

(Oct. 1990)

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM



897

**1. NAME OF PROPERTY**

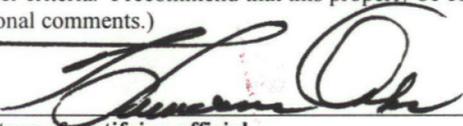
**HISTORIC NAME:** Short-Line Residential Historic District  
**OTHER NAME/SITE NUMBER:** N/A

**2. LOCATION**

**STREET & NUMBER:** Roughly bounded by West Line, North Ellis, Short Street, and unnamed alley to east  
**CITY OR TOWN:** Tyler      **VICINITY:** N/A      **NOT FOR PUBLICATION:** N/A  
**STATE:** Texas      **CODE:** TX      **COUNTY:** Smith      **CODE:** 423      **ZIP CODE:** 75702

**3. STATE/FEDERAL AGENCY CERTIFICATION**

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

  
\_\_\_\_\_  
Signature of certifying official

6-25-02  
\_\_\_\_\_  
Date

State Historic Preservation Officer, Texas Historical Commission  
\_\_\_\_\_  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting or other official

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

**4. NATIONAL PARK SERVICE CERTIFICATION**

I hereby certify that this property is:

Signature of the Keeper

Date of Action

<input type="checkbox"/> entered in the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet	_____	_____
<input type="checkbox"/> determined not eligible for the National Register	_____	_____
<input type="checkbox"/> removed from the National Register	_____	_____
<input type="checkbox"/> other (explain): _____	_____	_____

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**5. CLASSIFICATION**

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**OWNERSHIP OF PROPERTY:** district

**CATEGORY OF PROPERTY:** private

<b>NUMBER OF RESOURCES WITHIN PROPERTY:</b>	<b>CONTRIBUTING</b>	<b>NONCONTRIBUTING</b>
	9	2 <b>BUILDINGS</b>
	0	0 <b>SITES</b>
	0	0 <b>STRUCTURES</b>
	0	0 <b>OBJECTS</b>
	9	2 <b>TOTAL</b>

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

**NAME OF RELATED MULTIPLE PROPERTY LISTING:** Historical and Architectural Resources of Tyler, Smith County, Texas

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**6. FUNCTION OR USE**

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**HISTORIC FUNCTIONS:** Domestic/single dwelling; Domestic/Secondary building

**CURRENT FUNCTIONS:** Domestic/single dwelling; Domestic/Secondary building

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**7. DESCRIPTION**

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**ARCHITECTURAL CLASSIFICATION:**

Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American Movements: Bungalow/Craftsman

**MATERIALS:** FOUNDATION BRICK  
WALLS WOOD  
ROOF ASPHALT  
OTHER GLASS, CONCRETE, WOOD

**NARRATIVE DESCRIPTION** (see continuation sheets 7-5 through 7-8).

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# National Register of Historic Places Continuation Sheet

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Short-Line Residential Historic District  
Tyler, Smith County, Texas

## DESCRIPTION

The Short-Line Residential Historic District encompasses 11 modest, nearly identical dwellings, several sheds and a carport on approximately 2.89 acres of land in central Tyler, approximately five blocks northwest of Tyler's courthouse square. The district's resources were built between ca. 1930 and ca. 1935 within Block 94 in the City of Tyler. All the dwellings are one-story wood frame Craftsman influenced bungalows built by wealthy Tyler businessman J. H. Herndon for African American occupants during an extended period of community prosperity and growth. The bungalows are good examples of relatively uncommon "row" type housing erected in the 1920s and 1930s on large parcels in working class neighborhoods in central and southwest Tyler. Their virtually identical massing, materials and detailing are distinctive for their repetitive features and construction methods. One of the last surviving concentrations of intact housing of this type in Tyler, the dwellings reflect the economic expansion and population growth that fueled community development in this boom period and illustrate one kind of housing erected for working class individuals and families. Landscaping in the district includes informal plantings of shrubs and lawn; concrete walks lead to each front door. These features reinforce the neighborhood's character and provide additional continuity among the dwellings. A few mature trees occur in the district. Historic infrastructure elements include concrete walkways and sidewalks. Alterations within the district are confined to synthetic siding and aluminum windows on two dwellings, a rear addition on one dwelling and installation of window air conditioning units within original windows in some residences. Nine of the eleven dwellings retain their integrity and are *contributing* to the district.

## GEOGRAPHICAL SETTING

The Short-Line Residential Historic District (**Photos 1 and 2**) occupies 12 lots within a flat city block about five blocks northwest of the courthouse square in Tyler. As the largest city (U.S. Census 1999 population est. 83,796) and seat of government in Smith County, Tyler is about 90 miles southeast of Dallas. The surrounding East Texas topography consists of timbered, rolling hills of gray clay and red sandy soils. Intermittent creeks water the area before draining into the Sabine and Neches rivers on the north and west of town, respectively. The Short-Line Residential Historic District is on the west edge of downtown Tyler five blocks northwest of the courthouse square, and just north of the main line of the St. Louis Southwestern (Cotton Belt) Railway tracks. Sited between Ellis Avenue on the west and Border Avenue on the east, the 11 Craftsman influenced bungalows and related outbuildings that make up this district front south onto West Line Street and face each other across the east-west axis of Short Street. The 11 virtually identical dwellings are a distinctive presence in an area containing a mix of vacant land, scattered housing of eclectic form, parking lots, churches, and a four unit apartment building. Oakwood Cemetery, Tyler's original city cemetery, is west of the district on the west side of North Ellis Avenue. Tyler's downtown commercial district begins about three blocks east. Seven downtown commercial buildings are currently being nominated to the National Register, along with two other residential districts in central and south central Tyler. The East Ferguson Street Residential Historic District includes six virtually identical dwellings in a working class neighborhood in east central Tyler. The Donnybrook Duplex Residential Historic District is comprised of 18 duplexes built in 1947 and 1948 in south suburban Tyler, an area largely developed with single family residences. The three residential districts were home to working class and moderate income residents employed by local businesses and are the only known intact clusters of modest early to mid-20th century single family row and duplex housing.

The Short-Line Residential Historic District forms a rectangle within a larger African American neighborhood containing eclectic housing. Developed on one of the last large vacant parcels immediately west of downtown in a historically African American neighborhood, much of the immediately surrounding residential development present in the 1920s and 1930s has been demolished, leaving the district as a highly visible cluster of nearly identical housing. West Line Street is the district boundary on the south. North Ellis Avenue is the western boundary, while the northern

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boundary is the rear property lines of dwellings facing south onto Short Street. The eastern boundary is an unnamed alley. The district contains a vacant parcel on Short Street, where a similar bungalow was razed in 2000. North of the district is a mix of one-story dwellings built between ca. 1925 and 1940. The shotgun houses and bungalows originally east of the dwellings on Liberty Avenue have largely been demolished, leaving vacant lots; all but one of the remaining houses has been incompatibly altered. St. James CME Church, a historic African American congregation and its associated buildings is one block east of the district. About one block west is True Vine Baptist Church, another historic African American congregation. About ½ block east is the remnant of St. John's Episcopal Church, another African American church, now incompatibly altered into housing. South of the district is vacant land that once held shotgun houses and beyond are the railroad tracks. Immediately west of the district is Oakwood Cemetery. West Line Street, the southern boundary of the district, carries little traffic since this segment runs just two blocks from the railroad crossing to the cemetery. Short Street is just one block long and T intersects the alley that forms the district's east boundary. North Ellis Avenue also carries little traffic as it ends at the Cotton Belt tracks. West Oakwood Street, a major east west feeder street is one block north, and Border Avenue, a local north-south collector street is two blocks east of the district.

**THE SHORT-LINE RESIDENTIAL HISTORIC DISTRICT**

Constructed between ca. 1930 and ca. 1935, the 11 nearly identical dwellings (Smith County Deed Records; UT Austin CAH a) that comprise the Short-Line Residential Historic District (**Photos 1 and 2**) occupy a rectangular area of land bounded on the south by the center line of West Line Street, on the west by the center line of North Ellis Avenue, on the north by the rear property lines of dwellings facing south onto Short Street and on the east by the center line of an unnamed alley. Financed by wealthy Tyler businessman J. H. Herndon on land inherited from his father and business partner W. S. Herndon (Smith County Deed Records), the 11 surviving bungalows were part of a 16 unit development begun about 1926 north of the district on West Oakwood Street (Madlock-Shaw interview). The western part of Block 94, which contains the district, was subdivided as early as 1919 with lots facing Ellis Avenue and the cemetery. By 1926, Herndon re-platted the lots into the north-south lot orientation now present, laid out Short Street in the center of the property and began development of the approximately 46 x 100 foot lots. The first to be built were those on the south side of Oakwood Street, and all four were present by 1928 (UT Austin CAH a). Dwellings on the north side of Short Street, (originally called Church Street, then Cato) were built next, followed by those on the south side of Short Street. Those on the north side were present by 1932 (Smith County Historical Society a); those on the south side were built by 1933. The four houses on Line Street were completed by 1934 (Tyler Public Library a). No building permits or mechanic's liens were located for these dwellings, as is typical in Tyler for properties developed in this era by wealthy white businessmen. All 11 surviving dwellings are virtually identical and were likely constructed by a local carpenter from pattern book plans available at local lumber yards. Two of the dwellings on Oakwood were demolished about 1945 and the land redeveloped with a one-story brick residence. The remaining two residences on Oakwood Street survive, but they are altered almost beyond recognition. Therefore, Oakwood Street has not been included in the district.

District residences are distinguished by their virtually identical one-story massing in the form of a compact "L". Each is a wood frame, front gable bungalow with exposed rafter ends, dropped bevel or weatherboard siding; two dwellings have synthetic siding over the original wood. Three porch types are used and windows are wood frame 1/1 double hung sash types. Three units have 9/1 window screens on the part of the primary facade (**Photo 3**). Some dwellings have knee braces in the gable ends (**Photo 3**), while others have rectangular attic vents finished with horizontal slats (**Photo 4**). Some porch columns are supported by painted brick piers (**Photo 5**) while others rest directly on the wood porch floor (**Photo 3**). A third type has brick piers but no columns or porch roof. Some of these units are devoid of all porch covering, while others have a small awning overhang directly above the entry door (**Photo 4**). One unit on Line

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Street has decorative shutters on the primary facade windows. Three garages were present by 1938; none survive. Since 1951 a few sheds and a carport have been built (**Photos 6 and 7**). One dwelling has a rear addition.

