

(Oct. 1990)

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM



993

1. NAME OF PROPERTY

HISTORIC NAME: Tyler Grocery Company  
OTHER NAME/SITE NUMBER: William Cameron Building

2. LOCATION

STREET & NUMBER: 416 North Broadway  
CITY OR TOWN: Tyler  
STATE: Texas CODE: TX COUNTY: Smith CODE: 423  
NOT FOR PUBLICATION: N/A  
VICINITY: N/A  
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

7-23-02

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:

entered in the National Register  
 See continuation sheet.  
 determined eligible for the National Register

See continuation sheet  
 determined not eligible for the National Register

removed from the National Register

other (explain): \_\_\_\_\_

Signature of the Keeper

Date of Action

9/14/02

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**5. CLASSIFICATION**

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**OWNERSHIP OF PROPERTY:** Private

**CATEGORY OF PROPERTY:** Building

<b>NUMBER OF RESOURCES WITHIN PROPERTY:</b>	<b>CONTRIBUTING</b>	<b>NONCONTRIBUTING</b>
	1	0 <b>BUILDINGS</b>
	0	0 <b>SITES</b>
	0	0 <b>STRUCTURES</b>
	0	0 <b>OBJECTS</b>
	1	0 <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:** Commerce: warehouse

**CURRENT FUNCTIONS:** Commerce: warehouse

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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: Commercial Style

**MATERIALS:** FOUNDATION BRICK, CONCRETE  
WALLS BRICK, CAST STONE, STONE/limestone  
ROOF ASPHALT  
OTHER GLASS, CONCRETE, METAL, WOOD

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

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Continuation SheetSection 7 Page 5Tyler Grocery Company  
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The Tyler Grocery Company Building is comprised of the original two-story rectangular brick warehouse constructed between 1912 and 1917, and a rear, one-story brick warehouse addition built between 1928 and 1938. A modest, two-story example of the Commercial Style, the buff brick building is locally known as the Tyler Grocery Co. Building (after its second tenant), but was built for prominent Tyler businessman Thomas E. Swann by an unknown contractor. Swann also commissioned the construction of the Moore Grocery Company Building directly south. Located at the north edge of Tyler's central business district, the Tyler Grocery Company Building is two parcels south of the main east-west line of the St. Louis Southwestern Railway tracks and two blocks north of the courthouse square. The building's design is dominated by the primary facade that projects slightly beyond the side walls of the rectangular building mass. The symmetrical facade is distinguished by five bays featuring wood frame double hung sash windows, a recessed entry and decorative brickwork at the cornice. The rear, one-story warehouse addition is red brick and access is provided through the main building, or from several bay doors on the north and south elevations. The building is one of several commercial property types discussed in greater detail in the *Historic and Architectural Resources of Tyler, Texas* MPS documentation. The two-story building is in good condition, retaining its architectural and historic integrity to a high degree. A 2000 rehabilitation was sensitive to the historic fabric of the building. The rear one-story addition is in fair condition and is undergoing interior rehabilitation for continued use as warehouse space. It also retains a high degree of historic integrity.

The Tyler Grocery Company Building faces east onto North Broadway and was built between 1912 and 1917 for prominent Tyler businessman Thomas E. Swann; a one-story red brick addition was erected between 1928 and 1938. No original plans or information on the builders or designers, or early photographs, have been located despite an extensive archival search. The two-story red brick building is faced with buff brick and features Commercial Style massing and detailing, which is continued in the one-story addition that stretches behind the original building. A small partial basement is present at the northeast corner of the rear addition; a poured concrete floor throughout the first floor warehouse areas serves as a foundation. Occupying a rectangular lot the building and its addition are supported by square wood posts integrated into iron plates that help distribute the building's weight. The two-story portion of the building has a slightly pitched, built-up roof is enclosed by a raised parapet wall while the rear addition has a flat, built-up roof with a similar raised parapet wall. Vents and an elevator penthouse sit atop the roof. The primary facade is divided into five bays. Symmetrical fenestration and decorative brick work (Photo 1) provide visual interest. Original windows are 1/1 wood frame double hung sash types recessed slightly within the wall surface and embellished with slightly projecting brick sills. The centrally placed entry is deeply recessed within the facade and flanked by sets of two windows, which are flanked by sets of triple windows. The second floor repeats this pattern with the central opening filled by a large ventilator fan screened by horizontal wood slats set within a wood frame. The facade is terminated by a slightly projecting dentilated brick cornice. The entry was modified at an unknown date, possibly in the 1960s, with a wood and glass door. The recessed entry walls are covered with a synthetic material, which is not visible from the street. Two round wood signs flank the entry, and a sign painted onto the primary facade references historic signs still visible on the building's north and south facades. The historic signs include "Tyler Grocery Co.," and "Boren-Stewart Co.," a later occupant of the building. The minor modifications to the entry and the front facade sign placement are the only exterior changes to the ca. 1912 building.

The north (Photo 2) and south (Photo 3) facades facilitated the building's warehouse function through a number of wood and glass roll up doors set in segmental arched openings and accessed from a narrow, slightly raised concrete dock on the south elevation. No dock was built on the north elevation (UT, Austin CAH a). Repairs to the brick walls surroundings some docks on the north elevation were made by the present owner, using brick as close in color to the original as possible. Wood frame windows are set within segmental arches and many retain their original horizontal iron

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security bars. Two original triple windows at the southeast corner of the building delineate the location of interior offices, a design feature also present on the adjacent Moore Grocery building. Historic period metal downspouts channel water from the roof on both north and south facades. The west (rear) facade abuts the adjoining one-story addition and has a stepped parapet wall (Photo 4). The door accesses the partial basement. The rear addition is L-shaped, with a recessed loading dock on the south elevation. The addition's north facade (Photo 2) has six loading bays and south facade (Photo 5) has seven; some still retain their original wood and glass doors (Photo 6). All changes to other doors appear to have been made before 1952.

