Pollard Farm Survey Area Historic Context: This section is organized in two parts: the pre-1930 and post-1930 periods. The pre-1930 section provides background for the post-1930 period. The 1930-1970 dates correspond to the beginning of suburban development in the Pollard Farm Survey Area and its continuance up to the end of historic period, plus five years.

Tyler 1846-1929

Economics

Since its founding in 1846, Tyler's economy has shaped community development. As the seat of Smith County and a district location for both state and federal courts, Tyler benefitted from the interaction of public and private sectors. Early growth was slow and primarily based on agriculture, pre-rail transportation, commerce, legal services and government. After the Civil War, the economy grew more rapidly, at first because of Smith County's agricultural diversification. Then, beginning in the 1870s, Tyler became an important rail freight shipping point and manufacturing center. Tyler's position as a rail hub for Smith County began in 1873 when the International and Great Northern Railway (I&GN) built a trunk line from Troup (southeast of Tyler), through which the main line passed, to Tyler. At this point, Tyler began to change into a city (Williams 2000:29). However, local businessmen were determined to build their own line in order to have more control over service and profits. In 1875, the locally founded and operated Tyler Tap Railway increased its capitalization and built a narrow gauge line from Tyler to Big Sandy. Within a short time, this line was extended and in 1878 reorganized as the Texas and St. Louis Railway Co. In time, this railroad became the St. Louis Southwestern Railway (Cotton Belt) with the initial purpose of shipping cotton from Texas and Arkansas to the compresses, warehouses and markets of St. Louis (Reed 1941:413 in Williams 2000:30). Tyler's two railroads fostered expanding community development supported by growing commercial, legal, banking, insurance and professional services, as well as industrial businesses such as lumber distributors, planning mills, railroad equipment manufacturers, a cannery and furniture makers. In the twentieth century, agriculture, banking, commerce and manufacturing remained strong, supported by Tyler's continued importance as a regional rail, trucking and, later, air freight center.

The Cotton Belt served as Tyler's primary rail connection for both passenger and shipping needs. But in 1952, the Cotton Belt discontinued passenger service between Tyler and Waco (Whisenhunt 1983:81) because of the rapidly expanding ownership of private automobiles. Although shipment of goods by rail remained strong, truck transport, which first appeared in Tyler about 1917, presented growing competition. Tyler's Cotton Belt depot was listed in the National Register in 2001, and line's 1955 headquarters building was listed in the National Register in 2005.

In the nineteenth and early twentieth centuries, in-town transit was by foot, horse, wagon and buggy. But between 1891 and 1916, several types of trolleys operated in Tyler offering a new option. In 1913, the Tyler Traction Company began ferrying riders around town and from downtown to the fair grounds at the western edge of the city. The trolley also had a line to the swimming pool (natatorium), and other recreational areas away from the central city. By 1916, ridership was falling due to the increase in private automobile ownership (Williams 2000:30-42).

During the 1920s, the discovery of a few small oil and gas fields in Smith County and neighboring Van Zandt County provided new economic opportunities. In 1930, the discovery of the mammoth East Texas Oil Field triggered a fifty-plus year economic and development boom in Tyler (Williams, 2000:18). In addition to petroleum production, manufacturing, retail and other types of commerce sustained Tyler through the Great Depression, and state and federally-funded public works projects helped to alleviate unemployment and hunger experienced by some Tyler residents. Unskilled workmen and their families were negatively impacted by the Depression more than any other group. Although the economy was more diversified in the early twentieth century than it was in 1950, Tyler remained an important regional

center for oil and gas production, banking and service industries, and grew rapidly into south central, southeast and north central-northwest areas expanding the city's geographical boundaries.