The massing, materials, Craftsman influenced architectural styling and setbacks are strong unifying features and distinguishes them from the scattered surviving dwellings in the immediate area, which show more eclecticism in their massing, materials and styling. The similarity of the dwellings and their uniform setbacks are typical of low-cost bungalow construction throughout the country in the 1920s and 1930s and a characteristic of housing produced for rental use or low-income owner purchase. Landscaping consists of lawn and mature shrubs in the front yards and mature trees at the back of some dwellings. Concrete walks lead from the porch steps to the concrete sidewalk. The landscape features, and the district's infrastructure --walkways and stairs, sidewalks and the asphalt paved street--are historic features that reflect historic patterns and contribute to the character of the district.

Alterations to the nine contributing dwellings are few and do not detract from individual unit integrity, nor from the integrity of the district. Exterior changes are limited to metal security bars on some dwelling windows; one unit has a rear addition that is not visible from the front facade and is compatible when seen from the side elevations. The two Noncontributing dwellings have aluminum windows and synthetic siding (**Photo 8**); if the siding was removed, these dwellings could be reconsidered for status as Contributing to the district. Some dwellings have window air conditioning units within the original openings; all windows are intact. Rear yards of four units contain metal or wood sheds; one dwelling has a rear carport. All of these features were erected or placed after the end of the period of significance and are Noncontributing elements. They are small and unobtrusive however and do not detract from the character of the district.

### Landscape Features

Reflecting the repeating pattern of massing, detailing, materials and setbacks of the district's dwellings, the defining district landscape element is the lawn planted in the front setback of each dwelling. Some units have shrubs planted at the front foundation, in front of, or next to the porch, and one has a small, recently placed tree. Some rear yards contain a mature trees that provide shade. The limited landscaping reflects not only the relatively small area surrounding each house, but the rental nature of the properties that dictate inexpensive, low maintenance plant materials. The district's landscaping enhances its practical nature and contributes to its identity as a historic unit.

### Infrastructure Elements

Short Street was paved by 1938 (Smith County Deed Records) with asphalt; Line and Ellis were likely paved about the same time. The concrete sidewalk in each block of the district was probably constructed about the same time as the street was paved. Individual concrete walkways or stairs leading from the sidewalk to each front porch were likely installed when the houses were built. These elements reinforce the district's sense of time and place.

### SUMMARY OF PHYSICAL CONDITION AND INTEGRITY

The contributing resources that make up the Short-Line Residential Historic District are a highly concentrated grouping of historic elements reflecting social structure and development patterns in Tyler during a period of sustained economic growth and community development. These dwellings are indicative of nationwide popular architectural trends in the 1920s and 1930s and the urban practice of creating low cost housing using identical or nearly identical domestic forms.

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**INVENTORY OF PROPERTIES**

The following list includes all properties within the district. Organized by address in ascending order, the list identifies each resource and includes the most important physical information about each property. Dates are estimated based on deed, Sanborn map and city directory records.

Address	Date	Property Type	Stylistic Influence	Status
627 W. Line Street	ca. 1935	Domestic Single	Craftsman	C
703 W. Line Street	ca. 1935	Domestic Single	Craftsman	C
707 W. Line Street	ca. 1935	Domestic Single	Craftsman	NC
709 W. Line Street	ca. 1935	Domestic Single	Craftsman	NC
627 Short Street	ca. 1930	Domestic Single	Craftsman	C
700 Short Street	ca. 1932	Domestic Single	Craftsman	C
701 Short Street	ca. 1930	Domestic Single	Craftsman	C
703 Short Street	ca. 1930	Domestic Single	Craftsman	C
706 Short Street	ca. 1932	Domestic Single	Craftsman	C
707 Short Street	ca. 1930	Domestic Single	Craftsman	C
708 Short Street	ca. 1932	Domestic Single	Craftsman	C

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**8. STATEMENT OF SIGNIFICANCE**

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**APPLICABLE NATIONAL REGISTER CRITERIA**

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

**CRITERIA CONSIDERATIONS:** N/A

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

**PERIOD OF SIGNIFICANCE:** c.1930-1952

**SIGNIFICANT DATES:** c.1930

**SIGNIFICANT PERSON:** N/A

**CULTURAL AFFILIATION:** N/A

**ARCHITECT/BUILDER:** unknown

**NARRATIVE STATEMENT OF SIGNIFICANCE** (see continuation sheets 8-9 through 8-21).

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**9. MAJOR BIBLIOGRAPHIC REFERENCES**

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**BIBLIOGRAPHY** (see continuation sheets 9-22 through 9-23).

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

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

**PRIMARY LOCATION OF ADDITIONAL DATA:**

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

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## STATEMENT OF SIGNIFICANCE

Constructed between ca. 1930 and ca. 1935 for wealthy white businessman and land developer J. H. Herndon by an unknown local contractor(s), the 11 Craftsman influenced bungalows in the Short-Line Residential Historic District are rare intact examples of worker "row" housing in Tyler. The district is part of a once larger development that included an additional four dwellings. Located in one of Tyler's African American enclaves, the district was surrounded by an eclectic neighborhood now eroded by demolition and alterations. The area sheltered mechanics, railroad, laundry and restaurant workers, day laborers, janitors, maids, waiters, shoe shiners, hotel workers, porters, clerks, and other wage employees. The bungalow plan and Craftsman influenced design modestly interprets a widely built house form and reflects Tyler's growing need for housing space in the years just prior to, and after, the discovery of the East Texas Oil Field. The district documents one type of housing offered to working class Tylerites and reflects methods used by a single developer in a short time period to create low-cost housing. The Short-Line Residential Historic District is significant for its architecture and for its associations with community development during a period of rapid population growth and economic development fostered by on-going prosperity resulting from the storage, processing and marketing of agricultural products and manufacturing and then by the oil industry. It is also significant as the only known surviving concentration of intact early to mid-20th century housing associated with Tyler's African American community. 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. The Short-Line Residential Historic District is maintained in good condition and retains a high degree of integrity. It derives its primary significance from its architectural form, and its associations with Tyler's African American community during a period of economic growth that fostered intensive community development. For these reasons, the Short-Line Residential Historic District is eligible for listing in the National Register of Historic Places at the local level under Criteria A and C in the areas of significance of community development and architecture.

## COMMUNITY DEVELOPMENT IN TYLER

Settled in 1846, when Smith County was created from Nacogdoches County, Tyler incorporated in 1850 and served as the seat of Smith County as well as the site of branches of State and Federal courts. From its earliest settlement in the 1840s, when businesses located around the courthouse square, until the arrival of the railroad in 1873 the marketing and shipping of Smith County agricultural products formed the basis for Tyler's economy. But almost at once this base was augmented by small scale manufacturing such as blacksmithing, milling, logging and tanning as well as legal and government services. As a result Tyler's economy was diversified at an early date, even though the scope was small and the territory served limited. With the arrival of the International & Great Northern Railroad in 1873 and the establishment of the Tyler Tap Railroad in 1877 and its subsequent merger into the St. Louis Southwestern Railway (Cotton Belt, thereafter), manufacturing, food processing, food distribution, saw and planing mills, and banking and insurance firms became important components of Tyler's economy (Whisenhunt 1983:29). The railroad made an enormous impact on Tyler and the surrounding area, more than doubling business (Smallwood 1995:ch.15a, p. 11). In the late 19th century this diverse economy fostered 15 labor unions representing workers in various fields (Smallwood 1999:426). Local bank failure occurred in 1891 and then the nationwide Panic of '93 slowed the economy but by mid-decade economic troubles eased and Tyler's position as a Federal, state and local government and legal services center bolstered the economy and Tyler's influence statewide. "During the last quarter of the nineteenth century Tyler enjoyed a reputation as the political

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capital of Texas: the so-called 'Tyler Crowd' furnished governors, senators and lesser officials galore, and for more than a generation, its influence in both [Democratic] party and state affairs had to be reckoned with." (White 1940:1245).

The area around the courthouse square remains Tyler's commercial core, and retains many pre-1900 buildings. However, most have been altered with facade modernizations dating to the 1950s and 1960s. These changes significantly modify understanding of the original, or historically significant, roles of many buildings. A few downtown buildings have been restored or rehabilitated to reveal underlying historic fabric that once again connects the historical record with the physical artifact. Additional buildings may benefit from future restoration. Among the few unaltered surviving 19th century commercial buildings in Tyler is the one-story brick Kamel Building on East Ferguson Street, just off the square. Surviving, intact early 20th century commercial warehouse buildings include the Moore Grocery Co. and the Tyler Grocery Co. buildings on adjacent North Broadway parcels.

Throughout the 1890s and for the next 30 years, agriculture, manufacturing, wholesale and retail commerce, banking, insurance and legal services continued to fuel the economy. The Tyler Chamber of Commerce was established in 1900 as the Tyler Commercial Club to promote business interests. Meat processing, storage and shipment, canning, storage and distribution of grain, fruit and vegetables were joined by several wholesale grocery firms in the early 1900s including the Moore Grocery Company, which was established prior to 1900. The wholesale grocery industry expanded in 1903 when John B. Mayfield, a resident of what would become the Charnwood Residential Historic District (NR 1999) started a second wholesale grocery, the Mayfield Grocer Co. By 1914 Mayfield's firm had grown to six branch facilities (Tyler Public Library c:215). Telephone service was established in Tyler in 1896, and Tyler had two phone companies until the 1940s. One was the S.A. Lindsey Telephone Company, which by 1905 had 25 miles of telephone lines in city (Texas State Library b). Samuel A. Lindsey was a prominent attorney, judge and businessman also involved in land speculation in south Tyler including the area that would become part of the residential area known as the Azalea District. In 1932 Lindsey developed the 15-story People's National Bank, a Tyler landmark and testament to the community's economic health during one of the worst years of the Great Depression.

