

United States Department of the Interior
National Park Service
National Register of Historic Places Registration Form

1. Name of Property

Historic Name: Pollard Residential Historic District
Other name/site number: NA
Name of related multiple property listing: NA

2. Location

Street and number: Roughly bounded by Troup Highway to the north and northeast; Paluxy Drive to the east; East Southeast Loop 323 to the south; and New Copeland Road to the west
City or town: Tyler State: Texas County: Smith
Not for publication: [ ] Vicinity: [ ]

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] 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 [X] meets [ ] does not meet the National Register criteria.

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

Applicable National Register Criteria: [X] A [ ] B [X] C [ ] D

[Signature] Chief Deputy State Historic Preservation Officer
Signature of certifying official / Title Date 12/5/25
Texas Historical Commission
State or Federal agency / bureau or Tribal Government

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

4. National Park Service Certification

I hereby certify that the property is:
[ ] entered in the National Register
[ ] determined eligible for the National Register
[ ] determined not eligible for the National Register.
[ ] removed from the National Register
[ ] other, explain: \_\_\_\_\_

Signature of the Keeper

Date of Action

Pollard Residential Historic District, Tyler, Smith County, Texas

**5. Classification**

**Ownership of Property: Private, Public-Local**

**Category of Property: District**

**Number of Resources within Property**

Contributing	Noncontributing	
1207	111	buildings
0	0	sites
17	3	structures
0	0	objects
1224	114	total

Number of contributing resources previously listed in the National Register: 0

**6. Function or Use**

**Historic Functions:** DOMESTIC: Single Dwelling, Multiple Dwelling, Secondary Structure; COMMERCE: Business; GOVERNMENT: Public Works; RELIGION: Religious Facility, Church School; LANDSCAPE: Drainage Canal

**Current Functions:** DOMESTIC: Single Dwelling, Multiple Dwelling, Secondary Structure; COMMERCE: Business; GOVERNMENT: Public Works; RELIGION: Religious Facility, Church School; LANDSCAPE: Drainage Canal

**7. Description**

**Architectural Classification:** MID-CENTURY MODERN RESIDENTIAL: Minimal Traditional, Ranch, Styled Ranch, Contemporary; LATE MODERN: Mansard, Shed; MID-CENTURY MODERN NONRESIDENTIAL: Modern; OTHER: No Style, 21<sup>st</sup> Century Modern, Millennium Mansion, New Traditional

**Principal Exterior Materials:** Brick, Wood, Concrete, Stone

**Narrative Description** (see pages 12-94)

Pollard Residential Historic District, Tyler, Smith County, Texas

## 8. Statement of Significance

**Applicable National Register Criteria: A, C**

**Criteria Considerations:** NA

**Areas of Significance:** COMMUNITY PLANNING AND DEVELOPMENT, ARCHITECTURE (*local level*)

**Period of Significance:** 1947–1974

**Significant Dates:** NA

**Significant Person** (only if criterion B is marked): NA

**Cultural Affiliation** (only if criterion D is marked): NA

**Architects:** Gregory, Carl A.; Hicks, George; Shirley Simons and Sons; Wilcox, E. Davis; Little, Robert  
**Builders:** Andrews, Percy; Robinwood Building and Development Company; Jim Collum Construction;  
Coleman Construction Co.; Coleman, Joe; Coleman, John; Frederick, Joe; Ferrier, Leland; Clark, Junius;  
Graham, J.A., Jr.; Hightower, Richard (Dick); Johnston, Jack; Lawler, Harold; Lawler, Lindy; McAtee,  
Robert; Shull, Dan; Snodgrass, D. L.; Stringer, George  
**Designers:** Loggins, Jim; Torrance, Jarred

**Narrative Statement of Significance** (see pages 95-122)

## 9. Major Bibliographic References

**Bibliography** (see pages 123-125)

**Previous documentation on file (NPS):**

- 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, Austin*)
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository:

**Historic Resources Survey Number** (if assigned): *Historic and Architectural Resources of Tyler, Texas, Phase 1 – Work Program II: Pollard Farm Survey Area*

Pollard Residential Historic District, Tyler, Smith County, Texas

## 10. Geographical Data

**Acreage of Property:** 579.88 acres

### Coordinates

#### Latitude/Longitude Coordinates

Datum if other than WGS84: NA

1.	Latitude: 32.324345°N	Longitude: -95.294077°W
2.	Latitude: 32.325763°N	Longitude: -95.291196°W
3.	Latitude: 32.322421°N	Longitude: -95.285047°W
4.	Latitude: 32.318309°N	Longitude: -95.280892°W
5.	Latitude: 32.309156°N	Longitude: -95.279069°W
6.	Latitude: 32.303178°N	Longitude: -95.293539°W
7.	Latitude: 32.316349°N	Longitude: -95.294894°W

**Verbal Boundary Description:** See pages 126 and 129.

**Boundary Justification:** See page 126.

## 11. Form Prepared By

Name/title: Nicholas P. Kalogeresis, AICP, Associate Principal; Cade W. Sterling, Investigator (Lakota Group); Diane Williams; Marisa Gomez Nordyke (Historic Tyler); Kristina Kupferschmid, Architectural Historian (HHM & Associates)  
Organization: HHM and Associates, Inc.  
Street and number: P. O. Box 9648  
City or Town: Austin State: Texas Zip Code: 78766  
Email: kkupferschmid@hhminc.com  
Telephone: (512) 478-8014  
Date: March 1, 2024

## Additional Documentation

**Maps** (see continuation sheets 127-154)

**Additional items** (see continuation sheets 155-184)

**Photographs** (see continuation sheets 5-11, 185-257)

Pollard Residential Historic District, Tyler, Smith County, Texas

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**Photograph Log**

Name of Property: Pollard Residential Historic District  
City or Vicinity: Tyler  
County: Smith County  
State: Texas  
Number of Photographs: 73  
Photographer: Diane Williams and Amanda Herterich, Historic Tyler, Inc.

*All photographs accurately depict property conditions. No changes nor significant deterioration has occurred since the photos were taken in January – June 2023, February 2024, and May 2025.*

Photo 1 (TX\_SmithCounty\_PollardHistoricDistrict\_0001)  
Contextual view of west side of the 3000 block of Birdwell Drive. Camera facing north.  
Date: May 29, 2025

Photo 2 (TX\_SmithCounty\_PollardHistoricDistrict\_0002)  
Retaining wall in the 2900 block of Pollard Drive. Camera facing southwest.  
Date: February 24, 2023

Photo 3 (TX\_SmithCounty\_PollardHistoricDistrict\_0003)  
Contextual view of the west side of the 3100 block of Curtis Drive. Camera facing southwest.  
Date: May 29, 2025

Photo 4 (TX\_SmithCounty\_PollardHistoricDistrict\_0004)  
Contextual view at Birdwell Drive and De Charles Street. Camera facing south.  
Date: February 10, 2023

Photo 5 (TX\_SmithCounty\_PollardHistoricDistrict\_0005)  
Contextual view of the 2900 block of Pollard Drive. Camera facing south.  
Date: February 24, 2023

Photo 6 (TX\_SmithCounty\_PollardHistoricDistrict\_0006)  
Oblique view of a duplex at 3704 Colony Park Drive (Resource 139787). Camera facing south.  
Date: June 15, 2023

Photo 7 (TX\_SmithCounty\_PollardHistoricDistrict\_0007)  
Front façade of 800 Rhodes Drive (Resource 135107). Camera facing north.  
Date: February 10, 2023

Photo 8 (TX\_SmithCounty\_PollardHistoricDistrict\_0008)  
Front façade of 1106 Hansford Place (Resource 138792). Camera facing north.  
Date: March 2, 2023

Pollard Residential Historic District, Tyler, Smith County, Texas

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Photo 9 (TX\_SmithCounty\_PollardHistoricDistrict\_0009)  
Oblique of 1018 Wilmington Place (Resource 139704). Camera facing northwest.  
Date: March 2, 2023

Photo 10 (TX\_SmithCounty\_PollardHistoricDistrict\_0010)  
Front façade of 1209 E. Dulse Street A (Resource 135700) Camera facing south.  
Date: February 10, 2023

Photo 11 (TX\_SmithCounty\_PollardHistoricDistrict\_0011)  
Front façade of the split-level at 3241 Birdwell Drive (Resource 135409). Camera facing west.  
Date: February 8, 2023

Photo 12 (TX\_SmithCounty\_PollardHistoricDistrict\_0012)  
Oblique of the detached garage at 3125 Birdwell Drive B (Resource 135463) showing the common location of garages in the district. Camera facing southwest.  
Date: February 8, 2024

Photo 13 (TX\_SmithCounty\_PollardHistoricDistrict\_0013)  
Oblique of the former single-family residence currently used as an office, 1320 E. Southeast Loop 323 (Resource 137257). Camera facing northwest.  
Date: February 8, 2024

Photo 14 (TX\_SmithCounty\_PollardHistoricDistrict\_0014)  
Non-historic-age commercial building at 1310 E. Southeast Loop 323 (Resource 137259). Camera facing north.  
Date: June 15, 2023

Photo 15 (TX\_SmithCounty\_PollardHistoricDistrict\_0015)  
Oblique of St. Francis Episcopal Church at 3232 Jan Avenue A (Resource 136374). Camera facing northeast.  
Date: June 15, 2023

Photo 16 (TX\_SmithCounty\_PollardHistoricDistrict\_0016)  
Front of St. Francis Episcopal Church at 3232 Jan Avenue A (Resource 136374). Camera facing east.  
Date: May 29, 2025

Photo 17 (TX\_SmithCounty\_PollardHistoricDistrict\_0017)  
Contextual view of the pump house at 2917 Jan Avenue (Resource 136297). Camera facing southwest.  
Date: February 10, 2023

Photo 18 (TX\_SmithCounty\_PollardHistoricDistrict\_0018)  
The drainage canal with pedestrian bridge (Resource 139652) in the 3500 block of Woodbine Boulevard. Camera facing north.  
Date: February 10, 2023

Photo 19 (TX\_SmithCounty\_PollardHistoricDistrict\_0019)  
Concrete lined drainage canal (Resource 139655) in the 3700 block of Fry Avenue. Camera facing west.  
Date: February 13, 2023

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Photo 20 (TX\_SmithCounty\_PollardHistoricDistrict\_0020)  
Stone-lined drainage (Resource 139655) near 1005 E. Amherst Street. Camera facing south.  
Date: February 13, 2023

Photo 21 (TX\_SmithCounty\_PollardHistoricDistrict\_0021)  
Front façade of 719 E. Barbara Street (Resource 135710). Camera facing south.  
Date: May 29, 2025

Photo 22 (TX\_SmithCounty\_PollardHistoricDistrict\_0022)  
Front façade of 702 E. Hudson Street (Resource 139883). Camera facing north.  
Date: June 15, 2023

Photo 23 (TX\_SmithCounty\_PollardHistoricDistrict\_0023)  
Oblique view of 3110 Curtis Drive (Resource 136120). Camera facing east.  
Date: May 29, 2025

Photo 24 (TX\_SmithCounty\_PollardHistoricDistrict\_0024)  
Front façade of 2812 Dinah Lane (Resource 139678). Camera facing east.  
Date: March 2, 2023

Photo 25 (TX\_SmithCounty\_PollardHistoricDistrict\_0025)  
Front façade of 717 E. Barbara Street (Resource 135709). Camera facing south.  
Date: February 10, 2023

Photo 26 (TX\_SmithCounty\_PollardHistoricDistrict\_0026)  
Oblique of 904 E. Dulse Street (Resource 135659). Camera facing northeast.  
Date: February 10, 2023

Photo 27 (TX\_SmithCounty\_PollardHistoricDistrict\_0027)  
Oblique view of 3211 Dinah Lane (Resource 135545). Camera facing southwest.  
Date: February 4, 2023

Photo 28 (TX\_SmithCounty\_PollardHistoricDistrict\_0028)  
Front façade of 3809 Arlington Avenue (138804). Camera facing southwest.  
Date: May 29, 2025

Photo 29 (TX\_SmithCounty\_PollardHistoricDistrict\_0029)  
Front façade of 3008 S. Cameron Avenue A (Resource 135802). Camera facing east.  
Date: February 10, 2023

Photo 30 (TX\_SmithCounty\_PollardHistoricDistrict\_0030)  
Front façade of 3801 S. Cameron Avenue (Resource 136512). Camera facing west.  
Date: June 15, 2023

Photo 31 (TX\_SmithCounty\_PollardHistoricDistrict\_0031)  
Oblique of 923 E. Hudson Street (Resource 134932). Camera facing southwest.  
Date: February 9, 2024

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Photo 32 (TX\_SmithCounty\_PollardHistoricDistrict\_0032)  
Front façade of 3412 Pollard Drive (Resource 137040). Camera facing east.  
Date: February 6, 2023

Photo 33 (TX\_SmithCounty\_PollardHistoricDistrict\_0033)  
Front façade of 3815 S. Cameron Avenue A (Resource 136521). Camera facing north.  
Date: February 10, 2023

Photo 34 (TX\_SmithCounty\_PollardHistoricDistrict\_0034)  
Oblique view of 2917 Curtis Drive (Resource 136086). Camera facing northwest.  
Date: February 10, 2023

Photo 35 (TX\_SmithCounty\_PollardHistoricDistrict\_0035)  
Front façade of 3400 Woodbine Boulevard (Resource 135997). Camera facing east.  
Date: May 29, 2025

Photo 36 (TX\_SmithCounty\_PollardHistoricDistrict\_0036)  
Front façade of 3405 Fry Avenue (Resource 138155). Camera facing west.  
Date: February 4, 2023

Photo 37 (TX\_SmithCounty\_PollardHistoricDistrict\_0037)  
Front façade of 3507 Fry Avenue (Resource 138173). Camera facing west.  
Date: February 9, 2024

Photo 38 (TX\_SmithCounty\_PollardHistoricDistrict\_0038)  
Front façade of 3400 Allen Avenue (Resource 138703). Camera facing east.  
Date: February 10, 2023

Photo 39 (TX\_SmithCounty\_PollardHistoricDistrict\_0039)  
Front façade 2816 Fry Avenue (Resource 138262). Camera facing east.  
Date: February 4, 2023

Photo 40 (TX\_SmithCounty\_PollardHistoricDistrict\_0040)  
Front façade of 3614 Woodbine Boulevard (Resource 136014). Camera facing east.  
Date: February 3, 2023

Photo 41 (TX\_SmithCounty\_PollardHistoricDistrict\_0041)  
Front façade of 4020 Pinedale Place (Resource 138995). Camera facing east.  
Date: February 6, 2023

Photo 42 (TX\_SmithCounty\_PollardHistoricDistrict\_0042)  
Front façade of 3104 S. Cameron Avenue (Resource 135814). Camera facing southwest.  
Date: February 10, 2023

Photo 43 (TX\_SmithCounty\_PollardHistoricDistrict\_0043)  
Oblique of 3411 Woodbine Boulevard (Resource 136032). Camera facing east.  
Date: February 3, 2023

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Photo 44 (TX\_SmithCounty\_PollardHistoricDistrict\_0044)  
Front façade of 1019 Santa Rosa Drive (Resource 138723). Camera facing south.  
Date: February 4, 2023

Photo 45 (TX\_SmithCounty\_PollardHistoricDistrict\_0045)  
Front façade of 3618 Wynnwood Drive A (Resource 138908). Camera facing southeast.  
Date: February 10, 2023

Photo 46 (TX\_SmithCounty\_PollardHistoricDistrict\_0046)  
Front façade of 3416 Allen Avenue (Resource 138718). Camera facing east.  
Date: February 4, 2023

Photo 47 (TX\_SmithCounty\_PollardHistoricDistrict\_0047)  
Front façade of 815 Shepherd Lane (Resource 138947). Camera facing southeast.  
Date: June 16, 2023

Photo 48 (TX\_SmithCounty\_PollardHistoricDistrict\_0048)  
Front facade of 3115 S. Cameron Avenue (Resource 135823). Camera facing west.  
Date: February 9, 2024

Photo 49 (TX\_SmithCounty\_PollardHistoricDistrict\_0049)  
Front façade of 3334 Allen Avenue (Resource 138699). Camera facing east.  
Date: February 10, 2023

Photo 50 (TX\_SmithCounty\_PollardHistoricDistrict\_0050)  
Front facade of 3300 S. Keaton Avenue (Resource 137161). Camera facing east.  
Date: February 9, 2024

Photo 51 (TX\_SmithCounty\_PollardHistoricDistrict\_0051)  
Oblique of 1017 Clyde Drive (Resource 138440). Camera facing southeast.  
Date: January 31, 2023

Photo 52 (TX\_SmithCounty\_PollardHistoricDistrict\_0052)  
Front façade of 801 Pinedale Place (Resource 139025). Camera facing southwest.  
Date: February 6, 2023

Photo 53 (TX\_SmithCounty\_PollardHistoricDistrict\_0053)  
Oblique of 730 Shannon Drive A (Resource 139818). Camera facing northwest.  
Date: February 9, 2024

Photo 54 (TX\_SmithCounty\_PollardHistoricDistrict\_0054)  
Front façade of 1500 Westfield Street (Resource 136216). Camera facing north.  
Date: February 3, 2023

Photo 55 (TX\_SmithCounty\_PollardHistoricDistrict\_0055)  
Oblique of 3409 McMillan Drive A (Resource 135888). Camera facing west.  
Date: February 9, 2024

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Photo 56 (TX\_SmithCounty\_PollardHistoricDistrict\_0056)  
Oblique of 1024 Clyde Drive (Resource 138448). Camera facing northwest.  
Date: January 31, 2023

Photo 57 (TX\_SmithCounty\_PollardHistoricDistrict\_0057)  
Oblique of 2806 S. Keaton Avenue (Resource 137124). Camera facing southeast.  
Date: February 5, 2023

Photo 58 (TX\_SmithCounty\_PollardHistoricDistrict\_0058)  
Oblique of 1626 Dennis Drive (Resource 135574). Camera facing north.  
Date: May 29, 2025

Photo 59 (TX\_SmithCounty\_PollardHistoricDistrict\_0059)  
Front façade of 3513 Fry Avenue (Resource 138179). Camera facing west.  
Date: February 4, 2023

Photo 60 (TX\_SmithCounty\_PollardHistoricDistrict\_0060)  
Front façade of 1106 Heines Drive (Resource 138672). Camera facing north.  
Date: February 9, 2024

Photo 61 (TX\_SmithCounty\_PollardHistoricDistrict\_0061)  
Front façade of 1023 Hansford Place (Resource 139698). Camera facing south.  
Date: March 2, 2023

Photo 62 (TX\_SmithCounty\_PollardHistoricDistrict\_0062)  
View of 4034 New Copeland Road (Resource 139033). Camera facing north.  
Date: February 8, 2023

Photo 63 (TX\_SmithCounty\_PollardHistoricDistrict\_0063)  
Oblique of 3801 Arlington Avenue (Resource 138800). Camera facing northwest.  
Date: February 10, 2023

Photo 64 (TX\_SmithCounty\_PollardHistoricDistrict\_0064)  
Front façade of 2830 Pounds Avenue A (Resource 138309). Camera facing east.  
Date: February 4, 2023

Photo 65 (TX\_SmithCounty\_PollardHistoricDistrict\_0065)  
Oblique of 2818 Pounds Avenue (Resource 138297). Camera facing east.  
Date: February 4, 2023

Photo 66 (TX\_SmithCounty\_PollardHistoricDistrict\_0066)  
Front façade of 3316 Fry Avenue (Resource 138141). Camera facing east.  
Date: February 4, 2023

Photo 67 (TX\_SmithCounty\_PollardHistoricDistrict\_0067)  
Oblique of 3528 S. Keaton Avenue (Resource 137212). Camera facing southeast.  
Date: February 9, 2024

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Photo 68 (TX\_SmithCounty\_PollardHistoricDistrict\_0068)  
Oblique of 3714 Fry Avenue (Resource 138188). Camera facing northeast.  
Date: February 4, 2024

Photo 69 (TX\_SmithCounty\_PollardHistoricDistrict\_0069)  
Front façade of 1214 E. Barbara Street (Resource 135297). Camera facing north.  
Date: February 9, 2024

Photo 70 (TX\_SmithCounty\_PollardHistoricDistrict\_0070)  
Front façade of 3514 Bain Place (Resource 138883). Camera facing northeast.  
Date: May 29, 2025

Photo 71 (TX\_SmithCounty\_PollardHistoricDistrict\_0071)  
Front façade of 3806 Pollard Drive A (Resource 137073). Camera facing east.  
Date: February 6, 2023

Photo 72 (TX\_SmithCounty\_PollardHistoricDistrict\_0072)  
Oblique of 2816 S. Keaton Avenue (Resource 137132). Camera facing northeast.  
Date: February 10, 2023

Photo 73 (TX\_SmithCounty\_PollardHistoricDistrict\_0073)  
Contextual view of the west side of the 3400 block of Woodbine Boulevard. Camera facing northwest.  
Date: May 29, 2025

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

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

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## **Narrative Description**

The Pollard Residential Historic District is located in south Tyler, Texas approximately three miles southeast of downtown in a wooded and hilly area. The district encompasses approximately 580 acres and more than 85 blocks of post-World War II residential development roughly bounded by Troup Highway to the north and northeast, Paluxy Drive to the east, East Southeast Loop 323 to the south, and New Copeland Road to the west. The district is comprised of 17 historic subdivisions of varying sizes platted between 1930 and the early 1970s.<sup>1</sup> The district includes both basic grid and curvilinear street patterns with modest to large size lots. Built out between 1947 and 1974, the district contains a large concentration of post-war Ranch homes of various plans and sizes, as well as auxiliary domestic resources including detached garages, carports, and sheds. Though one-story modest and standard Ranch homes are the most common, the district also includes examples of Styled Ranch homes with Neoclassical, Colonial Revival, French, Spanish, or Tudor stylistic influences, as well as Minimal Traditional, Contemporary, and Mansard residences. While many of the houses are speculative, model, or custom-built residences, examples of larger, higher style, builder- and architect- designed houses are also in the district. Religious, public works, and landscape resources including two planned drainage canals, are few, but they contribute to the district's physical character. Commercial resources are also rare and limited to the southern boundary near East Southeast Loop 323. The district retains a good degree of integrity. Common alterations minimally impact integrity and include window and door replacements, painting of exterior brick, infilled garages, and small additions. Resources built after 1974 account for only seven percent of the district, and vacant lots are even fewer. The Pollard Residential Historic District has a total of 1,338 resources (1,318 buildings, 20 structures), of which 1,224 (91 percent) are contributing and 114 (9 percent) are noncontributing.

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## **Setting**

The Pollard Residential Historic District is located in Tyler, Texas. Tyler is the largest city and the county seat of Smith County in East Texas (Maps 1-2). Approximately three miles southeast of downtown, the district occupies roughly 580 acres of low-rolling wooded terrain characteristic of the East Texas Timberlands region (Maps 3-15). The district is residential with commercial development within the boundaries limited to East Southeast Loop 323. East Southeast Loop 323, completed in the late-1950s, is a state highway circling Tyler and is one of the city's main thoroughfares. Just east of the boundaries, a mix of large-scale commercial, religious, medical, and multi-family residential development—a mixture of non-historic and historic-age resources without integrity—is located along Troup Highway (State Highway 110), another one of city's major thoroughfares. The areas west and north of the district are characterized by residential, educational, and religious development. The development patterns and layout of streets, as well as the cohesive collection of Ranch houses in the district, contrast with the early 20<sup>th</sup> century subdivisions and houses to the north and west.

## **Evolution and Development of Historic District**

Prior to World War II, land within the Pollard Residential Historic District was undeveloped and the area was still rural. Comprised of large, unsubdivided parcels, owners farmed and ranched the land in the early to mid- twentieth century. Beginning in the 1930s, owners of land in and around the district in south Tyler began subdividing and selling their large parcels for residential development. Within the district, the first subdivision, Donnybrook Heights, was platted in 1930. Houses in the subdivision, which extends outside the district boundaries to the west, first appeared in the 1930s. Within the district, the first houses in Donnybrook Heights were built after the war in the late 1940s. Houses in the district were also built in the 1940s in a new subdivision, New Copeland Addition, which was platted in 1946. A 1949 aerial image shows this early development, located near the northwest corner of the district, as well as the agricultural properties and resources that remained in the rest of the district. No resources associated with these large tracts of land remain in the district. Over the next two-and-a-half decades, developers platted more than 30 additions in 16 new subdivisions in the district (17 subdivisions in total were platted during the historic period) (Figures 1-2).

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<sup>1</sup> There is one non-historic age subdivision, the Warren Addition, platted in 2020.

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Some, including two of the largest—Briarwood and Green Acres—were developed in phases. Development peaked in the 1950s with nearly two dozen subdivisions platted and more than 700 resources built in the district. Development continued throughout the 1960s, and by the early 1970s, the entire district was platted and almost fully developed (Figures 3-7). The table below breaks down the decades of construction of the resources in the district.

Table 1. Decades of construction for Resources in the Pollard Residential Historic District.

Decade of Construction	No. Resources Built	% of Total	Location
1947-1949	17	1%	Scattered in NW
1950-1959	706	53%	Eastern half, Western half, North end
1960-1969	412	31%	Scattered with clusters in west middle, NW corner, SW corner. Few in eastern half.
1970-1979	143	11%	Scattered with clusters in SW. Few in eastern half and NW corner.
1980-1989	19	1%	Scattered
1990-1999	19	1%	Northern section, Scattered in southern section
2000-2009	9	Less than 1%	Scattered
2010-2019	5	Less than 1%	Scattered
2020s	8	Less than 1%	Scattered

**Street and Lot Layout and Vegetation**

Comprised of multiple subdivisions, the street pattern in the district is somewhat irregular in that most streets do not run directly through the entirety of the district either north-to-south or east-to-west. Instead, streets curve and interconnect with one another as they snake through the district. Some streets follow straight alignments, while others run diagonally, and still others are curvilinear. The district has several long blocks that run north-south and that intersect and terminate at T and Y intersections. Streets throughout the district have concrete curbing and lack sidewalks. Alleys exist but are very rare.

Similar to the irregular street pattern, the multiple subdivisions within the district create lots of various size, shape, and orientation (Maps 16-28, Figure 3). Smaller, rectangular lots oriented north-south, though scattered throughout the district, are found in larger numbers in the southeast portion of the district, between Waverly Street to the north, Birdwell Drive to the east, Easy Street to the south, and Jan Avenue to the west, as well as in the northwestern corner, bounded by Wilma Street to the north, S. Keaton Avenue to the east, Dulse Street to the south, and Pollard Drive to the west. Smaller, rectangular lots oriented west-east are likewise located throughout the district, but the middle section of the district, between the 3000 and 3800 block of S. Cameron in particular, is comprised of these properties. The district does not contain any lots of massive scale significantly larger than the rest – with the exception being 3900 Pinedale Place in the south portion of the district. In general, larger lots are in the eastern portion of the district, along Dinah Lane and Macmillan Drive, and in the middle of the district, bounded by E. Barbara Street to the north, Itten Drive to the east, East Watkins Street to the south, and S. Keaton Avenue to the west. Setbacks are uniform street-by-street and generally consistent throughout the district. An exception is the east side of S. Cameron Avenue—houses 2818 through 2900 S. Cameron Avenue—where the setbacks are uniquely large for the district. Houses are characteristically rectangular or irregular plan oriented with their long sides facing the street, creating a uniform low typically one-story profile in the district. Lawns throughout are well manicured, and many have carriage walks. In areas with steeper topography, carriage walks have steps that rise from the street to the house. Also, in some areas of steep terrain, lots are terraced with stone and concrete retaining walls between lots built by original developers. Examples are found in some of the Briarwood additions, the Green Acres additions, and the Pollard School Addition (Photo 2). Driveways are common and typically are accessed from the side of the house. Driveways are also accessed from the rear or side of the

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property on corner lots and are typically perpendicular to the garage or carport, or are curved. Some driveways, especially for larger Styled Ranch homes with bigger setbacks, are formal crescent shaped, commonly seen along Woodbine Boulevard and Dinah Lane.

In addition to front lawns, the district is characteristically vegetated (Photos 3-4). A collection of mature elm, pine, dogwood, magnolia, and hickory trees are found in many yards, and trees also line the drainage canal that runs down the Dinah Lane and Woodbine Boulevard median. Historic brick mailboxes, light posts, and brick fencing are also common character defining features of the district.

**Architectural Character** (See corresponding Inventory, pages 31-94; Maps 16-28)

Property Types and Forms

*Domestic Resources*

Domestic properties account for the majority, 99 percent, of resources in the historic district. Detached **single-family residences** account for most of the resources (92 percent) (Photo 5). **Multi-family residences** account for 17 resources and only one percent of the total number in the district. All the multi-family residences are duplexes, and they are all located in one subdivision in the southwest corner of the district. Like the other duplexes in the district, the house at **3704 Colony Park Drive (Resource 139787, Photo 6)** resembles many of the larger single-family Ranch houses in the district in form, style, and materials. Built around 1969, the house is symmetrical and comprised of a middle section with two side wings that extend outward. Built as a Styled Ranch with French influences, the brick-clad house has a steep-pitched cross-hipped roof and quoins at its corners. There are two separate inset entryways with arched porticos. **Secondary domestic resources**, including garages, carports, sheds, back houses, garage apartments, and pool houses number 77 and represent six percent of the resources in the district. Auxiliary resources are scattered throughout, though the northwest corner of the district contains a large cluster. At least 15 local builders and development companies constructed residences in the district. Some of these builders also constructed model homes and “a few” custom-built homes.<sup>2</sup> Architectural firms designed a small number (six) of custom-built residences in the district.<sup>3</sup>

Most historic-age single-family residences and duplexes in the district are **Ranch** houses; there are 1,230 Ranch houses in the district. The Ranch house is characterized by its broad one-story shape, low-pitched roof, and horizontal rather than vertical emphasis. Ranch houses almost always have slab-on-grade concrete foundations. This popular, post-war modern house form was built in a variety of regular and irregular, symmetrical and asymmetrical plans, with front and rear porches supported with porch posts, picture windows, and with different roof types and configurations, including hipped roof, cross-hipped roof, side-gabled roof, and cross-gabled roof and broad eave overhangs. Constructed between the late 1940s and early 1970s in the district, the Ranch houses in the district present in a variety of forms, plans, and styles as illustrated by the houses at **800 Rhodes Drive (Resource 135107, Photo 7)**, **1018 Wilmington Place (Resource 139704, Photo 9)**, and **1209 E. Dulse Street A (Resource 135700, Photo 10)**. Examples of Ranch houses with L-shaped, rectangular, and irregular plans exist. Both modest-sized and larger, rambling Ranch houses are in the district. Garages and carports are typically attached or integrated into the main façade of residences. They are accessed either from the front, side, or rear of the house. Most of the houses are one-story, but two-story usually Styled Ranch examples are present in the district. Chimneys are common and are typically located along ridge rooflines. Built in a variety of forms and multiple popular styles from the era, examples of the various Ranch houses in the district are discussed in the *Architectural Styles* section that follows.

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<sup>2</sup> Referencing a Pollard interview in Diane E. Williams, “Survey Report Historic and Architectural Resources of Tyler, Texas, Phase 1 - Work Program II: Pollard Survey Area,” prepared for the City of Tyler and Historic Tyler, Inc. (July 2016) 47.

<sup>3</sup> Referencing a Pollard Interview in Williams, “Survey Report Historic and Architectural Resources of Tyler, Texas, Phase 1 - Work Program II: Pollard Survey Area,” 47.

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Another popular post-war house form represented in the district is the **split-level** house; there are 17 split-level houses in the district. Split-level houses are comprised of three separate and staggered levels. The three levels of the house, generally divided between a garage, a mid-level living area, and an upper bedroom level, are accessed by partial flights of steps inside the house. Popular throughout the 1970s, split-level houses have a layered and more vertical emphasis that distinguishes them from one-story Ranch homes. The rolling topography of the district made the split-level house a natural choice for builders. The residence at 3241 Birdwell Drive is an excellent illustration of a split-level house. The home at **3241 Birdwell Drive (Resource 135409, Photo 11)** was constructed in 1956 in the Ranch style. Comprised of three-levels, the lower, two-bay garage and primary living section are clad in tan Roman brick with haute relief linear detailing. The second story above the garage is clad in board and batten. The inset entry portico on the main level is also clad in board and batten. The two-story section has a hipped roof, and the main level is topped with a side-gabled roof. Original, single-hung metal windows remain on the front façade as do the decorative shutters on the main and second levels.

**Secondary domestic resources** in the district include resources associated with domestic uses. These include detached garages (38), carports (18), sheds (11), back houses (6), garage apartments (3), pool house (1), and an outbuilding of unknown use (1).<sup>4</sup> Characteristically, these resources typically have one or two small rooms. Simple in plan, with rectangular footprints, these buildings are typically utilitarian, though some reflect the style of their associated house. Building materials of secondary resources tend to match or are compatible with the materials of the main house. Most are positioned to the side or rear of the primary house. Garages account for the largest number of secondary domestic resources in the district. Of the 78 secondary resources, 46 are historic-age, and all but two retain sufficient integrity to contribute to the district. A representative example of a contributing detached garage in the district is located at **3125 Birdwell Drive B (Resource 135463, Photo 12)**. Typical of most garages, this 1970 garage is recessed to the rear of the house, accessed by a side driveway. The rectangular plan and brick veneer are also typical of the garages in the district.

#### *Commercial Resources*

There are five resources in the historic district currently used for commercial purposes. All five are used as offices and are located on East Southeast Loop 323 at the southern district boundary. Three of the buildings were built for commercial purposes, and two are repurposed single-family houses. The three commercial properties built for commercial purposes are all classified as noncontributing because they were built outside the period of significance. The two adapted single-family residences are both historic-age, though only **1320 E. Southeast Loop 323 (Resource 137257, Photo 13)** retains integrity and is classified as contributing. Despite the conversion of one-half of the lawn into a parking lot, the building, built around 1964, retains integrity. The building at 1510 East Southeast Loop 323 (Resource 137249), however, was significantly altered around 2008 with a brick refacing, dormer additions, fenestration alteration, and rear addition that render it noncontributing.

Despite the noncontributing classification of four of the five commercial properties, they generally are compatible with the district building stock in terms of form, materials, and any stylistic influences. The building at **1310 E. Southeast Loop 323 (Resource 137259, Photo 14)** is used as an example to highlight this trend. Built in 1983, the noncontributing building has an irregular plan that mimics a split-level house, and its multi-colored brick veneer is compatible with the materials of contributing buildings. The inset entrance and cross-hipped roof of the building are also compatible with house forms and roofs in the district. The fenestration pattern, the business sign, and the large parking lot to the front of the building, however, distinguish it as a commercial building.

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<sup>4</sup> Note that only auxiliary resources substantial in size and scale and clearly visible from the right-of-way were evaluated and included in the district inventory. In some instances, where aerial images show secondary resources in back yards, they were not visible from the right-of-way due to fencing or vegetation. In these cases, these resources were not included in the inventory.

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*Religious Resources*

Saint Francis Episcopal Church at 3232 Jan Avenue is the only religious complex in the district.<sup>5</sup> Comprised of three Modern contributing buildings—a church (**3232 Jan Avenue A, Resource 136374**), a parish hall (**3232 Jan Avenue B, Resource 136381**), and a school (**3232 Jan Avenue C, Resource 136382**)—the complex was constructed between 1958 and 1960. The one-story sanctuary (**Resource 136374**) was built in 1958 and designed by E. Davis Wilcox in red brick with a low pitched roof and side wings featuring aluminum bulkheads and aluminum-framed window bands, and a strong horizontal emphasis, all characteristics of Mid-Century Modernism (Figure 8, Photos 15-16).<sup>6</sup> The front gable and windows on the primary elevation were influenced by Contemporary design. The parish hall (Resource 136381), now used as a school building, was designed with vertical wood siding, a flat roof, and window openings for multi-paned double-hung windows. It lacks the stylistic influences of the church building, but its size, form, and materials are modern. The third building is a red brick school building (Resource 136382), built around 1960, comprised of three front-gabled roofs; the middle one is inset from the two end wings. Like the parish hall, this smaller building also lacks stylistic influences, but is modern in size, form, and materials. The property and its buildings are compatible in style, materials, and scale with the rest of the district.

There is one other property in the district that currently serves a religious function, though it was built around 1952 as a single-family residence. The Ranch house at 1316 E. Barbara Street (Resource 135303) currently serves as the Tyler Chinese Baptist Church. The one-story house has a gable bay in the center of its front elevation facing E. Barbara Street. Designed with red brick, the house also features a low-hipped roof and a main entry recessed from the gable bay and an attached two-car garage on the west elevation. The building retains a high degree of integrity and therefore is classified as contributing.

*Governmental (Public Works) Resources*

Only one government building is in the district. The Jan Street Booster Station, a pump house, at **2917 Jan Avenue (Resource 136297, Photo 17)** in the triangular lot at the intersection of Jan and S. Cameron Avenues, was constructed in 1973 as a public works project. Built to distribute water, the small rectangular one-story building was constructed by the City of Tyler with bonds as part of a larger water system replacement project to ensure a steady supply of water for the Green Acres subdivision. Though smaller than residences in the district, the building is compatible in materials and style. The side-gabled building has a tan brick veneer and slight Colonial Revival influences, as reflected in the centered, paneled wood door, multi-light windows, and arched window hoods clad with wood siding. The garage door on the side of the building allows for the easy movement of equipment. The building also features an integrated sloped low retaining wall at its sides that partially obscures the driveway. This building contributes to the district.

*Landscape Resources*

The district contains two planned drainage canals that contribute significantly to its character and visual appearance. These landscape features also helped to enable the development of the area by controlling the movement of water and therefore preventing flooding. Drainage canals in the district include the concrete-lined canal within the Dinah Lane and Woodbine Boulevard (**Resource 139652**) landscape medians that follow the natural slope south toward East

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<sup>5</sup> Several religious properties historically associated with the district were excluded from the boundaries. Southern Oaks Baptist Church constructed the buildings at 601 E. Amherst Street and 3200 New Copeland Road (now Iglesia Bautista Ciudad de Gracia). The church (601 E. Amherst Street) was built in 1969. A side addition replaced the auditorium of the church between 1995 and 2004 and a rear addition was also built sometime outside the historic period. Due to the lack of integrity, the church was left outside the boundaries. The Family Life Center (3200 New Copeland Road), though seemingly has integrity, was built in 1977 outside the period of significance and therefore would be noncontributing to the district. Pollard United Methodist Church, at 3030 New Copeland Road, was also excluded from the district due to integrity issues. The church, built in 1955, has large rear and side additions (1994) and its front façade and entrance were altered outside the historic period (likely also in 1994 when the church underwent an expansion program). The property also has several, large non-historic-age buildings. Also excluded from the district are two non-historic resources adjacent to the district: the Southern Oaks Dental building at 3080 New Copeland Road was built in 2019 and the Nancy Wright Property Management building at 3100 New Copeland Road was built in 1975 and has extensive alterations.

<sup>6</sup> *The Tyler Courier-Times*, July 14, 1957, 19. The design in Figure 8 was modified when the construction took place.

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Southeast Loop 323. The Dinah Lane and Woodbine Boulevard drainage canals feature curb cut inlets from the street surface, magnolia trees, and pedestrian bridges constructed in concrete with steel rod railings (Photo 18). Built around 1955, based on aerial image analysis, this structure contributes to the district. Another drainage canal (Resource **139655**) in the district roughly follows the alignment of Fry Avenue (Photos 19-20). Running from roughly the middle of the district in a southwest direction towards the southwest corner, this drainage canal, unlike the Dinah Lane/Woodbine Boulevard one, runs in between the rear of properties. Because of its location, this drainage canal is only visible where it runs beneath streets. This drainage canal is lined in places with both concrete and stone. It also has both concrete and stone walls. Also built around 1955, this structure also contributes to the district.

Architectural Styles (See corresponding Inventory, pages 31-94; Maps 16-28)

The architectural styles used in the district followed statewide and nationwide trends. Given that the district is comprised mostly of post-war Ranch houses, styles in the district reflect the popular Ranch styles of the period. Stylistic classification of the resources, including the non-historic-age resources, in the district were taken from Virginia McAlester's *A Field Guide to American Houses*. These styles are discussed in the subsections that follow.

*All representative properties discussed below are contributing unless explicitly stated otherwise.*

*Minimal Traditional*

Minimal Traditional homes first appeared across the country during the Great Depression and were made possible by Federal Housing Administration (FHA) loans. Popular in the district between 1946 and roughly 1955, they were designed for efficiency and economy per FHA guidance. Minimal Traditional residences are small houses, one-story in height usually with square, rectangular, or L-shaped plans, and gable-and-wing, side-gabled, or hipped roofs. They are also characterized by double hung multi-pane windows, minimal eave overhang, small porches, and very little architectural ornament.<sup>7</sup> The minimal architectural detailing is often inspired by Colonial Revival precedents. While some are original, many garages and carports appear to have been added later to suit the needs of a growing household. According to Virginia Macalester, the distinction between some Minimal Traditional and Ranchette or early Ranch homes "is a matter of judgement," but Ranches typically include picture windows and corner windows, and the structures have a larger horizontal emphasis and a "broader profile" than Minimal Traditional houses.<sup>8</sup> The emphasis on horizontality is accentuated by the use of different wall cladding below the base of windows.<sup>9</sup> Homes that are on the line could be classified as either category.

Minimal Traditional homes account for only around two percent of all the residences in the historic district. These houses are aptly located in the northern and western sections, closer to the earlier subdivisions and residential development. The 700 and 800 blocks of East Barbara Street offer an example of the transitional phase between the Minimal Traditional and the Ranch house. Dates of construction range from around 1947 to about 1955.<sup>10</sup> Residences such as 719 E. Barbara Street (Resource 135710, built around 1951) and 735 E. Barbara Street (Resource 135712, also built around 1951) reflect the growing preferences for low-slung, horizontal forms that became characteristic of the Ranch house. Both houses are side gabled but lack a pronounced roof overhang; garages are attached but not fully incorporated into the main block of the house. The front façade of **719 E. Barbara Street (Resource 135710)**, Photo 21) features a prominent three-bay window that retains the multi-pane character of the Minimal Traditional house but also mimics picture windows characteristic of Ranches. The façade of 735 E. Barbara Street (Resource 135712) incorporates a standard, aluminum picture window typical of Ranch houses but retains the Minimal Traditional house's low-pitched cross gable roof. Both houses exhibit a uniform exterior cladding of brick. Other clearer examples of

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<sup>7</sup> Virginal Savage McAlester, *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture* (New York: Alfred A. Knopf, 2014) 586-589.

<sup>8</sup> McAlester, *A Field Guide to American Houses*, 602.

<sup>9</sup> McAlester, *A Field Guide to American Houses*, 602.

<sup>10</sup> There is one outlier example, built in 1965.

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Minimal Traditional in the district include 702 E. Hudson Street and 2812 Dinah Lane. Built around 1949 and located in the western edge of the district is **702 E. Hudson Street (Resource 139883, Photo 22)**. The brick house has a small footprint and is topped with a side-gable roof with a hipped front wing that lacks a broad overhang. The house has a slightly wider profile than typical Minimal Traditional houses and features a three-bay window that mimics a picture window. Windows have shutters, but overall, the house lacks any stylistic influences or elaborations. A walkway connects the sidewalk to the small inset entry porch that has fabricated metal railing and support. The Minimal Traditional home at **3110 Curtis Drive (Resource 136120, Photo 23)** located in the central portion of the district is remarkably intact. Constructed in 1953, it features a small footprint, L-plan, brick veneer exterior, cross-gabled roof, small porch, and original windows including a picture window on the primary elevation. The home lacks shutters. The attached double garage is recessed and is presumably original, as it appears on a 1958 aerial image. The house at **2812 Dinah Lane (Resource 139678, Photo 24)** is an outlier, as it is located in the northeastern portion of the district. Built around 1954, this cross-hipped roof house originally had a square plan with a slightly protruding L at the primary elevation. The rear garage and house were originally separate but have since been integrated with an addition, giving it a more horizontal profile from E. Dulse Street. Lacking any ornamentation or stylistic influences, the salmon brick house features double-hung windows with horizontal sashes. As all these examples demonstrate, the transition between these Minimal Traditional and Ranch houses was incremental and gradual, reflecting broader shifts in architectural taste and the evolving needs of post-war families.

### *Ranch*

Popular from the 1940s through the 1970s in the Pollard neighborhood, standard Ranch houses may eschew historicism altogether, or they may have one or subtle historic stylistic elements. Whereas Styled Ranch houses have a “complete and unified set of stylistic details that spell out a distinct style,” regular Ranches have distinctly modern forms and may incorporate historical elements piecemeal, most commonly Colonial Revival style influenced paneled doors, porches, or shutters.<sup>11</sup> Though they generally lack historical stylistic references, these houses are not necessarily devoid of ornamentation or visual interest. Instead, Ranches are defined by their materials and building form that express the interior organization of the Ranch form. Ranch houses have a one-story form, broad, horizontal emphasis, rectangular, irregular, or L-shaped plan, and low-pitched roof that can be hipped, side-gabled, cross-gabled, or cross-hipped. Other common characteristics include symmetrical or asymmetrical façade, large roof overhang, front entry porches, large picture windows, chimneys, and integrated garages and carports. Ranch homes are usually constructed of brick, some featuring elaborate brick designs. Other Ranches feature different wall-cladding often both brick and board and batten, prefabricated metal windows, and recessed entrances with porch posts.<sup>12</sup>

Ranches account for the vast majority of the houses in the district. These houses are roughly distributed evenly throughout the district and were built between 1947 through the 1970s. Those built after the period of significance, though classified as noncontributing, are mostly compatible. The following houses are representative examples of normal Ranches that do not rise to the level of Styled Ranch.

Built in 1953 by builder Leland Ferrier, the house at **717 E. Barbara Street (Resource 135709, Photo 25)** in the northwest part of the district is a modest, early example of a Ranch. Rectangular in plan and topped with a side-gabled roof with wide eave overhang, the one-story house has an attached garage set back from the main portion of the house and accessed via the rear of the property. The house has a tan brick veneer and a board-and-batten clad inset middle entrance bay with no porch posts. It features an asymmetrical façade. The west wall of the inset bay is defined by its unique stepped brick wall with decorative rectangular cutouts. The house has single-hung windows that appear to be original and features a picture window with two smaller single-hung windows with shutters in its inset entrance bay. Accessed via concrete stairs from the street, the house has a centrally located brick chimney at the roof ridgeline.

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<sup>11</sup> McAlester, *A Field Guide to American Houses*, 2395.

<sup>12</sup> McAlester, *A Field Guide to American Houses*, 596-603.

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Located on one of the district's smaller lots, the property features a tall tree in the sloped front lawn and several tall trees and shrubs in the backyard.

Built around 1955, the Ranch at **904 E. Dulse Street (Resource 135659, Photo 26)** in the northern part of the district features some Contemporary stylistic influences, including exposed rafters in the gable ends. The one-story, side-gabled, rectangular house has a tan brick veneer, and wide roof overhang. Metal sliding windows and wood shingles form a ribbon between the brick veneer and roofline on the asymmetrical front façade. The sides of the house have clerestory windows and gable ends with board and batten. The paneled single-front doorway is inset at the intersection of the overlapping gabled roofs. A stacked brick chimney is set to the rear corner of the house, where a small addition connects to the house's carport. Notably absent are shutters and porch posts.

The residence at **3211 Dinah Lane (Resource 135545, Photo 27)** in the eastern edge of the district is a Ranch noted for its distinctive haute relief linear tan-colored brick detailing. Built around 1956, the one-story house has an integrated double garage and is topped with a side-gable roof and wide overhang. The house has casement windows and a prominent wood-frame bay window on its asymmetrical front façade. A wide brick chimney stack is centrally placed at the roof ridgeline. The home lacks shutters and porch posts. The lot features mature elm trees with a variety of shrubbery and bushes.

Constructed in 1958 on top of a hilly portion of the district, the house at **3809 Arlington Avenue (Resource 138804, Photo 28)** in the southern portion of the district is an example of a custom-built Ranch. The house lacks any overt historical stylistic references and is defined instead by its frank expression of modern materials and building form. The dwelling is one story in height and rectangular in plan with a low-pitched side gable roof. The asymmetrical front façade has contrasting cladding: a lower thin red brick veneer and vertical wood board and batten in the upper portion. Windows are in the upper portion and feature casement windows, sliding windows, and a large picture window. The house has a wide brick chimney located on the roof ridgeline and set off-center. An integrated garage is located below the living portion of the house, made possible by the change in elevation of the lot. The house features integrated brick planters, low brick walls from the driveway to the entrance, and a screen block side wall at the garage. The house's front lawn is steeply sloped and contains few landscaping treatments other than one mature tree and others located to the rear of the property.

The 1962 house at **3008 S. Cameron Avenue A (Resource 135802, Photo 29)** in the middle portion of the district is a unique example of a Ranch. The one-story rectangular-plan house is distinct for its cross-hipped roof with rafter tails, broad overhang, and its windowless front façade. Clad in multi-shades of brown and tan brick, the house has an inset center bay with no porch posts and a double-door entrance. A separate garage sits to the rear of the house (3008 S. Cameron B, Resource 135804), accessed via a driveway, and a decorative rounded brick wall is set in front of the center bay along the walkway. Few homes in the district have this design and roof form.

The house at **3801 S. Cameron Avenue (Resource 136512, Photo 30)** in the southern section of the district is a late-1960s Ranch example. Built in 1968, the one-story L-shaped house has an integrated two-car garage and a hipped roof with a cross-front-gable. Clad in light brown brick, the single-door entrance is slightly recessed and set at the corner of the house's ell. The house retains an asymmetrical façade and its original single-hung multi-light metal windows with decorative shutters. Windows in the gable-wing have decorative arched crowns formed by brick headers.

Built in 1955, the house at **923 E. Hudson Street (Resource 134932, Photo 31)** is a small, early, hipped-roof Ranch example. Constructed by builder Jack H. Johnston, the rectangular one-story house is clad in tan brick and has an integrated double garage accessed from the front. The centered front entrance is distinguished by a hipped-roof porch with metal supports. Though the original metal windows were recently replaced, the fenestration pattern is unchanged, and the decorative shutters remain.

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This 1964 Ranch at **3412 Pollard Drive (Resource 137040, Photo 32)** has a cross-gabled roof, multi-colored brick veneer, and an attached front two-car garage. The single-door front entrance has sidelights and is set under a shed-roof porch with square wood supports. The house retains an asymmetrical façade and its metal multi-light single-hung windows with decorative shutters. A low stacked brick chimney is set on the ridgeline of the roof in the middle of the house.

The 1966 one-story rectangular Ranch at **3815 S. Cameron Avenue A (Resource 136521, Photo 33)** is an example of a one-story side-gabled roof Ranch house. Set within a wood-clad porch, the single-door entry is centered on the front façade. The rest of the front façade is clad in multi-colored brick while the sides and rear of the house have wood siding. The façade on the main portion of the house is symmetrical. Windows are framed with yellow decorative shutters. An extended gabled entrance is visible at the rear as is the integrated double garage. A circa 2000 shed (3815 S. Cameron Avenue B, Resource 136574), compatible in style and materials, is located to the rear of the house.

### *Styled Ranch*

Styled Ranch homes were built between the 1950s and 1970s and display many of the characteristics of standard Ranches including the distinctly modern form but feature more elaborate historical detailing inspired by Colonial Revival, Neoclassical, French, Tudor, or Spanish precedents. These homes do not directly reference a historical prototype, but instead the hybrid combination of modern form and historical ornament allude to an effort on the part of the architects and builders to blend modernism and tradition to meet the needs of home buyers.<sup>13</sup> Styled Ranch homes are commonly one-story but there are a small number of two-story examples in the district, and often have a larger sprawling footprint than a standard Ranch. According to Virginia McAlester, Styled Ranch are unique because of the “presence of a more complete and unified set of stylistic details that spell out a distinct style, such as Spanish. It is a matter of judgement where the Ranch ends and the Styled Ranch begins. If one still wonders, after careful scrutiny, whether one is looking at a Styled Ranch, the answer is probably not.”<sup>14</sup> Each variation of Styled Ranch present in the district is described in more detail below.

### *Colonial Revival Ranch*

Colonial Revival Ranches commonly have symmetrical façades, though asymmetrical variations exist, and they might have a central main block with side wings and are usually clad in brick or brick and board and batten. With one or two stories, these houses feature Colonial Revival details such as an accentuated front door and entry (usually centered), the use of dentils at the entry or corners of the house, quoins, cupolas, broken pediments, rounded entryways, fanlights or sidelights, porches with classical columns, bullseye or circular windows, double-hung multi-light windows that are often paired, and dormers.<sup>15</sup> Colonial Revival Ranches were widely popular in the 1950s through the 1970s.<sup>16</sup> Colonial Revival Ranches, the most prevalent subtype of Styled Ranch house in the district, are scattered throughout the boundaries. Accounting for 12 percent of the houses in the district, Colonial Revival Ranches were built throughout the period of significance. Representative examples reflect the variation of the Colonial Revival Ranch houses in the district and include modest examples as well as high-style and architect-designed examples.

This multi-colored brick Ranch with integrated garage at **2917 Curtis Drive (Resource 136086, Photo 34)** is an early 1950s Styled Ranch with distinct Colonial Revival features. Built around 1952, the rectangular one-story house has the

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<sup>13</sup> Stephen Fox to Gregory Smith (THC) on Weingarten House, Piney Point Village, Texas, 2023.

<sup>14</sup> McAlester, *A Field Guide to American Houses*, 695.

<sup>15</sup> McAlester, *A Field Guide to American Houses*, 1418, 2405.

<sup>16</sup> The district does contain a few outlier examples more reminiscent of the early twentieth century Colonial Revival style and a form that toes the line between a more historic bungalow form common before World War II, and the post-war Ranch form. Built early during the period of significance, these houses are clustered on Haden and E. Hudson streets in the northwest corner of the district. Due to their location, surrounded by later Ranch houses, their compatibility to the district, and their dates of construction (between 1947 and 1955) they are included in the district boundaries. The addresses of these houses are: 626 Haden Street (Resource 140174), 633 Haden Street (Resource 140176), 902 Haden Street A (Resource 134965), 632 E. Hudson Street (Resource 139884), and 705 E. Hudson Street (Resource 139888).

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characteristic multi-light wood windows, shutters, and a prominent front entry with sidelights. Its rounded entry porch with slender Tuscan columns and flat roof is a unique feature that distinguishes the house from other Colonial Revivals in the district. The façade is asymmetrical. The overlapping side-gabled roof also features a Colonial Revival style cupola at the ridgeline.

Designed by the architectural office of Carl A. Gregory and constructed around 1955, the residence at **3400 Woodbine Boulevard (Resource 135997, Photo 35)** is a large and inventive interpretation of a Colonial Revival Ranch. Situated on a prominent corner lot, the house features a hipped entrance bay accessed by two sets of stairs that rise from the driveway and converge at a veranda before rising to the entry. Within this bay, the entry—a single door with sidelights—is inset and set off center. Quoins distinguished the entryway and are also found at the corners of the house, and a prominent chimney is visible with dentils. The prominent front bay also features a band of four double-hung, multi-paned windows. Singular multi-pane windows are found across the rest of the asymmetrical front façade. Original window shutters were recently removed. A two-car garage wing is attached to the side façade with driveway access to Dinah Lane; the garage wing rises slightly above the ridgeline of the main house, incorporating a second floor. The garage includes a flat roof dormer just above the roof line and centered over the garage door. Double-hung, multi-paned windows of various sizes and pairings are placed on both garage floors. The house is noted for its wide eaves throughout. It also features brick retaining walls along the crescent-shaped driveway.

