

1719

United States Department of the Interior  
National Park Service

OCT 0 1 1990

National Register of Historic Places  
Registration Form

NATIONAL REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Tubbs-Carlisle House  
other names/site number Tubbs, Isham and Texana, House

2. Location

street & number 602 Fulton Avenue N/A not for publication  
city, town Lubbock N/A vicinity  
state Texas code TX county Lubbock code 303 zip code 79416

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	1	0 buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	0	0 sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	0	0 structures
	<input type="checkbox"/> object	0	0 objects
		1	0 Total

Name of related multiple property listing: N/A  
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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.  See continuation sheet.  
*Charles J. Jannell* Signature of certifying official Date 26 Sept 1990  
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.  
Signature of commenting or other official Date  
State or Federal agency and bureau

5. 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:)

Entered in the National Register  
*Melanie Byrum* Signature of the Keeper Date of Action 11/2/90

## 6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: Multiple Dwelling

Current Functions (enter categories from instructions)

Domestic: Single Dwelling

## 7. Description

Architectural Classification

(enter categories from instructions)

Queen Anne

Materials (enter categories from instructions)

foundation wood: log

walls wood: weatherboard

roof wood: shingles

other concrete porch

Describe present and historic physical appearance.

The 1908 Tubbs-Carlisle House is a 1 1/2-story Queen Anne style frame farm house with an irregular plan and hipped roofs with lower cross gables. The exterior walls are sided with beaded shiplap and the roof is covered with wood shingles. The structure is built on a pier and beam foundation and divided into two asymmetrical wings, reflecting an interior duplex arrangement. The architectural highlights of the building include its accentuated asymmetrical form and its milled wood details. The Tubbs-Carlisle House faces east, wedged between Lubbock's recent suburban development and remaining fields of cotton.

The area surrounding the Tubbs-Carlisle House exhibits topographical features characteristic of Texas South Plains homesteads. The region is generally flat with little variation. To the west and north of the house are cotton fields; to the south and east are modern subdivisions. Mature pine, pecan, and cedar trees, planted since the settlement of this region, serve as windbreaks for the property. No outbuildings of this former farm complex remain on the 2.67 acres, although several would have been associated with the property. The archaeological potential of the site has not been investigated.

The main (east) facade of the Tubbs-Carlisle House has three distinct segments. The focus of the main facade, the mid-section, is a protruding bay window with a flat roof (originally decorated with a balustrade) topped by a projecting gable (originally trimmed with barge boards). This dominant projecting mass divides the house into two asymmetrical wings, emphasizing the original duplex arrangement of the interior layout.

The porch on the southeast corner of the main facade provided entry into the south part of the duplex. The concrete-floored porch (originally constructed of wood) extends from the center bay and curves around to the south elevation. Tuscan porch columns support the curved shed roof. The main entrance to this wing of the house is on the clipped southeast corner. The doorway was originally just to the south of this corner; a small 1/1 wood window is in its place. The relocated doorway has a plain lintel and a wood door. A second entrance from this porch, with an identical door, is on the south side of the center bay. One window on this porch has been filled in (to allow for the addition of an interior closet), another was removed and replaced with two 6/6 wood windows that flank a wood and glass door. Above the porch, facing east, is a gabled dormer (originally decorated with barge boards) sheathed in fish scale shingles. At the peak of the hipped roof,

See continuation sheet

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Continuation Sheet

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directly behind this dormer, is a metal chimney pot. Above the porch, facing south, is a hipped dormer.

The porch on the north side of the main facade provided entry into north portion of the duplex. The concrete-floored porch (originally constructed of wood) has a hipped roof supported by Tuscan columns. The main entrance to this wing of the house faces east; the doorway has a plain lintel with sidelights and a wood door. A 1/1 wood window on the north side of the center bay was originally a door. At the far north end of the front facade is a protruding bay window with a flat roof (originally adorned with a balustrade). Over this bay window is a hipped dormer.