The rectangular plan ca. 1912 building measures approximately 28 feet fronting on North Broadway by approximately 60 feet deep. The addition measures 18 feet at its widest (rear) point, by about 190 feet stretching west to North College Avenue. The building occupies virtually the entire site, reflecting the lot's shape. Sited in an urban block at the edge of a railroad right-of-way, the area's commercial nature precluded any landscaping or outdoor amenities. The south side of the building originally was served by a railroad siding, which ran between it and the ca. 1912 Moore Grocery Co.-Sledge Manufacturing Co. Building immediately south. The track was removed by the 1990s and the land between the buildings remains a natural, unpaved area. An unpaved parking lot once containing railroad tracks is north of the building and College Avenue is at the rear. Across Broadway to the east is another parking lot and beyond that an incompatibly altered early 20th century commercial warehouse building. South of the Tyler Grocery Co. Building and the Moore Grocery Co. Building are altered one- and two-story 20th century commercial buildings, and the remnants of two demolished early 20th century commercial buildings. To the southeast is the six-story 1938 Blackstone Building, a highly intact Art Deco office building. Both the Moore Grocery Co.-Sledge Manufacturing Co. Building and the Blackstone Building are currently being nominated to the National Register. The Tyler Grocery Co. Building's styling, detailing and exterior finishes emphasize its utilitarian nature. Despite the buff brick on the original building and the red brick on the rear addition, the two sections are compatible in materials, scale and form with the addition not visible from the front. When seen from the side or rear elevations the addition does not detract from the integrity of the two-story building.

Inside, the front portion of the Tyler Grocery Company Building consists of two-floors of equal size. The rear addition is one floor with a partial basement. Throughout its history, the entire building has served as a commercial warehouse.

Interior loads are distributed by a post and beam system with square wood posts integrated into iron plates in a fashion similar to that used in the neighboring Moore Grocery building. Ceilings are exposed wood beams and joists supported on corbels in the exterior walls. Flooring is wood in the showroom (front part) of the building and on the second floor, with a concrete slab throughout the remainder of the building and the addition. Interior walls are exposed red brick. While most interior surfaces remain unpainted, the ceiling in showroom is painted. Office partitions of wood, sheet rock and glass are found in the southeast corner of the first floor. A freight elevator is near the north wall of the ca. 1912 building; it retains its original mechanical system and cage. The addition has a lumber rack above the partial basement and a freight elevator to move materials from the basement to the ground floor; offices are in the area closest to the ca. 1912 building.

Alterations to the building are few and it is in good condition. Virtually all windows are original, and all exterior doorways are either intact or could be restored. Interior changes are limited to remodeling of original offices and construction of additional office enclosures, and painting of some wood. Roof repairs in 2000, and the repair in kind of leaking and broken windows have secured the two-story building. Similar work on the addition will be undertaken in the near future.

## Summary of Physical Condition and Integrity

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With few exterior alterations since the ca. 1912 construction of the primary, two-story building and the ca. 1930 rear addition, and an on-going sensitive rehabilitation program, the Tyler Grocery Company Building is a modest, two-part Commercial Style building, one of three in the city. Built by an unknown contractor for prominent Tyler businessman Thomas E. Swann, the building displays a high level of craftsmanship. The building's exterior and interior character-defining elements – brick, wood and iron structural members, window materials, fenestration patterns, and cornice 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.

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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:** 1912-1952

**SIGNIFICANT DATES:** c.1912, c.1930

**SIGNIFICANT PERSON:** N/A

**CULTURAL AFFILIATION:** N/A

**ARCHITECT/BUILDER:** unknown

**NARRATIVE STATEMENT OF SIGNIFICANCE** (see continuation sheets 8-8 through 8-11).

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**9. MAJOR BIBLIOGRAPHIC REFERENCES**

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**BIBLIOGRAPHY** (see continuation sheets 9-12 through 9-13).

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

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

**PRIMARY LOCATION OF ADDITIONAL DATA:**

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

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## Statement of Significance

Constructed between 1912 and 1917 from plans drawn by an unknown designer, the one-to-two story Tyler Grocery Company Building is one of two intact Commercial Style warehouse buildings in Tyler. Conceived and financed by successful Tyler businessman and philanthropist Thomas E. Swann during a period of sustained community growth supported by county-wide agricultural success, commerce and transportation of farm and manufactured products, the building initially served as a warehouse for the Tyler Mattress Co.; between 1928 and 1938 a one-story addition was constructed at the rear of the building. The building's design and stylistic treatment are a modest interpretation of the Chicago Commercial Style and reflect Swann's awareness of fashionable, functional architecture. The Tyler Grocery Company Building is significant for its architecture and for its on-going associations with the Tyler business community during a period of population growth, economic expansion and community development fostered by agriculture, manufacturing and the petroleum industry. Related to the historic context *Community Development in Tyler, Smith County, Texas 1846-1950*, the building is categorized as a commercial resource (discussed in more detail in the *Historic and Architectural Resources of Tyler, Texas* MPS documentation). The Tyler Grocery Company Building is one of three surviving Commercial Style buildings in Tyler, and one of only two to retain its integrity. The Tyler Grocery Company Building is being rehabilitated for use as offices and a candle warehouse by the current owner using the Secretary of the Interior Standards, and it remains in good condition with a very high degree of integrity. The building derives its primary significance from its architectural form and its association with Tyler's agricultural, manufacturing and oil based economy, which spanned more than 50 years and fostered continuing community development. For these reasons, the Tyler Grocery Company Building 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 within a period of significance extending from 1912 to 1952.

## The Tyler Grocery Co. Building

The Tyler Grocery Company Building was built between 1912 and 1917 at an unknown cost by Thomas E. Swann, a Tyler businessman and owner of Swann's Furniture and Carpet Co. Located on lot 1 of Block 31, just south of the Cotton Belt tracks and two blocks north of the courthouse square, the Tyler Grocery Company Building is just north of the original Tyler town plat in the Issac Lollar Survey on the site of the former Grinnan family homestead. On November 11, 1911 Thomas E. Swann purchased for \$11,5000 a large parcel of land now containing several lots including those designated as 1, 2A, and 5A of Block 31 (Smith County Deed Records) from Arch Grinnan, son and executor of the estate of W.W. and Ann Grinnan. In 1912, on lots 2A and 5A, Swann constructed the five-story building that would become his company's furniture warehouse, as well as the two-story building abutting it to the rear. Between 1912 and 1917, on lot 1, Swann built a two-story Commercial Style warehouse building; the first known tenant was the Tyler Mattress Co. By 1919 a railroad spur ran between the two-story building on lot 1 and the two-to-five story building on lots 2A and 5A (UT Austin CAH a).