The 1964 house at **3405 Fry Avenue (Resource 138155, Photo 36)** is a classic example of a Colonial Revival Ranch in the district. The one-story house has a rectangular form with an integrated side double-car garage and cross-gabled roof. The asymmetrical red brick façade is punctuated by pairs of multi-light windows (compatibly replaced in the last ten years) with black decorative shutters. Brick lintels at the windows, a circular vent in the gable end, and dentils at the roofline add to the design elements of the house. The front door is set in the center of the façade and is defined by sidelights. A brick chimney is located along the roof ridgeline near the middle of the house.

The house at **3507 Fry Avenue (Resource 138173, Figure 9, Photo 37)** is a two-story example of a modest Colonial Revival Ranch. Built in 1964 by Jim Collum Construction Company, the house has a two-story, side-gabled central block with two, one-story, side-gabled wings. The garage, located in one wing, is accessed from the side. The first floor of the house is clad in brick, and the second story, which slightly overhangs the first, is clad in wood siding. The painting of the brick is likely a recent alteration. The elaborate front entry with a wood paneled door is set off-center, and features sidelights. The façade is mostly symmetrical. Windows, which appear to be original, are multi-light and feature decorative shutters. An original cupola on the garage wing remains on the roof ridgeline.

The L-plan house with cross-gabled roof at **3400 Allen Avenue (Resource 138703, Photo 38)** is a representative example of a Colonial Revival Ranch in the district. Built in 1967 by the Robinwood Building and Development Company, the house features a tan brick veneer in its front-facing gable wing and broad wood siding in the long main portion of the house. The roof overhang on the main portion of the house creates a prominent front porch that is supported by turned wood supports. The main entry, a paneled single-door, is centered within the porch and is characterized by sidelights with four-light upper windows. The house has paired double-hung, four-over-four windows with decorative shutters. Small details, including the light sconces at the front entry and the round vent in the gable end—mimicking a bull's eye window—also distinguish the house as a Colonial Revival Ranch.

#### *Neoclassical Ranch*

Far less ubiquitous than Colonial Revival Ranches, the Neoclassical Ranch is most prevalent in the southern United States. This style of Ranch house is usually defined by a central main portion framed by recessed wings, or in some instances, paired front-facing gabled wings, but always a prominent one-story porch with classical columns. A large triangular pediment typically defines the porch and is either only at the porch or stretches across the full width of the

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house.<sup>17</sup> Accentuated entrances with fanlights and sidelights may be present. Stylistic features shared with Colonial Revival Ranches, including cupolas, multi-pane windows, shutters, dentils, and quoins, may also be present on Neoclassical Ranches.

Only around five percent of the houses in the district have Neoclassical Ranch stylistic influences. These houses, built between 1951 and 1973, while scattered throughout the district, are less prevalent in the older northern and western sections. The following examples represent the different ways this style presents itself in the district.

Built in 1951 and designed by architect T. Shirley Simons, the house at **2816 Fry Avenue (Resource 138262, Photo 39)** is a unique mix of Neoclassical and Colonial Revival stylistic influences. The brick house has a one-and-a-half-story main center block with two one-story side wings with side-gabled roofs clad in cedar shingles. The main block, set in front of the side wings, has a full-width porch supported by five slender columns. The front entrance, a wood double-door with wood panels, is set off-center in the porch accessed via stairs with a decorative metal railing and features a fanlight transom. Windows are multi-light framed by decorative shutters. Much of the detailing is painted pastel green.

Constructed in 1959 by builder J. A. Graham, Jr., the house at **3614 Woodbine Boulevard (Resource 136014, Photo 40)** is a representative Neoclassical Ranch. Characteristic of the style, the one-story brick house has a central block framed by two recessed wings, a symmetrical front façade distinguished by an entry porch with triangular pediment with floral swag panel and classical columns. The front entry is a single-wood door with panels and is surrounded with sidelights. Windows are multi-pane with decorative shutters, the roof is side-gabled with a stacked brick chimney set just off-centered on the roof ridgeline, and the house has an integrated double garage.

Built around 1965, the Neoclassical one-story house at **4020 Pinedale Place (Resource 138995, Photo 41)** features a symmetrical front façade with an inset side-gabled center block and two front-gabled wings. The inset main block has wood siding, and the two wings are clad in red brick. The porch formed by the side-gabled roof overhang at the center block is supported by four classical columns. Set in the center of the front façade within the porch, the main entry is a single wood door with panels and sidelights. Tall multi-pane windows on the front façade have decorative shutters. The double garage is concealed and extends off the rear.

The modest Neoclassical Ranch at **3104 S. Cameron Avenue (Resource 135814, Photo 42)** was built around 1962 of multi-colored brick. Constructed by builder D. L. Snodgrass, the one-story rectangular house with an integrated side garage has a full-width porch with classical columns. Set within the porch are double-hung vinyl windows (non-historic-age) with decorative shutters and the off-center double-door entryway. The house is topped with a very low-pitched side gabled roof.

The one-story rectangular Neoclassical Ranch at **3411 Woodbine Boulevard (Resource 136032, Photo 43)** was constructed around 1960. This brick house features a symmetrical central main block with only one recessed northern wing and a side gabled roof. The primary elevation is defined by a prominent triangular pediment supported by Tuscan columns, and a porch that spans most of the central block. The pediment has dentils, and windows are multi-plane with black shutters. A long brick staircase leads to the accentuated front entrance which has double paneled doors framed by a fanlight and sidelights. A brick chimney is visible, and the house has an integrated double garage.

The brick house at **1019 Santa Rosa Drive (Resource 138723, Photo 44)** is a Neoclassical Ranch built around 1965. The side-gabled one-and-a-half story house has a symmetrical façade and is noted for its large triangular pediment with swag panel and dentils. The pediment covers the deep entry portico in the center of the house and is supported by four classical columns. The single-door entrance within the portico has sidelights and a paneled crown. Three multi-

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<sup>17</sup> McAlester, *A Field Guide to American Houses*, 2416.

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light double-hung windows occupy the bays abutting the center entryway. Single multi-light windows on the rest of the façade have decorative shutters. The corners of the brick house are distinguished by quoins. An attached one-story double garage is setback from the main wing of the house and accessed from the side.

#### *French Ranch*

The French Ranch is another variation on the Styled Ranch house. Hallmarks of the style include a steeply pitched hipped roof, segmental arches over doors and windows, shutters, dormers, sconces, chimneys, and narrow and tall multi-pane windows. French Ranches commonly have prominent recessed entries and may sometimes be set within a courtyard created by side wings that extend past a center block.<sup>18</sup> French Ranches grew in popularity in the late 1960s and were most prevalent in the 1970s and into the 1980s.

French Ranches account for roughly four percent of the residences in the district. These houses are by and large located in the southwestern quadrant of the district. The representative examples highlight houses that feature various hallmarks of the style.

An early example of a French Ranch, the house at **3618 Wynnwood Drive A (Resource 138908, Photo 45)** was built around 1958. The irregular L-shaped house features the characteristic steeply pitched hipped roof, arched windows and doorway, shutters, and tall multi-pane windows. The brown brick residence also has corner quoins and a prominent brick chimney set to the front of the ridgeline of the cross-hipped roof. Though built with an integrated garage, accessed from the rear, a detached garage (3618 Wynnwood Drive B, Resource 139228) was added to the rear of the house around 2015.

Located at **3416 Allen Avenue (Resource 138718, Photo 46)** is an excellent example of a French Ranch. Built around 1968, the L-shaped house has an inset center block with two front wings and an attached side garage. The cross-hipped roof is steeply pitched and slightly curves upward at the overhanging eaves. The asymmetrical façade is clad in brown brick and is defined by corner quoins. The single-door main entrance is centered on the façade, has side panels, and is set within the front porch that is supported by fabricated metal posts. Paired windows, compatibly replaced outside the historic period, are tall and multi-light with decorative shutters.

Built in 1969, the house at **815 Shepherd Lane (Resource 138947, Photo 47)** has French and Colonial Revival Ranch influences. Constructed by builder Dick Hightower, the large one-story house has a steeply pitched cross-hipped roof and a centered and prominently inset front door (a compatible non-historic age wood door). This entry portico is clad in paneled wood siding while the rest of the house is clad in multi-colored brick. The middle bay of the house protrudes slightly and features multi-light bay windows. Other windows are tall metal multi-light sash windows. All the windows have decorative shutters. A stacked brick chimney is set to the rear of the roofline. An attached garage is partially visible at the rear.

#### *Tudor Ranch*

Tudor Ranches are noted for half-timbering elements, steeply pitched roofs, and casement windows, often with diamond-shaped panes. Tudor Ranches are often clad in brick and feature dominant front of side gables clad in wood where half-timbering is often present.<sup>19</sup> This style of Ranch was most popular in the 1970s and 1980s. With the majority of houses built in the 1950s and 1960s, before Tudor Ranches grew in popularity, the district has few Tudor Ranches, with the style accounting for around only one percent of all houses. Additionally, most of the contributing Tudor Ranches in the district are early examples, and they lack the characteristic half-timbering of the style. Even so, the district contains a handful of Tudor Ranches.

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<sup>18</sup> McAlester, *A Field Guide to American Houses*, 704.

<sup>19</sup> McAlester, *A Field Guide to American Houses*, 704.

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The one-and-a-half story house at **3115 S. Cameron Avenue (Resource 135823, Photo 48)** is an early representative of the style in the district. Built around 1962, the one and a half story house is a modest Tudor Ranch, reflected in its multi-color brick veneer with wood siding in its two prominent front gables, half-timbering details on the shutters and garage door, and the diamond-paned front window. The cross-gable roof is also relatively steep – another Tudor Ranch characteristic. The house also has a side brick chimney, exposed rafter tails, and an inset porch supported by bracketed square wood posts.

*Spanish Ranch*

Spanish Ranches generally have stucco siding or buff-colored brick, tiled or shingled roofs, round or parabolic arches at front entry or porch, windows, or courtyard entry, and may have exposed roof beams and rafters, window grills, balconettes, and inward-slanting chimneys or wing walls. Popular from the late 1940s and into the 1980s, this style of Ranch was most built most frequently in California and in the American Southwest.<sup>20</sup> They appeared in the Pollard neighborhood in the 1960s and early 1970s. The Spanish Ranch was not a popular house style in the district, with less than one percent of the houses built in the style.

The house at **3334 Allen Avenue (Resource 138699, Photo 49)** is a good example in the district. Built in 1968 by the Robinwood Building and Development Company, the two-story house has an irregular L-shaped plan with a cross-gabled roof and a side one-story integrated double garage. The house's round arched front entry, second-story metal balconettes, and brick fence with metal gate reflect the Spanish influence. Unlike traditional Spanish Ranches, as defined by McAlester, this residence has asphalt roof shingles rather than tiles and is clad in multi-colored red brick and board and batten rather than stucco. Other distinct features of the house, though not Spanish in influence, include the houses multi-light French doors. A prominent chimney is visible at the southern end of the house.

*Other Styled Ranch*

Other Styled Ranch houses with decorative elements that are not necessarily historically inspired are labeled simply as "Styled Ranch," in accordance with Virginia McAlester's typology of Ranch houses. The use of unique design, particularly the roof form, and decorative elements on these houses distinguish them from both regular Ranches and other Styled Ranches.<sup>21</sup> The following three examples retain integrity and reflect the style.

At **3300 S. Keaton Avenue (Resource 137161, Photo 50)**, the horizontality of the house is interrupted by the prominent, steeply pitched cross gabled roof. Constructed in 1960 by builder Lindy Lawler, the one and a half story house has decorative features referred to as "Storybook Ranch" by McAlester.<sup>22</sup> These include scalloped vergeboard at gable end and window dormer, and unpainted board and batten in the gable end that contrasts with the brown brick veneer. Other decorative features include the paneled wood shutters that adorn the metal multi-light windows, and a porch support. Integrated double garage is visible on the primary elevation.

Built around 1961, the two-story Ranch at **1017 Clyde Drive (Resource 138440, Photo 51)** has a steeply pitched front gabled roof with an original second-story dormer on one side (Figure 10). A two-car garage is attached to the side at the rear of the house. The first story is clad in multi-colored brick, and the upper portion has painted vertical wood siding. Ornamentation is not representative of any one subtype, but the house's character-defining features and decorative effects—its steep roof, second story dormer, and original planter window box below the front second story window—distinguish the house from regular or modest Ranches in the district.

The house at **801 Pinedale Place (Resource 139025, Photo 52)** is a unique example of a Styled Ranch. Unlike other examples, this house has clear historical stylistic influences. Built in 1969 by Dick Hightower, the irregular plan house

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<sup>20</sup> McAlester, *A Field Guide to American Houses*, 2398

<sup>21</sup> McAlester, *A Field Guide to American Houses*, 704.

<sup>22</sup> McAlester, *A Field Guide to American Houses*, 2433

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has Georgian Revival stylistic influences. Like a split-level, this house has a two-story section with a lower garage. Unlike typical split-levels, however, the upper portion of the two-story section is the same level as the main block of the house. Though topped with the same side-gabled roof, the design treatment on the front façade is divided in two symmetrical sections. One half features a centered prominent paneled wood double-door and tall, narrow multi-light double-hung windows. The roof has three arched dormers, and a parapet delineates this section. The other side has four French double-doors with arched tops that open onto a full-width balcony. The balcony has a decorative metal railing and is supported by metal posts. The integrated garage is concealed at the rear.

*Contemporary*

The Contemporary style was popular in the post-war period and was applied to various building types and forms, including residences. Character-defining features typically include low-pitched or flat roofs with widely overhanging eaves, exposed roof beams, asymmetrical facade, large, fixed windows including window walls and clerestory windows, and broad low chimneys.<sup>23</sup> A good example is the 1960 home seen at **1106 Hansford Place (Resource 138792, Photo 8)**. A little over three percent of the district's residences were built with Contemporary stylistic influences and they are distributed throughout the district.

The Contemporary home at **730 Shannon Drive A (Resource 139818, Figures 23-24, Photo 53)** was builder Harold Lawler's interpretation of the 1955 *Better Homes and Garden* Idea Home of the Year.<sup>24</sup> The house, which was important for marketing both Lawler and the neighborhood, blends Contemporary and Ranch design in its horizontality, broad overhanging eaves, exposed beams, asymmetrical façade, and large expanses of glass—in the form of metal casement windows. The house has a Roman brick veneer and a broad low brick chimney to the rear. A 1955 detached, brick garage (730 Shannon Drive B, Resource ID 139819) is also at the rear, accessed from Bain Place.

The Contemporary house at **1500 Westfield Street (Resource 136216, Photo 54)** was built in 1956. The one-story red Roman brick house has a cross-gabled roof with exposed roof beams. The front gable wing dominates the rest of the house and is defined by the wide brick chimney in its middle. To one side of the chimney, large, fixed windows occupy the gable end and much of the façade. The entryway, comprised of a single door (recently replaced) with a full-height window, is set within the gable wing on the other side of the chimney. Clerestory windows are set below the roofline.

Built in 1958, the house at **3409 McMillan Drive A (Resource 135888, Photo 55)** is a Contemporary split-level residence (Figure 11). This multi-level house has a characteristically low-pitched cross-gabled roof with wide overhanging eaves and exposed roof beams. The front wing has a prominent wide brick chimney and nearly floor-to-roof windows, including clerestory windows at the roofline. The house is clad in brown brick, and its main entrance is largely obscured from view as it is inset on the side façade, facing away from the street. A contributing detached carport built the same year as the house is visible from the street (3409 McMillan Drive B, Resource 135892).

The circa 1962 residence at **1024 Clyde Drive (Resource 138448, Photo 56)** is a modest Contemporary house. The house has an L-shaped plan with a cross-gabled roof. The garage wing of the house is clad in board and batten, and the living wing of the house has a tan brick veneer. Though the house lacks wide overhanging eaves and exposed roof beams characteristic of the Contemporary style, it does have the characteristic fixed window walls and clerestory windows. The main entrance faces Pounds Avenue and is flush with the elevation. A prominent picture window is framed by decorative shutters. A square chimney is visible and what appears to be a non-historic awning extends from the west elevation.

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<sup>23</sup> McAlester, *A Field Guide to American Houses*, 629-635.

<sup>24</sup> One year earlier, Lawler built the house at 714 Shannon Drive, a *Better Homes and Garden* "Home for All America" model. These two houses are discussed in more detail in Section 8.

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The house at **2806 S. Keaton Avenue (Resource 137124, Photo 57)** is a distinct and early example of a Contemporary home in the district. The residence is also one of six in the district attributed to the architecture firm of E. Davis Wilcox. Located on a prominent corner lot between Keaton Avenue and Dulse Street in the district's northern blocks, the dwelling is L-shaped with interlocking bay and wall volumes with flat roofs not reaching more than one-and-a-half stories in height. The house, constructed in 1949, also features distinctive haute relief linear salmon-colored brick detailing. The interlocking bays are noted for their intact metal, horizontal-pane windows on their asymmetrical northeast facing elevation. Clerestory windows are visible on the primary and side elevations. The attached two-car garage is located on the northeast portion of the house with driveway access to Dulse Street; the main entry, recessed from the wall plane in a bay volume incorporating a short chimney stack, is located on Keaton Avenue. A small, recent side addition was added at the east elevation at an unknown date.

Built around 1954, the Contemporary residence at **1626 Dennis Drive (Resource 135574, Photo 58)** was also designed by E. Davis Wilcox. Located on a corner lot, the residence is set back and nestled among mature trees. The one-story house has an irregular floor plan with an attached double garage. Built with a tan brick veneer, the house features haute relief linear brick detailing. The front façade features full-height casement windows (painted in 2022) topped with clerestory windows that slope with the angle of the roof. The house's main entrance is recessed to the east of the middle bay. Behind the middle bay is the main house wing articulated again, as with the middle front bay, with alternating bays of solid walls with casement window bands. The attached two-car garage wing is slightly recessed to the southwest; a short chimney stack is placed on the roof ridgeline of the main house wing behind view of the garage. The overall roof form is extremely low-pitched in the middle bay and flat on the remaining portions.

#### *Mansard*

The main character-defining feature of Mansard style houses is a Mansard roof. Dormers are often present, and doorways and windows may be arched. Mansard homes can have a symmetrical or asymmetrical arrangement.<sup>25</sup> These homes built between the 1940s and the 1980s nationally, but in the 1960s in the Pollard neighborhood. There are only four Mansard style houses in the district.

The 1965 house at **3513 Fry Avenue (Resource 138179, Photo 59)** is a larger, more stylistic example. Built by Jim Collum Construction Company, the house has an irregular plan, but mostly symmetrical primary elevation formed by a two-story central section with a Mansard roof and two one-story hipped-roof side wings set back from the main section. The main entrance is centrally placed and features an arched top. The first floor has tall multi-pane casement and fixed windows, and the second floor has smaller multi-pane windows set within the Mansard roof. A brick wall with wood hatched fencing is visible at the driveway and the integrated garage is at the rear. This home was also intended to be in the spirit of an 18<sup>th</sup> century rural French home (see Section 8).

The house at **1106 Heines Drive (Resource 138672, Photo 60)**, also built by Jim Collum Construction Company, is a modest example of a Mansard home. Built in 1969, the symmetrical two-story house has a rectangular plan with an attached one-story garage and prominent Mansard roof. Tan brick covers the first story of the house and was also used for the integrated planters at the front façade. The single-wood paneled door is inset in a small wood-paneled portico in the middle of the house. Though the original windows were replaced with vinyl multi-light windows, the distinct arched surrounds—created by brick headers on the first story and minimal dormers on the second story—are retained.

#### *Non-Historic-Age House Styles*<sup>26</sup>

Non-historic-age houses in the district vary between those that are compatible and those that are incompatible depending on build date and design. All were constructed outside of the period of significance are noncontributing due to age. After 1974, architectural styles and forms began to appear that represented a departure from the distinct post-

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<sup>25</sup> McAlester, *A Field Guide to American Houses*, 686-688.

<sup>26</sup> Shed style, New Traditional styles, Millennial Mansion, and Decoupage are all classifications discussed in McAlester.

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war Ranch character. Shed style homes built in the late-1970s and 1980s, for example, were not previously seen in the district. The style, defined by the presence of a Shed roof, is seen on the 1975 house at **1023 Hansford Place (Resource 139698, Photo 61)**. By the 1990s, New Traditional style houses were introduced in the district. According to Virginia McAlester, the style reinterprets popular late nineteenth and early twentieth-century revival styles, including French, Craftsman, Colonial Revival, Victorian, and Classical Revival. These houses, unlike earlier versions of the same historical style, are easily identifiable as non-historic due to their very large-scale and use of recent materials.<sup>27</sup> The house at **4034 New Copeland Road (Resource 139033, Photo 62)**, built in 1990, is an example of a New Traditional: Colonial Revival. More recently, in the 2010s, the district saw several incompatible styles introduced. In 2011, a Millennium Mansion style house was built at **3801 Arlington Avenue (Resource 138800, Photo 63)**. The house is out of scale with surrounding contributing houses and differs in materials and design. The two-story house's stone veneer and fiber cement siding, along with its multi-gabled and hipped roof, also distinguish it as a recent house in the district.<sup>28</sup> Around 2019, the two-story house at **2830 Pounds Avenue A** was built in the 21<sup>st</sup> Century Modern: Decoupage (**Resource 138309, Photo 64**). The house is comprised of multiple boxes and is clad with several materials: white concrete block, stock, and wood siding. Additional façade textures are created by the use of slatted wood screens and the incorporation of tall, fixed windows. The flat roof is also a distinct characteristic of this modern style. A pool house (2830 Pounds Avenue B, Resource 139252) is located in the back yard, to the rear of the house.

#### Common Construction Materials

The vast majority of buildings in the district have brick veneers. No single brick color was used predominantly, and examples of red, tan, buff, brown, and orange are found in the district. Examples of Roman brick, Norman brick, and rockface brick are in the district, though standard size brick is most prevalent. Some of the Ranch and Contemporary houses feature decorative haute relief brick detailing. Examples include the 1956 Ranch house at **3211 Dinah Lane (Resource 135545, Photo 27)** and the 1949 Contemporary Ranch house at **2806 S. Keaton Avenue (Resource 137124, Photo 57)**. Though not prevalent, several unique examples of brick screens, a characteristic of Contemporary houses, appear in the district, including at the 1951 Contemporary house at **2818 Pounds Avenue (Resource 138297, Photo 65)**. Research revealed the source of some of the brick, and it is likely that many of the same local and regional brick companies supplied most of the brick in the district. Two of the companies most frequently mentioned in newspapers during the period include the Athens Brick Company in nearby Athens, and the Russel B. Watson Brick Company in Tyler. The Athens Brick Company, which produced its own brick at its plant, supplied brick to builders who also worked in the district, including C & R Planning, Percy Andrews, and McAtee Development Company. Russell B. Watson, whose office was located just outside the district on Troup Highway, supplied builders with brick from 12 different plants in the Southwest.<sup>29</sup> Brick from Russell B. Watson was used by the Robinwood Building and Development Company, Joe Coleman, and Joe Frederick. Known houses in the district built with brick from Watson include **3316 Fry Avenue** (built in 1964, **Resource 138141, Figure 28, Photo 66**) and **3528 S. Keaton Avenue** (built in 1957, **Resource 137212, Figure 25, Photo 67**). Other known brick companies that supplied brick to builders during this period include Acme Brick Company, which had a local sales office, and Reliance Clay Products which had a plant in nearby Lindale. The 1957 house at 3601 Bain Place (Resource 138900, Figure 26) was constructed with brick from Reliance Clay Products.

While most of the houses are clad only in brick, some feature board and batten, wood siding, wood shingles, or asbestos shingles as secondary materials. These secondary materials are commonly used as accents in gable ends, porches, porticos, and side elevations. In some rare examples, non-masonry siding is the primary material, with brick found only along the base of the house. The residence at **3714 Fry Avenue (Resource 138188, Photo 68)**, built around

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<sup>27</sup> McAlester, *A Field Guide to American Houses*, 716-727. A few exceptions to this include newer construction that appear to be New Traditional Ranch (1430 E. Southeast Loop 323 (Resource 137251) and 1512 E. Southeast Loop 323 (Resource 137248) and Contemporary (3301 Dinah Lane, Resource 135573).

<sup>28</sup> McAlester, *A Field Guide to American Houses*, 706-709.

<sup>29</sup> *The Tyler Courier Times*, September 11, 1955, 36.

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1970, is one of the few examples of a Ranch house with a front façade clad mostly in a non-masonry veneer. Roofs are nearly all clad in asphalt shingles, though several houses have cedar shingle roofs. Wood and decorative fabricated metal porch supports are found throughout the district.

### Survey Methodology

The Pollard Farm Survey Area was originally documented during September, October, and November 2015 and March 2016. A comprehensive reconnaissance-level survey was conducted of all primary buildings, structures, sites, and objects built prior to 1971 within the survey boundaries, recording primary properties located on, or visible from, the public rights-of-way. The survey progressed east and south through the survey area. In documenting resources in the survey area, each primary property's style, construction date, building form, plan type, materials, and identifiable alterations were evaluated and recorded utilizing the standardized survey form provided by the Texas Historical Commission. Each property was evaluated for its preservation priority (High, Medium, or Low). High Priority properties are considered contributing and represent the survey area's most significant resources, retain a high degree of integrity, have few or no alterations, and may be individually eligible for National Register and or a state-level designation. Medium Priority properties are contributing and historically significant but retain less integrity than High Priority properties. Low Priority resources are considered non-contributing. They display extensive, irreversible alterations, or represent resources not yet 50 years of age.<sup>30</sup> A few proposed historic districts were identified in the survey, including the South Tyler Historic District, on which the subject Pollard Residential Historic District is based.

Between 2022 and February 2024, a Google Street View and windshield survey of the South Tyler Historic District were completed to document post-1971 resources, document large auxiliary domestic resources missed in the original survey, and document any changes to individual resources and the district as a whole. Surveyors used Google Street View when images were current. Where photos were not up-to-date, surveyors conducted a windshield survey in the field. The recent survey also updated the original survey's classification of building forms and stylistic influences where needed for consistency. Dates were also updated in instances where research revealed construction dates. In the reassessment of resources as contributing or noncontributing it was determined that the period of significance could be extended to 1974. Surveyors also reassessed the boundaries of the proposed South Tyler Historic District. In doing so, it was determined that the district boundaries could be expanded to include a larger collection of contributing post-war Ranch houses. Whereas the previous boundaries excluded like-resources with integrity within the same subdivisions, and sometimes on the same street, the Pollard Residential Historic District boundaries include these resources. As such, the Pollard Residential Historic District boundaries generally follow subdivision boundaries to include the largest cohesive collection of contributing late-1940s to early 1970s Ranch houses.

### Integrity and Contributing and Noncontributing Resources

Overall, the Pollard Residential Historic District possesses a good degree of integrity; it retains integrity of location, setting, design, materials, workmanship, feeling, and association. Integrity of **location, setting, and neighborhood design** are visible in the retention of original subdivisions, lot size and shape, setbacks, street layout, vegetation, and topography—all largely unchanged from the period of significance. The continued residential character of the district also adds to its integrity of setting and design. Modern infill represents only a small portion (seven percent) of the building stock, and many of the non-historic age houses are largely compatible in scale, size, and style. Even the non-historic-age commercial infill in the district generally conforms with the design and character of the district. Incompatible non-historic-age houses do exist, though they are largely scattered in the district. Vacant lots are rare. Integrity of **materials** and **workmanship** are visible in the intact drainage canals that weave through the district.

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<sup>30</sup> Diane E. Williams, "Survey Report Historic and Architectural Resources of Tyler, Texas, Phase 1 - Work Program II: Pollard Survey Area," prepared for the City of Tyler and Historic Tyler, Inc. (July 2016), 16.

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Most individual houses also retain integrity of **design, materials, and workmanship**. These aspects of integrity are visible in the intact one-and-two story massing, broad horizontal emphasis, brick veneer and wood siding, slab-on-grade concrete foundations, variety of regular and irregular, symmetrical and asymmetrical plans, front and rear porches supported with porch posts, original windows, different roof types and configurations, including hipped roof, cross-hipped roof, side-gabled roof, and cross-gabled roof, and broad eave overhangs of the post-war modern homes in the district.

With these aspects combined, the historic district retains the **feeling** of a post-war residential neighborhood with a cohesive collection of modern homes representing the evolution of popular residential design and construction at the time and remains **associated** with Tyler's suburban expansion after World War II. The district expresses its historic and architectural significance as a collection of post-war subdivisions containing an overwhelming majority of intact standard Ranch houses as well as a smaller number of Minimal Traditional, Styled Ranch, Contemporary, and Mansard homes.

Common alterations to homes include the removal of original wood or metal frame windows and the installation of vinyl or metal storm windows. Other common alterations include the replacement of original doors with new metal or wood doors. Examples of porch support replacements also exist and include the removal of original wood, metal, or masonry supports. Second story additions are rare but do appear in the district and are largely compatible with the design of the original home. The majority of brick veneer remains exposed, though some brick houses have been painted. Some were recently painted white with black painted shutters and other detailing. Additionally, original wood siding remains on many houses, though some owners have covered it with vinyl siding, particularly in gable ends. Other alterations within the district include shutter removal and, in some examples, the removal of decorative bargeboard. There are some infilled garages, done so to expand living space, though examples of this alteration are not excessive. The number of side and rear accessed garages in the district also minimizes the impact of this alteration, as many are obscured from the right-of-way. In general, alterations to houses in the district are small in scale and do not significantly detract from the resource's ability to convey its historical and architectural significance. Furthermore, most changes are not considered permanent and are easily reversible. As such, 91 percent of the district's resources are classified as contributing.

Of the Pollard Residential Historic District's 1,338 resources, 1,224 (91 percent) are contributing and 114 (9 percent) are noncontributing. Contributing resources add to the district's overall historic and architectural character. A contributing resource must date to the period of significance (1947-1974) and retain enough of its character-defining features to convey its historic and architectural character. Contributing resources must possess sufficient integrity, though they need not be unaltered; the greater the cumulative impact of alterations, though, the less likely a historic-age property will be contributing. Alterations to houses in the district are not uncommon. Most alterations, as previously discussed, are small in nature and are done with compatible materials, such as window and door replacements. Many of the houses, however, remain otherwise unaltered. Therefore, these alterations are not significant enough to classify the building as noncontributing. Additionally, when these alterations occurred within the period of significance, they may represent significant historic trends of modernization. An example of a house with alterations that remains contributing is **1214 E. Barbara Street (Resource 135297, Photo 69)**. Despite alterations, including brick painting, replacement of materials in the gable end, and window and door replacements, this circa 1952 house retains its original form, plan, and fenestration patterns and therefore remains a compatible and contributing resource.

While most alterations are minimal, examples of substantial alterations do exist. Buildings with substantial alterations, including large-scale additions, detract from the historic district's character and are classified as noncontributing. The 1955 house at **3514 Bain Place (Resource 138883, Photo 70)** is an example of a historic-age Ranch house with a large-scale, non-historic-age addition that renders it noncontributing. A building need not have a large-scale addition to be classified noncontributing. Some buildings are no longer able to convey their significance due to the impact of

Pollard Residential Historic District, Tyler, Smith County, Texas

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multiple alterations. The 1969 Ranch house at **3806 Pollard Drive A (Resource 137073, Photo 71)** is an example. Despite retaining its form, the original brick on the front façade was covered with a stone veneer outside the period of significance. The covering of the brick with an incompatible material, compounded with smaller alterations, including the replacement of the original metal porch supports with wood supports, the removal of the original shutters, and the replacement of the front door and windows, undermine the historic integrity of the house and render it noncontributing. The property also has a non-historic-age garage set to the side rear of the house. Resources constructed outside the period of significance are also classified as noncontributing. In the Pollard Residential Historic District, examples of compatible and non-compatible non-historic-age resources exist. The house at **2816 S. Keaton Avenue (Resource 137132, Photo 72)** is an example of a noncontributing house that is compatible with the rest of the district due to its scale, style, and building materials. Built in 1989, the New Traditional: Colonial Revival house is representative of 1980s infill. The red brick house is rectangular in plan and is topped with a side-gable roof with second-story dormers. The inset porch is supported by square columns, and the vinyl windows are decorative shutters. Like a number of contributing houses in the district, this residence has a brick chimney located centrally on the roof ridgeline. The non-historic-age houses at **3801 Arlington Avenue (Resource 138800, Photo 63)** and **2830 Pounds Avenue A (Resource 138309, Photo 64)**, are incompatible examples. These houses not only contrast in style but are much larger than the contributing houses in the district.

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**Inventory**

ID NO.	ADDRESS	SUBDIVISION* (From CAD - does not identify no. of addition)	ORIGINAL USE	TYPE	FORM	STYLISTIC INFLUENCES	EST.YR BUILT	KNOWN ARCHITECT/BUILDER	C/NC
138699	3334 ALLEN AVE	BRIARWOOD	Residential	Single-family house	Ranch	Spanish	1968	Builder: Robinwood Building and Development	C
138700	3335 ALLEN AVE	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1974		C
138703	3400 ALLEN AVE	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1967	Builder: Robinwood Building and Development	C
138707	3401 ALLEN AVE	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1972		C
138706	3406 ALLEN AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1968		NC
138710	3407 ALLEN AVE	BRIARWOOD	Residential	Single-family house	Ranch	French	1967		C
138717	3412 ALLEN AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1972		C
138711	3413 ALLEN AVE	BRIARWOOD	Residential	Single-family house	Ranch	Neoclassical	1967		C
138718	3416 ALLEN AVE	BRIARWOOD	Residential	Single-family house	Ranch	French	1968		C
138721	3417 ALLEN AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1972		C
140190	719 E AMHERST DR	SOUTHERN ACRES	Residential	Single-family house	Ranch	Ranch	1959		C
138634	1008 E AMHERST DR	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1963		C
138637	1009 E AMHERST DR	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1970		C
138638	1015 E AMHERST DR	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1970		C
138641	1016 E AMHERST DR	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1970		C
138646	1023 E AMHERST DR	BRIARWOOD	Residential	Single-family house	Ranch	Contemporary	1970		C
138648	1024 E AMHERST DR	BRIARWOOD	Residential	Single-family house	Ranch	Neoclassical	1970		C
138651	1029 E AMHERST DR	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1963		C
138654	1030 E AMHERST DR	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1964		C
138662	1100 E AMHERST DR	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1975		NC
138655	1101 E AMHERST DR	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1963		C

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ID NO.	ADDRESS	SUBDIVISION* (From CAD - does not identify no. of addition)	ORIGINAL USE	TYPE	FORM	STYLISTIC INFLUENCES	EST.YR BUILT	KNOWN ARCHITECT/BUILDER	C/NC
138663	1107 E AMHERST DR	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1964		C
138665	1110 E AMHERST DR	BRIARWOOD	Residential	Single-family house	Split-level	Ranch	1962		C
138666	1113 E AMHERST DR	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1964		C
139723	1024 ARLINGTON AVE	STATLER HEIGHTS	Residential	Single-family house	Ranch	Neoclassical	1960		C
139729	1025 ARLINGTON AVE	STATLER HEIGHTS	Residential	Single-family house	Ranch	New Traditional: French	1995		NC
139725	1100 ARLINGTON AVE	STATLER HEIGHTS	Residential	Single-family house	Ranch	Colonial Revival	1971		C
139730	1101 ARLINGTON AVE	STATLER HEIGHTS	Residential	Single-family house	Ranch	Ranch	1960		C
139726	1110 ARLINGTON AVE	STATLER HEIGHTS	Residential	Single-family house	Split-level	Ranch	1972		C
139731	1111 ARLINGTON AVE	STATLER HEIGHTS	Residential	Single-family house	Ranch	Ranch	1972		C
139727	1120 ARLINGTON AVE	STATLER HEIGHTS	Residential	Single-family house	Ranch	Contemporary	1972	Designer: Jarred Torrance, Builder: McAtee Development Co.	C
138798	3715 ARLINGTON AVE	STATLER HEIGHTS	Residential	Single-family house	Ranch	Ranch	1952		NC
138799	3721 ARLINGTON AVE A	STATLER HEIGHTS	Residential	Single-family house	Ranch	Colonial Revival	1964		C
139056	3721 ARLINGTON AVE B	STATLER HEIGHTS	Residential	Garage	Rect- angular	No Style	1990		NC
138800	3801 ARLINGTON AVE	STATLER HEIGHTS	Residential	Single-family house	Ranch	Millennium Mansion	2011		NC
138804	3809 ARLINGTON AVE	STATLER HEIGHTS	Residential	Single-family house	Ranch	Ranch	1958		C
139722	3812 ARLINGTON AVE	STATLER HEIGHTS	Residential	Single-family house	Ranch	French	1977		NC
138805	3815 ARLINGTON AVE	STATLER HEIGHTS	Residential	Single-family house	Ranch	Ranch	1960		C
139728	3821 ARLINGTON AVE	STATLER HEIGHTS	Residential	Single-family house	Ranch	Ranch	1960		C
137091	2803 BAIN PL	DONNYBROOK HEIGHTS	Residential	Single-family house	Ranch	Ranch	1951		C
137092	2804 BAIN PL	DONNYBROOK HEIGHTS	Residential	Single-family house	Ranch	Ranch	1952		C
137097	2809 BAIN PL	DONNYBROOK HEIGHTS	Residential	Single-family house	Ranch	Ranch	1950		C

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ID NO.	ADDRESS	SUBDIVISION* (From CAD - does not identify no. of addition)	ORIGINAL USE	TYPE	FORM	STYLISTIC INFLUENCES	EST.YR BUILT	KNOWN ARCHITECT/BUILDER	C/NC
137094	2812 BAIN PL	DONNYBROOK HEIGHTS	Residential	Single-family house	Ranch	Ranch	1951		C
137099	2817 BAIN PL	DONNYBROOK HEIGHTS	Residential	Single-family house	Ranch	Ranch	1950		C
137102	2818 BAIN PL	DONNYBROOK HEIGHTS	Residential	Single-family house	Ranch	Ranch	1950		C
137104	2825 BAIN PL	DONNYBROOK HEIGHTS	Residential	Single-family house	Ranch	Ranch	1950		C
137106	2910 BAIN PL	POLLARD SCHOOL	Residential	Single-family house	Split-level	Ranch	1958		C
137108	2911 BAIN PL	POLLARD SCHOOL	Residential	Single-family house	Ranch	Ranch	1962		C
137110	2918 BAIN PL	POLLARD SCHOOL	Residential	Single-family house	Ranch	Ranch	1960		C
137112	2919 BAIN PL	POLLARD SCHOOL	Residential	Single-family house	Ranch	Ranch	1961		C
137114	2926 BAIN PL	POLLARD SCHOOL	Residential	Single-family house	Ranch	Ranch	1960		C
137117	2927 BAIN PL	POLLARD SCHOOL	Residential	Single-family house	Ranch	Ranch	1961		C
137119	2934 BAIN PL	POLLARD SCHOOL	Residential	Single-family house	Ranch	Tudor	1964		C
137122	2935 BAIN PL	POLLARD SCHOOL	Residential	Single-family house	Ranch	Ranch	1962		C
139856	3314 BAIN PL	SOUTHERN ACRES	Residential	Single-family house	Ranch	Ranch	1956		C
139851	3315 BAIN PL	SOUTHERN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
139855	3318 BAIN PL	SOUTHERN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
139852	3319 BAIN PL	SOUTHERN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
139854	3324 BAIN PL	SOUTHERN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
139853	3325 BAIN PL	SOUTHERN ACRES	Residential	Single-family house	Ranch	Minimal Traditional, Ranch	1956		C
138868	3414 BAIN PL	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1955		C
138870	3415 BAIN PL	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1955		C
138872	3424 BAIN PL	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1958		C

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ID NO.	ADDRESS	SUBDIVISION* (From CAD - does not identify no. of addition)	ORIGINAL USE	TYPE	FORM	STYLISTIC INFLUENCES	EST.YR BUILT	KNOWN ARCHITECT/BUILDER	C/NC
138874	3425 BAIN PL	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1954		C
138876	3431 BAIN PL	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1969		C
138878	3432 BAIN PL	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1968		C
138880	3502 BAIN PL	SOUTHERN OAKS	Residential	Single-family house	Ranch	Colonial Revival	1961	Designer: Jim Loggins, Builder: Percy Andrews	C
138882	3505 BAIN PL	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1955		C
138883	3514 BAIN PL	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1955		NC
138887	3515 BAIN PL	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1954		C
138889	3518 BAIN PL	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1955		C
138892	3521 BAIN PL	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1954		C
138894	3524 BAIN PL	SOUTHERN OAKS	Residential	Single-family house	Ranch	Contemporary	1957		C
138896	3525 BAIN PL	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1958		C
138898	3600 BAIN PL	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1957	Builder: Percy Andrews	C
138900	3601 BAIN PL	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1957	Architect: George Hicks, Builder: Percy Andrews	C
138902	3610 BAIN PL A	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1958		C
148684	3610 BAIN PL B	SOUTHERN OAKS	Residential	Carport	Rect- angular	No style	2000		NC
138904	3611 BAIN PL	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1956		C
138944	3700 BAIN PL	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1958		C
138933	3701 BAIN PL	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1958		C
138940	3710 BAIN PL	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1958		C
138935	3711 BAIN PL A	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1958		C
139057	3711 BAIN PL B	SOUTHERN OAKS	Residential	Carport	Rect- angular	No Style	1958		C

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ID NO.	ADDRESS	SUBDIVISION* (From CAD - does not identify no. of addition)	ORIGINAL USE	TYPE	FORM	STYLISTIC INFLUENCES	EST.YR BUILT	KNOWN ARCHITECT/BUILDER	C/NC
138936	3721 BAIN PL A	SOUTHERN OAKS	Residential	Single-family house	Ranch	Neoclassical	1958		C
148685	3721 BAIN PL B	SOUTHERN OAKS	Residential	Garage	Rect-angular	No style	1958		C
135709	717 E BARBARA ST	DONNYBROOK HEIGHTS	Residential	Single-family house	Ranch	Ranch	1953	Builder: Leland Ferrier	C
135246	718 E BARBARA ST	DONNYBROOK HEIGHTS	Residential	Single-family house	Ranch	Ranch	1970		C
135710	719 E BARBARA ST	DONNYBROOK HEIGHTS	Residential	Single-family house	Ranch	Minimal Traditional, Ranch	1951		C
135249	724 E BARBARA ST	DONNYBROOK HEIGHTS	Residential	Single-family house	Ranch	Minimal Traditional	1952		C
135252	728 E BARBARA ST	DONNYBROOK HEIGHTS	Residential	Single-family house	Ranch	Minimal Traditional	1950		C
135711	729 E BARBARA ST	DONNYBROOK HEIGHTS	Residential	Single-family house	Ranch	Ranch	1951		C
135255	734 E BARBARA ST	DONNYBROOK HEIGHTS	Residential	Single-family house	Ranch	Ranch	1950		C
135712	735 E BARBARA ST	DONNYBROOK HEIGHTS	Residential	Single-family house	Ranch	Minimal Traditional	1951		C
135258	802 E BARBARA ST A	DONNYBROOK HEIGHTS	Residential	Single-family house	Ranch	Minimal Traditional	1949		C
139608	802 E BARBARA ST B	DONNYBROOK HEIGHTS	Residential	Shed	Rect-angular	No Style	1990		NC
135722	803 E BARBARA ST	DONNYBROOK HEIGHTS	Residential	Single-family house	Ranch	Ranch	1951		C
135260	806 E BARBARA ST	DONNYBROOK HEIGHTS	Residential	Single-family house	Ranch	Ranch	1950		C
135724	811 E BARBARA ST	DONNYBROOK HEIGHTS	Residential	Single-family house	Ranch	Minimal Traditional	1951		C
135262	814 E BARBARA ST	DONNYBROOK HEIGHTS	Residential	Single-family house	Ranch	Minimal Traditional	1951		C
135727	817 E BARBARA ST	DONNYBROOK HEIGHTS	Residential	Single-family house	Ranch	Minimal Traditional	1951		C
135265	904 E BARBARA ST	POLLARD HILLS	Residential	Single-family house	Ranch	Ranch	1953		C
135729	905 E BARBARA ST	POLLARD HILLS	Residential	Single-family house	Ranch	Ranch	1955		C
135268	910 E BARBARA ST	POLLARD HILLS	Residential	Single-family house	Ranch	Minimal Traditional	1952		C
135731	911 E BARBARA ST	POLLARD HILLS	Residential	Single-family house	Ranch	Ranch	1953		C

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ID NO.	ADDRESS	SUBDIVISION* (From CAD - does not identify no. of addition)	ORIGINAL USE	TYPE	FORM	STYLISTIC INFLUENCES	EST.YR BUILT	KNOWN ARCHITECT/BUILDER	C/NC
135271	920 E BARBARA ST A	POLLARD HILLS	Residential	Single-family house	Ranch	Ranch	1953		C
135274	920 E BARBARA ST B	POLLARD HILLS	Residential	Carport	Rect- angular	No Style	1953		C
135734	921 E BARBARA ST	POLLARD HILLS	Residential	Single-family house	Ranch	Ranch	1953		C
135275	1002 E BARBARA ST A	POLLARD HILLS	Residential	Single-family house	Ranch	Ranch	1953		C
135278	1002 E BARBARA ST B	POLLARD HILLS	Residential	Shed	Rect- angular	No style	2000		NC
135736	1007 E BARBARA ST	POLLARD HILLS	Residential	Single-family house	Ranch	Ranch	1955	Builder: Jack Johnston	C
135279	1010 E BARBARA ST	POLLARD HILLS	Residential	Single-family house	Ranch	Colonial Revival	1953		C
135282	1022 E BARBARA ST	POLLARD HILLS	Residential	Single-family house	Ranch	Neoclassical	1960		C
135739	1023 E BARBARA ST	POLLARD HILLS	Residential	Single-family house	Ranch	Ranch	1955	Builder: Jack Johnston	C
135743	1105 E BARBARA ST	CAMERON HEIGHTS	Residential	Single-family house	Ranch	Ranch	1955		C
135285	1106 E BARBARA ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1953		C
135288	1114 E BARBARA ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1953		C
135746	1115 E BARBARA ST A	CAMERON HEIGHTS	Residential	Single-family house	Ranch	Ranch	1957		C
148686	1115 E BARBARA ST B	CAMERON HEIGHTS	Residential	Shed	Rect- angular	No style	1990		NC
135291	1120 E BARBARA ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1953		C
135294	1204 E BARBARA ST	GREEN ACRES	Residential	Single-family house	Ranch	Minimal Traditional	1954		C
135749	1205 E BARBARA ST	CAMERON HEIGHTS	Residential	Single-family house	Ranch	Ranch	1955		C
135297	1214 E BARBARA ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1952		C
135752	1215 E BARBARA ST	CAMERON HEIGHTS	Residential	Single-family house	Ranch	Ranch	1953		C
135300	1220 E BARBARA ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1953		C
135303	1316 E BARBARA ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1952		C

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135755	1319 E BARBARA ST	CITY OF TYLER	Residential	Single-family house	Ranch	Ranch	1953		C
136945	2806 BATEMAN AVE	DONNYBROOK HEIGHTS	Residential	Single-family house	Ranch	Ranch	1950		C
136948	2816 BATEMAN AVE	DONNYBROOK HEIGHTS	Residential	Single-family house	Split-level	Ranch	1955		C
139735	4101 BEALL CIR	CAVALIER TERRACE	Residential	Single-family house	Ranch	Colonial Revival	1970		C
139734	4104 BEALL CIR	CAVALIER TERRACE	Residential	Single-family house	Ranch	Colonial Revival	1965		C
139736	4107 BEALL CIR	CAVALIER TERRACE	Residential	Single-family house	Ranch	Styled Ranch	1972		C
139733	4108 BEALL CIR	CAVALIER TERRACE	Residential	Single-family house	Ranch	Colonial Revival	1972		C
139737	4115 BEALL CIR	CAVALIER TERRACE	Residential	Single-family house	Ranch	Ranch	1964		C
139732	4116 BEALL CIR	CAVALIER TERRACE	Residential	Single-family house	Ranch	Ranch	1964		C
135309	2812 BIRDWELL DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
135312	2813 BIRDWELL DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
135319	2821 BIRDWELL DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
135316	2822 BIRDWELL DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1953		C
135322	2826 BIRDWELL DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1953		C
135325	2827 BIRDWELL DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
135328	2902 BIRDWELL DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
135331	2903 BIRDWELL DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
135334	2910 BIRDWELL DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
135337	2911 BIRDWELL DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
135340	2920 BIRDWELL DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
135343	2923 BIRDWELL DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1953		C

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135346	2928 BIRDWELL DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
135349	2931 BIRDWELL DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
135352	2932 BIRDWELL DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1956		C
135355	3003 BIRDWELL DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1953		C
135358	3007 BIRDWELL DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
135361	3101 BIRDWELL DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
135365	3106 BIRDWELL DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1957		C
135369	3107 BIRDWELL DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
135372	3115 BIRDWELL DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
135375	3116 BIRDWELL DR A	GREEN ACRES	Residential	Single-family house	Ranch	New Traditional: Colonial Revival	2007		NC
135462	3116 BIRDWELL DR B	GREEN ACRES	Residential	Garage	Rect- angular	No style	2007		NC
135376	3120 BIRDWELL DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1965		C
135380	3125 BIRDWELL DR A	GREEN ACRES	Residential	Single-family house	Ranch	Colonial Revival	1955		C
135463	3125 BIRDWELL DR B	GREEN ACRES	Residential	Garage	Rect- angular	No style	1970		C
135383	3126 BIRDWELL DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
135385	3205 BIRDWELL DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
135389	3210 BIRDWELL DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
135393	3215 BIRDWELL DR	GREEN ACRES	Residential	Single-family house	Ranch	Neoclassical	1955		C
135398	3227 BIRDWELL DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
135402	3237 BIRDWELL DR	GREEN ACRES	Residential	Single-family house	Split-level	Ranch	1952		C
135406	3240 BIRDWELL DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1952		C

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135409	3241 BIRDWELL DR	GREEN ACRES	Residential	Single-family house	Split-level	Ranch	1956		C
135412	3330 BIRDWELL DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1974		C
135413	3400 BIRDWELL DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
135417	3408 BIRDWELL DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136250	3415 BIRDWELL DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
135421	3416 BIRDWELL DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
135424	3500 BIRDWELL DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
135430	3505 BIRDWELL DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
135427	3510 BIRDWELL DR	GREEN ACRES ADDITION	Residential	Single-family house	Ranch	Ranch	1956		C
135433	3518 BIRDWELL DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
135436	3600 BIRDWELL DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
135439	3601 BIRDWELL DR	GREEN ACRES ADDITION	Residential	Single-family house	Ranch	Ranch	1955		C
135442	3604 BIRDWELL DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1951		C
135445	3607 BIRDWELL DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
135448	3614 BIRDWELL DR	GREEN ACRES	Residential	Single-family house	Ranch	Colonial Revival	1956		C
135451	3701 BIRDWELL DR	GREEN ACRES	Residential	Single-family house	Ranch	Neoclassical	1964		C
135453	3704 BIRDWELL DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1976		NC
135454	3710 BIRDWELL DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
135457	3801 BIRDWELL DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1956		C
135940	1800 BLOSSOM LN	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1956		C
135944	1801 BLOSSOM LN	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1956		C

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135947	1808 BLOSSOM LN	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1956		C
135950	1809 BLOSSOM LN	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1956		C
135953	1816 BLOSSOM LN	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1959		C
135956	1817 BLOSSOM LN	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1956		C
135039	2601 S CAMERON AVE A	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1952		C
135043	2601 S CAMERON AVE B	GREEN ACRES	Residential	Carport	Rect- angular	No style	1965		C
135044	2607 S CAMERON AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1952		C
135048	2615 S CAMERON AVE	GREEN ACRES ADDN	Residential	Single-family house	Ranch	Ranch	1953		C
135055	2616 S CAMERON AVE A	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1960		C
135059	2616 S CAMERON AVE B	GREEN ACRES	Residential	Shed	Rect- angular	No style	1960		C
135051	2619 S CAMERON AVE A	GREEN ACRES ADDN	Residential	Single-family house	Ranch	Ranch	1960		C
139554	2619 S CAMERON AVE B	GREEN ACRES ADDN	Residential	Back house	Rect- angular	No style	1990		NC
135065	2623 S CAMERON AVE	GREEN ACRES	Residential	Single-family house	Ranch	Colonial Revival	1953		C
135060	2624 S CAMERON AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch, Contemporary	1953		C
135761	2730 S CAMERON AVE	CITY OF TYLER	Residential	Single-family house	Ranch	Ranch	1951		C
135770	2733 S CAMERON AVE	CAMERON HEIGHTS	Residential	Single-family house	Ranch	Ranch	1954		C
135767	2738 S CAMERON AVE	CITY OF TYLER	Residential	Single-family house	Ranch	Ranch	1967		C
135775	2817 S CAMERON AVE	CAMERON HEIGHTS	Residential	Single-family house	Ranch	Ranch	1965		C
135778	2818 S CAMERON AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1951		C
135782	2830 S CAMERON AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1952		C
135786	2900 S CAMERON AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1951		C

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135792	3000 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1962		C
135789	3001 S CAMERON AVE	CITY OF TYLER	Residential	Single-family house	Ranch	Ranch	1962		C
135795	3002 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Neoclassical	1962	Builder: George Stringer	C
135799	3005 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1968		C
135802	3008 S CAMERON AVE A	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1962		C
135804	3008 S CAMERON AVE B	BRIARWOOD	Residential	Garage	Rect- angular	No style	1962		C
135805	3015 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1962		C
135808	3016 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1962		C
135811	3101 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1962		C
135814	3104 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Neoclassical	1962	Builder: D. L. Snodgrass	C
135817	3107 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Tudor	1962		C
135820	3110 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	French	1962		C
135823	3115 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Tudor	1962		C
135826	3116 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1960		C
135827	3121 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Tudor	1962		C
135831	3122 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1962		C
138564	3200 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1962	Builder: John Coleman	C
138568	3207 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1962		C
138569	3208 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Tudor	1962		C
138572	3216 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1967		C
136390	3300 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Neoclassical	1964		C

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136388	3301 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Neoclassical	1963		C
136393	3304 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1970		C
136396	3307 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1964		C
136398	3310 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1970		C
136401	3313 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1970		C
136403	3316 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1964		C
136405	3319 S CAMERON AVE A	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1963		C
136558	3319 S CAMERON AVE B	BRIARWOOD	Residential	Carport	Rect- angular	No style	1963		C
136407	3322 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1964		C
136559	3325 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1972		C
136409	3328 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1970		C
136412	3331 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1964		NC
136415	3334 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Neoclassical	1961		C
136418	3337 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1963		C
136420	3338 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1970		C
136422	3401 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1963		C
136424	3404 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1970		C
136426	3407 S CAMERON AVE A	BRIARWOOD	Residential	Single-family house	Ranch	Tudor	1960		C
148703	3407 S CAMERON AVE B	BRIARWOOD	Residential	Garage	Rect- angular	No style	1970		C
136428	3410 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	French	1964		C
136431	3411 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1970		C