Better roads throughout Texas facilitated commerce and in 1918 a Tyler-Dallas motor truck service was established to carry freight and passengers. The seven hour, 106-mile trip included several stops (Texas State Library c). As roads continued to improve truck, bus and auto travel became more attractive spurring by the 1920s development of gas stations and vehicle repair garages throughout central Tyler. By the mid 1920s Tyler retail enterprises included 30 businesses involving the automobile, eight auto salesrooms, five hotels, 12 barber shops, four bakeries, 18 cafes and restaurants, eight furniture stores, six hardware stores, 27 grocers, three theaters, eight shoe stores, 10 drug stores, three large department stores, three banks, 24 drygoods stores and many more (St. Louis Southwestern Railway:14). Suburban development included neighborhood grocery stores, dry cleaners, laundries and other service establishments. Tyler remained a legal center with a U.S. District Court, as well as the various Smith County courts; none of the associated buildings survive. The Blackstone Hotel opened in 1921 and was demolished in 1985; a parking lot now occupies the site. Its companion, the 1938 Blackstone Building, survives on North Broadway. It included offices and Tyler's first union bus station. The Tyler Chapter of the Texas Association of Business was established in 1922 in response to a booming business climate (Whisenhunt 1983:59). The Crescent Laundry relocated within Tyler and built a modern plant to accommodate a growing business. In the late 1920s the Minnelee Bus Lines operated from 110 North Broadway (Tyler Public Library a), providing inter-city transit service. In 1929 the Jenkins-Harvey Super Service Station and Garage was erected to serve the growing number of motorists. Between 1920 and 1930, significant growth in Tyler and Smith County occurred in dairying operations. Rose culture remained important and developed more rapidly after irrigation was introduced in 1924. Tomatoes, pecans, and peanuts also became important crops. Two fertilizer plants used cottonseed meal to make their products, and the Sledge Manufacturing Co. had more than 100 employees.

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Housing continued to be erected throughout the 1920s and into the early 1930s, despite the onset of the Great Depression. Much of it was single family bungalows in the working class neighborhoods of north Tyler and the more monied areas of south Tyler. Row type housing for workers also was built in this era, occurring in established African American enclaves more often than in white neighborhoods, and typically constructed by an individual developer in a relatively short time period. Eight nearly identical rental bungalows were constructed in the late 1920s in what is now the Charnwood Residential Historic District (NR 1999). Another surviving development of this type are the Craftsman-influenced bungalows built between 1930 and 1930 for white residents on East Ferguson Street and the Craftsman-influenced bungalows built about the same time along Short, Line and Oakwood streets in a historically African American neighborhood.

In 1930, Tyler was on the threshold of its greatest economic era, a 30-year-plus period of unprecedented growth and development. In October 1930 oil was found in nearby Rusk County when Dad Joiner's Daisy Bradford #3 proved to be a producing well. In March 1931 Guy Vernon Lewis brought in the first producing oil well in Smith County, located near the community of Arp, southeast of Tyler. As more wells came in drillers, riggers, geologists, pipers, surveyors and others moved to Tyler, and refineries and exploration companies developed headquarters in Tyler. The boom affected just about every aspect of life in East Texas, and oil added greatly to the Tyler and Smith County economy (UT, Austin PCL:a). While the population increased from 9, 255 in 1920 to 13,009 in 1930, Tyler received a huge influx of people between 1930 and 1950. In 1940 the population reached 20, 879 and in 1950 it had grown to 28, 854 (U.S. Census). The population continued to increase through the 1950s and 1960s.

Tyler benefited greatly from the discovery of the East Texas Oil Field. As the largest town in the five county oil field area before the oil boom, it provided the most developed infrastructure and a wide range of business and professional services. At the junction of several state and U.S. Highways, Tyler had good communications, rail and truck service, a number of banks and related financial institutions, hotel and office space, a system of paved roads, and a variety of neighborhoods offering housing types to people of all income levels. As a result Tyler became the East Texas headquarters for many oil companies beginning with the discovery of the Van gas field west of Tyler in the 1920s expanding the need for almost every type of business and service industry. With the discovery of the East Texas field in 1930-31, 33 companies established offices in Tyler and almost all of the larger independent operators in the field set up land-leasing headquarters. Although Tyler had several office buildings and two large hotels, the Tyler and the Blackstone, neither existing hotel rooms nor the office space would prove adequate to meet new demands. In 1932 Samuel A. Lindsey, Chairman of the Board of People's National Bank, financed the construction of a 15-story bank and office building immediately west of the courthouse. In 1932 "the Blackstone [Hotel] added nine stories to accommodate the newcomers" (Clark:131), and in 1938 Edmond P. McKenna, owner of the Blackstone Hotel, and a group of investors active in the Chamber of Commerce financed the construction of the Blackstone Building, containing a union bus terminal on the first floor and five floors of office space.

The East Texas Field fostered construction of refineries, and a rail network around the field made it possible to move the oil efficiently. The field's crude oil was of good quality needing only minimal equipment to make gasoline. At least 95 small refineries were initially built, but after a few years as production evened out, that number dropped to 76. One of these was just east of downtown Tyler. Called LaGloria, the refinery turned out gasoline and originally was known as the McMurrey Refinery; it remains in operation. Trucking also became big business, with big rigs hauling gasoline from local refineries.

Legal services became even more important after the discovery of oil as related law suits and corporate activities surged; the need for office space grew. Throughout the 1930s agriculture, especially dairying, continued to be important to Tyler's economy. By the mid 1930s, 48 dairies had permits to retail or wholesale dairy products in Tyler. Roses, blackberries, peaches, pecans, and vegetables also were important local crops. Lumber and related milled wood products

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significantly contributed to local prosperity with 25 saw mills county-wide in 1937 (UT Austin PCL:a). Additional principal industries in the county in the 1930s included canning factories, foundries, machine shops, a rail car factory, a grist mill, peanut products, and the manufacturing of crates, boxes mattresses, work clothing and house dresses. Services included 16 passenger auto agencies, six commercial auto agencies, 19 auto tire dealers, seven bakers, 33 cigar stands, 36 confectioners, 13 delicatessens, 15 department stores, 26 druggists, 38 dry goods stores 134 independent grocers and seven chain grocers, seven lumber companies, and 59 restaurants, and a pottery, and several laundries and dry cleaners, among many others (Tyler Public Library:a).

In the 1940s oil and gas production and services related to that industry were the primary economic engines. In February 1940, the East Texas Industrial Exhibit Association sponsored the second annual Industrial Exhibit to showcase Tyler manufacturing, distribution and service capabilities. In addition, a number of local industries expanded in 1940, adding more space and personnel. Prominent among these are Sledge Manufacturing Company and Tyler Iron and Foundry Company. Both had government contracts associated with pre-World War II mobilization activities. Surveys were made of plant and tool capacities in Tyler to assist local firms in securing national defense contracts. To attract business and support local companies seeking government work, the Tyler Chamber of Commerce's Industrial Committee prepared facts and statistics for certain defense industries sending briefs to government bureaus and agencies reporting the advantages of Tyler including its large supply of surface water and underground water available from reservoirs at Blackburn Dam on the Neches and Prairie Creek Reservoir in Smith County (Tyler Chamber of Commerce b).

Writing in the early 1940s, Tyler's business boosters could boast of the community's great economic advantages. The Chamber of Commerce described Tyler as the "Center of the East Texas Oil Industry," a statement well founded. "The people of Tyler and of all other cities and towns within or adjacent to the oil field have been told that they have not known what the late depression meant" (Tyler Public Library c). As a result of the boom, Tyler school population increased from 4,261 students in 1930 to more than 6,000 in 1936. Assessed valuations for 1930 were \$17,477,254, for 1935 they were \$28,679,113 (Tyler Chamber of Commerce b). While prosperity was a reality for those involved in the oil business, other aspects of the economy were affected, with minorities, unskilled laborers and tenant farmers largely bypassed by the boom.

As important as the East Texas field was to the local and regional economy it proved vital to the success of the Allies in World War II. Texas oil fields produced 80 percent of all oil needed by the Allies, and the East Texas Field provided the major portion. As World War II began, oil producers and the government realized overland transit of oil was the only safe way to ship oil from the fields to east coast ports, from where it would be transferred to the battlefield. To secure transit, two pipelines were laid, one from the East Texas Field to the refineries of New York and the Philadelphia area, stretching about 1,400 miles. Called Big Inch, it measured 24 inches in diameter and every day during the war it delivered almost 300,000 barrels of crude oil. The other pipeline was known as Little Inch, and it measured 20 inches in diameter. It ran from Beaumont to Big Inch near Little Rock, Arkansas. From there it paralleled Big Inch eastward. Every day of the war it delivered almost 200,000 barrels of aviation gasoline, motor gasoline and other refined products for use by the Allies (*New Handbook of Texas*:774). U.S. military presence also fueled the Tyler economy through the local Signal Corps Radio Operator Training School, the U.S. government's lease of the Tyler airport for use as a government field, and the establishment in 1943 of Camp Fannin (Whisenhunt 1983: 69-78), an infantry training center northeast of Tyler that employed 2,500 civilians. In 1945, the camp became a military separation center and the airport returned to civilian use.

By the mid 1940s Tyler had three banks, two large hotels--the Blackstone with 200 rooms and the Tyler with 75 rooms--offices of more than 30 oil companies, refineries, garment factories, box and crate factories, canning plants, an airport, two commercial colleges, two colleges for African Americans--Butler College and Texas College, one daily and one weekly newspaper, two rail lines, four bus lines and several truck freight lines (Tyler Public Library c:235).