In January 1917 Swann sold the building on lot 1 to his cousin Elam F. Swann, but E.F. Swann retained it only a few months, re-selling it to T.E. Swann in May 1917 (Smith County Deed Records). By 1918 the building was occupied by Tyler Grocery Co., a wholesale firm with branches in Dallas, McKinney, Denton, Terrell and Waxahachie. The Tyler Produce Co. remained the building's sole tenant until 1923. Between 1925 and 1928, the building was leased by the Boren-Stewart Co., Wholesale Groceries and then was occupied by the Dublin Grocery Co., another wholesale firm, until about 1931. The William Cameron Co., a wholesale building supply company was the next tenant, remaining in the building until 1945 (Tyler Public Library a). Sometime between 1928 and 1938, during the Cameron company's tenancy,

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the one-story rear addition was constructed (UT Austin CAH a). Occupants of the addition during the late 1930s included Red Ball Motor Freight and Tarry Transfer Co. (Tyler Public Library a).

Between 1917 and 1935, Thomas E. Swann continued his real estate activities in Tyler, purchasing many other lots and buildings in downtown Tyler. He and his wife Carrie also subdivided and developed her parents homestead, creating a three block development called The Rowland Place, within what is now the Charnwood Residential Historic District (NR1999). Swann's other business interests included the Texas franchise for the RCA Victor record player, which was highly successful through the 1920s. By the mid-1930s, however, with a market largely saturated and in-roads made by the advent of the affordable radio and its free broadcasts, Swann's Victrola business was on the wane. The Swanns liquidated a portion of their property but funds from those sales were insufficient to cover all outstanding debts. As a result, the two-story warehouse leased by the William Cameron Co., was among several properties foreclosed upon by Title Realty of Dallas to settle the outstanding debt. In 1942, Title Realty sold the building and lot to First National Bank of Dallas, who transferred it to Elam F. Swann in 1944 (Smith County Deed Records). The building remained in the Swann family until 1998, when it was sold to Robert L. Lloyd, who transferred it in 1999 to the current owners.

Demand for groceries, produce and related items grew steadily from the 1910s through the 1940s resulting from continuing agricultural productivity, manufacturing and the oil boom. Several firms operated in Tyler including the Moore Grocery Co., and the Mayfield Grocery Co. to name the two largest companies. The Tyler Grocery Co. also sought a share of Tyler's tremendous market base. Like the grocery and produce business, the demand was also great for lumber and building materials as population increased, manufacturing diversified and oil was discovered. The William Cameron Co., based in Waco, astutely entered the Tyler market in 1932, and supplied wholesale building materials out of the two-story warehouse until 1945, a period of tremendous development, when thousands of dwellings were added to the city. By 1947 William Cameron moved to another location in Tyler, and the property was occupied by another building supply firm. In 1952 General Electric Supply Corp. became the tenant, remaining until the late 1950s. With the decline of Tyler's commercial core in the 1960s and 1970s and changing marketing and distribution systems brought about by suburbanization, the rise of the trucking industry and retail supermarkets, the warehouse became a large, obsolete space that generated little business interest.

Erected in response to Tyler's growing agricultural and manufacturing economy between 1912 and 1917, and boosted by the discovery of oil in the early 1930s the Tyler Grocery Company Building is associated with important regional economic and development trends and a sustained era of prosperity. The building's advantageous location adjacent to a railroad spur, just two parcels south of the main Cotton Belt tracks and one block west of the I&GN tracks, and near agricultural storage sheds, a branch of the Amour meat packing house and a dairy, enhanced the success of the businesses occupying the building.

Designed by an unknown architect, the two-story building is an early example of the Commercial Style in Tyler and indicates awareness of current design trends by both the designer and owner Thomas E. Swann. The building's two-to-five-story neighbor immediately to the south is a more articulated version of the style and was probably built shortly before the two-story building was erected. The rear one-story addition also utilizes Commercial Style characteristics of open plan design with building loads carried on interior columns rather than by the exterior walls. The Tyler Grocery Company Building is a modest buff brick mass finished with dentilated brick at the cornice level and the three-part windows characteristic of Commercial Style architecture. These features and the building's internal load-bearing construction are hallmarks of the Commercial Style, and distinguish it from the older, load bearing wall construction still widely used at that time throughout the country.

Architecturally, the Tyler Grocery Company Building is a good local example of Chicago Commercial Style design. The building's symmetrical, rectangular massing, brick sheathing, dentilated cornice and recessed entry recall the ordered formality of the style's earliest examples, built in Chicago in the 1880s and 1890s. The Tyler Grocery Company

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Building represents an important era in American architecture, when designers, building owners and tenants sought a functional form that also suggested solid business practices that could be counted on.