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136433	3416 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	French	1970		C
136436	3417 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1963		C
136438	3506 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1964		C
136441	3511 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Neoclassical	1970		C
136444	3512 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1964		C
136446	3517 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1964		C
136448	3518 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Tudor	1970		C
136450	3523 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1964		C
136452	3524 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1970		C
136455	3529 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1970		C
136458	3530 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1970		C
136461	3601 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1964		C
136464	3602 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1964		C
136466	3606 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1965		C
136468	3607 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1965		C
136471	3614 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1965		C
136474	3615 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Neoclassical	1965		C
136476	3622 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	French	1965		C
136479	3623 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1967		C
136482	3628 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1966		C
136484	3629 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1965		C

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136486	3700 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1967		C
136488	3701 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Tudor	1965		C
136490	3706 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1967		C
136493	3707 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1960		C
136496	3714 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1966		C
136499	3715 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Neoclassical	1966		C
136501	3722 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1964		C
136503	3723 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Neoclassical	1970		C
136505	3728 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Neoclassical	1967		C
136507	3729 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1965		C
136510	3800 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	French	1965		C
136512	3801 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1968		C
136514	3806 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1969		C
136517	3807 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1964		C
136519	3814 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1965		C
136521	3815 S CAMERON AVE A	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1966		C
136574	3815 S CAMERON AVE B	BRIARWOOD	Residential	Shed	Rect- angular	No Style	2000		NC
136523	3820 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Spanish	1965		C
136526	3900 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1970		C
136530	3906 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1970		C
136532	3911 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1970		C

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136535	3912 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1970		C
136537	3917 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Neoclassical	1968		C
136540	3918 S CAMERON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Neoclassical	1970		C
139760	3910 CHESTER DR	PECAN ACRES	Residential	Single-family house	Ranch	New Traditional: Colonial Revival	1978		NC
139761	3911 CHESTER DR	PECAN ACRES	Residential	Single-family house	Ranch	New Traditional: Colonial Revival	1976		NC
139759	3920 CHESTER DR	PECAN ACRES	Residential	Single-family house	Ranch	French	1984		NC
139762	3921 CHESTER DR	PECAN ACRES	Residential	Single-family house	Ranch	Ranch	1980		NC
139758	4000 CHESTER DR	CAVALIER TERRACE	Residential	Single-family house	Ranch	French	1971		C
139763	4011 CHESTER DR	CAVALIER TERRACE	Residential	Single-family house	Ranch	Colonial Revival	1973		C
139764	4021 CHESTER DR	CAVALIER TERRACE	Residential	Single-family house	Ranch	Colonial Revival	1971		C
139765	4101 CHESTER DR	CAVALIER TERRACE	Residential	Single-family house	Ranch	Ranch	1970		C
139757	4102 CHESTER DR	CAVALIER TERRACE	Residential	Single-family house	Ranch	Colonial Revival	1969		C
139756	4106 CHESTER DR	CAVALIER TERRACE	Residential	Single-family house	Ranch	Colonial Revival	1965		C
139766	4107 CHESTER DR	CAVALIER TERRACE	Residential	Single-family house	Ranch	Spanish	1969		C
139767	4115 CHESTER DR	CAVALIER TERRACE	Residential	Single-family house	Ranch	Ranch	1969		C
139755	4116 CHESTER DR	CAVALIER TERRACE	Residential	Single-family house	Ranch	Ranch	1964		C
139869	600 CLYDE DR	POLLARD SCHOOL	Residential	Single-family house	Ranch	Ranch	1960		C
139868	608 CLYDE DR	POLLARD SCHOOL	Residential	Single-family house	Ranch	Ranch	1956		C
139867	614 CLYDE DR	POLLARD SCHOOL	Residential	Single-family house	Ranch	Ranch	1958		C
139866	620 CLYDE DR	POLLARD SCHOOL	Residential	Single-family house	Ranch	Ranch	1960		C
139865	626 CLYDE DR	POLLARD SCHOOL	Residential	Single-family house	Ranch	Ranch	1960		C

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139863	632 CLYDE DR	POLLARD SCHOOL	Residential	Single-family house	Ranch	Ranch	1960		C
138424	914 CLYDE DR	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1969		C
138427	1002 CLYDE DR	BRIARWOOD	Residential	Single-family house	Ranch	Neoclassical	1970		C
138434	1003 CLYDE DR	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1960		C
138428	1010 CLYDE DR	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1963		C
138439	1011 CLYDE DR	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1961		C
138440	1017 CLYDE DR	BRIARWOOD	Residential	Single-family house	Ranch	Styled Ranch	1961		C
138447	1018 CLYDE DR	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1966		C
138448	1024 CLYDE DR	BRIARWOOD	Residential	Single-family house	Ranch	Contemporary	1962		C
138451	1025 CLYDE DR	BRIARWOOD	Residential	Single-family house	Ranch	Neoclassical	1961		C
138458	1100 CLYDE DR	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1962		C
138462	1101 CLYDE DR	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1962		C
138465	1106 CLYDE DR	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1962		C
138469	1107 CLYDE DR	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1962		C
138473	1112 CLYDE DR	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1962		C
138474	1115 CLYDE DR	BRIARWOOD	Residential	Single-family house	Ranch	Neoclassical	1968		C
138478	1118 CLYDE DR A	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1962		C
139059	1118 CLYDE DR B	BRIARWOOD	Residential	Garage	Rect- angular	No style	1962		C
138483	1200 CLYDE DR	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1961		C
138490	1206 CLYDE DR A	BRIARWOOD	Residential	Single-family house	Ranch	Neoclassical	1962		C
139062	1206 CLYDE DR B	BRIARWOOD	Residential	Garage	Rect- angular	No style	1962		C

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138495	1212 CLYDE DR	BRIARWOOD	Residential	Single-family house	Ranch	Contemporary	1962		C
139785	3700 COLONY PARK DR	COLONY PK TOWNHOUSE	Residential	Duplex house	Ranch	Colonial Revival	1970		C
139787	3704 COLONY PARK DR	COLONY PK TOWNHOUSE	Residential	Duplex house	Ranch	French	1969		C
139789	3708 COLONY PARK DR	COLONY PK TOWNHOUSE	Residential	Duplex house	Ranch	Colonial Revival	1969		C
139794	3711 COLONY PARK DR	COLONY PK TOWNHOUSE	Residential	Duplex house	Ranch	Colonial Revival	1968		C
139790	3712 COLONY PARK DR	COLONY PK TOWNHOUSE	Residential	Duplex house	Ranch	Mansard	1968		C
139795	3715 COLONY PARK DR	COLONY PK TOWNHOUSE	Residential	Duplex house	Ranch	French	1970		C
139792	3716 COLONY PARK DR	COLONY PK TOWNHOUSE	Residential	Duplex house	Ranch	Ranch	1969		C
139793	3720 COLONY PARK DR	COLONY PK TOWNHOUSE	Residential	Duplex house	Ranch	Colonial Revival	1970		C
139796	3721 COLONY PARK DR	COLONY PK TOWNHOUSE	Residential	Duplex house	Ranch	Neoclassical	1971		C
139797	3725 COLONY PARK DR	COLONY PK TOWNHOUSE	Residential	Duplex house	Ranch	Colonial Revival	1971		C
139781	3726 COLONY PARK DR	COLONY PK TOWNHOUSE	Residential	Duplex house	Ranch	Ranch	1969		C
139780	3728 COLONY PARK DR	COLONY PK TOWNHOUSE	Residential	Duplex house	Ranch	Tudor	1968		C
139798	3731 COLONY PARK DR	COLONY PK TOWNHOUSE	Residential	Duplex house	Ranch	Ranch	1965		C
139779	3732 COLONY PARK DR	COLONY PK TOWNHOUSE	Residential	Duplex house	Ranch	Mansard	1968		C
139778	3736 COLONY PARK DR	COLONY PK TOWNHOUSE	Residential	Duplex house	Ranch	Spanish	1969		C
139777	3740 COLONY PARK DR	COLONY PK TOWNHOUSE	Residential	Duplex house	Ranch	Ranch	1972		C
140189	2745 CURTIS DR	CITY OF TYLER	Residential	Single-family house	Ranch	Ranch	1950		C
136061	2817 CURTIS DR	GREEN ACRES	Residential	Single-family house	Ranch	Colonial Revival	1952		C
136064	2827 CURTIS DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1953		C
136068	2828 CURTIS DR	GREEN ACRES	Residential	Single-family house	Ranch	Colonial Revival	1953		C
136076	2830 CURTIS DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1951		C
136083	2832 CURTIS DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1952		C
136090	2834 CURTIS DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1951		C
136072	2839 CURTIS DR	GREEN ACRES	Residential	Single-family house	Ranch	Colonial Revival	1952		C
136080	2907 CURTIS DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1952		C
136086	2917 CURTIS DR	GREEN ACRES	Residential	Single-family house	Ranch	Colonial Revival	1952		C
136096	2925 CURTIS DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1961	Architect: George Hicks (C&R Planning), Builder: McAtee Development Co.	C

Pollard Residential Historic District, Tyler, Smith County, Texas

ID NO.	ADDRESS	SUBDIVISION* (From CAD - does not identify no. of addition)	ORIGINAL USE	TYPE	FORM	STYLISTIC INFLUENCES	EST.YR BUILT	KNOWN ARCHITECT/BUILDER	C/NC
136100	2926 CURTIS DR	GREEN ACRES	Residential	Single-family house	Split-level	Contemporary, Ranch	1955		C
136103	2932 CURTIS DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1952		C
136113	3025 CURTIS DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136114	3101 CURTIS DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
136120	3110 CURTIS DR	GREEN ACRES	Residential	Single-family house	Ranch	Minimal Traditional	1953		C
136123	3113 CURTIS DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136127	3116 CURTIS DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
136130	3119 CURTIS DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
136134	3126 CURTIS DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
136138	3201 CURTIS DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
136141	3207 CURTIS DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
136144	3208 CURTIS DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
136148	3215 CURTIS DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136152	3231 CURTIS DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1996		NC
136153	3235 CURTIS DR	GREEN ACRES	Residential	Single-family house	Ranch	New Traditional: Colonial Revival	1987		NC
136159	3239 CURTIS DR	GREEN ACRES	Residential	Single-family house	Ranch	New Traditional: Colonial Revival	1987		NC
136154	3240 CURTIS DR	GREEN ACRES	Residential	Single-family house	Split-level	Ranch	1958		C
136160	3300 CURTIS DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136163	3303 CURTIS DR	GREEN ACRES	Residential	Single-family house	Ranch	New Traditional: Colonial Revival	1994		NC
138559	1502 DE CHARLES ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		NC
138557	1503 DE CHARLES ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C

Pollard Residential Historic District, Tyler, Smith County, Texas

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138554	1527 DE CHARLES ST	GREEN ACRES	Residential	Single-family house	Ranch	Neoclassical	1964		C
138549	1601 DE CHARLES ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1958		C
139689	1714 DE CHARLES ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1956		C
138548	1725 DE CHARLES ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1958		C
139690	1800 DE CHARLES ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
139692	1804 DE CHARLES ST A	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
148687	1804 DE CHARLES ST B	GREEN ACRES	Residential	Garage	Rect- angular	No style	1955		C
135863	1805 DE CHARLES ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1962		C
139693	1812 DE CHARLES ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1956		C
138545	1815 DE CHARLES ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1957		C
138503	3006 DE CHARLES ST	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1961		C
138506	3014 DE CHARLES ST	BRIARWOOD	Residential	Single-family house	Ranch	Neoclassical	1961		C
138510	3100 DE CHARLES ST	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1961		C
138513	3101 DE CHARLES ST	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1961		C
138517	3107 DE CHARLES ST	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1961		C
138520	3108 DE CHARLES ST	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1961		C
138521	3116 DE CHARLES ST	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1961		C
138524	3122 DE CHARLES ST	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1960		C
138528	3200 DE CHARLES ST	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1963		C
138534	3203 DE CHARLES ST	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1965	Builder: Coleman Construction Co.	C
138537	3213 DE CHARLES ST	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1958		C

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138541	3223 DE CHARLES ST	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1970		C
135605	1505 DENNIS DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
135601	1506 DENNIS DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
135597	1516 DENNIS DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
135590	1602 DENNIS DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
135593	1607 DENNIS DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1952		C
135587	1615 DENNIS DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1965		C
135584	1618 DENNIS DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1959		C
135578	1623 DENNIS DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
135574	1626 DENNIS DR	GREEN ACRES	Residential	Single-family house	Ranch	Contemporary	1954	Architect: E. Davis Wilcox	C
135511	2811 DINAH LN	GREEN ACRES	Residential	Single-family house	Ranch	Minimal Traditional	1955		C
139678	2812 DINAH LN	GREEN ACRES	Residential	Single-family house	Ranch	Minimal Traditional	1954		C
139680	2820 DINAH LN	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
135514	2821 DINAH LN	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
139681	2900 DINAH LN	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1956		C
135517	2901 DINAH LN	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
139683	2906 DINAH LN	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
135520	2907 DINAH LN	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1953		C
139684	2914 DINAH LN	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
135523	2915 DINAH LN	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
135526	2921 DINAH LN	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C

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139685	2922 DINAH LN	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
139686	2928 DINAH LN	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
135529	2929 DINAH LN	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1957		C
139687	2932 DINAH LN	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
135532	2933 DINAH LN	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
139688	2938 DINAH LN	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
135535	3007 DINAH LN	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1958		C
135538	3117 DINAH LN	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
135542	3203 DINAH LN	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
135545	3211 DINAH LN	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1956		C
135549	3213 DINAH LN	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1959		C
135552	3233 DINAH LN	GREEN ACRES	Residential	Single-family house	Irregular	Shed	1980		NC
135556	3236 DINAH LN	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1956		C
135553	3242 DINAH LN	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1958		C
135573	3301 DINAH LN	GREEN ACRES	Residential	Single-family house	Ranch	New Traditional: Contemporary	2010		NC
135560	3312 DINAH LN A	GREEN ACRES	Residential	Single-family house	Ranch	Neoclassical	1959		C
148688	3312 DINAH LN B	GREEN ACRES	Residential	Garage	Rect- angular	No style	1959		C
135564	3322 DINAH LN	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1956		C
135570	3331 DINAH LN	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
135567	3336 DINAH LN	GREEN ACRES	Residential	Single-family house	Ranch	Colonial Revival	1958		C
139652	DINAH AND WOODBINE	GREEN ACRES	Landscape	Drainage canal	Linear	No style	1955		C

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135679	716 E DULSE ST	DONNYBROOK HEIGHTS	Residential	Single-family house	Ranch	Minimal Traditional	1948		C
135676	724 E DULSE ST	DONNYBROOK HEIGHTS	Residential	Single-family house	Ranch	Ranch	1949		C
135673	730 E DULSE ST	DONNYBROOK HEIGHTS	Residential	Single-family house	Ranch	Minimal Traditional	1950		C
135670	736 E DULSE ST	DONNYBROOK HEIGHTS	Residential	Single-family house	Ranch	Ranch	1950		C
135666	802 E DULSE ST	DONNYBROOK HEIGHTS	Residential	Single-family house	Ranch	Ranch	1951		C
135683	815 E DULSE ST	DONNYBROOK HEIGHTS	Residential	Single-family house	Ranch	Ranch	1960		C
135663	816 E DULSE ST	DONNYBROOK HEIGHTS	Residential	Single-family house	Ranch	Ranch	1951		C
135659	904 E DULSE ST	POLLARD HILLS	Residential	Single-family house	Ranch	Ranch	1955		C
135656	918 E DULSE ST	POLLARD HILLS	Residential	Single-family house	Ranch	Ranch	1953		C
135686	919 E DULSE ST	POLLARD HILLS	Residential	Single-family house	Ranch	Ranch	1950		C
135651	1002 E DULSE ST	POLLARD HILLS	Residential	Single-family house	Ranch	Ranch	1955		C
135648	1004 E DULSE ST	POLLARD HILLS	Residential	Single-family house	Ranch	Ranch	1952		NC
135645	1104 E DULSE ST	CAMERON HEIGHTS	Residential	Single-family house	Ranch	Ranch	1952	Architect: E. Davis Wilcox	C
135690	1109 E DULSE ST	CAMERON HEIGHTS	Residential	Single-family house	Ranch	Ranch	1951		C
135642	1116 E DULSE ST	CAMERON HEIGHTS	Residential	Single-family house	Ranch	Ranch	1955		C
135695	1123 E DULSE ST	CAMERON HEIGHTS	Residential	Single-family house	Ranch	Ranch	1955		C
135637	1206 E DULSE ST	CAMERON HEIGHTS	Residential	Single-family house	Ranch	Colonial Revival	1960		C
135700	1209 E DULSE ST A	CAMERON HEIGHTS	Residential	Single-family house	Ranch	Ranch	1952		C
148689	1209 E DULSE ST B	CAMERON HEIGHTS	Residential	Garage	Rect- angular	No style	1952		C
135630	1216 E DULSE ST A	CAMERON HEIGHTS	Residential	Single-family house	Ranch	Neoclassical	1958		C
135635	1216 E DULSE ST B	CAMERON HEIGHTS	Residential	Carport	Rect- angular	No style	1958		C

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135625	1308 E DULSE ST	CITY OF TYLER	Residential	Single-family house	Ranch	Ranch	1951		C
135621	1318 E DULSE ST	CITY OF TYLER	Residential	Single-family house	Ranch	Ranch	1954		C
135617	1415 E DULSE ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
135613	1501 E DULSE ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1953		C
135610	1513 E DULSE ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1952		C
136915	1411 EASY ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1958		C
136918	1412 EASY ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1957		C
136920	1416 EASY ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1958		C
136922	1419 EASY ST	GREEN ACRES ADDITION	Residential	Single-family house	Ranch	Ranch	1956		C
136926	1422 EASY ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1958		C
136928	1425 EASY ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1957		C
136930	1428 EASY ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1958		C
136933	1501 EASY ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1958		C
136936	1502 EASY ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1958		C
136939	1508 EASY ST	GREEN ACRES ADDITION	Residential	Single-family house	Ranch	Ranch	1958		C
138257	2802 FRY AVE	POLLARD HILLS	Residential	Single-family house	Ranch	Ranch	1954		C
138262	2816 FRY AVE	POLLARD HILLS	Residential	Single-family house	Ranch	Neoclassical, Colonial Revival	1951	Architect: Shirley Simons & Sons	C
138263	2817 FRY AVE	POLLARD HILLS	Residential	Single-family house	Ranch	Colonial Revival	1954		C
138271	2828 FRY AVE	POLLARD HILLS	Residential	Single-family house	Ranch	Ranch	1955		C
138279	2920 FRY AVE	POLLARD HILLS	Residential	Single-family house	Ranch	Contemporary	1976		NC
138276	2927 FRY AVE	POLLARD HILLS	Residential	Single-family house	Ranch	Neoclassical	1964		C

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138280	3100 FRY AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1961		C
138284	3108 FRY AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1961		C
138288	3200 FRY AVE	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1960		C
138116	3205 FRY AVE	BRIARWOOD	Residential	Single-family house	Ranch	French	1963		C
138118	3214 FRY AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1963		C
138121	3215 FRY AVE A	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1970		C
148690	3215 FRY AVE B	BRIARWOOD	Residential	Garage	Rect- angular	No style	1970		C
138124	3224 FRY AVE	BRIARWOOD	Residential	Single-family house	Ranch	Neoclassical	1964		C
138127	3225 FRY AVE	BRIARWOOD	Residential	Single-family house	Ranch	French	1970		C
138130	3234 FRY AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1970		C
138133	3235 FRY AVE	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1962		C
138135	3305 FRY AVE	BRIARWOOD	Residential	Single-family house	Ranch	Contemporary	1963		C
138138	3306 FRY AVE	BRIARWOOD	Residential	Single-family house	Ranch	French	1964		C
138141	3316 FRY AVE	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival, Neoclassical	1964	Designer: Jim Loggins, Builder: Lindy Lawler	C
138142	3317 FRY AVE	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival, Tudor	1965		C
138148	3326 FRY AVE	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1970		C
138149	3327 FRY AVE	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival, French	1964		C
138155	3405 FRY AVE	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1964		C
138158	3406 FRY AVE	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival, French	1964	Designer: Jim Loggins, Builder: Joe Coleman	C
138161	3415 FRY AVE	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1964		C
138163	3416 FRY AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1965	Builder: Joe Frederick Construction	C

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138164	3425 FRY AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1964		C
138169	3426 FRY AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1972		C
138170	3506 FRY AVE	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1964		C
138173	3507 FRY AVE	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1964	Builder: Jim Collum Construction	C
138176	3512 FRY AVE	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1962		C
138179	3513 FRY AVE	BRIARWOOD	Residential	Single-family house	Ranch	Mansard, French	1965	Builder: Jim Collum Construction	C
138180	3519 FRY AVE	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1970		C
138182	3520 FRY AVE	BRIARWOOD	Residential	Single-family house	Ranch	Neoclassical, Colonial Revival	1964		C
138185	3701 FRY AVE	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1959		C
138188	3714 FRY AVE	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1970		C
138191	3715 FRY AVE	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1962		C
138194	3720 FRY AVE	SOUTHERN OAKS	Residential	Single-family house	Ranch	Colonial Revival	1960		C
138195	3721 FRY AVE	SOUTHERN OAKS	Residential	Single-family house	Ranch	Neoclassical	1962		C
138200	3727 FRY AVE	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch, Contemporary	1958		C
138202	3800 FRY AVE	SOUTHERN OAKS	Residential	Single-family house	Ranch	New Traditional: French	2020		NC
138205	3801 FRY AVE	SOUTHERN OAKS	Residential	Single-family house	Ranch	Neoclassical	1962		C
138208	3809 FRY AVE	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1965		C
138212	3818 FRY AVE	SOUTHERN OAKS	Residential	Single-family house	Ranch	Colonial Revival	1972		C
138211	3819 FRY AVE	SOUTHERN OAKS	Residential	Single-family house	Ranch	Colonial Revival	1965		C
138215	3826 FRY AVE	SOUTHERN OAKS	Residential	Single-family house	Ranch	Colonial Revival	1964		C
138216	3827 FRY AVE	SOUTHERN OAKS	Residential	Single-family house	Ranch	Neoclassical	1962		C

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138221	3832 FRY AVE	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1962		C
138222	3835 FRY AVE	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1960		C
138227	3838 FRY AVE	SOUTHERN OAKS	Residential	Single-family house	Ranch	Colonial Revival	1962		C
138230	3904 FRY AVE	SOUTHERN OAKS	Residential	Single-family house	Ranch	Colonial Revival	1968		C
138233	3905 FRY AVE	SOUTHERN OAKS	Residential	Single-family house	Ranch	Colonial Revival	1968		C
138235	3912 FRY AVE	SOUTHERN OAKS	Residential	Single-family house	Ranch	Colonial Revival, French	1961		C
138239	3913 FRY AVE	SOUTHERN OAKS	Residential	Single-family house	Ranch	Neoclassical	1962		C
138241	3918 FRY AVE A	SOUTHERN OAKS	Residential	Single-family house	Ranch	Colonial Revival, Neoclassical	1962		C
139101	3918 FRY AVE B	SOUTHERN OAKS	Residential	Carport	Rect- angular	No style	1962		C
138244	3919 FRY AVE	SOUTHERN OAKS	Residential	Single-family house	Ranch	French, Colonial Revival	1968		C
138248	3922 FRY AVE	SOUTHERN OAKS	Residential	Single-family house	Ranch	New Traditional: Colonial Revival	2000		NC
138246	3923 FRY AVE	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1963		C
138249	4010 FRY AVE	RAMEY OAKS	Residential	Single-family house	Ranch	Contemporary	1974		C
139808	4011 FRY AVE	RAMEY OAKS	Residential	Single-family house	Ranch	Colonial Revival	1964		C
138250	4020 FRY AVE	RAMEY OAKS	Residential	Single-family house	Ranch	New Traditional: Colonial Revival	1976		NC
139810	4021 FRY AVE A	RAMEY OAKS	Residential	Single-family house	Ranch	Ranch	1967		C
139811	4021 FRY AVE B	RAMEY OAKS	Residential	Garage	Rect- angular	No style	1967		C
139812	4101 FRY AVE	RAMEY OAKS	Residential	Single-family house	Ranch	Ranch	1968		C
138251	4102 FRY AVE	RAMEY OAKS	Residential	Single-family house	Ranch	Tudor	1976		NC
139813	4111 FRY AVE	RAMEY OAKS	Residential	Single-family house	Ranch	French, Colonial Revival	1965		C
138255	4112 FRY AVE	RAMEY OAKS	Residential	Single-family house	Irregular	Shed	1977		NC

Pollard Residential Historic District, Tyler, Smith County, Texas

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138256	4120 FRY AVE	RAMEY OAKS	Residential	Single-family house	Ranch	Spanish	1969		C
139655	FRY (REAR) AVE	Multiple	Landscape	Drainage canal	Linear	No style	1955		C
136716	1408 GLENROSE ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136718	1409 GLENROSE ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1956		C
136720	1414 GLENROSE ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136722	1415 GLENROSE ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136725	1420 GLENROSE ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136727	1423 GLENROSE ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136729	1428 GLENROSE ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136731	1429 GLENROSE ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136732	1435 GLENROSE ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136735	1500 GLENROSE ST	GREEN ACRES	Residential	Single-family house	Ranch	Contemporary	1955		C
136737	1505 GLENROSE ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1956		C
136739	1506 GLENROSE ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136741	1511 GLENROSE ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136743	1512 GLENROSE ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
140174	626 HADEN ST	NEW COPELAND	Residential	Single-family house	Irregular	Colonial Revival	1947		C
140175	627 HADEN ST	NEW COPELAND	Residential	Single-family house	Ranch	Minimal Traditional	1965		C
140173	632 HADEN ST	NEW COPELAND	Residential	Single-family house	Ranch	Minimal Traditional	1950		C
140176	633 HADEN ST	NEW COPELAND	Residential	Single-family house	Square	Colonial Revival	1947		C
140177	703 HADEN ST	NEW COPELAND	Residential	Single-family house	Ranch	Minimal Traditional	1950		C

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139894	704 HADEN ST	NEW COPELAND	Residential	Single-family house	Ranch	Ranch	1948		C
140178	709 HADEN ST	NEW COPELAND	Residential	Garage apartment	Rect-angular	No style	1950		C
139893	710 HADEN ST	NEW COPELAND	Residential	Single-family house	Ranch	Ranch	1955		C
140179	715 HADEN ST	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1965		C
139892	716 HADEN ST	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1978		NC
134970	821 HADEN ST	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1964		C
134968	900 HADEN ST	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1961		C
134972	901 HADEN ST	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1958		C
134965	902 HADEN ST A	POLLARD HOME	Residential	Single-family house	L-Plan	Colonial Revival	1955		C
134967	902 HADEN ST B	POLLARD HOME	Residential	Garage	Rect-angular	Colonial Revival	1955		C
134975	905 HADEN ST	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1957		C
134963	908 HADEN ST	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1955		C
134977	909 HADEN ST	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1963		C
134961	912 HADEN ST A	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1961		C
139583	912 HADEN ST B	POLLARD HOME	Residential	Shed	Rect-angular	No style	1980		NC
134959	916 HADEN ST	POLLARD HOME	Residential	Single-family house	Ranch	Minimal Traditional	1955		C
134980	923 HADEN ST	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1953		C
134956	1000 HADEN ST	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1955		C
134982	1001 HADEN ST	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1954		C
134954	1008 HADEN ST	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1958		C
134984	1009 HADEN ST	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1954		C

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134951	1012 HADEN ST	POUNDS AVENUE	Residential	Single-family house	Ranch	Ranch	1957		C
134987	1015 HADEN ST	POUNDS AVENUE	Residential	Single-family house	Ranch	Ranch	1954		C
136251	3017 HALLMARK PL	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
136254	3018 HALLMARK PL	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136259	3102 HALLMARK PL	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
136263	3103 HALLMARK PL	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
136266	3110 HALLMARK PL	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136270	3111 HALLMARK PL	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
136273	3112 HALLMARK PL	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136278	3127 HALLMARK PL	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
136282	3200 HALLMARK PL A	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136285	3200 HALLMARK PL B	GREEN ACRES	Residential	Carport	Rect- angular	No style	1980		NC
136286	3205 HALLMARK PL	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
136289	3216 HALLMARK PL A	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136293	3216 HALLMARK PL B	GREEN ACRES	Residential	Garage	Rect- angular	No style	1980		NC
136294	3217 HALLMARK PL	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
139696	1017 HANSFORD PL	STATLER HEIGHTS	Residential	Single-family house	Ranch	Ranch	1964		C
138783	1018 HANSFORD PL	STATLER HEIGHTS	Residential	Single-family house	Ranch	Ranch	1962		C
139698	1023 HANSFORD PL	STATLER HEIGHTS	Residential	Single-family house	Irregular	Shed	1975		NC
138784	1024 HANSFORD PL	STATLER HEIGHTS	Residential	Single-family house	Ranch	Ranch	1967		C
138787	1100 HANSFORD PL	STATLER HEIGHTS	Residential	Single-family house	Ranch	French	1968		C

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139700	1101 HANSFORD PL	STATLER HEIGHTS	Residential	Single-family house	Irregular	Contemporary	1976		NC
138792	1106 HANSFORD PL	STATLER HEIGHTS	Residential	Single-family house	Ranch	Contemporary	1960		C
139702	1107 HANSFORD PL	STATLER HEIGHTS	Residential	Single-family house	Ranch	Colonial Revival	1967		C
138793	1116 HANSFORD PL	STATLER HEIGHTS	Residential	Single-family house	Ranch	Colonial Revival, Neoclassical	1963		C
139703	1117 HANSFORD PL	STATLER HEIGHTS	Residential	Single-family house	Ranch	French	1967		C
138675	1012 HEINES DR	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1972		C
138676	1016 HEINES DR	BRIARWOOD	Residential	Single-family house	Rect- angular	Neoclassical	1971		C
138674	1100 HEINES DR	BRIARWOOD	Residential	Single-family house	Ranch	French	1975		NC
138672	1106 HEINES DR	BRIARWOOD	Residential	Single-family house	Ranch	Mansard	1969	Builder: Jim Collum Construction	C
138677	3334 HEINES DR	BRIARWOOD	Residential	Single-family house	Ranch	French	1967		C
138680	3335 HEINES DR	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1965		C
138681	3400 HEINES DR	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1970		C
138687	3401 HEINES DR	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1976		NC
138688	3406 HEINES DR	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1967		C
138690	3407 HEINES DR	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival, Tudor	1967	Builder: Joe Frederick Construction	C
138694	3412 HEINES DR	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1972		C
138692	3413 HEINES DR	BRIARWOOD	Residential	Single-family house	Ranch	French	1966		C
138695	3416 HEINES DR	BRIARWOOD	Residential	Single-family house	Ranch	French	1965	Designer: Jim Loggins, Builder: Jim Collum	C
138697	3417 HEINES DR	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1965		C
138577	1002 HUDNALL DR	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1959		C
138578	1009 HUDNALL DR	BRIARWOOD	Residential	Single-family house	Ranch	Neoclassical	1961		C

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138579	1010 HUDNALL DR	BRIARWOOD	Residential	Single-family house	Ranch	Neoclassical	1961		C
138589	1015 HUDNALL DR	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1970		C
138594	1018 HUDNALL DR	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1959	Architect: George Hicks (C & R Planning), Builder: Lindy Lawler	C
138597	1021 HUDNALL DR	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1959		C
138598	1024 HUDNALL DR	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1959		C
138602	1031 HUDNALL DR	BRIARWOOD	Residential	Single-family house	Ranch	Neoclassical	1959		C
138606	1104 HUDNALL DR	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1959		C
138610	1105 HUDNALL DR	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1970		C
138614	1111 HUDNALL DR	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1960		C
138618	1112 HUDNALL DR	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1959	Architect: George Hicks (C& R Planning), Builder: George Stringer	C
138622	1119 HUDNALL DR	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1970		C
138626	1120 HUDNALL DR	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1960		C
139886	627 E HUDSON ST	NEW COPELAND	Residential	Single-family house	Ranch	Minimal Traditional	1950		C
139885	630 E HUDSON ST	NEW COPELAND	Residential	Single-family house	Ranch	Ranch	1947		C
139884	632 E HUDSON ST	NEW COPELAND	Residential	Single-family house	Irregular	Colonial Revival	1947		C
139887	635 E HUDSON ST	NEW COPELAND	Residential	Single-family house	Ranch	Ranch	1963		C
139883	702 E HUDSON ST	NEW COPELAND	Residential	Single-family house	Ranch	Minimal Traditional	1949		C
139888	705 E HUDSON ST	NEW COPELAND	Residential	Single-family house	Irregular	Colonial Revival	1947		C
139889	709 E HUDSON ST	NEW COPELAND	Residential	Single-family house	Ranch	Ranch	1952		C
139882	710 E HUDSON ST	NEW COPELAND	Residential	Single-family house	Ranch	Ranch	1950		C
139881	714 E HUDSON ST	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1961		C

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139890	715 E HUDSON ST	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1972		C
139880	800 E HUDSON ST	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1959		C
139891	801 E HUDSON ST	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1971		C
134925	901 E HUDSON ST A	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1953		C
134927	901 E HUDSON ST B	POLLARD HOME	Residential	Back house	Rect- angular	No Style	1953		NC
134928	907 E HUDSON ST	POLLARD HOME	Residential	Single-family house	Ranch	Neoclassical	1959		C
140188	910 E HUDSON ST	WARREN ADDN	Residential	Single-family house	Ranch	Ranch	1958		C
134930	917 E HUDSON ST	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1958		C
140172	918 E HUDSON ST	WARREN ADDN	Residential	Single-family house	Ranch	Ranch	1962		C
134932	923 E HUDSON ST	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1955	Builder: Jack Johnston	C
140170	926 E HUDSON ST A	CITY OF TYLER	Residential	Single-family house	Ranch	Neoclassical	1962		C
140171	926 E HUDSON ST B	CITY OF TYLER	Residential	Garage	Rect- angular	No Style	1962		C
140168	928 E HUDSON ST A	CITY OF TYLER	Residential	Single-family house	Center passage	New Traditional: Colonial Revival	2000		NC
140169	928 E HUDSON ST B	CITY OF TYLER	Residential	Outbuilding	Rect- angular	No Style	2000		NC
134934	1001 E HUDSON ST	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1955	Builder: Jack Johnston	C
134936	1007 E HUDSON ST	POLLARD HOME	Residential	Single-family house	Ranch	Colonial Revival	1965		C
140167	1012 E HUDSON ST	POUNDS AVENUE	Residential	Single-family house	Ranch	Ranch	1954		C
134939	1015 E HUDSON ST	POUNDS AVENUE	Residential	Single-family house	Ranch	Colonial Revival	1955		C
140158	1020 E HUDSON ST	POUNDS AVENUE	Residential	Single-family house	Ranch	Ranch	1956		C
134942	1021 E HUDSON ST	POUNDS AVENUE	Residential	Single-family house	Ranch	Colonial Revival	1955		C
135758	2808 ITTEN DR	CAMERON HEIGHTS	Residential	Single-family house	Ranch	Colonial Revival	1960		C

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136297	2917 JAN AVE	CITY OF TYLER	Government - Public works	Pump house	Rect-angular	Colonial Revival	1973	Builder: Dan Shull Construction	C
136302	2918 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1951		C
136308	3000 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1956		C
136305	3001 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136312	3005 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
136315	3010 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1957		C
136319	3011 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Colonial Revival	1955		C
136322	3016 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
136326	3017 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1953		C
136329	3023 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
136332	3100 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
136337	3107 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
136340	3108 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
136343	3115 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136346	3118 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
136350	3121 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
136353	3126 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
136356	3201 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
136360	3204 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
136364	3207 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136371	3217 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C

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136367	3218 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
136578	3231 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136374	3232 JAN AVE A (St. Francis Episcopal Church)	GREEN ACRES	Religious	Church	Rect-angular	Modern, Contemporary	1958	Architect: E. Davis Wilcox	C
136381	3232 JAN AVE B (St. Francis Episcopal Church – Parish Hall)	GREEN ACRES	Religious parish hall	Religious school	Rect-angular	Modern	1958	Architect: E. Davis Wilcox	C
136382	3232 JAN AVE C (St. Francis Episcopal Church - School)	GREEN ACRES	Religious school	Religious school	Irregular	Modern	1960		C
136581	3239 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
136582	3243 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
136586	3301 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1958		C
136590	3307 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136593	3317 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1958		C
136596	3325 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1958		C
136599	3329 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1958		C
136601	3333 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1958		C
136604	3401 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1958		C
136607	3411 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1958		C
136610	3417 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1958		C
136613	3505 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136617	3511 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136623	3512 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136622	3515 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136626	3601 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1956		C

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136630	3606 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136634	3611 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1956		C
136637	3617 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136640	3703 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136642	3704 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136645	3709 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136647	3715 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136649	3801 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136651	3805 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1956		C
136653	3811 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136654	3812 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1958		C
136656	3817 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136658	3903 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136660	3904 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1958		C
136662	3909 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136664	3912 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1958		C
136667	3915 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1956		C
136669	3916 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1958		C
136672	3921 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1956		C
136674	3922 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1957		C
136677	3925 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1958		C

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ID NO.	ADDRESS	SUBDIVISION* (From CAD - does not identify no. of addition)	ORIGINAL USE	TYPE	FORM	STYLISTIC INFLUENCES	EST.YR BUILT	KNOWN ARCHITECT/BUILDER	C/NC
136679	3926 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1958		C
136681	3929 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1958		C
136684	3932 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1964		C
136686	3933 JAN AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1958		C
135306	2704 S KEATON AVE A	POLLARD HILLS	Residential	Single-family house	Ranch	Ranch	1951		C
148691	2704 S KEATON AVE B	POLLARD HILLS	Residential	Garage	Rect- angular	No style	1951		C
137124	2806 S KEATON AVE	POLLARD HILLS	Residential	Single-family house	Ranch	Contemporary	1949	Architect: E. Davis Wilcox	C
137127	2811 S KEATON AVE	DONNYBROOK HEIGHTS	Residential	Single-family house	Ranch	Ranch	1950		C
137129	2815 S KEATON AVE	DONNYBROOK HEIGHTS	Residential	Single-family house	Ranch	Ranch	1955		C
137132	2816 S KEATON AVE	POLLARD HILLS	Residential	Single-family house	Rect- angular	New Traditional: Colonial Revival	1989		NC
137133	2911 S KEATON AVE	POLLARD SCHOOL	Residential	Single-family house	Ranch	Ranch	1963		C
137135	2920 S KEATON AVE	POLLARD HILLS	Residential	Single-family house	Ranch	Ranch	1970		C
137137	2921 S KEATON AVE	POLLARD SCHOOL	Residential	Single-family house	Ranch	Ranch	1960		C
137139	2926 S KEATON AVE	POLLARD HILLS	Residential	Single-family house	Ranch	Ranch	1961	Builder: D. L. Snodgrass	C
137141	2927 S KEATON AVE	POLLARD SCHOOL	Residential	Single-family house	Ranch	Ranch	1960		C
137143	2933 S KEATON AVE	POLLARD SCHOOL	Residential	Single-family house	Ranch	Ranch	1961		C
137145	2934 S KEATON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1961		C
139824	3201 S KEATON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1965		C
137148	3204 S KEATON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1968		C
139826	3207 S KEATON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1960		C
137151	3210 S KEATON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1968		C

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ID NO.	ADDRESS	SUBDIVISION* (From CAD - does not identify no. of addition)	ORIGINAL USE	TYPE	FORM	STYLISTIC INFLUENCES	EST.YR BUILT	KNOWN ARCHITECT/BUILDER	C/NC
139827	3211 S KEATON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1960		C
137153	3216 S KEATON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1959		C
139828	3219 S KEATON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1960		C
137155	3222 S KEATON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1968		C
139829	3225 S KEATON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1960		C
137157	3228 S KEATON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1968		C
139830	3231 S KEATON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1960		C
137159	3234 S KEATON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1959		C
139831	3237 S KEATON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1960		C
137161	3300 S KEATON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Styled Ranch	1960	Builder: Lindy Lawler	C
139832	3301 S KEATON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1959		C
137163	3306 S KEATON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1959		C
139833	3307 S KEATON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1960		C
137165	3314 S KEATON AVE	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1965		C
139834	3315 S KEATON AVE	SOUTHERN ACRES	Residential	Single-family house	Ranch	Ranch	1958		C
139835	3317 S KEATON AVE	SOUTHERN ACRES	Residential	Single-family house	Ranch	Ranch	1957		C
137168	3318 S KEATON AVE	SOUTHERN OAKS	Residential	Single-family house	Ranch	Contemporary	1965		C
139836	3323 S KEATON AVE	SOUTHERN ACRES	Residential	Single-family house	Ranch	Ranch	1956		C
137171	3324 S KEATON AVE	SOUTHERN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
137173	3330 S KEATON AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1965		C
137175	3404 S KEATON AVE	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1955		C

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137177	3414 S KEATON AVE	SOUTHERN OAKS	Residential	Single-family house	Ranch	Colonial Revival	1970		C
137179	3415 S KEATON AVE A	SOUTHERN OAKS	Residential	Single-family house	Ranch	New Traditional: Craftsman	2020		NC
148692	3415 S KEATON AVE B	SOUTHERN OAKS	Residential	Garage	Rect- angular	No style	2020		NC
137181	3423 S KEATON AVE	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1959		C
137183	3428 S KEATON AVE A	SOUTHERN OAKS	Residential	Single-family house	Ranch	Contemporary	1956		C
137238	3428 S KEATON AVE B	SOUTHERN OAKS	Residential	Garage	Rect- angular	Contemporary	1956		C
137186	3429 S KEATON AVE A	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1957		C
137243	3429 S KEATON AVE B	SOUTHERN OAKS	Residential	Carport	Rect- angular	No Style	1957		C
137188	3500 S KEATON AVE	SOUTHERN OAKS	Residential	Single-family house	Ranch	Colonial Revival	1954		C
137190	3503 S KEATON AVE	SOUTHERN OAKS	Residential	Single-family house	Ranch	Colonial Revival	1956		C
137192	3508 S KEATON AVE	SOUTHERN OAKS	Residential	Single-family house	Ranch	Neoclassical	1960		C
137195	3511 S KEATON AVE	SOUTHERN OAKS	Residential	Single-family house	Ranch	Colonial Revival	1957		C
137198	3514 S KEATON AVE	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1970		C
137201	3519 S KEATON AVE	SOUTHERN OAKS	Residential	Single-family house	Ranch	Colonial Revival	1957		C
137204	3522 S KEATON AVE	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1958		C
137208	3525 S KEATON AVE	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1957		C
137210	3527 S KEATON AVE	SOUTHERN OAKS	Residential	Single-family house	Ranch	Neoclassical	1957		C
137212	3528 S KEATON AVE	SOUTHERN OAKS	Residential	Single-family house	Ranch	Contemporary	1957	Builder: Harold Lawler	C
137214	3529 S KEATON AVE	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1956		C
140184	625 E LOFTIN ST	NEW COPELAND	Residential	Single-family house	Ranch	Ranch	1955		C
140182	626 E LOFTIN ST	NEW COPELAND	Residential	Single-family house	Ranch	Minimal Traditional	1951		C

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140183	630 E LOFTIN ST	NEW COPELAND	Residential	Single-family house	Ranch	Minimal Traditional	1953		C
140185	635 E LOFTIN ST	NEW COPELAND	Residential	Single-family house	Ranch	Ranch	1953		C
140181	700 E LOFTIN ST	NEW COPELAND	Residential	Single-family house	Ranch	Ranch	1952		C
140186	703 E LOFTIN ST	NEW COPELAND	Residential	Single-family house	Ranch	Ranch	1958		C
140180	708 E LOFTIN ST	NEW COPELAND	Residential	Single-family house	Ranch	Ranch	1950		C
135004	832 E LOFTIN ST	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1968		C
135007	900 E LOFTIN ST	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1962		C
135011	908 E LOFTIN ST	POLLARD HOME	Residential	Single-family house	Ranch	Colonial Revival	1963		C
135015	914 E LOFTIN ST A	POLLARD HOME	Residential	Single-family house	Ranch	Contemporary	1962		C
135019	914 E LOFTIN ST B	POLLARD HOME	Residential	Carport	Rect- angular	Contemporary	1962		C
135020	920 E LOFTIN ST	POLLARD HOME	Residential	Single-family house	Ranch	Colonial Revival	1962		C
135023	928 E LOFTIN ST	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1962		C
135860	3301 MCMILLAN DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
135867	3310 MCMILLAN DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1973		C
135864	3311 MCMILLAN DR	GREEN ACRES	Residential	Single-family house	Ranch	Colonial Revival	1955		C
135868	3319 MCMILLAN DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1958		C
135871	3320 MCMILLAN DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1956		C
135873	3325 MCMILLAN DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1957		C
135876	3326 MCMILLAN DR A	GREEN ACRES	Residential	Single-family house	Ranch	Colonial Revival	1961		C
148693	3326 MCMILLAN DR B	GREEN ACRES	Residential	Carport	Rect- angular	No style	1961		C
135882	3330 MCMILLAN DR	GREEN ACRES	Residential	Single-family house	Ranch	Neoclassical	1961		C

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135879	3331 MCMILLAN DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1956		C
135885	3401 MCMILLAN DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1957		C
135888	3409 MCMILLAN DR A	GREEN ACRES	Residential	Single-family house	Split-level	Contemporary	1958		C
135892	3409 MCMILLAN DR B	GREEN ACRES	Residential	Carport	Rect- angular	No Style	1958		C
135896	3417 MCMILLAN DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1950		C
135900	3501 MCMILLAN DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1956		C
135903	3507 MCMILLAN DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1960		C
135906	3510 MCMILLAN DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
135909	3515 MCMILLAN DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1956		C
135912	3518 MCMILLAN DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1962		C
135915	3519 MCMILLAN DR	GREEN ACRES	Residential	Single-family house	Split-level	Ranch	1956		C
135918	3600 MCMILLAN DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
135921	3601 MCMILLAN DR	GREEN ACRES	Residential	Single-family house	Ranch	Colonial Revival	1953		C
135928	3610 MCMILLAN DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1956		NC
135924	3611 MCMILLAN DR A	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1957		C
148694	3611 MCMILLAN DR B	GREEN ACRES	Residential	Garage	Rect- angular	No style	1957		C
135931	3614 MCMILLAN DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
135937	3700 MCMILLAN DR	GREEN ACRES	Residential	Single-family house	Split-level	Ranch	1956		C
135934	3701 MCMILLAN DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1957		C
139695	3705 MCMILLAN DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1956		C
138813	3424 NEW COPELAND RD	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1954		C

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138815	3432 NEW COPELAND RD	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1957		C
138817	3500 NEW COPELAND RD	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1957		C
138819	3512 NEW COPELAND RD A	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1958		C
148695	3512 NEW COPELAND RD B	SOUTHERN OAKS	Residential	Carport	Rect- angular	No style	2000		NC
138821	3520 NEW COPELAND RD	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1960		C
138823	3528 NEW COPELAND RD	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1960	Designer: Jim Loggins, Builder: Percy Andrews	C
138825	3600 NEW COPELAND RD	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1959		C
138827	3610 NEW COPELAND RD	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1958		C
139783	3618 NEW COPELAND RD	COLONY PK TOWNHOUSE	Residential	Single-family house	Ranch	Ranch	1966		C
139776	3802 NEW COPELAND DR	COLONY PK TOWNHOUSE	Residential	Duplex house	Ranch	Contemporary	1973		C
139775	3806 NEW COPELAND DR	COLONY PK TOWNHOUSE	Residential	Single-family house	Ranch	Ranch	1973		C
139774	3822 NEW COPELAND DR	COLONY PK TOWNHOUSE	Residential	Single-family house	Ranch	Neoclassical, French	1973		C
139045	4015 NEW COPELAND RD	RAMEY OAKS	Residential	Single-family house	Ranch	Colonial Revival	1965		C
139028	4018 NEW COPELAND RD	SOUTHERN OAKS	Residential	Single-family house	Ranch	Colonial Revival, Neoclassical	1964		C
139042	4021 NEW COPELAND RD	RAMEY OAKS	Residential	Single-family house	Ranch	Colonial Revival, Neoclassical	1964		C
139031	4022 NEW COPELAND RD	SOUTHERN OAKS	Residential	Single-family house	Ranch	Colonial Revival	1966		C
139040	4027 NEW COPELAND RD	RAMEY OAKS	Residential	Single-family house	Ranch	Ranch	1969		C
139033	4034 NEW COPELAND RD	PECAN ACRES	Residential	Single-family house	Ranch	New Traditional: Colonial Revival	1990		NC
139034	4040 NEW COPELAND RD	PECAN ACRES	Residential	Single-family house	Ranch	Colonial Revival	1963		C
139036	4100 NEW COPELAND RD	CAVALIER TERRACE	Residential	Single-family house	Ranch	Colonial Revival, Neoclassical	1966		C
139038	4101 NEW COPELAND RD	RAMEY OAKS	Residential	Single-family house	Ranch	Ranch	1966		C
139771	4106 NEW COPELAND RD	CAVALIER TERRACE	Residential	Single-family house	Ranch	Ranch, Contemporary	1970		C

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139770	4110 NEW COPELAND RD	CAVALIER TERRACE	Residential	Single-family house	Ranch	Colonial Revival	1971		C
139768	4116 NEW COPELAND RD	CAVALIER TERRACE	Residential	Single-family house	Ranch	Ranch	1969		C
139772	4120 NEW COPELAND DR	CAVALIER TERRACE	Residential	Single-family house	Ranch	Ranch	1967		C
135464	2811 OAK KNOB DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1953		C
135468	2814 OAK KNOB DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
135472	2820 OAK KNOB DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
135471	2821 OAK KNOB DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1985		NC
135476	2908 OAK KNOB DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
135479	2910 OAK KNOB DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1956		C
135482	2912 OAK KNOB DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		NC
135489	2917 OAK KNOB DR	GREEN ACRES	Residential	Single-family house	Ranch	Colonial Revival	1954		C
135485	2918 OAK KNOB DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1953		C
135492	2924 OAK KNOB DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
135495	2931 OAK KNOB DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
135498	2932 OAK KNOB DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
135501	3002 OAK KNOB DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
135508	3007 OAK KNOB DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
135504	3008 OAK KNOB DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1958		C
135958	3311 PALUXY DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1956		C
135961	3317 PALUXY DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1962		C
135964	3325 PALUXY DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1956		C

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135966	3329 PALUXY DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1962		C
135968	3333 PALUXY DR	GREEN ACRES	Residential	Single-family house	Ranch	Contemporary	1962		C
135971	3337 PALUXY DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1964		C
135973	3501 PALUXY DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1971		C
135975	3509 PALUXY DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1963		C
135978	3519 PALUXY DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1956		C
135979	3601 PALUXY DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1958		C
135981	3611 PALUXY DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1959		C
136864	1400 PETTIT DR A	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
148696	1400 PETTIT DR B	GREEN ACRES	Residential	Garage	Rect- angular	No style	2021		NC
136866	1401 PETTIT DR A	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1956		C
148697	1401 PETTIT DR B	GREEN ACRES	Residential	Carport	Rect- angular	No style	1956		C
136869	1408 PETTIT DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1956		C
136871	1409 PETTIT DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136874	1414 PETTIT DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136876	1415 PETTIT DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136879	1420 PETTIT DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1956		C
136881	1421 PETTIT DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136884	1426 PETTIT DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136890	1427 PETTIT DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136886	1429 PETTIT DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C

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136892	1500 PETTIT DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1958		C
136894	1504 PETTIT DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136896	1505 PETTIT DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136899	1511 PETTIT DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136901	1512 PETTIT DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136903	1518 PETTIT DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136906	1519 PETTIT DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136909	1524 PETTIT DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1957		NC
139025	801 PINEDALE PL	RAMEY OAKS	Residential	Single-family house	Ranch	Styled Ranch (Georgian Revival influences)	1969	Builder: Dick Hightower	C
139020	807 PINEDALE PL	RAMEY OAKS	Residential	Single-family house	Ranch	Colonial Revival, French	1963		C
139005	808 PINEDALE PL	RAMEY OAKS	Residential	Single-family house	Ranch	Colonial Revival	1965		C
139019	815 PINEDALE PL	RAMEY OAKS	Residential	Single-family house	Ranch	Colonial Revival	1968		C
139008	816 PINEDALE PL	RAMEY OAKS	Residential	Single-family house	Ranch	Ranch	1965		C
139016	823 PINEDALE PL	RAMEY OAKS	Residential	Single-family house	Ranch	French	1968		C
139009	824 PINEDALE PL	RAMEY OAKS	Residential	Single-family house	Ranch	Ranch	1964		C
139046	902 PINEDALE PL	RAMEY OAKS	Residential	Single-family house	Ranch	Colonial Revival	1963		C
139014	903 PINEDALE PL	RAMEY OAKS	Residential	Single-family house	Ranch	Colonial Revival	1964		C
139754	1013 PINEDALE PL	CAVALIER TERRACE	Residential	Single-family house	Ranch	French	1972		C
139753	1021 PINEDALE PL	CAVALIER TERRACE	Residential	Single-family house	Ranch	Ranch	1974		C
139752	1027 PINEDALE PL	CAVALIER TERRACE	Residential	Single-family house	Ranch	Ranch	1975		NC
139751	1031 PINEDALE PL	CAVALIER TERRACE	Residential	Single-family house	Ranch	Contemporary	1975		NC

Pollard Residential Historic District, Tyler, Smith County, Texas

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139750	1107 PINEDALE PL	CAVALIER TERRACE	Residential	Single-family house	Ranch	Ranch	1970		C
139749	1113 PINEDALE PL	CAVALIER TERRACE	Residential	Single-family house	Ranch	Ranch	1975		NC
139747	1119 PINEDALE PL A	CAVALIER TERRACE	Residential	Single-family house	Ranch	Colonial Revival	1973		C
139748	1119 PINEDALE PL B	CAVALIER TERRACE	Residential	Garage	Rect- angular	No Style	1990		NC
139746	1125 PINEDALE PL	CAVALIER TERRACE	Residential	Single-family house	Ranch	Ranch	1974		C
139745	1131 PINEDALE PL	CAVALIER TERRACE	Residential	Single-family house	Ranch	Ranch	1973		C
138959	3900 PINEDALE PL	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1959		C
138962	3903 PINEDALE PL	SOUTHERN OAKS	Residential	Single-family house	Ranch	Colonial Revival	1960		NC
138966	3907 PINEDALE PL	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1960		C
138967	3908 PINEDALE PL	SOUTHERN OAKS	Residential	Single-family house	Ranch	Colonial Revival	1960		C
138973	3911 PINEDALE PL	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1963		C
138976	3914 PINEDALE PL	SOUTHERN OAKS	Residential	Single-family house	Ranch	Neoclassical	1962		C
138979	3915 PINEDALE PL	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1962		C
138982	3918 PINEDALE PL	SOUTHERN OAKS	Residential	Single-family house	Ranch	Colonial Revival, French	1968		C
138985	3919 PINEDALE PL	SOUTHERN OAKS	Residential	Single-family house	Ranch	Colonial Revival	1965		C
138988	4010 PINEDALE PL	RAMEY OAKS	Residential	Single-family house	Ranch	Ranch	1964		C
138991	4011 PINEDALE PL	RAMEY OAKS	Residential	Single-family house	Ranch	Colonial Revival	1964		C
138992	4013 PINEDALE PL	RAMEY OAKS	Residential	Single-family house	Ranch	Colonial Revival	1965		C
138995	4020 PINEDALE PL	RAMEY OAKS	Residential	Single-family house	Ranch	Neoclassical	1965		C
139001	4027 PINEDALE PL	RAMEY OAKS	Residential	Single-family house	Ranch	Colonial Revival, French	1965		C
139002	4030 PINEDALE PL	RAMEY OAKS	Residential	Single-family house	Ranch	Colonial Revival	1963		C