The back (west) facade also has three distinct segments, though this facade does not visually enunciate the duplex arrangement of the house. Two entrances on the north end originally provided private access to each wing of the house through a projecting, hipped roof enclosure that provided a milk room and small porch (infilled in the 1920s). Above, facing west, is a small hipped dormer with fish scale shingles. The center bay has a large cross gable dormer with fish scale shingles. A gable end with fish scale shingles projects from the south end of this facade.

The north and south facades of the Tubbs-Carlisle House are relatively simple and unadorned. The curved porch around the southeast corner of the house encumbers most of the south facade. The remainder of the facade has one window and, above it, a small 6-light casement window added in the 1930s. The north facade also has one wood window and a gable end sheathed in fish scale shingles.

The interior of the house was designed to serve two families (see attached site plan). Each of the two wings provided living, dining, kitchen, bath, and sleeping areas. Soon after construction, according to family tradition, an interior doorway was cut to allow internal access between the two units. Eventually several interior doorways assisted in converting the duplex layout into a single family residence. Despite the conversion, many original interior features remain intact. First level rooms have 10-foot ceilings and several first and second level rooms have canvas-hung decorative wallpaper. Cabinets, originally in the kitchen, were removed and installed on the back porch and gas light fixtures now operate with electricity. A butane fuel heating system, probably added sometime after World War II, still operates.

The current owners are restoring the Tubbs-Carlisle House. Their efforts include leveling, repairing windows, and reproducing missing and irreparable materials, such as balustrades, windows, and barge boards. Photographic evidence and portions of the original materials have guided authenticating reproductions. Custom-milled beaded shiplap was used to replace rotted boards.

## 8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally  statewide  locally

Applicable National Register Criteria  A  B  C  D

Criteria Considerations (Exceptions)  A  B  C  D  E  F  G N/A

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

1908

Significant Dates

1908

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Isham Tubbs and Gus Carlisle built the Tubbs-Carlisle House, a Texas South Plains homestead, in 1908. The house is an excellent example of Queen Anne architecture in a remote rural interpretation, and Lubbock's only intact Queen Anne residence on its original site. Achieving local significance as a late and unusual interpretation of Queen Anne architecture, the Tubbs-Carlisle House is eligible for listing under Criterion C.

The Lubbock area was a remote region of Texas in 1908. The population consisted mostly of farmers that, like Isham Tubbs and his brother-in-law Gus Carlisle, came to the South Plains when cheap land was readily available through homesteading. Texas enacted the first homestead legislation in the country to reward those who had aided in the 1835-36 struggle for independence and to encourage immigration. Over time the specifics of the law evolved, but in general the Texas Homestead Law continued to provide for the state to give away public land, in 160-acre parcels, to citizens that could prove their intention to use the property. The law removed any previous debts on homestead properties and protected the land from foreclosure for debt. Both Tubbs and Carlisle initially filed for land in 1887; they both refiled in 1895 when the law was revised and land prices lowered. By the end of the century, very little unappropriated public land remained and the homestead policy was abandoned in 1899 in Texas.

Rural residences throughout the South Plains were typically square or L-plan frame houses of two to four rooms with simple porches. Pioneers Tubbs and Carlisle were part of successful efforts to develop the area's crop potential and the house is a symbol of their achievements. Compared to typical rural residences of the era, it is large, grandly configured, and finely detailed.

Although the popularity of Queen Anne architecture declined nationally by 1908 and emerging stylistic influences were at the forefront of formal design, the isolation of the South Plains caused a lag to this evolution. Family tradition suggests that Texana Tubbs influenced the design of the house because of her affection for the Victorian influenced homes of her East Texas

See continuation sheet

**9. Major Bibliographical References**

"The Family History of Isham Tubbs and Texana Spikes." Undated typescript. Copy in City Planning Department files.

Interview with Paul Revier by Mary Crites, February 18, 1984.

Isham Tubbs Reference File, Southwest Collection, Texas Tech University, Lubbock, Texas.

Lubbock Avalanche-Journal, July 26, 1959; July 11, 1981.