The **Commercial Style** is a stylistic and structural form applied solely to commercial buildings. It developed in Chicago in the late 19th century as a practical mode for evolving multi-story office building, warehouse and retail establishments that popularly came to be known as the first "skyscrapers". Somewhere between Victorian and modern, these early high-rises typically reach from five to 15 stories and were made possible by late 19th century advances in technology such as the development of steel, the electric elevator, the electric light and the telephone. The Chicago Commercial Style emphasizes functionality and interior light, and incorporates historicist design elements from urban Italian Renaissance palaces (as seen in rusticated stone and arched windows), as well as ideas later used in Modernist architecture. Recalling Renaissance design are the symmetrical window treatments, while a structural frame of iron or steel previews 20th century skyscraper construction (Jordy:1-82). In a departure from traditional building techniques where exterior walls are load bearing, the interior structural frame of the Commercial Style supports the building allowing a relatively thin exterior wall pierced by large windows. Ground floor treatment often includes retail storefronts with upper floors displaying repeating fenestration patterns. Exterior ornament is typically limited to contrasting materials, or the suggestion of such, and simplified window and cornice treatments. A representative example might include rusticated stone applied to the exterior ground floor walls, brick on the upper floors, and a simple cornice at the flat roofline. Fenestration patterns provide much of the exterior visual interest in Commercial Style buildings, emphasizing repeating two- or three-part openings, which are usually rectangular, but which might incorporate a flat segmental arch, or decorative panels, called spandrels, placed below windows on each floor. Inside, elevators typically are clustered in the center of the building in shafts that also contain space for phone and electrical lines. This leaves the remainder of the interior space free for office or warehouse use. Because columns and piers carry the structural load and allow for thinner walls, creative use of internal space is possible since whole floors can be used without interior walls. In Tyler three buildings referencing limited Commercial Style elements are known: The five-story Moore Grocery Co.-Sledge Manufacturing Co. Building, the two-story Tyler Grocery Co. Building and the four-story Wadel-Connally Building. All are immediately south of the Cotton Belt tracks at the north end of the city center; all provided warehouse and office space for major Tyler wholesalers in the early to mid 20th century. While the first two examples retain their integrity, the latter building is incompatibly altered.

**Thomas Elam Swann (1875-1938)** was born in Smith County, a son of Thomas R. Swann, who came to Texas in 1855. Thomas E. was just 13 at his father's death in 1888 and he became head of the family of six minor children. He began working in a drug store and by 1895 saved enough to open a small furniture store. In 1901 he married Carrie Rowland, daughter of a prominent Tyler merchant family, and was regularly placing newspaper ads for his furniture store. A company motto was "Your Credit is Good." He opened branch stores in Palestine and Marshall and eventually had 10 outlets statewide. In the early 1910s he became interested in phonograph technology and purchased the RCA Victor (Victrola) franchise for Texas. About 1920, Swann sold the furniture business to his cousin Elam F. Swann (1892-1978), and that branch of the family continues to operate the business in Tyler. Thereafter, Swann turned his attention to the phonograph business and relocated to Houston. Swann built a 20,000 square foot building at Wood and Willow in Houston. The business thrived through the 1920s with as many as 20 employees and four traveling salesmen. By about 1930, the market was somewhat saturated, and the popularity and availability of radio further weakened the market for "talking machines." Through this market change Swann lost some of his wealth. The Swanns subdivided and developed a large portion of Rowland Place in the Charnwood Residential Historic District in the early 1930s, but this, along with other real estate ventures proved insufficient to restore solvency. By the mid-1930s Swann was selling off mortgaged

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property in Tyler and lost several buildings, including the Tyler Grocery Co. Building to foreclosure (Smith County Deed Records). The couple had no children and they devoted a portion of their income to charitable causes including an annual Christmas event where they played Santa Claus to needy Smith County children. In 1927 they established the Camp Audubon Awards, a program that sent a number of hardworking boys to camp in Colorado every year. The Swanns also sponsored a college loan fund for girls (Smith County Historical Society d), at a time when few organizations recognized the social and educational needs of young women. Swann suffered a stroke in April 1938 and never recovered. He died in June 1938. Carrie Rowland Swann survived him by less than three months (Smith County Probate Records).

### Justification of Significance

The Tyler Grocery Company Building is an important local landmark signifying the role of commerce, agriculture and manufacturing in Tyler's growth and development from the early 1910s through the 1950s. Built between 1912 and 1917 from plans drawn by an unknown architect or builder, using conservative Chicago Commercial Style massing and detailing, the Tyler Grocery Company Building provided warehouse space for mattress, wholesale grocery, building material and electrical supply firms operating within Tyler's increasingly diverse economy. The Tyler Grocery Company Building is one of two architecturally distinguished Commercial Style warehouse buildings in Tyler, and it reflects the prosperity and development created by sustained prosperity in the early 20th century. The building retains high levels of integrity of location, materials, design, workmanship, feeling and association within the period of significance and is maintained in excellent condition. Few alterations to exterior or interior have been made, and the building retains its original brick siding, its original wood frame windows and some of its original double bay doors. The building's setting has been affected by the alteration and demolition of nearby historic-era commercial buildings, but these changes have served to heighten visibility and the Tyler Grocery Company Building remains one of Tyler's most significant and intact commercial buildings. The boundaries of the nominated property conform to the extant building and the boundaries of the land on which it is located and the building conveys not only the rich heritage of early 20th century architectural styling, but provides an understanding of the commercial context with which it is associated.

The nominated property is significant for the way it reflects Tyler's growing economy and population during the early 20th century and is eligible for listing in the National Register of Historic Places under Criterion A at the local level of significance. It is also significant for its Chicago Commercial Style design. For these reasons the Tyler Grocery Company Building is eligible for listing in the National Register of Historic Places under Criterion C at the local level of significance. The building is worthy of preservation as an intact local landmark that documents the impact of early 20th century agriculture and construction on development patterns in Tyler and provides interpretation of local social and architectural trends through the mid 20<sup>th</sup> century.

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Smith County Appraisal District

- a) Tax parcel map.

Smith County Clerk

- a) Smith County Deed Records.
- b) Smith County Mechanic's Liens Records.
- c) Smith County Probate Records  
T.E. Swann #5855

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- a) *Chronicles of Smith County, Texas*, Volume 30, #2, Winter 1991, "The Grinnan Family," pp 12-13.
- b) Photograph files
- c) LeGrand Collection, Box 32  
"William Cameron's Will."
- d) *Chronicles of Smith County, Texas*, Volume 34, #1, Summer 1995, "The Swanns of Smith County and Their Businesses," pp 1-7.

Smith County Title Company, Tyler, Texas.  
Block files.

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- a) U.S. Census 2000, estimated population figures.
- b) Smith County Tax Rolls, various dates.
- c) *Tyler Tidings*, 1918.
- d) Southwestern Bell Telephone Directories, Tyler, Texas 1908-1922.

Tyler Area Chamber of Commerce, Tyler, Texas.