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136954	1007 POLLARD DR	BRIARWOOD	Residential	Single-family house	Ranch	Styled Ranch	1962		C
136958	1008 POLLARD DR	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1970		C
136962	1017 POLLARD DR	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1963		C
136966	1018 POLLARD DR	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1962		C
136971	1025 POLLARD DR	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1970		C
136975	1026 POLLARD DR	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1960		C
136979	1031 POLLARD DR	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1965		C
136983	1104 POLLARD DR	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1962		C
136986	1105 POLLARD DR	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1963		C
136989	1112 POLLARD DR	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1970		C
136992	1120 POLLARD DR	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival, French	1963		C
136996	1129 POLLARD DR	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival, French	1964		C
137000	1132 POLLARD DR	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1963		C
139875	2204 POLLARD DR	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1978		NC
139874	2210 POLLARD DR	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1955		C
139873	2220 POLLARD DR	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1961		C
139877	2227 POLLARD DR	POLLARD HOME	Residential	Single-family house	Ranch	Colonial Revival	1959		C
139872	2300 POLLARD DR	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1955		C
139871	2310 POLLARD DR	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1955		C
139878	2315 POLLARD DR	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1956		C
139870	2318 POLLARD DR	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1956		C

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139879	2319 POLLARD DR	POLLARD HOME	Residential	Single-family house	Ranch	Colonial Revival	1970		C
139837	2401 POLLARD DR	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1960		C
134989	2402 POLLARD DR	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1955		C
139839	2411 POLLARD DR	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1953		C
134992	2412 POLLARD DR	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1955		C
139840	2417 POLLARD DR	POLLARD HOME	Residential	Single-family house	Ranch	Colonial Revival, French	1960		C
134995	2418 POLLARD DR	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1955		C
134999	2504 POLLARD DR	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1961		C
139841	2505 POLLARD DR	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1963		C
135002	2510 POLLARD DR	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1963		C
139842	2517 POLLARD DR A	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1955		C
148698	2517 POLLARD DR B	POLLARD HOME	Residential	Garage	Rect- angular	No style	1955		C
140187	2601 POLLARD DR	POLLARD HOME	Residential	Single-family house	Irregular	Shed	1976		NC
136037	2802 POLLARD DR A	DONNYBROOK HEIGHTS	Residential	Single-family house	Ranch	Standard Ranch	1949		C
136039	2802 POLLARD DR B	DONNYBROOK HEIGHTS	Residential	Garage	Rect- angular	No Style	1949		C
136035	2803 POLLARD DR	DONNYBROOK HEIGHTS	Residential	Single-family house	Ranch	Ranch	1952		C
136040	2807 POLLARD DR	DONNYBROOK HEIGHTS	Residential	Single-family house	Ranch	Ranch	1979		NC
136041	2808 POLLARD DR	DONNYBROOK HEIGHTS	Residential	Single-family house	Ranch	Minimal Traditional	1949		C
136045	2815 POLLARD DR	DONNYBROOK HEIGHTS	Residential	Single-family house	Ranch	Ranch	1949		NC
136043	2816 POLLARD DR	DONNYBROOK HEIGHTS	Residential	Single-family house	Ranch	Minimal Traditional	1947		C
136047	2900 POLLARD DR	POLLARD SCHOOL	Residential	Single-family house	Ranch	Ranch	1959		C

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139857	2901 POLLARD DR	POLLARD SCHOOL	Residential	Single-family house	Ranch	Ranch	1965		C
136050	2914 POLLARD DR	POLLARD SCHOOL	Residential	Single-family house	Ranch	Ranch	1959		C
139859	2915 POLLARD DR	POLLARD SCHOOL	Residential	Single-family house	Ranch	Ranch	1960		C
139860	2921 POLLARD DR	POLLARD SCHOOL	Residential	Single-family house	Ranch	Ranch	1965		C
136052	2922 POLLARD DR	POLLARD SCHOOL	Residential	Single-family house	Ranch	Ranch	1959		C
139861	2927 POLLARD DR	POLLARD SCHOOL	Residential	Single-family house	Ranch	Ranch	1965		C
136055	2928 POLLARD DR	POLLARD SCHOOL	Residential	Single-family house	Ranch	Ranch	1959		C
139862	2931 POLLARD DR	POLLARD SCHOOL	Residential	Single-family house	Ranch	Ranch	1960		C
136057	2934 POLLARD DR	POLLARD SCHOOL	Residential	Single-family house	Ranch	Ranch	1959		C
137005	3304 POLLARD DR	BRIARWOOD	Residential	Single-family house	Split-level	Colonial Revival	1964		C
137007	3314 POLLARD DR	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1972		C
137008	3317 POLLARD DR	BRIARWOOD	Residential	Single-family house	Ranch	French	1971		C
137009	3320 POLLARD DR	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1966		C
137013	3323 POLLARD DR A	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1965		C
148699	3323 POLLARD DR B	BRIARWOOD	Residential	Garage	Rect- angular	No style	1965		C
137016	3326 POLLARD DR	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1967		NC
137019	3335 POLLARD DR	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival, French	1964		C
137022	3336 POLLARD DR	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1965		C
137024	3400 POLLARD DR	BRIARWOOD	Residential	Single-family house	Ranch	French	1965		C
137027	3401 POLLARD DR	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival, French	1963		C
137030	3406 POLLARD DR A	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1964		C

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137083	3406 POLLARD DR B	BRIARWOOD	Residential	Garage	Rect- angular	No Style	1964		C
137034	3407 POLLARD DR	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1964		C
137040	3412 POLLARD DR	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1964		C
137037	3413 POLLARD DR	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival, French	1964		C
137044	3417 POLLARD DR	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1965		C
137041	3418 POLLARD DR	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1970		C
137045	3512 POLLARD DR	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1970		C
137048	3526 POLLARD DR	BRIARWOOD	Residential	Single-family house	Ranch	Contemporary	1967		C
137051	3600 POLLARD DR	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1964		C
137052	3608 POLLARD DR	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1968	Designer: Jarred Torrance, Builder: Jim Collum Construction	C
137055	3614 POLLARD DR	BRIARWOOD	Residential	Single-family house	Ranch	Neoclassical	1966		C
137057	3622 POLLARD DR	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1966		C
137060	3628 POLLARD DR	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1967	Designer: Jarred Torrance	C
137063	3702 POLLARD DR	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1967		C
137065	3710 POLLARD DR	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1967		C
137067	3718 POLLARD DR	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1967		C
137069	3724 POLLARD DR	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1967		C
137071	3800 POLLARD DR	BRIARWOOD	Residential	Single-family house	Ranch	Neoclassical, French	1967		C
137073	3806 POLLARD DR A	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1969		NC
137090	3806 POLLARD DR B	BRIARWOOD	Residential	Garage	Rect- angular	No Style	1990		NC
139738	3901 POLLARD DR	PECAN ACRES	Residential	Single-family house	Ranch	Ranch	1977		NC

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139740	3905 POLLARD DR	PECAN ACRES	Residential	Single-family house	Ranch	French	1975		NC
139741	3915 POLLARD DR A	PECAN ACRES	Residential	Single-family house	Ranch	Tudor	1975		NC
139742	3915 POLLARD DR B	PECAN ACRES	Residential	Garage	Rect- angular	No Style	1976		NC
139743	4001 POLLARD DR	CAVALIER TERRACE	Residential	Single-family house	Ranch	Ranch	1969		C
139744	4005 POLLARD DR	CAVALIER TERRACE	Residential	Single-family house	Ranch	Ranch	1971		C
137076	4006 POLLARD DR	CAVALIER TERRACE	Residential	Single-family house	Ranch	Ranch	1976		NC
137077	4010 POLLARD DR	CAVALIER TERRACE	Residential	Single-family house	Ranch	Ranch	1977		NC
137078	4016 POLLARD DR	CAVALIER TERRACE	Residential	Single-family house	Ranch	Contemporary	1978		NC
139799	2404 POUNDS AVE	POUNDS AVENUE	Residential	Single-family house	Ranch	Ranch	1955		C
134945	2411 POUNDS AVE	POUNDS AVENUE	Residential	Single-family house	Ranch	Ranch	1955		C
139801	2412 POUNDS AVE	POUNDS AVENUE	Residential	Single-family house	Ranch	Ranch	1955		C
134948	2419 POUNDS AVE	POUNDS AVENUE	Residential	Single-family house	Ranch	Ranch	1954		C
139803	2422 POUNDS AVE	POUNDS AVENUE	Residential	Single-family house	Ranch	Ranch	1955		C
139804	2504 POUNDS AVE	POUNDS AVENUE	Residential	Single-family house	Ranch	Ranch	1954		C
139805	2510 POUNDS AVE	POUNDS AVENUE	Residential	Single-family house	Ranch	Ranch	1955		C
135036	2515 POUNDS AVE	POUNDS AVENUE	Residential	Single-family house	Ranch	Ranch	1955		C
139806	2518 POUNDS AVE	POUNDS AVENUE	Residential	Single-family house	Ranch	Ranch	1955		C
135035	2521 POUNDS AVE	POUNDS AVENUE	Residential	Single-family house	Ranch	Ranch	1954		C
139807	2526 POUNDS AVE	POUNDS AVENUE	Residential	Single-family house	Ranch	Tudor	1964		C
135033	2531 POUNDS AVE	POUNDS AVENUE	Residential	Single-family house	Ranch	Colonial Revival	1959		C
135068	2616 POUNDS AVE	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1957		C

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138292	2803 POUNDS AVE	POLLARD HILLS	Residential	Single-family house	Ranch	Ranch	1955		C
138297	2818 POUNDS AVE	CAMERON HEIGHTS	Residential	Single-family house	Ranch	Contemporary	1951	Architect: E. Davis Wilcox	C
138298	2819 POUNDS AVE	POLLARD HILLS	Residential	Single-family house	Ranch	Ranch	1950		C
138309	2830 POUNDS AVE A	CAMERON HEIGHTS	Residential	Single-family house	Irregular	21 <sup>st</sup> Century Modern: Decoupage	2019		NC
139252	2830 POUNDS AVE B	CAMERON HEIGHTS	Residential	Pool house	Rect- angular	No Style	2022		NC
138310	2914 POUNDS AVE	CITY OF TYLER	Residential	Single-family house	Ranch	Contemporary	1956		C
138312	3100 POUNDS AVE	BRIARWOOD	Residential	Single-family house	Ranch	Ranch	1961		C
138313	3101 POUNDS AVE	BRIARWOOD	Residential	Single-family house	Ranch	Neoclassical	1960		C
138318	3108 POUNDS AVE	BRIARWOOD	Residential	Single-family house	Ranch	Neoclassical	1960		C
138321	3109 POUNDS AVE	BRIARWOOD	Residential	Single-family house	Ranch	Contemporary	1961		C
135107	800 RHODES DR	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1970		C
135104	801 RHODES DR	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1970		C
135110	806 RHODES DR	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1970		C
135101	807 RHODES DR	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1957		C
135113	814 RHODES DR	POLLARD HOME	Residential	Single-family house	Ranch	Colonial Revival	1970		C
135098	815 RHODES DR	POLLARD HOME	Residential	Single-family house	Ranch	Colonial Revival	1963		C
135116	900 RHODES DR	POLLARD HOME	Residential	Single-family house	Split-level	Colonial Revival	1963		C
135095	901 RHODES DR	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1962		C
135118	904 RHODES DR	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1962		C
135091	909 RHODES DR	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1964		C
135121	910 RHODES DR	POLLARD HOME	Residential	Single-family house	Ranch	Neoclassical	1964		C

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135087	917 RHODES DR	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1957		C
135124	920 RHODES DR	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1956		C
135083	925 RHODES DR A	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1957		C
135086	925 RHODES DR B	POLLARD HOME	Residential	Shed	Rect- angular	No Style	1990		NC
135026	1000 RHODES DR A	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1956		C
135029	1000 RHODES DR B	POLLARD HOME	Residential	Shed	Rect- angular	No Style	1990		NC
135077	1011 RHODES DR A	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1957		C
135081	1011 RHODES DR B	POLLARD HOME	Residential	Carport	Rect- angular	No Style	1957		C
135074	1015 RHODES DR	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1957		C
135030	1016 RHODES DR	POUNDS AVENUE	Residential	Single-family house	Ranch	Ranch	1956		C
135069	1023 RHODES DR	POLLARD HOME	Residential	Single-family house	Ranch	Neoclassical	1960		C
136754	1400 RODESSA DR	GREEN ACRES	Residential	Single-family house	Ranch	Minimal Traditional	1955		C
136756	1408 RODESSA DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136758	1409 RODESSA DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136760	1414 RODESSA DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136762	1415 RODESSA DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136764	1420 RODESSA DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		NC
136767	1421 RODESSA DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1958		C
136769	1426 RODESSA DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1956		C
136772	1429 RODESSA DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136774	1430 RODESSA DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C

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136776	1501 RODESSA DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136779	1504 RODESSA DR	GREEN ACRES	Residential	Single-family house	Ranch	Contemporary	1955		C
136782	1505 RODESSA DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136784	1510 RODESSA DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136786	1511 RODESSA DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136788	1619 RODESSA DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1959		C
138722	1009 SANTA ROSA DR	BRIARWOOD	Residential	Single-family house	Ranch	Contemporary, Ranch	1965		C
138723	1019 SANTA ROSA DR	BRIARWOOD	Residential	Single-family house	Ranch	Neoclassical	1965		C
138728	1101 SANTA ROSA DR	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1972		C
138729	1111 SANTA ROSA DR	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival, French	1970		C
138730	1119 SANTA ROSA DR	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1966	Designer: Jarred Torrance, Builder: Joe Frederick Construction	C
136225	1400 SANTA ROSA DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136227	1401 SANTA ROSA DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1957		C
136229	1408 SANTA ROSA DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136231	1411 SANTA ROSA DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136233	1414 SANTA ROSA DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
136235	1415 SANTA ROSA DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136239	1417 SANTA ROSA DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1957		C
136237	1420 SANTA ROSA DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136241	1426 SANTA ROSA DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1957		C
136243	1431 SANTA ROSA DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C

Pollard Residential Historic District, Tyler, Smith County, Texas

ID NO.	ADDRESS	SUBDIVISION* (From CAD - does not identify no. of addition)	ORIGINAL USE	TYPE	FORM	STYLISTIC INFLUENCES	EST.YR BUILT	KNOWN ARCHITECT/BUILDER	C/NC
136246	1436 SANTA ROSA DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
136248	1437 SANTA ROSA DR	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
138810	607 SHANNON DR	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1954		C
139814	620 SHANNON DR	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1958		C
139815	700 SHANNON DR	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1958		C
139816	704 SHANNON DR	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1956		C
138949	714 SHANNON DR	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1954	Builder: Harold Lawler	C
139817	722 SHANNON DR	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1955		C
139818	730 SHANNON DR A	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch, Contemporary	1955	Builder: Harold Lawler	C
139819	730 SHANNON DR B	SOUTHERN OAKS	Residential	Garage	Rect- angular	No Style	1955		C
139820	804 SHANNON DR A	SOUTHERN OAKS	Residential	Single-family house	Ranch	Colonial Revival	1956		C
139821	804 SHANNON DR B	SOUTHERN OAKS	Residential	Garage	Rect- angular	No Style	2020		NC
139822	810 SHANNON DR	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1954		C
139823	816 SHANNON DR	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1955		C
138947	815 SHEPHERD LN	SOUTHERN OAKS	Residential	Single-family house	Ranch	French, Colonial Revival	1969	Builder: Dick Hightower	C
138735	925 SHEPHERD LN	SOUTHERN OAKS	Residential	Single-family house	Ranch	Neoclassical	1959		C
138736	928 SHEPHERD LN	STATLER HEIGHTS	Residential	Single-family house	Ranch	Ranch	1958		C
138741	1001 SHEPHERD LN	STATLER HEIGHTS	Residential	Single-family house	Ranch	Colonial Revival	1958		C
138744	1002 SHEPHERD LN	STATLER HEIGHTS	Residential	Single-family house	Ranch	Ranch	1956		C
138747	1010 SHEPHERD LN A	STATLER HEIGHTS	Residential	Single-family house	Ranch	Ranch	1958		C
139225	1010 SHEPHERD LN B	STATLER HEIGHTS	Residential	Garage	Rect- angular	No Style	1958		C

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138748	1017 SHEPHERD LN	STATLER HEIGHTS	Residential	Single-family house	Ranch	Ranch	1962		C
138753	1018 SHEPHERD LN	STATLER HEIGHTS	Residential	Single-family house	Ranch	Ranch	1958		C
138754	1023 SHEPHERD LN	STATLER HEIGHTS	Residential	Single-family house	Ranch	Ranch	1959		C
138759	1028 SHEPHERD LN	STATLER HEIGHTS	Residential	Single-family house	Ranch	Ranch	1957		C
138760	1102 SHEPHERD LN	STATLER HEIGHTS	Residential	Single-family house	Ranch	Ranch	1956		C
138763	1107 SHEPHERD LN	STATLER HEIGHTS	Residential	Single-family house	Ranch	Ranch	1956		C
138768	1109 SHEPHERD LN	STATLER HEIGHTS	Residential	Single-family house	Ranch	Ranch	1958		C
138771	1111 SHEPHERD LN	STATLER HEIGHTS	Residential	Single-family house	Ranch	Ranch	1956		C
138772	1112 SHEPHERD LN	STATLER HEIGHTS	Residential	Single-family house	Ranch	Ranch	1957		C
138777	1120 SHEPHERD LN	STATLER HEIGHTS	Residential	Single-family house	Ranch	Ranch	1957		C
138778	1121 SHEPHERD LN	STATLER HEIGHTS	Residential	Single-family house	Ranch	Ranch	1958		C
139773	1000 E SOUTHEAST LOOP 323	CAVALIER TERRACE	Residential	Single-family house	Ranch	Ranch	1954		C
137259	1310 E SOUTHEAST LOOP 323	CAVALIER TERRACE	Commercial	Office	Irregular	French	1983		NC
137257	1320 E SOUTHEAST LOOP 323	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1964		C
137254	1418 E SOUTHEAST LOOP 323	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1962		C
137252	1424 E SOUTHEAST LOOP 323	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1960		C
137251	1430 E SOUTHEAST LOOP 323	GREEN ACRES	Commercial	Office	Ranch	New Traditional: Ranch	2014		NC
137249	1510 E SOUTHEAST LOOP 323	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1958		NC
137248	1512 E SOUTHEAST LOOP 323	GREEN ACRES	Commercial	Office	Ranch	New Traditional: Ranch	1998		NC
139876	815 TROUP HWY	POLLARD HOME	Residential	Single-family house	Ranch	Colonial Revival	1958		C
138324	700 E WATKINS ST	DONNYBROOK HEIGHTS	Residential	Single-family house	Ranch	Ranch	1965		C
138325	704 E WATKINS ST	DONNYBROOK HEIGHTS	Residential	Single-family house	Ranch	Ranch	1954		C
138330	708 E WATKINS ST	DONNYBROOK HEIGHTS	Residential	Single-family house	Ranch	Ranch	1949		C

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138334	722 E WATKINS ST	DONNYBROOK HEIGHTS	Residential	Single-family house	Ranch	Ranch	1950		C
138337	803 E WATKINS ST	POLLARD SCHOOL	Residential	Single-family house	Ranch	Colonial Revival	1962		C
138338	804 E WATKINS ST	DONNYBROOK HEIGHTS	Residential	Single-family house	Ranch	Ranch	1950		C
138343	818 E WATKINS ST	DONNYBROOK HEIGHTS	Residential	Single-family house	Ranch	Ranch	1950		C
138352	822 E WATKINS ST	DONNYBROOK HEIGHTS	Residential	Single-family house	Ranch	Ranch	1954		C
138347	823 E WATKINS ST	POLLARD SCHOOL	Residential	Single-family house	Ranch	Ranch	1956		C
138356	904 E WATKINS ST	POLLARD HILLS	Residential	Single-family house	Ranch	Ranch	1953		C
138357	905 E WATKINS ST	POLLARD HILLS	Residential	Single-family house	Ranch	Ranch	1958		C
138363	918 E WATKINS ST	POLLARD HILLS	Residential	Single-family house	Ranch	Ranch	1960		C
138362	919 E WATKINS ST	BRIARWOOD	Residential	Single-family house	Ranch	Colonial Revival	1975		NC
138366	1015 E WATKINS ST	POLLARD HILLS	Residential	Single-family house	Split-level	Colonial Revival	1958		C
138367	1018 E WATKINS ST	POLLARD HILLS	Residential	Single-family house	Ranch	Contemporary	1952		C
138373	1021 E WATKINS ST	POLLARD HILLS	Residential	Single-family house	Ranch	Contemporary	1962		NC
138374	1121 E WATKINS ST	CITY OF TYLER	Residential	Single-family house	Ranch	No Style	1976		NC
138391	1126 E WATKINS ST	CAMERON HEIGHTS	Residential	Single-family house	Ranch	Colonial Revival	1952		C
138395	1127 E WATKINS ST	CITY OF TYLER	Residential	Single-family house	Ranch	Ranch	1951		C
138400	1207 E WATKINS ST A	CITY OF TYLER	Residential	Single-family house	Ranch	Ranch	1954		C
138423	1207 E WATKINS ST B	CITY OF TYLER	Residential	Back house	Rect- angular	Ranch	1970		C
138401	1210 E WATKINS ST	CAMERON HEIGHTS	Residential	Single-family house	Ranch	Ranch	1953		C
138406	1211 E WATKINS ST	CITY OF TYLER	Residential	Single-family house	Ranch	Ranch	1954		C
138407	1217 E WATKINS ST	CITY OF TYLER	Residential	Single-family house	Ranch	Ranch	1952		C

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138411	1220 E WATKINS ST	CAMERON HEIGHTS	Residential	Single-family house	Ranch	Ranch	1954		C
136164	1400 WAVERLY ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1983		NC
136165	1403 WAVERLY ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136167	1409 WAVERLY ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1958		C
136169	1410 WAVERLY ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1981		NC
136170	1415 WAVERLY ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
136172	1416 WAVERLY ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1981		NC
136173	1421 WAVERLY ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
136175	1422 WAVERLY ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1981		NC
136176	1427 WAVERLY ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1958		C
136178	1430 WAVERLY ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1979		NC
136179	1433 WAVERLY ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1958		C
136181	1503 WAVERLY ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
136183	1504 WAVERLY ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
136186	1511 WAVERLY ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136187	1512 WAVERLY ST	GREEN ACRES	Residential	Single-family house	Split-level	Ranch	1956		C
140163	2302 WAYDAK CIR	POUNDS AVENUE	Residential	Single-family house	Ranch	Ranch	1954		C
140161	2303 WAYDAK CIR A	POUNDS AVENUE	Residential	Single-family house	Ranch	Ranch	1956		C
140162	2303 WAYDAK CIR B	POUNDS AVENUE	Residential	Shed	Rect- angular	No Style	1956		C
140164	2308 WAYDAK CIR	POUNDS AVENUE	Residential	Single-family house	Ranch	Ranch	1954		C
140160	2309 WAYDAK CIR	POUNDS AVENUE	Residential	Single-family house	Ranch	Ranch	1966		C

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140159	2315 WAYDAK CIR	POUNDS AVENUE	Residential	Single-family house	Ranch	Ranch	1954		C
140165	2316 WAYDAK CIR	POUNDS AVENUE	Residential	Single-family house	Ranch	Ranch	1957		C
140166	2322 WAYDAK CIR	POUNDS AVENUE	Residential	Single-family house	Ranch	Ranch	1954		C
136191	1400 WESTFIELD ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1958		C
136193	1401 WESTFIELD ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136196	1408 WESTFIELD ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136198	1409 WESTFIELD ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1953		C
136200	1414 WESTFIELD ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1957		C
136201	1415 WESTFIELD ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136203	1420 WESTFIELD ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136205	1421 WESTFIELD ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1956		C
136207	1426 WESTFIELD ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1957		C
136209	1427 WESTFIELD ST A	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1957		C
136211	1427 WESTFIELD ST B	GREEN ACRES	Residential	Garage	Rect- angular	No Style	1990		NC
136212	1432 WESTFIELD ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1956		C
136214	1433 WESTFIELD ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1956		C
136216	1500 WESTFIELD ST	GREEN ACRES	Residential	Single-family house	Ranch	Contemporary	1956		C
136220	1507 WESTFIELD ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136223	1508 WESTFIELD ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
135243	719 WILMA ST A	DONNYBROOK HEIGHTS	Residential	Single-family house	Ranch	Ranch	1953		C
135245	719 WILMA ST B	DONNYBROOK HEIGHTS	Residential	Garage	Rect- angular	No Style	1990		NC

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135127	720 WILMA ST	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1954		C
135240	723 WILMA ST	DONNYBROOK HEIGHTS	Residential	Single-family house	Ranch	Ranch	1953		C
135131	726 WILMA ST A	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1956		C
139598	726 WILMA ST B	POLLARD HOME	Residential	Shed	Rect- angular	No Style	1990		NC
135238	729 WILMA ST	DONNYBROOK HEIGHTS	Residential	Single-family house	Ranch	Ranch	1952		C
135135	800 WILMA ST	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1954		C
135236	801 WILMA ST	DONNYBROOK HEIGHTS	Residential	Single-family house	Ranch	Ranch	1952		C
135233	805 WILMA ST	DONNYBROOK HEIGHTS	Residential	Single-family house	Ranch	Ranch	1951		C
135227	811 WILMA ST A	DONNYBROOK HEIGHTS	Residential	Single-family house	Ranch	Ranch	1951		C
135230	811 WILMA ST B	DONNYBROOK HEIGHTS	Residential	Garage apartment	Rect- angular	No Style	1980		NC
135139	814 WILMA ST	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1954		C
135144	820 WILMA ST	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1971		C
135145	826 WILMA ST	POLLARD HOME	Residential	Single-family house	Ranch	Spanish	1971		C
135146	904 WILMA ST	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1954		C
135149	912 WILMA ST	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1955		C
135152	918 WILMA ST	POLLARD HOME	Residential	Single-family house	Ranch	Minimal Traditional	1954	Builder: Jack Johnston	C
135221	919 WILMA ST A	POLLARD HILLS	Residential	Single-family house	Ranch	Ranch	1953		C
135224	919 WILMA ST B	POLLARD HILLS	Residential	Garage apartment	Rect- angular	No Style	1990		NC
135154	1000 WILMA ST	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1958		C
135218	1001 WILMA ST	POLLARD HILLS	Residential	Single-family house	Ranch	Ranch	1955		C
135157	1006 WILMA ST	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1954		C

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135215	1013 WILMA ST	POLLARD HILLS	Residential	Single-family house	Ranch	Ranch	1955		C
135160	1014 WILMA ST	POLLARD HOME	Residential	Single-family house	Ranch	Ranch	1953		C
135163	1020 WILMA ST	POLLARD HOME	Residential	Single-family house	Ranch	Colonial Revival	1956		C
135213	1023 WILMA ST	POLLARD HILLS	Residential	Single-family house	Ranch	Minimal Traditional	1953		C
135166	1104 WILMA ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1953		C
135208	1105 WILMA ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1953		C
135169	1112 WILMA ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1953		C
135204	1115 WILMA ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1952		NC
135172	1120 WILMA ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1953		C
135202	1125 WILMA ST	GREEN ACRES	Residential	Single-family house	Ranch	Minimal Traditional	1953		C
135175	1204 WILMA ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1953		C
135200	1207 WILMA ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1953		C
135178	1212 WILMA ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1959		C
135197	1217 WILMA ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1953		C
135187	1227 WILMA ST A	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1953		C
139571	1227 WILMA ST B	GREEN ACRES	Residential	Shed	Rect- angular	No Style	1990		NC
135181	1228 WILMA ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
135192	1305 WILMA ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1960		C
135184	1306 WILMA ST	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1954		C
138952	928 WILMINGTON PL	SOUTHERN OAKS	Residential	Single-family house	Ranch	Contemporary	1962		C
138953	1002 WILMINGTON PL	STATLER HEIGHTS	Residential	Single-family house	Ranch	Colonial Revival	1962		C

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139720	1017 WILMINGTON PL	STATLER HEIGHTS	Residential	Single-family house	Ranch	New Traditional: Colonial Revival	1984		NC
139704	1018 WILMINGTON PL	STATLER HEIGHTS	Residential	Single-family house	Ranch	Ranch	1961		C
139718	1023 WILMINGTON PL	STATLER HEIGHTS	Residential	Single-family house	Ranch	Ranch	1961		C
139706	1024 WILMINGTON PL	STATLER HEIGHTS	Residential	Single-family house	Ranch	Ranch	1972		C
139707	1100 WILMINGTON PL	STATLER HEIGHTS	Residential	Single-family house	Irregular	Contemporary	1976		NC
139716	1101 WILMINGTON PL	STATLER HEIGHTS	Residential	Single-family house	Ranch	New Traditional: Colonial Revival	1999		NC
139709	1106 WILMINGTON PL A	STATLER HEIGHTS	Residential	Single-family house	Irregular	Contemporary	1975		NC
139711	1106 WILMINGTON PL B	STATLER HEIGHTS	Residential	Garage	Rect- angular	No Style	1975		NC
139714	1107 WILMINGTON PL	STATLER HEIGHTS	Residential	Single-family house	Ranch	Colonial Revival	1964		NC
139712	1116 WILMINGTON PL	STATLER HEIGHTS	Residential	Single-family house	Ranch	Ranch	1973		C
139713	1117 WILMINGTON PL	STATLER HEIGHTS	Residential	Single-family house	Ranch	Colonial Revival, French	1968		C
135982	3316 WOODBINE BLVD	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1958		C
135985	3319 WOODBINE BLVD	GREEN ACRES	Residential	Single-family house	Ranch	Colonial Revival	1955		C
135988	3322 WOODBINE BLVD	GREEN ACRES	Residential	Single-family house	Split-level	Contemporary	1955		C
135992	3333 WOODBINE BLVD	GREEN ACRES	Residential	Single-family house	Ranch	Colonial Revival	1982		NC
135997	3400 WOODBINE BLVD	GREEN ACRES	Residential	Single-family house	Ranch	Colonial Revival	1955	Architect: Carl A. Gregory	C
135993	3401 WOODBINE BLVD	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136032	3411 WOODBINE BLVD	GREEN ACRES	Residential	Single-family house	Ranch	Neoclassical	1960		C
136000	3416 WOODBINE BLVD	GREEN ACRES	Residential	Single-family house	Ranch	Neoclassical	1958	Builder: J.A. Graham, Jr.	C
136029	3501 WOODBINE BLVD	GREEN ACRES	Residential	Single-family house	Ranch	Colonial Revival	1955		C
136003	3504 WOODBINE BLVD	GREEN ACRES	Residential	Single-family house	Ranch	Colonial Revival	1958		C

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136026	3511 WOODBINE BLVD	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1956		C
136006	3514 WOODBINE BLVD A	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1955		C
136012	3514 WOODBINE BLVD B	GREEN ACRES	Residential	Back house	Rect- angular	No Style	1990		NC
136023	3521 WOODBINE BLVD	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1980		NC
136009	3604 WOODBINE BLVD A	GREEN ACRES	Residential	Single-family house	Ranch	Colonial Revival	1955		C
136013	3604 WOODBINE BLVD B	GREEN ACRES	Residential	Garage	Rect- angular	No Style	1955		C
136014	3614 WOODBINE BLVD	GREEN ACRES	Residential	Single-family house	Ranch	Neoclassical	1959	Builder: J. A. Graham, Jr.	C
136022	3615 WOODBINE BLVD	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1958		C
136015	3700 WOODBINE BLVD A	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1958		C
136019	3700 WOODBINE BLVD B	GREEN ACRES	Residential	Carport	Rect- angular	No style	1958		C
136020	3712 WOODBINE BLVD	GREEN ACRES	Residential	Single-family house	Ranch	Ranch	1971		C
136021	3715 WOODBINE BLVD	GREEN ACRES	Residential	Single-family house	Ranch	Colonial Revival	1972		C
138832	3416 WYNNWOOD DR A	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1957		C
148700	3416 WYNNWOOD DR B	SOUTHERN OAKS	Residential	Garage	Rect- angular	No style	2022		NC
138829	3417 WYNNWOOD DR	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1956		C
138834	3423 WYNNWOOD DR	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1950		C
138836	3424 WYNNWOOD DR	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1957		C
138838	3431 WYNNWOOD DR	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1954		C
138839	3432 WYNNWOOD DR	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1954		C
138843	3501 WYNNWOOD DR	SOUTHERN OAKS	Residential	Single-family house	Ranch	Colonial Revival	1955		C
138846	3502 WYNNWOOD DR	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1954		C

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ID NO.	ADDRESS	SUBDIVISION* (From CAD - does not identify no. of addition)	ORIGINAL USE	TYPE	FORM	STYLISTIC INFLUENCES	EST.YR BUILT	KNOWN ARCHITECT/BUILDER	C/NC
138848	3512 WYNNWOOD DR A	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1955		C
139226	3512 WYNNWOOD DR B	SOUTHERN OAKS	Residential	Garage	Rect- angular	No Style	1955		C
138850	3515 WYNNWOOD DR	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1956		C
138852	3520 WYNNWOOD DR	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1955		C
138854	3521 WYNNWOOD DR	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1955		C
138856	3524 WYNNWOOD DR A	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1955		NC
139474	3524 WYNNWOOD DR B	SOUTHERN OAKS	Residential	Back house	Rect- angular	No Style	2020		NC
138858	3529 WYNNWOOD DR	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1954		C
138860	3533 WYNNWOOD DR	SOUTHERN OAKS	Residential	Single-family house	Ranch	Colonial Revival	1957		C
138862	3537 WYNNWOOD DR	SOUTHERN OAKS	Residential	Single-family house	Split-level	Ranch	1959		C
138864	3600 WYNNWOOD DR	SOUTHERN OAKS	Residential	Single-family house	Ranch	Colonial Revival	1957		C
138866	3610 WYNNWOOD DR	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1955		C
138906	3615 WYNNWOOD DR A	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1962		C
148702	3615 WYNNWOOD DR B	SOUTHERN OAKS	Residential	Garage	Rect- angular	No style	1962		C
138908	3618 WYNNWOOD DR A	SOUTHERN OAKS	Residential	Single-family house	Ranch	French	1958		C
139228	3618 WYNNWOOD DR B	SOUTHERN OAKS	Residential	Garage	Rect- angular	No Style	2015		NC
138911	3623 WYNNWOOD DR	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1959		C
138912	3704 WYNNWOOD DR	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1969		C
138915	3707 WYNNWOOD DR	SOUTHERN OAKS	Residential	Single-family house	Ranch	Ranch	1963		C
138920	3710 WYNNWOOD DR	SOUTHERN OAKS	Residential	Single-family house	Ranch	Colonial Revival	1968		C
138921	3715 WYNNWOOD DR	SOUTHERN OAKS	Residential	Single-family house	Ranch	Colonial Revival	1961		C

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ID NO.	ADDRESS	SUBDIVISION* (From CAD - does not identify no. of addition)	ORIGINAL USE	TYPE	FORM	STYLISTIC INFLUENCES	EST.YR BUILT	KNOWN ARCHITECT/BUILDER	C/NC
138926	3802 WYNNWOOD DR	SOUTHERN OAKS	Residential	Single-family house	Ranch	Colonial Revival	1963		C
138927	3803 WYNNWOOD DR A	SOUTHERN OAKS	Residential	Single-family house	Ranch	Colonial Revival, French	1960		C
148701	3803 WYNNWOOD DR B	SOUTHERN OAKS	Residential	Carport	Rect- angular	No style	1960		C
138931	3815 WYNNWOOD DR A	SOUTHERN OAKS	Residential	Single-family house	Ranch	Colonial Revival, French	1963		C
139234	3815 WYNNWOOD DR B	SOUTHERN OAKS	Residential	Carport	Rect- angular	No Style	1963		C

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### Statement of Significance

The development of the Pollard Residential Historic District southeast of downtown was fueled by economic prosperity and population growth in Tyler, Texas following World War II. Comprised of 17 historic-age subdivisions platted between 1930 and 1974, the district grew to contain over 1,000 houses built over a roughly 25-year period beginning in 1947. Development of the district occurred through the transformation of rural farmland into residential subdivisions, reflecting Tyler's rapid post-war suburbanization. The district contains a large concentration of post-war Ranch homes of various plans and sizes, as well as auxiliary domestic resources. Though one-story standard Ranch homes are the most prevalent, the district also includes examples of Styled Ranch homes with Neoclassical, Colonial Revival, French, Spanish, or Tudor stylistic influences, as well as Minimal Traditional, Contemporary, and Mansard residences. Local builders were largely responsible for the design of most houses, constructing speculative, model, as well as custom-built homes, but the district also contains houses designed by local architects. While many developers and builders contributed to the district, the most prevalent was the Tomas and Edna Pollard family who owned a vast majority of the original acreage and for whom the neighborhood is named.

The Pollard Residential Historic District is nominated to the National Register of Historic Places under Criterion A in the area of Community Planning and Development at the local level of significance as an excellent intact example of a middle-to-upper middle class post-war residential neighborhood reflecting Tyler's expansion after World War II. The district is also nominated under Criterion C in the area of Architecture at the local level for its significance as a cohesive collection of Modern homes that represent the evolution of popular post-war residential design and construction.<sup>31</sup> Prominent local builders and architects that designed homes in the district include Shirley Simons and Sons, Carl Gregory, George Hicks, E. Davis Wilcox, Percy Andrews, Coleman Construction Co., and Harold Lawler. The period of significance begins in 1947, the construction date of the oldest houses in the district, and extends to 1974 to include the highest concentration of similar post-war Modern homes. After 1974, architectural styles and forms began to appear that represented a clear departure from the distinct post-war Ranch character. This period accounts for the time it took for the district to develop and captures the resources that convey its historical and architectural significance.

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### Context: Mid-to-Late Twentieth Century History of Tyler

#### Economic Growth and Prosperity

By 1930, Tyler had firmly established itself as a hub of government, commerce, agriculture processing, and transportation in East Texas. The Smith County seat had a population of over 17,000, with a thriving downtown, making it one of the largest cities in East Texas. The discovery of oil near Tyler in October 1930 further secured the city's importance in the region and propelled it into an era of unprecedented economic growth. For the next 30 years, oil and gas drilling and exploration of the East Texas oilfield spurred expansion in Tyler. The oil field attracted drillers, geologists, riggers, and surveyors, as well as petroleum companies that opened offices and established headquarters in Tyler. As the largest city in the five counties encompassed by the oil field, Tyler was the most attractive city for newcomers and businesses. Meanwhile, Tyler's economy continued to benefit from a stable agricultural sector – which included processing, dairy products, roses, and produce. The economy also benefited from the outbreak of World War II, which brought with it additional boosts to the economy. During the war, the East Texas oil field was a major source of petroleum for the Allies and was said to have provided 80 percent of the oil throughout

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<sup>31</sup> The Pollard district meets the National Register criteria for evaluation for Criterion A for reflecting “an important historic trend in the development and growth of a locality or metropolitan area.” The district also meets Criterion C because of its “Collection of residential architecture is an important example of distinctive period of construction,” National Park Service, *National Register Bulletin: Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places* (Washington, D.C.: National Park Service, 2002) 93.

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the war.<sup>32</sup> The military also contributed to Tyler's economic prosperity by establishing a Signal Corps Radio Operations Training School, leasing Rhodes Field (Tyler's airport) as an Army Air Corps training base, and opening Camp Fannin. Beginning in 1943, Camp Fannin trained over 25,000 men for service and also served as a prisoner-of-war camp for German soldiers during the war.<sup>33</sup>

Tyler's prosperity continued into the post-war era and was characterized by economic diversification. During this period, Tyler emerged as a medical and educational center in East Texas. At Camp Fannin, the State of Texas opened a tuberculosis sanitarium in the late 1940s. Undergoing several phases of construction and expansion, the site eventually became the East Texas Chest Hospital in 1971, a leading facility for the treatment of pulmonary and heart disease in East Texas. The University of Texas at Tyler opened in the period of significance as Tyler State College in 1971. Though agriculture was not the economic staple it once had been, the rose industry continued to flourish, producing tens of millions of plants worth about \$3,500,000 in 1945.<sup>34</sup> Despite a leveling off of the industry, rose growers continued producing millions of plants throughout the period of significance, earning roughly \$10,000,000 a year in the mid-1970s.<sup>35</sup> Agricultural industries, including fertilizer and cottonseed oil manufacturers, also provided ample jobs during the 1960s and 1970s.<sup>36</sup> New banking and legal businesses also emerged as significant economic contributors. Manufacturing was another sector that grew in importance. The arrival of new manufacturing businesses was due in part to the Tyler Chamber of Commerce, which organized the Industrial Foundation in 1945 to attract new companies and ensure existing companies stayed in Tyler.<sup>37</sup> The nonprofit group was supported by local capital during its first year, providing \$100,000 to qualified businesses.<sup>38</sup> The group is credited with bringing in the Bryant Heater Company, A. F. Thompson Manufacturing, the American Clay Forming Company, and the Moore Chair Company.<sup>39</sup> Other companies that opened manufacturing plants in Tyler include General Electric in 1952, the Carrier Corporation, and Levi Strauss in 1970.<sup>40</sup>

In addition to the diversification of Tyler's economy, the oil and petroleum industry remained the largest and brought in the most revenue. By 1973, the oil barrels produced at the oil field contributed to an annual income of \$17,000,000.<sup>41</sup> The industry also served as an economic mobilizer, contributing to the creation of new jobs and new oil-related industries. Among the new petroleum companies that joined the myriad of existing companies was the McMurrey Refinery, which built a nearby plant in 1948.<sup>42</sup>

The diversified economy provided the citizens of Tyler with a variety of blue- and white-collar jobs throughout the post-war period. Not only did Tyler's economy bring an influx of new workers to the city, but the high wages paid by some of the new industries also created purchasing power that fueled suburban development.

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<sup>32</sup> Diane E. Williams, "Historic and Architectural Resources of Tyler, Texas," National Register of Historic Places Multiple Property Listing, Texas Historical Commission, July 3, 2001.

<sup>33</sup> Williams, "Survey Report Historic and Architectural Resources of Tyler, Texas, Phase 1 - Work Program II: Pollard Survey Area," 6.

<sup>34</sup> Williams, "Survey Report Historic and Architectural Resources of Tyler, Texas, Phase 1 - Work Program II: Pollard Survey Area," 82 of pdf.

<sup>35</sup> Williams, "Survey Report Historic and Architectural Resources of Tyler, Texas, Phase 1 - Work Program II: Pollard Survey Area," 82 of pdf.

<sup>36</sup> Christopher Long, "Tyler, Texas," *Handbook of Texas Online*, from the Texas State Historical Association, accessed January 25, 2021, <https://www.tshaonline.org/handbook/entries/tyler-tx>.

<sup>37</sup> Williams, "Survey Report Historic and Architectural Resources of Tyler, Texas, Phase 1 - Work Program II: Pollard Survey Area," 6.

<sup>38</sup> "Chamber's Report Mailed In Booklet Form To Texans," *Tyler Morning Telegraph*, March 24, 1945, 2.

<sup>39</sup> Williams, "Survey Report Historic and Architectural Resources of Tyler, Texas, Phase 1 - Work Program II: Pollard Survey Area," 6.

<sup>40</sup> Williams, "Survey Report Historic and Architectural Resources of Tyler, Texas, Phase 1 - Work Program II: Pollard Survey Area," 6.

<sup>41</sup> Long, "Tyler, Texas," *Handbook of Texas Online*.

<sup>42</sup> Diane Williams, "Donnybrook Duplex Residential Historic District, Tyler, Texas," National Register of Historic Places Nomination Form, Texas Historical Commission, April 30, 2002.

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Residential Development Trends

The table below shows the Tyler’s population growth between 1930 and 1980.

Table 2. Population growth in Tyler, Texas, from 1930 to 1980. Source: Tyler Texas Vital Statistics, Population, Census Data, Elevation, Zip Codes, Area Code, Climate (tylertexasonline.com)

Year	Population
1930	17,113
1940	28,279
1950	38,968
1960	51,230
1970	57,770
1980	70,508

Early during this period, shortly after the discovery of the East Texas oil field, the influx of new citizens caused a significant housing shortage in Tyler. While the City of Tyler asked homeowners to rent rooms to the newcomers, local property owners and developers responded to the housing shortage by infilling blocks in existing neighborhoods with mostly worker housing and building housing developments in newer areas to the north and south of the downtown square. Southwest of downtown, existing neighborhoods, including the Azalea Residential Historic District (NRHP 2003), filled in and expanded with high-style revival style homes for the community’s wealthier citizens. Roughly three miles southeast of downtown, however, land was undeveloped, comprised of large parcels owned by several families. In this area, some landowners began selling off their property for subdivisions. One of the first subdivisions platted in this area was Donnybrook Heights (partially within the district boundaries). Laid out on land purchased by developers from one of the area’s large-landowners, Tomas and Edna Pollard, the addition opened in 1930. Throughout the 1930s, several other subdivisions were platted, including Verbena Hills and the Pollard Heights Addition (both outside the district). Houses went up in these new developments in the 1930s and early 1940s. No houses were constructed within the district during this period, but adjacent areas to the west and along Troup Highway to the north experienced development (Figure 4).

Facing a continued housing shortage, development continued following World War II. While growth stretched in all directions in the 1930s, the subsequent four decades saw development stretch in a south and southeast direction into undeveloped areas (Figures 3-7, 12). Between 1940 and 1980, Tyler added roughly 28 square miles to its jurisdiction.<sup>43</sup> Much of this acquisition expanded the city limits at the southern and western boundaries. Tyler’s physical form and development in the post-war years was determined largely, as with many cities during this time period, by physical plans and expansive transportation improvements to accommodate the growing use of the automobile as a mode of travel. In Tyler, growth followed the recommendations laid out in several plans. Tyler adopted its first city plan in 1931 at the beginning of its period of rapid growth. Prepared by the consulting firm Koch and Fowler—who three years prior completed Austin’s master plan—the 1931 plan and subsequent 1945 plan update had significant impacts on the city’s growth. In addition to recommendations regarding parks, schools, and civic beautification, the plans also included recommendations for rules and regulations regarding subdivisions – such as street and alley widths. The 1945 plan also recommended the City Planning Commission monitor and review all subdivisions of land and that a minimum model for subdivision standards, as set by the American Society of Civil Engineers in 1936, be enforced.<sup>44</sup> Following the recommendation, the City of Tyler adopted a minimum model for subdivision standards in 1946.<sup>45</sup> Several other recommendations in the plan had lasting impacts on the development of the city. A major recommendation of the plan was the creation of a four-street “distributor” loop system that would allow traffic to by-

<sup>43</sup> Christopher Groskopf, “These eight maps show how annexation shaped Tyler, from 1940 to today,” *The Tyler Loop*, June 8, 2017, [These eight maps show how annexation shaped Tyler, from 1940 to today | The Tyler Loop](#)

<sup>44</sup> Williams, “Historic and Architectural Resources of Tyler, Texas.”

<sup>45</sup> Williams, “Survey Report Historic and Architectural Resources of Tyler, Texas, Phase 1 - Work Program II: Pollard Survey Area,” 88 of pdf.

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pass the traditional downtown square district and thus open other areas to development.<sup>46</sup> East Southeast Loop 323, the highway around Tyler, was constructed during the 1950s and facilitated the development of new subdivisions along its route.

The city's 1931 and 1945 plans also created a segregated city. Following the precedent set in Austin, Koch and Fowler embraced the same tactics to promote segregation in the Tyler plan. Unable to use racially exclusionary zoning due to its illegality, Koch and Fowler created a plan that recommended municipal infrastructure and services be withheld from Black neighborhoods near White neighborhoods and that Black schools and parks be in areas removed from White neighborhoods. This meant that a large portion of the Black community had to relocate to be closer to and access municipal services.<sup>47</sup> Black neighborhoods across the city, particularly near downtown, were displaced to make way for new development. Isolated parts in northwest, southwest, and central Tyler were set aside for the city's Black population. South of downtown, including the area in and around the district, was set aside for White development. The southern residential subdivisions were also more expensive, due in part to building restrictions that required minimum building costs and square footage, and therefore unattainable for most Black citizens. Segregation was further reinforced with restrictive covenants. Popular in Tyler, and encouraged in Federal Housing Authority manuals throughout the 1940s and 1950s, covenants restricted who could live and own property in subdivisions. When restrictive covenants were outlawed with the passage of the Fair Housing Act in 1968, Tyler was already segregated. These patterns changed little during the period of significance.<sup>48</sup>

Influenced by the city plans of 1931 and 1945, the post-war housing boom in Tyler was spurred by the housing shortage and the lifting of wartime housing restrictions. Immediate post-war housing development in Tyler sought to address the housing needs of returning veterans and their families as well as those relocating to Tyler looking for new opportunities in its growing economy. The demand for housing and the availability of loans, including the new VA loan program for veterans and Federal Housing Administration (FHA) home loan programs, made home construction and real estate development lucrative for builders and developers in Tyler following the war. The market was prime for housing construction, with new legislation allowing developers to earn larger profits on large developments. New homeowners also stood to benefit, with access to tax incentives and benefits as well as 20-year amortization and affordable monthly payments on home loans.<sup>49</sup>

As a result, new subdivisions were platted near highways in the southwest, west, northwest, and southeast edges of Tyler in the late 1940s and 1950s. By the early 1950s, more than \$6 million in building permits had been issued, mostly in new residential subdivisions beyond Tyler's pre-war neighborhoods and downtown square. Most new developments contained smaller, single-family homes constructed of wood or brick veneer. Because the FHA and VA regulated design and construction of loan-financed houses for efficiency and economy, many of the houses were standardized and built in the same style, using the same materials, as builders usually offered limited options for construction. The design of the suburbs also shared character-defining features, as set by the FHA's minimum property requirements, as well as the Urban Land Institute's Community Builder's Handbook. Curvilinear subdivisions were standard, and setbacks, lot sizes, and minimum costs of construction were largely regulated through deed restrictions. The FHA's guidelines for subdivisions considered location and layout with regard to topography and natural features. They also set guidelines for street widths and grades, and recommended the elimination of sharp dangerous intersections and sharp corners. To achieve this, the FHA recommended long blocks with fewer cross streets. The FHA and ULI also recommended parks and playgrounds be near new residential subdivisions. Additionally, shopping centers, churches, and schools were also planned in or near new residential subdivisions, sometimes by the same developer. While the residential neighborhoods were planned to be insulated from the main thoroughfares, the non-

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<sup>46</sup> Williams, "Survey Report Historic and Architectural Resources of Tyler, Texas, Phase 1 - Work Program II: Pollard Survey Area," 88 of pdf.

<sup>47</sup> Luke Lee, "Will Tyler reverse 174 years of unjust housing?" *The Tyler Loop*, October 20, 2020, [Will Tyler reverse 174 years of unjust housing? | The Tyler Loop](#)

<sup>48</sup> See this map showing the racial distribution of Tyler in 2010: [2010 Census: Racial diversity in Smith County \(hacktyler.com\)](#)

<sup>49</sup> Williams, "Donnybrook Duplex Residential Historic District, Tyler, Texas."

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residential development was often located on the main highways. By the 1940s and early 1950s this pattern of development, set by the FHA and ULI, influenced suburbanization across the county, including in Tyler and within the Pollard district.

By the middle of the 1950s, even though the housing shortage had largely been met, the city's growing population created a continued need for new subdivisions and houses. Families looking to purchase their first homes, after having rented, added to the housing demand. Additionally, the number of families looking for a larger second, or even third, home was on the rise. As families grew and national incomes rose, homebuyers sought out larger homes with improved amenities.<sup>50</sup> In turn, builders seized on the concept of upward mobility as way to keep new home sales strong. As the housing crisis of the immediate post-war years subsided, builders found themselves in tough competition with one another for "the consumer's discretionary dollar."<sup>51</sup> By the 1960s, America's homebuilders faced mounting challenges. While the previous decade had been a period of general prosperity (during the 1950s, family income rose by an estimated 45 percent), the hot housing market had cooled significantly.<sup>52</sup> Additionally, builders met ever-more sophisticated consumers with high standards for design and construction.<sup>53</sup> In 1961, *House and Home's* annual merchandising issue captured the industry's collective anxiety – "to where should struggling builders turn their focus? Urban renewal? Multi-family housing? Second homes? Should they woo buyers looking to trade up, or shift their focus back to low-cost economy homes for first-time buyers?"<sup>54</sup> In Tyler, there remained plenty of room for "sophisticated" expansion, particularly southeast of downtown. Capitalizing on the trade-up market, Tyler's builders were at the forefront of another industry trend – building on "odd lots." Nationwide, suitable land for large housing tracts was becoming not only scarcer but also more expensive. Families also preferred to buy in established neighborhoods. Industry experts advised that if builders wanted to keep sales numbers up, they would need to develop techniques to take advantage of odd lots.<sup>55</sup> The new trend toward odd-lot development presumed custom commissions, rather than speculative building, which fit in well with the development model already predominant in Tyler.

Between the mid-1950s and mid-1970s, Tyler added thousands of houses to its building stock. By and large, most of these houses were custom-built or builder-constructed houses from standardized plans. Though local builders dominated the market, around 540 of the new houses constructed in Tyler and Smith County over the two decades between 1955 and 1975 were prefabricated houses built by the National Homes Corporation.<sup>56</sup> The largest prefabricated home company in the country, National Homes opened a plant in north Tyler in 1955 to serve the southwest and southern markets. In addition to developing subdivisions, National Homes also sold their houses directly to consumers. National Homes competed with local builders and developers by offering lower cost homes. National Homes is known to have built brick, wood, and aluminum houses in Tyler subdivisions including Pinkerton Heights (northeast of the district), Melba Park (east of the district), Sampson's Village (east of the district), Northridge Addition (northwest Tyler), Jackson Oaks Addition (far east Tyler), and Smuts Heights Addition (north Tyler), as well as on scattered lots in Tyler.<sup>57</sup>

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<sup>50</sup> The pressure on builders is evidenced by contemporary press. See for example, "Builders Prep for Meeting Housing Demands of Future," *Tyler Courier-Times*, September 22, 1957, 52.

<sup>51</sup> "1952/1962: 10 Years of Progress Housing," *House and Home* 21, no. 3 (March 1962), 102-220.

<sup>52</sup> "1952/1962: 10 Years of Progress Housing," *House and Home* 21, no. 3 (March 1962), 102-220.

<sup>53</sup> For further discussion of the shift in the housing market in the 1950s and the challenges facing builders, see James A. Jacobs, *Detached America*, 80; and Samuel Dodd, "Parade of Homes: Salesmanship and the Postwar American Housing Industry," *Journal of Design History* 28, no. 4 (November 2015), 2.

<sup>54</sup> "Changing Times Make Changing Markets," *House and Home* 19, no. 5 (May 1961), 131.

<sup>55</sup> "It's Time to Take a New Look at the Booming Odd-lot Business," *House and Home* 21, no. 2 (February 1962), 116-127. By 1963, the magazine estimated "new homes on odd lots may be the biggest single profit opportunity in housing today." See, "The Odd-Lot Housing Market is Expanding," *House and Home* 23, no. 3 (March 1963), 116-123.

<sup>56</sup> *The Tyler Courier-Times*, June 23, 1974, 64.

<sup>57</sup> *The Tyler Courier-Times*, July 20, 1969, 54.; The comparatively smaller houses and their lower costs contributed to a public perception that

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Within this context, the Pollard Residential Historic District developed between 1947 and the 1970s. The history of the district reflects these trends as they directly influenced the shape and development of the district.

