. Rice was a local physician. The northerly portion of Bergfeld's South Park Heights Addition and its 1920s replats, were experiencing increasing development by 1928 when the A.D. Clark House (**Photo 37**), a high-quality Tudor Revival style bungalow was built on Mockingbird Lane. Clark moved to Tyler from Van in 1932 after making money in the Van gas field, which was discovered in the 1920s. He purchased a Tudor Revival style dwelling built in 1928. Lots in 19th century subdivisions within the district were also developing or being redeveloped at this time with larger, more substantial dwellings fostered by the prosperity and population growth of the 1920s. In 1924, William and Bennie Henson built their Classical Revival style dwelling (**Photo 24**) on West Dobbs Street. Henson was a partner with R.W. Fair in the Texas Pecan Nursery.

In 1930 with the discovery of oil and the influx of cash it generated, a south Tyler residence became highly desirable and lots in existing subdivisions sold rapidly, while new subdivisions were created. The Belmont Addition and South Park Heights were no longer at the southern edge of town, but in the midst of a much-sought-after developing neighborhood that within a few years took on its identity as the Azalea District. Previously moderate construction activity in the Azalea District suddenly exploded as the newly wealthy and the comfortable-cum-rich sought land on which to build new, imposing dwellings. Developers such as Fair and the extended Bergfeld family, along with many other, smaller and less prominent capitalists not only sold lots but built houses and duplexes on spec for sale or rental and increased their fortunes. While R. W. Fair and his sons James and Wilton continued real estate development activities into the 1950s, Rudolph Bergfeld died in 1930, and left his entire estate to his widow, Carolina Pabst Bergfeld. To their children she distributed more than half the estate she and her husband had accumulated in their nearly 50 year marriage. At the same time, Mrs. Bergfeld continued her own real estate activities, and in 1934 she remarried. After her marriage to Clarence E. Hightower, she and Hightower remained active in Azalea District development until her death in 1944. Hightower continued in business until the mid 1950s when he retired. Meanwhile, Rudolph and Carolina's son Julius developed a portion of the east side of the Azalea District, and was active in the land business until the 1950s. In the 1930s and 1940s, the Shuford family, grandchildren of Emir Hamvasy, a highly-educated Hungarian born Anglican priest who came to Tyler in the 19th century, informally subdivided a large portion of the district located along South Chilton Avenue and Old Bullard Road south of Jacksonville Highway. The Shufords formally platted their holdings in 1954, as the Emir Shuford Addition, after many lots were already sold and developed. The Bergfelds and Shufords were the largest landholders in the Azalea District and responsible for subdividing more than half of the land within it. However, other smaller land developers also contributed to the Azalea District's development. In all 13 subdivisions were filed in the 1930s, three in the 1940s and two in the 1950s. Providing support for the nearly 1,000 dwellings, civic building and church facilities in the Azalea District are a variety of infrastructure and recreation properties created by Depression-era Federal and state relief programs and constructed by Tyler and Smith County men. These include the construction of

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Hogg Junior High School (Texas State Library c), the brick and concrete paving of numerous streets (City of Tyler b), the rock lining of city creeks, the construction of the amphitheater and other improvements at Bergfeld Park and the installation of gas and sewer lines (City of Tyler b).

In the 1930s the South Park Heights subdivision developed as one of the four most prestigious in the Azalea District (along with Park Heights Circle —1935, the area platted by the Hamvasy heirs, and the J.A. Bergfeld Subdivision —1935) with a mix of high style, merchant class and more modest dwellings for Tyler's most prosperous citizens, while homes in the Belmont Addition were more modest, targeting stable wage workers associated with retail, service and oil businesses. Among the first residences built in South Park Heights after the discovery of oil are the 1931 Mediterranean Revival style William E. and Bertha McKinney House on South College Avenue (**Photo 21**), the 1931 French Eclectic style W.F. and Gertrude Summers duplex on Mockingbird Lane (**Photo 38**), the 1932 George and Rose Saleh House (**Photo 19**), a Spanish Colonial Revival style dwelling at the southeast corner of Mockingbird and South College Avenue, and the ca. 1932 Tudor Revival style Carolina Bergfeld Investment House (**Photo 57**) on West Third Street. McKinney was an oil entrepreneur and the Salehs were successful local merchants and entrepreneurs and part of an established Tyler merchant family of Lebanese descent. Development continued throughout the 1930s, 1940s and 1950s in South Park Heights with speculators and individuals purchasing lots. The partnership of Caldwell, Delay and Allen, who had platted a small subdivision in the northern part of the district, also owned land in other areas of the district including the 1600 block of South Chilton and also speculated with lots on West Fifth Street (Burke interview). Dwellings built in the South Park Heights plat during the 1930s after the initial oil find include the 1932 Tudor Revival style J.A. and Rhoda Bracken House (**Photo 13**) on South Chilton Avenue, the ca. 1934 Tudor Revival style Carolina Bergfeld Hightower Duplex on West First Street (**Photo 30**), the 1934 Mediterranean Revival style Hughes-Genecov House on West Fifth Street (**Photo 29**), the 1936 Art Moderne style Simon Saleh House (**Photo 18**) at the southwest corner of Mockingbird Lane and South College, the ca. 1937 Colonial Revival George and Alice Pratt House (**Photo 28**) on West Eighth Street, the 1939 Monterey Revival style John and Patsy Kittrell House on South College Avenue (**Photo 22**), and the 1953 Ranch style Sam and Mary Bright House on South College Avenue (**Photo 23**). The Brackens, McKinneys, and Genecovs were all successful oil entrepreneurs, and the Kittrells were Tyler real estate developers. Fred Hughes was an attorney also involved in the oil business and with his wife in real estate speculation. George Pratt was a successful local jeweler. At the same time, district plats dedicated in the 19th century were finally seeing intensive construction. In the 1930s, parcels in the Watkins Addition along Lindsey Lane were developed with large and more modest revival style dwellings including the ca. 1930 Tudor Revival style Hugh and Mary White House (**Photo 34**) and the 1938 Colonial Revival style William and Virginia Jenkins House (**Photo 36**). Hugh White was a partner in Campbell & White, a successful Tyler general contracting firm and builder of many Tyler buildings. William Jenkins operated a service station and garage in downtown Tyler and married a daughter of successful Tyler businessman A.F. and his wife May Sledge. The 1931 Classical Revival style Woman's Building (**Photo 10**), a civic and cultural community center on South Broadway is also in the Watkins Addition.

Other 1930s subdivisions in the district included three re-plats of portions of South Park Heights. The 1931 Re-Subdivision of NCB 294, South Park Heights Addition by W. H. Caldwell, Tom H. Delay and Robert Allen, all prominent local businessmen created small lots on which were built moderately sized one- and two-story, brick veneer Tudor Revival and Colonial Revival style dwellings. Located between Fourth and Fifth Streets, Chilton and College avenues, the area is just southwest of Bergfeld Park. The 1935 Park Heights Circle Subdivision of South Park Heights, platted by C. E. Hightower was an elite subdivision of very large lots. The first house in this plat is the 1937 Ernest and Ida Mae Pinkston House (**Photo 41**), a grand, two-story, red brick "mansion" in Tudor Revival style. Ernest Pinkston was a successful oil entrepreneur. Development on other lots in this subdivision followed suit with high quality dwellings erected through the 1990s. Amenities included Colonial style metal gas lamps installed as street lights. Four of these survive. One of the last dwellings erected in this subdivision is the Noncontributing 1995 Tudor Revival style Britton and Sunni Brookshire House (**Photo 42**). The Brookshires are part of the extended Brookshire family that owns and operates the Texas grocery chain of the same name. The 1937 Re-Subdivision of a Portion of South Park Heights by C. E. and

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Carolina Bergfeld Hightower illustrates the on-going demand for building sites in the Azalea District. In this action, the Hightowers petitioned the City of Tyler to extend utility lines into the unincorporated areas of the plat along South College and South Chilton streets, south of the then-current city boundary. This action was sought to assist the Hightowers in selling the lots and provide services for a growing population that was building high-style, expansive Revival style dwellings on large lots. One parcel in this re-plat is the 1951 Colonial Revival W. Howard and Vera Bryant House (**Photo 15**). Bryant was a successful local physician who made a fortune backing oil exploration. By the early 1950s the city boundary extended just beyond Hamvasy Lane and district construction included large, high-style Colonial Revival or Ranch style dwellings as well as more modest versions of these architectural modes.

Two additional subdivisions were created on the west side of the Azalea District in the 1930s. These are the 1936 Robertson Heights Addition, dedicated by J. T. and T.J. Thompson, along Hilltop Lane. This area includes two-story Colonial Revival dwellings. In 1937, W. A. Stripling created the subdivision of the same name from land along the west side of South Robertson Avenue. Stripling, Tyler building contractor, owned the property since 1918 and as Tyler developed southward, he capitalized on a long-held investment. Stripling and his wife Lora built a substantial two-story Colonial Revival dwelling at the north end of the plat and sold the remaining lots on spec. They developed with a mix of grand and more modest revival style dwellings and residents included oil entrepreneurs such as the Roosth family. Finally, the grandchildren and heirs of Emir Hamvasy began subdividing family land located along Jacksonville Highway, Chilton Avenue and Old Bullard Road. This area, and additional family land south of Hamvasy Lane, was initially developed with modest and substantial brick revival style dwellings and a number of dairies on large parcels. By the late 1940s as the city pushed south, the dairies closed and the land was converted to residential use. In 1954, the Hamvasy heirs formally platted the area along Chilton and Jacksonville as far south as Hamvasy Lane as the Emir Shuford Addition, after one of the heirs. The remainder of the area apparently was not formally platted but continued to be sold as individual large lots of varying size. Development continued into the 1960s in this area with large and moderate sized revival and Ranch style dwellings on large to very large lots. Among the most visible are the ca. 1951 Colonial Revival style J. Chester and Fleetwood Wynne House (**Photo 16**), on South Chilton Avenue and the ca. 1951 Colonial Revival E. Nolan and Genevieve Adams House (**Photo 40**) on Old Bullard Road. Adams was a local physician; Wynne was a highly successful Tyler attorney and oilman. Others in this plat include the Noncontributing ca. 1957 Hassler and Irene Lowe House (**Photo 32**) on Jacksonville Highway. Hassler Lowe was an insurance adjuster and Irene Lowe was a teacher at Hogg Junior High School.

During the 1930s the east portion of the Azalea District also underwent a transformation from farmland to prestigious suburban neighborhood as nine new subdivisions were platted. In 1931 the Fred Ford and J. Ford plats were created. The Fords were members of an established Tyler family of carpenters and contractors and this family land located east of Fannin Avenue, north of East First Street and west of South Donnybrook Avenue was platted into two subdivisions. Divided by Ford Street, the two blocks were split into small lots developed primarily with modest one-story wood frame bungalows. A third plat was filed in this area in 1931 when Sam and Eugenia Eltife created a subdivision of 22 lots of uniform shape and nearly uniform size. Called the Eltife Addition and located between Fannin Avenue on the west, Lake Street on the south and Donnybrook Avenue on the east, the subdivision abuts the Belmont Addition on the north and east. This plat developed with modest, one-story brick veneer and wood clad bungalows displaying Tudor and Colonial Revival and Ranch style influences. The Eltifes, successful entrepreneurs and members of another Lebanese descended family, sold most lots to investors while building some houses themselves on spec. In 1947 F. D. Sawyer built the one-story Colonial Revival style wood clad dwelling (**Photo 43**) on East Rix Street. It is one of the last houses to be built in the subdivision. These three plats include some of the most modest dwellings in the district, and historically provided rent housing for newly arrived oil workers as well as unmarried residents and those in lower paying jobs.

By 1935 development in the western portions of the Azalea District north of Jacksonville Highway was intense and prime lots were becoming scarce. To accommodate demand, three local landowners filed plats for five plats within 13 months. All are located on the east side of Broadway. In February 1935 W. G. Tyler filed the Belmont Park Unit No. 2 and recorded an adjacent plat, Belmont Park Unit No. 1 in April 1935. Located between East First and East Second streets

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along Sneed and Belmont avenues, Belmont Park Unit No. 2 developed in the 1930s, 1940s and 1950s with high quality revival style dwellings. Those along Belmont Avenue are more expansive and detailed than the dwellings on Sneed Avenue. Belmont Park Unit No. 1 extended development one block north to Lake Street. Dwellings are similar to those built in Unit No. 2. In October, 1935 W.G. Tyler filed Belmont Park Unit No. 3, which stretches south along Sneed and Belmont avenues from East Second to East Fourth streets and continues the development trends of Units No. 1 and 2. Although laid out on a grid pattern, all three of the Belmont Park plats are distinguished by slightly curving streets. Dwellings in Belmont Park Unit No. 1 include the ca. 1935 Colonial Revival R. Stanley and Maude Florence House (**Photo 50**), while residences in Unit No. 2 include the 1935 Tudor Revival R. H. and Ethel Stocks House (**Photo 51**), and the 1937 Thad and Affie Allen House (**Photo 52**).

In June 1935 Julius A. Bergfeld platted about half of his father's 1876 purchase from the East Texas District Fair Association. Called the J. A. Bergfeld Subdivision, the plat is located between Broadway on the west, First Street on the north, Donnybrook on the east and East Fourth Street on the South. Gently curving streets front lots of roughly similar dimensions staggered within each block; corner parcels are frequently larger than interior parcels. This plat developed with expansive, high-style, substantial revival style and Ranch style dwellings with most residences built by 1950. In this plat are the 1937 Monterey Revival style Christ Episcopal Church Rectory (**Photo 48**) on Roseland Boulevard as well as the 1937 French Eclectic Julius and Augusta Bergfeld House (**Photo 54**), the 1940 Colonial Revival style Wilton and Myrtis Daniel House (**Photo 56**) and the 1946 Ranch/Colonial Revival style William and Myra York House (**Photo 53**). The latter three are all on East Third Street. Bergfeld was, of course, the subdivision's developer, while Daniel was Executive Vice President of Gulf State Lumber and York was a local attorney. On East Second Street at the corner of Broadway is the ca. 1948 Classical Revival style First Church of Christ, Scientist (**Photo 49**). The congregation relocated here from an older, smaller church in central Tyler. More modest dwellings in this addition include the 1946 Colonial Revival Iredell and Norman Smith Jr. House (**Photo 59**) on South Wall Avenue. Norman Smith Jr. was a drilling superintendent for oilman Billy Byars who lived nearby at 118 East Second Street. On Wall Avenue are the 1936 Tudor Revival Charles and Fay Deiches House (**Photo 60**) and the ca. 1946 Colonial Revival J.J. and Ruby Swinney Investment House (**Photo 61**). These properties are within the 75 acre parcel Rudolph Bergfeld purchased in 1876 and part of his 1904 plat of the area known as the R. Bergfeld Subdivision. The George Murphy Subdivision, in March 1936, was the last of the plats filed in the eastern portion of the district. It is between East Lake Street and East Second Street, along the east side of Donnybrook Avenue and both sides of Wall Avenue. Lots in this plat are smaller than in the J. A. Bergfeld Subdivision and the three Belmont Park additions and follow a regular north-south orientation with no curving streets. Houses built here are relatively small, modest and unadorned. Most date from the late 1930s and 1940s.

In 1946, the Sunnybrook Addition Unit # 3 and Sunnybrook Addition Unit # 4 were platted by Lee B. Smith, J.M. Stephens, and Earl P. Stuart in anticipation of a surge in construction and population in the immediate post-World War II period. This area, which is in the southwestern part of the Azalea District, largely developed with one-story brick veneer Ranch style dwellings, including the 1948 William and Opal Kirkham House (**Photo 39**) on Oak Lane. Kirkham worked for Humble Oil and Refining. A few parcels in these two plats contain wood dwellings in revival or Ranch styles. The Fair Realty Co., headed by Wilton H. Fair, son of R. W. Fair, platted the Fair Addition #1 in 1948. This was the first of several plats in south Tyler undertaken by the Fairs in the late 1940s and the 1950s. These subdivisions were south of the city limits and were developed with quality, small and medium sized brick veneer dwellings in Ranch, revival and Ranch/Colonial Revival style modes. An example is the 1950 Ranch/Colonial Revival style Harold and Lou Phipps House (**Photo 17**) on South Chilton Avenue. Phipps was director of the Tyler Kiwanis Youth Center. The 1952 Broadway Addition at the north end of Old Bullard Road at its junction with Broadway Place was subdivided by Lee B. Smith, who also created district subdivisions on Sunnybrook Drive in the late 1940s. The second to the last subdivision in the district, Magnolia Gardens, was dedicated by Tyler resident D. K. Caldwell in 1961. Nearly all residences in this subdivision, along Tremont Street, were built in the 1960s, 1970s and 1980s. The final district plat, the So. Sunnybrook Addition # 5, was created in 1994 by Robert and Lisha Dennis to subdivide a large parcel privately held and minimally developed in the 1940s.

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Unifying the district's eclectic architecture and complex subdivision history is the use of mass azalea plantings, pecans, oaks, crepe myrtles and Japanese maples as anchors in individual landscape schemes. These elements appear throughout the district. Azaleas were introduced to Tyler in 1929 (Tyler Public Library d) by Maurice Shamburger, a member of a prominent local family engaged in rose growing and other horticultural pursuits. In the late 1920s Shamburger planted a test garden of about 100 azaleas and found four varieties that did well: Snow White, Hinodegeria, the Pride of Mobile and Tennessee White. In 1934 he began selling the plants and using them in mass plantings including the rear gardens at 121 Lindsey Lane. See the right rear of **Photo 7** for portions of this garden. Shamburger went on to landscape many gardens in what became known as the Azalea District including those at the northwest and southwest corners of South Broadway and Lindsey Lane. In 1940, Shamburger's sister Margaret Shamburger Morris joined him in his practice and the two continued to provide Tyler with some of its most colorful and climatically appropriate garden designs. Maurice Shamburger is also credited with introducing Japanese maples and crepe myrtle trees to Tyler (Morris interview). Like the azalea, these trees are widely used in the Azalea District. At least nine gardens in the Azalea District were designed by Shamburger or Shamburger and Morris including the garden at 2600 South Chilton (**Photo 8**), and the gardens at 1404 South Chilton, 905 South Chilton, 223 East First, 209 East First, 118 East Second, 1619 South College and 1804 South College. The first district garden with azaleas is thought to have been the dwelling at 121 Lindsey Lane (Tyler Public Library d). In the 1960s district residents began highlighting their colorful gardens with tours of homes and gardens in the district. This event became known as the Azalea Trails and grows larger every year, drawing visitors from all over Texas.