Social History

Following the Civil War, Tyler became an educational center with public schools for white and African American students, as well as private schools and a business college for white students. As was the norm in the South prior to 1964, African Americans were segregated in all aspects of life, attending separate and inferior schools, forming their own religious congregations and living in cramped, largely undesirable areas of town near rail lines, factories and Oakwood Cemetery, Tyler's original burial ground. By the early twentieth century, the expanding African American population was moving into what is now far north, northwest and west Tyler, while the white middle and upper middle class population moved south of the central city. Education for African American children began during Reconstruction under the Freedman's Bureau (Glover 1976:190), and by the early 1880s, separate public school buildings had been built for white and African American children. Despite the restrictions imposed by Jim Crow laws, Tyler's African Americans consistently developed and supported educational opportunities for their children and young adults. By 1910, there were 968 African American students enrolled in two public schools in the city, with eight teachers providing instruction (Glover 1976:190). In 1894, the congregation of St. James CME Church (Colored Methodist Episcopal Church, now Christian Methodist Episcopal Church) (NR 2004), established Texas College in what is now far north Tyler. The school's primary emphasis was liberal arts and preparing men for the ministry (Williams 2000:73). Texas College also offered elementary and secondary level course work. By the early 1970s, Texas College had educated more than 25,000 students (Glover 1976:191). It remains in operation, and three buildings on the campus were listed in the National Register in 2007. Butler College, in west Tyler, was established in 1905 as Texas Baptist Academy. It offered elementary and high school curriculum to African American students, and later became an African American junior college. The school closed in the 1960s and virtually nothing remains of the campus. These institutions were much needed, as a high school for African American students was not built until 1920, although John Tyler High School had served white students since the nineteenth century. Tyler Junior College, which was open to white students only, was founded in 1926 (Williams 2000:70). Since the passage of the Civil Rights Act of 1964, it has served an inter-racial student population and continues to serve Tyler and the surrounding area.

Houses of worship were another important aspect of Tyler's social organization and included Methodist, Baptist, Presbyterian, Episcopalian, Disciples of Christ, Seventh Day Adventist, and Roman Catholic churches and the Jewish Congregation Beth El. In time, additional Jewish congregations were founded in Tyler. African American residents organized Baptist and Methodist churches and were served by St. Peter Claver Roman Catholic Church, as well as other denominations. Church women were instruments of community betterment and the women of Tyler's white and black congregations developed groups and committees to address social problems at home and missionary efforts within the community and abroad.

Small numbers of Jewish families from Germany, Poland and Russia settled in Tyler before 1861. Between 1896 and about 1900, immigrants arrived from Syria and Lebanon; these new residents were absorbed into the local Roman Catholic Church as there was no Eastern Orthodox Church in Tyler or Smith County. These newcomers also were segregated in small, crowded or noisy locations in the central city, as well as in areas southwest and northwest of the original city limits. Hispanic families appear in city directories as early as 1893, and by the 1920s their numbers had increased, no doubt due to out-migration during the Mexican Revolution of 1910-1923. Names that appear to be Italian also are listed as early as 1893 and residents with Czech and Hungarian names also are present. By the 1890s, Tyler also had at least one Chinese family. Most of these new residents were merchants who traded in clothing, groceries or candy, or operated restaurants. Other trades included shoemaker, tailor and a furniture store proprietor. Perhaps the most highly educated of the new residents was Count Emir Bela Gyeila Carios Hamvasy, a former member of the Hungarian Parliament, concert pianist and revolutionary who was

forced to leave Hungary following a failed revolt against the Austro-Hungarian Empire. After studying for the ministry in Austin he was ordained and sent to Tyler to lead the Episcopal congregation (Smallwood 1999:536 in Williams 2000:16). Hamvasy Lane in the Azalea Residential Historic District (NR 2003) is named for him. Although Tyler was much more cosmopolitan than many East Texas communities, James Smallwood observed that "…the white community's tolerance for minorities should not be overstated. Many [Smith] countians seemed to accept the many internationals, but others discriminated against the Asians and the Lebanese, particularly. Equally, the area's own Black community still was not accepted" (Smallwood 1999:537 in Williams 2000:16). African Americans in Tyler remained segregated until the passage of the Civil Rights Act in 1964.