### **Pollard Residential Historic District History and Significance**

Between 1947 and 1974, nearly 580 acres of rural farmland southeast of downtown Tyler transformed into a dense post-war residential suburb. Finding plans of popular house forms and styles and inspiration in magazines and trade literature, local builders constructed a mix of speculative, model, and custom-built houses in the 17 historic-age subdivisions that comprise the district. Whereas older neighborhoods west and north of the district include tract-like homes, the district is characterized by various interpretations of popular post-war residential construction, including Ranch and split-level houses, Styled Ranch with Colonial Revival, Tudor, French, Neoclassical, or Spanish detailing, and Minimal Traditional, Contemporary, and Mansard styles. The roughly 25-year development history of the district is reflected in this variation, and it serves as an excellent illustration of the evolution of post-war residential development. For its association with these trends, the district is nominated at the local level of significance under Criterion A in the area of Community Planning and Development and Criterion C in the area of Architecture.

#### Developmental History

Though construction in the district did not begin until after World War II, five blocks in the northwestern portion of the district were part of a 72-acre subdivision platted in 1930.<sup>58</sup> Developers Joseph J. Lyon (investor), Walter E. McConnell (planter), and John C. Trichel (vice president of American National Bank) of Shreveport, Louisiana, platted Donnybrook Heights on land purchased from Tomas and Edna Pollard and V. M. Marr. The plat was L-shaped with a grid-plan comprised of rectangular lots (Figures 1-2). In the northwestern ell of the addition (outside the district), a park with a creek ran between blocks. When the addition opened in March 1930, newspaper advertisements touted the subdivision's rolling topography, park, and its location "in the direct path of Tyler's fine residential district."<sup>59</sup> Because of the prime location in a quickly developing part of Tyler, realtors advertised the investment and profit opportunities in buying multiple lots. In the northern and western part of the addition (outside the district), houses began filling in the blocks, while the five blocks in the district remained undeveloped.

For the next 16 years, land in the district remained unaltered – no houses were constructed, and no other additions were platted. The first new subdivision platted in the district was the New Copeland Addition in September 1946 (Figures 1-2). Rectangular with a grid-iron street pattern, the new subdivision contained 36 lots and was platted by builder Jack Johnston and partner C. C. Arnett, Jr. Shortly after platting, Johnston and Arnett applied for building permits to erect residences in the subdivision. Other builders, like Carlton Lumber Company, purchased lots from Arnett and Johnston and constructed houses in the district. The plat itself lists no restrictions, and a review of several deeds transferring land in the addition also do not include any restrictions, but based on building permit applications, as listed in the newspaper, the cost of construction was presumably at least \$5,000.

The Pollard family was also active in the district's development after the war. Edna and Tomas Pollard began acquiring land in and near the district in 1929 with the intent to tenant farm (Figure 13). Despite adding onto the original 18 acres—comprising over 300 acres known as Pollard Farms—the Pollards quickly discovered tenant farming unprofitable.<sup>60</sup> Tomas, who served as a Texas State senator between 1929 and 1932 before returning to his

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they were poorly constructed and impermanent, and therefore the neighborhoods they were built in were often of lower income than the district). Though research did not reveal that any prefabricated houses were built in the district, this nomination cannot conclusively state that no prefabricated houses are located within the boundaries.

<sup>58</sup> "Shreveport Men Open New Residential Section," *Tyler Morning Telegraph*, Jan. 8, 1930, 1.

<sup>59</sup> *Tyler Morning Telegraph*, March 1, 1930, 6.

<sup>60</sup> *The Tyler Courier-Times*, March 18, 2007, 53. The area is currently known collectively as Pollard despite the other developers that contributed to the district.

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private law practice, and Edna saw the potential in their land following the Donnybrook Heights addition and turned from farming to real estate development. Joined by investors, Edna, Tomas, and sons, Tomas Jr. and Jack Pollard, were involved with the development of four subdivisions in the district. Beginning with a resubdivision of part of Donnybrook Heights (1947), Tomas, Sr. also developed Pollard Hills (1950), Pollard Home Addition (1953), and Pollard's School Addition (1957) in the north and northwest sections of the district (Figures 1-2, 14). While the earliest addition is rectangular with equal sized lots, the two later additions incorporate curved streets and lots of varying size and orientation. Like the New Copeland Addition, and all other plats in the historic district, no restrictions regarding race are listed on the plats themselves. A deed from 1950, transferring a tract in the Pollard Hills Addition, does include the following restrictions:

- Must only build one detached family dwelling
- It must be no less than 1,500 square feet
- No less than 60 percent of exterior walls be of brick, brick veneer, stone, stone veneer, stucco, rock, or some like materials, including garage and servants' quarters, if attached to house
- A building committee (including Tomas Pollard), will approve any buildings as to their construction compliance in regard to building restrictions prior to any construction
- All garages and servants' quarters will be no less than 60 feet from the front of the lot; if of frame construction and detached from main dwelling, it must be painted with three coats of paint
- Land must never be used for automobile wrecking, junk yard, industrial and/or commercial use
- No trailer, basement, tent, shack, barn, or other outbuilding shall be erected

Other restrictions on fence location, materials, garage height, and orientation are also included in the deed.<sup>61</sup> The brick requirement is reflective of the area's demographics and socio-economic status. Wealthy White neighborhoods in Tyler, predominantly located in the south-central part of the city, filled in with masonry houses. Meanwhile, other middle- and working-class neighborhoods, in southwest, north, central, and east Tyler, developed with the "majority of [the city's] wood dwellings."<sup>62</sup>

In addition to the three subdivisions, Pollard also donated a ten-acre tract of land for the construction of a new elementary school and park and two acres for the construction of a new Methodist church in 1955.<sup>63</sup> Thomas Andrew Woods Elementary, Pollard United Methodist Church, and Pollard Park opened shortly thereafter, constituting a nucleus of public space distinct from the city's historic core adjacent to the district, these resources are not included due to the school's demolition (rebuilt in 2010 and therefore non-historic) and the park and church's lack of historic integrity.

For their part, Jack and Tomas, Jr. Pollard were involved with the development of the large, multi-phased Briarwood subdivision (1959-1966) (Figures 1-2). As the Tyler Construction Company and Briarwood Development Company, sons Tomas Jr. and Jack Pollard developed the 11 Briarwood additions with Charles Rachuig. Rachuig, who had a degree in architecture from Texas A&M University, owned a construction company in Houston before moving to Tyler and joining the Tyler Construction Company in 1958. Named for Tyler's second country club (not in the district), the Briarwood additions comprise a large area of the central portion of the district. Designed by Rachuig, the Briarwood subdivision incorporates curvilinear streets—named after family members, friends, and business associates by the brothers—as well as some triangular corner lots.<sup>64</sup> The subdivision also includes stone retaining walls built by

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<sup>61</sup> Document no. 19500100003510, Book DR, Vol. 643, Page 244, April 1, 1950, Deed Records, Smith County, [Document Preview \(publicsearch.us\)](#).

<sup>62</sup> Diane E. Williams, "Historic and Architectural Resources of Tyler, Texas," National Register of Historic Places Multiple Property Documentation Form, Texas Historical Commission, July 3, 2001, F-173.

<sup>63</sup> See "School Board Studies Taxes, Driver's Course," *Tyler Morning Telegraph*, February 18, 1955; and "Deed for Church Land," *Tyler Courier-Times-Telegraph*, September 18, 1955, 8.

<sup>64</sup> Williams, "Survey Report Historic and Architectural Resources of Tyler, Texas, Phase 1 - Work Program II: Pollard Survey Area," 47

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Black stone mason Junius Clark, whose work can be found in other subdivisions including Green Acres and Pollard School Addition.

The Pollards priced the lots in the subdivision, and according to Jack Pollard, “builders snapped up groups of parcels even before the streets were in place,” while a few lots were purchased by individuals who custom built houses on their lots.<sup>65</sup> Even without a Parade of Homes house to drive traffic to the area, the location was so desirable that the houses were essentially pre-sold.<sup>66</sup> Building restrictions were included in deeds, and an architectural control committee that included Tomas Jr. and Jack Pollard approved the construction of houses in the subdivision.<sup>67</sup> These restrictions ensure an “attractive residential” area and prevented “the impairment of the attractiveness of the property, to maintain the tone of the community, and thereby secure to each site owner the full benefit and enjoyment of his home.”<sup>68</sup> Though the district is named for the Pollard family, who played a major role in the development of the district, a number of other landowners, developers, and builders helped transform the district over the roughly 25-year period (Figures 1-2).<sup>69</sup> The 1950s saw the largest number of subdivisions platted and houses built in the district (Figure 3). In addition to phases one and two of the Briarwood additions and the three Pollard additions, six additional subdivisions were platted in the district in the 1950s. These development efforts largely coincided with city annexation. The development of the multi-phased Green Acres additions as well as several other 1950s additions, including Cameron Heights, highlights this trend. Prior to platting approval, Tyler City Commissioners approved annexation of land that became these subdivisions. Once the city approved annexation, city crews laid water and sewer lines and curbed and paved the streets.

The two largest subdivisions platted in the 1950s include the three-phased Southern Oaks subdivisions and the multi-phased Green Acres additions. The plat for Green Acres, advertised as a “restrictive subdivision,” and deeds in both subdivisions included building restrictions and approval by a building committee similar to Pollard Hills to ensure “a uniform building program” and the creation of a “desirable residential section.”<sup>70</sup> Southern Oaks, comprised of three additions, was developed by builders Harold Lawler and Percy Andrews and investor Edwin Russell. Addition one is most uniform with a grid-iron pattern, and additions two and three feature cul-de-sacs and curvilinear streets. Comprised of nine additions platted between 1952 and 1956, Green Acres makes up the eastern half of the district. Developed in part by real estate developers E. F. Swann, Jr. and A. E. Dennis and insurance agent W. E. Curtis, Green Acres includes a mix of uniform lots and grid-iron streets, as well as curvilinear streets, larger irregular lots, and a landscaped drainage canal (Figure 15). Two churches, St. Francis Episcopal Church (**3232 Jan Avenue A, Resource 136374**, contributing, Photos 15-16) and Green Acres Baptist Church (outside the boundaries because it is not historic age) were developed within Green Acres. Similar to Briarwood, a number of local builders purchased lots in the district. The developers of Green Acres were also involved in the development of the Green Acres Shopping Center in 1955. Located on Troup Highway just east of the district, the shopping center is excluded from the district due to integrity issues, but its construction and location as a buffer between the residential areas and Troup Highway are reflective of post-war suburbanization trends (Map 3).

The 1960s saw phases 3 through 11 of Briarwood platted and infilled. Ramey Oaks and Cavalier Terrace were also platted in the district, filling in the southern boundary. By the late-1960s and early 1970s, the district was nearly full (Figures 1-7). The holes in the district, located at the southern boundary, were subsequently infilled and platted. The

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<sup>65</sup> Williams, “Survey Report Historic and Architectural Resources of Tyler, Texas, Phase 1 - Work Program II: Pollard Survey Area,” 47

<sup>66</sup> Williams, “Survey Report Historic and Architectural Resources of Tyler, Texas, Phase 1 - Work Program II: Pollard Survey Area,” 47

<sup>67</sup> Document no. 19620100004016, Book DR, Vol. 1039, Page 320, Deed Records, Smith County, [Document Preview \(publicsearch.us\)](#).

<sup>68</sup> Document No. 19650100003949, Book DR, Vol. 1149, Page 593, Deed Records, Smith County, [Document Preview \(publicsearch.us\)](#).

<sup>69</sup> Note that there is limited information on some of the builders in the district. Throughout the nomination, more information is provided on some builders than others and that is because more information was available; it was not an intentional means to stress importance of one builder over another.

<sup>70</sup> Document No. 19530100009843, Book DR, Vol. 745, Page 162, Deed Records, Smith County, [Document Preview \(publicsearch.us\)](#). The plat for Green Acres, a “restrictive subdivision” did not include racial covenants – restrictions covered construction and design only.

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Colony Park Townhouse Addition stands out as the lone subdivision platted for duplexes. Planned by the Jim Collum Construction Company in 1967, the subdivision required a change in zoning from one-family residential to two-family residential.<sup>71</sup> Similar in style, plan, and scale to the one-family residences in the district, Collum built the duplexes as rental units, rather than owner-occupied residences. Construction on the few vacant and odd-lots in the district continued in the 1970s and 1980s. Meanwhile, residential development continued to push south, southwest, and southeast of the district after the close of the period.

The district's development patterns align with nationwide post-war trends in suburbanization and community development. Developers laid out the subdivisions in proximity to major traffic arteries, such as New Copeland Road and Troup Highway, but were careful to mitigate traffic within the neighborhood itself. Less through traffic would, experts reasoned, provide greater safety for children. The street pattern throughout the district also reflects post-war planning strategies, as set by the FHA, which held that T and Y intersections were in fact safer than four-way stops, curvilinear streets were superior to the grid-iron, and long blocks with fewer intersections could prevent traffic accidents.<sup>72</sup> Long streets such as Fry Avenue, S. Cameron Avenue, and Birdwell Drive and the streets that feed into them through Y-shaped intersections illustrate this type of plan. The drainage canals along Dinah Lane and Woodbine Boulevard in Green Acres also conformed to contemporary planning strategies that advised good drainage to prevent flooded streets.<sup>73</sup> The use of building restrictions also protected property values by ensuring construction and design standards were met and that subdivisions were desirable to middle- and upper-middle-class buyers. Though no racial covenants were identified in any of the plats, nor in any of the deeds identified in research, houses in the district were purchased by White families who could afford and access them. The district's picturesque rolling, wooded landscape, as well as its proximity to major thoroughfares, new medical facilities, new shopping centers, schools, parks, and churches, attracted a variety of professionals, skilled workers, and semi-skilled workers.<sup>74</sup> In 1962, looking back at the previous decade, *House and Home* observed that people don't just buy houses – they buy *neighborhoods*. To be competitive, the trade journal asserted, builders must present both house and community “in one well-designed package.”<sup>75</sup> Indeed, Pollard offered all of the most desirable features to young and growing families. As mass suburbanization became the new model for city planning in the years after World War II, cities became decentralized. Although Tyler was not a major metropolis, the post-war development of the district exemplified broader trends in urban planning.

### Building the Prestige Suburb

The image of post-war houses as “little boxes of ticky-tacky” conjured by folksinger Malvina Reynolds in 1962 has endured in the American cultural memory. The houses and streetscapes of the district complicate this picture, illustrating incremental shifts away from standardized houses towards ever more spacious and individualized dwellings. Builders, not architects, drove this evolution. Careful study of the district and a close reading of trade literature reveals the challenges that the industry faced as the post-war housing crisis subsided. Moreover, it highlights the dynamic relationship between builders and buyers in the two decades following World War II. In this context, the model house was not just a selling aid but an index to consumer taste. If a builder was to stay in business, it was imperative they feel the pulse of consumer desire. And, as the nation turned from “total war” to “total living,” homebuyers aspired to luxury. The model houses erected for Tyler's annual Parade of Homes in the 1950s and 1960s, and those influenced by them throughout the district, elucidate builders' efforts to construct a prestige suburb amidst the bounty of the post-war world.<sup>76</sup> While the district's architect-designed houses contributed to its image as a prestige suburb, as they are few in number it is clear that builders played a leading role in crafting the neighborhood's status.

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<sup>71</sup> “4 Zoning Applications On Plan Unit Agenda,” *Tyler Morning Telegraph*, July 6, 1967, 2.

<sup>72</sup> “1952/1962: 10 Years of Progress Housing,” *House and Home* 21, no. 3 (March 1962), 165.

<sup>73</sup> “1952/1962: 10 Years of Progress Housing,” *House and Home* 21, no. 3 (March 1962), 164.

<sup>74</sup> Williams, “Survey Report Historic and Architectural Resources of Tyler, Texas, Phase 1 - Work Program II: Pollard Survey Area,” 46.

<sup>75</sup> “1952/1962: 10 Years of Progress Housing,” *House and Home* 21, no. 3 (March 1962), 164.

<sup>76</sup> The term “prestige suburb” is drawn from a synthesis of the trade literature of the period.

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The first major phase of post-war development in the district focused on the northwest corner in the Donnybrook Heights and New Copeland additions. This section is characterized by an orthogonal, grid-iron street plan. Ranch and Minimal Traditional houses with muted Colonial Revival details set on regular rectangular lots predominate. These were houses within the price range of the many middle-class families eager to buy their first house. Stylistically, they were in line with mainstream taste. In this way, the first phase of the district's development is typical of post-war suburbanization nationwide. But, as construction in the district continued south and southeastward, it revealed Tyler's builders to be on the forefront of emerging trends in design, merchandising, and neighborhood planning. Over the course of the next two decades, builders active in the district increasingly targeted families looking for larger homes with prestigious addresses.

The development of the district coincided with the increasing professionalization of speculative builders in Tyler. In 1953, 16 Tyler builders formed a local chapter of the National Association of Home Builders (NAHB), the industry's premier professional organization. The Tyler Home Builders Association (THBA) was among the fastest growing chapters in the country, increasing its membership from 16 to 20 builders from 1953 to 1954.<sup>77</sup> Among its founders and inaugural members were Harold Lawler and J. A. Graham, Jr., two known builders in the district. During the height of the post-war building boom, new styles and design features rapidly emerged. Although Tyler's builders may have been indirectly influenced by modern design movements, most were not formally trained in architecture. The typical builder, even of custom houses in upper price brackets, encountered new design trends through trade literature. Publications like *House & Home*, *American Builder*, and *The Journal of Building* served as the primary vehicle for disseminating design ideas. Some builders also collaborated with local designers, or employed a designer on staff, to create plans. Jim Loggins of Tyler is listed as a "designer," never as an architect, for a number of houses constructed by builders in Tyler during the post-war period, including several in the district, such as 3416 Heines Drive (Resource 138695, Figure 16). Some other builders also worked with architects like George Hicks. Hicks's company, C and R Planning Services, specialized in designs for local builders, rather than custom-built houses for wealthy clients. Often, there was crossover between professional publications targeted to builders and popular shelter magazines read by homebuyers. For example, in 1953, the NAHB's Trade Secrets Committee developed a model home to showcase the latest design trends and architectural features. When the model was picked up by *Life* magazine, *House & Home* labeled it the year's "most influential house" and asserted it would have "a tremendous impact on the home-buying public"<sup>78</sup> (Figure 17). The house had an L-shaped plan, with bedrooms and bathrooms in one wing and the public areas of the house in the other. Although it was only 1,332 square feet, low gables with generous overhangs made the house seem larger than it was. To the north, a veranda projected from the bedroom wing, creating an additional outdoor "room." In a similar manner, a transverse gable extended beyond the kitchen to the west to shelter a carport. While these extensions stretched the volume of the house horizontally, a vast expanse of glass across the south façade worked to dissolve the boundary between indoors and outdoors, making the combined living room and dining area feel more spacious.

The popularity of the Trade Secrets house revealed a move toward acceptance of modernist design among homebuyers. This came as a welcome surprise to those who followed the industry closely. Whereas it would have been "too risky" to consider such a strikingly Contemporary design in 1950, by 1953 tastes were broadening. In turn, *House & Home* judged that the NAHB's model "does not contain one single feature that has not been tried out successfully by some of the most sales-minded builders in the country."<sup>79</sup> People liked its long lines, simple elevation, and floor-to-ceiling glass.<sup>80</sup> In the district, the influence of design devices popularized by the Trade Secrets house can be seen in Contemporary Ranch houses throughout the district. The single-family dwelling at 2624 S. Cameron Avenue (Resource 135060) is a prime example. The house stretches across its lot in two low volumes, intersecting in a T plan. Like the Trade Secrets house, a

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<sup>77</sup> The THBA placed first in the nation in growth in 1954, see *Your Home in Tyler*. Edited by Gordon Neilson. Tyler, Texas: Tyler Home Builders Association, 1954.

<sup>78</sup> "Is this 1953's Most Influential House?" *House & Home* 3, no. 1 (January 1953), 99. Although the model was not built in Tyler, it did appear in numerous cities across the state including Amarillo, Austin, Dallas, Fort Worth, El Paso, Pampa, San Antonio, and Sequin.

<sup>79</sup> "Is this 1953's Most Influential House?" *House & Home* 3, no. 1 (January 1953), 99.

<sup>80</sup> "The Trade Secrets House and the US Builder," *House & Home* 3, no. 3 (March 1953), 115.

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sweeping gable extends from the living areas to form a carport. A brick veneer and a bank of thin clerestory windows emphasize the house's horizontality.

Design strategies intended to make the house look larger and more stylish, like those introduced by the Trade Secrets house and incorporated at 2624 S. Cameron Avenue (Resource 135060), signaled consumer desire for houses that offered *more*. Although builders struggled in the first years of peacetime to meet demand for single-family houses, by 1954 the market was already shifting from a seller's to a buyer's market. Families demanded more space and better design than minimum economy houses offered. Buyers wanted all the extras – whether they were buying a car or building a house.<sup>81</sup> An era of renewed prosperity was dawning, codified by design historian Thomas Hine as the age of “populuxe.” Populuxe culture extended Americans “an invitation to indulge in the luxuries” and heightened their expectations of comfort, enjoyment, leisure, and affluence.<sup>82</sup>

Builders active in the district were quick to meet the mandate for new styles and more living space. Unlike many large-scale merchant builders operating on the fringes of the country's major metropolises who laid out vast tracts of standardized economy houses on machine-graded landscapes, Tyler's builders devoted much of their efforts to houses suited for the area's wooded, rolling lots. By 1954, the THBA estimated that 50 percent of building in Tyler was done on a custom—rather than speculative—basis.<sup>83</sup> The district's Southern Oaks addition is a prime example of this exceptional mode of post-war development. Praised as “Tyler's newest and finest” subdivision by the THBA, the Southern Oaks addition, platted in 1953, heralded a new phase in the district's development.<sup>84</sup> The building industry was no longer in the crisis response mode that had characterized the immediate post-war years. Instead, it looked ahead to crafting the prestige suburb. The development was led by two of Tyler's most active builders, Percy Andrews and Harold Lawler, and the prominent real estate investor Edwin Russell. Wide streets were laid out to take advantage of the addition's gently rolling hills. Lots were large and native trees were preserved, giving the addition a picturesque setting that would come to characterize the district.<sup>85</sup> Design restrictions that required homes of at least 1,500 square feet and brick or brick veneer ensured that Southern Oaks would “set the pace for a truly high-quality modern development.”<sup>86</sup>

As the pace of suburban development in Tyler quickened in the mid-1950s, local builders looked to the NAHB as a model for negotiating in a competitive market. At the height of the post-war building boom, the NAHB pioneered a new method in home sales, in which “builders converted entire streets into open-air shopping [centers] using fully furnished model houses.”<sup>87</sup> While speculative builders had used model houses as selling aids since before the war, merchandising the model house grew in importance and sophistication in the post-war period. The NAHB held its first Parade of Homes in 1948; by the mid-1950s, annual home parades drew tens of thousands of visitors to burgeoning suburban developments across the country. Post-war builders used model homes to debut new plan types and display amenities. Builders also relied on models to generate excitement from discriminating second- and third-time homebuyers.<sup>88</sup> The THBA's first Parade of Homes, held in September of 1953, drew 10,000 eager homebuyers to the new Tanglewood addition southeast

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<sup>81</sup> *House & Home* observed that “sales are hard to make this year” due to buyer's market. Families in the market for a new home demanded “a product as up-to-date as this year's car.” See “The Fastest Selling Houses in the USA,” *House & Home* 3, no. 4 (April 1953), 119-125.

<sup>82</sup> Thomas Hine, *Populuxe* (New York: Alfred A. Knopf, 1986), 11.

<sup>83</sup> *Your Home in Tyler*, Edited by Gordon Neilson, (Tyler, Texas: Tyler Home Builders Association, 1954).

<sup>84</sup> *Your Home in Tyler*, Gordon Neilson, ed.

<sup>85</sup> Already by 1952 experts complained that postwar suburbs suffered from “architectural claustrophobia.” See “The Case for the Wider Lot,” *House & Home* 1, no. 1 (January 1952), 160-163.

<sup>86</sup> *Your Home in Tyler*, Gordon Neilson, ed.

<sup>87</sup> Samuel Dodd, “Parade of Homes: Salesmanship and the Postwar American Housing Industry,” *Journal of Design History* 28, no. 4 (November 2015), 2.

<sup>88</sup> Marisa Gomez Nordyke, “Restyling the Postwar Prefab: The National Homes Corporation's Revolution in Home Merchandising,” *Buildings and Landscapes* 25, no. 2 (Fall 2018), 81.

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of the city (outside the district).<sup>89</sup> Over the next two decades, Tyler's annual home parade would capitalize on populuxe culture, driving new design trends and profoundly shaping the character of homes in the district. Among the number of homes in the district featured in the Parade of Homes, notable examples include: builder J. A. Graham Jr.'s house at **3614 Woodbine Boulevard (1959, Resource 136014, Photo 40)**, Jim Collum Construction Company's house at **3507 Fry Avenue (1964, Resource 138173, Figure 9, Photo 37)**, builder Joe Coleman's house at 3406 Fry Avenue (1964, Resource 138158, Figure 29), and builder Lindy Lawler's houses at **3316 Fry Avenue (1964, Resource 138141, Figure 28, Photo 66)**.

In addition to home parades, national shelter magazines played a significant role in spurring demand for new homes while shaping consumer taste. Several homes built in the district in the 1950s illustrate this phenomenon. The Ranch house at 714 Shannon Drive (Resource 138949), built by Harold Lawler in 1954, was the first of the "magazine houses" to be constructed in Tyler (Figure 18).<sup>90</sup> Lawler was one of one hundred builders selected from across the country to build the *Better Homes & Gardens* "Home for All America." The model was designed by prominent Cleveland architect Robert Little.<sup>91</sup> Little studied architecture at Harvard under the tutelage of Walter Gropius and Marcel Breuer. Leaders of the European Modern movement, both Gropius and Breuer taught at the Bauhaus art school in Germany before fleeing the Nazi regime in the 1930s. The influence of European modernism is evident in the planar surfaces and cubic volumes that characterized Little's work. While most of the home designs in the district were builder-designed or acquired by using a plan service or magazine, 714 Shannon Drive (Resource 138949) is unique in its association with a nationally prominent architect. Little's plan for a Ranch house supplied the space that growing families craved. While the main living areas of the house were typical of post-war Ranch houses, with a galley kitchen opening onto a dining room that flowed into the living room, the house also offered "extras" such as a generous utility room, an *en suite* bathroom in the master bedroom, and an expansive "activity area" which separated two additional bedrooms from the public areas of the home (Figures 19, 21). A detached carport housed the family's automobile and provided storage space. A flagstone patio between the carport and house, shielded from the street by a half-wall of rough-cut stone, created an outdoor living room characteristic of the post-war emphasis on "indoor/outdoor" living (Figure 20). While Lawler's design remained true to the arrangement of space in the *Better Homes* model, he modified the exterior finishes. Rather than rusticated stone, the façade is brick. Such modifications were common among builders of magazine houses. A profile of the design which appeared in the trade journal *House & Home* highlighted builders from Albuquerque to Seattle who modified plans in various ways – enclosing the carport, removing or adding partitions, raising the pitch of the roof, or eliminating the basement. In this way, the program allowed builders to capitalize on the magazine's prestige and take advantage of free promotion while adapting to local conditions and tastes.

Lawler evidently found his association with *Better Homes & Gardens* a success, as the following year he was contracted to build the magazine's first annual Idea Home of the Year (Figure 22). Plans for the house were sold as part of the *Better Homes* Five Star Plan Service. Readers could purchase a full set of drawings and specifications directly from the magazine and then, presumably, could hire Lawler to erect and customize the house for them.<sup>92</sup> Lawler opened his model in August of 1955 at **730 Shannon Drive A (Resource 139818, Figures 23-24, Photo 53)**, a corner lot in the Southern Oaks addition. Hugh Stubbins Associates, of Cambridge, Massachusetts, designed the house. Stubbins graduated from

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<sup>89</sup> "Tyler Home Builders Earn National Notice," *Tyler Morning Telegraph*, March 30, 1955. Of Texas cities that held home parades (Austin, Dallas, Fort Worth, Houston, and San Antonio) Tyler was the smallest. See "What is the Parade of Homes?" *Tyler Home Builder* 1, no. 1 (October 1953), 3.

<sup>90</sup> *House & Home* used the term "magazine houses" to refer to designs built through promotional programs associated with national shelter magazines. See for example, "Magazine Houses," *House & Home* (October 1955), 144; "Top Merchandising Techniques," *House & Home* 7, no. 5 (May 1955), 181; "This House Will Make You Want a New House," *House & Home* 9, no. 3 (March 1956), 134-136.

<sup>91</sup> Little was known for his passion for domestic design. It is likely that his partnership with the Westinghouse Corporation, for which he designed an all-electric home, brought him to the magazine's attention. He would go on to develop Pepper Ridge, a tract of modernist homes in Pepper Pike, Ohio recognized today as "the first planned street of truly modern houses in the state." See, Dooley Dennis, "Robert A. Little," *Cleveland Arts Prize*, [http://clevelandartsprize.org/awardees/robert\\_little.html](http://clevelandartsprize.org/awardees/robert_little.html).

<sup>92</sup> Buyers were even furnished a price list estimating the cost of materials and contract template. See John Normile, "The Idea Home of the Year," *Better Homes and Gardens* (September 1955), 51-67, 222-225.

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the Harvard Graduate School of Design in 1935. His designs were featured regularly in leading professional magazines, including *Architectural Record*, *Architectural Forum*, and *Progressive Architecture*.<sup>93</sup> Like the NAHB's Trade Secrets house from a few years earlier, the Stubbins design stretched the horizontal volume of the Contemporary Ranch house through broad overhanging eaves and incorporated large expanses of glass to facilitate a connection between interior and exterior. In the plan, the house was representative of typical post-war space planning. Public and private areas of the house were zoned within a single horizontal volume. The entry provided direct access to the living room which flowed into the family room, kitchen, and laundry. A large master bedroom with ample closet space and *en suite* bathroom, two smaller bedrooms, and a shared bathroom were pushed towards the back of the lot. The house was unusual, however, in that the garage (730 Shannon Drive B, Resource 139819) was not attached. Instead of being incorporated into the main block of the house, the garage was accessed by way of a stone terrace that opened off the family room. This unique arrangement worked well for the corner lot Lawler selected (Figure 23). Though Lawler's Tyler model closely adhered to the original design, 730 Shannon Dr. A was differentiated by its larger size, the use of brick rather than wood veneer, and the use of wood siding rather than glass in the gable ends. Local adaptations, other than the use of brick, included the use of Mexican tile in the interior.<sup>94</sup>

Experts promised that magazine houses could draw big crowds and boost sales, especially when furnished by local department stores, opened for exclusive viewings, and tied in with the publication's own publicity through splashy newspaper ads.<sup>95</sup> Lawler followed industry advice closely. Renderings and copy provided by *Better Homes & Gardens* appeared regularly in the weeks leading up to the model home opening in the *Tyler Courier-Times Telegraph*, and the Swann's furniture store styled the model with its new "Dania" Swedish-modern furniture line (Figure 24). To cap off the campaign, a special preview was held in advance of the official Labor Day weekend opening. Lawler's efforts paid off; the *Tyler Morning Telegraph* reported that 400 visitors an hour passed through the model in its first viewing.<sup>96</sup>

Lawler's sophisticated marketing campaign, deployed to drum up excitement for the Idea Home, was representative of a broader shift within home merchandising. Before World War II, new homes were typically publicized in brief classified advertisements that disclosed only the most important features of the house, such as construction materials and number of rooms. In the post-war era, as newspaper advertising became the primary means by which merchant builders enticed buyers to visit outlying suburbs, advertisements for new homes took on a new appearance. They increased in size and content and often included photographs, architectural renderings, and detailed lists of amenities. These bold new merchandising methods were typical of the means by which builders enticed Tylerites to the new additions in the district.

Harold Lawler's participation in high-profile home programs like the Idea Home was especially significant because it helped spread Contemporary design to the district at precisely the moment the market was shifting away from economy tract houses to more expansive and individualized dwellings.<sup>97</sup> Savvy buyers looking for their next home wanted something bigger and better than their old one.<sup>98</sup> But in the mid-1950s, many builders found themselves behind the curve. The spectacular rise in national wealth since the end of the war meant that families were actually spending less on

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<sup>93</sup> Stubbins was a prominent figure who intersected with some of the most iconic designers of the twentieth century. Before starting his own firm, he worked for a time under Royal Barry Wills. In addition to teaching alongside Gropius at Harvard, several noted modernists passed through his firm including I. M. Pei, Philip Johnson, and Paul Rudolph. Like Robert Little, Stubbins forged industry partnerships in the postwar period. In 1945, he designed the Libbey-Owens-Ford Glass Company Research House. At the time he took on the Idea Home project, Stubbins had just assumed the position of chair of the architecture department at Harvard upon Gropius's resignation in 1953. See, "Hugh Asher Stubbins, Jr. (1912-2006)," *US Modernist*. <https://usmodernist.org/stubbins.htm>.

<sup>94</sup> Gordon Neilson. "Building Tyler," *Tyler Courier-Times Telegraph*, August 28, 1955, 23.

<sup>95</sup> "Top Merchandising Techniques," *House & Home* 7, no. 5 (May 1955), 176-182.

<sup>96</sup> "Estimated 2000 see 'Idea Home,' *Tyler Morning Telegraph*, August 29, 1955, 1-2.

<sup>97</sup> This editorial observes that the market for low-cost homes was tightening while the lower-income group looking for homes had stopped growing. See "Why We Must Crack the Replacement Market," *House & Home* 7, no. 5 (May 1955), 124-132.

<sup>98</sup> "The Big Change in Builders' Houses," *House & Home* 5, no. 1 (January 1954), 93.

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housing than they could afford. The task for the builders in the second half of the decade would be “raising the American standard of housing to catch up with the American standard of living.”<sup>99</sup>

Above all, families wanted more space. In 1954, nearly a third of homebuyers wanted at least four bedrooms. Eat-in kitchens, larger living rooms, more spacious bathrooms, recreation rooms, and increased storage topped buyers’ lists of demands.<sup>100</sup> Buyers expected consideration for indoor/outdoor living too.<sup>101</sup> Thoughtfully incorporated patios and terraces became extra living space. Families also placed greater demands on standard spaces. Garages, for example, were called upon to do more than just house the car. In the post-war era, the garage became both a hobby space and a storage unit for the material culture of suburban life – bicycles, hula hoops, outdoor furniture, and lawnmowers. Moreover, the percentage of families that owned two cars was on the rise. Statistics predicted that by 1960, 7.5 million families would own two cars. The two-car garage was rapidly becoming a necessity.<sup>102</sup>

In the second half of the decade, the demand for new space combined with the desire for variety in design heralded the introduction of a new house type – the split-level. In 1955, *House & Home* named the split-level the top trend in home design.<sup>103</sup> The type first gained popularity in the competitive Long Island market, where builders were open to trying new ideas in order to gain an edge. It was not long before builders around the country were jumping on board.<sup>104</sup> The sudden success of the split-level made it clear buyers were “tired of the same old thing.”<sup>105</sup> Additionally, the split-level’s layered, vertical massing fulfilled consumers’ desire for a house that would impress their neighbors by appearing larger than it was. In the split-level, the zoned planning for public and private areas of the ranch house worked vertically, rather than horizontally. The new layout was especially desirable in an era of “big families, bigger incomes, [and] more time and money for home entertainment.”<sup>106</sup> Yet, as architectural historian James Jacobs has observed, low-pitched roofs and sweeping gables retained a horizontal emphasis on the exterior.<sup>107</sup> The district’s rolling topography made the split-level a natural choice for builders. The single-family residence at 3322 Woodbine Avenue (Resource 135988), built in 1955, is an excellent illustration of Contemporary split-level design. In the examples, the horizontal thrust of the roof is carried through broad overhangs and ribbon windows. This emphasis on horizontality reflects the influence of the Modern movement on domestic design and is among the primary characteristics distinguishing the post-war house from traditional styles of the nineteenth and twentieth centuries, which emphasized verticality.<sup>108</sup>

The popularity of post-war modern house forms and styles in the district continued through the end of the decade, exemplified by Harold Lawler’s entry to the THBA 1957 Parade of Homes, which was also the *Better Homes & Gardens* Idea Home of the Year (3528 S. Keaton Avenue, Resource 137212, Figure 25, Photo 67). In this Contemporary design, a wing housing three bedrooms and two bathrooms intersects the public areas of the house in a T plan.<sup>109</sup> A prominent front gable with window wall and clerestory is set opposite a flat-roofed carport, forming a recessed entrance court. While Lawler’s entry may have attracted more attention, the entry by Percy Andrews at 3601 Bain Place (Resource

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<sup>99</sup> “We’re All Being Outsold,” *House & Home* 5, no. 5 (May 1954), 124.

<sup>100</sup> “Above All People Want More Space,” *House & Home* 5, no. 5 (May 1954), 126, 131.

<sup>101</sup> “People Want Planned Outdoor Space,” *House & Home* 5, no. 5 (May 1954), 138-145.

<sup>102</sup> “Two-Car Garage Seen Necessary to Modern Home,” *Tyler Courier-Times*, September 22, 1957, 40.

<sup>103</sup> “Split Levels: Fastest Growing New Design,” *House & Home* (October 1955), 137.

<sup>104</sup> Plan services helped familiarize builders with the new house type, increasing its popularity. See for example, *Split Level Houses* (St. Cloud, Minnesota: Small House Planning Bureau, 1957).

<sup>105</sup> “What’s Happening in Split Levels,” *House & Home* 5, no. 4 (April 1954), 110.

<sup>106</sup> “Split Levels: Fastest Growing New Design,” *House & Home* (October 1955), 137.

<sup>107</sup> James A. Jacobs, *Detached America: Building Houses in Postwar Suburbia* (Charlottesville: University of Virginia Press, 2015), 153.

<sup>108</sup> These would include, for example, Gothic and Italianate revival in the nineteenth century and Tudor and Colonial in the twentieth century.

<sup>109</sup> The model was designed by William Wurster, a prominent West Coast architect. Wurster attended the Graduate School of Design at Harvard before taking a position as dean of the school of architecture at MIT. In 1950, he returned to his home state of California to serve as dean of UC Berkeley’s architectural school. While his early work embraced Mission architecture and other revival styles, Wurster had moved toward a modernist aesthetic by the late 1930s and 1940s. See, “William Wurster, FAIA (1895-1973),” *US Modernist*, <https://usmodernist.org/wurster.htm>.

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138900, Figure 26), also in the Southern Oaks addition, was better representative of the homes built in the Pollard neighborhood in the 1950s.<sup>110</sup> Designed by local architect George Hicks, the model offered modern touches—like a sunken living room and a sliding glass door leading to a rear patio—in a traditional package (Figure 26).<sup>111</sup> Although they differed in style, the two entries each responded to a yearning for luxury. Lawler enlarged the *Better Homes* plan from 1,700 to 2,600 square feet. The additional square footage went towards more storage space and “custom features” including “an additional dressing room, an intricate foyer ceiling and cove, additional closet space and large-sized rooms ‘so people can stretch.’”<sup>112</sup> The Andrews model, praised as “truly a house for modern living,” offered ample storage, premium finishes, and a two-car garage.<sup>113</sup>

The trend towards more space and finer finishes continued to the end of the decade. The models featured in the 1959 home parade in the newly developed Green Acres (**3614 Woodbine Boulevard, Resource 136014**, Photo 40) and Briarwood (1018 and 1112 Hudnall Drive, Resources 138594 and 138618) additions were increasingly sprawling. They offered premium finishes like wood paneling and wall-to-wall carpeting, modern conveniences like built-in radios and intercom systems, as well as additional space in the form of expanded master baths that included dressing rooms and built-in storage walls. At the same time, lots grew larger, and greater emphasis was placed on landscaping than in immediate post-war years. Experts advised that preserving mature trees could improve property value and make lots more attractive to buyers.<sup>114</sup> Tyler’s builders prided themselves on the fact that “trees were not gobbled up in the rush of building” and home parade literature praised the neighborhood’s lushly-wooded lots.<sup>115</sup> Builders in the district also showed care for natural features like creeks and took advantage of native stone for retaining walls.<sup>116</sup> Overall, the houses and their sites responded to buyers’ desire to “trade up” from the tightly-packed economy houses of the early post-war suburb.

The notion of “trading up” was an industry concept that dominated discourse among builders in the late 1950s and early 1960s. The next boom, experts promised, would be driven by buyers looking for distinction – in terms of both design and stature.<sup>117</sup> In 1957, the *Journal of Homebuilding* outlined ways builders might create an “air of prestige” to sell a subdivision.<sup>118</sup> The article recounted how successful sales agents had tweaked their methods to “carry a certain ‘snob appeal.’”<sup>119</sup> The old model had been to bombard the public with splashy ads, driving as much traffic as possible to model house openings. In contrast, the builder of the future should set individual appointments to “create a feeling of prosperity.” Vance Packard captured the cultural mood in his searing social commentary, *The Status Seekers: An Exploration of Class Behavior in America and the Hidden Barriers That Affect You, Your Community, Your Future*. In a chapter entitled, “Snob Appeal = Today’s Home Sweet Home,” Packard noted that the single-family house was quickly replacing the automobile as the primary marker of social status. Buying a home was about more than acquiring shelter – it was critical to reinforcing the image one held of oneself and one’s status.<sup>120</sup> The cultural notions Packard addressed

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<sup>110</sup> This home has had several alterations but remains a contributing resource.

<sup>111</sup> The interior of the house is described in “Andrews Entry in Southern Oaks,” *Tyler Courier-Times Telegraph*, September 9, 1957, 4.

<sup>112</sup> “Lawler’s Entry is Idea Home,” *Tyler Courier-Times Telegraph*, September 9, 1957, 4.

<sup>113</sup> *1957 Parade of Homes*, (Tyler, Texas: Home Builders Association of Tyler, 1957).

<sup>114</sup> See, “Directory of Home-Selling-Features People Want,” *House & Home* v. 7, no. 5 (May 1955), 134-168; Eddie Carr, “Trees Sell Houses and Neighborhoods,” *House & Home* (October 1955), 119.

<sup>115</sup> *Your Home in Tyler*, Gordon Neilson, ed.

<sup>116</sup> Back in 1954, *House & Home* had advised savvy builders to “make decorative community assets out of ravines, brooks, rock outcroppings and other topographical features most builders regard as hindrances.” See “People Want Planned Outdoor Space,” *House & Home* 5, no. 5 (May 1954), 138-145. Many of the retaining walls built in the Briarwood addition have been attributed to Junius Clark, a skilled African American mason.

<sup>117</sup> See “Everything is Set for a Boom in Quality Houses,” *House & Home* 15, no. 5 (May 1959), 140; “Texture and Variety – The Way to Sell Quality Walls,” *House & Home* 15, no. 5 (May 1959), 161.

<sup>118</sup> “Creating an Air of Prestige Helps Put over Subdivision,” *Journal of Homebuilding* 11, no. 3 (March 1957), 134-136.

<sup>119</sup> “Creating an Air of Prestige Helps Put over Subdivision,” *Journal of Homebuilding* 11, no. 3 (March 1957), 134-136.

<sup>120</sup> Vance Packard, *The Status Seekers: An Exploration of Class Behavior in America and the Hidden Barriers That Affect You, Your Community, Your Future* (New York: David McKay Company, Inc., 1959), 62-63.

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were formed in part as a response to the pressure of magazine houses, which heightened buyers' expectations for better living after the war.<sup>121</sup> More generally, they reflected a society that, although affluent, was plagued by disquietude.

*The Status Seekers* called particular attention to the visual symbols used to indicate status. In Packard's view, the enduring popularity of Styled Ranch homes with Colonial Revival stylistic detailing revealed a homeowner's desire to allude to an illustrious family history.<sup>122</sup> Indeed, the showplace parade homes of the 1960s—and homes throughout the district built in this decade—moved away from modernist design in favor of traditional styles. The 1961 entry by Percy Andrews at 3502 Bain Place (Resource 138880), designed by Jim Loggins, embellished an otherwise conventional Ranch house with diamond-pane glass, "Early English" glazed brick, and a wood-shingled roof (Figure 27). On the interior, exposed beams and a wood-burning fireplace completed the image of a cozy English hall.

In response to the social anxiety which permeated the decade, builders placed increasing emphasis on "authenticity." The 1964 THBA Parade of Homes brochure describes the Styled Ranch house with Colonial Revival and Neoclassical detailing at **3316 Fry Avenue (Resource 138141, Photo 66)** as "authentically" Early American in style, owing to its "lavish use of wooden shingles," "antique brick," arched entryways, and wrought iron (Figure 28).<sup>123</sup> The design also captured the Early American spirit in its plan. The gabled garage, complete with a cupola, was connected to the house by a hyphen housing a utility room and storage space. In this way, the house recalled rambling, Colonial-era estates constructed over the course of generations while meeting the needs of the modern American family.

In addition to attesting to the authenticity of its architecture, the parade brochure flagged **3316 Fry Avenue (Resource 138141, Figure 28, Photo 66)** as a "Prestige Home." This distinction marks a shift in the tone in parade literature, which increasingly emphasized luxury living. Whereas parade homes in the Pollard neighborhood constructed in the 1950s had showcased designs within reach of the average homebuyer, those of the 1960s were at the top end of the market. Likewise, the development of the Pollard neighborhood in the 1960s was increasingly exclusive.

The district's status as a prestige suburb is further evidenced by the description of the parade entry at 3406 Fry Avenue (Resource 138158), a Styled Ranch designed by Jim Loggins and built by Joe T. Coleman (Figure 29). Prospective buyers were advised to make close inspection of the "Provincial" house located in the "most desirable location in Tyler."<sup>124</sup> Its wooded setting and historicist style, complete with brick quoining, conjured an image of a French country estate. Like the Colonial Revival Ranch houses that predominated in the district in the 1960s, Coleman's design validated the homeowner's legacy through visual allusions to the past blending Colonial Revival and French elements in the design.

The emphasis on authenticity, luxury, and prestige that characterized construction in the district in the 1960s might best be represented by Jim Collum's "masterpiece in 'Luxury Homes,'" featured in the 1965 home parade. The parade brochure described the house at **3513 Fry Avenue (Resource 138179, Photo 59)** as follows:

The 'Country Manner' [sic] captures the look, feel and spirit of 18<sup>th</sup> century rural French design with its rugged grey stone exterior walls and authentically reproduced Normandy roof. Truly a home to reflect the owner's taste, this one and a half story home exemplifies Jim Collum's endeavors to give the home owner the best in planning in truly luxury surroundings. The 'Country Manner' captures the vitality and vigor of the country districts of France and is rapidly becoming one of today's most important design directions. Jim Collum's staff of full-time have skillfully captured the authentic look of the original

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<sup>121</sup> For an extended analysis of the reasons buyers sought to "trade up," see "Everybody's Trading Up in Oskaloosa," *House & Home* 13, no. 3 (March 1958), 90-104.

<sup>122</sup> Vance Packard, *The Status Seekers: An Exploration of Class Behavior in America and the Hidden Barriers That Affect You, Your Community, Your Future* (New York: David McKay Company, Inc., 1959), 67.

<sup>123</sup> *Parade of Homes 1964*, (Tyler, Texas: Tyler Home Builders Association, 1964).

<sup>124</sup> *Parade of Homes 1964*, (Tyler, Texas: Tyler Home Builders Association, 1964).

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design in richly-carved moldings and boldly shaped cabinets with deep distressed finishes and warm tones of age...all combine to capture the imagination and evoke enthusiasm from today's discerning owner.<sup>125</sup>

Whereas trade literature of the 1950s encouraged builders to use Contemporary design to “dramatize the new advantages offered by tomorrow’s house,” the description’s references to “deep distressed finishes” and the “warm tones of age” give the impression that the house has stood on its grounds for generations.<sup>126</sup> Rather than playing on consumer excitement for the latest magazine-house feature, the emphasis on authenticity and craftsmanship promises the home will stand up to the sharp eye of a buyer with discriminating taste. Mindful of the era’s cultural imperative to “keep up with the Joneses,” the rhetoric is also careful to reassure homebuyers that they will be on the forefront of fashion by selecting a home in the French Mansard style. Set on a sprawling corner lot in the heart of the district, the house indeed presented an image of an estate for the twentieth century. In this way, the house represents builders’ attempts at making the district a prestige suburb.

The district showcases various interpretations of Ranch houses and other post-war modern styles, popularized during the late 1940s as the model for new American housing following World War II until the mid-1970s. The district includes large, one-of-a-kind, architecturally significant dwellings, as well as more modest speculative and custom homes. While the district contains architecturally significant properties designed by prominent Tyler architects, including Shirley Simons and Sons and E. Davis Wilcox, typical of the Ranch style, most homes in the district were designed and built not by trained architects but by contractors. These houses illustrate the architectural evolution of residential design in the post-war era. While some of the houses are simple and unadorned, some incorporate distinctive modernist or historical stylistic elements.

#### Known Architects and Builders in the District

The number of known builders in the district outnumbers the number of known architects. While the four architects are known to have designed 10 buildings in the district, local builders constructed all other houses. Though less than 20 builders were identified in researching the district, local builders were by far the most influential in the development and construction of the district and in dictating its architectural character.

#### *Architects*

##### ***Carl Alton Gregory (1903 – 1976)***

Carl Alton Gregory, AIA, was born in Cherry Hill, West Virginia. Gregory attended Washington and Lee University in Virginia in 1920 and received his Bachelor of Arts in Architecture in 1925 from Bucknell University in Pennsylvania. After graduating, Carl worked for several architectural firms, including George Felthman in St. Petersburg, Florida, J.W. Dehnert in 1929, and with Shirley Simons in Tyler, Texas between 1929 and 1934. In 1934, Gregory partnered with Melvin and Jackson Cates; these three worked together under the firm Gregory and Cates until 1955. Gregory continued to practice on his own into the 1960s. Gregory is best known in Tyler for designing 15 residences in the Azalea Residential Historic District. Other notable commissions include the Central Baptist Church and First Presbyterian Church in Jacksonville, Texas; the Athens Building and Loan Association in Athens, Texas; the Mineola Savings and Loan Building in Mineola, Texas; and the 1955 terminal building at Pounds Field, the East Texas Savings and Loan building, Green Acres Mall, Cedar Street United Methodist Church, and Glenwood United Methodist Church, all in Tyler. Gregory has one building listed in the National Register – the Tyler Elks Club Building (2002, National Register #02000648). Gregory also designed at least one residence in the Pollard Residential Historic District: the W.E. Curtis Residence at **3400 Woodbine Boulevard (Resource 135997, Photo 35)**, built in 1955. Gregory was a registered Texas architect and member of the American Institute of Architects between 1949 and 1972.

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<sup>125</sup> *Parade of Homes 1965* (Tyler, Texas: Tyler Home Builders Association, 1965).

<sup>126</sup> “How to Design and Sell Your Next House,” *House & Home*, no. 5 (May 1953), 123.

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***George Hicks (1927-2018)***

George Hicks was born in Manvel, Texas, in 1927. After graduating from Canton High School, he served in the armed forces from 1946 until 1950. After his discharge, he studied at Tyler Junior College before earning a professional degree in architecture from Washington University in St. Louis, Missouri, in 1954. Upon graduating, he worked briefly at the Dallas firm of Milam and Roper, before moving to Tyler and opening his own architectural firm, C and R Planning Services, in 1955. Milam and Roper specialized in residential architecture, designing tract homes for Dallas's burgeoning suburban market, and would have served as a model for Hicks.<sup>127</sup> His firm designed houses for many of the builders active in the district and throughout Tyler in the 1950s and 1960s. In 1957, 10 of the 14 houses featured in the Parade of Homes were designed by Hicks for local builders.<sup>128</sup> However, there was tension between Hicks and other local architects. In 1958, Hicks placed an advertisement in *Tyler Morning Telegraph* stating that it was not his intention to compete with Tyler's architects but to provide services to those who could not afford an architect's fees. He "filled a vacancy," he asserted, "below the level of all local architects."<sup>129</sup> The conflict between Hicks and his colleagues in the architecture field was representative of a long-standing divide between those who designed houses for middle-income buyers and those who designed custom houses for wealthy clients. Hicks was a member of the Home Builders Association. Hicks moved to Dallas in 1961, opening a second location of his firm. In the district, at least three houses are attributed to Hicks and C and R Planning Services: a modest Ranch at 1112 Hudnall Drive (1959, Resource 138618) built by George Stringer, a modest ranch at 1018 Hudnall Drive (1959, Resource 138594) built by Lindy Lawler, and another Ranch at 2925 Curtis Drive (1961, Resource 136096) for McAtee Development Company; all were Parade of Homes entries (Figure 30).

***Shirley Simons and Sons (T. Shirley Simons, Sr. (1897-1964)***

Thomas Shirley Simons, Sr., was one of Tyler's most prominent twentieth-century architects. Simons was born in Taylor, Texas, in March of 1897 and received his Bachelor of Science in architecture from Rice University in 1920. Following his education, Simons was an associate with Houston architect William Ward Watkin. By 1922 Simons opened his own office in Lufkin, Texas, and in 1929 during the Great Depression, he opened an office in Tyler, which became the firm's principal location. Simons was adept in the revival style modes, designing high-style edifices for a number of churches in Lufkin, as well as the Central Ward School in Lufkin, the San Augustine County Courthouse (listed in the National Register), the Nacogdoches High School Gymnasium and Auditorium, a dormitory in Denton, and hospitals in Denton, Nacogdoches, and Rusk. Simons also designed academic buildings at Texas State College for Women, East Texas State Teachers College, and Stephen F. Austin State Teachers College, as well as the 1941 Austin Daily Tribune office building. His work in Tyler includes many residences, including several in the National Register-listed Azalea Residential Historic District, as well as the Tomas and Edna Pollard residence (1935) on Troup Highway. Significant non-residential works in Tyler include the 1934 Tyler U.S. Post Office and Courthouse, the 1938 Tyler City Hall building, and the 1932 St. John's AF&FM Lodge (all individually NR-listed and contributing to the Tyler Downtown Historic District). Simons served as a member of several state and national architecture boards, committees, and associations. By 1951, Simons's firm was renamed Shirley Simons and Sons Architects. Comprised of Simons and his sons Shirley Jr., Edwin, and Watson, the firm designed the Neoclassical Styled Ranch house at **2816 Fry Avenue (Resource 138262, Photo 39)** in 1951 for Watson Simons (Shirley's son). A successor to this firm, Simons, Burch, Clark, Maris, Architects and Engineers, which included his sons T. Shirley, Jr., Edwin, and Watson Townes, designed the chapel and classroom added to Marvin Methodist Episcopal Church in 1952.<sup>130</sup>

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<sup>127</sup> Hicks's biography is drawn from two sources, "Tyler Firm Designs 10 of Homes," *Tyler Courier-Times-Telegraph*, September 22, 1957, 46.; "George Marvel Hicks, Jr.," *Dignity Memorial*, <https://www.dignitymemorial.com/obituaries/canton-tx/george-hicks-8084961>.

<sup>128</sup> "Tyler Firm Designs 10 of Homes," *The Tyler Courier-Times*, September 22, 1957, 46.

<sup>129</sup> *Tyler Morning Telegraph*, November 29, 1958, 16.

<sup>130</sup> Diane E. Williams, "Marvin Methodist Episcopal Church, South," National Register Nomination Form, Texas Historical Commission, October 17, 2000.