The Azalea Residential Historic District is the largest and best preserved concentration of early to mid-20th century vernacular, popular, and high-style dwellings in the city. The district documents local eclectic subdivision patterns of the era and the variety of housing available to upper and middle income Tyler residents and is associated first with Tyler's increasingly dominant position between 1900 and 1930, as a business, transportation and commercial hub and more importantly with the 1930 to 1970s East Texas Oil Boom, a period of tremendous growth and prosperity during which Tyler became an important regional business and service center. The Azalea District is the core of a larger south Tyler area that continued to develop into the 1970s in conjunction with on-going oil boom related prosperity. However, it is a distinct enclave, set apart from nearby areas by its eclectic early to mid-20th century architecture and complex land divisions. This pattern repeats throughout the region and be seen in neighborhoods in cities such as Longview, Texas and Athens, Texas where on a smaller scale oil fostered similar growth and development in the same period.

The Azalea District is a distinctive, large concentration of substantial to modest dwellings that represent the most widely built architectural modes of the 1900 to 1955 era. Because the district largely developed between 1925 and 1953, when Colonial and Tudor revival modes were at their peak of popularity in the United States, these styles predominate. Other revival styles popular in the 1920s, 1930s and 1940s also are in the district including Classical Revival, Spanish Colonial, Mediterranean, French Eclectic and Mission Revival modes. The primarily revivalist nature of Azalea District architecture is diversified by styles and plan types that predate 1925 including those displaying Queen Anne and Craftsman elements as well as by modern residential designs including those with International Style and Ranch styling. Most modern house forms in the district utilize massing, materials and detailing uncommon in small and medium sized communities in the 1940s and early 1950s. The presence of such dwellings as fully developed examples of their respective styles reflects district residents' awareness of and access to *au courant* cultural trends. Architectural quality in the district is very high no matter what the age or style of the house, suggesting that most district residents considered up-to-date-styling and high quality materials and craftsmanship vital to their social position, prosperity and life style.

While architectural and land division patterns throughout pre-1950 Tyler are eclectic, other neighborhoods display different mixtures of dwelling ages, sizes, type and style, setting apart the Azalea District. The Charnwood Residential Historic District (NR 1999), which is north- northeast of the Azalea District contains Tyler's oldest and most diverse residences on lots of greatly varying size. Dwellings in that neighborhood range in age from ca. 1870 to 1950 and include Queen Anne, Classical Revival, Craftsman, Tudor and Colonial Revival, Ranch and Minimal Traditional modes. The neighborhood immediately north of the western portion of the Azalea District includes patterns and development

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similar to that found in the Charnwood District, but the development there is not as old, not as dense and includes few, expansive high style dwellings. Extant residential properties there range in age from about 1885 to 1940. That area also lacks the concentration of substantial Revival style residences that characterize the Azalea District. Lot sizes in most post-1953 developments in Tyler are typically less diverse than within most Azalea district subdivisions. Residences built south of Sunnybrook Drive and Fair Lane, outside of the Azalea Residential Historic District, developed in the 1950s but tend to display more characteristics of post-war mass production and less of the individuality and eclecticism of residences within the historic district. As the oil boom continued through the 1970s residential development pushed south, southeast and southwest of the Azalea District. Dwellings in these areas range from modest to expansive, but as is characteristic of residential design built nationwide between 1955 and 1980, these homes display much more formulaic design than do those in the Azalea District. Neighborhoods farther east, north and west contain tract developments created in the 1950s, 1960s and 1970s and these display only limited lot size and little architectural variation.

**SIGNIFICANT INDIVIDUALS**

While many factors and individuals contributed to the successful development of the Azalea Residential Historic District, the area's primary developers and major architects and landscape architects had the most visible impact on the character of the district. Most are important local figures, while a few architects contributed to design throughout Texas and are significant within the larger context. The extended Bergfeld family platted more property in the district than any other individual or group and is arguably the most important of the individuals contributing to the district. Beginning in 1904, Rudolph Bergfeld (1855-1930) and his wife Carolina Pabst Bergfeld (1860-1944) started a long process of land acquisition, division and speculation in south Tyler and what became the Azalea District. After her husband's death in 1930, Carolina Bergfeld continued her real estate ventures, marrying Clarence E. Hightower (1893-1963) in 1934 and operating under the name of Carolina Hightower. After Carolina's death, Hightower continued in business under the name of Tower Properties, Inc. Julius A. Bergfeld continued the family tradition and developed much of the east side of the district as well as Tyler's first suburban shopping center, Bergfeld Square, located south and east of the Azalea District. The Shuford family, grandchildren and heirs of Emir Hamvasy also subdivided a large area of the Azalea District south of Jacksonville Highway. Many other individuals contributed to the development of the district through land sales, speculation, and design and construction. Known architects are Fooshee & Cheek of Dallas; Carl A. Gregory (1903-1976), a prominent Tyler architect, and his prior firm Gregory & Cates with Melvin J. Cates; Edward A. Nolan, a Tyler architect; Charles J. Pate, another Tyler architect; T. Shirley Simons, Sr. (1897-1964), perhaps Tyler's most noted early to mid-20th century designer and an important Texas architect; Arthur E. Thomas (1893-1973), a noted Texas architect and E. Davis Wilcox (1913-2000), also a noted Texas architect. Tyler landscape architects Maurice P. Shamburger (1905-1987) and his sister Margaret Shamburger Morris (b. 1918) created gardens that gave the district its identity, name and unifying character. Contractors and carpenters working in the district are numerous and include the following individuals and firms: Sam R. Hill, J. O. "Buddy" Hill & Son, Hobart Plunkett (1899-1970), Lone Star Construction, H. J. Ellis, M. Clint Brown Co., Howard Hall, Milo J. Choate, Buck Thompson, W. A. Petty, W. C. Thompson, Elmer Sharp (b. 1907), W. P. Hairston (1881-1970), Robert T. Collins (1888-1965), Hugh Denson, Harry Oliver Jr. (1904-1974), Glenn Flinn Inc., Earl Andrews (1876-1958), Robert M. Rogers, B. P. Fleming, E. F. Luquire, John A. Williams, Manton Edwards, I. E. Brown, J. W. Butler, George S. Kent, R. W. Carter, R. L. Clanahan (1887-1953), Arthur P. Exum (1884-1951), E. H. Barbee, S. W. Dunwoody, T. W. Churchman, Charles Owens, P. E. Garrett, John C. Pride, Pat Hightower, George Rex, R. C. Peabody, T. C. Pride, F. F. Fullerton, Engineering Construction Corp., H. M. McCord, T. E. Snelson, Bill Streckert, J. F. Ingram, Jack McGraw, S. W. Martin, E.J. and S. R. Anderson, Percy Steele (1890-1935), J. E. Foster & Sons, Inc. Fred Ford (1874-1931), Henry Breckel, and J. B. Wilson.

**Rudolph Bergfeld (1855-1930)**

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Rudolph Bergfeld was born in Wisconsin, the son of German immigrants. His early education was in Germany, where he learned his uncle's jewelry business. However, he discovered he was not interested in the jewelry business and he returned to his parents home in St. Louis, Missouri. After completing school he worked as a bookkeeper for Budweiser Brewery. He came to Tyler in 1878, at the age of 23 and opened a saloon. In 1880 he married Carolina "Lena" Pabst daughter of a Tyler German immigrant family. Rudolph and Lena had two sons, Julius Alexander (1883-1961) and Rudolph Louis (1891-1960). The Bergfeld Saloon prospered but eventually the temperance movement gained ground and in 1901 alcohol sales were prohibited in Smith County (Tyler Public Library e). Bergfeld became involved in land development in the 1880s and with partner John Durst built Tyler's second opera house in 1887. Real estate soon became Bergfeld's primary business and led to establishment of Bergfeld Loan and Trust. Then in 1900 he joined with Citizen's Bank and eventually served as vice-president and as a director until 1930. Carolina Bergfeld also was interested in real estate and platted a subdivision northeast of the square in the 1890s. Apparently Lena enjoyed building and selling houses, and according to great granddaughter Dianne Hall, "Every morning she would hitch up the buggy, pack a lunch and take her two boys...to watch the houses being built. She supervised the building from start to finish." (Tyler Public Library e). The Bergfelds' were financially conservative and astute, and Carolina did much of the maintenance on their rental property. Bergfeld is credited with planting the pecan trees along Mockingbird Lane in the late 1920s when he began selling those lots, and with paving Chilton and College with brick (Tyler Public Library e) using his own staff labor and funds. When he died in 1930 his obituary described him as "identified with every forward movement and [he] possibly was responsible for the growth of this city and section more than any other one man who had ever lived here...." (Tyler Public Library e).

**Carolina Pabst Bergfeld Hightower (1860-1944)**

Carolina Pabst was one of six children born to Julius Pabst, a native of Germany who came to Tyler in 1852 after trying his luck in the California gold fields, and Johana Frohne. Pabst was a tanner by trade who established a tanning business, and other enterprises, in Tyler and also invested in real estate, making a "fortune" (Johnson 1900:263). Carolina's interest and abilities in real estate were probably formed in her youth as she watched her father's successful efforts. Although she is not listed on subdivisions with her husband Rudolph, she was clearly involved in these efforts and at Rudolph's death in 1930 Carolina Bergfeld inherited all of Rudolph's sizable estate, according to the terms of his 1905 will (Smith County Probate Records). Estimated to be about \$2,600,000, she set about distributing more than half of it to her sons, allowing them to select the parcels of land and other items they desired (Smith County District Court Records). She and her sons then signed an agreement stating that they accepted the land, cash and other proceeds of their father's estate as full settlement of that estate. Then, in 1934 she remarried. Her second husband was Clarence E. Hightower, who was 33 years younger. While this did not conform to societal or family ideas of propriety, her marriage endured until her death in 1944, and Carolina and Clarence are buried next to each other in Tyler's Oakwood Cemetery. During the last 10 years of her life, Carolina remained involved in real estate development activities, selling a portion of her holdings in the Azalea District in 1933 to Hightower. She continued to buy and sell property, and develop residences in the Azalea District and elsewhere in Tyler. She was also involved in community groups and activities and was a long-time member of the garden club (Burke interview). Hightower operated his business under the name Tower Properties, so as to not be confused with another Tyler family of Hightowers (no relation) who operated a lumber and building supply business. Carolina and Clarence advertised their real estate operations in the Azalea District with a small notice in the Tyler City Directory that said "South Park Heights 'The Place to Live.'" Their offices were in suite 616 of People's National Bank Building; they lived at 328 South Broadway in a dwelling no longer standing. C. E. Hightower retired in the 1950s and died in 1963.

**Julius A. Bergfeld (1883-1961)**

Julius, elder son of Rudolph and Carolina, was born in Tyler and moved to Dallas in 1905 where he was involved in real estate development. He married Augusta Ellen White and they had three children, Julius L. (1907-1988), Marian

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and Marie. Eventually Julius and Augusta returned to Tyler with their adult son Julius L., their daughters having married. Like his father, Julius A. became involved in the Tyler community, helping to re-organize the Elks Club in 1935 and serving as a director of Citizen's National Bank. With his father, Julius invested in the McBride Insurance Agency and then founded Bergfeld Realty. Julius L. developed land received from his father's estate including the J.A. Bergfeld Addition, platted in 1935. Bergfeld and his wife Gussie built an expansive French Eclectic dwelling in the subdivision in 1937 and it remained in the family until after Julius' death in 1961. After World War II Julius developed the southern part of his father's 1904 75-acre purchase with Bergfeld Square. This suburban shopping center was Tyler's first such development and when it opened in February 1949 it housed 14 businesses and a post office in two buildings. Bergfeld Square remains a prominent visual landmark in south Tyler, although the buildings are much altered. Julius donated to many causes and funded the first playground equipment for Tyler parks, which was installed in Bergfeld Park within the Azalea District. Julius' descendants remain involved in Tyler real estate, insurance and community organizations.

### **T. Shirley Simons, Sr., AIA (1897-1964)**

Thomas Shirley Simons, Sr., AIA, was born at Taylor (Williamson County), Texas March 12, 1897 to James A. and Martha C. Townes Simons. In 1908 the Simons family relocated to the Fort Worth area, where Shirley attended high school. He studied at Rice University in Houston, earning an A.B. in 1919 and a B.S. in architecture in 1920. For two years after graduation he was associated with the architect William Ward Watkin, and in 1922 he relocated to Lufkin and established an office. In 1929 he set up a second office in Tyler and in 1930 the Tyler office became Simons' principal business location. Among his commissions are a number of churches in Lufkin, the Central Ward School in Lufkin, the San Augustine County Courthouse, the Nacogdoches High School Gym and Auditorium, a dormitory at the College of Industrial Arts in Denton, Texas and others (Wharton 1930:232). In Tyler his work includes numerous residences including several in the Azalea District: 118 West Fourth (his own residence), 905 South Chilton and 2212 South Chilton. He also designed the Woman's Building (1931) in the Azalea District. Other Tyler work includes the Federal Courthouse and Post Office (1933), Tyler City Hall (1938), Mother Frances Hospital (1948 addition), Marvin Methodist Church Chapel and Classrooms (1950), Tomas and Edna Pollard House (1935), First Christian Church (1964) and St. Gregory Catholic Elementary School (1945) (Simons interview 1999). The successor to his firm is Simons, Burch, Clark, Maris, Architects and Engineers, with included his architect sons T. Shirley Jr., Edwin, and Watson Townes. Watson T. Simons designed the 1984 Marvin Methodist Church addition.

### **Arthur Elliott Thomas, FAIA (1893-1973)**

Arthur E. Thomas was born in Crockett, Texas August 16, 1893 and attended University of Texas at Austin from 1913 to 1916. In 1917 he joined the U.S. Army Air Service and took training at the Aero Ground School in Austin during 1917 and 1918. By 1925 he had established his practice in Dallas under the name Arthur E. Thomas. That endeavor lasted until 1927 when he became a partner in Curtis and Thomas. However, that partnership was dissolved after just one year, and Thomas resumed practice under his own name in 1929 and continuing until 1938 when he joined Goodwin, Tatum, McCammon & Thomas. Thomas joined the American Institute of Architects in 1926 and was eventually elected a Fellow. He served as president of the Texas Society of Architects in 1948 and was a member of the City of Dallas Building Code Commission (UT Austin APL a). Among his many commissions are Greiner Junior High School, the Dr. Pepper Building, Baylor University Hospital, and Gibraltar Life Insurance Co. Building, all in Dallas. He also designed 1404 South Chilton Avenue in Tyler, Texas, the 1956 Smith County Courthouse, the Falls County Courthouse and the Marlin, Texas High School and Gym.

### **Carl A. Gregory, AIA (1903-1976)**

Carl (born Carville) Alton Gregory, AIA, a native of Kovan (or Cherry Hill), West Virginia, attended Washington & Lee University in Virginia in 1920, receiving his Bachelor of Arts in 1925 from Bucknell University in Pennsylvania. After graduating he worked for several architectural firms including, from 1926 to 1928, George Felthman in St

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Petersburg, Florida, J. W. Dehnert (1929) in Houston, and Shirley Simons in Tyler in 1929 (UT Austin APL a). Gregory stayed with Simons' firm until 1934, when he began practicing with Melvin J. Cates and Jackson L. Cates. That partnership continued until about 1955 (Tyler Public Library b); Gregory continued to practice into the 1960s. He designed 15 known residences in the Azalea Residential Historic District including 2630 Old Bullard Road, 553 Park Heights Circle, 529 Park Heights Circle, 521 Park Heights Circle, 407 West Sixth, 1613 South College, 223 East Third, 308 East Third, 1326 Roseland, 213 East Second, 118 East Second, 115 East Second, 105 East Second, 207 Lindsey Lane and 116 Lindsey Lane. Among his many other commissions are the 1955 air terminal at Pounds Field (Tyler), Central Baptist Church, and First Presbyterian Church in Jacksonville, Texas, Athens Building and Loan Association in Athens, Texas, Mineola Savings and Loan, Mineola, and in Tyler the East Texas Savings and Loan building, Green Acres Mall Cedar Street United Methodist Church, Glenwood United Methodist Church, and the 1949 Tyler Elks Club (NR 2002) (Gregory interview). Gregory was a registered Texas architect, and was assigned number 370. Gregory became a member of the American Institute of Architects in 1949.

## **Fooshee & Cheek**

The Dallas firm Fooshee & Cheek was headed by Marion F. Fooshee, AIA (1889-1956), and James B. Cheek, AIA (1895-1970). Fooshee was born in Weatherford and moved to Dallas in 1898. His first partnership was with Hal Thompson in 1911 (UT Austin CAH a). Cheek was born in Hillsboro and studied architecture at the University of Texas at Austin. He served in the Navy in World War I. The partnership of Fooshee & Cheek was responsible for many Dallas landmarks and buildings throughout Texas. Fooshee and Cheek formed their partnership in 1918 and both men were still practicing in 1956 (UT Austin CAH a). Among their many commissions are the 1931 Grande Court Tourist Lodge (demolished), the 1936 Hall of Aquatic Life and the Hall of State at the Texas Centennial Exhibition in Dallas, and two residences for the Sterrett family, in Dallas (Henry:259). Perhaps their most well known work is the 1930-1935 Highland Park Shopping Village. Fooshee & Cheek specialized as early as the 1920s in designing "...expensive homes in elite suburbs" (Henry:261). Expanding their knowledge of revival styles, James B. Cheek traveled in Spain in 1929 with Highland Park Shopping Village developer Hugh Prather. From this experience came greater understanding of the diverse Spanish architectural forms and sources including Islamic architecture and vernacular Andalusian domestic design. This knowledge supported the highly successful, and complex, picturesque design of Highland Park Shopping Village and provided the basis for continued excellence in domestic design, one of which is 404 West Fifth Street in Tyler, a Mediterranean pastiche that includes second floor wooden balconies associated with Andalusia and Islamic inspired arches. One of Fooshee's last commissions was the John B. Hood Junior High School in Dallas. During World War II Cheek was a Federal Housing Administration supervisor for projects in Texas, New Mexico, Arkansas, Louisiana and Oklahoma (UT Austin CAH a).

## **Edward A. Nolan**

Nolan lived and worked in Tyler in the early 1930s designing residences and possibly other building types. In 1932 he lived at 419 East Dodge Street in the Azalea District. He was the architect for 1503 South College Avenue. Nothing more was located on his life or work.

## **Charles J. Pate (d. 1974)**

Pate lived and worked in Tyler designing residences and possibly other building types. In 1937 he designed the Julius and Augusta Bergfeld House in the Azalea District. He died in Smith County September 16, 1974. Nothing more was located on his life or work.