One of the marks of a community committed to education and opportunity for its residents is the presence of a public library. Tyler's public library began in 1899 as a subscription library founded by five women's clubs—the First Literary Club, Quid Nunc, Sherwood, Bachelor Maids and the Athenian Club. By 1901, it was a free, public library (Williams 2000:92), but open only to white residents. However, in time, a public library for African Americans was established. Tyler's library occupied several buildings, including the old city hall before moving into the newly constructed Carnegie Library (NR 1979) in 1904. Citizens raised more than $2,000 to purchase the land, and the building was erected in part with $15,000 from Andrew Carnegie's library foundation. Helen Gould, eldest daughter of rail magnate Jay Gould, was solicited by a female resident of Tyler for a donation and provided 675 titles (Williams 2000:92).

Tyler residents enjoyed parks, recreational events and cultural programs and joined fraternal organizations, and service and literary clubs. In Tyler, as in many communities, the cemetery was the first park, used for picnics and family reunions on days when burial sites were weeded and flowers planted. The earliest known park in Tyler is City Park, in north Tyler. About 1890, private land at this site was used by neighborhood residents as a park and play area for children. In 1930, Mrs. Fannie Heffler deeded the park to the City of Tyler. Other parks were established on private land and later deeded to the city (Williams 2000:92), and by 1905, the area around the no-longer-extant Classical Revival courthouse was landscaped as a park. Then in 1909, Tyler businessman R. Bergfeld deeded land along South Broadway to the City of Tyler for park use. This park is now one of many city parks in south Tyler and is included in the Azalea Residential Historic District (NR 2003).

The City operated three cemeteries: Oakwood on North Palace Avenue at West Oakwood Street (1846), Rose Hill Burial Park (1916) on Troup Highway at South Donnybrook Avenue in the Pollard Farm Survey Area, and Westview Cemetery (1888) on U.S. Highway 64 west of the city limits. The privately owned Liberty Hill Cemetery, east of Loop 323 on East Erwin Street, includes graves of many Tyler citizens. A strip along North Palace Avenue within Oakwood Cemetery contains early African American burials including the unmarked graves of some slaves. In the 1930s, this area was filled in and leveled, obliterating the graves. The cemetery was enlarged with a number of additions and in 1904, a section was partitioned as the Beth-El addition for Jewish burials (which had begun in 1884) (Williams 2000:96-97).

Recreational pursuits included circuses, fairs, parades and religious revivals, events at the Fruit Palace and the East Texas Fair Grounds, and dramatic and musical performances at two opera houses. In the early twentieth century, moving pictures joined this array of entertainment opportunities. The East Texas Fair, established in 1875, continues today. Country clubs offered social opportunities for Tyler's white elite, and by 1904, four such facilities operated. Tyler also had a natatorium (swimming pool) for white residents only, and locals enjoyed baseball games with teams from other East Texas communities. Fraternal organizations included the Masons and the Odd Fellows. In the 1920s, membership in the Ku Klux Klan was growing and St. John's Lodge of the Ancient Free and Accepted Masons made membership in the Klan a requirement for new members. However, a second Masonic lodge was established by about sixty-five Masons who wished to disassociate themselves from the Klan. Both the Odd Fellows and the Masons counted successful community businessmen and clergy among their

members. Other organizations were the Knights of Honor, the Knights of Pythias, and the American Legion. Because African Americans were barred from organizations with white members, they formed their own groups, and by 1882, there were four African American fraternal groups in Tyler, as well as African American women's clubs. Working men organized into labor groups in the late nineteenth century, reflecting Tyler's increasing industrialization (Williams 2000:88-91).