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***Eugene Davis Wilcox (1913-2000)***

Eugene Davis Wilcox, referred to as professionally E. Davis Wilcox, was born in Saginaw, Michigan, in 1913 and moved to Tyler with his family when he was a young child. Wilcox attended the Georgia Institute of Technology and received his Bachelor of Science in architecture in 1935. Wilcox continued his education at the Fontainebleau School of Fine Arts in Paris, graduating with a Diploma in Architecture in 1936. He then briefly attended Yale University's school of Fine Arts in 1937, leaving before graduating. He designed for various firms from 1937 until 1942 when he served in the Navy as a Lt. Commander in World War II. When he returned to Tyler in 1946, he established his architectural firm E. Davis Wilcox and Associates. Between 1961 and 1963 and from 1966 and 1968, Wilcox was one of six regional architects to serve as "practitioner-teacher" in the Department of Architecture at Rice University. He helped establish the Dallas Chapter and the Northeast Texas Chapter of the American Institute of Architects and served as president from 1959 to 1960. He also held numerous leadership roles in the architecture community and won multiple awards and honors for his work. His work includes the Fort Brown Memorial Center in Brownsville and the National Cowboy Hall of Fame and Museum in Oklahoma City, winning awards for both designs. In Tyler, Wilcox designed numerous schools, including Mattie Jones Elementary School, the Thomas Andrew Woods Elementary School, the Texas Eastern School of Nursing, and Boulter Jr. High School. In downtown Tyler, Wilcox designed the Downtown Cooperative Savings and Loan Building and the Pope and Turner Furniture Inc. Buildings (both contributing to the National Register-listed Tyler Downtown Historic District). Wilcox undertook high style commissions as well as modest designs. His designs in the district include the modern St. Francis Episcopal Church at **3232 Jan Avenue A (Resource 136374, Figure 8, Photos 15-16)**, and parish hall (3232 Jan Avenue B, Resource 136381), as well as four residences. Three of these houses were designed in the Contemporary style and include: **2806 S. Keaton Avenue (1949, Resource 137124, Photo 57)**, **2818 Pounds Avenue (1951, Resource 138297, Photo 65)**, and **1626 Dennis Drive (1954, Resource 135574, Photo 58)**. His design at 1104 E. Dulse Street (1952, Resource 135645) is a Ranch.

*Designers*

Several designers worked in the district, preparing designs for local builders. Like architect George Hicks, the designers worked with builders to design model and custom-built houses. These designers, however, did not earn architecture degrees and are identified throughout the materials of the historic period as "designers."

**Jim Loggins** was awarded a scholarship to attend Tyler Junior College in 1957, though it is not known if he graduated. By 1959, he worked as an engineer for Texas Distributors in Tyler. Beginning in 1960, Loggins begins appearing in newspapers as the designer of houses, including the Percy Andrews Ranch house at 3528 New Copeland Road (Resource 138823) in the district (1960). Throughout the 1960s, he is listed as the designer for a number of builders, including Lindy Lawler, D. L. Snodgrass, and Robert McAtee. In the early 1980s, Loggins worked for Caslow Building Corporation in Tyler as an architectural designer in their design-build department.<sup>131</sup> Throughout the 1980s, Loggins also maintained a design firm, designing custom-built houses in Tyler.

During the 1950s and early 1960s, **Jarred Torrance** was an interior decorator for Swann Furniture Company. He worked as a decorator for a number of houses featured in the Parade of Homes. By 1965, Torrance operated his own firm, Residential Planning Services. Listed as a "Graduate Designer," Torrance provided interior decorating, remodeling, and new house design services.<sup>132</sup> In the district, he worked with builders Jim Collum, Joe Frederick, and Robert McAtee on several houses, including two on Pollard Drive (3608 and 3628 Pollard Drive, Resources 137052 and 137060, 1968 and 1967), as well as 1119 Santa Rosa Drive (1966, Resource 138730), and 1120 Arlington Avenue (1972, Resource 139727); all are featured in the Parade of Homes.

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<sup>131</sup> "Caslow Corp. Completes Design-Build Marketing," *Tyler Morning Telegraph*, January 18, 1983, 24.

<sup>132</sup> Advertisement, *The Tyler Courier-Times*, December 5, 1965, 50.

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*Builders*

The list below identifies the known builders who constructed houses in the district. Research did not yield information on each builder, and only limited information for others. For those builders where information was available, a short discussion follows the list.

Percy Andrews  
Junius Clark  
Coleman Construction Co.  
Joe Coleman  
John Coleman  
Jim Collum  
Joe Frederick  
Leland Ferrier  
J. A. Graham, Jr.  
Richard (Dick) Hightower  
Jack Johnston  
Harold Lawler  
Lindy Lawler  
Robert McAtee  
Robinwood Building and Development Co.  
Dan Shull  
D. L. Snodgrass  
George Stringer

***Percy Andrews***

Born in Malakoff, roughly 45 miles southeast of Tyler, in 1906, Andrews became an active and influential Tylerite when he moved to the city sometime after graduating from the University of Oklahoma. In Tyler, he owned and operated Percy Andrews Insurance Agency and founded Daughtry Realty Company in 1946. In 1948, he left the realty company to focus on his construction company, Percy Andrews Construction Co. (renamed Andrews/Landrum Construction Co. in 1966 but then reverted back to Andrews). Andrews was responsible for the construction of many houses in Tyler under the GI Bill and also developed several additions – the Percy Andrews Addition and the Fairway Addition (neither in the district). Additionally, he helped develop several other additions, including Southern Oaks, in the district. A member of the Tyler Homebuilder’s Association, he also served as its president.<sup>133</sup> Outside of construction, Andrews served on the Tyler City Commission in 1959 and was active in a number of clubs and his church. Andrews lived in the district at 3537 Wynnwood Drive (Resource 138862) from the time of its construction to his death (1959 to 1984 – unknown if he built the house). Known houses he built in the district include 3528 New Copeland Road (1960, Resource 138823), 3502 Bain Place (1961, Resource 138880), 3600 Bain Place (1957, 138898), and 3601 Bain Place (1957, Resource 138900, Figure 26).

***Junius Clark***

Junius Clark is attributed with building the stone retaining walls found in the hillier lots in the district, including in the Briarwood additions, the Green Acres additions, and the Pollard School Addition. A local Black mason, Clark is also thought to have improved some of the drainage canals in the district with stone lining.<sup>134</sup> Clark was born in Tyler in 1898. His father, Jim Clark, was also a rock mason.<sup>135</sup> Little else is known of the family, though research revealed they

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<sup>133</sup> “Ex-Commissioner Andrews, 77, Dead,” *Tyler Morning Telegraph*, December 15, 1984, a.

<sup>134</sup> Williams, “Survey Report Historic and Architectural Resources of Tyler, Texas, Phase 1 - Work Program II: Pollard Survey Area,” 34.

<sup>135</sup> “Junius Clark,” Death Certificate, Ancestry.com, accessed June 7, 2023, [Texas, U.S., Death Certificates, 1903-1982 - Ancestry.com](#).

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lived roughly three miles west of downtown in the 1950s. He died in 1973. Between Junius and his father Jim, the Clarks are presumed to have built other stone walls and structures throughout Tyler in the nineteenth and twentieth centuries.

***John and Joe Coleman***

In 1960, brothers John and Joe Coleman formed Coleman Construction Company when Joe joined John's existing construction company. By 1962, though, the brothers had split, and each owned his own company: John H. Coleman Construction Company and Joe T. Coleman Construction Company. In addition to house construction, John also co-developed the Heritage South subdivision (not in district) and was a member and president of the Home Builders Association of Tyler. He was in insurance before he started his construction company around 1955. Joe graduated from the University of Texas with a Bachelor of Science in mechanical engineering and worked for Chance Vought Aircraft in Dallas before joining his brother.<sup>136</sup> Known houses built by the Coleman brothers include 3406 Fry Avenue (Joe Coleman, 1964, Resource 138158, Figure 29), 3200 S. Cameron Avenue (John Coleman, 1962, Resource 138564), and 3203 De Charles Street (Coleman Construction Co., 1965, Resource 138534).

***Joe Frederick***

A Tyler native, Frederick started in the construction industry around 1945 and opened his own company in 1954, operating out of his house.<sup>137</sup> Frederick was a member of the Home Builders Association and specialized in custom-built homes. Frederick is known to have built 3416 Fry Avenue (Resource 138163) in 1965, 3407 Heines Drive (Resource 138690) in 1967, and 1119 Santa Rosa Drive (Resource 138730) in 1966.

***J. A. Graham, Jr.***

Prior to moving to Tyler in 1942, Graham earned an undergraduate degree from Texas A & M University and served in the Army Air Corps during World War II. In Tyler, Graham owned a residential construction company.<sup>138</sup> The 1959 house at 3416 Woodbine Boulevard (Resource 136000) is the only known house in the district built by Graham.

***Richard (Dick) Hightower***

A Tyler native, Hightower was an All-American football player at Southern Methodist University (SMU) before he became a builder in Tyler. After graduating from SMU with a Bachelor of Business Administration degree in 1951, Hightower returned to Tyler where he was an active builder and prominent citizen. In Tyler he started Hightower Lumber Company and later served as its president. With the lumber company, Hightower worked as a builder, constructing several houses featured in the Parade of Homes. He was a member of the Home Builders Association of Tyler, serving as secretary, and the National Association of Homes. Outside of building, Hightower also served as president of the Chamber of Commerce, was a member of the Lions Club, and participated on multiple boards. His contributions earned him several awards, including the Tyler Outstanding Citizen award in 1977.<sup>139</sup> In the district, Hightower helped develop Ramey Oaks in 1968, and is known to have built the houses at **801 Pinedale Place (1969, Resource 139025, Photo 52)** and **815 Shepherd Lane (1969, Resource 138947, Photo 47)**.

***Harold Lawler***

Harold Lawler was one of the most influential builders in Tyler in the post-war period. As previously discussed, he worked with *Better Homes & Garden* in the 1950s, building both their "Home for All America" and several "Idea Home of the Year" houses in the district. Lawler lived in the "Home for All America" at 714 Shannon Drive.<sup>140</sup> Lawler co-founded the Home Builders Association in Tyler, served as its president, and co-chaired the Parade of Homes for

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<sup>136</sup> *The Tyler Courier-Times*, June 5, 1960, 16.

<sup>137</sup> "Frederick Has His First Entry," *The Tyler Courier-Times*, July 31, 1960, 55.

<sup>138</sup> *Tyler Morning Telegraph*, November 8, 2004, 12.

<sup>139</sup> "Richard Hightower," obituary, Stewart Family Funeral Homes, accessed June 12, 2023, [Richard Hightower Obituary - Visitation and Funeral Information \(stewartfamilyfuneral.com\)](https://www.stewartfamilyfuneral.com/obituary/richard-hightower).

<sup>140</sup> "Lawler Old Hand on Model Homes," *The Tyler Courier-Times*, September 22, 1957, 42.

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several years, frequently showcasing his houses in the event. Lawler was also responsible for developing several subdivisions in Tyler, including Southern Oaks in the district along with builder Percy Andrews and investor Edwin Russell. In addition to his construction company, Lawler also operated Harold Lawler Realty Co. A native of Tyler, Lawler entered the building field after returning from fighting overseas during World War II. The known houses built by Lawler in the district include 714 Shannon Drive (1954, Resource 138949, Figures 18, 21), **730 Shannon Drive A (1955, Resource 139818, Figures 23-24, Photo 53)**, and **3528 S. Keaton Avenue (1957, Resource 137212, Figure 25, Photo 67)**.

***Lindy Lawler***

Brother of Harold Lawler, Lindy was also a prominent local builder in the post-war period. After graduating from Texas Tech and serving in World War II, the Tyler native entered the construction business first in Lubbock before returning to Tyler in 1954.<sup>141</sup> Lawler also served as vice president of the Home Builders Association of Tyler and chaired the 1965 Parade of Homes. The three known houses built by Lawler include: **3316 Fry Avenue (1964, Resource 138141, Figure 28, Photo 66)**, 1018 Hudnall Drive (1959, Resource 138594), and **3300 S. Keaton Avenue (1960, Resource 137161, Photo 50)**.

***Robert McAtee***

Robert McAtee founded McAtee Development Company in 1949. He attended both the University of Texas and Southern Methodist University, studying business administration and marketing. McAtee was active in the Home Builders Association of Tyler, serving in roles including chairman of the Parade of Homes and president. McAtee also was a member of the National Builders Economic Council.<sup>142</sup> Two known houses built by McAtee in the district are 1120 Arlington Avenue (1972, Resource 139727) and 2925 Curtis Drive (1961, Resource 136096, Figure 30).

***George Stringer***

Born in 1921, Stringer was a longtime resident of Tyler. Following his time as an instruction pilot in the Army Air Corps during World War II, Stringer became a realtor with Harold Lawler, then turned to building and land development in Tyler. Stringer was a member and the first vice president of the Tyler Home Builders Association.<sup>143</sup> Stringer built the house at 3002 S. Cameron Avenue (Resource 135795) in 1962 and the house at 1112 Hudnall Drive (Resource 138618) in 1959.

Association with Significant Post-war Residential Architecture Trends

The district predominately showcases interpretations of the Ranch and Styled Ranch houses, popularized during the late 1940s as the model for new American housing following World War II until the mid-1970s. Typical of the Ranch style, most homes in the district were designed and built not by trained architects but by contractors who illustrated the social and architectural evolutions representative in California, Texas, the Midwest, and elsewhere during the post-war period. The district's inventory of houses is significant for its association with this trend in residential construction. Furthermore, the collection of houses serves as an excellent example of a "distinctive period of construction," and how local builders and developers adapted significant national construction trends to Tyler and the district's demographics, topography, and vegetation.<sup>144</sup>

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<sup>141</sup> "Lawler Heads 1965 Parade," *The Tyler Courier-Times*, May 23, 1965, 52.

<sup>142</sup> "Robert McAtee Veteran Builder in Tyler Area," *The Tyler Courier-Times*, July 30, 1967, 47.

<sup>143</sup> *The Tyler Courier-Times*, December, 27, 1988, 8.

<sup>144</sup> David L. Ames and Linda Flint McClelland, *National Register Bulletin: Historic Residential Suburbs: Guidelines For Evaluation and Documentation For the National Register of Historic Places* (Washington, D. C.: National Park Service, 2002) 93.

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## Post-War Architectural Trends

### *Ranch House (1935–1975)*

The Ranch house is among the most popular house types of the twentieth century. The typology developed in the 1930s and became ubiquitous in American suburbs in the post-war period. Builders of Ranch houses borrowed and combined ideas from a range of sources including vernacular western house types like the *ranchero* and the *hacienda*, the bungalow, the designs of the Prairie School architects of the Midwest, and international modernism.<sup>145</sup> Post-war Ranch houses like those found in the district illustrate the typology's evolution as builders and architects continually introduced new designs to keep pace with homebuyers' values and desires.

While the origins of the Ranch house lie in vernacular folk housing native to California, it was brought to a national audience by designer Cliff May. Born in 1908, May was a sixth-generation Californian and traced his lineage to several prestigious Hispanic families in San Diego who had held important military and political positions under Spanish, Mexican, and American rule. His early work building custom houses for wealthy clients in the 1930s bore the influence of the haciendas and rancheros of his ancestors. Rooms were arranged around a central patio or courtyard in an L or U shape. In the late-1930s, May turned his attention to the middle-class house for the average American family. His design for a 1,000 square foot house consisting of a living room, kitchen, dining room, and two bedrooms for the modest cost of \$3,500 drew the attention of the prominent professional journal *Architectural Forum*. The magazine featured the design in an issue devoted to "The Low Cost House."<sup>146</sup> May's long and rectangular one-room-deep plan featuring a large picture window and attached garage was distinct from the other houses included, which largely followed the Minimal Traditional mode advocated by the FHA in their style and massing.

Magazines were key to the dissemination of the Ranch house typology. When residential building resumed after World War II, May's designs were acclaimed in major architectural journals and popular magazines, including *Good Housekeeping*, *Better Homes and Gardens*, *House Beautiful*, and *Life*. May's 1945 design for a "G. I. Ranch House" used sliding glass doors, large picture windows, and skylights to integrate indoor and outdoor spaces. Set on a concrete slab foundation, the house was built from inexpensive materials and used traditional framing methods well known to speculative builders at the time, in combination with prefabricated doors and windows. This made it a natural model for reproduction on a mass scale.<sup>147</sup> The following year, just as restrictions on materials and residential building were being lifted, May collaborated with *Sunset* magazine to publish a plan book called *Western Ranch Houses*.<sup>148</sup> The book sold over 50,000 copies and was among the most influential builders' books of the post-war period. These publications not only garnered May new commissions but also brought the Ranch house to a national audience.

The initial popularity of the Ranch house can in part be attributed to a romanticized conception of the Old West and carefree California living. The house type fit into visions of the Southwest already popular in clothing, music, food, and movies of the period and conjured associations of casual living, temperate weather, and Hollywood glamour. Merchant builders quickly responded to homebuyers eager for the California lifestyle they read about in magazines. As

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<sup>145</sup> Thomas C. Hubka, "The American Ranch House: Traditional Design Method in Modern Popular Culture," *Traditional Dwellings and Settlements Review* 7, no. 1 (Fall 1995), 34.

<sup>146</sup> "50 Low Cost Houses," *Architectural Forum* 70, no. 4 (April 1939), 263-320.

<sup>147</sup> John Mack Faragher, "Bungalow and Ranch House: The Architectural Backwash of California," *Western Historical Quarterly* 32, no. 1 (Summer 2001), 168; The house was eventually built by Frank H. Ayers & Sons in Kentwood Park in Los Angeles and featured in the June 1948 issue of *Good Housekeeping*. See Joseph B. Mason, "The Building Forum" *Good Housekeeping* 126, no. 6. (June 1948), 65-67. In addition to the *Good Housekeeping* feature, a more expansive version of the house was included in the *House Beautiful* "Pace Setter" series in 1947. In addition to devoting an entire issue to May's design, the house (furnished and landscaped by the magazine) was opened for public tours. According to, Mary A. van Balgooy, the publicity from these high profile features garnered May dozens of new commissions across the country and brought the Ranch house to national audience. See "Designer of the Dream: Cliff May and the California Ranch House," *Southern California Quarterly* 86, no. 2 (Summer 2004), 136.

<sup>148</sup> Monica Penick notes the auspicious timing of the publication in *Tastemaker: Elizabeth Gordon, House Beautiful, and the Postwar American Home* (New Haven: Yale University Press, 2017), 41.

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demand for Ranch houses spread eastward, the typology shook off its western associations and became a universal symbol of middle-class achievement.<sup>149</sup> The Ranch house resonated with families in the 1950s and 1960s who sought larger houses with more space and privacy.

Ranch houses also reflect new technologies and shifts in building methods in residential architecture in the post-war period. In the post-war period, builders began using innovative techniques such as site fabrication. This approach allowed for efficient assembly of building components directly on site, streamlining the process and enabling faster construction times. The use of prefabricated components, such as framing, wall and roof panels, and door and window frames, was a crucial part of this process and greatly reduced building costs. Designs also took into account new technologies, such as central air conditioning and heating, and considered how appliances—electric stoves, washing machines, and televisions—could be incorporated into the house. As a result of these new technologies, the design of the Ranch house tried to provide privacy to soundproof areas of the house from the noise created by these new technologies.

Though Ranch houses generally share common characteristics, such as a broad single-story layout, low-pitched roof, and horizontal emphasis, common variations in plan, form, and materials, distinguish many Ranch houses from one other. While greater variations exist between different parts of the country, variations exist in the Pollard neighborhood. Built from the late 1940s into the 1970s, typical Ranch houses in the district display the one-story form, broad, horizontal emphasis, rectangular, irregular, or L-shaped plans, and low-pitched roofs that can be hipped, side-gabled, cross-gabled, or cross-hipped. Other common characteristics include symmetrical or asymmetrical façades, large roof overhangs, front entry porches, large picture windows, chimneys, and integrated garages and carports. The use of brick in the district was also intentional, included in many of the subdivision deed restrictions. Not only was the material readily available in various colors and sizes, brick was also suited to the climate and was aesthetically appealing to the residents that developers and builders were trying to attract as its durability and sense of permanence reflected the prestige of the neighborhood. In response to the district's topography and vegetation, builders constructed split-level homes, often integrating the garages into the higher slope and built around existing trees in the district. Though the district is comprised of Ranch houses, it presents a diverse collection, as reflected in the house at **800 Rhodes Drive (Resource 135107, Photo 7), 1018 Wilmington Place (Resource 139704, Photo 9), and 1209 E. Dulse Street A (Resource 135700, Photo 10)** and in the discussion that follows.

### *Minimal Traditional (1935–1955)*

In post-war suburbs across the country, the Minimal Traditional house, which had been favored by builders throughout the Great Depression and war years due in part to FHA loans, gradually gave way to the Ranch house as homebuyers sought more living space to house their growing families. The Ranch house did not immediately replace the Minimal Traditional house, but rather, the transition happened incrementally as builders placed greater emphasis on horizontality through the introduction of new features such as picture windows and attached garages, while still designing for efficiency and economy. This transitional phase resulted in a hybrid of the Minimal Traditional and Ranch house, that according to McAlester, can be classified as either a Minimal Traditional or an early Ranch house, called a Ranchette or Minimal Ranch.<sup>150</sup> Classified as Minimal Traditional houses in this nomination, the form is one-story in height, with a square, rectangular, or L-shaped plan topped by a gable-and-wing, side-gable, or hipped roof. Minimal Traditional characteristics of these houses typically include double-hung multi-pane windows, minimal eave overhang, and small porches. Architectural detailing is typically minimal, and when present is often inspired by Colonial Revival precedents. Ranch influences include picture windows and a larger horizontal emphasis and a “broader profile” than earlier Minimal Traditional houses.<sup>151</sup> Different wall cladding below the windows also helps

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<sup>149</sup> A 1946 survey of *Better Homes and Gardens* readers found that tastes were shifting away from the Cape Cod cottage in favor of the “low, rambling style called Ranch House.” See Walter Adams, “What America Wants to Build,” *Better Homes and Gardens* 24, no. 10 (June 1946), 23 (23-25; 96).

<sup>150</sup> McAlester, *A Field Guide to American Houses*, 602.

<sup>151</sup> McAlester, *A Field Guide to American Houses*, 602.

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emphasis the horizontality of these houses. The houses in the district that reflect this transition period were aptly built early in the period of significance, between 1947 and the mid-1950s, and include a cluster of houses on East Barbara Street. The house at **3110 Curtis Drive (Resource 136120, Photo 23)** is a good example of this trend. The house, built in 1953, has a small L-plan footprint, brick veneer, cross-gabled roof, small porch, and a picture window on its primary elevation. The house's form is reminiscent of the Minimal Traditional, but its horizontal emphasis, attached garage (which is assumed to be original as it appears on the 1958 aerial), and large primary façade picture window are characteristic of the Ranch house. This house, like the other houses in the district classified as Minimal Traditional, reflects the incremental shifts in architectural trends and the evolving needs of post-war families. *See the longer list of representative Minimal Traditional homes in Section 7.*

### ***Styled Ranch (1935–1985)***

In addition to standard Ranches, builders and architects designed Styled Ranches throughout the post-war period. Styled Ranch homes developed between the 1950s and 1970s in Pollard share characteristics with the standard Ranch homes, but have more elaborate historical detailing inspired by Colonial Revival, Spanish, Tudor, French, and Neoclassical precedents.<sup>152</sup> Styled Ranch homes represented the convergence of modern forms and historical ornament. Incorporating character-defining elements of earlier historical styles, builders adapted these elements for the Ranch form. These homes have one or two stories, often with larger plans than a typical Ranch.<sup>153</sup> Styles were disseminated and popularized in pattern books, magazines, and trade literature. The most popular Styled Ranch in the district is the Colonial Revival Ranch. The collection of Styled Ranches helped create the district's perceived sense of prestige and stability, while also providing it with a diverse aesthetic. A longer discussion on the style follows, while shorter discussions are included for the other styles less prevalent in the district.

### ***Colonial Revival Ranch (late 1940s-1975)***

After World War II, FHA design guidelines remained influential in residential design, and Ranch houses rendered in traditional styles such as the Colonial Revival were preferred over modernist designs.<sup>154</sup> The Colonial Revival is among the most popular and enduring architectural styles in America. Noted architectural historian Richard Guy Wilson has characterized it as “our national idiom.”<sup>155</sup> By harkening back to the earliest period of Anglo-American history, the style invests the domestic realm with a sense of permanence and stability, while offering a visual affirmation of American values. Conjuring images of colonial estates through the incorporation of pedimented doorways, multi-paned windows, and prominent chimneys, the Colonial Revival presents a “romanticized image of the Early American house,” while emphasizing residents’ dignified character.<sup>156</sup> Colonial Revival Ranch houses in twentieth-century suburbs, including in the district, vary greatly in their faithfulness to historical models and degree of stylistic detail. Colonial Revival Ranch houses in the district reflect this diversity.

As previously mentioned, the district contains a wide variety of Colonial Revival Ranches that display varying degrees of ornamentation. The most popular of the Styled Ranches (they account for 12 percent of the houses in the district), Colonial Revival Ranches in the district were built throughout the period of significance, a reflection of the style's perceived affluence. The style's perceived sense of tradition and nostalgia translated to the broader neighborhood. In the district, the house at **3400 Woodbine Boulevard (Resource 135997, Photo 35)** highlights the flexibility and adaptability of the style while conveying a sense of prestige. Designed by the architectural office of Carl A. Gregory in 1955, the house is seamlessly integrated into the streetscape despite its corner lot location. Designed for its location, the asymmetrical house is accessed by two sets of stairs rising from the driveway. Colonial Revival Ranch features include its entryway and corner quoins, a prominent chimney with dentils, and a prominent front bay that features a band of four double-hung, multi-paned windows. The attached garage wing of the house rises slightly above the

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<sup>152</sup> McAlester, *A Field Guide to American Houses*, 2395 online.

<sup>153</sup> McAlester, *A Field Guide to American Houses*, 695.

<sup>154</sup> McAlester, *A Field Guide to American Houses*, 600.

<sup>155</sup> Richard Guy Wilson, *The Colonial Revival House* (New York: Harry N. Abrams, Inc., 2004), 6.

<sup>156</sup> Wilson, *The Colonial Revival House*, 35.

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ridgeline of the main section to incorporate a second story. Built for W. E. Curtis, a prominent local insurance agent who helped develop Green Acres, the house's size and higher style are representative of sense of luxury and wealth that the neighborhood conveyed. The house at **3400 Allen Avenue** (Resource **138703**, Photo 38) represents a more modest, yet classic example of the style. Built in 1967 by the Robinwood Building and Development Company, the house has a prominent front porch supported by turned wood supports, a paneled single-door entry with sidelights, paired double-hung, four-over four windows with decorative shutters, front entry light sconces, and a round vent in the gable end that all distinguish it as a Colonial Revival Ranch. Though smaller than the house at 3400 Woodbine Boulevard, this residence conveys the same sense of prestige, stability, and tradition through its stylistic influences. *See the longer list of representative Colonial Revival Ranches in Section 7.*

*Neoclassical Ranch (late 1940s – 1975)*

The Neoclassical Ranch was less common nationwide than the Colonial Revival Ranch and most prevalently located in southern states.<sup>157</sup> This style is distinguished by a one-story porch with Classical columns and frequently by a large, triangular pediment with details including dentils or swags. This variation of Ranch house also may feature a central main portion framed by recessed wings or in some instances paired front-facing gabled wings. Evoking a sense of grandeur and elegance through historical stylistic elements, this style, when combined with the Ranch form balanced refinement with comfort. Though only five percent of the houses in the district display Neoclassical influences, their presence lends the district a perception of traditional sophistication. Two excellent examples reflective of this perception include the houses at **1019 Santa Rosa Drive** (Resource **138723**, Photo 44) and **3411 Woodbine Boulevard** (Resource **136032**, Photo 43). Both the Santa Rosa Drive house, built around 1965, and the Woodbine Boulevard house, built around 1960, feature prominent triangular pediments with swag panels. *See the longer list of representative Neoclassical Ranches in Section 7.*

*French Ranch (late 1960s – 1990)*

The French Styled Ranch is another variation on the Styled Ranch house.<sup>158</sup> Hallmarks of the style include the hipped roof, segmental arches over doors, windows, and dormers, and narrow multi-pane windows. Like the Colonial Revival, the style was applied with varying degrees of faithfulness to actual French country estates. But, as with other Styled Ranch variations, it imparted a sense of grandeur and refinement to houses at a variety of scales and price points. The style also adds to the variety and visual interest to the district. Like Tudor Ranches, French Ranches were popular in the 1970s and 1980s. Only around four percent of the district's houses are French Ranches. The house at **815 Shepherd Lane** (Resource **138947**, Photo 47) is a representative example of a local interpretation of the style. Built in 1969 for Dick Hightower, founder of Hightower Lumber Company in Tyler, the seven-bedroom house has a steeply pitched cross-hipped roof and a centered and prominent front entry portico reflective of the style. The house's bay windows, common on Colonial Revival Ranches, show how local builders often combined styles. *See the longer list of representative French Ranches in Section 7.*

*Tudor Ranch (1960 – 1990)*

Early twentieth century Tudor Revival houses were modeled after medieval English prototypes, from the grand manors of noblemen to the thatched-roof cottages of small English villages. Tudor Revival houses were popular in the United States after World War I, during which time the Colonial Revival gained ascendancy as a preferred residential architecture. House types of this style are noted for their steeply pitched roofs, a dominant front gable, half-timbering, massive chimneys, narrow casement windows and masonry wall construction. Tudor Ranches, often marketed with terms including "English," were popular later in the post-war period, particularly in the 1970s and into the 1980s. Reflecting Tudor influences, Tudor Ranches may feature half-timbering in front entrance porch gables, a dominant front or side gable with timbering, and diamond-paned casement windows. Tudor Ranches often convey more of a

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<sup>157</sup> McAlester, *A Field Guide to American Houses*, 2416 online.

<sup>158</sup> This stylistic category is taken from Virginia Savage McAlester. See, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2013), 704.

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sense of whimsy and charm along with the shared sense of tradition and stability. Built out largely before the style grew most popular in the 1970s and 1980s, the district contains few Tudor Ranches. The house at **3115 S. Cameron Avenue (Resource 135823, Photo 48)** is one of the one percent of houses in the district built in the style. The house is a modest example of the style. Built around 1962, the one-and-a-half story house has a multi-color brick veneer with wood siding in its two prominent front gables. Though the front gables do not have half-timbering, the detail is found in the house's shutters and garage door. The house also features a diamond-paned front window. The tall trees in the front and back yards are harmonious with the house and evoke a quiet country lifestyle often associated with the style. *See the longer list of representative Tudor Ranches in Section 7.*

*Spanish Ranch (late 1940s – 1980s)*

The least prevalent of the Styled Ranches in the district, Spanish Ranches were popular throughout the post-war period and most prevalent in California and the Southwest.<sup>159</sup> Influenced by the Spanish Colonial Revival style, Spanish Ranch character-defining features include stucco siding, red tiled roofs, arches, courtyard entries, and wood or metal window grilles and balconettes. Though deed restrictions in the district indicated that stucco was an acceptable material, the preference for brick, which was readily available and suitable for the local climate, prevailed. As such, no traditional Spanish Ranches were constructed in the district. Accounting for fewer than one percent of the houses in the district, the Spanish Ranches are modest in style and adapted for the location. The house at **3334 Allen Avenue (Resource 138699, Photo 49)** is a good example of this trend. Built in 1968 by the Robinwood Building and Development Company, the two-story house has a round arched front entry, second-story metal balconettes, and a brick fence with metal gate that reflect the Spanish influence. Unlike traditional Spanish Ranches, though, the house has asphalt roof shingles rather than tiles, and is clad in brick and board and batten rather than stucco.

*Contemporary Style (1945–1990)*

The Contemporary style came out of the Mid-Century Modern movement as a purely modern style that rejected historicist elements and references. Influenced by European modernism and architects including Frank Lloyd Wright, Watler Gropius, and Richard Neutra, the Contemporary style sought solutions for “liveable homes” using modern materials including glass, concrete, and steel and “principles of organic design utilizing cantilevered forms, glass curtain walls, and post-and-beam construction.”<sup>160</sup> Contemporary Ranches reflect an “attempt to reconcile the basic form of the Ranch house and the abstract geometries and contemporary details” of modernist design that were popular in commercial and institutional buildings.<sup>161</sup> The style attempted to integrate indoor and outdoor spaces by using large expanses of windows and open floor plans to create a flowing space. Patios, carports, and privacy screens were often incorporated into Contemporary houses, as were design features including low-pitched roofs, wide overhanging eaves, and exposed roof beams. The ubiquitousness and popularity of the style stemmed in part from its promotion at and in architecture exhibitions and publications. The style was also promoted in magazines and plan books that highlighted the style's “construction and space efficiencies” as a way to meet the period's housing shortage.<sup>162</sup> *Better Homes and Gardens* was among the publications promoting the style during the period. The publication sponsored design awards, including the Idea Home of the Year, and also showcased owner-built Contemporary designs, helping introduce the style to a larger audience of varied incomes.<sup>163</sup> The publication also sold, as part of the *Better Homes Five Star Plan Service*, drawings and specifications for Contemporary house plans.

A little over three percent of the houses in the district were constructed in the Contemporary style. Though by no means rejected by local builders and residents, the prevalence of Styled Ranches perhaps is an indication of the

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<sup>159</sup> McAlester, *A Field Guide to American Houses*, 2398 online.

<sup>160</sup> Ames and McClelland, *National Register Bulletin: Historic Residential Suburbs*, 67.

<sup>161</sup> “Los Angeles Citywide Historic Context Statement: The Ranch House, 1930-1975,” prepared for the City of Los Angeles, December 2015, [The\\_Ranch\\_House\\_1930-1975.pdf \(lacity.org\)](#).

<sup>162</sup> Ames and McClelland, *National Register Bulletin: Historic Residential Suburbs*, 67.

<sup>163</sup> Ames and McClelland, *National Register Bulletin: Historic Residential Suburbs*, 67.

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district's preferences for tradition and nostalgia over innovation. Despite the fewer number of Contemporary houses in the district, the style played an important role in the district's development and its marketing. One example is the house at **730 Shannon Drive A (Resource 139818, Figures 23-24, Photo 53)**. A *Better Homes and Gardens* Idea Home of the Year, the house built by Harold Lawler was featured heavily in local newspapers, touting its innovation and integration of indoors and outdoors. The house has broad overhanging eaves, exposed beams, an asymmetrical façade, and large expanses of glass in the form of metal casement windows. The Roman brick veneer and broad, low, brick chimney also reflect the Contemporary style. While the house on Shannon Drive was marketed to the broader population, the house at **2806 S. Keaton Avenue (Resource 137124, Photo 57)** is a higher-style, architect-designed house. Designed by prominent local architect E. Davis Wilcox and built in 1949, the house has a rectilinear form, asymmetrical façade, corner casement windows, and a cantilevered flat roof. Nestled in between trees on a corner lot, the house design makes use of its slightly downward sloping lot by building a garage on the upward slop and with an incorporated second story. The presence of this unique, architect-designed house—one of three Contemporary houses designed by Wilcox—helped establish the district as one of design excellence and prestige. *See the longer list of representative Contemporary Ranches in Section 7.*

### *Mansard (ca. 1940-1985)*

Distinguished by a mansard roof that often contains the second story, Mansard style houses were popular nationally between the 1940s to the 1980s. The style, which could have a symmetrical or asymmetrical arrangement, often has dormers and arched doorways and windows. The style was also commonly combined with other popular styles, including French Ranch. In the district, there are only four houses that display the Mansard style and all date to the mid-to-late 1960s. Two duplexes on Colony Park Drive were built in the style in 1968. The house at **3513 Fry Avenue (Resource 138179, Photo 59)**, built in 1965, is an example of the style combined with the French Ranch style. The house, despite its irregular plan, has a mostly symmetrical primary façade created by its two-story central section with a mansard roof. The main entrance is centrally placed and features a character-defining arched top. Built by Jim Collum and featured in the Parade of Homes, the style lent it an air of luxury. Marketing for the house in the Parade of Homes brochure described it as a “country manner [sic]” that captured the “vitality and vigor of the country districts of France.”<sup>164</sup> The inclusion of Mansard style houses in the district helped characterize it as one of Tyler's “prestigious” neighborhoods. *See the longer list of Mansard houses in Section 7.*

## Conclusion

The Pollard Residential Historic District contains over 1,300 resources that together reflect Tyler's post-war residential growth and development between 1947 and 1974. In response to housing shortages and a growing demand for affordable single-family houses, and the widespread availability of the automobile, builders and developers implemented new suburban development patterns, and marketed a variety of post-war Modern home designs. New construction techniques and mass-production perfected during the war effort, and access to credit through low-interest loans, fed the rapid suburbanization in Tyler. The district was one of Tyler's first large, middle-to-upper middle class post-war residential neighborhoods, platted and designed with various sized lots, expanses of lawn and mature trees, and both grid-iron and curvilinear streets. Although other areas of Tyler, including the Tanglewood neighborhood to the east, developed during the same time, their overall integrity is compromised by teardowns and recent intrusions. The district largely contains post-war Modern Ranch homes, with a few churches, public works, as well as commercial and landscape resources that illustrate the evolution of prevailing architectural and design trends, both locally and nationally, during the period of significance. It also displays builders' efforts to create prestige suburb. The district is nominated under Criterion A in the area of Community Planning and Development and Criterion C in the area of Architecture at the local level of significance. The period of significance is 1947-1974.

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<sup>164</sup> *Parade of Homes 1965* (Tyler, Texas: Tyler Home Builders Association, 1965).

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Pollard Residential Historic District, Tyler, Smith County, Texas

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Pollard Residential Historic District, Tyler, Smith County, Texas

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Pollard Residential Historic District, Tyler, Smith County, Texas

## 10. Geographical Data

**Acreage of Property:** 579.88 acres

### Coordinates

#### Latitude/Longitude Coordinates

Datum if other than WGS84: NA

1.	Latitude: 32.324345°N	Longitude: -95.294077°W
2.	Latitude: 32.325763°N	Longitude: -95.291196°W
3.	Latitude: 32.322421°N	Longitude: -95.285047°W
4.	Latitude: 32.318309°N	Longitude: -95.280892°W
5.	Latitude: 32.309156°N	Longitude: -95.279069°W
6.	Latitude: 32.303178°N	Longitude: -95.293539°W
7.	Latitude: 32.316349°N	Longitude: -95.294894°W

**Verbal Boundary Description:** The Pollard Residential Historic District includes 579.88 acres and is roughly bounded by Troup Highway to the north and northeast, Paluxy Drive to the east, East Southeast Loop 323 to the south, and New Copeland Road to the west. The boundaries are drawn to follow the legal parcels including the right of way. The boundary is shown as the yellow lines on Map 3 on page 129.

**Boundary Justification:** The boundaries include a large concentration of historic post-war Ranch houses with integrity built between the end of World War II and 1974 associated with the residential growth and development of South Tyler in that period. The boundaries are drawn to follow the legal parcels including the right of way and generally correspond to historic post-war subdivision boundaries. Properties excluded from the boundaries lack integrity, were developed outside the period of significance, are not historically and architecturally cohesive with the post-war residences in the district, or are vacant lots.

Pollard Residential Historic District, Tyler, Smith County, Texas

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**Additional Documentation**

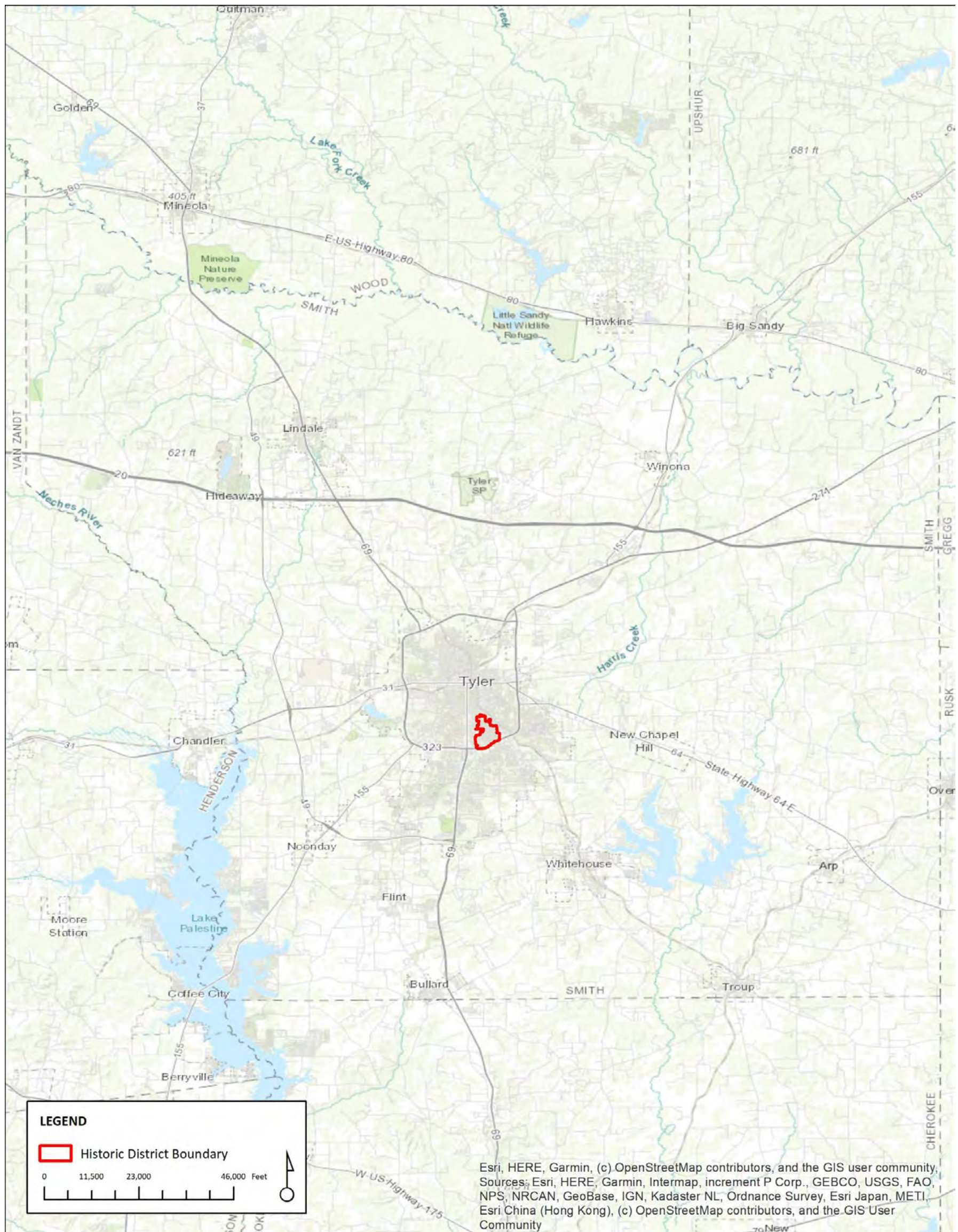
**Maps**

Map 1. Smith County highlighted in red.



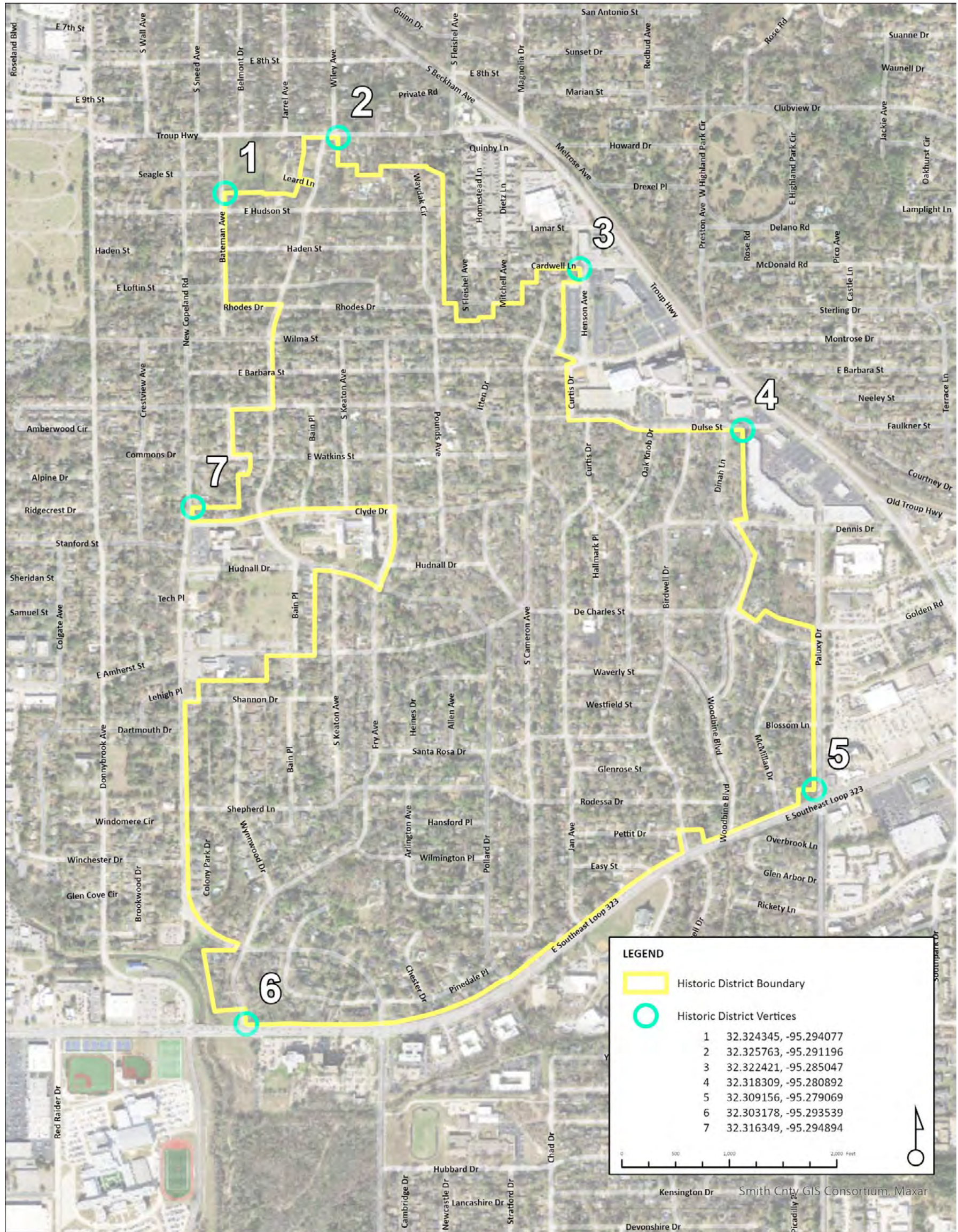
Pollard Residential Historic District, Tyler, Smith County, Texas

Map 2. Current USGS topographic map showing location of district in Tyler. Source: HHM & Associates, Inc., 2023.



Pollard Residential Historic District, Tyler, Smith County, Texas

Map 3. Aerial view of the district showing vertices and boundary. Source: HHM & Associates, Inc., 2024. See scaled maps on pages 130-141.



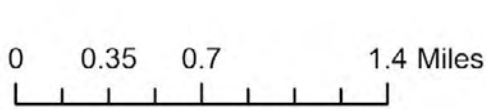
Pollard Residential Historic District, Tyler, Smith County, Texas

Map 4. Scaled in aerial view of the northern section of the district showing vertices and boundary. Source: HHM & Associates, Inc., 2024.



**Detail Map**

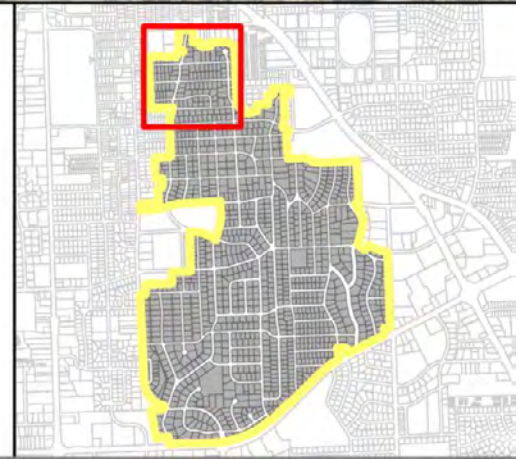
Page 1 of 12



**Legend**

- Historic District Boundary
- Historic District Vertices

1	32.324345, -95.294077
2	32.325763, -95.291196
3	32.322421, -95.285047
4	32.318309, -95.280892
5	32.309156, -95.279069
6	32.303178, -95.293539
7	32.316349, -95.294894



Pollard Residential Historic District, Tyler, Smith County, Texas

Map 5. Scaled in aerial view of the northwest section of the district showing vertices and boundary. Source: HHM & Associates, Inc., 2024



**Detail Map**

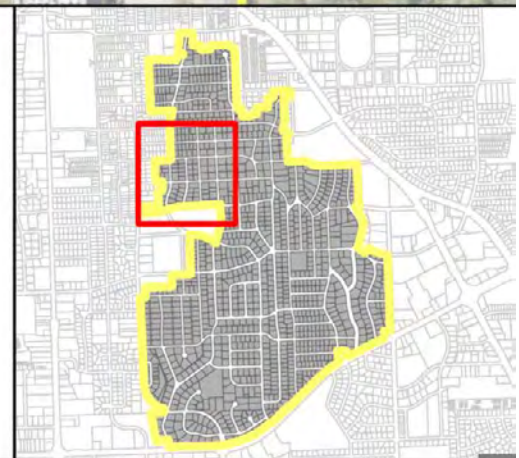
Page 2 of 12



**Legend**

- Historic District Boundary
- Historic District Vertices

1	32.324345, -95.294077
2	32.325763, -95.291196
3	32.322421, -95.285047
4	32.318309, -95.280892
5	32.309156, -95.279069
6	32.303178, -95.293539
7	32.316349, -95.294894



Pollard Residential Historic District, Tyler, Smith County, Texas

Map 6. Scaled in aerial view of the central west section of the district showing vertices and boundary. Source: HHM & Associates, Inc., 2024.



Smith Cnty GIS Consortium, Maxar, Microsoft

**Detail Map**

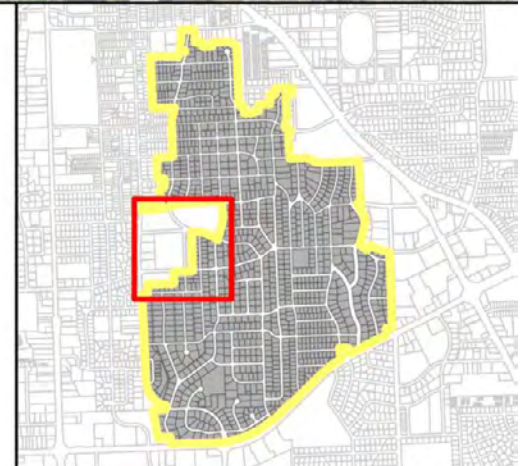
Page 3 of 12



**Legend**

- Historic District Boundary
- Historic District Vertices

1	32.324345, -95.294077
2	32.325763, -95.291196
3	32.322421, -95.285047
4	32.318309, -95.280892
5	32.309156, -95.279069
6	32.303178, -95.293539
7	32.316349, -95.294894



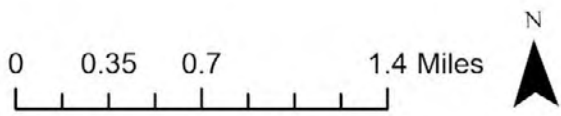
Pollard Residential Historic District, Tyler, Smith County, Texas

Map 7. Scaled in aerial view of the southwest section of the district showing vertices and boundary. Source: HHM & Associates, Inc., 2024.



**Detail Map**

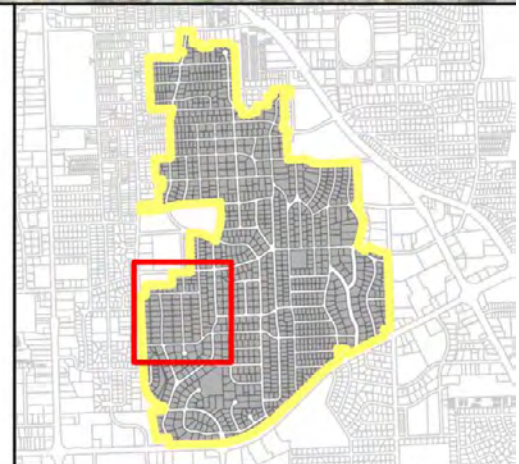
Page 4 of 12



**Legend**

- Historic District Boundary
- Historic District Vertices

1	32.324345, -95.294077
2	32.325763, -95.291196
3	32.322421, -95.285047
4	32.318309, -95.280892
5	32.309156, -95.279069
6	32.303178, -95.293539
7	32.316349, -95.294894



Pollard Residential Historic District, Tyler, Smith County, Texas

Map 8. Scaled in aerial view of the southwest section of the district showing vertices and boundary. Source: HHM & Associates, Inc., 2024.