## **E. Davis Wilcox, AIA (1913-2000)**

Eugene Davis Wilcox was born in Saginaw, Michigan August 15, 1913 and moved to Tyler with family when he was seven years old. In practice in Tyler in 1940 (Tyler Public Library b), Wilcox was educated at the Georgia Institute of

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Technology (where he played football), and received his B.S. in architecture in 1935. He attended the Fontainebleau School of Fine Arts in Paris and was awarded a diploma in 1936. He did graduate study at Yale University School of Fine Arts in 1937. Thereafter he traveled in Europe, and between 1937 and 1942 designed for various firms. He served in the U.S. Navy in World War II as a Lt. Commander and upon return to Tyler in 1946 established E. Davis Wilcox Architects & Engineers. Wilcox became a member of the American Institute of Architects and served as executive officer of the North Texas Chapter. He also served on the Texas State Board of Architectural Examiners, the American Association of School Administrators, and a number of Tyler civic and charitable organizations. Wilcox won 16 awards and honors including prizes for nine school designs, two prizes for residences and three designs for the Texas Eastern School of Nursing. His work was published in a number of architectural and education journals and in *LOOK* magazine (UT Austin, Alexander Architectural Archive files). Among his many commissions are Central Baptist Church, Jacksonville, Texas, and the Henry M. Bell Elementary School and Addition, Mattie L. Jones Elementary School, W. A. Peete Elementary School and Bergfeld Shopping Center, all in Tyler, as well as his own residence at 526 East Lake Street in Tyler. Wilcox was a registered Texas architect, and was assigned number 893.

**Maurice P. Shamburger (1905-1987)**

Maurice P. Shamburger was born in Smith County in 1905. Part of a large family involved in rose growing and other horticultural pursuits, Shamburger studied for the ministry at the University of Texas at Austin, but shortly before receiving his degree he determined the ministry was not his calling. Thereafter he became interested in horticulture and landscape architecture and attended Iowa State University in the landscape design program. Although he left Iowa State prior to graduating, he was introduced to azaleas there and with his considerable design and horticultural skills returned to Tyler. Since a variety of wild azalea grows in the Tyler area and throughout other sections of East Texas, Shamburger experimented with azaleas and when they did well, he incorporated them into his design schemes. According to his son Jerry, who worked with his father in the business from 1965 to 1978, Maurice Shamburger was generous with his horticultural advice and took on large design projects as well as small gardens. Jerry Shamburger remembers that Azalea District residents considered their gardens an uplift for people as they drove or walked by and had a sense of pride about being able to provide a pretty view for neighbors as well as strangers (Shamburger interview). Shamburger designed many gardens in the Azalea District and other areas of Tyler. His first large garden design project was for Tomas and Edna Pollard at their home on Troup Highway. His scheme included five azalea garden areas was begun in the mid 1930s and was completed in the 1960s. Shamburger never really retired, continuing to be involved in horticulture until his death.

**Margaret Shamburger Morris (b. 1918)**

Mary Margaret Shamburger Morris, also born in Smith County, is the sister of the late Maurice P. Shamburger. Mrs. Morris worked with her brother in the landscaping business in Tyler and other areas of Texas after her 1940 graduation from Iowa State University with a degree in Landscape Architecture. The only woman in her class, Mrs. Morris recalls landscape architecture as an uncommon field of study for women in the 1930s and 1940s. After graduation she worked with Maurice until the start of World War II, when business slumped. During the war Mrs. Morris worked for an oil company in Tyler. Shamburger and Morris resumed their business in 1946. According to Jerry Shamburger, his father would draw a garden concept in the air with his fingers and his aunt would translate these rough ideas into a finished plan, which included walkways, utility areas and formal and informal planting areas. **Figure 2** shows a garden design for a formal area on an axis and illustrates the types of garden spaces Shamburger and Morris created throughout the Azalea District and Tyler. Mrs. Morris also prepared renderings for clients using colored wax pencils for the presentation drawings. In most cases the client received the drawings at the conclusion of the project. She credits her brother with introducing crepe myrtles, cleyera and Japanese (red) maples to Tyler, and notes the special attention given to selecting varieties of red maple that would provide spring or fall foliage displays based on the overall garden scheme. In addition to nine known gardens in the Azalea district, as well as other Tyler gardens including those at the Pollard

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house and the residence of Sarah Butler on South Fannin Avenue in the Charnwood Residential Historic District (NR 1999), and Tyler's 1964 First Christian Church (now altered), the Shamburgers designed gardens at residences in Waco, Opelika and Gladewater. No list of projects survives (Morris interview).

## REPRESENTATIVE PROPERTIES

To better illustrate the development patterns of the district, the stylistic and plan types present, typical materials and alterations, and the socio-economic profile of residents, 48 representative examples of typical domestic single and multiple-family resources have been selected for discussion. Through these resources the story of the district emerges.

### WOMAN'S BUILDING

911 South Broadway

1931

Photo 10

**Architect/Builder:** Shirley Simons, Sr./Sam R. Hill      **Style:** Classical Revival

**Description:** This two story Classical Revival style, red brick veneer club building (**Photo 10**) was designed in 1931 for the Tyler Woman's Forum and other local woman's cultural and civic groups by Tyler architect Shirley Simons, Sr. Based on early Classical Revival styling (sometimes called Federal) of the early republic, the building rests atop a full basement that houses dining and kitchen facilities. The primary facade is asymmetrical and finished with red brick and plaster distinguished by an integral, partial width portico with Tuscan columns, an arched entry with cast-stone fan light and 6/6 double hung wood sash and wood casement windows detailed with wood shutters. Arched doors and windows are found on non-primary facades and in the basement, which opens on the north elevation onto a small terrace area. Decorative brickwork, gable returns and a balconet grace the primary facade. Brick quoins are at the corners of the building and at corners of projecting sections of the primary facade. Mature trees frame the front facade, while the south side and rear of the building look out onto azalea gardens planted at the rear of dwellings on Lindsey Lane, South College and West Dobbs. This building is in excellent condition, retains a very high degree of integrity and is a good example of revival style design applied to a non-residential building in a manner that reinforces the residential character of the area and reflects the cultural interests and prosperity of Tyler.

**Significance:** The Woman's Building was constructed through the efforts of many Tyler women over several years in the prosperous 1920s. The Tyler Woman's Forum began in 1923 when 60 women belonging to three Federated Womens Clubs sought to promote "better living and truer friendship" among the women of Tyler (Tyler Public Library I). Among these women were Therese Kayser Lindsey (1870-1957), a Tyler poet and wife of Tyler businessman Samuel A. Lindsey. Mrs. Lindsey was a highly educated and accomplished writer of poetry, plays, and stories, who studied at the University of Chicago, and Harvard and Columbia universities prior to traveling extensively in Europe and America. She is credited with initiating a movement that led to the founding of the Poetry Society of Texas (Handbook of Texas Online). In 1928 the Woman's Building Association was formed from the membership of the Woman's Forum to plan and raise funds for the construction of a new community building and woman club meeting place (Texas Historical Commission s). Over the next three years building funds in the amount of \$32,243 were obtained as loans from local banks and from individual donors, including Alfred and May Sledge, Alex and Lenore Woldert and R.W. and Mattie Fair. All three men were successful Tyler businessmen and their wives involved in community betterment and womens' club activities. In July 1931 Samuel A. and Therese Lindsey sold this parcel within block 279 of the Watkins Addition to the Woman's Building Association for one dollar. The Woman's Building Association hired noted Tyler architect Shirley Simons, Sr. to design a building that would serve as community center and womens' club. Construction began December 31, 1931 and the cornerstone laid in April 1932. When completed in 1933, the building assumed an important on-going role in Tyler civic history. The building's primary role was providing a meeting place womens' groups and an outlet for educational, recreational and cultural projects sponsored by women. Throughout its long history, the building has hosted benefits, plays, concerts, dances, recitals, lectures, wedding receptions, luncheons, banquets, reunions and community meetings. Among the many lecturers and performers featured are Bennett Cerf, Margaret Bourke-White and Tallulah Bankhead. The Tyler Little Theater (now Civic Theater) and the Tyler Symphony were formed and first performed in the Woman's

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Building. During World War II, the building served as a collection location for scrap metal and hosiery used in the war effort (Tyler Public Library I). The Woman's Building continues to serve the Tyler community hosting a variety of functions. The building is significant for its architecture and its role in Tyler's cultural development. Its location in the Azalea District drew additional attention to this increasingly prestigious residential area and illustrates architect Simons' abilities in creating a clearly non-residential building that is compatible with the residential character of the district. The Woman's Building was designated a Recorded Texas Historic Landmark (RTHL) in 1990.

## **BERGFELD PARK**

**1400 Block South Broadway 1913;1936 Photo 11**

**Architect/Builder:** Shirley Simons, Sr.

**Description:** Containing 8.32 acres Bergfeld Park (**Photo 11**) was established in 1913 when Rudolph Bergfeld sold the property to the City for \$4,000. Located on blocks 287 and 292 within Bergfeld's South Park Heights Subdivision, the park occupies the entire two block area bounded by Broadway, West Second, South College and West Fourth and was improved slowly over time. The park is landscaped with trees and lawn and a small flower bed on the Broadway street exposure. Improvements include a stone amphitheater, tennis courts, restrooms, paths, pedestrian bridges, a stone lined creek, sand box and playscape. Modifications were made to the amphitheater, tennis courts and restrooms in the late 1980s. While the amphitheater retains enough integrity to be Contributing to the district, the tennis courts and restrooms are Noncontributing. The park itself is maintained in excellent condition and is an important Contributing element within the historic district.

**Significance:** Land for the park was originally sold to the City of Tyler for one dollar in 1908 by Rudolph Bergfeld with the stipulation that park improvements be made within six months or the property would revert to the Bergfelds. When after six months the City failed to create a park there, Bergfeld took possession of the property. In 1913, he again sold the property to the City of Tyler, this time for \$4,000, with the provision that the property would revert to him if it ceased to be used as a park. Within a short time the City began park improvements which proved to be an amenity for the area that became the Azalea District. By the early 1930s the park was an important focal point in the neighborhood and was the site of local festivals and activities including the 1934 East Texas Rose Festival coronation (Smith County Historical Society h). In 1936, Sears, Roebuck & Co., donated \$10,000 for design and construction of an amphitheater as a way of saying thank you to the residents of Tyler for making the Tyler Sears store the only profitable one in the country during 1935 (City of Tyler h). Shirley Simons Sr. designed the amphitheater, located where a small lake had been, and the other improvements that soon followed including tennis courts, restrooms, pedestrian bridges and stone lining of the seasonal creek that runs through the park. In 1936 the newly completed amphitheater was the site of the Rose Festival Coronation, the first event held there. The park remains an important recreational locus within Tyler and continues to host community activities including the Azalea Arts and Crafts Festival, the annual Rose Run and concerts. The park is significant for its contribution to recreation within the Azalea District and for its associations with Azalea District developer Rudolph Bergfeld and Tyler architect Shirley Simons, Sr. Included, although in a different location within the district, in Rudolph Bergfeld's 1906 plat of South Park Heights, the park is an important local landmark that also reflects development patterns within the district and Bergfeld's understanding of the relationship between quality of life and recreational access.

## **ROBERT AND MATTIE FAIR HOUSE**

**905 South Chilton Avenue 1937 Photo 12**

**Architect/Builder:** Shirley Simons, Sr./ Allen Campbell **Style:** Classical Revival

**Description:** This two-story red brick veneer Classical Revival style dwelling (**Photo 12**) is sheltered by a hipped roof has a symmetrical front facade. A full height semi-circular portico supported by Ionic columns and topped with an iron balustrade dominates the front facade. Pairs of 6/6 double hung wood sash windows detailed with wood shutters flank the entry on both floors. First floor windows are set within arched openings. Massing is complex with secondary wings set back from the main building mass. A second floor porch on the south elevation is screened for sleeping. Entry is via the portico and through a wood and glass front door flanked by leaded glass side lights and topped with a fan light. Above

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the entry door is a balconet with iron rail and an arched French door that leads out onto to the balconet. Two brick chimneys pierce the roof and a cupola with weathervane sits atop the roof. Inside the house has five fireplaces, a period Adam mantle and hand carved wood moldings that were a signature of Simons' larger domestic designs. Air conditioning was installed at the time of construction and the house is thought to be the first residence in Tyler to be fully air conditioned. Landscaping on this two acre parcel was designed and installed by Maurice P. Shamburger and includes azaleas, mature pecans and red maples. This house is a good example of an expansive high-style dwelling erected as a direct result of wealth created by the East Texas Oil Boom and that reflects the taste and prosperity of its owners. It retains a very high degree of integrity.

**Significance:** This house was erected in 1937 from plans drawn by Tyler architect Shirley Simons, Sr. (Talbert interview) after owners Robert W. and Mattie Fair sold and had moved the more modest Colonial Revival style house they previously built on this property. R. W. Fair began his business career as a mail carrier for an annual salary of \$630. He then ventured into agriculture experimenting with pecans and peaches and expanding this successful enterprise into Arkansas. Through the 1920s he operated the Texas Pecan Nursery with partners including W.V. Henson who lived nearby at 302 West Dobbs. With a comfortable income by the early 1920s, the Fairs bought and subdivided two blocks, known as the R.W. Fair Subdivision of block 306, and in 1923 built a two-story, brick veneer Colonial Revival style dwelling on the parcel now containing this house on block 306-A. Fair's orchards near Arp were part of the East Texas Oil Field and when the field was discovered in 1930-1931 his comfortable financial status increased substantially. With a sizeable fortune, he and Mattie built the current house at 905 South Chilton and engaged in a number of Methodist philanthropies. The Fairs also donated generously to local projects including the Woman's Building, Tyler Medical Center, and Tyler Junior College, where he established an endowment. The Fairs helped sponsor the East Texas Symphony, the Tyler Day Nursery and other local services and organizations. Fair served on a number of local boards including the Tyler school board, the East Texas Council of Boy Scouts of America and was treasurer to the Advisory Committee of Texas College (Tyler Public Library k). Robert Walter Fair (1886-1965) married Mattie Allen (1898-1956) of Arp in 1909 and the couple had three children Wilton, James and Martha (Smith County Historical Society a). Both sons continued Fair's community involvement and remained active in real estate development in the Azalea District and other areas of Tyler and Smith County. In 1948 Fair Realty under the direction of Wilton H. Fair platted the Fair Subdivision #1, at the south end of the Azalea District (Smith County Plat Records). The Fairs sold the 1937 house on Chilton to Eugene and Zoe Talbert in 1955. Mrs. Talbert remains the house's owner and steward (Talbert interview). After Mattie Fair's death in 1956, R. W. Fair married Maude Whitaker Jones, a widow. R.W. Fair died in 1965 after an automobile accident. The house is significant for its architecture and its associations with R. W. Fair, one of the Azalea District's developers. It is also significant as an example of how oil-made wealth spurred development and redevelopment in the district.

**J. A. AND RHODA BRACKEN HOUSE AND GARAGE APT.                      1404 South Chilton Avenue    1932    Photos 13 and 14**

**Architect/Builder:** Arthur E. Thomas/T. E. Snelson      **Style:** Colonial Revival/Tudor Revival

**Description:** This two-story hipped and gabled red tile roofed, buff brick veneer dwelling (**Photo 13**) incorporates elements of both Colonial Revival and Tudor Revival styling. The house features an asymmetrical facade divided by a simple belt course. Projecting from the rectangular primary building mass is an offset entry bay finished with a metal canopy. Cast stone quoins at the corners and around the entry door and leaded glass window provide detailing; an end chimney is on the south elevation. Windows are 6/6 double hung wood sash types and the primary entry includes a leaded glass and wood door and double wood screen doors. Windows on the first floor are set within arched openings while those on the second floor are detailed with wood shutters. An elegant leaded and stained glass window with an iron balconet lights in the interior staircase. Set within a quoined surround and topped with a bas relief cast stone swag panel, the window draws the eye and provides a note of opulence in a restrained design. The hipped roof, quoins, swag panel, belt course, end chimney symmetrically arranged primary facade windows, and rectangular massing are all derived from

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Colonial Revival design, while the rich coloration and detailing of the stained and leaded glass window and projecting, offset entry bay recall Tudor Revival styling and soften the formalism of the overall composition. Decorative interior wood work, plaster panels, hardware and other decorative features remain inside the house. At the rear of the house is a two-story garage apartment that like the dwelling is a Contributing resource within the district. Landscaping on this parcel was designed and installed by Maurice P. Shamburger and includes azaleas, mature pecans and red maples. This house retains a very high degree of exterior integrity and is a good example of an expansive high-style dwelling built as a direct result of wealth created by the East Texas Oil Boom and that reflects the taste and prosperity of its owners.

**Significance:** Constructed in 1932, this house was designed for the Brackens by noted Texas architect Arthur E. Thomas, who practiced out of Dallas. John Atticus Bracken (1879-1962) was involved in farming and industry in Van Zandt County from about 1904 until 1929 when he became an independent oil operator based in Tyler. Born in Grapevine, Texas Bracken made a fortune producing oil and managing royalties. In addition he was a cattle breeder. He married Rhoda Shivers (1884-1978) of Tarrant County in 1903 and the couple had five children, Ida, Virginia Ann, Addie, Van Glenn, Jeff and Sam (White 1940:457). Located in the South Park Heights Subdivision in block 288, the house was occupied by members of the Bracken family for 51 years. The house is significant for its architecture and its association with the oil boom.

**Garage Apartment Description:** This two-story hipped, red-tile roofed garage apartment (**Photo 14**) contains living space on the second floor and garage and storage on the first floor. Windows are 6/6 double hung wood sash types detailed with wood shutters. Utilizing the materials, roof form, window treatment and belt course of the dwelling with which it is associated, the garage apartment is a compatible auxiliary building. Alterations appear limited to the replacement of the original garage doors. A non-original covered breezeway connects the house with the garage apartment. The use of lattice and a metal roof on the breezeway is a relatively minor incompatible visual distraction and could be removed. The garage apartment is a good example of auxiliary buildings constructed in the district.

**Garage Apartment Significance:** The garage apartment is significant for its associations with the adjacent dwelling and the suburban character of the district as Tyler's population grew and housing was scarce. The second floor apartment was rented to various tenants over time. In 1934 the occupant was Oscar Thomas (unknown occupation).