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Residential development boomed with new areas of substantial brick dwellings in revival styles appearing in south Tyler and northwest Tyler. One of the city's most visible neighborhoods from this era is the Azalea District, in south central Tyler, which contains a large concentration of Tudor Revival and Colonial Revival brick dwellings. This area was Tyler's elite address between the 1930s and early 1960s, housing oil company executives, oil entrepreneurs and others associated with the oil industry or made wealthy by it. It remains one of the community's most prestigious residential neighborhoods. Housing less wealthy citizens are the duplexes along South Donnybrook, East Sixth and East Eighth streets. This residential cluster, erected in 1947 and 1948 was a post-World War II tract-type development providing rental housing to working class and moderate income residents in an area of eclectic development patterns with single family homes.

Oil and gas, industrial and manufacturing enterprises and the machine shops of the St. Louis and Southwest Railway (Cotton Belt) were Tyler's primary post-World War II businesses. The railroad was the largest industrial employer in the city in 1947 with 523 employees and an annual payroll of more than \$1,000,000. Other large firms included the Sledge Manufacturing Co., the Woldert Company, the Tyler Pipe and Foundry Company, and the McMurrey Refining Co., Delta Drilling Co., Thompson Manufacturing Co., the Richardson Co., the Bryant Heater Co., American Clay Forming Co., the East Texas Cotton Oil Co., and the East Texas Crate and Basket Manufacturing Co. The Mayfield Grocery Co., still in business with four branch offices, was joined by two competitors. The Wadel-Connally Co., a wholesale hardware distributor, had nine branch offices (Woldert:148-149). In the late 1940s the State of Texas located a tuberculosis sanitarium at former Camp Fannin (later the Tyler Chest Hospital and now University of Texas, Tyler Health Center), and the McMurrey Refinery announced plans to build a \$40,000 plant in Smith County. Both facilities added to Tyler's economic diversity and created new jobs. Business and residential development continued as new office buildings were erected in the late 1940s and the 1950s. One of the most visible is the 1953 modernist Petroleum Building on South Broadway. The Benevolent and Protective Order of Elks, a prominent social and service club present in Tyler since 1891 erected a Modernist lodge building in 1949 on south Broadway, opening their doors to the community for dances, private parties and other social activities. Residential construction continued as in-fill in established neighborhoods throughout south Tyler, including the Azalea District and in northwest Tyler. New neighborhoods of tract-type housing also appeared in southeast Tyler and northwest Tyler.

By the end of 1931 there were 3,607 wells in the East Texas field, and more than 109,000,000 barrels of oil were produced. Members of the Texas Geological Society met in Tyler December 17, 1931, and 59 geologists gave papers estimating the field's potential barrels. The average estimate was 2.1 billion barrels. In time the field proved to have far more oil than these experts predicted. "Cumulative production of crude oil and natural gas liquids in northeastern Texas through 1950 was approximately 4 billion barrels. By January 1, 1993, when the Texas Railroad Commission calculated the field at 100 percent production, it had produced more than 5 billion barrels of oil (*New Handbook of Texas*:774). After more than 60 years, some wells still operate.

The African American experience in Tyler and Smith County, as throughout the rest of the country, was characterized by limited housing, educational and economic opportunity. Until the 1964 Civil Rights Act, white and African American populations were segregated in all aspects of life, and Tyler's development patterns reflect this through the use of restrictive covenants on subdivisions and deeds that historically confined African Americans to specific areas of central, east, northwest and southwest Tyler. The few African Americans living in other parts of the city were employed there as domestic labor. Despite Federal, state and local policies of integration since 1964, population distribution within pre-1960 neighborhoods largely continues to follow historic patterns with Hispanics replacing African American in some areas.

Many Smith County freedmen and women settled in Tyler after the Civil War seeking education for their children, local employment in domestic and other labor services, in trades catering to the African American population, and in railroad related jobs. As African-American-initiated schools, and later city-supported segregated schools created

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more educational opportunities and increased employment prospects, more African Americans moved to Tyler, following a national trend that saw many freedmen and women slowly moving beyond the agricultural boundaries that confined them during slavery. By 1882 the city had 87 African Americans listed in the city directory. Of these 15 were employed in skilled jobs such as blacksmithing and barbering, and several men worked for the railroad. By the 1890s the county had four African American physicians and 72 teachers (Smallwood 1999:428-32), and a few African Americans were involved in successful mercantile ventures in Tyler. William A. Redwine, a native of Rusk County, came to Tyler by 1890 and in addition to operating a small farm he became an undertaker for Tyler's African American community. About 1900 he wrote *Brief History of the Negro in Five Counties*, which emphasized the progress of African Americans since the end of slavery and focused on individuals successful in teaching, the ministry and business (Williams a).

Population figures fluctuate up and down during the first two decades of the 20th century, but during this period the overall African American population was less than 3,000 individuals, or slightly less than 24 percent of the population (U.S. Census). The 1904 city directory lists 105 African Americans, including teachers, ministers, blacksmiths, school principals, bakers, barbers, painters, carpenters, a wheelwright, two physicians, a machinist, firemen, grocers, seamstresses, a loan agent, a butcher, a bookkeeper, a nurse, and a shoemaker. Most other African Americans listed were laborers or domestic servants. Some had no occupation listed. The Daily Democrat Reporter for May 25 and 26, 1905 covered the meeting in Tyler of the Colored Methodist Conference, one of the few positive entries about African Americans in the local press during this period. Although economic progress was slow, with more educational opportunities for African American children, and two local colleges--the Methodist affiliated Texas College and the Baptist supported Butler College-- the children and grandchildren of slaves looked forward to a better life. In the 1920s, Tyler's African American population increased dramatically with new 1,270 residents. This increase reflects continuing migration to cities as the mechanization of farming reduced the need for agricultural labor and Tyler's growing industrial and service base offered better opportunities. As Tyler's fortunes grew in the 1930s and 1940s resulting from the oil industry, Tyler's African American population continued to increase. In 1940 African Americans represented about 26 percent of Tyler's population, decreasing to about 25 percent in 1950 (U.S. Census).

Shortly after the Civil War Tyler's African American citizens began organizing churches. These churches were created by their congregations in areas where African Americans lived, and in turn, the churches helped those neighborhoods grow and develop as distinct enclaves within the city. The first Baptist congregation was Bethlehem First Baptist, founded after the war when African Americans who joined the white First Baptist Church during slavery were transferred to their own church. By 1882 the Tyler city directory lists a "colored" Baptist church in the southwest portion of the city with a "...good wood church building and about 300 members." This church was undoubtedly central to the African American neighborhood that survives in this section of Tyler. A second African American Baptist church was founded in 1872 near the railroad tracks between North Bonner Avenue and Oakwood Cemetery, just outside the boundaries of the Short-Line Residential Historic District. This congregation became the still extant True Vine Baptist Church on West Oakwood Street. By 1882 members of the Colored (sic) Methodist Episcopal Church (C.M.E.) were meeting in the "Stringtown" church near the Cotton Belt tracks on land now part of the Short-Line Residential Historic District. This church moved to permanent quarters in 1889 after purchasing land ½ block east of the Short-Line Residential Historic District from W.S. Herndon. Known as St. James C.M.E. Church, this church, along with neighboring True Vine Baptist Church and the no longer extant St. John's Episcopal Church, formed the heart and soul of this African American neighborhood (Williams a).

By 1910 Tyler's African American population had established at least five churches surrounded by African American neighborhoods: [Bethlehem] First Baptist, on Front Street southwest of downtown; Second Baptist [True Vine], on Line and Liberty and St. James C.M.E. Church on Border and Oakwood adjacent to land that would become the Short-Line district; Miles Chapel Methodist Church at North Palace and West Martin Luther King, Jr. Boulevard in

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Northwest Tyler; and St. Paul's Episcopal, at Oakwood and North Poplar in East Tyler. In 1934 there were 16 African American congregations, including Baptist, Methodist, Seventh Day Adventist, Christian, Episcopal and Pentecostal faiths. All these churches were located in African American neighborhoods, serving the geographically restricted population of southwest, north, west central and east Tyler (Williams a).

**THE SHORT-LINE RESIDENTIAL HISTORIC DISTRICT**

Comprised of 11 nearly identical dwellings and associated features constructed between about 1930 and 1935 (Smith County Deed Records; UT Austin CAH a), the Short-Line Residential Historic District occupies lots 5 through 16 of Block 94 in the City of Tyler (Smith County Deed Records) within the Issac Lollar Survey. Once part of a larger tract owned by W.S. Herndon and then by his son J. H. Herndon, the property now developed with the 11 bungalows was the last area in the immediate neighborhood to be developed. In the late 19th century the district contained only a grove of trees, a brush arbor, erected by the St. James C.M.E. congregation for worship services, and scattered piles of lumber. By 1907 J.H. Herndon had built eight shotgun houses on the west side of Liberty Avenue, just east of the district boundaries, but the district itself remained vacant (**Figure 1**). By 1919 an alley separated the vacant land, which was leased to Tyler businessman T.A. Pinkerton for use as a cotton yard, and the row of shotgun houses (UT Austin CAH a). The next year, the west portion of Block 94 was platted into 16 lots and Short Street was laid out between each group of eight lots (**Figure 2**). Between 1926, when Herndon had the subdivision surveyed, and 1928 the first four dwellings were built on West Oakwood Street, followed by those on Short Street, and finally those on Line Street. Built as rental housing, by late 1926 Herndon was selling the units to their occupants. The last dwellings in the district to be offered to their renters are those on Line Street, which Herndon sold after World War II (Madlock-Shaw interview). Today, five of the dwellings are owner occupied; six are rental units.