- a) *Tyler*, February 1941.
- b) *Tyler*, April 1940.
- c) *37th Annual Report*, 1937.

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- a) Tyler City Directories, 1882-1960.
- b) *Tyler Morning Telegraph*, June 7, 1938, Obituary, T. E. Swann, p. 1.
- c) *Tyler Morning Telegraph*, Commemorative Issue "Century of Our Lives," 1-1-2000.
- d) Ward, William. *A History of Smith County, Texas*. M.A. Thesis, 1944.
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**Interviews**

Horton, Eric. Personal Interview with Diane Williams, December 2000.

Swann, Jr., Mrs. E.F. Telephone interview with Diane Williams, April 18, 2001.

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**10. GEOGRAPHICAL DATA**

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**ACREAGE OF PROPERTY:** less than one acre

<b>UTM REFERENCES</b>	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
	15	283460	3581820

**VERBAL BOUNDARY DESCRIPTION:** Lot 1 of Block 31, City of Tyler, Texas

**BOUNDARY JUSTIFICATION:** Nomination includes all property historical associated with the building

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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 29, 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**

---

**CONTINUATION SHEETS**

**MAPS** (see continuation sheet Figure-14)

**PHOTOGRAPHS** (see continuation sheet Photo-18)

**ADDITIONAL ITEMS** (see continuation sheets Figure-14 through Figure-17)

---

**PROPERTY OWNER**

---

**NAME:** Two Sheh Company, LLC (ATTN: Eric Horton)

**STREET & NUMBER:** 10887 Knollwod Drive

**TELEPHONE:** (903) 533-8471

**CITY OR TOWN:** Tyler

**STATE:** Texas

**ZIP CODE:** 75703

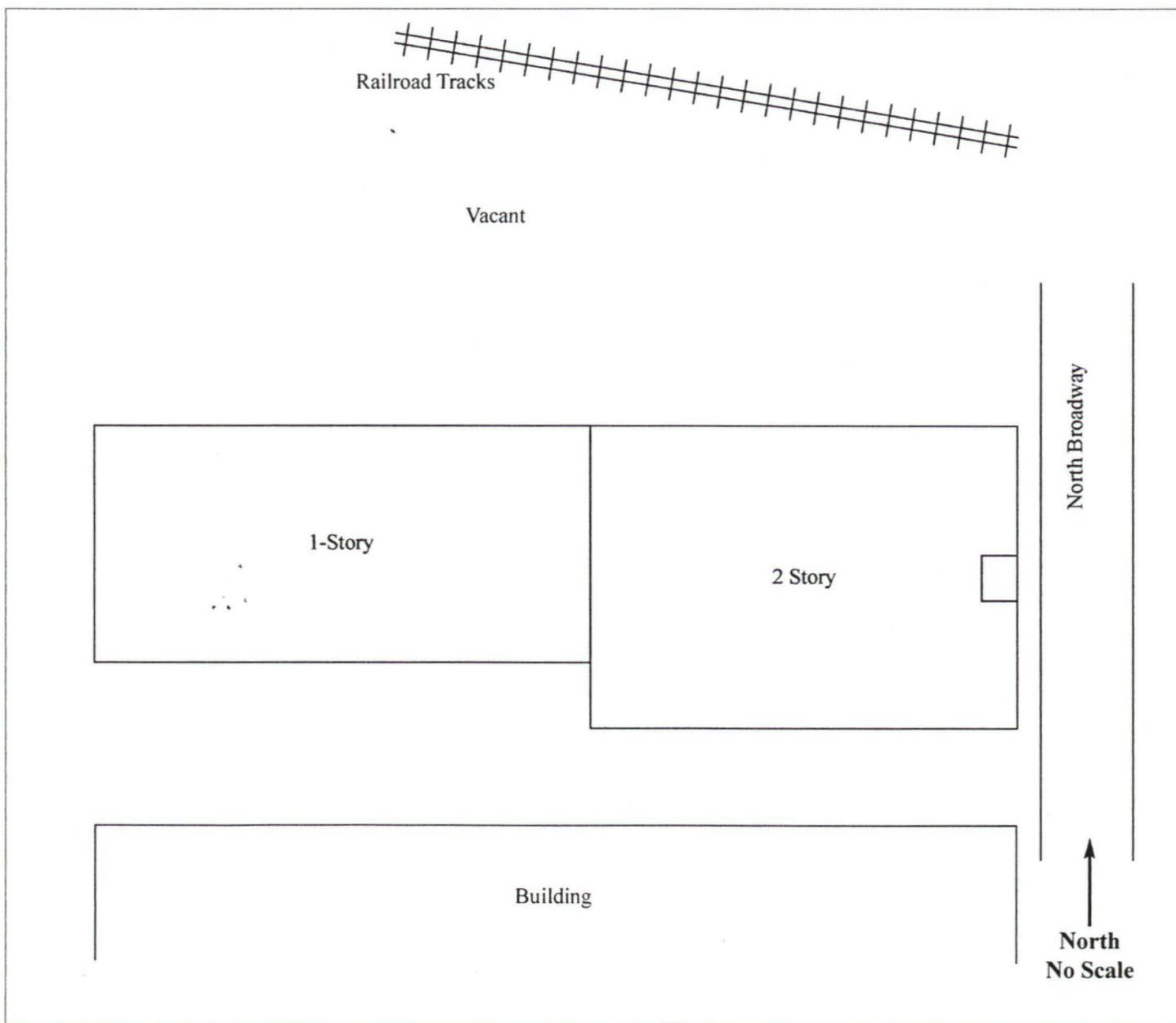
United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section FIGURE Page 14

Tyler Grocery Company  
Tyler, Smith County, Texas

**Figure 1: Site Plan.**  
(Source: Diane E. Williams)



Tyler Grocery Co. Building – William Cameron Co. Building  
416 North Broadway, Tyler, Texas  
Site Plan