Revier Farms Development brochure [1980], copy in City Planning Department files.

Walker-Pendery, Wanda. "The Unrestricted Outlook." Unpublished paper, Texas Tech University, 1980.

See continuation sheet

- 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
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

City of Lubbock Planning Department

**10. Geographical Data**

Acreage of property 2.67 acres

UTM References

A 

1	4	2	2	6	8	6	0	3	7	2	0	3	6	0
Zone				Easting				Northing						

C 

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

B 

Zone				Easting				Northing						

D 

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

See continuation sheet

Verbal Boundary Description

Tract 4-C, Isham Tubbs Estate, Lubbock, Lubbock County, Texas.

See continuation sheet

Boundary Justification

This tract contains the nominated house. Although additional land surrounding the property is historically associated with the Tubbs family, it does not contain historic structures and is partially developed with a golf course and a recent subdivision of small houses and duplexes.

See continuation sheet

**11. Form Prepared By**

name/title Mary Kelly Crites, c/o Sally Still Abbe (with Amy Dase, Historian, THC)

organization City of Lubbock Planning Department date 4-88; 9-90

street & number P.O. Box 2000 telephone 806/762-6411

city or town Lubbock state Texas zip code 79457

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childhood. Tradition also records that the design is based on a magazine sketch Texana admired. After living in shanties on the South Plains, this was the first residence of size or stature for the Tubbs family.

The families planned the duplex to suit their needs. Carlisle and his wife were an elderly, childless couple while the Tubbs family had 12 children and lived on a homestead far from any schools. Consequently, the families arranged to build a two-family house on the Carlisles' land, which was closer to Lubbock (incorporated 1909), so that the Tubbs' children could attend the new and proximate Lubbock school. A single family residence in this period would very likely house extended families; however, the Tubbs-Carlisle House resembled a duplex with two completely independent side-by-side living units contained under one roof.

To build the house, Tubbs traveled east to his former Kaufman County, Texas, home to select trees, according to family tradition, since lumber was not readily available on the South Plains. The railways carried freshly milled lumber to Amarillo, which at the time was the closest rail point. The lumber was then moved in wagons to the site. A transient carpenter, whose name has been lost, built the structure for \$2,500, according to family tradition.

Queen Anne styled domestic buildings were dominant in the United States from about 1880 and persisted with decreasing popularity through the first decade of the 20th century. Led by Richard Norman Shaw, a group of 19th century English architects popularized the style, drawing from late Medieval designs of the Elizabethan and Jacobean eras. In America, the availability of wood, pattern books and architectural magazines such as American Architect and Building News increased the popularity of Queen Anne houses. The augmented availability of pre-cut architectural details, made possible by expanding railroad networks, also helped promote the style. The widespread adoption of balloon framing techniques in the late 19th century facilitated the ability to construct more complicated plans and massing in more remote areas such as Lubbock.

The Tubbs-Carlisle House exhibits characteristics common to Queen Anne architecture. Bay windows, wall insets or projections, as well as roof gables decorated with fish scale shingles, typify the irregular massing of the style. A variety of textures, including fish scale shingles and shiplap siding, is used to minimize flat surfaces. Common to the style is a partial width wraparound porch that extends along two connected sides of the house. Exterior and interior doors and window surrounds are only slightly adorned; window sashes have only single panes of glass; doors are milled with decorative detailing and a large single pane of glass is set into the upper

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portion. The irregularly shaped, steeply pitched roof with dominant front-facing gables is also a distinctive Queen Anne characteristic.

The property originally had several associated outbuildings no longer extant. These were crucial to agricultural production and played an important role in the operations of a Texas South Plains homestead.

Both Tubbs and Carlisle were involved in the development of the area. They were responsible for hauling supplies to Lubbock from Colorado City and Amarillo, prior to the 1910 arrival of the Santa Fe Railway from Plainview, and building some of the area's fences that would eventually close the range. They were instrumental in merging the communities of North Lubbock and Monterey (just north of the present Texas Tech University) to form one town, Lubbock, assuring its election as county seat. Carlisle owned land in the west part of the county where the Carlisle settlement is named for him. Family tradition relates that cotton, now a mainstay of the local economy, was first grown in Lubbock County on land that Isham Tubbs owned and leased to S.S. Rush.