Community Development

Tyler incorporated in 1850, and its earliest development consisted of homesteads on multiple acres surrounding a grid-pattern town plat containing a centrally placed courthouse square surrounded on all four sides by streets. Grid pattern blocks and lots faced the courthouse on all sides. This street-block-lot configuration continued as development moved away from the courthouse square. Called the Shelbyville plan, it was widely used in Texas and is based on the town plat first used in early nineteenth century Shelbyville, Tennessee. Commercial uses occupied the blocks facing the courthouse square with residential lots beyond the square. Most development was on the north, west and east sides of the square and in those directions beyond it. With population increases, farms and residences developed beyond the original city boundaries in all directions. By 1900, many of the new areas were suburban neighborhoods. Commercial development also moved out from the court house square in all directions, and industrial uses occupied formerly residential areas north and east of the square, near the large railroad yards. Throughout the 1920s, Tyler's commercial/industrial core was contained within a few blocks of the courthouse square, but the growing suburban neighborhoods in the central city and north and south of it included neighborhood grocery stores housed in modest one-story brick or wood buildings. In the late 1930s, one- story commercial block was built in a south side neighborhood, and in 1948, Tyler's first shopping mall was constructed on South Broadway. By the 1950s, the downtown commercial district stretched a quarter of a mile in each direction from the square. But in the 1960s, auto-dependent suburban development and related shopping malls drew people to outlying areas; strip commercial development appeared on major streets.

Before 1950, much of Tyler developed through a combination of speculative subdivisions and re-platting of larger acreages for sale or gift to family members, business associates, neighbors and friends. The vast majority of the more than 7,000 identified historic properties surveyed between 1994 and 1998 in the central city, and the north, northwest and south central areas, were built between 1910 and 1950. Four basic subdivision types and several subtypes are known (see **Table 2**). Prior to1950, grid-pattern streets were the norm, but a few areas developed prior to 1950 also include a small number of curving streets and regular or irregularly shaped open space. However, lots associated with curving streets remained largely rectangular in shape. In the previous survey area, historic-era dwellings outnumber all other resource types. Wood and brick veneer are the most commonly used materials and twentieth-century revival styles predominate.

Condition of resources is good to fair, with variation among neighborhoods. Physical integrity of resources also varies, which the highest degree of integrity seen in south central Tyler. Throughout the 1994-1998 survey area, a mix of architectural forms and plan types create eclectic neighborhoods, and speculative tract-style developments with identical, or near identical dwellings are limited.

Table 2 : Representative Subdivision and Neighborhood Characteristics 1846-1950[1]			
Characteristics	Lot Form	Architectural Form	Years to Buildout
1. Mix of informal platting and subdivisions	Varying size/shapes	Variety of styles and plans	20 to 70 years
2a. Single subdivision	Roughly consistent sizes/shapes	Similar or identical styles and plans	Developed as a unit
2b. Single subdivision	Roughly consistent sizes/shapes	Varying styles and plans	10 to 20 years
2c.Single subdivision	Roughly consistent sizes/shapes	Variety of styles and plans	20 to 50 years
3a. Single subdivision	Varying sizes/shapes	Variety of styles and plans	20 to 50 years
3b. Single subdivision	Varying sizes/shapes modified to great variety	Variety of styles and plans	100 years
4a. Single subdivision	Roughly consistent sizes/shapes with a few parcels of varying size and dedicated public open space	Variety of styles and plans	20 to 30 years
4b. Single subdivision	Roughly consistent sizes/shapes modified to great variety	Variety of styles and plans	100 years

Some areas, such as northeast Tyler, grew in response to an influx of railroad employees or as a result of racial segregation. The Short-Line Residential Historic District (NR 2002), a small African American neighborhood wedged between railroad tracks, West Oakwood Street and Oakwood Cemetery, is an example. Others, such as the Azalea Historic District (NR 2003) in south central Tyler, developed as an upper middle class to wealthy enclave within a few years of the discovery of the East Texas Oil Field. Most of east Tyler, accessible to Tyler's oil refinery, rail yards and manufacturing concerns, contained modest neighborhoods, including the East Ferguson Street Historic District (NR 2002). This district was listed for its rare concentration of six modest, nearly identical, wood-sided bungalows. See **Table 3** for a list of National Register properties.