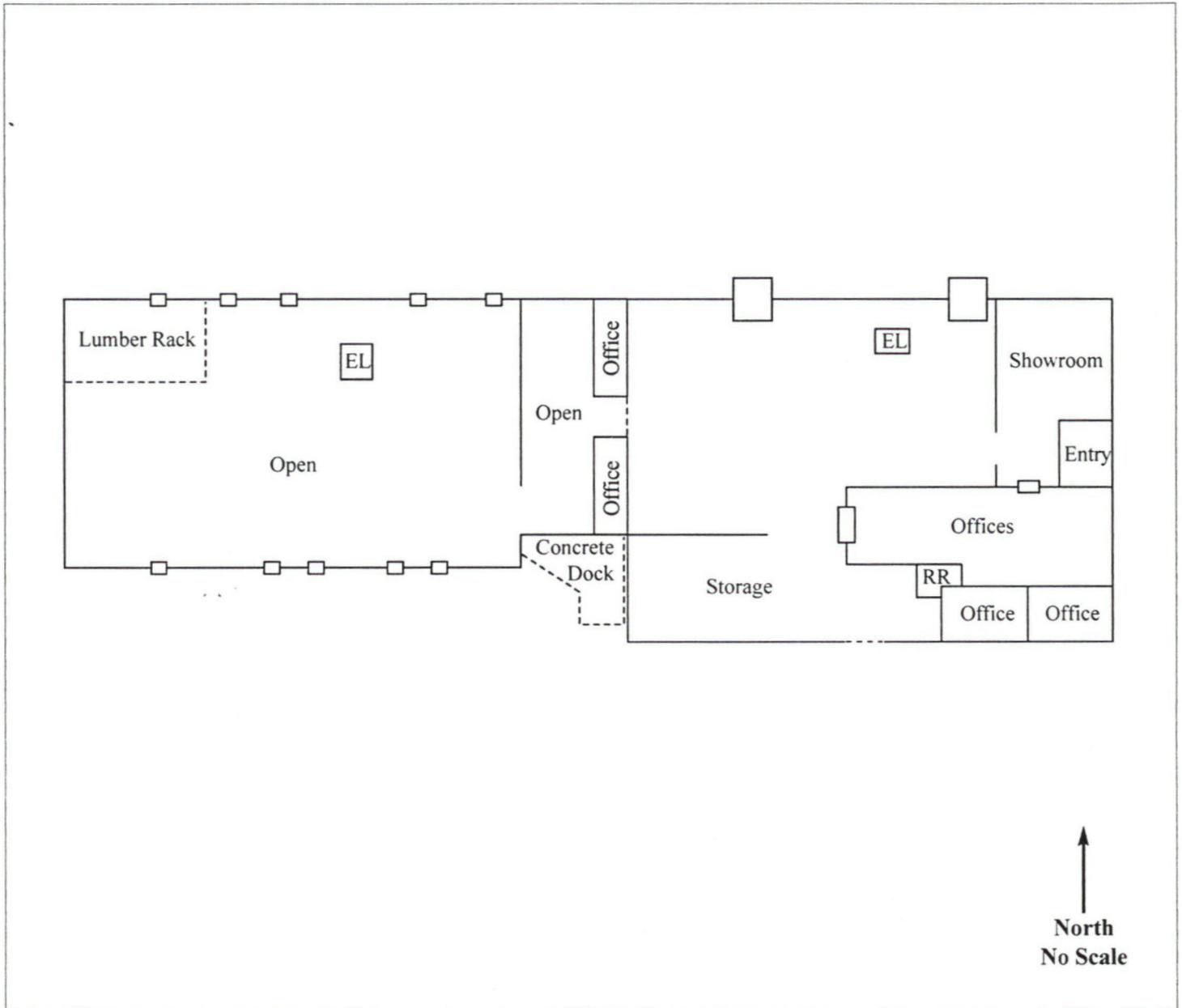
United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section FIGURE Page 15

Tyler Grocery Company  
Tyler, Smith County, Texas

Figure 2: First Floor Plan.  
(Source: Diane E. Williams)



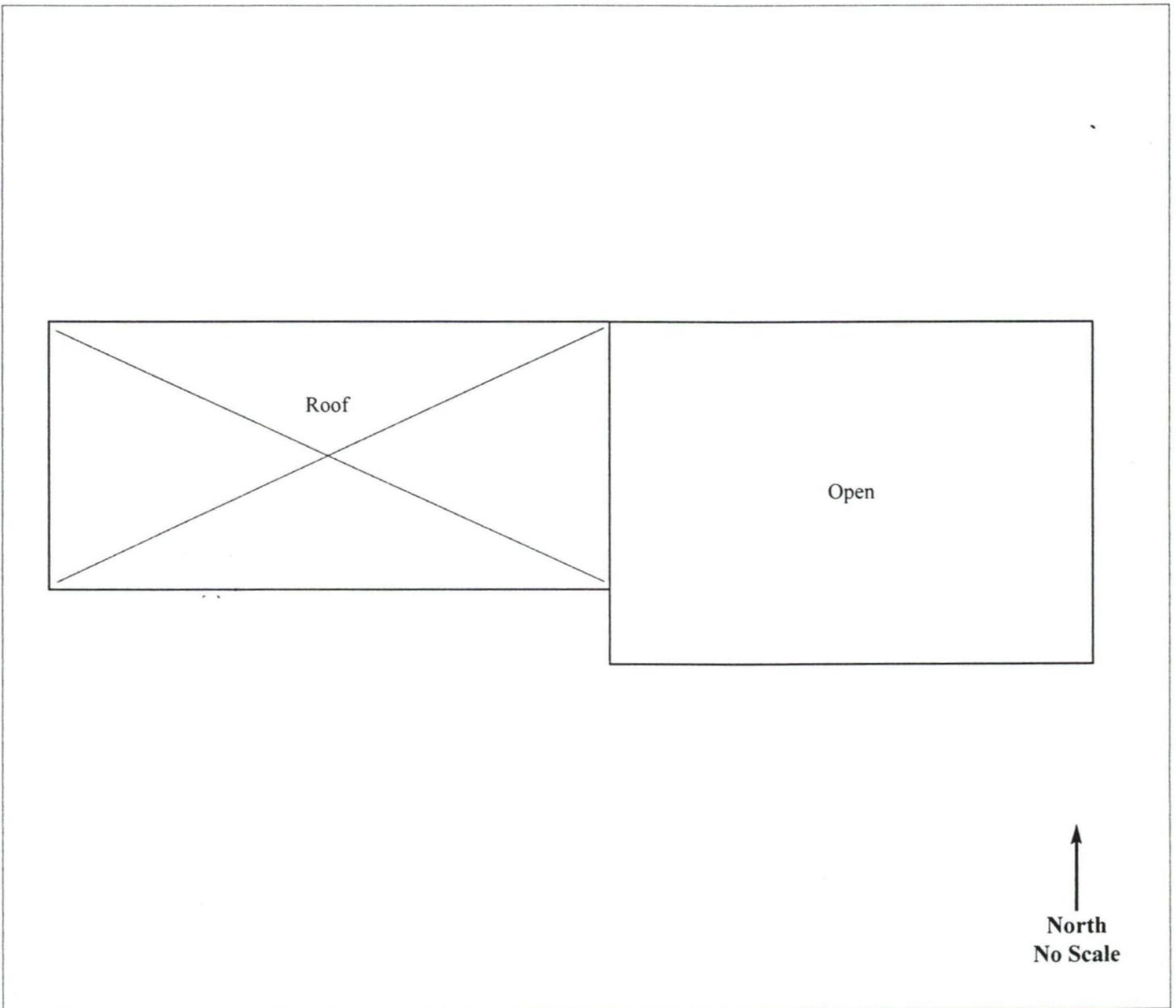
United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section FIGURE Page 16