**W. HOWARD AND VERA BRYANT HOUSE****2212 South Chilton Avenue 1951****Photo 15****Architect/Builder:** Shirley Simons, Sr.**Style:** Colonial Revival

**Description:** This two-story, red brick veneer, hipped roof Colonial Revival style dwelling (**Photo 15**) features rectangular massing, a symmetrical facade with central entry in a projecting bay and recessed one-story wings. Windows are symmetrically placed across the front facade and are 12/12 and 8/8 double hung wood sash types detailed with wood shutters. The front entry is reached by brick steps that form a terrace that leads to the recessed entry detailed with carved pilasters and a swan's neck pediment. Brick quoins mark the building's corners and a dentilated cornice encircles the boxed eaves. The pedimented gable features bas relief ornamentation. Each of the one-story wings contains a Palladian window that is the focal point of the one-story wing. A porte cochere extends from the north (side) elevation and a one-story hipped roof garage is at the rear of the dwelling. No exterior changes to the house are apparent. The house is a good example of Colonial Revival design in the district and reflects the taste and affluence of its original owners.

**Significance:** This formal Colonial Revival (Georgian) design was created by architect Shirley Simons, Sr., for W. Howard and Vera Bryant in 1951 and is located in block 719 within the 1937 revised plat of the South Park Heights Subdivision. W. Howard Bryant (1902-1977) was a successful Tyler physician who was principal doctor in the Bryant Clinic and Sanatorium on South Broadway, just south of downtown Tyler. During the 1930s and 1940s, Bryant backed a number of oil ventures undertaken by others. When these ventures proved hugely successful, Bryant's financial status changed from comfortably well off to independently wealthy. During the 1940s, the Bryants lived at 832 South College, just north of the Azalea District, but by the late 1940s had purchased this lot in anticipation of constructing a new dwelling. In addition to building a new residence, Dr. Bryant closed his medical practice and in 1953 had the clinic demolished and the site redeveloped with the 10-story Petroleum Building, which sports an oil derrick on the roof. By

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1954 Bryant was president of W. H. Bryant Interests, an oil firm (Tyler Public Library b). The Bryants eventually moved to Dallas, but the house remained in the family until 1964 when it was sold to Isidore Roosth, a member of another successful Tyler family with interests in oil and real estate (Smith interview). The exterior of the house remains unaltered and the interior retains virtually all of its original features and spatial arrangement. Original handpainted wall paper survives in the dining room and carved moldings throughout the house are thought to have been created by Italian craftsmen. Sited in a park-like setting, the house is surrounded by lawn, trees and azalea plantings. This property is credited with being one of the first in Tyler to have a sodded lawn (Smith interview).

**J. CHESTER AND FLEETWOOD WYNNE HOUSE**  
**16****2600 South Chilton Avenue ca. 1951****Photo****Architect/Builder:** Unknown**Style:** Colonial Revival**Landscape Architects:** Shamburger and Morris

**Description:** This one-story, red brick veneer, gabled Colonial Revival style dwelling (**Photo 16**) features a long, low roofline, irregular massing, a symmetrical facade with central entry in an integral full width porch supported by Ionic columns and recessed one-story wings. Windows are symmetrically placed across the front facade and are 12/12 and 6/6 double hung wood sash types detailed with wood shutters. The front entry is enhanced by leaded glass side lights and a fan light. A garage is incorporated into the east side of the house. Sited at an angle to the corner of South Chilton and Hamvasy Lane, the house is in a park-like setting created by Maurice Shamburger and Margaret Shamburger Morris (**Photo 8**). Included are a variety of trees and extensive azalea gardens at the rear of the dwelling as well as mass plantings around the house. The house retains a high degree of exterior integrity.

**Significance:** This Colonial Revival design was created by an unknown architect and incorporates elements of the Ranch style in its long, low profile, irregular massing and integral garage. It undoubtedly served as an example for other district dwellings that blend Colonial Revival and Ranch style characteristics. Built in 1951 by James Chester Wynne (1897-1976), a prominent Tyler attorney who in 1952 was proprietor of The Bering Co., an oil operations firm, and his wife Fleetwood Staley Wynne (1900-1977), this house was near the southern City boundary at that time and part of the Hamvasy-Shuford family property in block 722. Fleetwood Wynne was involved in Tyler real estate speculation; during the 1930s and 1940s she bought and sold several lots in the Azalea District and in 1946 began acquiring the land on which the house is built (Smith County Deed Records). At this time the area along South Chilton and Old Bullard Road saw brisk sales and was rapidly being developed. Between 1946 and 1950 Mrs. Wynne purchased three parcels, as her separate property, and shortly thereafter the house was built. It is listed in the Tyler city directory for the first time in 1952. The house and gardens are significant for their associations with the continuing prosperity created by the oil boom, and for their architectural and landscape forms, which reflect the affluence and taste of the owners.

**HAROLD AND LOU PHIPPS HOUSE****2736 South Chilton Avenue 1950****Photo 17****Architect/Builder:** Unknown**Style:** Colonial Revival/Ranch

**Description:** This one-story, red-brick-veneer, hipped roof dwelling (**Photo 17**) incorporates Colonial Revival and Ranch style elements. The irregular massing and long, low roof line reference Ranch style design while the multi-light projecting bay window, 6/6 and 2/2 double hung wood sash windows with wood shutters, hipped roof and integral partial width porch with square wood posts reflect the Colonial Revival mode. Containing six rooms, the house and garage cost \$17,500 (Smith County Mechanic's Lien Records). A one-story hipped roof garage is at the rear of the property, which includes mature trees and, azaleas and lawn. This house is a good example of the more modest, but high-quality dwellings built in the district. No exterior alterations are apparent.

**Significance:** This Colonial Revival/Ranch style house was built in 1950 by local contractor W. C. Thompson for Harold S. and Lou B. Phipps. Mr. Phipps was director of the Tyler Kiwanis Club Youth Center. The house is located in block 843 within the Fair Addition #1, platted in 1948 by the Fair Realty Co. at the south end of the Azalea District. At that time, management of the Fair Realty Co. was under the direction of Wilton H. Fair, but other corporate officers were

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James Fair and R. W. Fair. Like their father, Wilton and James Fair were involved in community projects and philanthropy as well as the oil business. Both sons received the T. B. Butler Award in 1961 and 1981, respectively, for their contributions to Tyler. James Fair was elected to the Tyler City Commission in 1948, and became mayor in 1950 at the age of 24. He served two terms on the Commission in the 1950s and two more in the 1960s (Tyler Public Library k). James Fair developed Hide-A-Way Lake near Tyler in 1967 and another community of the same name in Mississippi, among many other ventures. Many Fair family partnerships were eventually brought together under the name Fair Interests, Inc. The Phipps house is significant for its associations with the continuing prosperity created by the oil boom, and for its architecture, which provides understanding of the transition between revival and modern house forms.

## SIMON SALEH HOUSE

1203 South College Avenue 1936

Photo 18

**Architect/Builder:** Hobart Plunkett

**Style:** Art Moderne

**Description:** This two-story, hipped roofed, brick veneer Art Moderne dwelling (**Photo 18**) features boxy, volumetric massing, a small integral porch supported by a Lally column, multi-light metal casement windows and an exterior brick chimney. The corner "ribbon-like" windows are large and allow light and air into the dwelling. Built in 1936 by Tyler contractor Hobart Plunkett for Roy and Irene Anna Lee, the house contains seven rooms and cost \$12,500 (Smith County Mechanic's Lien Records). A two-car brick veneer garage, now attached to the house by a small addition is at the rear of the dwelling. Changes to the house appear confined to painting of the exterior brick and installation of a metal roof. Landscaping is minimal and consists of lawn and a few trees. The house retains a high degree of integrity and is a good example of the Art Moderne form in Tyler, where this style was rarely occurs.

**Significance:** Located in the South Park Heights Subdivision in block 282-B, the house was among the last in this block to be developed. The house was occupied by the Lees for about a year and then was acquired by Simon Saleh (1878-1948), a local Lebanese businessman. Saleh operated Simon's Wholesale Co., a confectionary and other businesses. His son and business partner George Simon Saleh lived across the street at 1208 South College Avenue. Born in Lebanon, Saleh came to Tyler in 1898, and is thought to have been the first of the Lebanese immigrants to settle in the city. He married a woman named Matilda, and had five children with her. Matilda died in 1913 and Saleh sold many of his businesses and returned to Lebanon, where he met his second wife, Rose. World War I made conditions difficult and in 1920, he and his family returned to Tyler. Saleh still owned property in the downtown area and was able to re-establish himself in business and as a real estate investor. Simon and Rose Saleh had three children, including George Simon Saleh and J.J. "Snooky" Saleh (Tyler Public Library m). The house at 1203 South College remained in the Saleh family well into the 1960s. It is significant for its architecture and its association with the building boom created by the discovery of the East Texas Oil Field.

## SALEH-WITT HOUSE

1208 South College Avenue 1932 Photos 19 and 20

**Architect/Builder:** Hobart Plunkett

**Style:** Spanish Colonial Revival

**Description:** This one-to-two-story, cross gable, red-tile roofed, brick veneer Spanish Colonial Revival style dwelling (**Photo 19**) features irregular massing, a partial width loggia style porch detailed with a crenelated parapet, arches, a cartouche, carved *canales* (downspouts) and serpentine columns. A massive exterior chimney rises above the one-story portion of the house. Windows are 4/4 double hung wood sash types. A tripartite arched French window with serpentine columns separating each window bay opens onto an iron balconet. The house cost \$11,332 to build (Smith County Mechanic's Lien Records). Landscaping includes lawn, mature trees and azaleas. A Noncontributing two-car frame garage apartment, now altered with the construction of a carport is located to the rear of the dwelling (**Photo 20**). Changes to the house appear confined to painting of the exterior brick. The house retains a high degree of integrity and is a good example of the Spanish Colonial Revival style in the district. The changes to the garage apartment illustrate one of the most common alterations made in the district to garages and garage apartments.

**Significance:** Located in the South Park Heights Subdivision in block 281-B, the house and garage apartment were constructed in 1932 by Tyler contractor Hobart Plunkett for George S. and Rose H. Saleh (1902-1975). This block saw

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intensive development as early as 1928 and construction of homes continued into the 1930s. George S. Saleh was a son of Simon and Rose Saleh and operated a number of Tyler businesses (Tyler Public Library m) including the Mecca Cafe and Simon's Candy Co. In 1938 Simon Saleh purchased the house across the street at 1203 South College and lived there until his death in 1948. George and Rose Saleh remained in the house at 1208 South College until 1942 when they sold the property. The new owners, Frederick and Vivia Humphrey held the property until 1949 when they sold to J.F. "Doc" Witt and his wife Willie; it remained in the Witt family until 1971. Doc Witt was a highly visible musician and much loved citizen. Doc Witt maintained his music studio in the house and taught students there. Doc Witt (1884-1952) was born in Morris County, Texas and after graduation from high school joined a circus and there learned to read music. He attended Grayson College in Whitewright, Texas and played with a number of bands. By 1910 he had moved to Tyler and that year formed the Tyler Kid Band, which provided youngsters an opportunity to learn to read and perform music. He was director of the Tyler Municipal Band, Tyler High School Band and Tyler Junior College Band (Smith County Historical Society I). The house is significant for its architecture and its association with the building boom created by the discovery of the East Texas Oil Field.

**WILLIAM E. AND BERTHA MCKINNEY HOUSE**      **1503 South College Avenue**      **1931**      **Photo 21****Architect/Builder:** Edward A. Nolan/H. W. McCord      **Style:** Mediterranean Revival

**Description:** This two-story, cross gable, red-tile roofed, brick veneer Mediterranean Revival style dwelling (**Photo 21**) features an asymmetrical facade with offset projecting entry bay, 4/4 double hung wood sash windows, exterior chimney with decorative stack, and a loggia-like bank of five arched windows separated by narrow serpentine columns. The entry is recessed in the projecting bay detailed with an arched openings, serpentine columns and glass and metal lanterns. Above the entry an arched window set in a cast stone surround opens onto an iron railed balconet. Exterior changes appear confined to the painting of the exterior brick. The house retains a very high degree of integrity. At the rear of the property is a two-story brick veneer garage apartment complements the house. The house is a good example of the Mediterranean Revival style in the district and reflects the wealth and tastes of the original owner.

**Significance:** Located in the South Park Heights Subdivision in block 291, the house was designed for oilman William E. McKinney, and his wife Bertha McKinney by local architect Edward A. Nolan. Nolan practiced in Tyler for a few years in the 1930s, but nothing more was discovered known about him. Among the first houses built in the Azalea District after the discovery of oil, the McKinneys lived in Tyler only six years and in 1937 sold the property to Solomon and Pauline Edelman, owners of a dry goods store. The rear garage apartment was used as servants quarters and occupied by cooks and maids, including Jimmie Thompson and Beatrice Allen. The neighborhood was home to many successful oilmen during the 1930s, including Edward Laster, who in 1938 lived next door at 1509 South College. Laster was the driller working for Dad Joiner who brought in the Daisy Bradford #3, the well that started the oil boom. A number of subcontractors supplied materials or finish details for the house including the Shreveport Tile Co., Southern Ornamental Iron Works in Arlington, Texas and the Blessing-Fuller Mill and Lumber Co (Smith County Mechanic's Lien Records). Interior features include pecan window molding, quarter sawn oak flooring, carved granite mantle and surround, original wall sconces, ironwork, railings and interior gates (Historic Tyler 2002 tour brochure). The house is significant for its architecture and its association with the building boom created by the discovery of the East Texas Oil Field.

**JOHN AND PATSY KITTRELL HOUSE**      **1708 South College Avenue**      **1939**      **Photo 22****Architect/Builder:** George Rex      **Style:** Monterey Revival

**Description:** This two-story, side gabled, brick veneer Monterey Revival style dwelling (**Photo 22**) features an asymmetrical facade with an integral, partial width porch and a second floor wood balcony with decorative railing and posts. Windows are 4/4 double hung wood sash types detailed with wood shutters. The carved wood entry door is recessed within a segmentally arched surround. A dentilated string course divides the first and second floors and first floor windows are located within segmentally arched surrounds. Exterior changes appear confined to painting of the exterior brick. The house retains a very high degree of integrity. At the rear is a one-story, hipped roof frame garage that

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complements the house. The house is a good example of the Monterey Revival style and reflects the tastes and budget of the original owner.

**Significance:** Located in the South Park Heights Subdivision in block 297, the house was built by local contractor George Rex for Tyler Lumber Company President John C. Kittrell (1886-1964) and his wife Patsy Hankins Kittrell (1897-1965) from plans drawn by Southwestern Modern Homes, Inc. The Kittrells were successful local entrepreneurs whose businesses thrived in the growing economy of the 1920s, 1930s and 1940s. In addition to the lumber business, the Kittrells invested widely in Tyler real estate and developed properties in the Charnwood Residential Historic District as well as in the Azalea District including many in the four blocks bounded by South Donnybrook, East Second Street, South Sneed and East Fourth (Smith County Title Co. Block files). The house is significant for its architecture and its association with the building boom created by the discovery of the East Texas Oil Field.

**SAM AND MARY BRIGHT HOUSE****1920 South College Avenue 1953****Photo 23****Architect/Builder:** Holt Owen**Style:** Ranch

**Description:** This one-story, hipped and gabled roof, brick veneer Ranch style dwelling (**Photo 23**) features an asymmetrical facade with an integral, partial width porch and an integral two-car garage. Windows are multi-light metal casement types detailed with wood shutters. The wood entry door is recessed within the porch, and some windows are secured with unobtrusive metal bars. The dwelling's long low profile and expansive size suggest a construction date of later than 1953. However, building records support this date and the house illustrates district residents desire for up-to-date architectural forms. Set well back from the street among a stand of mature oaks, the house is further landscaped with small azalea bushes and an espaliered vine on the large blank wall of the garage wing. The house retains a high degree of exterior integrity. The house is a good example of the Ranch style and reflects the architectural sophistication of its original owners.

**Significance:** Located in the South Park Heights Subdivision in block 716, the house was built by local contractor Holt Owen for Sam Bright (1904-2002) and Mary Bright (1908-1994). The Brights began their working lives as teachers in nearby communities. Mrs. Bright taught in the nearby Smith County community of Flint. She majored in Spanish at the University of Texas at Austin, and presumably taught Spanish. Mr. Bright was a principal in Rugby, Texas between 1925 and 1930, and an industrial arts teacher in Tyler between 1931 and 1937. In 1938, he joined the Fair Oil Company and became executive vice president in 1945. In 1954 Mr. Bright was a partner in the firm of Bright & Gordon, oil operators with offices in the Citizen's National Bank Building in downtown Tyler, as well as general manager of R. W. Fair Interests (Smith County Historical Society j). The house is significant for its architecture and its association with the building boom created by the discovery of the East Texas Oil Field.

**W. VIRGIE AND BENNIE G. HENSON HOUSE****302 West Dobbs Street 1924****Photo 24****Architect/Builder:** J. H. Bothwell (attributed)/J. B. Wilson**Style:** Classical Revival

**Description:** This 2 \_-story, hipped and gabled roof, red brick veneer Classical Revival dwelling (**Photo 24**) features the boxy massing of the typical four-square house enlarged with a recessed wing on the east elevation. The symmetrical facade features a centrally placed projecting entry pavilion supported by Tuscan columns and detailed with heavily carved brackets. Windows are 9/1 double hung wood sash types arranged in banks of three on the first floor and two on the second floor. A hipped roof dormer projects from the roof on the front facade. The front entry features side lights and a fixed pane transom window. The house contains 10 rooms and cost \$9,500. Sited on a sloping parcel, the house is surrounded by mature trees and lawn. Azaleas, boxwood and ferns complement the trees and create a park-like setting. At the rear of the house is a two-story red brick hipped roof garage apartment with weatherboard doors. The house and garage apartment retain a high degree of exterior integrity. The house is a good example of a modified four-square house with Classical Revival styling and reflects the architectural tastes and financial security of its original owners.

**Significance:** Located in the Robertson Park Addition in block 307, the house was built by local contractor J. B. Wilson for William "Virgie" Henson (1890-1967) and his wife Bennie Gary Henson (1884-1969), possibly from plans drawn by

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Tyler architect J. H. Bothwell (Smith County Mechanic's Lien Records). Mr. Henson was from Arp and a partner with R.W. Fair in the Texas Pecan Nursery. Henson also was involved in other agricultural businesses such as the Dixie Rose Nursery and the Southland Nursery. In 1923 the Hensons purchased about half of this block of the Robertson Park Addition located between College, Bois D'Arc, Dobbs and Lindsey and after building their home, gave land at the south end of their property to their daughter who built a home there (Smith County Deed Records). Mrs. Henson was an avid gardener and filled the property with bulbs, shrubs and flowering plants including many camellias that survive in the rear garden. A white oak near the College Street side of the property is considered one of the most important specimens in the county. The house is significant for its architecture and its association with the early development of the district supported by Tyler's agriculture and manufacturing economy of the 1920s.