While the Herndons' ownership of the property largely shaped the physical nature of this African American neighborhood from the late 19th century up through the post-World War II period, area residents gained control of their environment when they were able to purchase their homes and create a stable African American enclave within a larger African American neighborhood. The social core of this neighborhood was its three churches--True Vine Baptist--northwest of the district, St. James C.M.E., east of the district, and by 1938 St. John's Episcopal just across the alley east of the district. These churches supported and promoted education for African Americans, provided worship and social activities and anchored the community. While True Vine Baptist is a thriving congregation, it has a post 1960 church. St. John's has been modified into a dwelling with numerous additions. St. James Church, built in 1888-1889 and then bricked in the 1920s, continues to serve as the congregation's fellowship hall, which worships in a ca. 1980 sanctuary. The 1888/1920s St. James Church is the only known surviving 19th century African American church building in Tyler, and even with its 1920s brick sheathing, it predates all other remaining African American church buildings. In addition to the churches, the area around the Short-Line district included a small grocery store at Oakwood and Border, two funeral homes that served the African American community, another grocery at Bonner and the railroad right-of-way, an area where carnivals and wrestling matches were held, African American physicians offices, and a small cafe. While the groceries were operated by whites, all the other local businesses were African American owned. South of the tracks, outside the African American neighborhood was a feed store, a steel company, a junk yard and another grocery. The movie theater was two blocks west on Palace Avenue. It served the local African American population, showing standard Hollywood movies (Madlock-Shaw interview). Farther west on west Claude Street was a dance hall.

Many of the residents in the district and the larger neighborhood were part of extended families who settled in the area shortly after emancipation. Among them are the Crawfords, Mitchells and Warrens, successive generations of a family headed by Nancy Bragg Crawford (ca.1836-1942). Born a slave in Alabama, she was brought to Texas prior to the

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Civil War. After emancipation she settled in the area around St. James C.M.E. Church. As a mid-wife she brought many children into the world, and by the early 20th century was working for a neighborhood physician--Dr. Warren--who lived and worked on North Border Street across from the C.M.E. Church. Mrs. Crawford lived at 401½ North Border for 60 years (City of Tyler c) and was an important community anchor. One of her great-granddaughters Mildred Warren Madlock-Shaw, has lived in the Short-Line district since 1942 when she moved in with an aunt while her husband was serving in World War II. Mrs. Madlock-Shaw was the church secretary at St. James Church during World War II. One of Mrs. Madlock-Shaw's uncles, Eddie Mitchell (a son of Nancy Crawford), also lived for many years in the neighborhood on West Oakwood Street. Another long-term district family was headed by Sidney White, who worked for many years as a shoe shiner in downtown Tyler. His home on East Line Street remains in the family. Lorine and Lois Nixon are also long time district residents, occupying homes on West Line and Short Street. A number of other residents lived in the district for many years (City of Tyler a).

The resources within the Short-Line Residential Historic District characterize a distinct dwelling type built during the 1920s and 1930s for working class residents, a little recognized component of Tyler's physical development. The similarity of the four-room plan and exterior treatment used in the district was relatively uncommon in Tyler's working class neighborhoods during the 1920s and 1930s, where even low cost housing was typically more eclectic. Identical or nearly identical exterior "row" form was most often seen in African American neighborhoods, but also occasionally occurs in Caucasian neighborhoods. The standardized form of the district dwellings suggests equality, a democratic principal (Wright:25)--which in the case of the African American population is a sadly ironic commentary on segregation--and reflects the economical building practices used to create low cost rental housing widely built in urban areas throughout the nation. In this way, the district fits into established nationwide housing trends, and reflects local building practices in African American neighborhoods, but differs from the typical development patterns within Tyler as a whole where such similarity of form was relatively uncommon. Study of Sanborn maps and a review of surviving housing types suggest that the extended period of development and redevelopment occurring in most Tyler neighborhoods promoted diversity and eclecticism as the norm, and an absence of worker row housing as a distinct type except in late 19th century African American enclaves. The Short-Line Residential Historic District was developed for African American residents in a relatively short period--six to eight years--by one owner who, by building a standardized form, was able to maximize rental and, later, sale profits. While district reflects a common pattern for African American areas, it is the only known surviving intact example in Tyler.

Other surviving examples of nearly identical row housing in central Tyler created by one developer include the dwellings in the East Ferguson Residential Historic District also developed in the late 1920s and early 1930s. The developers were L.L. and Catherine Mullins, a working class white couple with limited funds. The dwellings in the Frank-Thomas between Beckham Road and Center Avenue, about two blocks north of the Ferguson district were also were built by a white land owner for white residents. Both of these area were constructed in a relatively short period of time on the last large remaining parcels within established neighborhoods. Other examples of row type bungalows occur in southwest Tyler, in historically African American neighborhoods developed by white landowners, and in the eclectic Charnwood Residential Historic District (NR 1999).

At the time the district dwellings were built, they were part of a larger African American neighborhood that filled the area roughly located between North Bonner Avenue and Della Avenue on the east, the Cotton Belt tracks on the south, Glenwood Boulevard on the west and Selman on the north. Like most residential development in Tyler, the larger area was eclectic resulting from its fairly slow development over several decades. Dwellings were primarily one-story, wood frame, wood sided L-plans, modified L-plans, bungalows and other modest house forms built beginning about 1890 on large undeveloped tracts. A few duplexes, and three or four unit apartments also were present, along with a limited number of brick veneer dwellings. The area's clusters of shotgun houses, one of the most common types built by and for

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African Americans, have been demolished. As Tyler's economy grew in the early 20th century, the African American population increased, but because of segregated housing and social patterns, black residents had limited choices. The neighborhood containing the Short-Line district grew westward from Bonner Avenue, eventually absorbing a small white area west of Palace Avenue and linking up with a growing African American neighborhood centered along Confederate Avenue. This larger area included railroad tracks, the city cemetery and factories and was one of the least desirable areas of central Tyler because of railroad and factory noise and its distance from the city center (five blocks to one mile). While the Short-Line district was built on the last large parcel in the immediate area, the western portion of this large African American neighborhood developed into the 1940s. A very large number of the dwellings in the immediate, as well as the larger, neighborhood have been lost through demolition or major alterations, isolating the Short-Line district as a discrete intact enclave of distinct architectural form that reflects its origins as rental housing for African Americans.

### REPRESENTATIVE PROPERTIES

#### Contributing

#### MILDRED AND BENJAMIN MADLOCK HOUSE

627 West Line Street

Photo 4

**Description:** Occupied by 1936 when it appears in city directory listings, this four room, one-story wood frame, wood-sided front gabled bungalow has a partial width integral porch covered by a small wall-hung canopy. Exposed rafter ends and a rectangular attic vent with horizontal slats provide architectural definition recalling the Craftsman style. Two brick piers flank the concrete porch suggesting that a larger porch roof may have been planned, but it is not known if such a porch structure was ever built. Windows are 1/1 wood frame double hung types; a wood door provides entry from the porch. Decorative shutters flank the two primary facade windows. Alterations are limited to an iron rail on the steps leading to the porch. At the rear of the house is a ca. 1960 carport and two wood sheds, which are not visible from the front of the dwelling. They do not impair the residence's integrity or detract from the character of the district. This house was one of the last four built in the district and appears identical to its neighbors at 703 and 709 West Line, and the dwelling at 700 Short Street. The houses at 707 West Line, 708 and 706 Short Street have flat porch roofs supported on decorative posts, otherwise they appear identical. The house at 627 West Line, along with nine other dwellings in the district, retains a high degree of integrity. It is an excellent illustration of the rental row housing type built in Tyler in the 1920s and 1930s.

**Significance:** One of 16 rent houses constructed by J.H. Herndon, this dwelling is thought to have been built about 1935. Herndon inherited the land now containing the district from his father W. S. Herndon and developed it with rental houses. John Henry Herndon (1867-??) was born in Tyler to William S. Herndon (1835-1903) and Mary Louise McKellar Herndon (1840-1919). J. H. Herndon graduated from the University of Texas in 1888 with a Bachelor of Science after studying chemistry and geology. Between 1889 and 1892 he served as the Texas state chemist, and was admitted to the bar in 1893. Thereafter he joined his father's law practice. At his father's death in 1903 J. H. Herndon became executor of the sizable estate and formed Herndon Real Estate and Investment Company, which at one point controlled approximately 250,000 acres of land in Texas, California and Colorado (White:88). Herndon served as a director of 18 businesses during his career. Capitalizing on the economic boom of the 1920s, and his vast financial reserves, Herndon continued his neighborhood development activities, begun in early 20th century along Liberty Avenue adjacent to the district. Between about 1926 and 1935, he developed 16 rental units in what is now Block 94. Three of the 16 residences

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have been demolished and the two survivors on Oakwood Street altered almost beyond recognition. The 11 remaining dwellings comprise the district. No information has been located regarding the origin of the house's design or the contractor who erected it. Originally rental units, Herndon began selling the dwellings to their renters in late 1926, many of whom became long term neighborhood residents. This dwelling was sold to its occupants, Mildred and Benjamin Madlock, after World War II, for about \$4,000 payable in monthly installments equal to the then-current rent, which was \$40 (Madlock-Shaw interview). The first known occupants of this house were Gould and Bertha Hooper in 1936; no occupations for them are noted in the city directory listing. Between 1938 and 1940 the tenants were John and Effie Wiley. Mr. Wiley was a porter at Willowbrook Country Club. Between 1942 and 1945 the tenants were Alf and Willie Mae Bowie. Mrs. Bowie's niece Mildred Warren Madlock lived with them. By 1947 the property was owned and occupied by Mildred and Benjamin Madlock. Mr. Madlock, who had a degree in mathematics from Texas College, worked as an elevator operator and waiter at the Blackstone Hotel, as professional jobs for African American men were extremely difficult to find (Madlock-Shaw interview). Mrs. Madlock, who graduated from Texas College with a degree in English and sociology, first served as church secretary at nearby St. James C.M.E. Church. Next, she taught at segregated public schools in Tyler and then worked for Universal Life Insurance company from 1952 until 1995. The Madlocks raised their sons Donald and Darryl in the two bedroom house. Both sons are now ministers. After Mr. Madlock's death, Mrs. Madlock remained in the house, eventually marrying Elton Shaw; the couple continue to live in the house. The house at 627 East Ferguson is significant for its modest Craftsman-influenced bungalow form and row housing type and for its associations with Tyler's African American community development patterns during a period of sustained growth.