Tyler Grocery Company  
Tyler, Smith County, Texas

**Figure 3: Second Floor Plan.**  
(Source: Diane E. Williams)



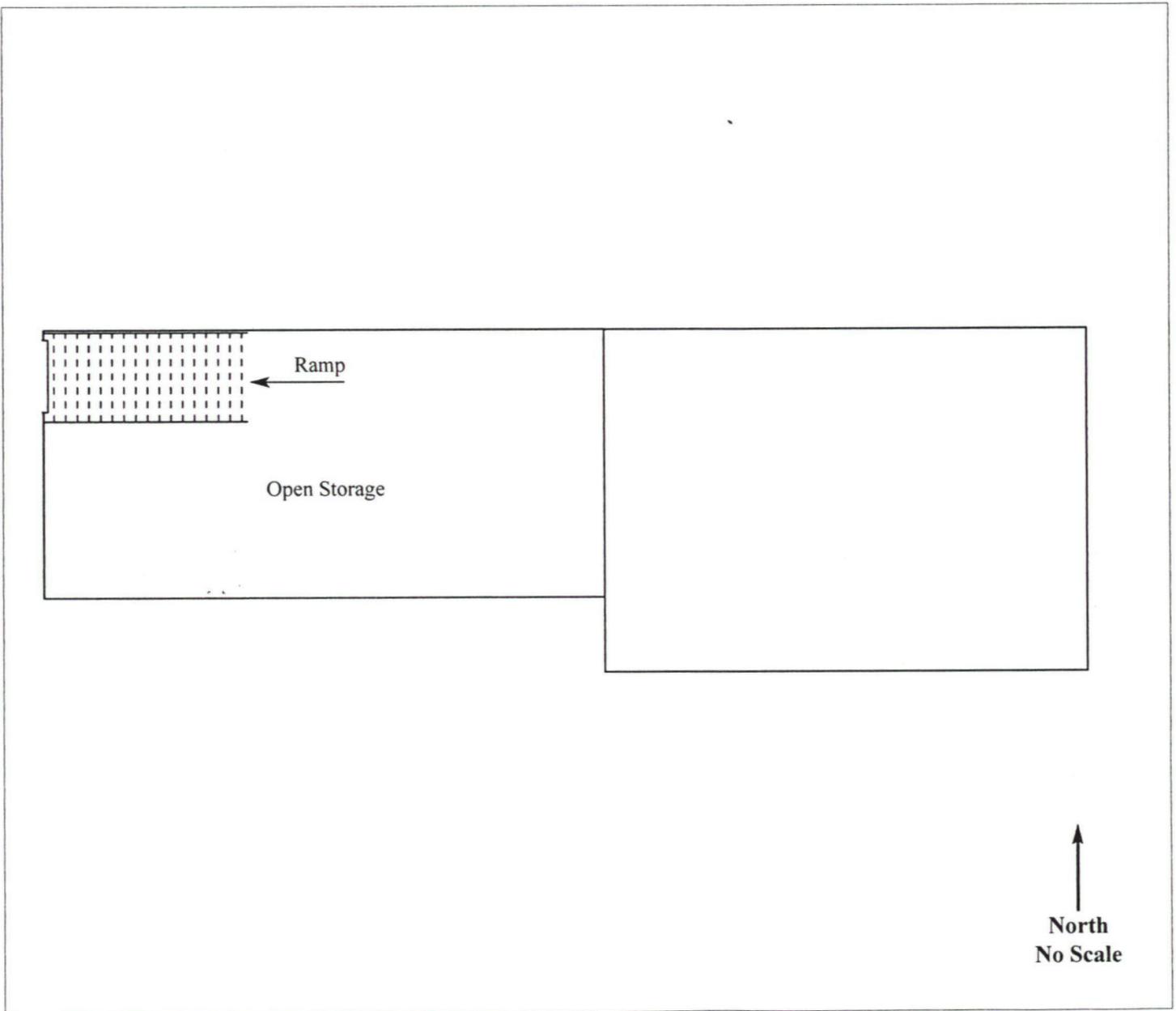
United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section FIGURE Page 17

Tyler Grocery Company  
Tyler, Smith County, Texas

**Figure 4: Basement Floor Plan.**  
(Source: Diane E. Williams)



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section PHOTO Page 18

Tyler Grocery Company  
Tyler, Smith County, Texas

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### PHOTO INVENTORY

Tyler Grocery Co. Building  
Tyler, Smith County, Texas  
Diane Elizabeth Williams, Photographer  
December 2000, January 2001  
Original negatives on file with the Texas Historical Commission

Photo 1 of 6: East elevation looking west, northwest.