Frank Revier came from East Texas about 1917 to work for Tubbs during the harvest season. After service in World War I, Revier returned to Lubbock and married Minnie Louise (Lucy) Tubbs. The couple moved to Dallas but returned to the farm in 1922 to care for her parents, repeating the pattern of loyalty to family members that led to the construction of this home 15 years earlier. Texana Tubbs died in 1931; Isham Tubbs died in 1947. Lucy and Frank Revier resided in structure with their family until the mid 1970s.

The house continued to serve its original multiple family function, housing as many as three Revier-Tubbs families at one time. Paul Revier, son of Lucy and Frank Revier, now owns and lives in the house with his family. They are restoring the building.

West of Lubbock's development when first constructed, the house is now within the city limits and much of the original homestead is subdivided as modern residential development. Retaining its rural setting, the Tubbs-Carlisle home is one of Lubbock County's few extant early residences and its finest rendition of Queen Anne architecture.

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PHOTOGRAPH LOG

1. Tubbs-Carlisle House  
602 Fulton Avenue  
Lubbock, Lubbock County, Texas  
Photographer unknown  
Circa 1908  
Negative at Southwest Collection, Texas Tech University  
Lubbock, Texas  
East facade; Texana Tubbs-far right, Isham Tubbs, third from  
right  
Camera facing west  
Photo 1 of 7
  
2. Tubbs-Carlisle House  
602 Fulton Avenue  
Lubbock, Lubbock County, Texas  
Mary Kelly Crites, photographer  
Negative at City of Lubbock Planning Department, Lubbock, Texas  
East facade  
Camera facing west southwest  
Photo 2 of 7
  
3. Tubbs-Carlisle House  
602 Fulton Avenue  
Lubbock, Lubbock County, Texas  
Mary Kelly Crites, photographer  
December 1987  
Negative at City of Lubbock Planning Department, Lubbock, Texas  
East facade  
Camera facing west northwest  
Photo 3 of 7
  
4. Tubbs-Carlisle House  
602 Fulton Avenue  
Lubbock, Lubbock County, Texas  
Mary Kelly Crites, photographer  
December 1987  
Negative at City of Lubbock Planning Department, Lubbock, Texas  
East facade, center bay  
Camera facing southwest  
Photo 4 of 7

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5. Tubbs-Carlisle House  
602 Fulton Avenue  
Lubbock, Lubbock County, Texas  
Mary Kelly Crites, photographer  
December 1987  
Negative at City of Lubbock Planning Department, Lubbock, Texas  
East facade, north bay window detail  
Camera facing northwest  
Photo 5 of 7
  
6. Tubbs-Carlisle House  
602 Fulton Avenue  
Lubbock, Lubbock County, Texas  
Mary Kelly Crites, photographer  
December 1987  
Negative at City of Lubbock Planning Department, Lubbock, Texas  
North facade and north portion of west facade, oblique view  
Camera facing southeast  
Photo 6 of 7
  
7. Tubbs-Carlisle House  
602 Fulton Avenue  
Lubbock, Lubbock County, Texas  
Mary Kelly Crites, photographer  
December 1987  
Negative at City of Lubbock Planning Department, Lubbock, Texas  
South portion of west facade and south facade, oblique view  
Camera facing northeast  
Photo 7 of 7

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Tubbs--Carlisle House

MULTIPLE NAME:

STATE & COUNTY: TEXAS, Lubbock

DATE RECEIVED: 10/01/90      DATE OF PENDING LIST: 10/17/90  
DATE OF 16TH DAY: 11/02/90      DATE OF 45TH DAY: 11/15/90  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 90001719