**Detail Map**

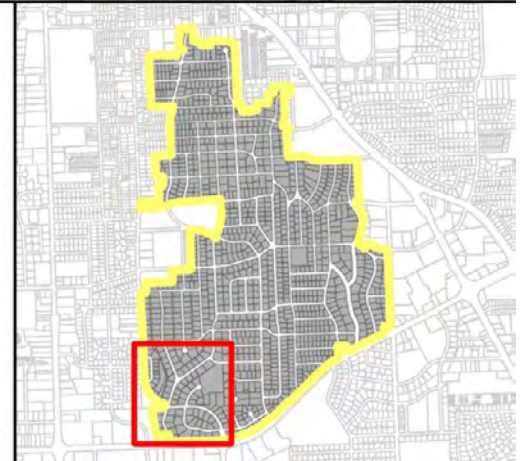
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**Legend**

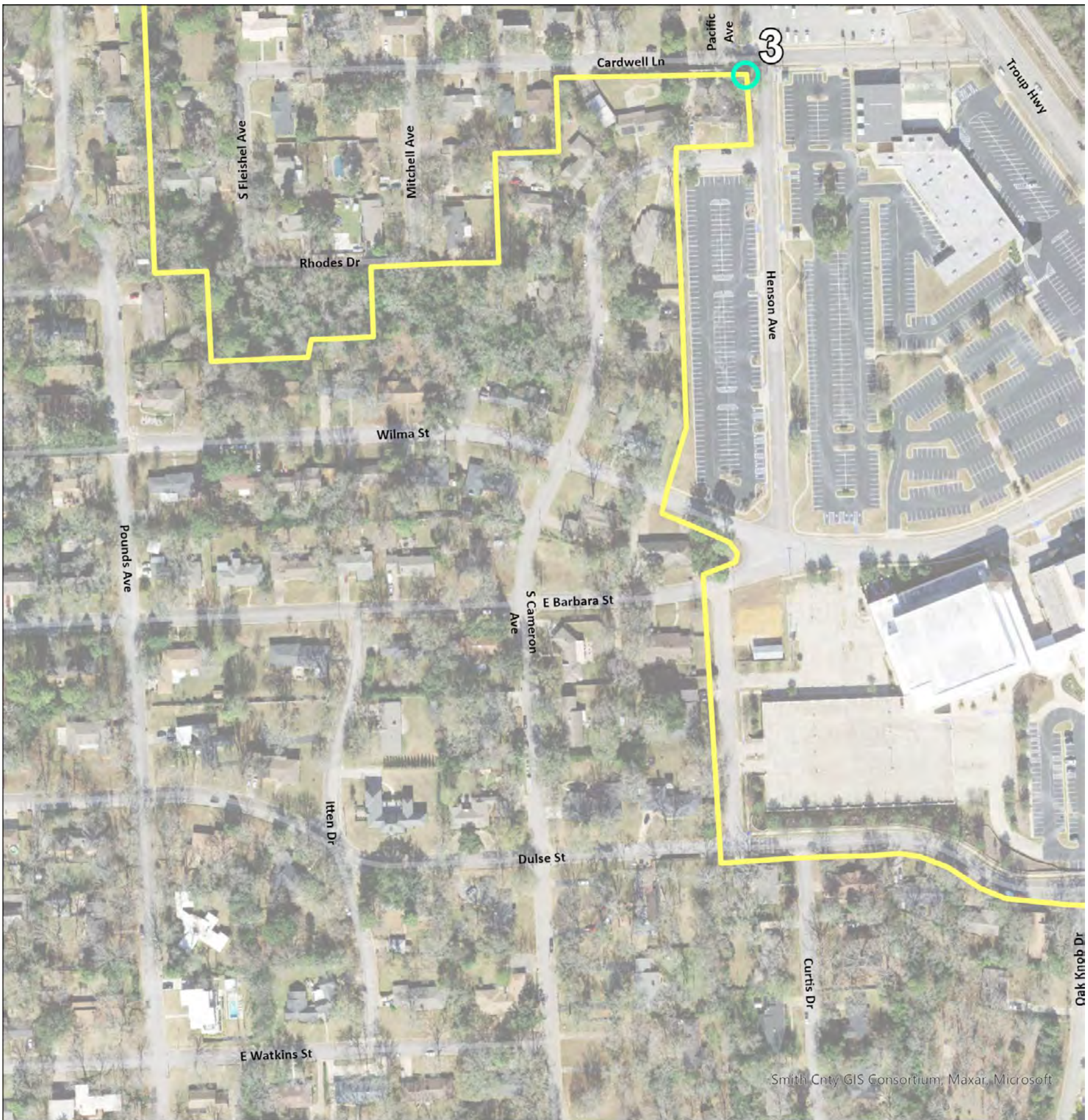
- ▭ Historic District Boundary
- Historic District Vertices

1	32.324345, -95.294077
2	32.325763, -95.291196
3	32.322421, -95.285047
4	32.318309, -95.280892
5	32.309156, -95.279069
6	32.303178, -95.293539
7	32.316349, -95.294894



Pollard Residential Historic District, Tyler, Smith County, Texas

Map 9. Scaled in aerial view of the northeast section of the district showing vertices and boundary. Source: HHM & Associates, Inc., 2024.



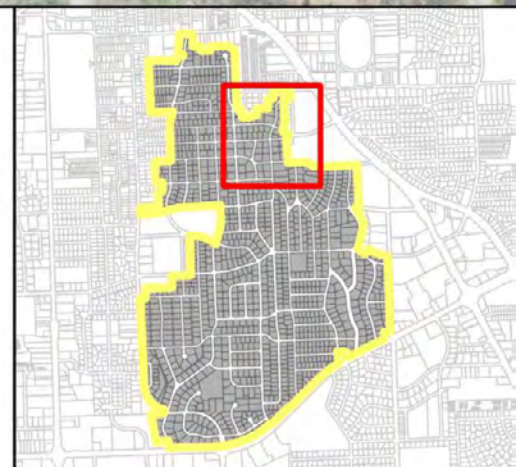
**Detail Map**

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**Legend**

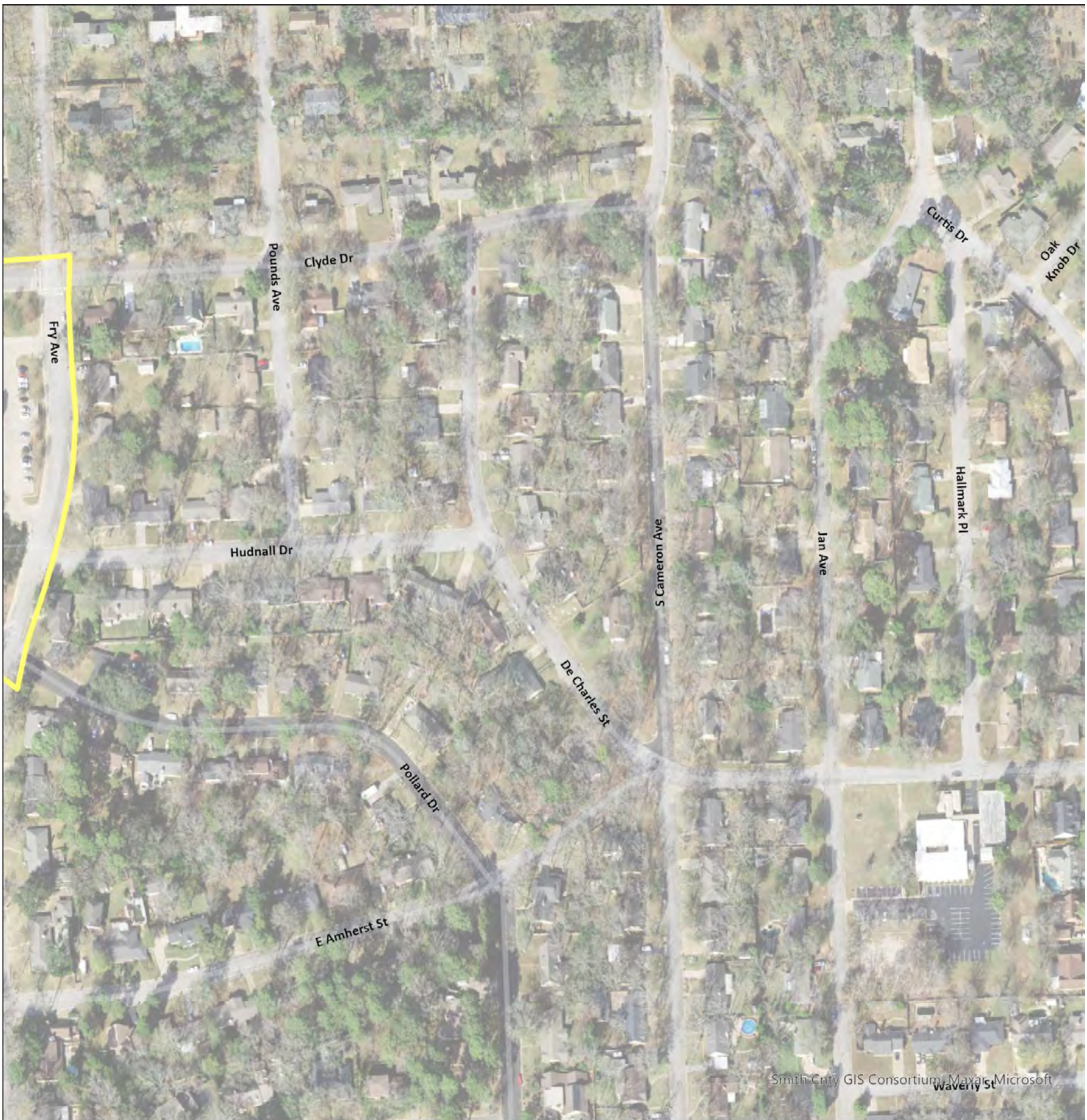
- Historic District Boundary
- Historic District Vertices

1	32.324345, -95.294077
2	32.325763, -95.291196
3	32.322421, -95.285047
4	32.318309, -95.280892
5	32.309156, -95.279069
6	32.303178, -95.293539
7	32.316349, -95.294894



Pollard Residential Historic District, Tyler, Smith County, Texas

Map 10. Scaled in aerial view of the central section of the district showing vertices and boundary. Source: HHM & Associates, Inc., 2024.



Smith Cnty GIS Consortium, Maxar, Microsoft

## Detail Map

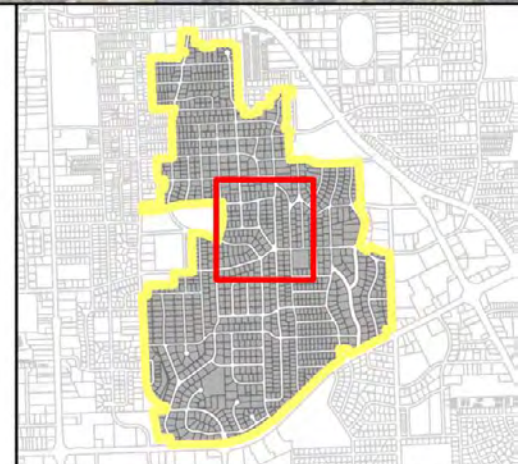
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### Legend

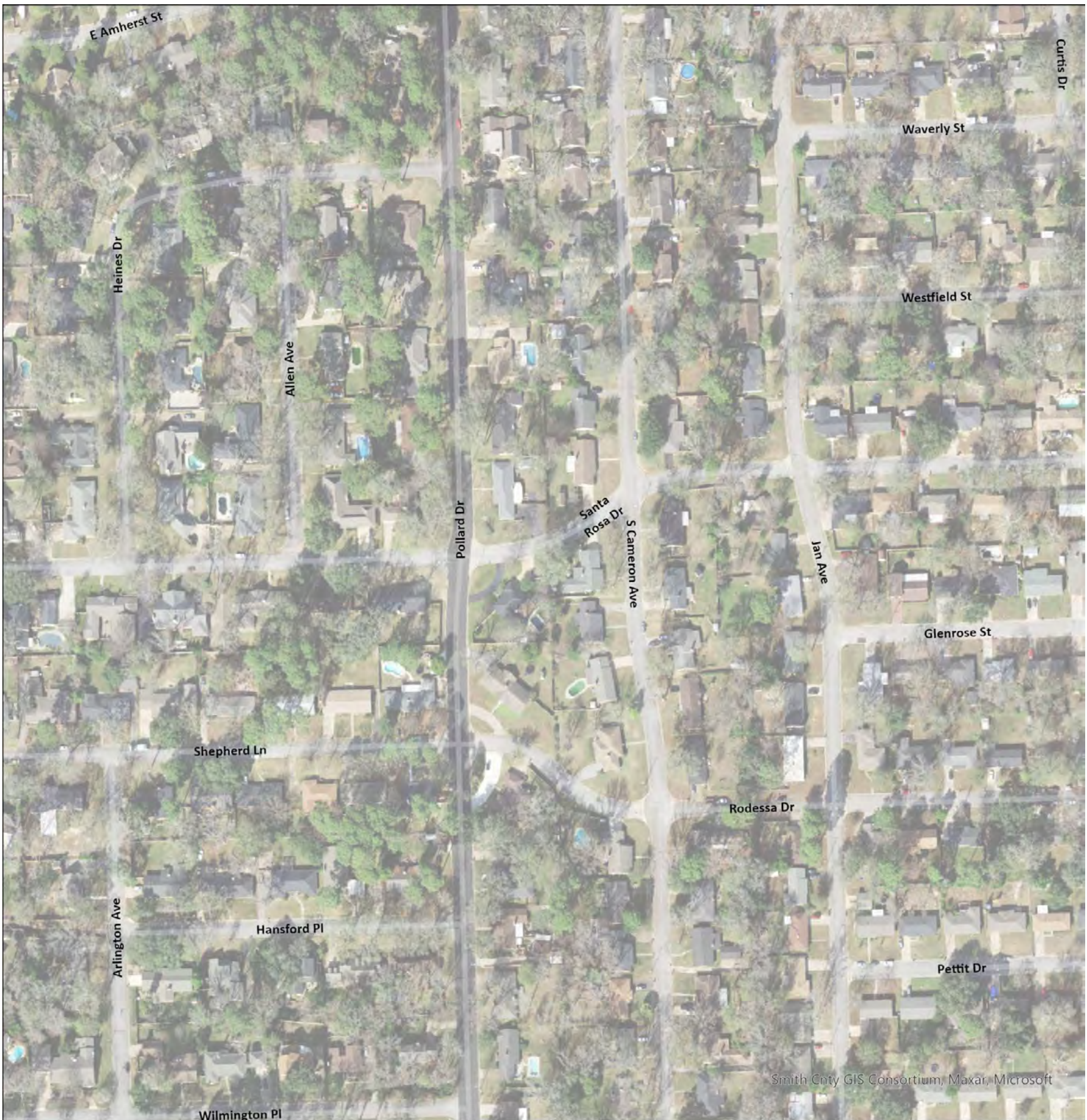
- ▭ Historic District Boundary
- Historic District Vertices

1	32.324345, -95.294077
2	32.325763, -95.291196
3	32.322421, -95.285047
4	32.318309, -95.280892
5	32.309156, -95.279069
6	32.303178, -95.293539
7	32.316349, -95.294894



Pollard Residential Historic District, Tyler, Smith County, Texas

Map 11. Scaled in aerial view of the south central section of the district showing vertices and boundary. Source: HHM & Associates, Inc., 2024.



**Detail Map**

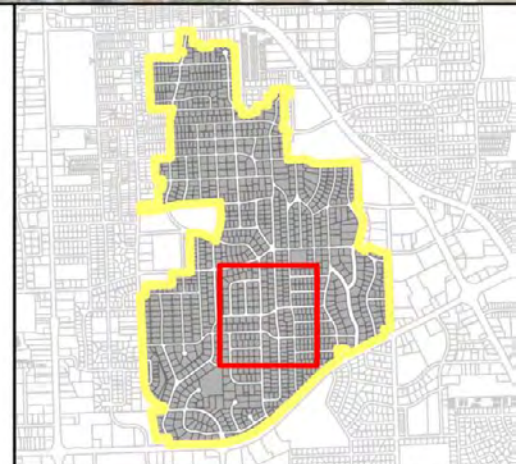
Page 8 of 12



**Legend**

- ▭ Historic District Boundary
- Historic District Vertices

1	32.324345, -95.294077
2	32.325763, -95.291196
3	32.322421, -95.285047
4	32.318309, -95.280892
5	32.309156, -95.279069
6	32.303178, -95.293539
7	32.316349, -95.294894



Pollard Residential Historic District, Tyler, Smith County, Texas

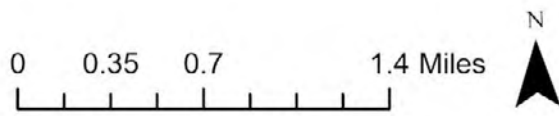
Map 12. Scaled in aerial view of the southern section of the district showing vertices and boundary. Source: HHM & Associates, Inc., 2024.



Smith Cnty GIS Consortium, Maxar, Microsoft

**Detail Map**

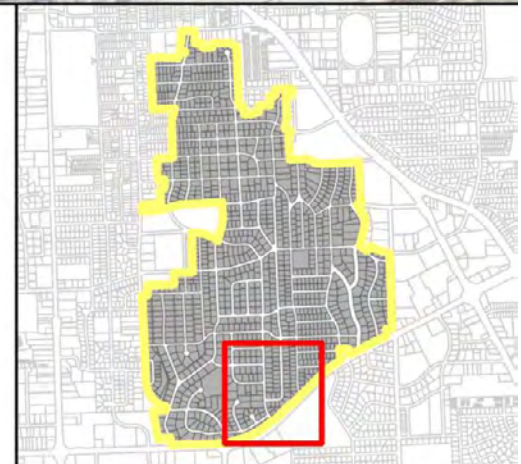
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**Legend**

- ▭ Historic District Boundary
- Historic District Vertices

1	32.324345, -95.294077
2	32.325763, -95.291196
3	32.322421, -95.285047
4	32.318309, -95.280892
5	32.309156, -95.279069
6	32.303178, -95.293539
7	32.316349, -95.294894



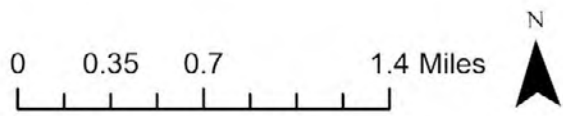
Pollard Residential Historic District, Tyler, Smith County, Texas

Map 13. Scaled in aerial view of the northeast section of the district showing vertices and boundary. Source: HHM & Associates, Inc., 2024.



**Detail Map**

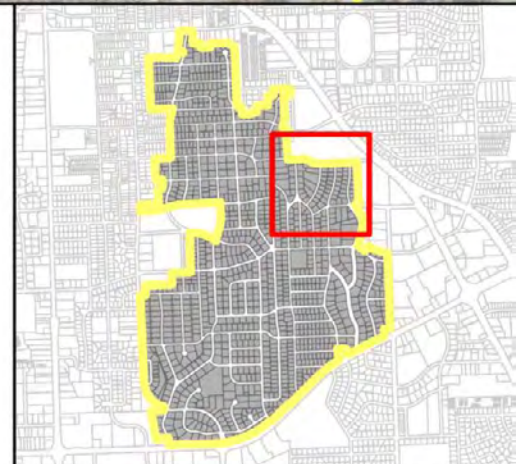
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**Legend**

- ▭ Historic District Boundary
- Historic District Vertices

1	32.324345, -95.294077
2	32.325763, -95.291196
3	32.322421, -95.285047
4	32.318309, -95.280892
5	32.309156, -95.279069
6	32.303178, -95.293539
7	32.316349, -95.294894



Pollard Residential Historic District, Tyler, Smith County, Texas

Map 14. Scaled in aerial view of the central east section of the district showing vertices and boundary. Source: HHM & Associates, Inc., 2024.



Smith Cnty GIS Consortium, Maxar, Microsoft

**Detail Map**

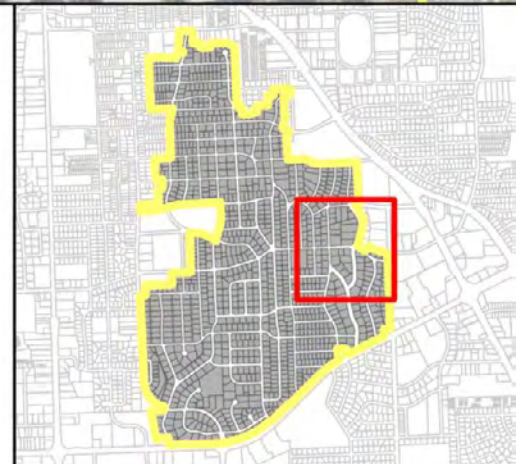
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**Legend**

- ▭ Historic District Boundary
- Historic District Vertices

1	32.324345, -95.294077
2	32.325763, -95.291196
3	32.322421, -95.285047
4	32.318309, -95.280892
5	32.309156, -95.279069
6	32.303178, -95.293539
7	32.316349, -95.294894



Pollard Residential Historic District, Tyler, Smith County, Texas

Map 15. Scaled in aerial view of the southeast section of the district showing vertices and boundary. Source: HHM & Associates, Inc., 2024.



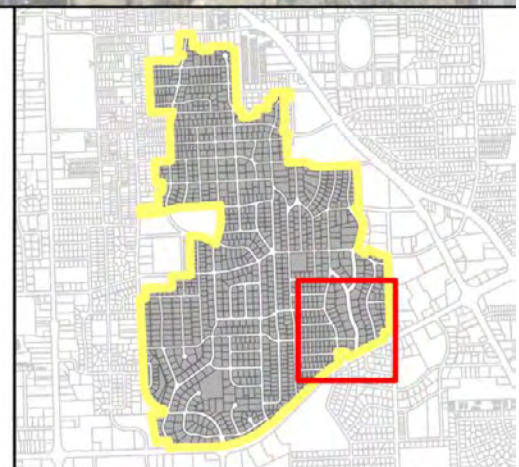
**Detail Map**

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**Legend**

- Historic District Boundary
- Historic District Vertices

1	32.324345, -95.294077
2	32.325763, -95.291196
3	32.322421, -95.285047
4	32.318309, -95.280892
5	32.309156, -95.279069
6	32.303178, -95.293539
7	32.316349, -95.294894



Pollard Residential Historic District, Tyler, Smith County, Texas

Map 16. Map showing all resources in the historic district and their contributing and noncontributing status. Source: HHM & Associates, Inc., 2025. Map not to scale.



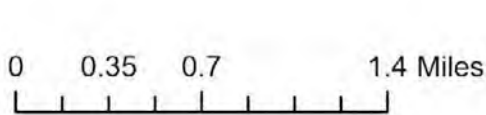
Pollard Residential Historic District, Tyler, Smith County, Texas

Map 17. Inset (1 of 12) of the northern section of the historic district showing contributing and noncontributing status of resources. Source: HHM & Associates, Inc., 2024.



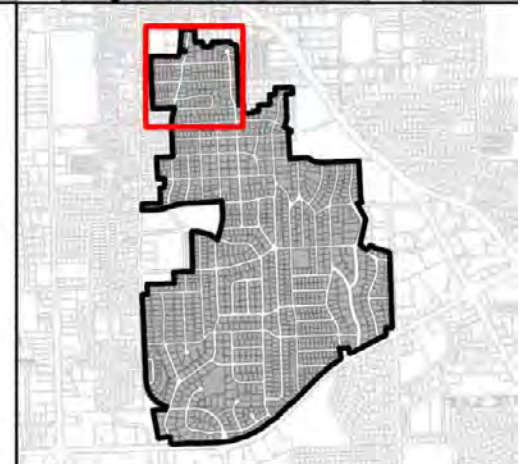
**Detail Map**

Page 1 of 12



**Legend**

- Contributing Resource
- Noncontributing Resource
- ▨ Drainage Canal (Contributing Resource)
- ▭ Historic District Boundary



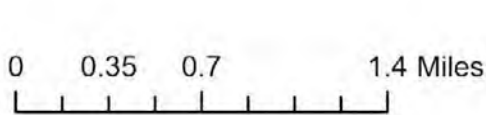
Pollard Residential Historic District, Tyler, Smith County, Texas

Map 18. Inset (2 of 12) of the northwest section of the historic district showing contributing and noncontributing status of resources. Source: HHM & Associates, Inc., 2024.



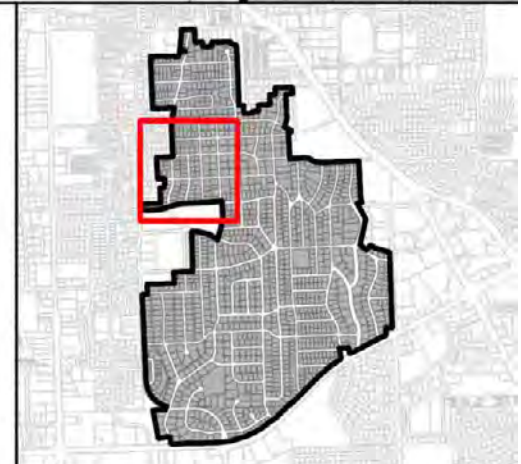
**Detail Map**

Page 2 of 12



**Legend**

- Contributing Resource
- Noncontributing Resource
- ▨ Drainage Canal (Contributing Resource)
- ▭ Historic District Boundary



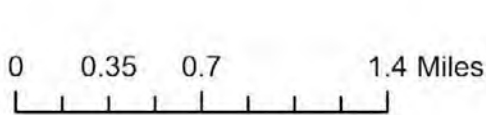
Pollard Residential Historic District, Tyler, Smith County, Texas

Map 19. Inset (3 of 12) of the central west section of the historic district showing contributing and noncontributing status of resources. Source: HHM & Associates, Inc., 2024.



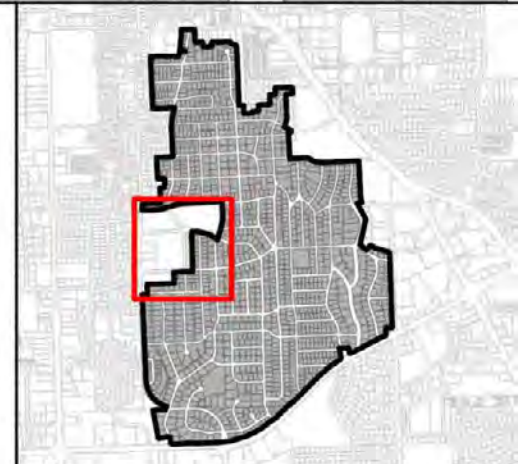
**Detail Map**

Page 3 of 12



**Legend**

- Contributing Resource
- Noncontributing Resource
- ▨ Drainage Canal (Contributing Resource)
- ▭ Historic District Boundary



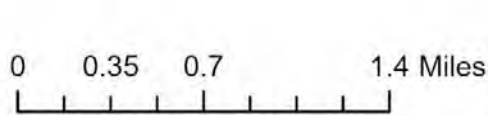
Pollard Residential Historic District, Tyler, Smith County, Texas

Map 20. Inset (4 of 12) of the southwest section of the historic district showing contributing and noncontributing status of resources. Source: HHM & Associates, Inc., 2025.



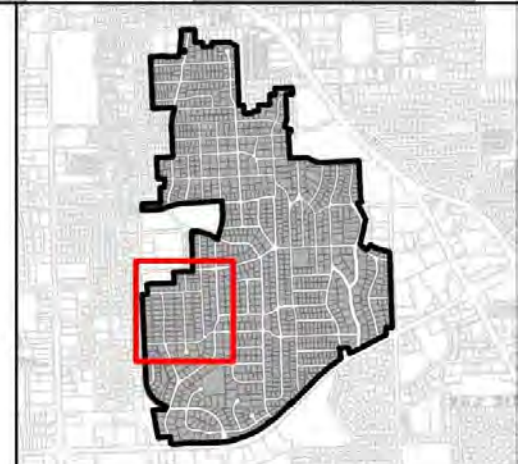
**Detail Map**

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**Legend**

- Contributing Resource
- Noncontributing Resource
- ▨ Drainage Canal (Contributing Resource)
- ▭ Historic District Boundary



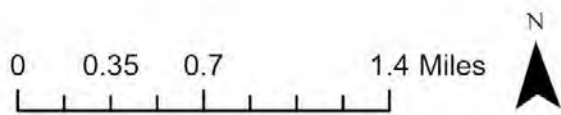
Pollard Residential Historic District, Tyler, Smith County, Texas

Map 21. Inset (5 of 12) of the southwest section of the historic district showing contributing and noncontributing status of resources. Source: HHM & Associates, Inc., 2025.



**Detail Map**

Page 5 of 12



**Legend**

- Contributing Resource
- Noncontributing Resource
- ▨ Drainage Canal (Contributing Resource)
- ▭ Historic District Boundary



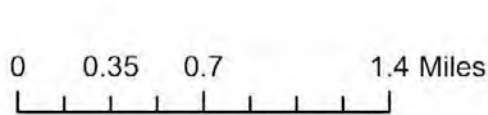
Pollard Residential Historic District, Tyler, Smith County, Texas

Map 22. Inset (6 of 12) of the northeast section of the historic district showing contributing and noncontributing status of resources. Source: HHM & Associates, Inc., 2024.



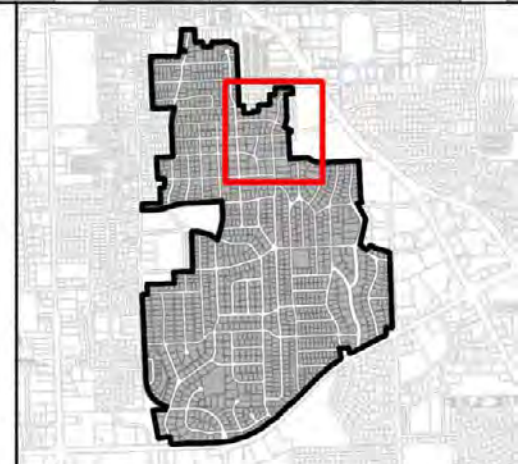
**Detail Map**

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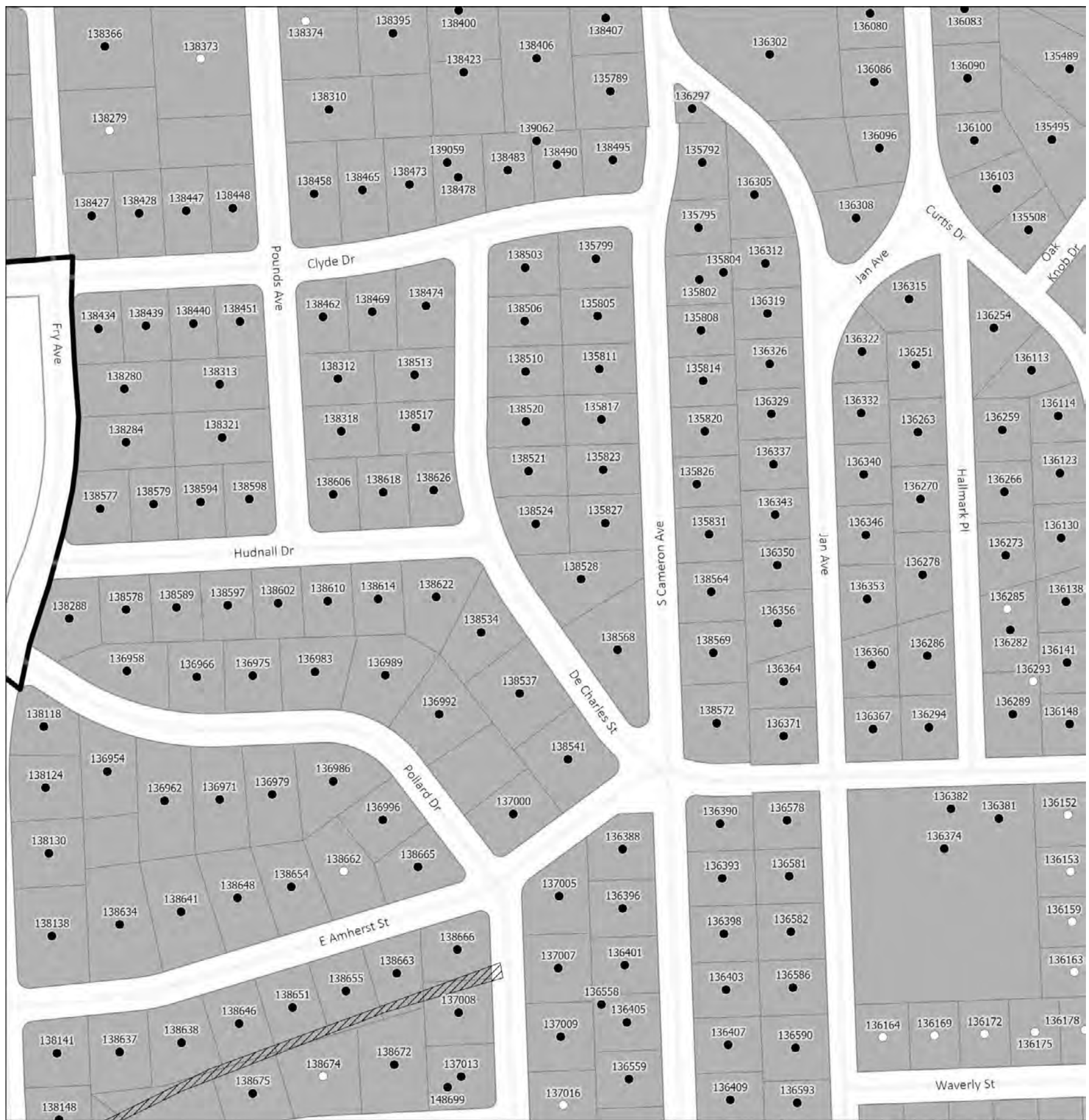
**Legend**

- Contributing Resource
- Noncontributing Resource
- ▨ Drainage Canal (Contributing Resource)
- ▭ Historic District Boundary



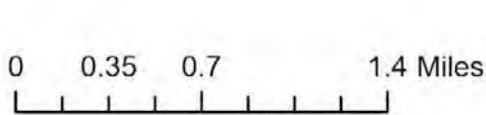
Pollard Residential Historic District, Tyler, Smith County, Texas

Map 23. Inset (7 of 12) of the central section of the historic district showing contributing and noncontributing status of resources. Source: HHM & Associates, Inc., 2024.



**Detail Map**

Page 7 of 12



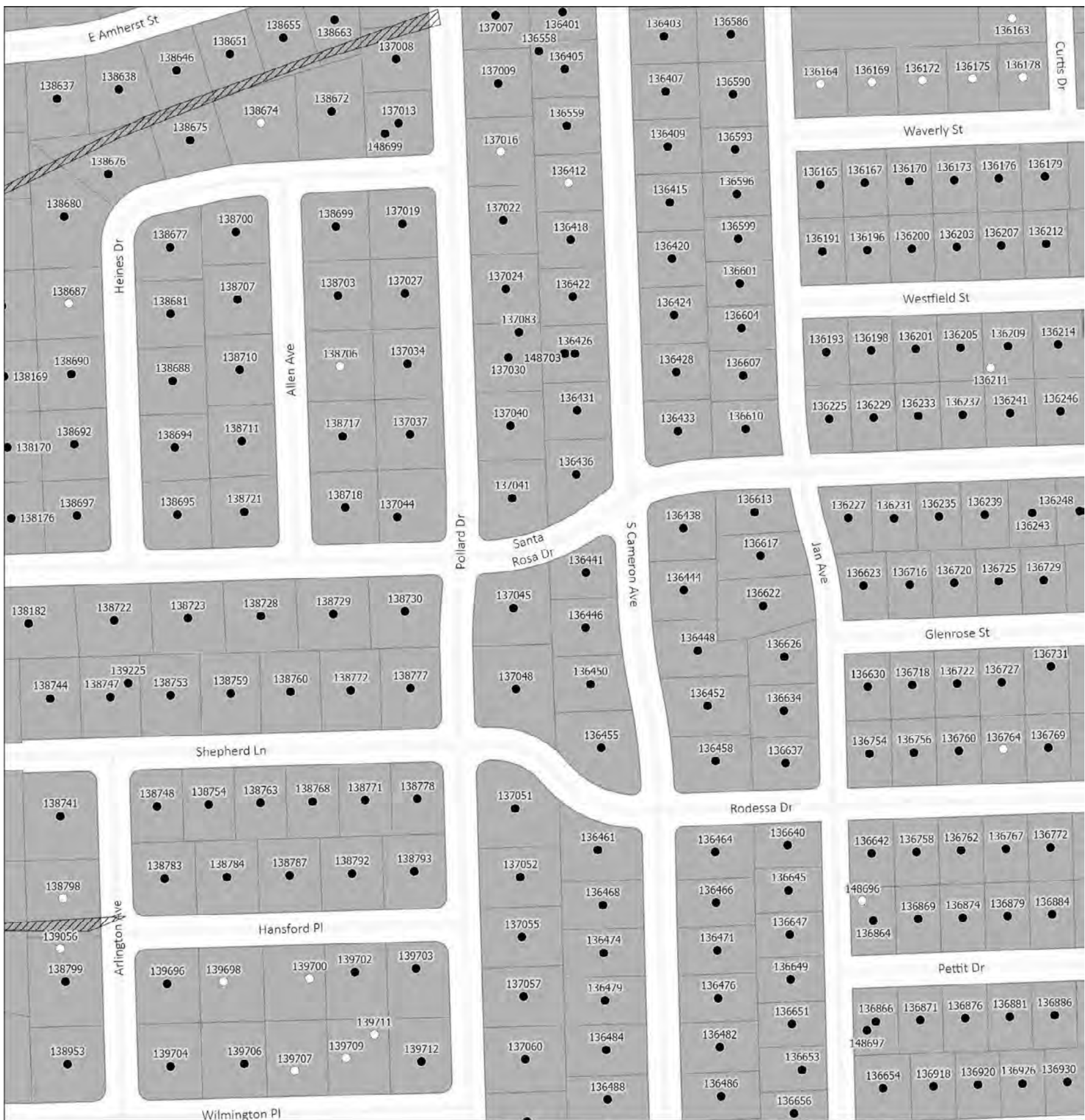
**Legend**

- Contributing Resource
- Noncontributing Resource
- ▨ Drainage Canal (Contributing Resource)
- ▭ Historic District Boundary



Pollard Residential Historic District, Tyler, Smith County, Texas

Map 24. Inset (8 of 12) of the south-central section of the historic district showing contributing and noncontributing status of resources. Source: HHM & Associates, Inc., 2024.



**Detail Map**

Page 8 of 12



**Legend**

- Contributing Resource
- Noncontributing Resource
- ▨ Drainage Canal (Contributing Resource)
- ▭ Historic District Boundary





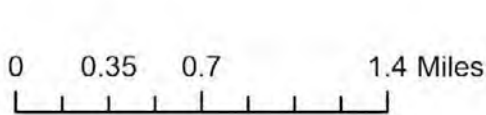
Pollard Residential Historic District, Tyler, Smith County, Texas

Map 26. Inset (10 of 12) of the northeast section of the historic district showing contributing and noncontributing status of resources. Source: HHM & Associates, Inc., 2024.



**Detail Map**

Page 10 of 12



**Legend**

- Contributing Resource
- Noncontributing Resource
- ▨ Drainage Canal (Contributing Resource)
- ▭ Historic District Boundary



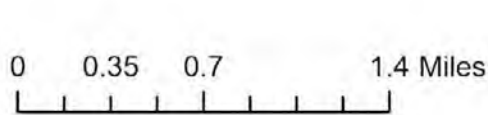
Pollard Residential Historic District, Tyler, Smith County, Texas

Map 27. Inset (11 of 12) of the central east section of the historic district showing contributing and noncontributing status of resources. Source: HHM & Associates, Inc., 2024.



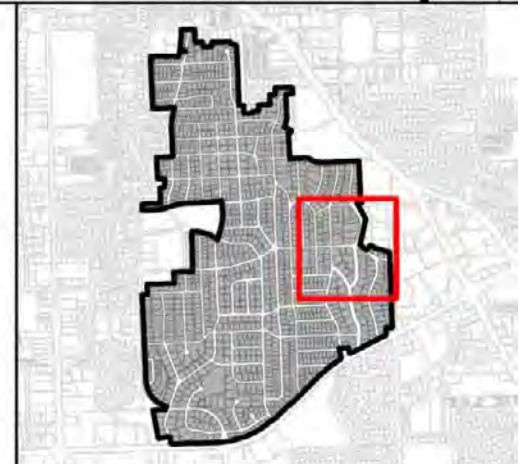
**Detail Map**

Page 11 of 12



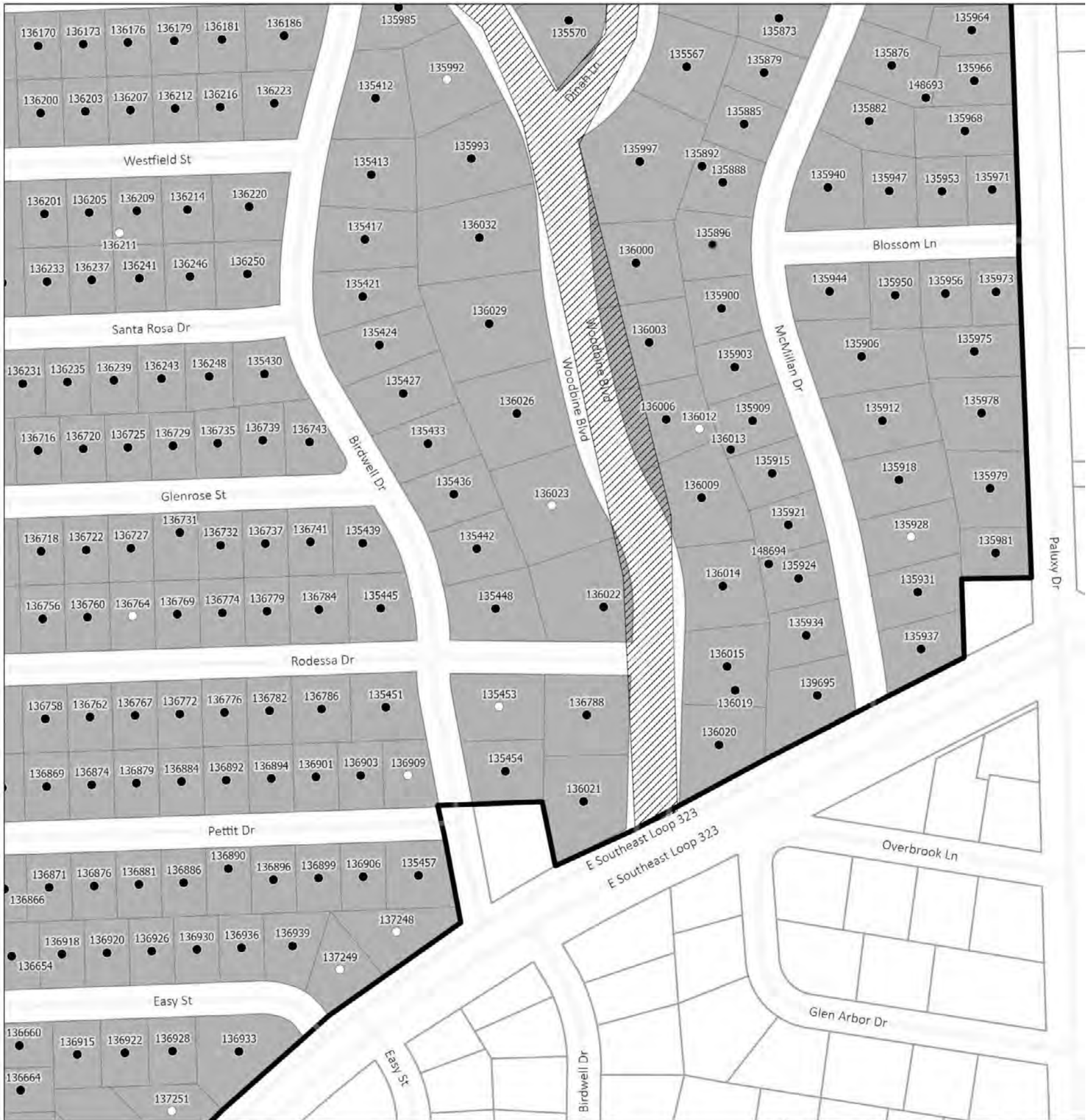
**Legend**

- Contributing Resource
- Noncontributing Resource
- ▨ Drainage Canal (Contributing Resource)
- ▭ Historic District Boundary



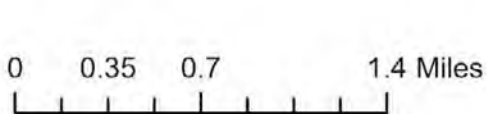
Pollard Residential Historic District, Tyler, Smith County, Texas

Map 28. Inset (12 of 12) of the southeast section of the historic district showing contributing and noncontributing status of resources. Source: HHM & Associates, Inc., 2025.



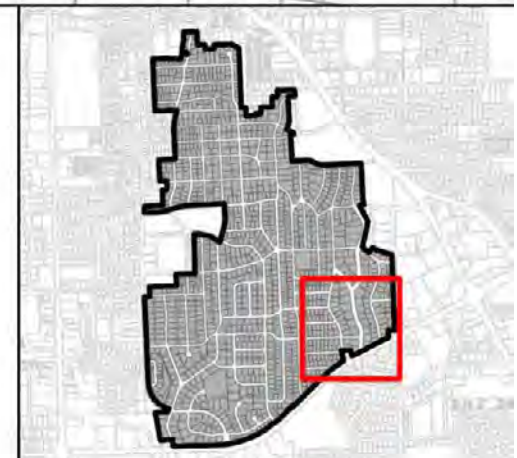
**Detail Map**

Page 12 of 12



**Legend**

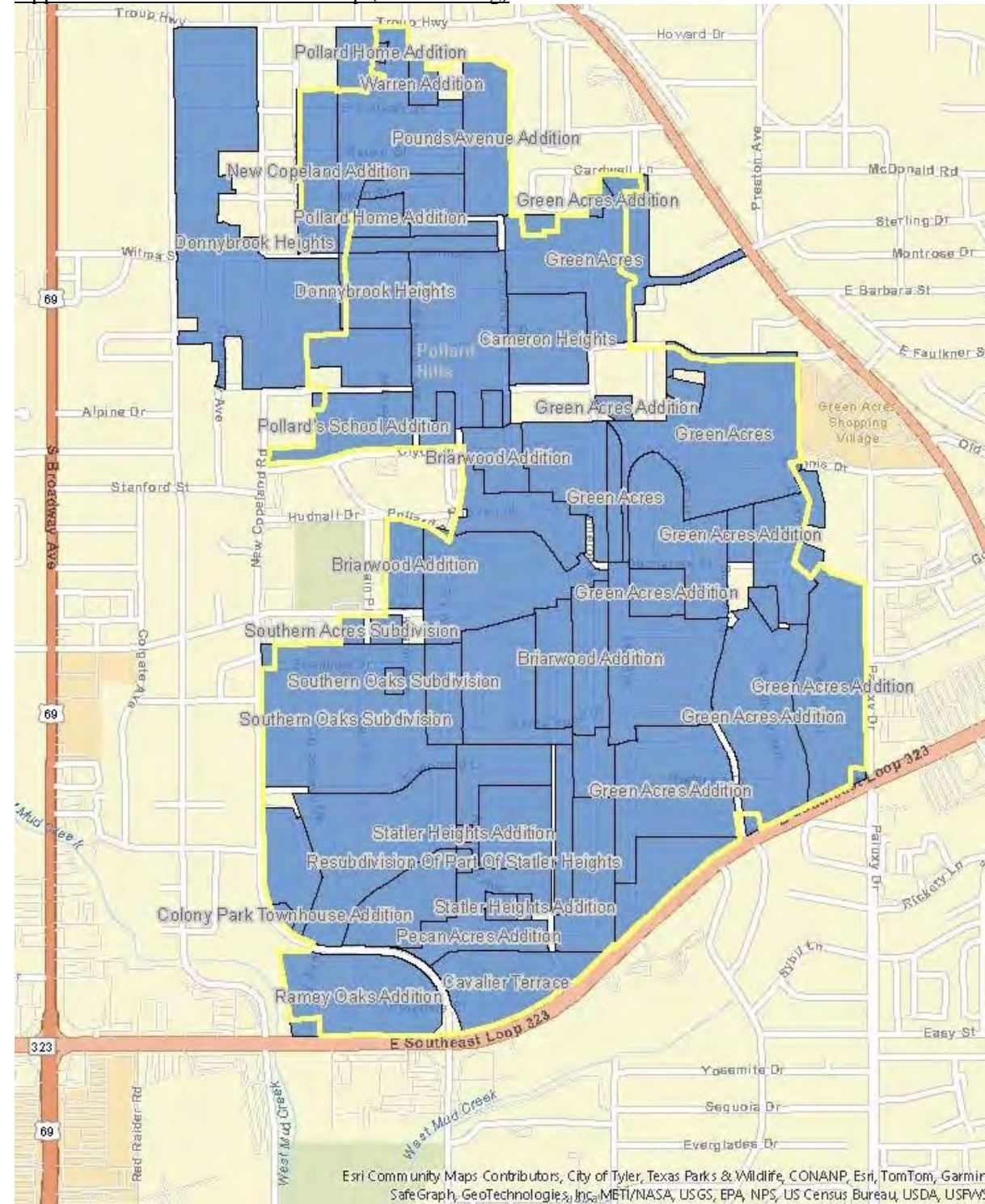
- Contributing Resource
- Noncontributing Resource
- ▨ Drainage Canal (Contributing Resource)
- ▭ Historic District Boundary



Pollard Residential Historic District, Tyler, Smith County, Texas

**Figures**

Figure 1. Map showing the district boundaries and how they generally correspond to subdivision boundaries. It also shows the district's varied street patterns were created from the merging of multiple subdivisions. The associated table lists the dates each subdivision in the district was platted. Note that the map does not identify addition number and that several subdivisions, including Briarwood and Green Acres, were multi-phased. Source: Base map from Smith County Appraisal District, [Smith County Appraisal District Interactive Map \(smithcad.org\)](http://smithcad.org).



Subdivisions	Plats	Year
	Briarwood Addition 1	1959
	Briarwood Addition 2	1959
	Briarwood Addition 3	1960
	Briarwood Addition 4	1961
	Briarwood Addition 5	1962
	Briarwood Addition 6	1963
<b>Briarwood</b>	Briarwood Addition 7	1963
	Briarwood Addition 8	1964
	Briarwood Addition 9	1964
	Briarwood Addition 10	1964
	Briarwood Addition 11	1966
	Cameron Heights	1950
	Cavalier Terrace	1963
	Colony Park Townhouse Addition	1967
	Donnybrook Heights	1930
	Green Acres	1952
	Green Acres 2	1953
	Green Acres 3	1953
	Green Acres 4	1954
<b>Green Acres</b>	Green Acres 5	1954
	Green Acres 6	1955
	Green Acres 7	1955
	Green Acres 8	1955
	Green Acres 9	1956
	New Copeland Addition	1946
	Pecan Acres Addition	1973
	Pollard Hills	1950
	Pollard Home Addition	1953
	Pollard School	1957
	Pounds Ave Addition	1954
	Ramey Oaks Addition	1968
	Southern Acres	1954
	Southern Oaks Subdivision	1953
<b>Southern Oaks</b>	Southern Oaks Subdivision 2	1957
	Southern Oaks Subdivision 3	1959
	Warren Addition	2020
	Statler Heights	1956

Pollard Residential Historic District, Tyler, Smith County, Texas

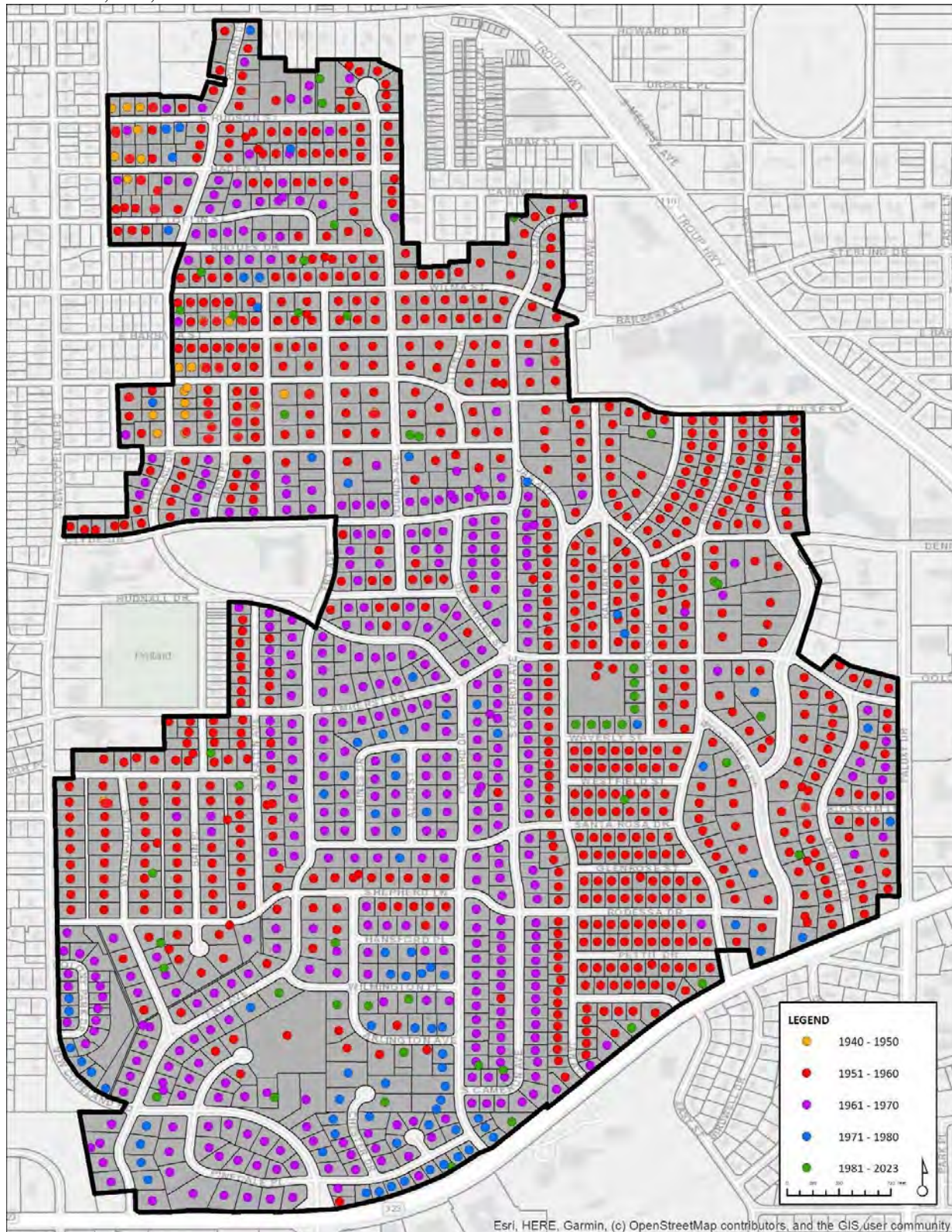
Figure 2. Color-coded map showing the resources in each of the historic-age subdivisions. The associated table serves as the legend and identifies the years platted for each subdivision, developer(s) of each subdivision, and the number of extant resources in each subdivision. Note that some resources are not located in a subdivision, or in a non-historic-age subdivision, therefore the total number of resources does not equal the total number of resources in the district. Source: Base map from Google Earth.



Map Legend	Subdivision	Year(s) Platted	Developers	No. Resources
	Briarwood (1-11)	1950-1966	Tyler Construction Co., Briarwood Development Co.	273
	Cameron Heights	1950	A.E. Dennis, J. W. Birdwell, and H. B. Cameron	23
	Cavalier Terrace	1963	J. C. Wynne, Sr.	37
	Colony Park Town.	1967	Jim Collum Development Co.	20
	Donnybrook Heights	1930	Joseph J. Lyon, Walter E. Connell, and Jno. C. Trichel	55
	Green Acres (1-9)	1952-1956	A. E. Dennis and W. E. Curtis, E. F. Swann, Jr. and W. V. Henson	446
	New Copeland	1946	Jack H. Johnston, C. C. Arnett, Jr.	23
	Pecan Acres	1973	Allen Locklin, Charles Clark	10
	Pollard Hills	1950	Tomas Pollard, Howard E. Itten	43
	Pollard Home	1953	Tomas Pollard	93
	Pollard School	1957	Tomas and Edna Pollard	30
	Pounds Avenue	1954	W. E. Doggett, G. B. Jackson	27
	Ramey Oaks	1968	Edwin Russell, Dick Hightower, William Firtle	29
	Southern Acres	1954	E. W. Caperton	11
	Southern Oaks	1953-1959	Percy Andrews, Harold Lawler, and Edwin Russell	143
	Statler Heights	1956	Harold Lawler, Olney Davis	53
<b>Total</b>				<b>1,315</b>

Pollard Residential Historic District, Tyler, Smith County, Texas

Figure 3. Map showing the resources in the district color-coded according to dates of construction. Source: HHM & Associates, Inc., 2024.