Photo 2 of 6: North elevation looking southwest.

Photo 3 of 6: South elevation, front, looking northwest.

Photo 4 of 6: West elevation looking east, southeast.

Photo 5 of 6: South elevation, rear, looking northwest.

Photo 6 of 6: Detail, door in south elevation rear, looking north.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Tyler Grocery Company

MULTIPLE NAME: Tyler, Texas MPS

STATE & COUNTY: TEXAS, Smith

DATE RECEIVED: 8/01/02      DATE OF PENDING LIST: 8/29/02  
DATE OF 16TH DAY: 9/14/02      DATE OF 45TH DAY: 9/15/02  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 02000993

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    9/14/02 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 CANDLE COMPANY**







Fyler Grocery Co. Bldg  
Fyler. Smith Co. Ia  
Photo 2 of 6



Tyler Grocery Co Bldg  
Tyler, Smith Co. Tx  
Photo 3 of 6



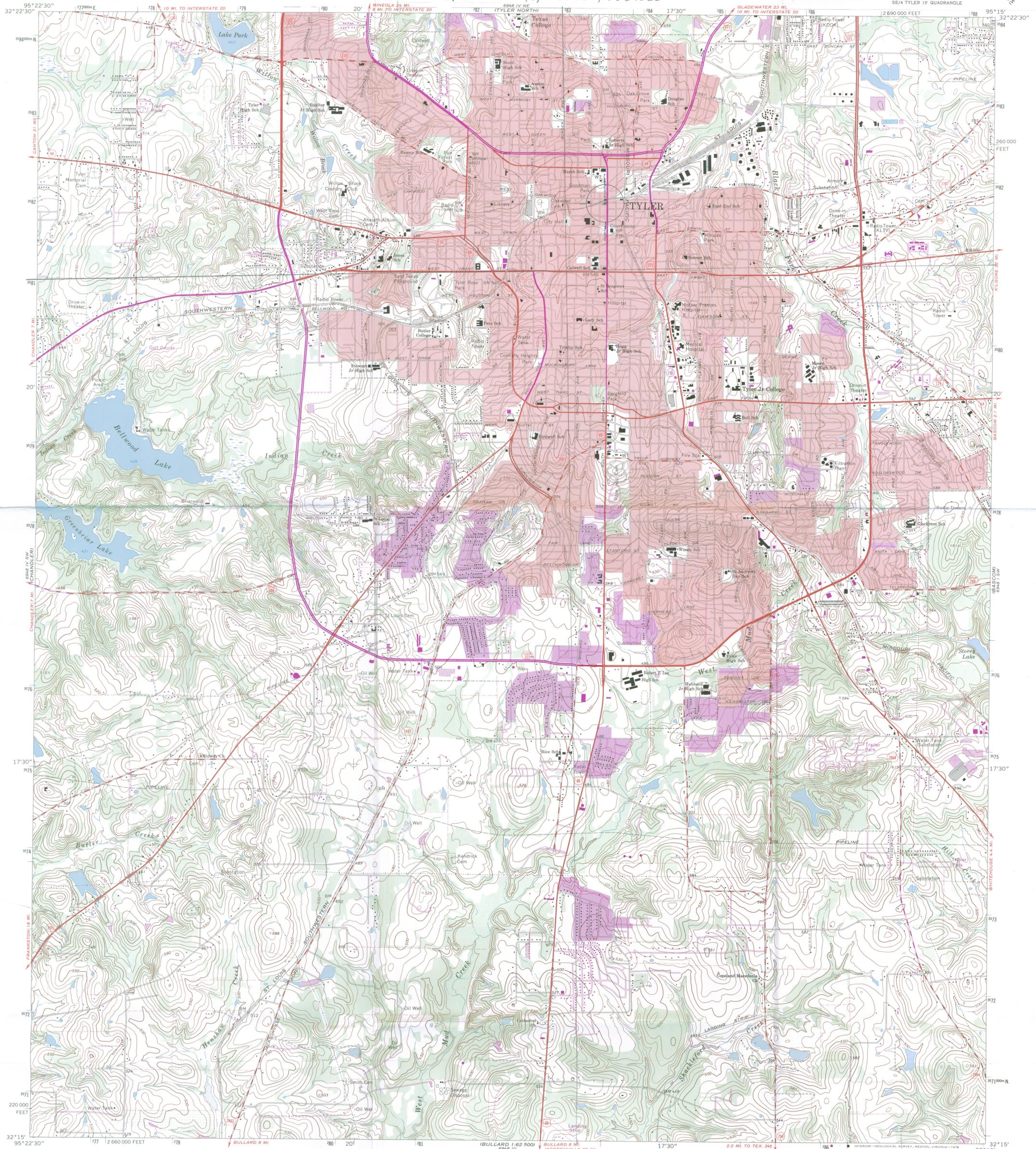
Tyler Grocery Co. Bldg  
Tyler, Smith Co. Tx  
Photo 496



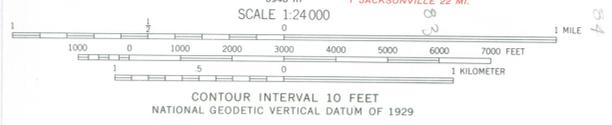
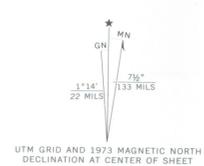




Fyler Grocery Co Bldg  
Fyler, Smith Co., Tex  
Photo 696



Mapped, edited, and published by the Geological Survey  
Control by USGS and US&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



ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
U.S. Route	Slate Route

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

TYLER SOUTH, TEX.  
SE/4 TYLER 15' QUADRANGLE  
N3215—W9515/7.5  
MILLER BLUEPRINT CO.  
P.O. BOX 2065 78768 501 W. 6TH 78701  
AUSTIN, TEXAS PH. #512-478-8793  
1-800-252-3469 FAX #512-474-7099  
1966  
PHOTOREVISED 1973  
AMS 6948 IV SE—SERIES V882