**CARLOS AND CORRIE ANN KAEMMERLIN HOUSE**      **516 Dodge Street**      **1931**      **Photo 25**

**Architect/Builder:** E.J. and S.R. Anderson

**Style:** Cross gable bungalow with Tudor Revival features

**Description:** This one-story cross gabled, red brick veneer dwelling (**Photo 25**) has an asymmetrical facade and a projecting offset gabled porch with flattened ogee arch opening. A large red brick chimney with double stacks and decorative brick work evokes high-style Tudor Revival design. An integral porch is located east of the entry and is embellished with flattened arches. Windows are multi-light wood frame French windows types and the front door is wood and glass. Decorative shutters flank each window on the front facade. The house contains five rooms, a breakfast room, bath and hall and cost \$3,081 to construct. The house retains a high degree of exterior integrity. Landscaping includes lawn, mature trees and shrubs. A two car frame garage is at the rear of the property. This house is a good example of more modest revival style dwellings built in the district and reflects the taste and income level of its original owners.

**Significance:** Located in the Belmont Addition in block 268, this house may have been designed by Shirley Simons, Sr. as the mechanic's lien stipulates that construction conflicts be submitted to him for resolution. In 1928 Carlos Kaemmerlin purchased this lot from a family member for \$500, but construction was not undertaken until 1931 when Carlos and his wife Corrie Ann built the house now on the property. Mr. Kaemmerlin was a bookkeeper for Smith County Cotton Oil and Fertilizer. The couple lived in the house until about 1938 when they moved and used it as a rental. Their tenant in 1938 was Selden R. and Josephine Self. Mr. Self was a geologist for Amerado Petroleum Corporation. In the 1940s, the Kaemmerlins sold the house, but the Selfs remained tenants as late as 1954. The house is significant for its modest Tudor Revival style architecture and its association with development during the oil boom. The house also illustrates how district residences helped alleviate housing shortages during the 1930s.

**R. W. AND WINNIE L. CARTER INVESTMENT HOUSE**      **519 Dodge Street**      **1945**      **Photo 26 and 27**

**Architect/Builder:** Unknown

**Plan Type:** Cross gable bungalow

**Description:** This one-story cross gabled, frame house (**Photo 26**) has an asymmetrical facade and an attached porch with a metal awning. Weatherboard siding, exposed rafter ends and 6/6 double hung wood sash type windows provide detailing. The house cost \$4,000 to construct. The house retains a high degree of exterior integrity. Landscaping includes lawn, mature trees and flowering shrubs. A two car frame garage with sliding wood doors is at the rear of the property (**Photo 27**). This house is a good example of the more modest dwellings built in the district and reflects the income level of its original owners.

**Significance:** Located in the Belmont Addition in block 269, this house was built by R. W. and Winnie Carter as an investment. It is one of the last houses in the Belmont Addition to be constructed. Shortly after its completion, the Carters sold the house to James and Almilee Brooks. Mr. Brooks was an account with a local firm. Mrs. Brooks, whose maiden name was Carter, may have been the daughter of the developers. The Brooks resided in the house until 1950 when it was occupied by Earl and LaVerne Bacon. By 1952 the Bacons owned the house, and then in 1954 it became a rental again. The house and garage are significant for their modest design and association with development during the oil boom.

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**GEORGE AND ALICE PRATT HOUSE**

**302 West Eighth Street**

**ca. 1937**

**Photo 28**

**Architect/Builder:** Unknown

**Style:** Colonial Revival

**Description:** This one-to-two-story, hipped roof painted brick veneer dwelling (**Photo 28**) has a symmetrical facade and an attached two-story entry portico supported by Doric columns. The two-story central building mass is flanked by one-story wings, each with end chimneys. Windows are 6/6 double hung wood sash types detailed with wood shutters. The front entry is set between fluted pilasters and topped with a dentilated, segmental arch containing a leaded glass transom and wood door. A one-story garage apartment is at the rear of the property and is compatible with the dwelling.

Compatible covered walks connect the house with the garage apartment. A compatible carport is also on the property.

The house retains a high degree of exterior integrity. Landscaping includes lawn, mature trees and azaleas. This house is a good example of an expansive, high-style dwelling and reflects the income level and taste of its original owners.

**Significance:** Located in the South Park Heights Subdivision in block 718, this house was designed and built for George and Alice Pratt by an unknown architect and contractor. Shortly after its completion, the Pratts divorced and Mr. Pratt, a successful local jeweler gained title to the property. In 1939 the house was sold to J. Edwin and Mary Heath. Heath was an oilman. The house remained in the Heath family until 1978 when it passed to the Heath Foundation and then to a series of owners. An advertisement for Pratt Jewelry Company in the 1938 city directory describes the firm as "East Texas' largest jewelers, covering three floors of jewelry, silver, china and gifts" located at 115 West Ferguson on the courthouse square. The house and garage are significant for their high-style revival architecture and association with development during the oil boom.

**HUGHES-GENECOV HOUSE**

**404 West Fifth Street**

**1934**

**Photo 29**

**Architect/Builder:** Fooshee & Cheek

**Style:** Spanish Colonial Revival

**Description:** This one-to-two-story, hipped and side gabled red tile roofed, limestone veneer Spanish Colonial Revival style dwelling (**Photo 29**) has an asymmetrical facade and irregular massing detailed with a variety of balconies and fenestration. Entry is through a heavily carved wood door set within an Islamic style arch detailed with cast stone and flanked by iron and glass lanterns. Two wood balconies on the second floor recall the vernacular domestic design common in the Spanish region of Andalusia. Windows are multi-light metal casement types and some are trimmed with cast stone detailing while others are within segmentally arched openings. Cast stone quoins are at the corners of the house. A garage is incorporated into the rear elevation of the house. The house cost at least \$21,366 to construct. Also on the property is a glass and metal greenhouse that appears to date to about 1940. The house retains a high degree of integrity. Landscaping includes lawn, mature trees and azaleas. This house is a good example of an expansive, high-style dwelling and reflects the income level and taste of its original owners.

**Significance:** Located in the South Park Heights Subdivision, this house was designed by the Dallas architectural firm of Fooshee & Cheek and constructed by the contracting firm of Jack McGraw and S. W. Martin for Fred Hughes (1889-1969) and his wife Tennie Edwards Hughes (1892-1953). Mr Hughes was a successful Tyler attorney and partner in the firm of Edwards & Hughes. He and Mrs. Hughes were also involved in real estate speculation and development in Tyler. They developed several properties in the late 1920s and early 1930s in the Charnwood Residential Historic District, and then became involved in Azalea District projects. The Hughes lived in the house until 1939 when they sold the property to Aleck and Hilda Jarrett Genecov. Aleck Samuel Genecov was a successful oilman and real estate investor and partner in the firm of Roosth & Genecov. Born in Russia, Mr. Genecov came to Tyler in 1935 (Smith County Historical Society j). The house is significant for its high-style revival architecture and association with development during the oil boom.

**CAROLINA BERGFELD HIGHTOWER DUPLEX**

**323 West First Street**

**ca. 1934**

**Photo 30**

**Architect/Builder:** Unknown

**Style:** Tudor Revival

**Description:** This two-story, cross gable roofed, brick veneer Tudor Revival style duplex (**Photo 30**) has an asymmetrical facade and irregular massing featuring arched entries and a centrally placed chimney that visually divides the dwelling's

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duplex form. Windows are 1/1 double hung wood sash types detailed with wood shutters and cast stone quoins. A second floor porch on the east end of the front facade has been enclosed with wood to create additional interior space. A two-story side gabled brick veneer garage apartment is located at the rear of the property. It contains living space upstairs and space for three cars on the ground level. Windows are 1/1 wood sash types detailed with wood shutters. The garage apartment is highly compatible with the duplex. The duplex and garage apartment retain a high degree of integrity. Landscaping includes lawn, mature trees and azaleas. This house is a good example of an investment property built of high-quality materials and reflects the need for rental housing in Tyler during the early years of the oil boom.

**Significance:** Located in the South Park Heights Subdivision in block 282-B, this duplex and garage apartment were designed and constructed by an unknown contractor for district developer Carolina Bergfeld Hightower (1860-1944). No mechanic's liens or other records pertinent to construction were located. Mrs. Hightower held this property until her death in 1944. It then passed to her husband C. E. Hightower and in 1947 his firm, Tower Properties, Inc. sold it to Hubert E. Kidd, and it remained a rental owned by the Kidd family into the 1960s. Tenants include in 1937 George and Alice Pratt, who that same year built their grand Colonial Revival style dwelling on West Eighth Street. In 1938 the duplex was rented to Clyde and Mary Roberts and William and Louise Baker. Mr. Roberts operated Roberts Drug Co. on East Ferguson Street. Mr Baker was a division superintendent with Halliburton Oil Well Cementing Co. In 1950 Rufus and Alpha Cosby lived in one unit and Porter and Sarah Bailes lived in the other. Mr. Cosby worked for Shell Oil Co., and Mr. Bailes was the minister at First Baptist Church. The duplex and garage apartment are significant for their modest revival style and association with development during the oil boom. They are good examples of how rental housing demand was met.

**J. FULLER AND CORA STEED HOUSE****527 Frazier Street****ca. 1930****Photo 31****Architect/Builder:** Unknown**Style:** Tudor Revival

**Description:** This one-story, hipped and cross gabled roof, red brick veneer Tudor Revival style dwelling (**Photo 31**) has an asymmetrical facade and irregular massing featuring an integral partial width porch with arched openings and a prominent, decoratively detailed chimney on the front facade. Windows are 6/1 double hung wood sash types. A concrete terrace extends from the east side of the dwelling. A compatible two-story hipped roof brick veneer garage apartment is located at the rear of the property. It contains living space upstairs and space for two cars on the ground level. The duplex and garage apartment retain a high degree of integrity. Landscaping includes lawn and mature trees. This house is a good example of a more modest revival style dwelling and reflects the tastes and budget of its original owners.

**Significance:** Located in block 268 of the Belmont Addition, this house and garage apartment were designed and constructed by an unknown contractor for J. Fuller Steed (1875-1944) and his wife Cora Bert Steed (1879-1943), who appear to have been retired. No mechanic's liens or other records pertinent to construction were located. In 1930 J.F. Steed purchased this parcel from subdividers N.P. and Laura Dodge to \$447 in cash. Shortly thereafter the Steeds apparently built the house and garage apartment. They retained the property as their residence until their deaths. Between 1945 and 1952 the house was occupied by Eugene and Lyda Lawhon. Mr. Lawhon was an engineer with Texas Power and Light. The garage apartment was rented to Mary McKibbin, a widow. The east side of the house overlooked Victory Lake, which in the early 1930s was still in used for swimming and recreational activities. The terrace on the east side was likely built to take advantage of the view. The house is significant for its association with district development in the early days of the oil boom and for its architecture.

**HASSLER AND IRENE LOWE HOUSE****2316 Jacksonville Highway ca. 1957****Photo 32****Architect/Builder:** Unknown**Style:** Ranch/Colonial Revival

**Description:** This one-story hipped roof red brick veneer dwelling (**Photo 32**) incorporates the long low massing and integral garage of the Ranch style with the hallmark details of the Colonial Revival style: hipped roof, centrally placed dove-cote (vent) and porch columns. The integral partial width centrally placed porch is supported by fluted columns and

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is flanked by the integral two car garage on the north and living space on the south. Windows are 2/2 wood frame double hung sash types. Lush landscaping of mature trees, azalea bushes and lawn create a park-like setting for the house. No exterior alterations are noted. Because the house was constructed after the end of the period of significance it is considered Noncontributing. However, it is compatible with the historic character and architectural forms within the district.

**Significance:** One of several parcels along Jacksonville Highway in the Emir Shuford plat developed in the 1950s, the house is an excellent example of how Ranch and Colonial Revival modes were combined in the Azalea District. The house first appears in city directories in 1958 and was owned at that time by Hassler M. and Irene Low. Mr. Hassler was an insurance adjustor for General Adjustment Bureau, in Tyler, and Mrs. Lowe was a teacher at Hogg Junior High School. This house is significant for its Ranch/Colonial Revival styling and as an example of one type of compatible dwelling built in the district toward the end of its development period. Because of its age, it is Noncontributing.

**E. DAVIS AND NELL WILCOX HOUSE****526 Lake Street****1950****Photo 33****Architect/Builder:** E. Davis Wilcox/J. O. Hill & Son **Style:** Ranch/Colonial Revival

**Description:** This one-story, multi-level flat roofed, red brick veneer International Style dwelling (**Photo 33**) has a long low profile, irregular massing and integral carport associated with International Style residential design. The offset, attached partial width porch is supported by square brick posts and topped with a flat roof. Windows are eight pane metal hopper types and rest on projecting sills. The carport is incorporated into the rear of the dwelling. Containing seven rooms, the house cost \$16,000 to construct. No exterior alterations are noted. A red brick wall at the front property line complements the multi-level roof and complex massing forms of the house. Landscaping includes lawn, mature trees and azaleas. The house is a good example of a modern house form and reflects the architectural awareness of its owners.

**Significance:** One of the last parcels in the Belmont Addition to be developed, this site is located in block 269-C and was purchased by E. Davis Wilcox (1913-2000) and Nell Kuhn Wilcox (1918-1999) in 1948. Construction on the house began in November 1950 and was occupied by the Wilcoxes until their deaths. Shortly thereafter their heirs sold the property out of the family. E. Davis Wilcox was an noted Texas architect who specialized in the design of schools, among other building types. He drew the plans for several Tyler schools and won many awards for his work. A full biography is located above under Significant Individuals. The house is a departure from the largely historicist character of the district and is significant for its design, which was created by owner/architect E. Davis Wilcox. The house documents the changing architectural tastes of Americans after World War II and previews the ascendancy of International Style design in American during the 1950s and 1960s. In Tyler this house is a rare example of the style, as most residential construction in the post-1950 period displays historical references. However, there is one other International Style dwelling in the district; it is located on Hamvasy Lane. The house is also significant for its associations with district development during the on-going oil boom.

**HUGH AND MARY WHITE HOUSE****116 Lindsey Lane****ca. 1930****Photo 34****Architect/Builder:** Carl A. Gregory**Style:** Tudor Revival

**Description:** This one-to-two-story gable roofed, buff and red brick veneer Tudor Revival style dwelling (**Photo 34**) features irregular massing, half timbering, decorative brick work, a large chimney with three decorative stacks, and a circular tower. Windows are multi-light metal casement types resting on projecting brick sills. Small shed roof canopies shelter some first floor windows. The front entry is reached via a brick drive that winds back past the house to a compatible two-story garage apartment that utilizes the same exterior brick and complements the design of the house. A non-original, but compatible brick wall encircles the property and the lush landscaping that features mass azalea plantings, as well as mature trees and lawn. This house retains a very high degree of exterior integrity and is a good example of an expansive high-style dwelling built as a direct result of wealth created by Tyler's prosperity during the 1920s and the East Texas Oil Boom that began in 1930-1931.

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**Significance:** Likely constructed in 1930, this house was designed for successful Tyler general contractor Hugh E. White (1894-1974) and his wife Mary Lee White by noted Tyler architect Carl A. Gregory (Gregory interview). No record of the contractor was located; it may have been White himself. Located in block 280 within the Watkins Addition, the parcel on which the Whites' house is located was partitioned in 1929 from a large lot containing the 19th century house at 204 Lindsey Lane, and includes a large garden area that stretches to South Broadway. Hugh E. White built many Tyler residences and several commercial buildings between the 1920s and the 1950s, including the 1938 Blackstone Building (NR 2002) and the 1949 Elks Club Building (NR 2002). Prior to 1932 he appears to have been in partnership with Allen M. Campbell under the name Campbell & White. That firm built the 1927-1928 Crescent Laundry (NR 2002) and the 1931 People's National Bank Building. The house remained in the family until 1986 when White family heirs sold the property. The house is significant for its architecture, its association with Hugh White and as an example of the high-style dwellings erected in the district as a result of continuing economic growth.

**LEONIDAS AND CORNELIA SHAW HOUSE****204 Lindsey Lane****ca. 1900****Photo 35****Architect/Builder:** Unknown**Style:** L-plan with Queen Anne detailing

**Description:** This one-story cross gable roofed, frame L-plan dwelling (**Photo 35**) features the side and gable front massing of the widely built vernacular, 19th century L-plan house type. The asymmetrical facade has a partial width attached porch with wood deck supported by turned posts and detailed with turned balusters and spindlework. Windows are 2/2 double hung wood sash types and siding is clapboard with diamond shaped shingles in the gable ends. The wood and glass entry door is topped with a fixed pane transom. The original portion of the house contains an entry hall, parlor, bedroom, bathroom and kitchen. Constructed of solid pine sheets with no cavities or holes, the house has recessed door and window frames indicative of this "box-house" construction method. Ceilings are 10 feet, 11 inches most flooring is original. Compatible rear additions were made to the house to enlarge it in 1923 with a rear porch and in 1925 with enclosure of a rear sleeping porch, the addition of a fireplace in the parlor and a number of minor repairs. At the rear of the parcel is a small, compatible wood shed dating from about 1940. A picket fence separates from front yard from the back and the lot is landscaped with lawn, trees and azaleas. This house retains a very high degree of exterior integrity and is the oldest surviving dwelling in the district to remain on its original site<sup>1</sup>. It is a good example of the district's earliest dwelling types, and the only one to survive. The dwelling is significant for its architectural construction and styling and for its associations with the early development of the district.

**Significance:** This property has a long and complex history and a number of ownership attributions that appear to be incorrect. Records show that in December 1895 F.L. DeShong, a Tyler businessman and building contractor, sold the property now containing 204 Lindsey Lane and other land in what became the Watkins Addition to W. L. Watkins. Watkins platted the area in April 1896 as the Watkins Addition. Development in the subdivision appears to have lagged until 1900 when several lots sold, including this parcel (which included all the land now part of the property at 116 Lindsey Lane). In October 1900 Watkins conveyed the parcel now containing 204 Lindsey Lane to Leonidas (Lee) E. Shaw (1863-1928) for \$300 (total) in cash and notes. Known as lots 9 and 10 the Watkins Addition, this property was then apparently developed with the house now there by Leonidas Shaw, a clerk for the Cotton Belt Railway, and his wife Cornelia Shaw. Watkins assigned Shaw's notes to J. W. Smiley, who in 1905 filed a release of the debt giving the Shaws

<sup>1</sup> Two other 19th century dwellings are in the district: 2201 South Robertson and 2623 South Chilton. These dwellings were moved into the district from elsewhere in Tyler. The house on South Robertson is Contributing as it was moved to its present site about 1940, retains its integrity and is part of district development dating to that period. The house on South Chilton was moved to its present site in 1952 but has been altered in ways that compromise its integrity, making it Noncontributing.