Pollard Residential Historic District, Tyler, Smith County, Texas

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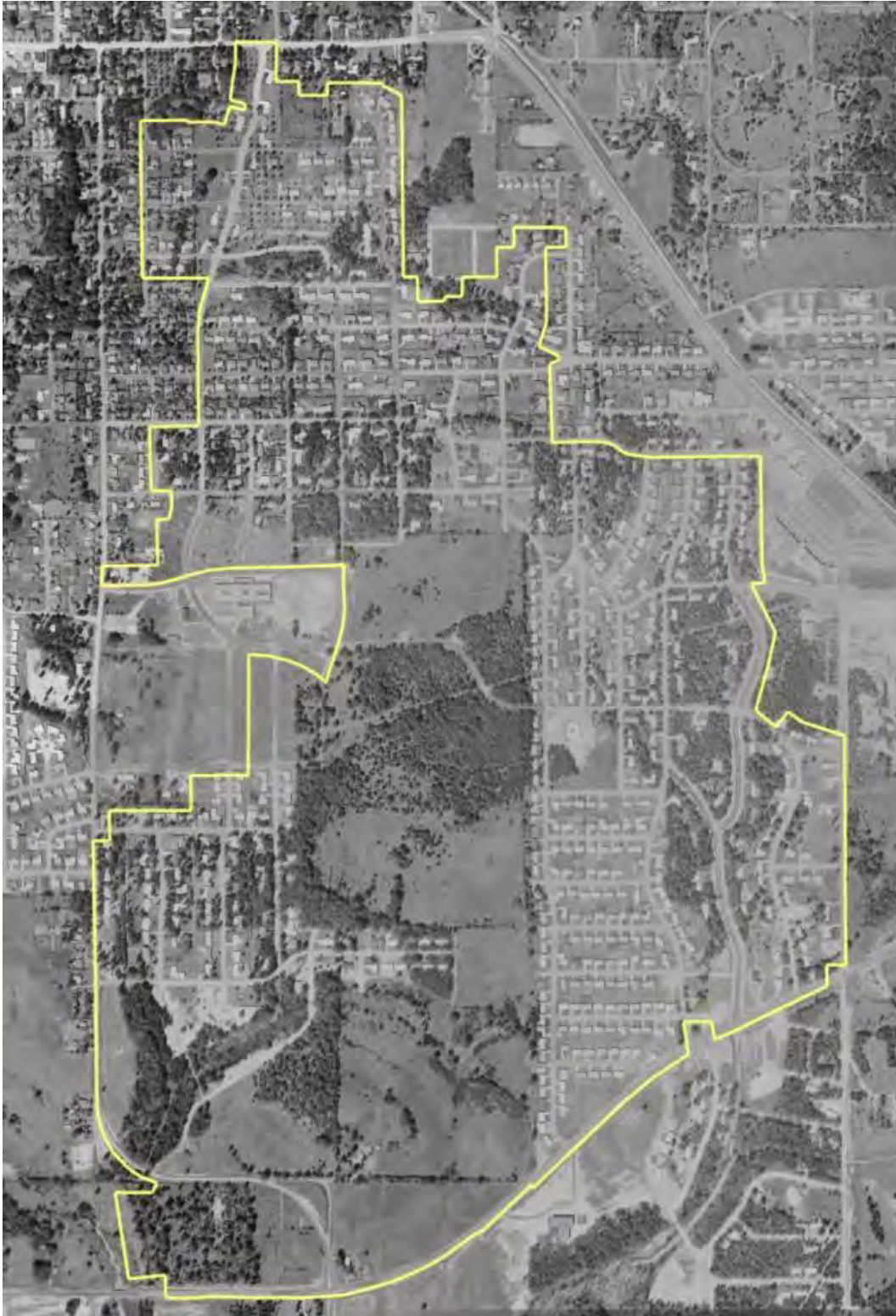
Figure 4. 1949 aerial view of the area in and around the district with district boundary in yellow. Note the development within the district is limited to the northwest corner and agricultural resources elsewhere that are no longer extant.  
Source: EarthExplorer, USGS.



Pollard Residential Historic District, Tyler, Smith County, Texas

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Figure 5. 1958 aerial view of the area in and around the district with boundary in yellow. Note that most of the northern and eastern half of filled in. The large chunk in the center of the district will be developed into the Briarwood subdivision. Source: HistoricAerials.com.



Pollard Residential Historic District, Tyler, Smith County, Texas

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Figure 6. 1965 aerial view of the area in and around the district with boundary in yellow. Note that the district is nearly filled in by 1965. Source: EarthExplorer, USGS.



Pollard Residential Historic District, Tyler, Smith County, Texas

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Figure 7. 1971 aerial view of the area in and around the district with boundary in yellow. Source: EarthExplorer, USGS.



Pollard Residential Historic District, Tyler, Smith County, Texas

Figure 8. Architect E. Davis Wilcox's rendering of St. Andrew's (renamed St. Francis) Episcopal Church at 3232 Jan Avenue A (Resource 136374, Photos 15-16). Source: *The Tyler Courier-Times*, July 14, 1957, 19.



**PROPOSED PROJECT**—Shown here is an architect's drawing of the proposed St. Andrews Episcopal Church and Episcopal School of Tyler to be constructed in Green Acres at Jan and DeCharles Streets. The main building with a seating capacity of 250 will serve as the place of worship, fellowship hall, and

auditorium. 150 students from nursery through the third grade in the academic school and 200 Sunday School students will be accommodated in the school wing. E. Davis Wilcox and Associates, Architects.

Pollard Residential Historic District, Tyler, Smith County, Texas

Figure 9. Drawing of 3507 Fry Avenue (Resource 138173, Photo 37) for the 1964 Tyler Parade of Homes. Source: *The Tyler Courier-Times*, May 17, 1964, 21.

marble dressing top adjoins a small powder room.




**3507 Fry Avenue** **Jim Collum**

**COLLUM HOME** — A masterpiece in luxury homes is entry No. 9 in the Parade of Homes, beginning May 24 and lasting through May 31. Every detail has been meticulously planned and executed by the Jim Collum Construction Company in this home at 3507 Fry Avenue. This two-story Colonial exemplifies the builder's endeavors to give the home the finest in luxury living both inside and out in a beautiful setting. The new, creative features in this Parade of Homes entry are so many that all of them cannot be contained in this space. A suggestion is in order for you to visit this home on your tour without fail.

Pollard Residential Historic District, Tyler, Smith County, Texas

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Figure 10. Advertisement from 1967 for the sale of 1017 Clyde Drive (Resource 138440, Photo 51), built in 1961. Note the presence of the second-story dormer. Source: *The Tyler Courier-Times*, December 10, 1967, 58.

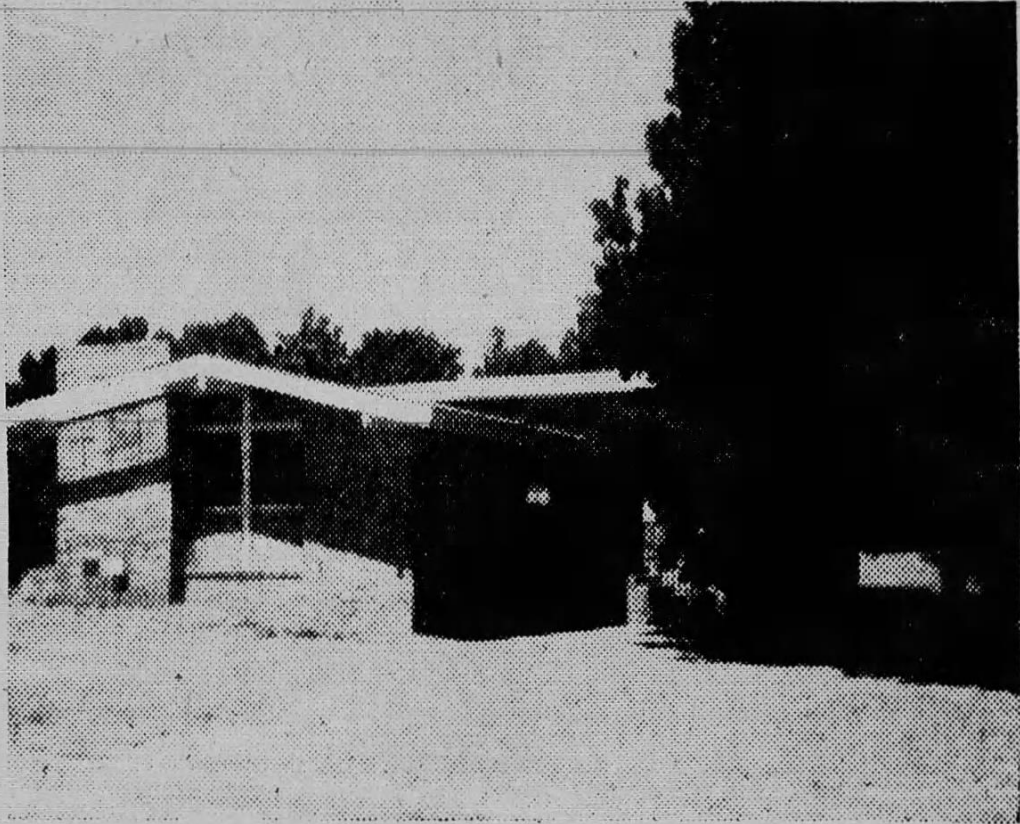



**MORE FOR YOUR MONEY—1017 CLYDE**  
Handsome 4 bedroom and den brick home near Andy Woods School. Year round air-conditioning, story and half, all electric kitchen, 2 beautiful tile baths, spacious paneled den with wood-burning fireplace, carpeted throughout, in wonderful condition and now priced to sell at \$23,950.


Pollard Residential Historic District, Tyler, Smith County, Texas

Figure 11. Advertisement placed by a real estate agent for the sale of 3409 McMillan Drive A and B (Resource 135888, Photo 55, and Resource 135892) noting the Contemporary house's features. Source: *The Tyler Courier-Times*, August 12, 1956, 26.

**3409 McMillan Dr. \$31,000**



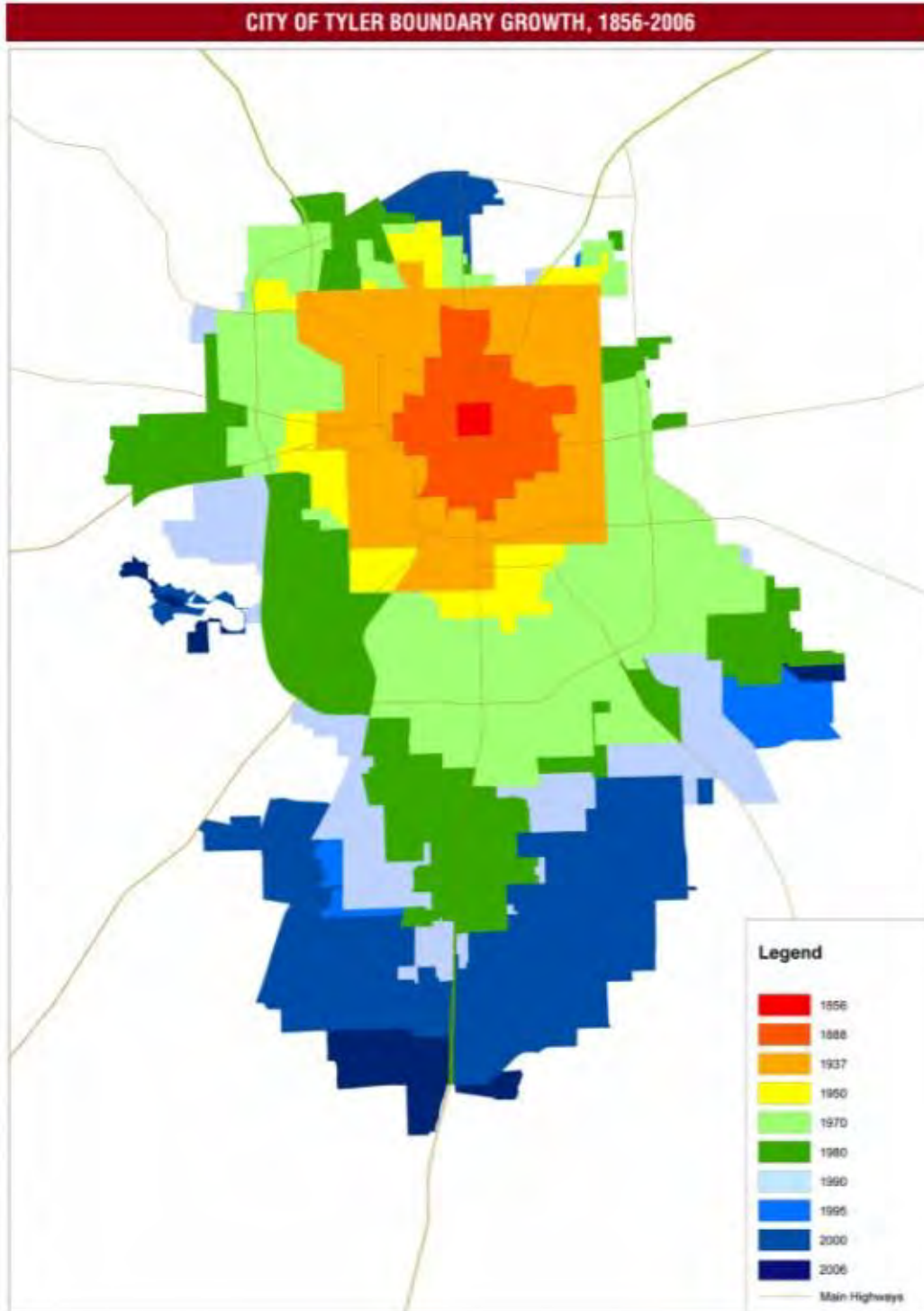
 **BAKER**  
*Lucas*  
REAL ESTATE  
3-2426

 H. D. Shuford 3-3184  
Vida Parker 2-2361,  
2-4123  
Eve. Call 2-2660

- Summer and Winter Air-Conditioning
- Carpeted throughout
- Complete G. E. Electric Kitchen
- 2 1/2 Tile Baths
- Lovely Wooded Lot
- 2 Woodburning Fireplaces
- Double Garage

Pollard Residential Historic District, Tyler, Smith County, Texas

Figure 12. Map showing the growth of Tyler by decade. The district falls within the yellow. Source: Luke Lee, “Will Tyler reverse 174 years of unjust housing?,” The Tyler Loop, October 20, 2020, [Will Tyler reverse 174 years of unjust housing? | The Tyler Loop](#)



Source: City of Tyler GIS data

Pollard Residential Historic District, Tyler, Smith County, Texas

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Figure 13. Pollard Farm before development, circa 1930s. According to Jack Pollard, son of Tomas Pollard, this photograph was taken looking southwest from approximately the corner of Clyde Drive and Fry Avenue, possibly as far west as Bain Place. Photograph likely dates to the 1930s, or possibly the early 1940s, when the property was a peach farm. Source: Smith County Historical Society.



Pollard Residential Historic District, Tyler, Smith County, Texas

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Figure 14. Early development of the district, circa early 1950s. Photo looking north from Watkins Street in the Donnybrook Heights or Pollard Hills subdivision. Source: Smith County Historical Society.



Pollard Residential Historic District, Tyler, Smith County, Texas

Figure 15. Advertisement for Green Acres from developers E.F. Swann, Jr., A.E. Dennis, and W.E. Curtis. The subdivision was considered “restricted” because the plat included restrictive covenants to ensure uniform building and that it would develop as a “desirable” neighborhood. The plat did not include racial covenants. Source: *The Tyler Courier-Times*, September 7, 1952, 48.

**formal opening**  
**GREEN ACRES**  
a restricted sub-division

**DEVELOPERS:**  
E. F. Swann, Jr.  
A. E. Dennis  
W. E. Curtis

**GREEN ACRES offers the following Improvements:**

1. Paving
2. Curb and Gutter
3. Sewerage
4. All Utilities: Lights, Gas, Water, Telephone
5. Storm Sewers

**A Beautiful Residential District Recently Taken Into The City Limits Of Tyler.**

**Turn Right on Paved Boulevard 1/2 Mile Post City Limit Sign On The Troup Highway.**

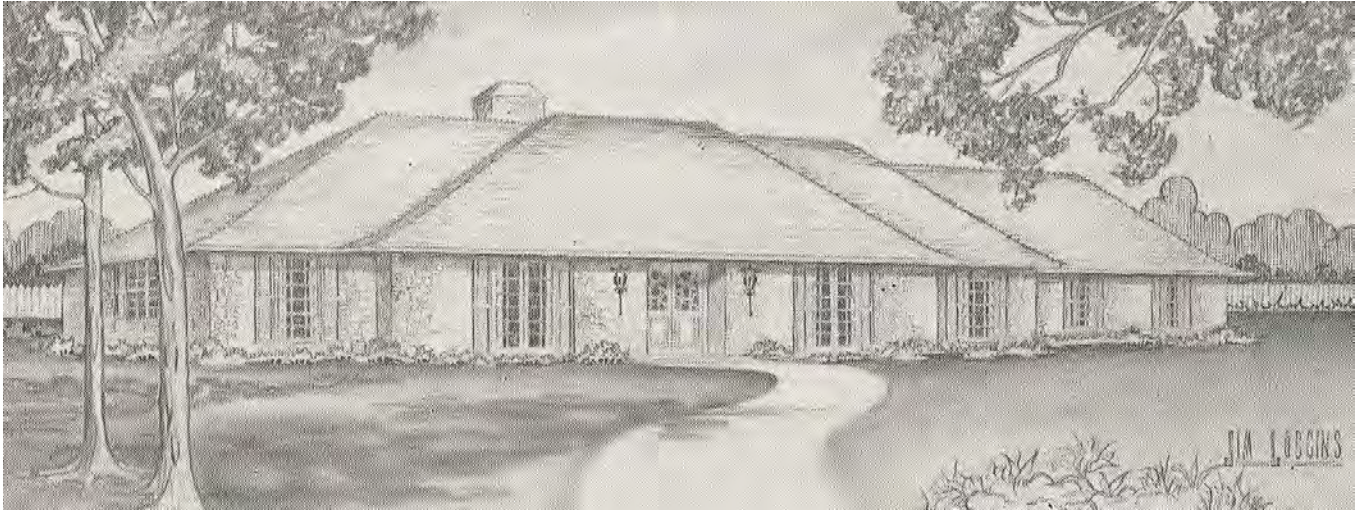
■ Lots Available    ■ Lots Sold

The advertisement includes a detailed plat map of the Green Acres subdivision. The map shows a network of streets including Cameron, Heights, and Troup Highway. A legend at the bottom indicates that white squares represent 'Lots Available' and black squares represent 'Lots Sold'. The map also shows the location of the subdivision relative to the city limits of Tyler, Texas, and the Troup Highway.

Pollard Residential Historic District, Tyler, Smith County, Texas

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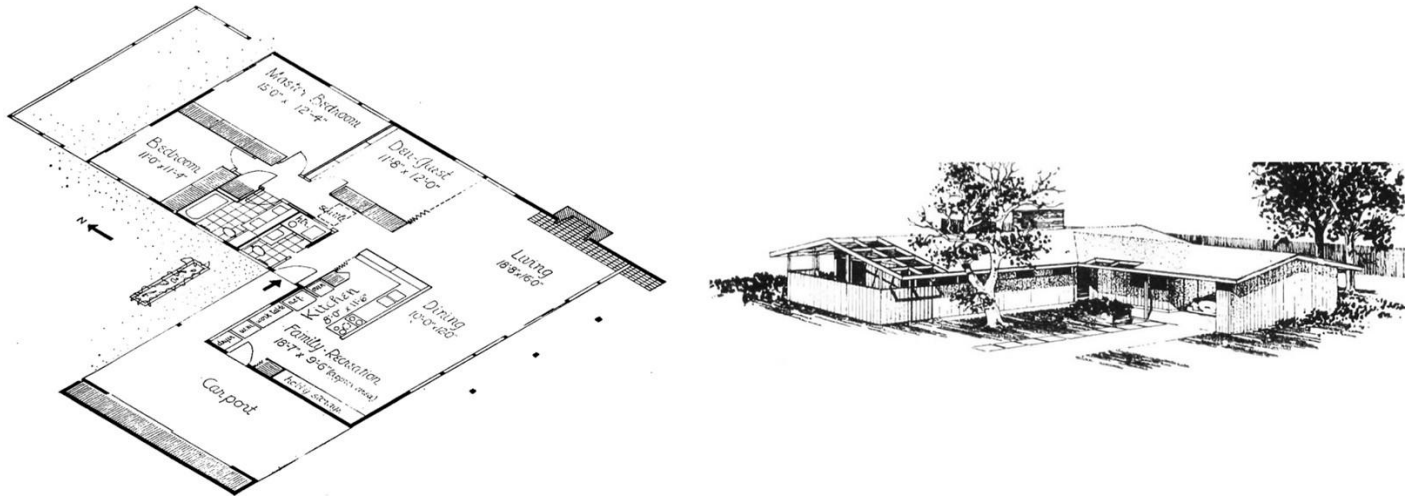
Figure 16. 3416 Heines Drive (Resource 138695), designed by Jim Loggins, built by Jim Collum. Source: *Parade of Homes 1965*, Tyler Home Builders Association of Tyler, 1965.



Pollard Residential Historic District, Tyler, Smith County, Texas

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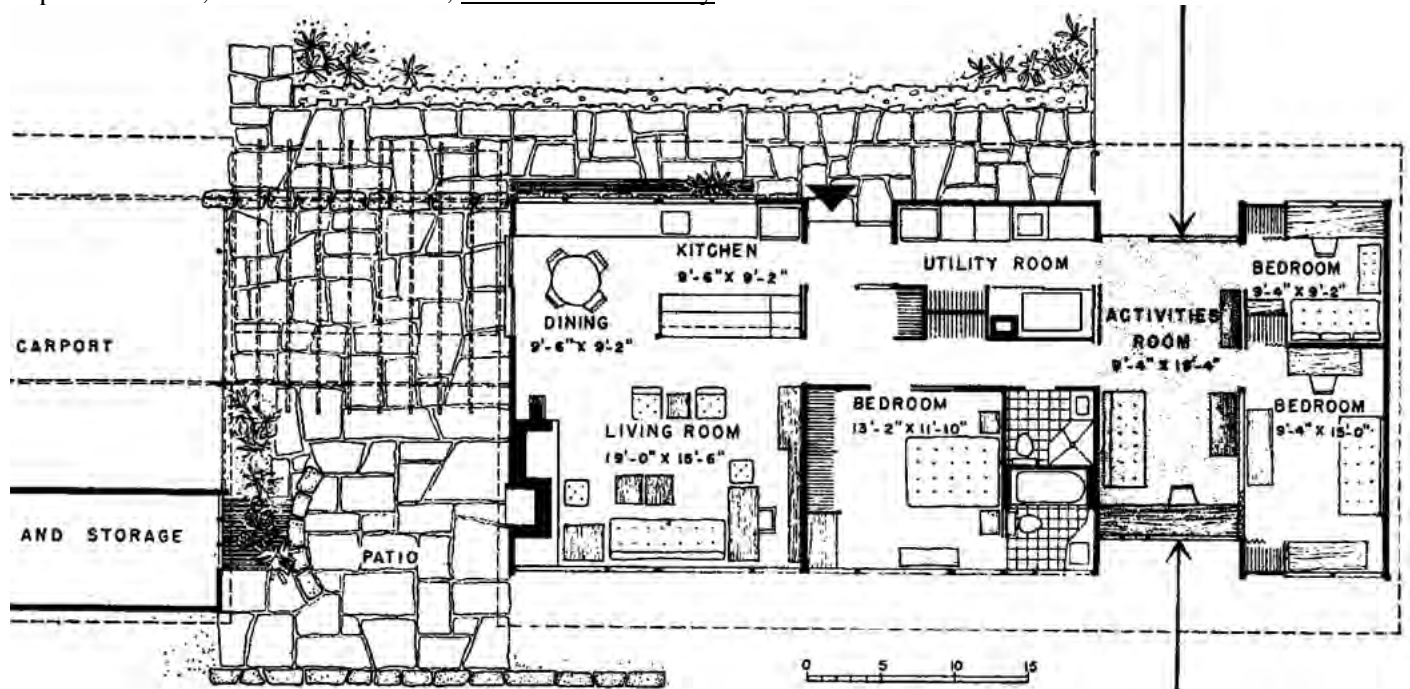
Figure 17. Floor plan and drawing of the NAHB Trade Secret's house: Source: *House & Home*, January 1953, from US Modernist, USModernist Library.





Pollard Residential Historic District, Tyler, Smith County, Texas

Figure 19. Plan of the "Home for All America," designed for *Better Homes and Gardens*. Source: *House & Home*, September 1954, from *US Modernist*, *USModernist Library*.



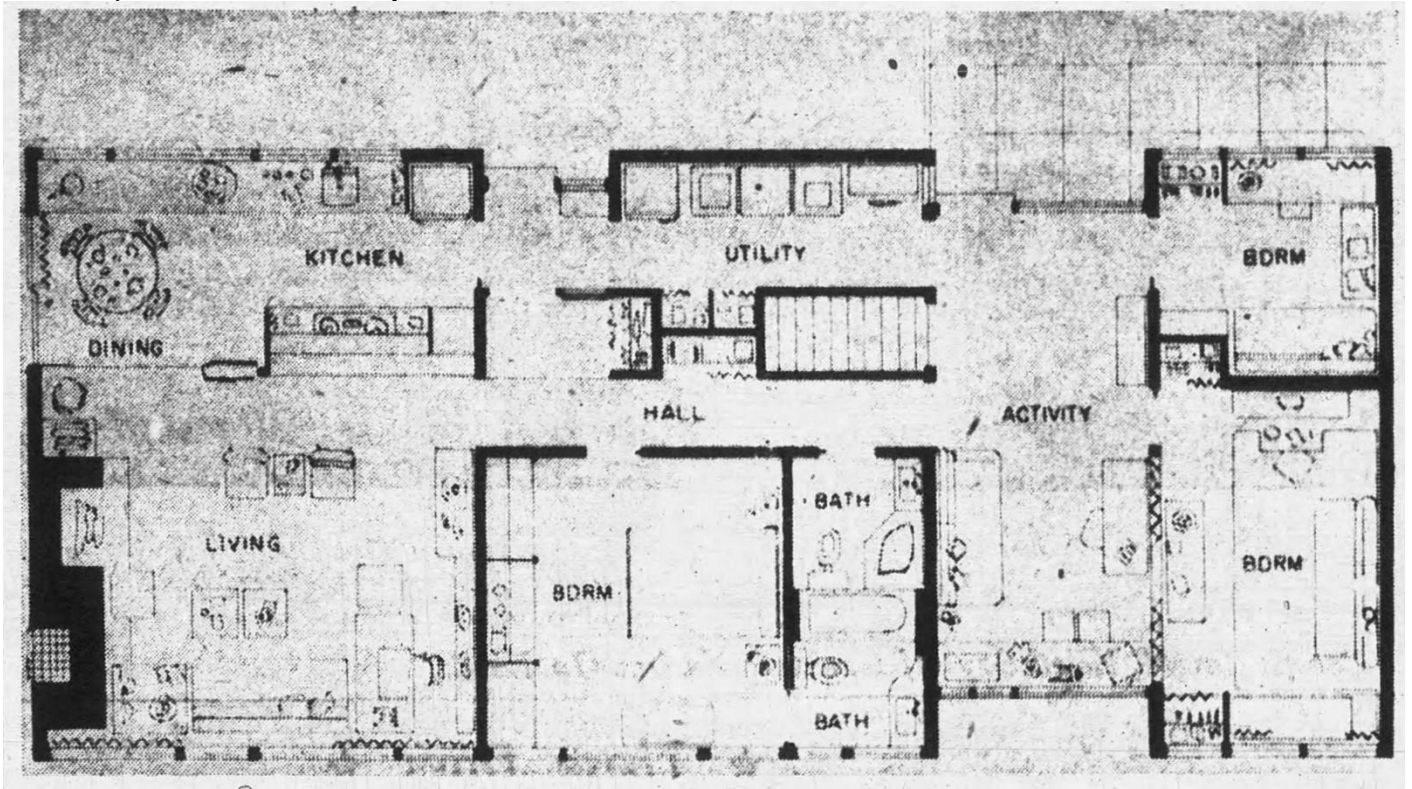
Pollard Residential Historic District, Tyler, Smith County, Texas

Figure 20. Patio of the *Better Homes and Gardens* Home for All America featured in *House & Home*, September 1954. A sliding glass door opens onto the eat-in kitchen. Source: *House & Homes*, September 1954, from US Modernist, [USModernist Library](#).



Pollard Residential Historic District, Tyler, Smith County, Texas

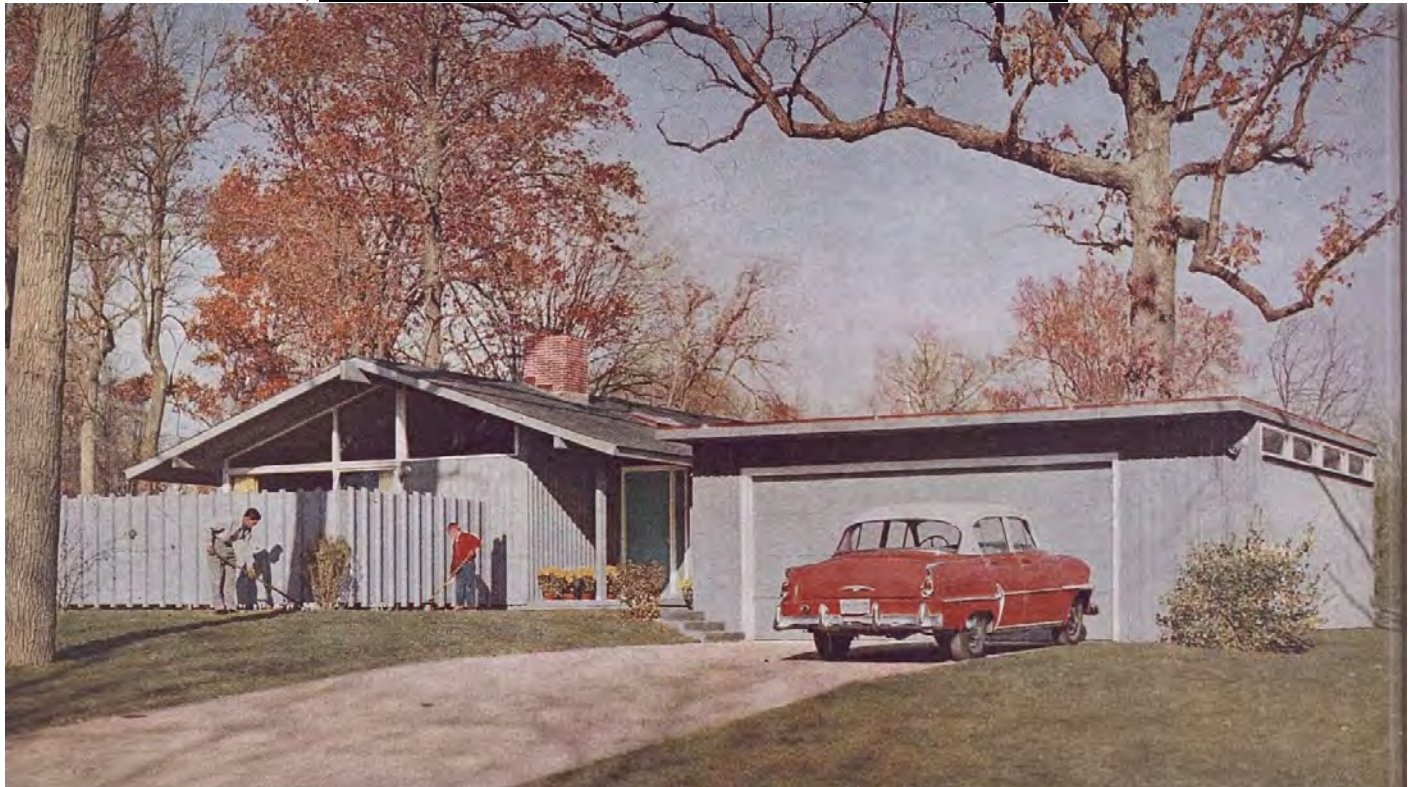
Figure 21. Plan for Harold Lawler's house for *Better Homes & Garden* at 714 Shannon Drive (Resource 138949).  
Source: *Tyler Courier-Times*, July 4, 1954.



Pollard Residential Historic District, Tyler, Smith County, Texas

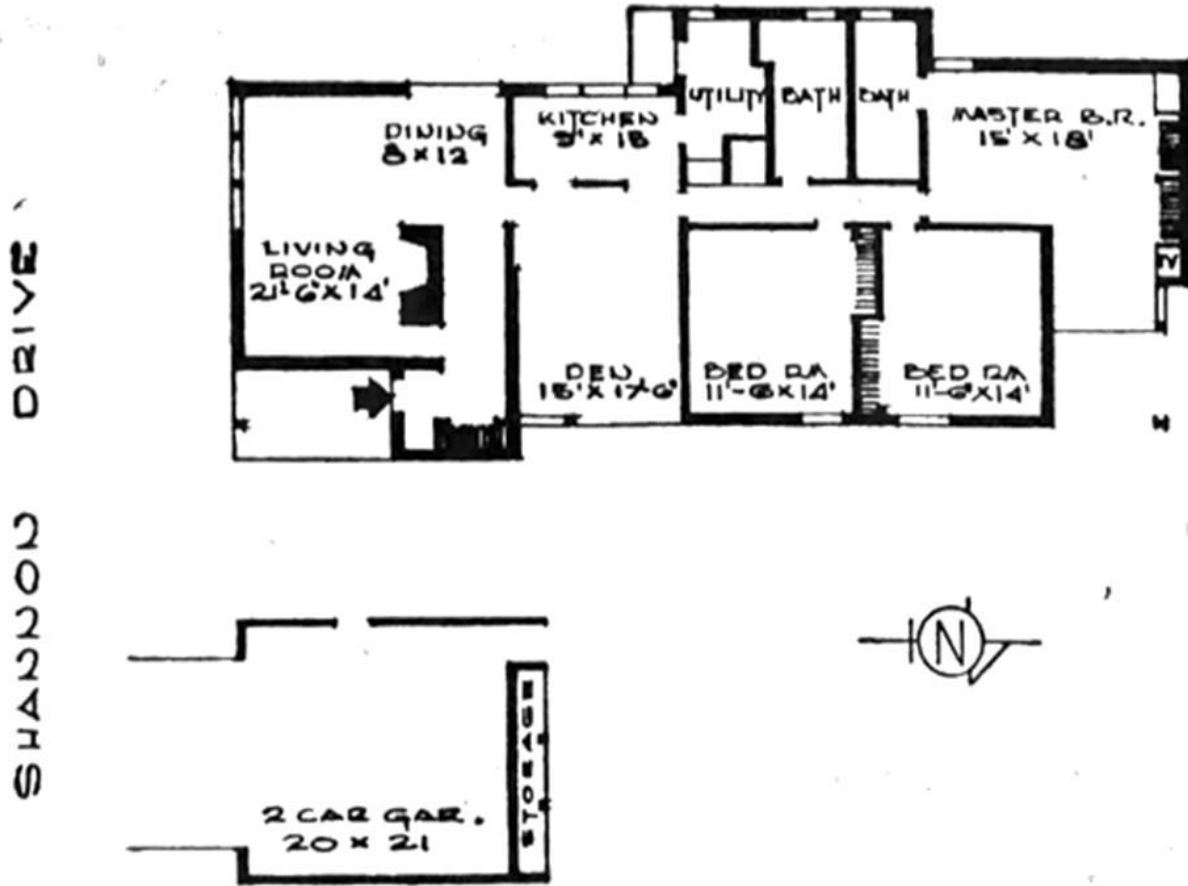
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Figure 22. Façade and detached garage of the *Better Homes & Gardens* 1955 Idea Home of the Year that served as the prototype for Harold Lawler's house at 730 Shannon Drive. Source: *Better Homes & Gardens*, September 1955, from *Better Homes & Gardens*, [Better Homes & Gardens September 1955 Magazine \(bhg.com\)](http://BetterHomesandGardensSeptember1955Magazine(bhg.com)).



Pollard Residential Historic District, Tyler, Smith County, Texas

Figure 23. Plan for 730 Shannon Drive A (Resource 139818) by Harold Lawler based upon the *Better Homes & Gardens* 1995 Idea Home of the Year. Source: *Tyler Courier-Times Telegraph*, August 28, 1955, Section 3, 5.



Pollard Residential Historic District, Tyler, Smith County, Texas

Figure 24. The Swann furniture store was just one of many local suppliers who advertised their participation in the Idea Home of the Year at 730 Shannon Drive A (Resource 139818, Photo 53). Source: *Tyler Courier-Times Telegraph*, August 28, 1955, Section 3, 5.

**HAROLD LAWLER'S**  
**Better Homes & Gardens**  
**IDEA HOME**  
**OF THE YEAR**  
filled with furnishing and decorating ideas  
by  Introducing to Tyler and East Texas . . .  
**DANIA**  
captivating new line of Swedish Modern Home Furnishings . . . as new as tomorrow's sun rise!

We are indeed proud to have been chosen to furnish Harold Lawler's Better Homes & Gardens Idea Home of the Year, which is open today for your inspection! Too, we are proud to introduce to Tyler and East Texas a fabulous collection of design-related furniture by DANIA, which is exclusive with us in this city.

We urge you to go out today and see this beautiful home and its gorgeous furnishings. You'll marvel at this truly modern home and its fabulous contents!



730 SHANNON DRIVE  
In Southern Oaks Addition



Also Featuring Swann's "Barwick" Carpeting in the Living Room and Dining Room with Draperies Designed by Quinton Chamness Interior Decorator of Swann Furniture Company

Living Room, Dining Room and Activity Room of the "Idea Home of the Year" furnished in Swann's Exclusive New "Dania" Swedish Modern Home Furnishings . . .

We Cordially Invite You to Drive Out Today and See This Beautiful home . . . Open for Your Inspection from 2 P.M. to 9 P.M.



Pollard Residential Historic District, Tyler, Smith County, Texas

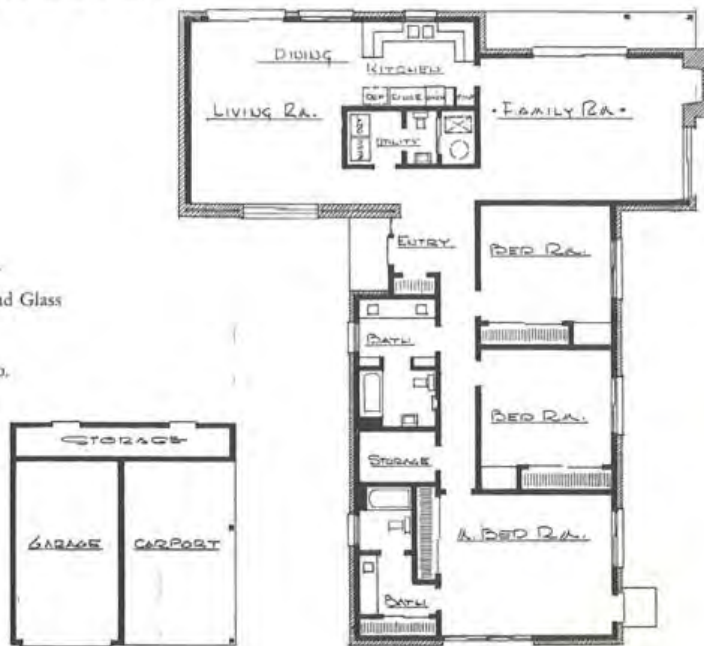
Figure 25. Harold Lawler’s 1957 entry to the THBA Parade of Homes, the *Better Homes Gardens* Idea Home, at 3528 S. Keaton Avenue (Resource 137212, Photo 67). Source: *1957 Parade of Homes*, Home Builders Association of Tyler.

**HAROLD LAWLER HOME NO. 4 SOUTHERN OAKS**



From the pages of *Better Homes and Garden* magazine comes this 1957 Idea House. And full of new innovations in living it is. First: outside living is on all sides of the house with over two-thirds of the yard completely fenced for privacy. From the time one enters the house the word is beauty. The entrance hall is framed with a molded plaster ceiling with indirect lighting. The rooms are large, light and designed for gracious living. This house is large but utilitarian with space for each phase of living and enjoyment of the home the main feature.

- BUILDER—Harold Lawler
- DECORATING—Quinton Chamness, Swann Furniture Co.
- HEATING & AIR CONDITIONING—G-E, Glenn Flinn, Inc.
- APPLIANCES—Swann Furniture Co.
- BRICK—Russell Watson
- ELECTRICAL—Joe Wilkerson
- FIXTURES—Watson Electric
- FLOOR COVERING—J. W. Britton
- INSULATING—Leo Jones
- LANDSCAPING—Breedlove Nurseries
- MATERIALS—Smith County Lumber Co.
- MIRRORS & GLAZING—Tyler Mirror and Glass
- PAINTING—Clark and Davidson
- WINDOWS—Tyler Mirror and Glass Co.
- PLUMBING—James P. Stegall
- READY-MIX—Tyler Ready-Mix
- ROOFING—Earl Jones
- TILE—Virgil Stanley



Pollard Residential Historic District, Tyler, Smith County, Texas

Figure 26. Percy Andrew's entry to the 1957 THBA Parade of Homes, at 3601 Bain Place (Resource 138900). Designed by George Hicks. Note that the house built is slightly different in plan. It also has some minor alterations within the porch. Source: *1957 Parade of Homes*, Home Builders Association of Tyler, 1957.

PERCY ANDREWS

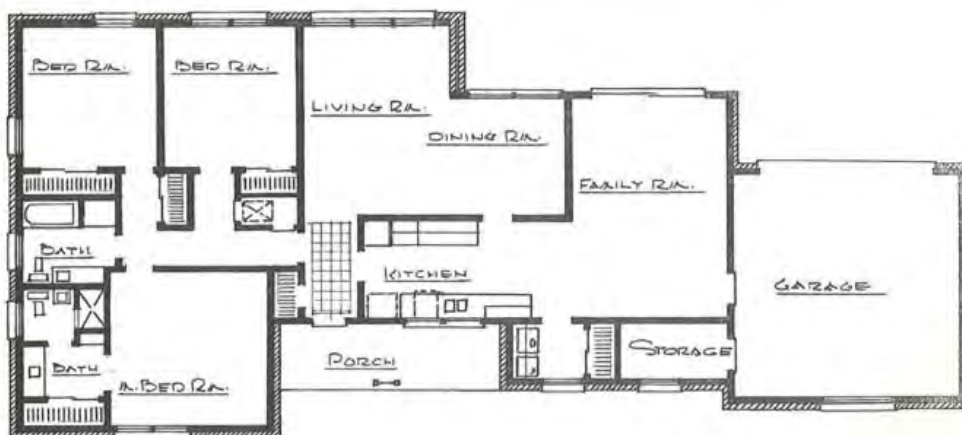
HOME NO. 5

SOUTHERN OAKS



A sunken living room, an asphalt tile floor in the garage for children's play, an enclosed patio—these are only a few of the many outstanding features of this modern ranch. The natural finish of the cabinets with the touch-open doors and all built-in appliances make the kitchen a housewife's dream. The huge master bedroom has a dressing room for extra comfort. This is truly a house for modern living—comfortable living, too.

- |                                                            |                                        |
|------------------------------------------------------------|----------------------------------------|
| BUILDER—Percy Andrews                                      | FIXTURES—Watson Electric Co.           |
| DESIGNER—George Hicks                                      | PLUMBING—Edwin Stegall                 |
| MATERIALS—Sam R. Hill Lumber Co.<br>Gulf States Lumber Co. | LANDSCAPING—Arp Nurseries              |
| HEATING & AIR CONDITIONING—Stiles Refrig. Co.              | APPLIANCES—Ho:point by Andrews-Riviere |
| BRICK—Reliance Clay Products                               | FILE—Howard Winn                       |
| MASONRY—O. A. Schlottzauer                                 | INSULATION—Leo Jones Insulating Co.    |
| ELECTRICAL—Bevis Electric Co.                              | FURNITURE—Mayer & Schmidt              |



Pollard Residential Historic District, Tyler, Smith County, Texas

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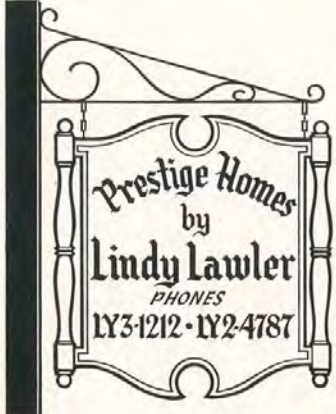
Figure 27. 1961 THBA Parade of Homes entry at 3502 Bain Place (Resource 138880). The “Early English” house was designed by Jim Loggins and built by Percy Andrews. Source: *1961 Tyler Parade of Homes*, Home Builders Association of Tyler, 1961.



Pollard Residential Historic District, Tyler, Smith County, Texas


Figure 28. Builder Lindy Lawler took out a full page in the 1964 parade brochure to advertise his "Prestige Homes." The house featured is at 3316 Fry Avenue (Resource 138141, Photo 66) and was designed by Jim Loggins. Source: *Parade of Homes 1964*, Home Builders Association of Tyler, 1964.

## Sign of quality



34

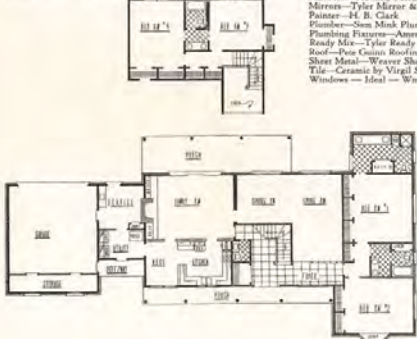

**Home No. 7 Lindy Lawler** **3316 Fry Avenue**



Patterned substantially in Early American exterior features level use of wood shingles on roof and side-walls, with two stories of comfortable living area. This Prestige Home features four bedrooms, four baths on a beautifully tree covered lot. The theme of Early American with Spanish motif is continued throughout with the extensive use of dark brick for floors in living area, the day has an extra wall of antique brick, featuring arched doorways to kitchen separated by wrought iron gates, divided sliding glass doors overlooking covered back terrace. The master bedroom suite has three large closets and a 9x14 dressing room and bath with an outside exit. The other bedroom downstairs has a private bath. A small powder room half bath is decorated with copper and marble dressing top. Upstairs is two bedrooms with a walk through bath for both. Also featured is over 400 sq. ft. of storage area on the upper floor. The surroundings of this home begins with the entry hall which is open through the second story with a wrought iron staircase. Furnished by Pitman Furniture. Decorated by Beta Franks.

Designer—Jim Loggins  
 Decorator—Beta Franks—Pitman Furniture  
 Appliances—Whirlpool—Pitman Furniture  
 Brick—Giffilan Brick Dist. and Russel B. Watson  
 Brick Mason—Joe Campbell  
 Bull Dozer Work—Grady Allen  
 Carpenter—Pete Brothers  
 Carpet and Furniture—Pitman Furniture  
 Concrete—Dewey Kellis

Drainboards and Floor Covering—Coley Floor Covering Service  
 Driveway—G. C. Coyle  
 Electrical—D & S Electric  
 Heating & Air Conditioning—Day & Night—Andrew Riviere Co.  
 Insulation—Lee Jones Insulating Co.  
 Iron Works—Nowlin Ornamental Iron Works  
 Landscaping—Brookline Nursery  
 Light Fixtures—Oppens Fixture Supply Co.  
 Materials—Brownstone Lumber Co. and Coats-McCain Lumber Co.  
 Millwork—Howard McKinney  
 Mirrors—Tyler Mirror & Glass Co.  
 Painter—H. B. Clark  
 Plumber—Sam Mink Plumbing Co.  
 Plumbing Fixtures—American Standards—Southland Supply Co.  
 Ready Mix—Tyler Ready Mix Concrete & Asphalt Co.  
 Roof—Pete Coates Roofing Co.  
 Sheet Metal—Weaver Sheet Metal & Roofing  
 Tile—Ceramic by Virgil Stanley Tile Co.  
 Windows—Ideal—Win. Cameron & Co.

Lindy Lawler

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Pollard Residential Historic District, Tyler, Smith County, Texas

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Figure 29. Rendering of 3406 Fry Avenue (Resource 138158), designed by Jim Loggins and constructed by Joe Coleman. Source: *Parade of Homes 1964*, Home Builders Association of Tyler, 1964.



Pollard Residential Historic District, Tyler, Smith County, Texas

Figure 30. Newspaper photo of 2925 Curtis Drive (Resource 136096) as a 1961 Parade of Homes Entry of McAtee Development Company. Source: *Tyler Courier-Times Telegraph*.



Pollard Residential Historic District, Tyler, Smith County, Texas

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**Photos**

Photo 1. Contextual view of west side of the 3000 block of Birdwell Drive. Camera facing north.



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Photo 2. Retaining wall in the 2900 block of Pollard Drive. Camera facing southwest.



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Photo 3. Contextual view of the west side of the 3100 block of Curtis Drive. Camera facing southwest.



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Photo 4. Contextual view at Birdwell Drive and De Charles Street. Camera facing south.



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Photo 5. Contextual view of the 2900 block of Pollard Drive. Camera facing south.



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Photo 6. Oblique view of a duplex at 3704 Colony Park Drive (Resource 139787). Camera facing south.



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Photo 7. Front façade of 800 Rhodes Drive (Resource 135107). Camera facing north.



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Photo 8. Front façade of 1106 Hansford Place (Resource 138792). Camera facing north.



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Photo 9. Oblique of 1018 Wilmington Place (Resource 139704). Camera facing northwest.



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Photo 10. Front façade of 1209 E. Dulse Street A (Resource 135700). Camera facing south.



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Photo 11. Front façade of the split-level at 3241 Birdwell Drive (Resource 135409). Camera facing west.



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Photo 12. Oblique of the detached garage at 3125 Birdwell Drive B (Resource 135463) showing the common location of garages in the district. Camera facing southwest.



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Photo 13. Oblique of the former single-family residence currently used as an office, 1320 E. Southeast Loop 323 (Resource 137257). Camera facing northwest.



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Photo 14. Non-historic-age commercial building at 1310 E. Southeast Loop 323 (Resource 137259). Camera facing north.



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Photo 15. Oblique of St. Francis Episcopal Church at 3232 Jan Avenue A (Resource 136374). Camera facing northeast.



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Photo 16. Front of St. Francis Episcopal Church at 3232 Jan Avenue A (Resource 136374). Camera facing east.



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Photo 17. Contextual view of the pump house at 2917 Jan Avenue (Resource 136297). Camera facing southwest.



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Photo 18. The drainage canal with pedestrian bridge (Resource 139652) in the 3500 block of Woodbine Boulevard. Camera facing north.



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Photo 19. Concrete lined drainage canal (Resource 139655) in the 3700 block of Fry Avenue. Camera facing west.



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Photo 20. Stone-lined drainage (Resource 139655) near 1005 E. Amherst Street. Camera facing south.



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Photo 21. Front façade of 719 E. Barbara Street (Resource 135710). Camera facing south.



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Photo 22. Front façade of 702 E. Hudson Street (Resource 139883). Camera facing north.



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Photo 23. Oblique view of 3110 Curtis Drive (Resource 136120). Camera facing east.



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Photo 24. Front façade of 2812 Dinah Lane (Resource 139678). Camera facing east.



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Photo 25. Front façade of 717 E. Barbara Street (Resource 135709). Camera facing south.



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Photo 26. Oblique of 904 E. Dulse Street (Resource 135659). Camera facing northeast.



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Photo 27. Oblique view of 3211 Dinah Lane (Resource 135545). Camera facing southwest.



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Photo 28. Front façade of 3809 Arlington Avenue (138804). Camera facing southwest.



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Photo 29. Front façade of 3008 S. Cameron Avenue A (Resource 135802). Camera facing east.



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Photo 30. Front façade of 3801 S. Cameron Avenue (Resource 136512). Camera facing west.



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Photo 31. Oblique of 923 E. Hudson Street (Resource 134932). Camera facing southwest.



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Photo 32. Front façade of 3412 Pollard Drive (Resource 137040). Camera facing east.



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Photo 33. Front façade of 3815 S. Cameron Avenue A (Resource 136521). Camera facing north.



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Photo 34. Oblique view of 2917 Curtis Drive (Resource 136086). Camera facing northwest.



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Photo 35. Front façade of 3400 Woodbine Boulevard (Resource 135997). Camera facing east.



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Photo 36. Front façade of 3405 Fry Avenue (Resource 138155). Camera facing west.



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Photo 37. Front façade of 3507 Fry Avenue (Resource 138173). Camera facing west.



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Photo 38. Front façade of 3400 Allen Avenue (Resource 138703). Camera facing east.



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Photo 39. Front façade 2816 Fry Avenue (Resource 138262). Camera facing east.



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Photo 40. Front façade of 3614 Woodbine Boulevard (Resource 136014). Camera facing east.



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Photo 41. Front façade of 4020 Pinedale Place (Resource 138995). Camera facing east.



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Photo 42. Front façade of 3104 S. Cameron Avenue (Resource 135814). Camera facing southwest.



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Photo 43. Oblique of 3411 Woodbine Boulevard (Resource 136032). Camera facing east.



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Photo 44. Front façade of 1019 Santa Rosa Drive (Resource 138723). Camera facing south.



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Photo 45. Front façade of 3618 Wynwood Drive A (Resource 138908). Camera facing southeast.



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Photo 46. Front façade of 3416 Allen Avenue (Resource 138718). Camera facing east.



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Photo 47. Front façade of 815 Shepherd Lane (Resource 138947). Camera facing southeast.



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Photo 48. Front facade of 3115 S. Cameron Avenue (Resource 135823). Camera facing west.



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Photo 49. Front façade of 3334 Allen Avenue (Resource 138699). Camera facing east.



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Photo 50. Front facade of 3300 S. Keaton Avenue (Resource 137161). Camera facing east.



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Photo 51. Oblique of 1017 Clyde Drive (Resource 138440). Camera facing southeast.



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Photo 52. Front façade of 801 Pinedale Place (Resource 139025). Camera facing southwest.



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Photo 53. Oblique of 730 Shannon Drive A (Resource 139818). Camera facing northwest.



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Photo 54. Front façade of 1500 Westfield Street (Resource 136216). Camera facing north.



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Photo 55. Oblique of 3409 McMillan Drive A (Resource 135888). Camera facing west.



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Photo 56. Oblique of 1024 Clyde Drive (Resource 138448). Camera facing northwest.



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Photo 57. Oblique of 2806 S. Keaton Avenue (Resource 137124). Camera facing southeast.



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Photo 58. Oblique of 1626 Dennis Drive (Resource 135574). Camera facing north.



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Photo 59. Front façade of 3513 Fry Avenue (Resource 138179). Camera facing west.



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Photo 60. Front façade of 1106 Heines Drive (Resource 138672). Camera facing north.



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Photo 61. Front façade of 1023 Hansford Place (Resource 139698). Camera facing south.



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Photo 62. View of 4034 New Copeland Road (Resource 139033). Camera facing north.



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Photo 63. Oblique of 3801 Arlington Avenue (Resource 138800). Camera facing northwest.



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Photo 64. Front façade of 2830 Pounds Avenue A (Resource 138309). Camera facing east.



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Photo 65. Oblique of 2818 Pounds Avenue (Resource 138297). Camera facing east.



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Photo 66. Front façade of 3316 Fry Avenue (Resource 138141). Camera facing east.



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Photo 67. Oblique of 3528 S. Keaton Avenue (Resource 137212). Camera facing southeast.



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Photo 68. Oblique of 3714 Fry Avenue (Resource 138188). Camera facing northeast.



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Photo 69. Front façade of 1214 E. Barbara Street (Resource 135297). Camera facing north.



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Photo 70. Front façade of 3514 Bain Place (Resource 138883). Camera facing northeast.



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Photo 71. Front façade of 3806 Pollard Drive A (Resource 137073). Camera facing east.



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Photo 72. Oblique of 2816 S. Keaton Avenue (Resource 137132). Camera facing northeast.



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Photo 73. Contextual view of the west side of the 3400 block of Woodbine Boulevard. Camera facing northwest.