NOMINATOR: STATE

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    11/2/90 DATE

Entered in the  
National Register

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA \_\_\_\_\_  
REVIEWER \_\_\_\_\_  
DISCIPLINE \_\_\_\_\_  
DATE \_\_\_\_\_

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

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CLASSIFICATION

\_\_\_count      \_\_\_resource type

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STATE/FEDERAL AGENCY CERTIFICATION

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FUNCTION

\_\_\_historic      \_\_\_current

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DESCRIPTION

\_\_\_architectural classification  
\_\_\_materials  
\_\_\_descriptive text

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SIGNIFICANCE

Period      Areas of Significance--Check and justify below

Specific dates      Builder/Architect  
Statement of Significance (in one paragraph)

\_\_\_summary paragraph  
\_\_\_completeness  
\_\_\_clarity  
\_\_\_applicable criteria  
\_\_\_justification of areas checked  
\_\_\_relating significance to the resource  
\_\_\_context  
\_\_\_relationship of integrity to significance  
\_\_\_justification of exception  
\_\_\_other

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BIBLIOGRAPHY

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GEOGRAPHICAL DATA

\_\_\_acreage      \_\_\_verbal boundary description  
\_\_\_UTMs      \_\_\_boundary justification

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ACCOMPANYING DOCUMENTATION/PRESENTATION

\_\_\_sketch maps    \_\_\_USGS maps    \_\_\_photographs    \_\_\_presentation

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OTHER COMMENTS

Questions concerning this nomination may be directed to

\_\_\_\_\_ Phone \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_



TUBBS-CARLISLE HOUSE  
602 FULTON AVENUE  
LUBBOCK, LUBBOCK CO., TEXAS

PHOTO 1 OF 7



TUBBS - CARLISLE HOUSE  
602 FULTON AVENUE  
LUBBOCK, LUBBOCK CO., TEXAS

PHOTO 2 OF 7



TUBBS - CARLISLE HOUSE  
602 FULTON AVENUE  
LUBBOCK, LUBBOCK CO., TEXAS

3

PHOTO 3 OF 7



TUBBS - CARLISLE HOUSE  
602 FULTON AVENUE  
LUBBOCK, LUBBOCK CO., TEXAS

PHOTO 4 OF 7

4



TUBBS-CARLISLE HOUSE  
602 FULTON AVENUE  
LUBBOCK, LUBBOCK CO., TEXAS

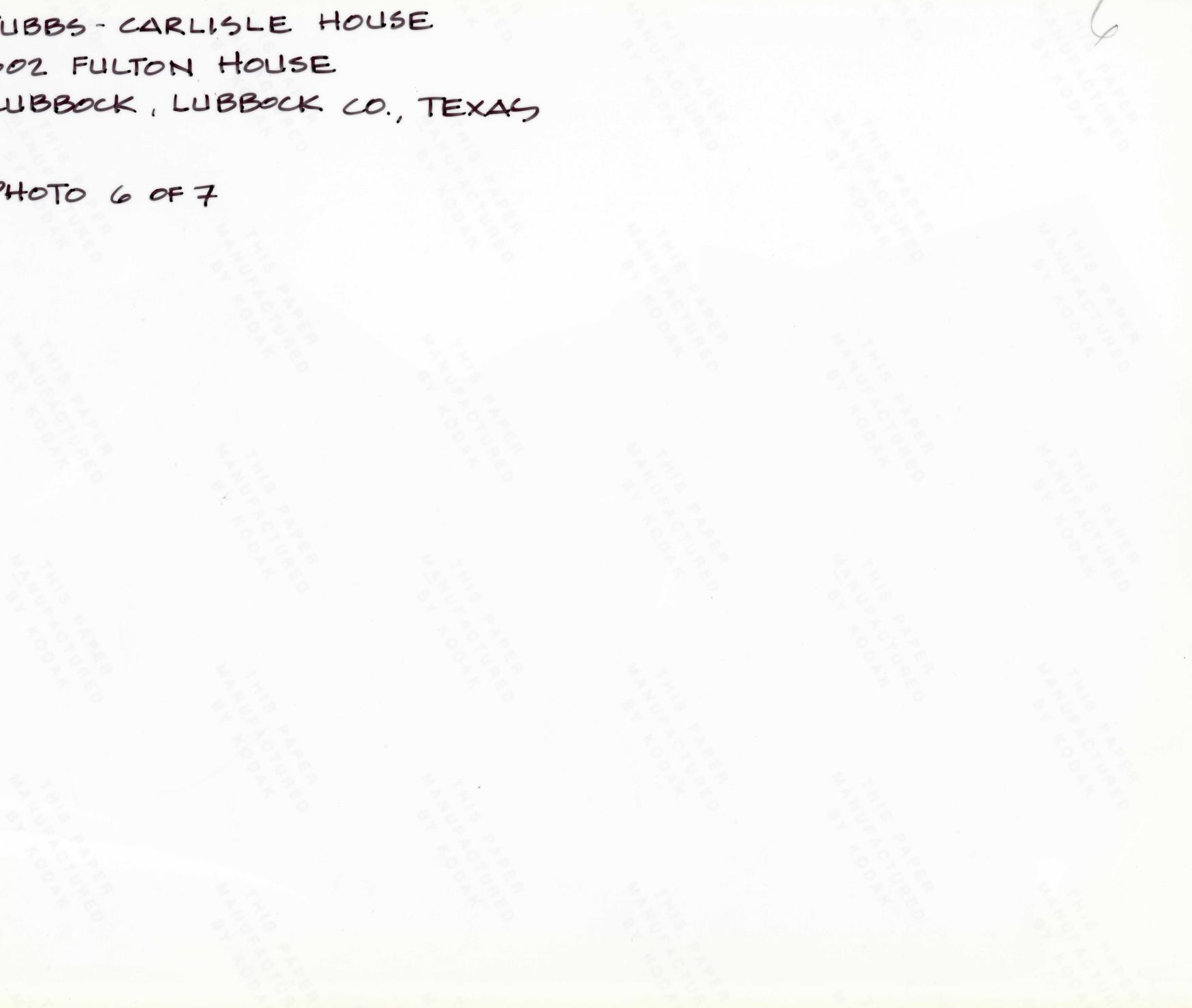
PHOTO 5 OF 7



TUBBS-CARLISLE HOUSE  
602 FULTON HOUSE  
LUBBOCK, LUBBOCK CO., TEXAS

PHOTO 6 OF 7

6

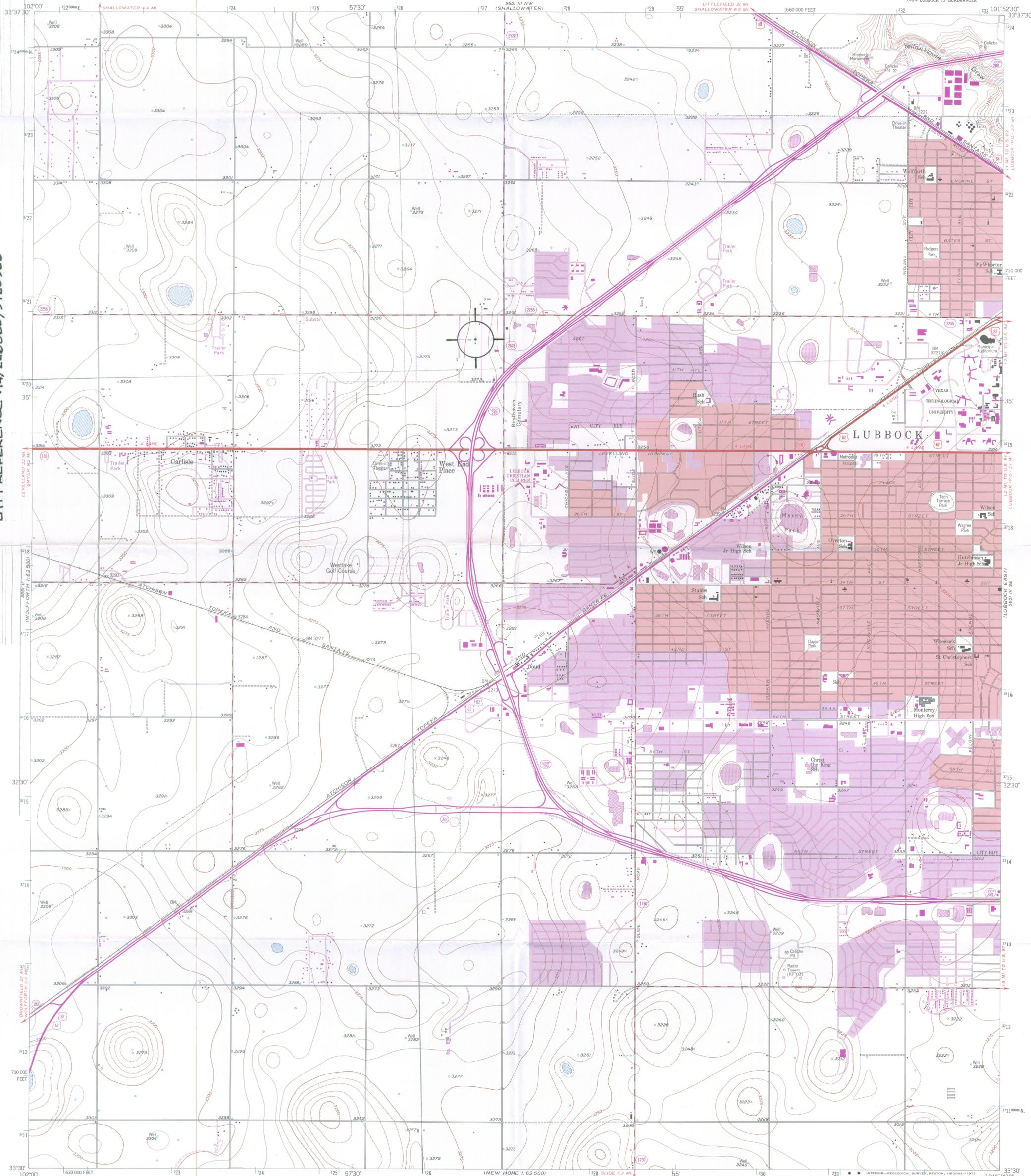