### Contributing

#### J. H. HERNDON RENT HOUSE

703 Short Street

Photo 3

**Description:** Built by 1932 when it appears in city directory listings, this four room, one-story wood frame, wood-sided front gabled bungalow has a partial width attached porch covered by a projecting front gabled roof and supported by square wood posts that rest directly on the wood porch floor. Exposed rafter ends and knee braces provide architectural definition recalling the Craftsman style. Windows are 1/1 wood frame double hung types; a wood door provides entry from the porch. Decorative window screens with a 9/1 pattern are used on the primary facade windows. Alterations are limited to installation of window air conditioning units; all windows remain intact. No other exterior alterations are apparent. This house was part of the second group of four built in the district and appears identical to its neighbors at 707, 701 and 627 Short Street (north side). The house at 703 Short Street, along with nine other dwellings in the district, retains a high degree of integrity. It is an excellent illustration of the rental row housing type built in Tyler in the 1920s and 1930s.

**Significance:** One of 16 rent houses constructed by J.H. Herndon, this dwelling was completed by 1932. Herndon inherited the land now containing the district from his father W. S. Herndon and developed it with rental houses. John Henry Herndon (1867-??) was born in Tyler to William S. Herndon (1835-1903) and Mary Louise McKellar Herndon (1840-1919). J. H. Herndon graduated from the University of Texas in 1888 with a Bachelor of Science after studying chemistry and geology. Between 1889 and 1892 he served as the Texas state chemist, and was admitted to the bar in 1893. Thereafter he joined his father's law practice. At his father's death in 1903 J. H. Herndon became executor of the sizable estate and formed Herndon Real Estate and Investment Company, which at one point controlled approximately

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250,000 acres of land in Texas, California and Colorado (White:88). Herndon served as a director of 18 businesses during his career. Capitalizing on the economic boom of the 1920s, and his vast financial reserves, Herndon continued his neighborhood development activities, begun in early 20th century along Liberty Avenue adjacent to the district. Between about 1926 and 1935, he developed 16 rental units in what is now Block 94. Three of the 16 residences have been demolished and the two survivors on Oakwood Street altered almost beyond recognition. The 11 remaining dwellings comprise the district. No information has been located regarding the origin of the house's design or the contractor who erected it. Originally rental units, Herndon began selling the dwellings to their renters in late 1926, many of whom became long term neighborhood residents. This dwelling was first occupied between 1933 and 1934 by Essie Sanders. In 1936 the dwelling was rented to David Jackson, followed in 1938 by Leta M. Johnson. By 1940 it appears that Essie Sanders and David Jackson married, and they reoccupied the house for the next year or two. In 1942 the occupant was Leola Randall, a maid. Ms. Randall remained a tenant until at least 1950. The house at 703 Short Street is significant for its modest Craftsman-influenced bungalow form and row housing type and for its associations with Tyler's African American community development patterns during a period of sustained growth.

**Contributing**

**J.H. HERNDON RENT HOUSE**

708 Short Street

Photo 5

**Description:** Built by 1932 when it appears on the Sanborn map, this four room, one-story wood frame, wood-sided front gabled bungalow has a partial width integral porch covered by a projecting flat roof and supported by decorative wood posts that rest on brick piers. Exposed rafter ends and horizontal slat attic vents provide architectural definition recalling the Craftsman style. Windows are 1/1 wood frame double hung types; a wood door provides entry from the concrete porch. Alterations are limited to installation of window air conditioning units; all windows remain intact. No other exterior alterations are apparent. This house was part of the third group of four built in the district and appears identical to its neighbor at 706 Short Street (south side) and to the dwelling at 707 West Line. The dwellings at 700 Short Street, and 709, 703 and 627 West Line also appear identical except for the absence of a porch roof and posts. The house at 708 Short Street, along with nine other dwellings in the district, retains a high degree of integrity. It is in fair condition, but remains an excellent illustration of the rental row housing type built in Tyler in the 1920s and 1930s.

**Significance:** One of 16 rent houses constructed by J.H. Herndon, this dwelling was completed by 1932. Herndon inherited the land now containing the district from his father W. S. Herndon and developed it with rental houses. John Henry Herndon (1867-??) was born in Tyler to William S. Herndon (1835-1903) and Mary Louise McKellar Herndon (1840-1919). J. H. Herndon graduated from the University of Texas in 1888 with a Bachelor of Science after studying chemistry and geology. Between 1889 and 1892 he served as the Texas state chemist, and was admitted to the bar in 1893. Thereafter he joined his father's law practice. At his father's death in 1903 J. H. Herndon became executor of the sizable estate and formed Herndon Real Estate and Investment Company, which at one point controlled approximately 250,000 acres of land in Texas, California and Colorado (White:88). Herndon served as a director of 18 businesses during his career. Capitalizing on the economic boom of the 1920s, and his vast financial reserves, Herndon continued his development activities, begun in early 20th century along Liberty Avenue adjacent to the district. Between about 1926 and 1935, he built 16 rental units in what is now Block 94. Three of the 16 residences are demolished and the two survivors on Oakwood Street altered almost beyond recognition. The 11 remaining dwellings comprise the district. No data has been located regarding the origin of the house's design or the contractor who erected it. Originally rental units,

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Hern-don began selling the dwellings to their renters in late 1926, many of whom became long term neighborhood residents. This dwelling was first occupied between 1933 and 1937 by Finis and Jessie Smith. Mr. Smith was a porter at Lasater & Richardson. In 1938 the house was rented to Frank and Mary Howard and their child. Mr. Howard was a stower for the Cotton Belt Railroad. The Howards were residents until the late 1940s. In 1950 Anna Slaton was the tenant. The house at 708 Short Street is significant for its modest Craftsman-influenced bungalow form and row housing type and for its associations with Tyler's African American community development patterns during a period of sustained growth.

**Noncontributing**

**SIDNEY AND LENA WHITE HOUSE**

**707 West Line Street**

**Photo 8**

**Description:** Occupied by 1936 when it appears in city directory listings, this four room, one-story wood frame, front gabled bungalow has a partial width integral porch covered by a flat roof supported on decorative posts that rest on brick piers at the edge of the concrete porch. Exposed rafter ends and a rectangular attic vent with horizontal slats provide architectural definition recalling the Craftsman style. The original wood siding has been covered with synthetic siding and the original 1/1 wood frame double hung sash windows replaced with aluminum frame types; a wood door and a screen door provide entry from the porch. Alterations to the siding and windows have diminished the integrity of this dwelling, although these changes could be reversed. An iron railing is installed on the stairs leading to the porch. This house was one of the last four built in the district and appears identical to its neighbors at 708 and 706 Short Street. The houses at 700 Short Street, and 703 and 709 West Line have no porch cover; otherwise they appear identical. The house at 627 West Line has a small wall-hung porch cover. The dwellings at 707 and 709 West Line are the only two Noncontributing dwellings in the district.

**Significance:** One of 16 rent houses constructed for J.H. Herndon, this house is thought to have been built about 1935. Three of the 16 residences have been demolished and the two survivors on Oakwood Street altered almost beyond recognition. The 11 remaining dwellings comprise the district. No information has been located regarding the origin of the house's design or the contractor who erected it. Originally rental units, Herndon began selling the dwellings to their renters in late 1926, many of whom became long term neighborhood residents. This dwelling was first occupied in 1936 by Zurlene McWhorter; no occupation is shown for Ms. McWhorter. In 1938 Hugh and Stella Dunlap were the tenants. In 1940 Aaron and Agnes Dorsey lived in the house with their two children, and in 1942 it was occupied by George and Mattie McGee. Mr. McGee was a porter at the Elks Home. In 1945 Sidney and Lena White were the residents, along with their five children. By this time Mr. White had left the shoe shine business and was a porter at the firm of Lawrence Smith. The White family still owns and occupies the dwelling. The house at 707 West Line has been altered with application of aluminum siding and installation of aluminum frame windows. These alterations could be reversed and the dwelling restored to its historic appearance. While the windows will be more difficult to restore, the siding could be removed to reveal the original wood. If this were done, the dwelling could be reconsidered for Contributing status within the district. This house is significant for its modest Craftsman-influenced bungalow form and row housing type and for its associations with Tyler's African American community development patterns during a period of sustained economic growth.

United States Department of the Interior  
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## National Register of Historic Places Continuation Sheet

Section 8 Page 21

Short-Line Residential Historic District  
Tyler, Smith County, Texas

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### JUSTIFICATION OF SIGNIFICANCE

The Short-Line Residential Historic District is an important local landmark that contains one of the best preserved concentrations in the city of housing built for African Americans. One of the last developments in its west central Tyler neighborhood, the district's nearly identical Craftsman influenced bungalows are a type of row housing sometimes used within Tyler's more typical eclectic development patterns and typically used in African American neighborhoods. Built for wealthy Tyler businessman and investor as rental units between about 1930 and 1935, by an unknown local contractor(s), the dwellings in the district reflect the early to mid-20th century prosperity that fueled community development. The district is significant for its architecture and association with the community development patterns of segregated African American neighborhoods during a period of sustained growth and community development supported by agriculture, manufacturing and the oil industry. It retains high levels of integrity of location, materials, design, workmanship, feeling and association within the period of significance and is maintained in good condition. The district's setting has been affected by the demolition or alteration of most surrounding residences, but the loss of those dwellings heightens the district's visibility and significance as one of the last intact enclaves of residences associated with African American life in Tyler. The district conveys not only the rich heritage of early 20th century architectural styling, but provides an understanding of often overlooked and somewhat invisible lives of African American citizens. For these reasons the Short-Line 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. Nine of the district's 11 dwellings retain their original wood frame windows, original wood siding, porch detailing and exterior doors and exterior finishes and detailing. Two dwellings are altered, but could be restored.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 9 Page 22

Short-Line Residential Historic District  
Tyler, Smith County, Texas

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United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 9 Page 23

Short-Line Residential Historic District  
Tyler, Smith County, Texas

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**10. GEOGRAPHICAL DATA**

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**ACREAGE OF PROPERTY:** 2.89 acres

<b>UTM REFERENCES</b>	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
1.	15	282820	3581860
2.	15	282920	3581860
3.	15	282920	3581760
4.	15	282820	3581760

**VERBAL BOUNDARY DESCRIPTION:** Lots 5 through 16, Block 94, City of Tyler, Texas

**BOUNDARY JUSTIFICATION:** The district encompasses 12 lots historically associated with the dwellings. The north district boundary is drawn to exclude four lots containing two extant but severely altered houses.