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clear title. Originally known as 202 Minnie Street, the house was occupied by the Shaws until 1919 when they sold to G. F. Eltife. Eltife borrowed against the property and then transferred the property to C.M. Haddad who in 1922 sold to Tom and Clarabelle Moore. Mr. Moore was manager of Brazelton Lumber Co. The Moores resided in the house and in 1923 hired contractor R. T. Collins to add a rear porch. They stipulated that any construction conflicts be referred to architect J. H. Bothwell for resolution (Smith County Mechanic's Lien Records). That same year the Moores began subdividing the large parcel on which the house sits creating other lots from it. In 1925 they again hired R. T. Collins to glass in the sleeping porch, add a fireplace in the living room, re-floor the front porch, construct a chimney and flue and build a garage. This time construction disputes were to be referred to J. J. Wagner (Smith County Mechanic's Lien Records). Shortly after completion of this work, the Moores sold the house to F. S. and Mary Howle, who in 1928 sold the property to Frances Sledge Harvey. Frances and Michael Harvey occupied the house until 1941; Mr. Harvey was assistant manager of the Sledge Manufacturing Co., and by 1940 was president of Tyler Iron and Foundry. Thereafter the house had several more owners, with the longest-term residents being the extended Rafferty family (Smith County Deed Records). This information is thought to be correct, based on deed and mechanic's lien records, which do not support data presented in the 1998 Historic Tyler tour brochure 1998 and other research that attributes the house to Roy G. Robertson, or John W. Smiley. Roy G. Robertson, a son of John and Sarah Robertson who in the 19th century owned much of the land in the northern portion of what is now the Azalea District, apparently obtained a bank loan of \$1,000 to build a house on 14 acres of his father's land. Presumably this was somewhat near the house now at 204 Lindsey Lane, but it does not appear that Robertson's house is this house. Located records associated with the 204 Lindsey Lane property do not show Roy Robertson as owner in the mid 1890s, and the 1896 plat filed by Watkins does not attribute any ownership to the property that now contains the house, although other nearby properties in the Watkins Addition already owned by someone do show ownership, including S. O. Cox to the south, and F. L. DeShong to the north (see **Figure 4**). Further, the purchase price of \$300 paid by Shaw in 1900 could not be nearly enough for the large parcel and a house, even at that time, especially since Robertson is thought to have borrowed \$1,000 to build his house. While Roy Robertson may have built a dwelling nearby, identified records do not support his development of this property. J. W. Smiley was never a resident of the property, and does not appear to be its developer, instead he was the assignee on the original notes from Shaw to Watkins. The house is significant for its architecture and construction methods, and its association with the early development of the district during a period of increasing prosperity.

**WILLIAM AND VIRGINIA JENKINS HOUSE****207 Lindsey Lane****1938****Photo 36****Architect/Builder:** Gregory & Cates/G.G. Martin**Style:** Colonial Revival

**Description:** This two-story side gable roofed, frame, Colonial Revival style dwelling (**Photo 36**) has rectangular massing and a symmetrical facade. The entry is located in the center of the facade and features a wood door with side lights. A canvas awning shelters the stoop. Windows are 6/6 double hung wood sash types detailed with shutters and siding is clapboard. The second floor of the house projects slightly beyond the wall plane of the first floor recalling the early colonial dwellings of Massachusetts that were based on late medieval English domestic architecture. The house cost \$6,220 to build. At the rear of the lot is a two car clapboard sided garage. Landscaping includes lawn, trees and azaleas. This house retains a high degree of integrity. It is a good example of a merchant class dwelling built during the oil boom.

**Significance:** Located in block 279 within the Watkins Addition, the house was designed in 1938 by the Tyler architectural firm of Gregory & Cates for William and Virginia Sledge Jenkins (1902-1975) and constructed by G.G. Martin. William Jenkins operated the Jenkins-Harvey Super Service Station and Garage (NR 2002) in Tyler and Mrs. Jenkins was the sister of Frances Sledge Harvey, who lived across the street at 204 Lindsey Lane. According to records, the lot was purchased by A. F. Sledge as a gift for his daughter Virginia and the house was built using Mrs. Jenkins separate funds. It remained her property after the couple were divorced in 1939 (Smith County District Court Records). In the early 1940s Mrs. Jenkins moved away and for several years and rented out the house. Her tenant was Ernest L. Pinkston, a recently widowed retired oilman who with his late wife Ida Mae built the house at 521 Park Heights Circle. After Mrs. Pinkston's death, he rented the house at 207 Lindsey Lane remaining there until about 1948. Mrs. Jenkins

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remarried and returned to Tyler, reoccupying the house until 1953, when she sold it to William and Louise Nenney. Mr. Nenney was an oilman.

The house is significant for its architecture and its association with district development during the oil boom.

## AMRIE AND MYRTLE CLARK HOUSE

119 Mockingbird Lane 1928

Photo 37

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

**Style:** Tudor Revival

**Description:** This one-story cross gable roofed, brick veneer, Tudor Revival style dwelling (**Photo 37**) has complex rectangular massing and an asymmetrical facade. The entry features an arched wood door and is located roughly in the center of the facade in a projecting, gabled roof bay. Windows are multi-pane wood French types and include extensive use of leaded glass. A large tripartite window east of the entry bay is set within an ogee arched opening that includes a plaster "fan light" motif. An arched open porch on the southeast corner of the dwelling is located below an eyebrow dormer. Containing seven rooms and bath, the house cost \$5,700 to build. At the rear of the parcel is a frame garage, which has been altered and is a Noncontributing resource. Landscaping includes lawn, trees and azaleas. This house retains a very high degree of integrity, with painting of the brick the only apparent exterior change. It is a good example of merchant class revival style architecture built during the oil boom.

**Significance:** Located in block 282-A within the South Park Heights Subdivision, the house was built in 1928 by local contractor Sam R. Hill for Roy and Carrie Page. Page was a local physician and he and his wife occupied the house after its construction until they sold it in May 1930 to Amrie Denson Clark (1888-1964). Mr. Clark, a successful businessman, moved to Tyler from Van because of the economic opportunities created by the discovery of oil (Chilcote interview). In Tyler he engaged in oil and real estate ventures. A widower, Mr. Clark brought his children with him and by 1932 had remarried. In time Clark purchased the house next door at 113 Mockingbird Lane for one of his daughters and the house at 1313 South Donnybrook Avenue for his daughter Edith Clark Chilcote. A.D. and Myrtle Clark remained owners of the house into the 1950s. The mechanic's lien lists Sam R. Hill as the contractor, and since Mr. Hill also operated a successful local building supply business, it is likely the materials came from his supplies. In addition, the lien stipulates that construction conflicts be referred to Meb Kennedy, a local designer listed in city directories as an architect. Mr. Kennedy designed many houses in Tyler during the 1910s and 1920s and likely was responsible for the design of 119 Mockingbird Lane. The house is significant for its architecture and its association with district development during the 1920s, a period during which Tyler's agriculture and manufacturing economy was strong and oil exploration was increasing. The house illustrates how after oil was discovered Tyler attracted new residents wishing to participate in the new economic opportunities.

## WILLIAM AND GERTRUDE SUMMERS DUPLEX

219AB Mockingbird Lane

1931

Photo 38

**Architect/Builder:** Pat Hairston

**Style:** French Eclectic

**Description:** This one-story, cross gable roofed, red brick veneer French Eclectic style duplex (**Photo 38**) has an asymmetrical facade and irregular massing featuring a circular tower, arched entry, and boxed eaves with gable returns. Windows are 4/4 double hung wood sash types; a large Gothic arched wood frame French window provides further detailing. Containing five rooms and a bath in each duplex, the building cost \$7,000 to build. Two, one-story, flat roofed, red brick carports with storage space also are on the property. These appear to have been built about 1960 and are therefore Noncontributing. The duplex retains a high degree of integrity. Landscaping includes lawn, mature trees and azaleas. This duplex is a good example of an investment property built of high-quality materials and reflects the need for rental housing in Tyler during the early years of the oil boom.

**Significance:** Located in the South Park Heights Subdivision in block 282-A, this duplex was constructed by local contractor W. P. "Pat" Hairston for William F. and Gertrude Summers. Mr. Summers operated an insurance agency in Tyler. The duplex was first rented to J.E. and Melissa King and W. S. and Margaret Jackson, who shared one unit. The other unit was rented to C.R. and Bertha Boling. Mr. Boling was involved in the oil industry. Other tenants included individuals who work for oil related businesses as well as those involved in sales. In 1935 the Summers divorces and

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Mrs. Summers retained title to the duplex. In 1943 she sold it to Ed and Eva Watts, who continued to use the property as an investment. The duplex changed hands additional times in the 1940s. The duplex is significant for its modest revival style design and association with development during the oil boom. It is a good examples of how rental housing demand was met.

**WILLIAM AND OPAL KIRKHAM HOUSE**

**2420 Oak Lane**

**1948**

**Photo 39**

**Architect/Builder:** Pat Hightower

**Style:** Colonial Revival/Ranch

**Description:** This one-story, cross gable roofed, red brick veneer dwelling blends Colonial Revival and Ranch style design features (**Photo 39**). The house has rectangular massing and an asymmetrical facade. The facade is dominated by a projected front gabled projection reminiscent of the entry porticos that are a feature of high-style Colonial Revival design. South of this bay is the recessed front entry. Windows are 6/6 and 8/8 double hung wood sash types detailed with shutters. Modestly detailed fascia boards and a horizontal slat vent provide the only other detailing. The house's over all low profile and horizontality are Ranch style influences as is the incorporated garage at the north end of the dwelling. The six room house cost \$13,500 to build. Landscaping includes lawn, trees and mass plantings of azaleas. This house retains a very high degree of integrity. It is a good example of the ways in which traditional Colonial Revival styling was incorporated into modern houses forms in the post-World War II period.

**Significance:** Located in block 722-C within the Sunnybrook Addition # 3, the house was built in 1948 by Tyler contractor Pat Hightower and his firm Hightower-Reid Lumber Co for William E. and Opal B. Kirkham. Mr. Kirkham was an employee of Humble Oil and Refining. The Kirkhams were still residents of the house in 1954. The house is significant for its architecture and its association with district development during the oil boom.

**E. NOLAN AND GENEVIEVE ADAMS HOUSE**

**2601 Old Bullard Road**

**ca. 1951**

**Photo 40**

**Architect/Builder:** Unknown

**Style:** Colonial Revival

**Description:** This two-story side gable roofed, painted brick, Colonial Revival style dwelling (**Photo 40**) has rectangular massing and a symmetrical facade. The entry is located in the center of the facade and features a wood and glass door with fluted pilasters and a swan's neck pediment. A full height, full width, flat roofed portico stretches across the front of the dwelling and is supported on Tuscan columns. An end chimney is on the north elevation. Windows are 2/2 double hung wood sash types; most are detailed with shutters. Clapboard siding is used in the gable ends on the north and south elevations of the dwelling. To the south of the house is a one-story weatherboard sided garage connected to the house via a covered walkway. Landscaping on this very large parcel includes lawn, mature trees and azaleas. This house retains a very high degree of integrity, while the garage has been altered with a new metal door. The house is a good example of merchant class revival style architecture built during the oil boom.

**Significance:** Located in block 722 within the family lands of the Hamvasy heirs, the house was designed and built about 1951 by an unknown architect and contractor for E. Nolan Adams, a successful Tyler physician, and his wife Genevieve. This portion of Old Bullard Road developed from Hamvasy family lands between the late 1930s and the 1960s when a mix of high-style revival dwellings, merchant homes and more modest modern dwellings featuring Ranch styling replaced pasture and several dairies. By 1942 there were several houses on Old Bullard Road as well as the Star Dairy and the Weakley Bros. Dairy (Tyler Public Library b). No Sanborn maps were prepared for this area of Tyler, no little more is known about overall development in the 1930s and 1940s. By 1952, the Adams were living at 2601 Old Bullard Road, having moved there from 436 South Broadway, where they resided in 1947 and Dr. Adams had his practice. In addition to his medical practice, Dr. Adams invested in Azalea District real estate and owned other parcels in the nearby area. In 1950 he sold Fleetwood Wynne a small parcel adjacent to the land that she and her husband would develop with their residence at 2600 South Chilton Avenue. The house is significant for its architecture and its association with district development during the oil boom.

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Tyler, Smith County, Texas**ERNEST L. AND IDA MAE PINKSTON HOUSE****521 Park Heights Circle****1937****Photo 41****Architect/Builder:** Gregory & Cates**Style:** Tudor Revival/Colonial Revival

**Description:** This two-to-2 1/2 - story gable, tile roofed, red brick veneer dwelling (**Photo 41**) blend design elements from both Tudor and Colonial modes. The house features irregular massing and cast stone entry, gable and window detailing. A dentilated brick belt course divides the first and second stories and a swan's neck pediment details a gable end. The entry is located in a projecting gabled roof bay within a cast stone surround that includes projecting scrolls and bas relief carving. A multi-pane three-part window with diamond shaped leaded glass set in a cast stone surround is above the front entry and the peak of the gable is adorned with decorative brickwork. Brick quoins and cast stone blocks further define the entry bay. Windows are multi-light metal casement and 6/6 and 4/4 double hung wood sash types. Some windows are placed within rectangular openings with projecting brick sills and cast stone lintels, while others are within segmentally arched openings. Gabled roofed dormers pierce the roof. Inside the house is detailed with crystal chandeliers purchased by the Pinkstons in Europe, parquet flooring, marble flooring in the entry vestibule, and oak and bronze banister on the winding staircase. Barely visible from the northeast edge of the property is a rear wing constructed of frame. This may have been converted from a garage to living space. It is integrated with the house and is compatible. Lush landscaping features mass azalea plantings, as well as mature trees and lawn. The house contains five bedrooms, a game room and a large first floor reception hall. The house retains a very high degree of exterior integrity and is a good example of an expansive high-style dwelling built as a direct result of wealth created by Tyler's prosperity during the East Texas Oil Boom.

**Significance:** The first house built on Park Heights Circle within the subdivision of the same name, the house was designed by the Tyler architectural firm of Gregory & Cates (Gregory interview) in 1937 for Ernest L. and Ida Mae Pinkston. The contractor is not known. Ernest L. Pinkston (1883-1957) was a successful oilman who began his career working for G. H. E. Railroad, based in Houston. Pinkston was born in Old London, Texas, in Rusk County and grew up on his parents farm. In 1931 he left his job with the railroad after oil was found on family land in Rusk County. Pinkston and his wife Ida Mae Morrell Pinkston (1886-1942) moved to Tyler and lived on West Dobbs and South Kennedy prior to building the house at 521 Parks Heights Circle. In Tyler Mr. Pinkston managed his oil investments through is firm, the Elsep Oil Co (White 1940: 367-368). Mrs. Pinkston died in 1942 after which Ernest Pinkston deeded his interest in the house to their four adult children, who sold the property to John and Jean Young (Smith County Deed Records). Mr. Young operated the Tyler Ford dealership. After selling the house Mr. Pinkston moved to 207 Lindsey Lane and remained there through the 1940s. The house at 521 Park Heights Circle remained in the Young family until 1995. The house is significant as an example of the high-style dwellings erected in the district as a result of the oil boom.

**BRITTON AND SUNNI BROOKSHIRE HOUSE****543 Park Heights Circle****1995****Photo 42****Architect/Builder:** Thornton Design & Construction**Style:** Tudor Revival

**Description:** This two-story cross gabled stone veneer dwelling (**Photo 42**) displays the steeply pitched roofs, flattened ogee arched windows, decorative brickwork and complex massing associated with Tudor Revival styling. A high-style example of the Tudor Revival mode constructed in 1995, the house incorporates wood casement and double hung sash types. Landscaping is lush with lawn, mature trees and azalea plantings. A low stone wall complements the house's exterior wall material. Because the house was constructed after the end of the period of significance it is considered Noncontributing. However, it is compatible with the historic character and architectural forms within the district.

**Significance:** The parcel containing this house was originally two separate lots within the Park Heights Circle Subdivision; both lots were originally improved by Ralph and Mary Spence. The Spences built on lot 29 in 1946 using local contractor George Rex to build a \$6,000 house. Then in 1951 the Spences developed lot 28. Once again they hired George Rex to built the house, and the cost was \$4,500. Ralph Spences was a successful oil operator and investor. No information on the appearance of either original house was located. The properties changed hands several times until February 1992 when local developer Kevin Eltife and his wife Kelly purchased this property from Robert and Pauline

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Johnson. Already replatted subsequent to the original development, the Eltifes replatted the property again in April 1992. The Brookshires purchased the property from the Eltifes in December 1993 and in 1995 contracted with Thornton Design & Construction to build the house currently on the site. This house illustrates the enduring local popularity of revival style architecture and the commitment of Azalea District property owners to creating new construction that blends with existing historic character and architectural form. This house is significant for its neo-Tudor Revival styling and as an example of one type of compatible dwelling built in the district long after the end of its development period. Because of its age, it is Noncontributing.

## **F. D. SAWYER HOUSE**

**216 Rix Street**

**1947**

**Photo 43**

**Architect/Builder:** J. E. Foster & Son

**Style:** Side gable bungalow with Classical Revival detailing

**Description:** This one-story side gabled, frame bungalow features Classical Revival style elements (**Photo 43**) and was built in 1947. The house has a symmetrical facade and a projecting full height, full width porch supported on square wood posts. Siding is weatherboard and windows are 8/8 double hung wood sash types detailed with wood shutters. The wood and glass front door is set in a simple wood surround. Landscaping includes lawn, trees and azaleas. This house is in excellent condition and no exterior alterations are apparent. A one-story, one-car garage with weatherboard siding is at the rear of the property. It is a Contributing resource. This house is a good example of a modest revival style dwelling built during the continuing oil boom.

**Significance:** Located in block 275-B within the Eltife Addition, this house was built in 1947 for F. D. Sawyer by J. E. Foster & Son, a Fort Worth contractor who also constructed homes at this same time in the Charnwood Residential Historic District at a cost of \$7,500. The first known occupant was Georgia Sawyer, sister of F. D. Sawyer. Ms. Sawyer was employed as a clerk. In 1951, Georgia Sawyer, now married and using the name Georgia Sawyer McPhail, assumed the note and sells the property to H. F. and Lola Phillips for the value of the note. In 1954 the house was owned by Wilson H. Faye. The house is significant for its modest revival style architecture and for its association with the oil boom.