TUBBS-CARLISLE HOUSE  
602 FULTON HOUSE  
LUBBOCK, LUBBOCK CO., TEXAS

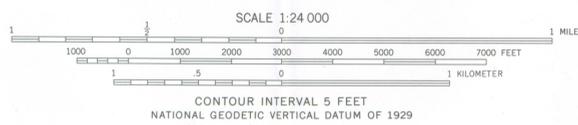
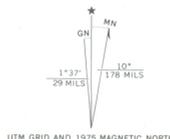
7

PHOTO 7 OF 7



TUBBS - CARLISLE HOUSE  
602 FULTON AVENUE  
LUBBOCK LUBBOCK CO, TEXAS  
UTM REFERENCE : 14/226860/3720360

Mapped, edited, and published by the Geological Survey  
Control by USGS and NOS/NOAA  
Culture and drainage in part compiled from aerial photographs taken 1954. Topography by planetable surveys 1957  
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 14, shown in blue  
Red tint indicates areas in which only landmark buildings are shown  
Revisions shown in purple compiled from aerial photographs taken 1970 and 1975. This information not field checked  
Purple tint indicates extension of urban areas



CONTOUR INTERVAL 5 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929



ROAD CLASSIFICATION

Primary highway, hard surface	Light-duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road
Interstate Route	U. S. Route
	State 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

LUBBOCK WEST, TEX.  
SW/4 LUBBOCK 15' QUADRANGLE  
N3330-W10152.5/7.5  
1957  
PHOTOREVISED 1970 AND 1975  
AMS 5651 III SW-SERIES V882

3301-322