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**11. FORM PREPARED BY**

---

**NAME/TITLE:** Diane Elizabeth Williams

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

**DATE:** June 20, 2001

**STREET & NUMBER:** PO Box 49921

**TELEPHONE:** (512) 458-2367

**CITY OR TOWN:** Austin

**STATE:** Texas

**ZIP CODE:** 78765

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**ADDITIONAL DOCUMENTATION**

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**CONTINUATION SHEETS**

**MAPS** (see continuation sheet Map-24)

**PHOTOGRAPHS** (see continuation sheet Photo-29)

**ADDITIONAL ITEMS** (see continuation sheets Figure-25 through Figure-26)

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**PROPERTY OWNER**

---

**NAME:** On file with the Texas Historical Commission

**STREET & NUMBER:**

**TELEPHONE:**

**CITY OR TOWN:** Tyler

**STATE:** Texas

**ZIP CODE:**

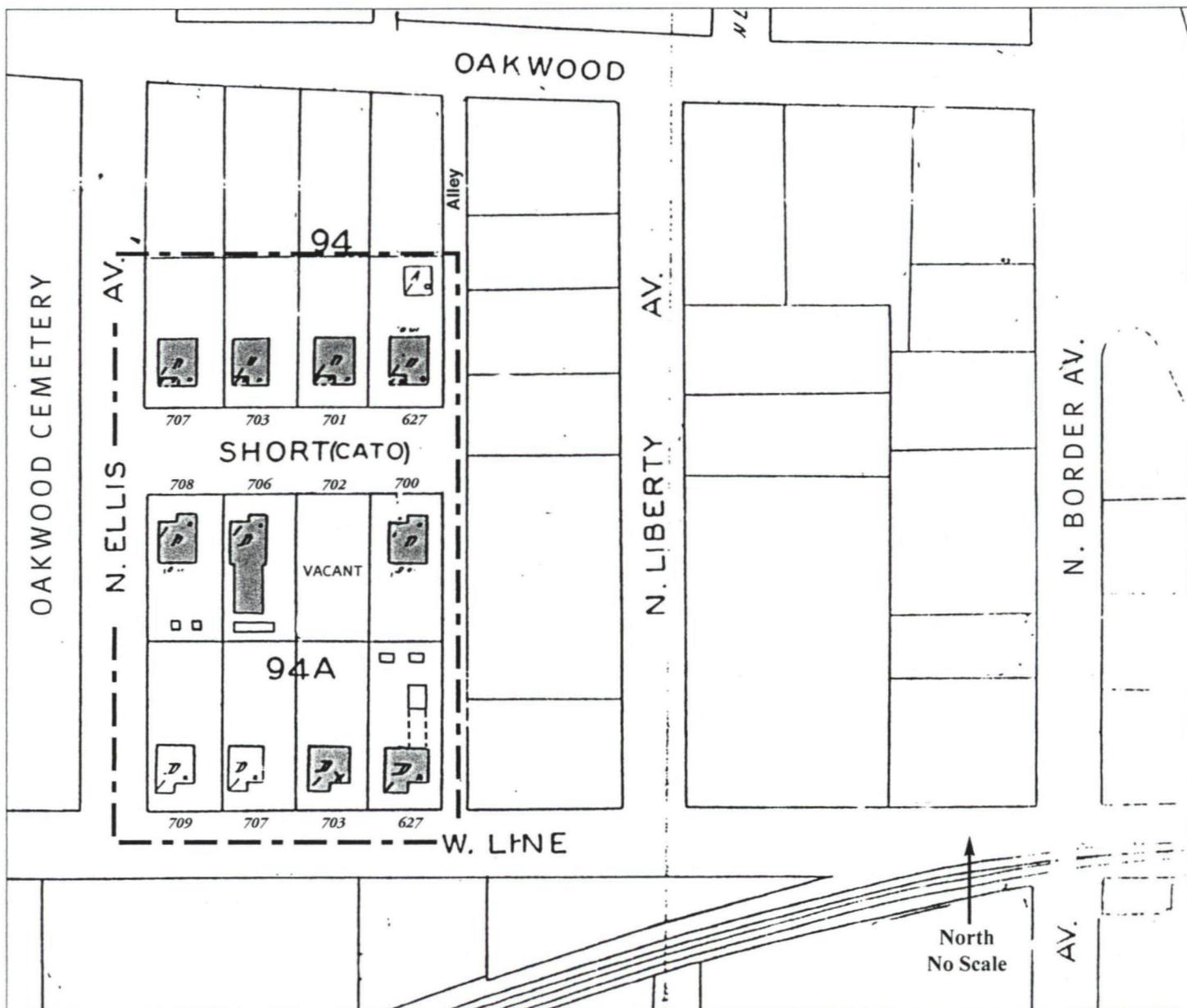
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# National Register of Historic Places Continuation Sheet

Section Map Page 24

Short-Line Residential Historic District  
Tyler, Smith County, Texas

Map: Short-Line Residential Historic District  
(Source: Sanborn Fire Insurance Map, 1951)



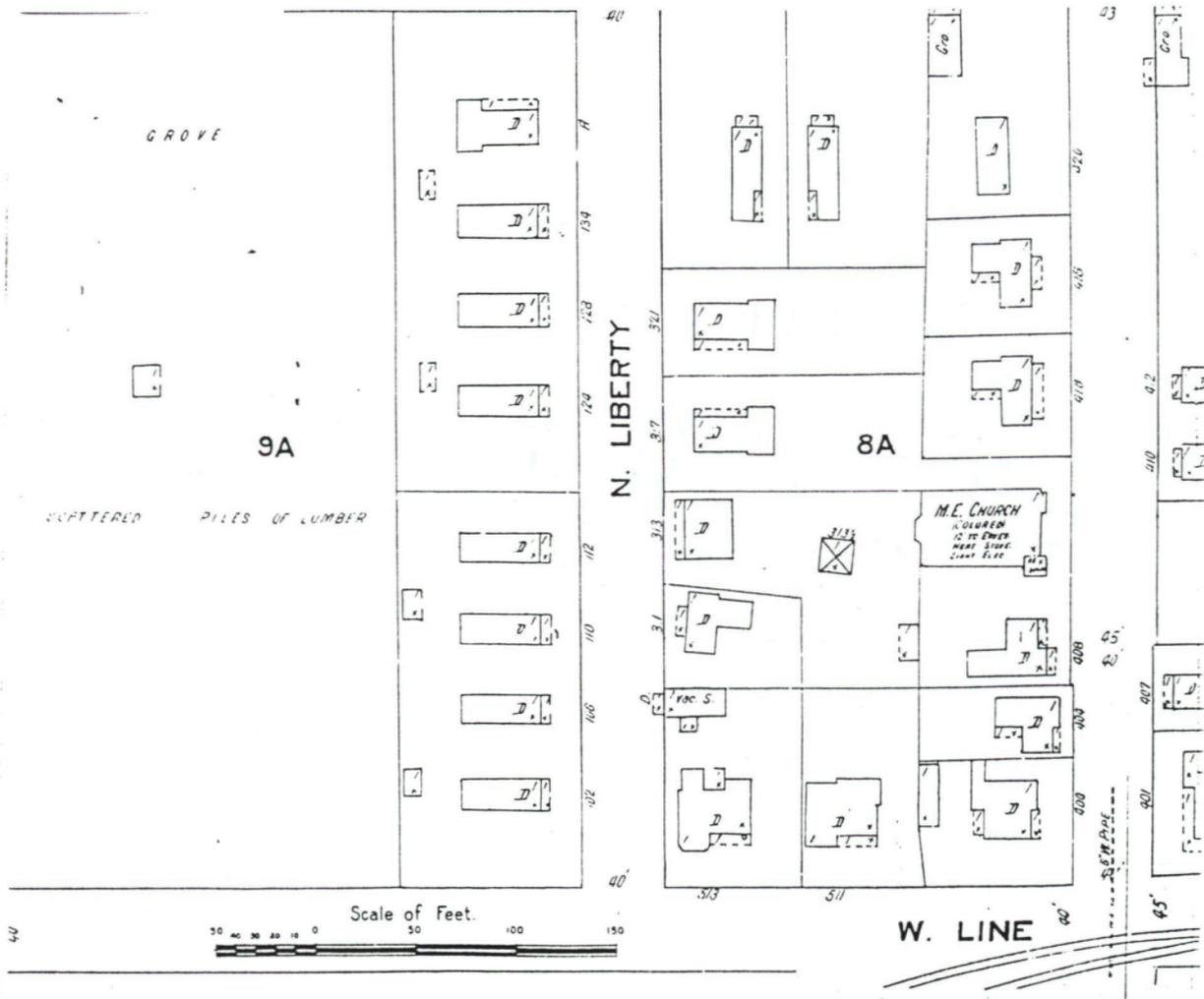
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# National Register of Historic Places Continuation Sheet

Section Figure Page 25

Short-Line Residential Historic District  
Tyler, Smith County, Texas

Figure 1: Block 94 showing vacant district land and shotgun houses on Liberty Avenue, 1907.  
(Source: Sanborn Maps, 1907).