## **S.W. AND OLA MAE DUNWOODY HOUSE**

**409 Rix Street**

**1930**

**Photo 44**

**Architect/Builder:** T.C. Pride

**Style:** Cross gable bungalow with Tudor Revival detailing

**Description:** This one-story Tudor Revival style residence (**Photo 44**) was built in 1934 for S. W. and Ola Mae Dunwoody by contractor T.C. Pride. Constructed with brick veneer, since painted, the house has a cross gable roof with a symmetrical facade and a projecting centrally placed gabled porch with flattened ogee arch openings. The front entry door is reached through the porch and has a wood and glass door and a wood screen door. Paired 6/6 double hung metal frame windows flank the front door. Boxed eaves are detailed with carved barge boards. Decorative shutters flank each window pair on the front facade. Windows are replacement types installed within the original openings. A large windowless addition projects from the east side of the house and includes a gray bubble type skylight. The associated front garden includes mass azalea plantings. This house is in excellent condition, and is a good example of how incompatible alterations have made a historic property a Noncontributing resource. The combination of painted brick, replacement windows and the large windowless addition detract from the integrity of the dwelling to the point where it no longer meets the registration requirements set forth in the Historic and Architectural Resources of Tyler, Smith County, Texas: *Community Development in Tyler, Texas, 1846-1950*. A one-story garage with T-111 siding and a metal garage door is adjacent to the house on the east. It too, is a Noncontributing resource.

**Significance:** S. W. Dunwoody, successful Tyler general contractor and builder, purchased this Belmont Addition parcel from other Dunwoody family members on October 29, 1930, just as oil was discovered in Rusk County, and that same day engaged local builder T.C. Pride, to build this dwelling for himself and his wife Ola Mae. Described in the Mechanic's Lien as a five room brick-veneer residence with bath, the house cost \$6,000 to construct. The Dunwoodys lived in the house and Mr. Dunwoody operated his business from here. In 1932 the Dunwoodys sold the property and it appears to have been used as a rental until about 1947. Occupants between 1936 and 1946 were T.J. and Florence Thompson; Fred Wimberely, Daniel F. Needham, and Raymond J. and June Cooper. Mr. Thompson sold real estate, Mr.

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Needham was a foreman with Humble Oil and Mr Cooper was manager of the local Piggly-Wiggly grocery store. About 1946 J. Omar and Mamie Stanley purchased the house and were still owner occupants in 1952. Mr. Stanley was proprietor of a wholesale meat company. The house is significant as an example of a 1930s bungalow with Tudor Revival styling constructed during the early days of the oil boom. Used for more than 10 years of the initial boom period as a rent house the dwelling illustrates how district residences helped alleviate housing shortages during the 1930s. The house is a good example of the types of incompatible changes made to historic dwellings in the district and is Noncontributing.

**WALTER JERNIGAN INVESTMENT HOUSE**

**501 Rix Street**

**1931**

**Photo 45**

**Architect/Builder:** S. W. Dunwoody (attributed)

**Style:** Cross gable bungalow with Tudor Revival detailing

**Description:** This one-story cross gabled, buff brick veneer bungalow features Tudor Revival style elements (**Photo 45**) and was built in 1931. The house has an asymmetrical facade, decorative brickwork, and an integral partial width porch accessed through an arched portal. A large brick chimney on the front facade features decorative brickwork and bi-level stacks. Windows are 3/1 and 4/1 double hung wood sash types. Landscaping includes lawn, trees and azaleas. This house is in excellent condition and no exterior alterations are apparent. This house is a good example of a modest revival style dwelling built during the continuing oil boom to fill need for rental housing.

**Significance:** Located in block 269-C within the Belmont Addition, this house was built in 1931 for S.W. Dunwoody and his partner Walter Jernigan. Shortly thereafter, Dunwoody sold his interest in the property to Jernigan who retains it as an investment until 1937 when he sells to Paul Bass and W. T. Dickson. Another series of transfers occurred in the late 1930s and in 1941 the house was sold to Cone and Mary Carter, Tyler residents who owned a cleaners and who invested in real estate throughout the Azalea District. The Carters occupied the house beginning in 1950. No mechanic's lien or other record of construction was located. However, since Dunwoody was a general contractor it is likely he built the house. The first known occupant was Elmer D. and Cenia Kelley, who lived there in 1933. Charles F. and Gladys Potter were tenants in 1937. Mr. Potter was an attorney at the Tyler law firm of Weeks, Hankerson & Potter. Other tenants were, in 1945, William and Helen Tisdale and their two children, and in 1947, Vera Eaton, a medical receptionist. The house is significant for its modest revival style architecture and for its associations with the oil boom.

**M.C. AND GLADYS CARDEN INVESTMENT HOUSE**

**518 Rix Street**

**ca. 1930**

**Photo 46**

**Architect/Builder:** Unknown

**Style:** Cross gable bungalow with Tudor Revival detailing

**Description:** This one-story cross gabled, frame bungalow features Tudor Revival style elements (**Photo 46**) and was built in 1930. The house has an asymmetrical facade, and an integral partial width porch accessed through an arched portal. A large brick chimney on the front facade features decorative brickwork and a stepped stack. A porch at the southeast corner of the dwelling is detailed with an ogee arched opening. Windows are 4/1 double hung wood sash types and siding is the dropped bevel type. Landscaping includes lawn, trees and azaleas. A one-car wood, dropped bevel sided garage is at the rear of the property. The house closely resembles the house at 501 Rix with small changes made to the chimney, inclusion of a porch and use of wood rather than brick as siding. The house retains its integrity and is a Contributing resource. This house is in good condition and no exterior alterations are apparent. This house is a good example of a modest revival style dwelling built during the continuing oil boom to fill need for rental housing.

**Significance:** Located in block 269-C within the Belmont Addition, this house was built in 1930 for Marceilles C. Carden (1892-1979) and his wife Gladys Carden (b. 1900). Mr. Carden worked for Carden & Son, grocers, located on South Broadway. The Cardens purchased the property in February 1930 for \$700, and in June sold the lot and house for \$3,500. However, the buyer sold it back to the Cardens in September and it went on the market again. The first known tenants were Fred and Lillian Todd. Mr. Todd was a meatcutter at a local grocery store. In 1938 the tenants were Joseph and Mildred Nicholson. Mr. Nicholson was manager of Home Furniture Co. In 1950 the house was owned and occupied by Clayton and Nell Dean. Mr. Dean worked in the civil engineering department of Humble Oil and Refining. No mechanic's lien or other record of construction was located. However, the Carden's initial purchase and subsequent sales

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prices suggest the house was built during their first period of ownership in 1930. The house is significant for its modest revival style architecture and for its associations with the oil boom.

**E.D. AND BLANCHE RICE INVESTMENT HOUSE**  
**47**

**924 South Robertson Avenue ca. 1924**

**Photo**

**Architect/Builder:** R. T. Collins

**Style:** Cross gable bungalow with Craftsman detailing

**Description:** This one-story cross gabled, frame bungalow features Craftsman detailing (**Photo 47**) and was built in 1924. The house has an asymmetrical facade, and an attached, shed roofed, partial width wrap around porch supported by tapered box columns on painted brick piers. A brick chimney is on the north elevation. Windows are 1/1 double hung wood sash types and siding is the dropped bevel type. Exposed rafter ends, knee braces in the eaves and wood shutters provide other detailing. Landscaping includes lawn, trees and azaleas. A two-car wood, dropped bevel sided garage is at the rear of the property, and is a Contributing resource. The house is in good condition and no exterior alterations are apparent. This house is a good example of a modest Craftsman influenced dwelling built at the north end of the district during the continuing prosperity of the early 1920s.

**Significance:** Located in block 306-A within the R. W. Fair Subdivision, this house was built in 1924 for Elbert D. Rice, a local physician and his wife Blanche C. Rice (1875-1966). The Rices purchased this lot and the one directly east of it from R. W. Fair in 1924. They then had R. T. Collins build the bungalow at 924 South Robertson. Upon its completion the Rices moved in and were joined by another couple, C.D. and Ora Lee Nelson. Simultaneously with the construction of the bungalow on South Robertson, the Rices' hired R. T. Collins to build a six room, two-story red brick veneer Colonial Revival style dwelling on the adjoining lot (925 South Chilton). By 1936, the Rices occupied the house on Chilton and maintained the bungalow at 924 South Robertson as a rental. Their tenants in 1936-37 were Charles L. and Bessie L. Wilie. Mr. Wilie was general agent for Texas Employers Insurance. In 1940 the Wilies purchased the house from the Rices and remained owners in 1952. No mechanic's lien or other record of construction was located for this property. A mechanic's lien for 925 South Chilton was found. It stipulated that construction disputes regarding the Chilton property be referred to local architect J. H. Bothwell, who is likely the designer of both houses built by the Rices. The house at 924 South Robertson is significant for its modest Craftsman style architecture and for its associations with the early development of the district.

**CHRIST EPISCOPAL CHURCH RECTORY**  
**48**

**1408 Roseland Boulevard**

**1937**

**Photo**

**Architect/Builder:** Unknown

**Style:** Monterey Revival

**Description:** This two-story, side gabled, brick veneer Monterey Revival style dwelling (**Photo 48**) features an asymmetrical facade with an integral, partial width porch and a second floor iron balcony with decorative railing and posts. Windows are 6/6 and 8/8 double hung wood sash types detailed with wood shutters. The wood and glass entry door is recessed under the second floor balcony. A multi-pane round-arch window with shutters at the northwest corner of the house. Exterior changes appear confined to the painting of the exterior brick. The house retains a very high degree of integrity. At the rear of the property is a two-story, gabled roof frame garage apartment that complements the house. The house is a good example of the Monterey Revival style and reflects the type and quality of house considered appropriate for the pastor of Tyler's primary Episcopal Church.

**Significance:** Located in the J.A. Bergfeld Subdivision in block 277, the house was designed and built in 1937 by an unknown architect and contractor as the residence for ministers serving the congregation at Christ Episcopal Church. In all six clergy families lived here. Built with member contributions of \$3,000, and other funds, the first occupants were the Rev. Murphey and his family (Hayes: 113). From 1938 through about 1946 Reverend Meade Brown and his wife Elizabeth and their three children lived here. Then the house was occupied by Reverend James P. Clements and his wife Helena. From 1950-1964 Reverend and Mrs. John R. Bentley, who resided here. In 1976 the church sold the property to

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Pat and Mike McDonald. The house is significant for its architecture and illustrates the prestige associated with the Azalea District during the oil boom in that one of the city's most visible churches located its rectory therein.

**FIRST CHURCH OF CHRIST, SCIENTIST****106 East Second Streetca. 1948****Photo 49****Architect/Builder:** Unknown**Style:** Classical Revival

**Description:** Drawing on the design of 18th century New England churches and referencing the Boston origin of the Christian Science faith, this one-story, red brick veneer Classical Revival style church (**Photo 49**) features a gabled roof with elaborate lantern and weathervane, and a pedimented portico with square posts topped by Corinthian capitals. An ocular window and dentilated trim details the pediment. The round arch entry is enclosed with double glass and wood doors and topped with a multipane fan light. Cast plaster medallions flank the entry doors. Windows on the side walls of the sanctuary are multipane arched types, and offices and classrooms at the back of the building feature 6/6 double hung wood sash windows. In 1964 a small compatible addition was made to the Sunday school portion of the building. In 1963 the church acquired the parcels directly behind the church for parking. Landscaping includes lawn, mature trees and azaleas. The church has no apparent exterior alterations. It retains a high degree of integrity and is a good example of an institutional building erected in the district during the oil boom.

**Significance:** In March 1948, the Christian Science Church purchased lot 13 of block 277-A in the J. A. Bergfeld Addition, and subsequently purchased the adjoining lot 12. Shortly thereafter they began construction of the church, which in January 1949 was nearing completion. An article in the Tyler Times-Courier-Telegraph described the construction work as costing \$70,000 and the lot and interior furnishings just under another \$30,000. The fully heated and air conditioned church included a 246 seat sanctuary, a 75 pupil Sunday school, office, and committee room. (Tyler Public Library n). The Tyler Christian Science Society formed in 1921, having grown from the first meetings of three students in 1899. After the society formally organized, the members meet in the auditorium of the Carnegie Library. In 1928 a new church was built a 315 West Ferguson. This building was formally renamed First Church of Christ, Scientist in 1931 and dedicated in 1932. The membership sold the building in 1945 to raise funds for a new church in the Azalea District. Between 1945 and 1949, services were held at one of Tyler's synagogues and at the Woman's Building. The church is significant for its architecture and its associations with construction during the oil boom.

**R. STANLEY AND MAUDE FLORENCE HOUSE****1124 South Sneed Avenue****1935****Photo 50****Architect/Builder:** E. H. Barbee**Style:** Colonial Revival

**Description:** This two-story cross-gable roofed, red brick veneer and frame, Colonial Revival style dwelling (**Photo 50**) has irregular massing and an asymmetrical facade. The entry is recessed within the integral partial width porch that features round arch openings. Windows are 4/4 wood French types detailed with shutters. The wood siding is covered by asbestos. An exterior chimney is located on the north wall of the dwelling. The house cost \$1,800 to build. South of the dwelling is a two-car side gabled frame garage with weatherboard siding. The garage is connected to the house by a covered walkway. Landscaping includes lawn, trees and azaleas. Alterations appear confined to application of the asbestos siding, which could be removed, and the construction of the covered walkway between the house and garage. The house retains a high degree of integrity and is a good example of merchant class revival style architecture built during the oil boom.

**Significance:** Located in block 271-A within the Belmont Park Unit #1, the house was built in 1935 by Tyler contractor E. H. Barbee for Stanley Florence a local chiropractor and his wife Maude Florence. Mrs. Florence invested in real estate throughout this block in the 1930s. In 1945 the Florences sold the house to John and Sue Patrick. The house is significant for its architecture and its association with district development during the oil boom.

**R. H. AND ETHEL STOCKS INVESTMENT HOUSE****1311 South Sneed Avenue****1935****Photo 51****Architect/Builder:** S. W. Dunwoody**Style:** Tudor Revival

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**Description:** This one-story cross-gable roofed, buff brick veneer, Tudor Revival style dwelling (**Photo 51**) has irregular massing and an asymmetrical facade. The round arch wood entry door is located within a projecting front gabled bay detailed with decorative brick work. Windows are 4/4 double hung wood sash types. The steeply pitched roof has no overhang, recalling the thatched roof designs of Tudor era housing in England, but feature gable returns. The five room dwelling cost \$2,500 to build. Landscaping includes lawn and shrubs. No exterior alterations are apparent and the house retains a high degree of integrity. It is a good example of modest revival style architecture built during the oil boom.

**Significance:** Located in block 271-B within the Belmont Park Unit #2, the house was built in 1935 for R. H. and Ethel Stocks by Tyler contractor S.W. Dunwoody, who built other dwellings in the eastern portion of the district. The Stocks developed other nearby property in 1936 including the houses at 1317 and 1321 South Sneed Avenue (Smith County Title Co. Block Files). Upon completion of the house, the Stocks sold the property to Albert and Lucille Brown. The Browns sold to Edward and Constance Howard in 1940. Mr. Howard was an agent for Howard Petroleum Co.. In 1945 the house was occupied by renters Ernest and Ethel Clouse. Mr. Clouse was a clerk at Caperton Refining Co. The house is significant for its architecture and its association with district development during the oil boom.

**THAD AND AFFIE ALLEN HOUSE****1403 South Sneed Avenue****1937****Photo 52****Architect/Builder:** E. O. Savage**Style:** Classical Revival

**Description:** This two-story side-gable roofed, red brick veneer, Classical Revival style dwelling (**Photo 52**) has rectangular massing and a symmetrical facade. A full width, full height portico stretches across the front of the house and is supported by square wood posts. Entry is through a wood and leaded glass door set within flanking pilasters and topped by a swan's neck pediment. Windows are 6/6 double hung wood sash types detailed with wood shutters. Those on the first floor of the main elevation are topped by projecting, carved lintels. At the rear of the property is a compatible one-story red brick veneer garage, which is a Noncontributing feature due to alterations. The dwelling cost \$5,400 to build. Landscaping includes lawn, trees and azaleas. No exterior alterations are apparent and the house retains a high degree of exterior integrity. It is a good example of merchant class revival style architecture built during the oil boom.

**Significance:** Located in block 271-B within the Belmont Park Unit #2, the house was built in 1937 for Thad Allen (1883-1938) and Affie Allen (1889-1938) by Tyler contractor E. O. Savage; building materials were supplied by Fred L. Coats. The Allens lived in the house only a short time until their deaths in 1938. The house then changed ownership several times. The house is significant for its architecture and its association with district development during the oil boom.

**WILLIAM AND MYRA YORK HOUSE****206 East Third Street****1946****Photo 53****Architect/Builder:** Henry Breckel**Style:** Colonial Revival/Ranch

**Description:** This one-story side-gable roofed, limestone veneer dwelling (**Photo 53**) incorporates Colonial Revival and Ranch styling. The long, low profile of the dwelling and integrated garage reflect Ranch style design element while the entry, internal chimney reminiscent of a dovecote or lantern, and the rectangular massing with recessed wings reference Colonial Revival design. A partial width integral porch supported by decorative iron posts leads to the front entry enclosed with a wood and glass door. Windows are 12/12 double hung wood sash types. The dwelling cost \$15,000 to build. Landscaping includes lawn, trees and azaleas. No exterior alterations are apparent and the house retains a high degree of integrity. It is a good example of a dwelling built during the oil boom that blends revival style and modern house forms.

**Significance:** Located in block 277-B within the J. A. Bergfeld Subdivision, the house was built in 1946 for William York, an attorney with the firm of York, Hardy & Clapp, and his wife Myra York by local contractor Henry Breckel. The Yorks lived in the house until 1948 when they sold to Charles and Dorothy Schwartz. Mr. Schwartz was a consulting engineer. The Schwartz lived in the house until Mr. Schwartz's death in 1968. The house is significant for its architecture and its association with district development during the oil boom.

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Tyler, Smith County, Texas**JULIUS A. AND AUGUSTA E. BERGFELD HOUSE**  
**55****209 East Third Street****1937 Photos 54 and****Architect/Builder:** Charles J. Pate**Style:** French Eclectic

**Description:** This two-story, gable and hipped roofed, limestone veneer French Eclectic style dwelling (**Photo 54**) has an asymmetrical facade and irregular massing featuring a circular tower, arched entry, end chimney and dormer windows. Windows are multipane metal casement types and many contain diamond paned leaded glass as does the wood and glass front door. A dentilated cornice encircles the house just below the eaves of the slate roof. On the second floor French doors open onto a iron railed balconet. A two story compatible garage apartment is at the rear of the property. The interior of the house features edge grain oak with white oak flooring downstairs and red oak with white oak borders upstairs. The living room fireplace has a cast stone surround and mantel imported from Italy and the grand staircase has a wrought iron and brass rail. Original chandeliers remain in place. Air conditioning was included in the design of the house for the first floor, and a rear sleeping porch provided relief from the heat upstairs. An elevator was installed in the 1950s for use by Mr. Bergfeld (Proctor interview). The house retains a high degree of integrity. In a park-like setting, the house is surrounded by lawn, mature trees and mass plantings of azaleas. This house is a good example of a high-style, high quality dwelling associated with one of the district's developers.

**Significance:** Located in the J. A. Bergfeld Subdivision in block 277-D, this house was designed by Tyler architect Charles J. Pate in 1937 for Julius A. Bergfeld (1883-1961) and his wife Augusta White Bergfeld (1882-1955). The contractor is not known. Mr. Bergfeld was the elder son of Rudolph and Carolina Bergfeld, and heir to much of his father's real estate. Included in his inheritance was the area between East First Street and Troup Highway. Out of this farm land J. A. Bergfeld developed the J. A. Bergfeld Subdivision, and sold lots in the 1904 R. Bergfeld Addition. He also developed Bergfeld Square, Tyler's first suburban shopping center, located between Sixth Street and Troup Highway. Bergfeld married Augusta Ellen White, a native of Kansas, in 1903 in Denver (Smith County Historical Society a). The couple lived in Tyler and then moved to Dallas, returning to Tyler upon Rudolph Bergfeld's death in 1930. The house remained in the Bergfeld family until after Julius' death in 1961 and was then sold to Douglas and Janelle Proctor in 1963. The house remains in the Proctor family. The house is significant for its high-story architecture and association with the Bergfeld's and district development during the oil boom.

**Garage Apartment Description:** This 1 \_-story garage apartment (**Photo 55**) has a side gable roof, three dormers with 6/6 double hung wood sash windows and three garage bays enclosed with wood and glass roll-up doors. A wood door leads to the second floor apartment, which housed domestic staff. Exterior walls are limestone. The building is a compatible auxiliary to the house and appears unaltered.

**Garage Apartment Significance:** The garage apartment was built at the same time as the dwelling and reflects its architectural form and materials. It is significant for its associations with the house and as the location where domestic staff lived and the family parked their vehicles. It provides understanding of the lifestyle of many district residents during the period of significance.

**WILTON AND MYRTIS DANIEL HOUSE****223 East Third Street****1940****Photo 56****Architect/Builder:** R. T. Collins**Style:** Colonial Revival

**Description:** This 2\_ story, side gable roofed, red brick veneer and frame, Colonial Revival style dwelling (**Photo 56**) has an asymmetrical facade and irregular massing featuring an attached, shed roofed partial width porch supported by non-original decorative metal posts. Entry is through a wood door flanked by side lights. Windows are 8/8 double hung wood sash types detailed with wood shutters. A corbeled cornice, which is partially dentilated and gable returns further embellish the house. A large multipane bay window is the focal point of a projecting gabled roofed bay at the northwest corner of the house. Above the window is a cast stone pineapple motif, which symbolizes hospitality. Gabled roofed dormers with multipane wood frame windows pierce the roof. The house cost \$9,600 to construct. At the rear of the lot is a one-story gable roof frame garage. The house and garage retain a high degree of integrity. Landscaping includes lawn,

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mature trees and mass plantings of azaleas. The house is a good example of a high quality dwelling built during the oil boom.

**Significance:** Located in the J. A. Bergfeld Subdivision in block 277-E, this house was built by Tyler contractor R. T. Collins for Wilton H. Daniel and his wife Myrtis Daniel. Mr. Daniel was executive vice-president of Gulf State Lumber Co., a successful Tyler firm started by Tyler entrepreneur Samuel A. Lindsey. The Daniels lived in the house until 1986 when it was sold to Gary and Nancy Gross. The house is significant for its architecture and association with district development during the oil boom.

## CAROLINA BERGFELD INVESTMENT HOUSE

323 West Third Street

ca. 1932

Photo 57

**Architect/Builder:** Unknown

**Style:** Cross gable bungalow with Tudor Revival styling

**Description:** This one-story, cross gable roofed, red brick veneer, Tudor Revival style dwelling (**Photo 57**) has an asymmetrical facade featuring an integral partial width porch accessed through arched openings. Entry is in the center of the facade and is recessed behind an arched opening. Windows are multi-light metal and wood casement types. A four-part window contains diamond shaped panes. Decorative brick work above windows and doors and gable returns further embellish the house. A weatherboard garage at the rear appears to date to the 1960s and is Noncontributing. The house retains a high degree of integrity. Landscaping includes lawn, mature trees and mass plantings of azaleas. This house is a good example of a modest, but good quality, revival style dwelling constructed during the oil boom.

**Significance:** Located in block 291 of South Park Heights Subdivision, this house was built by district developer Carolina Bergfeld as an investment. In February 1933 she transferred title to the house and land to her great-granddaughter, Patricia E. Edgar of Dallas. Ms. Edgar's mother was a daughter of Julius A. Bergfeld. The title to the house stipulated that if Patricia did not live to maturity, the property would pass to Marie C. Bergfeld Edgar as her separate property. Young Patricia, a minor, died in 1947 and the property was sold by her mother and heir Marie Edgar to Ses Haynes for \$17,500. Mr. Haynes then sold it to George and Alpha Omega Johnson. Marie Bergfeld Edgar's sister, Marian Bergfeld Shelton and her husband Retus Shelton helped finance the sale from Haynes to the Johnsons. Mrs. Johnson still owned the property in 1977. The house is significant for its architecture and association with development during the oil boom.

## HOWARD AND GRACE LYLE RENT HOUSE

1002 South Wall Avenue

1935

Photo 58

**Architect/Builder:** Dick Massey

**Style:** Cross gabled bungalow with Colonial Revival styling

**Description:** This one-story cross gable bungalow (**Photo 58**) with Colonial Revival styling is constructed with wood framing and wood sheathing, and has a cross gable roof, 6/6 vinyl windows installed within the original openings. The original wood siding is covered with asbestos. However, original wood window moldings and the original front door remain in place. A ca. 1950 metal awning shelters the front entry steps and decorative metal railings are installed on either side of the steps. The integrity of the dwelling has been compromised through a combination of alterations: asbestos siding and vinyl windows. This house is a good example of the type of incompatible alterations made to residences in the district and is Noncontributing. If rehabilitated in accordance with the *Secretary of the Interior's Standards*, the house could be considered for reclassification as Contributing. A two-car garaged displaying metal doors and asbestos siding is adjacent to the house. Originally a one-car garage, this resource is also considered Noncontributing because of its alterations.

**Significance:** In March 1935, Howard and Grace Lyle hired local contractor Dick Massey to construct this five-room frame residence and single car garage for \$1,350. Located in the Belmont Addition in block 269, the Mechanic's Lien for this property stipulated the house was to be a duplicate of the house Massey built at 1422 East Richards St. in Tyler. After its completion, the Lyles rented the house to a series of occupants including Frank and Frances Atwood, William and Fay Robertson and William and Lora Cartlidge. Mr. Atwood was a salesman for Texas Power and Light, Mr. Robertson a brakeman and Mr. Cartlidge assistant treasurer and field representative for Tyler Production Credit Union (an oil industry service business). In January 1946, the Lyles sold the property to Maggie Chester Reynolds for \$2,750 payable in notes of \$23.21 per month. Mrs. Reynolds used the house as a rental property and then in 1947 sold to Claude C. Staines, a

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plumber, who resided in the house for several years. The house is significant as an example of a 1930s bungalow with Colonial Revival styling constructed during the early days of the oil boom. Used for more than 10 years of the initial boom period as a rent house the dwelling illustrates how district residences helped alleviate housing shortages during the 1930s. The house is a good example of incompatible changes made to historic dwellings in the district and is Noncontributing.

**NORMAN AND IREDELL SMITH HOUSE**

**1428 South Wall Avenue**

**1946**

**Photo 59**

**Architect/Builder:** George Rex

**Style:** Colonial Revival

**Description:** This one-story, painted brick veneer, hipped and gabled roof dwelling (**Photo 59**) with Colonial Revival styling has long low massing and a minimum of detailing. The asymmetrical facade is pierced by the off-center wood entry door flanked by fluted pilasters and topped with a carved lintel. Windows are 6/6 double hung wood sash and multi-light fixed pane types. The house has six rooms and cost \$12,000 to construct. A frame garage is at the rear of the property. Landscaping includes lawn, trees and azaleas. The house is a good example of modest Revival style dwellings built in the district in the immediate post-World War II period.

**Significance:** Located in block 273-A of the 1904 R. Bergfeld Addition, this house was built in 1946 by local contractor George Rex for Norman P. Smith Jr. and his wife Iredell Smith. Mr. Smith was a drilling superintendent for Billy G. Byars, an oil company. The Smiths still occupied the house in 1952. The house is significant for its architecture and its association with district development during the oil boom.

**CHARLES AND FAY DEICHES INVESTMENT HOUSE**

**1529 South Wall Avenue**

**1936**

**Photo 60**

**Architect/Builder:** P. E. Garrett

**Style:** Cross gable bungalow with Tudor Revival styling

**Description:** This one-story, cross gabled, red brick veneer, Tudor Revival style dwelling (**Photo 60**) has an asymmetrical facade distinguished by a round arched entry, a large chimney on the front facade detailed with decorative brickwork and terrace like porch enclosed with a low brick wall. Windows are 6/6 and 8/8 double hung wood sash types. The house has six rooms and cost \$4,500 to construct. Landscaping includes lawn, trees and azaleas. At the rear of the property is a frame garage converted to a second unit. It is Noncontributing. The house is a good example of modest revival style dwellings built in the district during the oil boom.

**Significance:** Located in block 273-A of the 1904 R. Bergfeld Addition, this house was built in 1936 by local contractor Pat Garrett for Charles and Fay Deiches. Although the Deiches lived at 1503 South Wall in 1937, by 1938 they had moved to Harris County. That year they sold the property to Horace Mills for \$10 and assumption of their debt. By coincidence Mills was the Smith County Tax Collector. In 1943 Mills sold the house to Wilson Godfrey, who sold it in 1947 to Thomas and Betty Billups. Mr. Billups was an oilman with offices in the Citizens Bank Building. The Billups occupied the house until 1951. In 1952 Richard and Wynonah Lines rented the house. The house is significant for its architecture and its association with district development during the oil boom.

**J.J. AND RUBY SWINNEY INVESTMENT HOUSE**

**1604 South Wall Avenue**

**ca. 1946**

**Photo 61**

**Architect/Builder:** Unknown

**Style:** Colonial Revival

**Description:** This one-story, cross gabled, buff brick veneer, Colonial Revival style dwelling (**Photo 61**) has an asymmetrical facade with decorative brickwork at the cornice line and above the front door. Windows are 10/10 double hung wood sash types. A one-car garage is integrated into the house. Landscaping includes lawn, trees and azaleas. The house is a good example of a modest revival style dwelling built in the district during the oil boom.

**Significance:** Located in block 273-A of the 1904 R. Bergfeld Addition, this house was built in 1946 by an unknown contractor for J.J. and Ruby Swinney. In March 1947 they sold the property to Howard and Marguerite Spurgeon for \$10 cash and a \$6,000 note payable at \$60 per month. Mr. Spurgeon was a clerk with the Cotton Belt Railway. In 1952 the Spurgeons sold the property to Olak and Fannie Williams. Mr. Williams was a salesman. The house is significant for its modest revival style architecture and its association with district development during the oil boom.

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## **JUSTIFICATION OF SIGNIFICANCE**

The Azalea Residential Historic District is an important local neighborhood containing Tyler's largest concentration of early- to mid-20th century domestic resources and reflects eclectic subdivision and architectural patterns representative of Tyler development prior to 1950. Primarily residential, the district contains 36 known subdivisions and additional areas not formally platted that include differing block and lot sizes and large, medium and small one-, two- and 2 \_-story wood-clad and brick and stone veneer dwellings of considerable architectural diversity and quality. Characterized by revival style domestic and domestic auxiliary buildings, the district also contains two 19th century dwellings and a ca. 1900 Queen Anne influenced residence as well as Craftsman, Classical Revival, International style and Ranch style residences. Over time, churches, schools and limited commercial uses were added. City-funded and private development of infrastructure and recreation facilities such as brick paved streets, utility systems, channelization of creeks and a public park further supported district development. Unifying the district are gardens featuring mass azalea plantings, pecans, oaks, and maples that gave the district its identity and name. Subdivided by a mix of prominent local entrepreneurs and those less well known, the district developed over a period of more than 50 years of sustained economic growth supported by agriculture, manufacturing and the oil industry. Historic resources reflect national architectural trends and the tastes and budgets of the property owners, architects and builders involved in construction. The district retains high levels of integrity of location, setting, materials, design, workman-ship, feeling and association within the period of significance and is maintained in excellent condition. The district conveys not only the architectural heritage of the first 53 years of the 20th century, but represents the tremendous growth Tyler experienced as a result of the discovery of the East Texas Oil Field. For these reasons the Azalea Residential Historic District is eligible for listing in the National Register of Historic Places under Criteria A and C at the local level of significance. Of the district's 1,614 resources 1,047 retain their integrity; most Noncontributing resources are altered historic auxiliary features such as garages and garage apartments and non-historic carports. Noncontributing historic dwellings are typically so rendered by incompatible additions and changes to windows and siding, many of which could be reversed. The district is worthy of preservation as a highly intact landmark neighborhood that through its residential function documents development patterns in south central Tyler and interprets local social and architectural trends between ca. 1900 and 1953.

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- a) Plat maps 1880s-1960.
- b) Planning files.
- c) Tyler Register of Historic Landmarks Brochure.
- d) Vertical File, Post War Construction Data, 1943.
- e) City Council Minutes 1881-1940.
- f) Streets file.
- g) Tyler Water Utilities, n.d.
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- I) *Moore Grocery Company Building*, National Register nomination, 2001.
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## INTERVIEWS

- |                              |  |
|------------------------------|--|
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| Chilcote, Janie.             | Personal interviews with Edith Chilcote and Diane Williams, 2002.  |
| Gregory, Tom.                | Interviews with Diane Williams, February 1, and February 13, 2001. |
| Hightower, Dick.             | Telephone interview with Diane Williams, June 29, 2002.            |
| Lasater, Louise.             | Telephone interview with Diane Williams, June 29, 2002.            |
| Morris, Margaret Shamburger. | Telephone interview with Diane Williams, June 29, 2002.            |
| Proctor, John.               | Telephone interview with Diane Williams, July 17, 2002.            |
| Rudd, Gerry.                 | Personal interview with Diane Williams, February 13, 2001.         |

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Simons, Edwin.	Personal interviews with Diane Williams, March 4, 1998, and March 19, 1998.
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**VISUAL DOCUMENTATION**

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Maps

Morris, Margaret Shamburger  
Garden plan.

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Deed Records  
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Photographs  
Maps

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Photographs

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Tyler, Smith County, Texas

## VERBAL BOUNDARY DESCRIPTION

Beginning at the north line of West Dobbs Street at its intersection with South Broadway, THENCE west following the north line of West Dobbs Street to the center line of South Robertson Avenue THENCE south with the center line of South Robertson Avenue to the north boundary line of the Stripling Addition, THENCE west to the west boundary line of the Stripling Addition, THENCE south with the west boundary line the Stripling Addition, THENCE south with the west boundary line of the South Sunnybrook Addition Unit No. 5 to the south boundary line of the South Sunnybrook Addition Unit No. 5, THENCE east with the south boundary line of said Addition to the center line of South Robertson Avenue, including the properties at 1815, 1901, 1903, 1907, 2001, 2003, 2005, 2023, 2100, 2201, 2205, 2403 and 2409 South Robertson Avenue, the properties at 604, 605, 608, 609 and 624 West Eighth Street, and the properties at 721, 725 and 741 West Ninth Street, THENCE south with the center line of South Robertson Avenue, THENCE southeast with the center line of Sunnybrook Drive, THENCE east with the center line of Fair Lane, THENCE north with the center line of Old Bullard Road, THENCE east with the north property line of the Glenhaven Addition to the rear property lines of lots facing west onto Old Bullard Road, THENCE north along the rear (east) property lines of 2748, 2724, 2712, 2702, 2630, 2520, 2518, 2506, 23424, 2402, 2318, 2310, 2306, 2238, 2224, 2212, and 2202 Old Bullard Road to the center line of Broadway Place, THENCE west with the center line of Broadway Place, THENCE north with the center line of Old Bullard Road, THENCE north with the center line of South College Avenue, THENCE east with the center line of West Eighth Street, THENCE north along an irregular line following the west and north property lines of lots facing south onto West Eighth Street, north onto West Seventh Street and east onto South Broadway, THENCE east with the center line of West Fourth and East Fourth streets, THENCE north with the center line of Highland Avenue, THENCE west with the center line of Lake Street, THENCE north with the center line of South Sneed Avenue, THENCE west with the center line of East Frazier Street, THENCE south with the center line of Donnybrook Avenue, THENCE west with the south line of East Dobbs Street, THENCE north with the center line of South Broadway to its intersection with West Dobbs Street, the place of beginning : approximately 458.9 +/- acres of land in the City of Tyler, Texas.

## BOUNDARY JUSTIFICATION

The nominated property is within the formal boundaries of 76 city blocks in the City of Tyler and includes 36 known subdivisions platted within the City of Tyler. District boundaries are based on subdivision plat boundaries and large parcel which correspond to a concentrated core of eclectically styled domestic buildings developed between ca. 1900 and 1953; the vast majority date from 1925 to 1953 and were constructed in response to Tyler's phenomenal physical and economic growth following discovery of the East Texas Oil Field in 1930-1931. The district is distinguished by its eclectic revival style architectural nature, which is distinct from 19th and early 20th century neighborhoods to the north, early 20th century neighborhoods to the west and mid- to late-20th century tract developments to the south and east. Commercial property on South Broadway has been excluded from the district as it does not contribute to district character due either to post-period of significance construction or alterations. The nominated property contains all the extant historic resources historically associated with the district and follows the boundaries of subdivision plats and large parcels, most of which are now streets. A number of streets internal to the district are paved with red brick, and the south boundary line of the district along East Dobbs Street abuts the Charnwood Residential Historic District (NR 1999) and is drawn at the south line of East Dobbs as that brick street is included in the Charnwood District. The district boundary along West Dobbs is drawn at the north edge of the pavement to include the entire expanse of historic paving. The remaining district boundaries located in streets follow the center line of those streets as historic infrastructure is not present. District boundaries that follow subdivision lines and lot lines incorporate properties related in style and age to the district and exclude properties that either date from the post-significance period or display mass produced tract type styling.