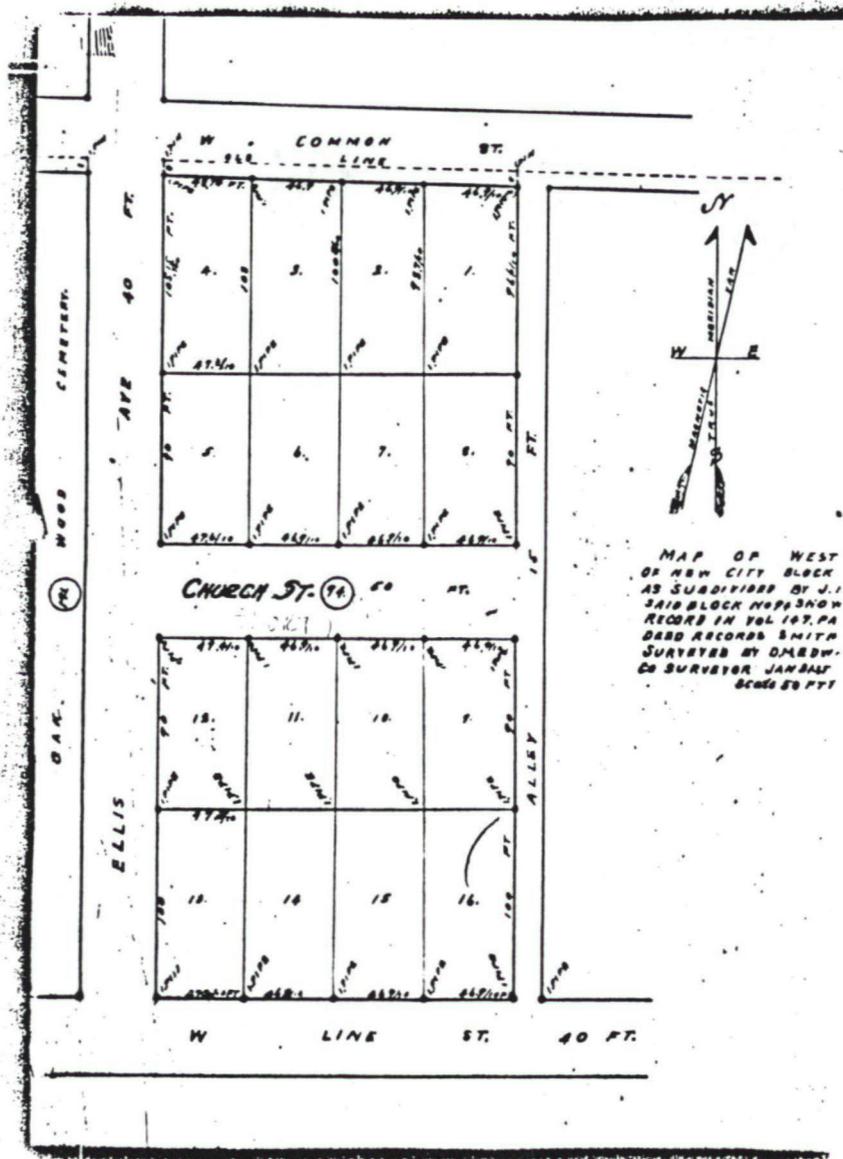
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# National Register of Historic Places Continuation Sheet

Section Figure Page 26

Short-Line Residential Historic District  
Tyler, Smith County, Texas

Figure 2: Plat of Short-Line district, 1920.  
(Source: Smith County Deed Records).



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section Photo Page 27

Short-Line Residential Historic District  
Tyler, Smith County, Texas

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### PHOTO INVENTORY

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

PHOTO 1 OF 8:  
View of 600-700 Block of West Line Street, looking northwest.

PHOTO 2 OF 8:  
View of 600-700 Block of Short Street (north side), looking northeast.

PHOTO 3 OF 8:  
703 Short Street, south elevation looking north northeast.

PHOTO 4 OF 8:  
627 West Line Street, south elevation looking north.

PHOTO 5 OF 8:  
708 Short Street, north and east elevations looking southwest.

PHOTO 6 OF 8:  
Sheds at rear of 627 West Line Street, east and south elevations looking west northwest.

PHOTO 7 OF 8:  
Carport at rear of 627 West Line Street, east elevation looking west.

PHOTO 8 OF 8:  
707 West Line Street, south and east elevations looking northwest.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Short-Line Residential Historic District  
NAME:

MULTIPLE Tyler, Texas MPS  
NAME:

STATE & COUNTY: TEXAS, Smith

DATE RECEIVED: 7/11/02 DATE OF PENDING LIST: 8/06/02  
DATE OF 16TH DAY: 8/22/02 DATE OF 45TH DAY: 8/25/02  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 02000897

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT 8/22/02 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the  
National Register

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

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



Tyler, Smith Co, Texas  
Short Line Hist. Dist  
Photo 198



Fyler, Smith Co. Va  
Short-Line Hist. Dist  
Photo 2 of 8



Fyler, Smith Co. Ia  
Short-Line Hist Dist  
Photo 3 38



Tyler, Smith Co. Tx  
Shart - Live Hist Dist  
Photos 498



Jules, Smith Co, Tx  
Short-Leave West. Dist  
Photo 5 of 8



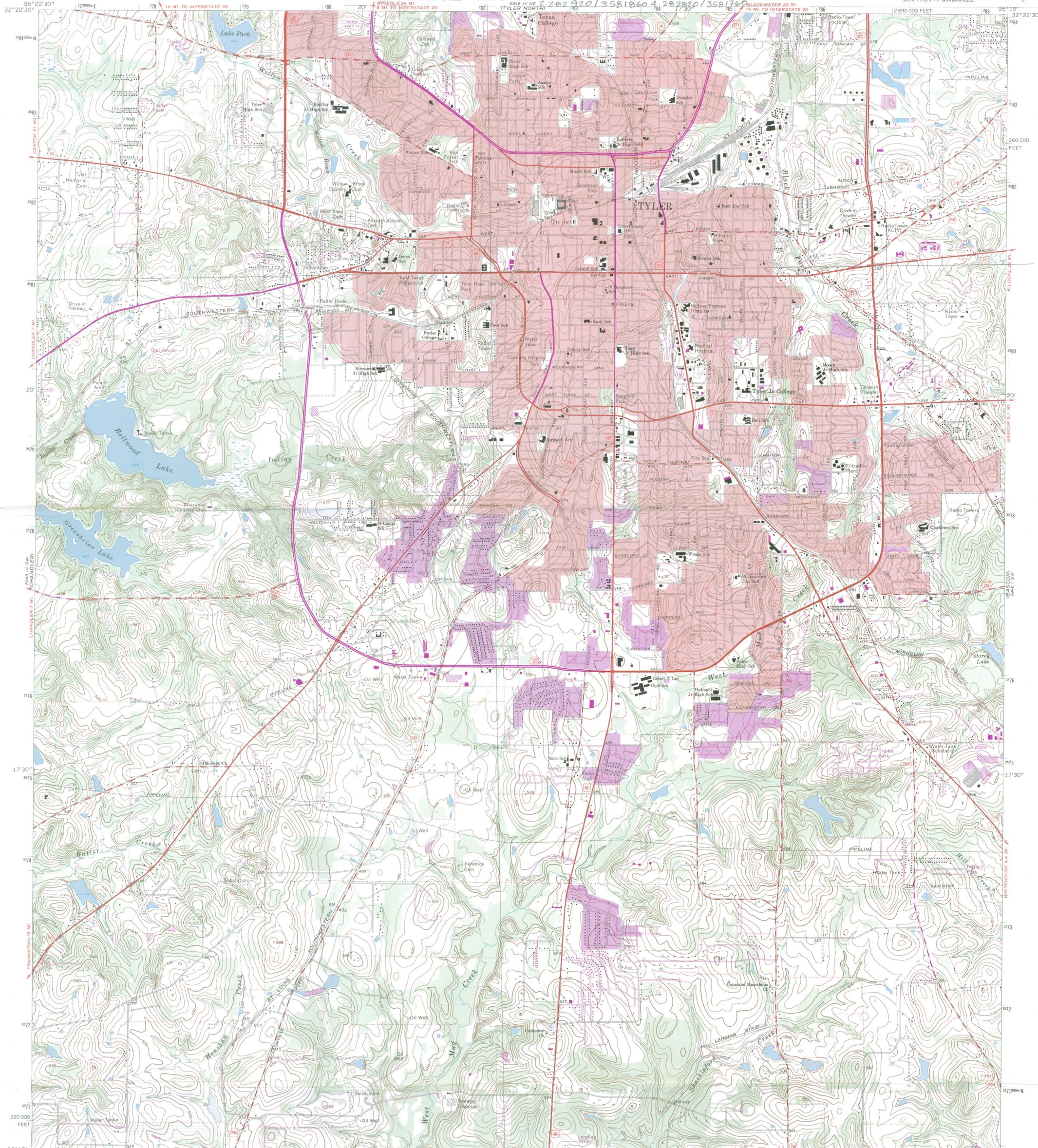
Tyler, Smith Co, Tx  
Shatt Line - West Dist  
Photo 698



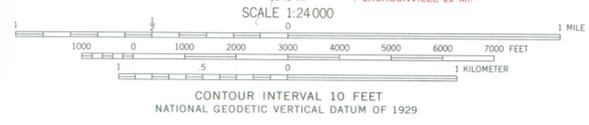
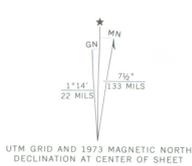
Tyler, Smith Co. Ia  
Short Line West Dist  
Photo 798



Tyler, Smith Co, Tx  
Short Line Hist. Inst  
Photo 898



Mapped, edited, and published by the Geological Survey  
Control by USGS and USC&GS  
Topography by photogrammetric methods from aerial photographs taken 1965. Field checked 1966  
Polyconic projection. 1927 North American datum  
10,000-foot grid based on Texas coordinate system, north central zone  
1000-meter Universal Transverse Mercator grid ticks, zone 15, shown in blue  
Red tint indicates areas in which only landmark buildings are shown  
Fine red dashed lines indicate selected fence lines  
Revisions shown in purple compiled from aerial photographs taken 1973. This information not field checked  
Purple tint indicates extension of urban areas



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
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TYLER SOUTH, TEX.  
SE/4 TYLER 15' QUADRANGLE  
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1966  
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