Tyler 1930-1970

Economics

Initial development in the survey area was fueled by Tyler's growing early- to mid-twentieth century economy, which was largely based on oil and gas exploration and production as well as on manufacturing, banking and legal services and regional commerce. Discovery of oil and gas fields in the Tyler area during the 1920s, most notably the October 1929 discovery of the Van field twenty-four miles west of Tyler, and the October 1930 discovery of the East Texas Oil Field several miles east, marked the beginning of Tyler's concentrated southward development trend. The Van field was discovered just a few days before the 1929 stock market crash and the start of the Great Depression, and the first well in the East Texas field was drilled just as the severity of the nation's economic problems was becoming

[1] Williams 2000:170

understood. These fields insured that Tyler was much less affected by the nation's growing economic problems than communities in other areas. However, tradesmen and retail businesses saw a reduction in wages or a loss in business revenues. But continuing oil and gas exploration in the area made Tyler, as the largest area community and the one with the best transportation and communications infrastructure, a regional business center for oil producers. By 1931, the field included portions of five East Texas counties — Smith, Gregg, Rusk, Upshur and Cherokee counties — and became the primary economic engine for the region between 1930 and the early 1980s.

Table 3: National Register Listed Properties		
Name	**Date Listed**	**Associated Survey**
National Register Districts		
Azalea Residential Historic District	2003	1994-1998 Survey
Brick Streets Residential Historic District	2004	1994-1998 Survey
Charnwood Residential Historic District	1999	1994-1998 Survey
Donnybrook Duplex Residential Historic District	2002	1994-1998 Survey
East Ferguson Street Historic District	2002	1994-1998 Survey
Short-Line Residential Historic District	2002	1994-1998 Survey
Individually Listed Properties		
Blackstone Building	2002	1994-1998 Survey
William Cameron Co. Building	2002	1994-1998 Survey
Carnegie Public Library	1979	None
Cotton Belt Building	2005	1994-1998 Survey
Crescent Laundry	2002	1994-1998 Survey
John B. and Ketura Douglas House	1997	1994-1998 Survey
Elks Club (NR 2002);	2002	1994-1998 Survey
D. R. Glass Library at Texas College	2007	1994-1998 Survey
Goodman-LeGrand House	1976	None
Jenkins-Harvey Super Service Station and Garage	2002	1994-1998 Survey
Marvin Methodist Episcopal Church, South	2002	1994-1998 Survey
Martin Hall at Texas College	2007	1994-1998 Survey
Moore Grocery Co.	2002	1994-1998 Survey
People's National Bank	2002	1994-1998 Survey
President's House at Texas College	2007	1994-1998 Survey
Ramey House (NR 1982	1982	None
Smith County Jail	1996	None
St. James CME Church	2004	1994-1998 Survey
St. John's Lodge, AF&AM	2005	1994-1998 Survey
St. Louis Southwestern Railway (Cotton Belt) Depot	2001	1994-1998 Survey
Tyler City Hall	2007	1994-1998 Survey
Tyler U.S. Post Office and Federal Building	2001	None
Whitaker-McClendon House	1982	None
Williams-Anderson House	2002	1994-1998 Survey

The field produced for more than sixty years, and every day during World War II it supplied, via the "Big Inch" pipeline, almost 300,000 barrels of crude oil to east coast refineries, where aviation fuel, motor vehicle gasoline and other refined products were made for use by the Allies (Williams 2000:65). This output has been estimated to have been more than one-third of all the petroleum used by the Allies. Without those supplies, the war may have had a different outcome. The field continued to produce into the 1980s, and in the 1990s, a few isolated wells remained in production. In 1993, when the Texas

Railroad Commission determined the field to be at 100 percent production, it had produced more than five billion barrels of oil (Williams 2000:65).

The Van and East Texas fields supported migration of thousands seeking employment in oil and oil-related jobs, and in businesses stimulated by the discovery of oil. Real estate development occurred city-wide with a major focus in south Tyler. New neighborhoods such as those in the northeast corner of the Pollard Farm Survey Area, as well as what is now the Azalea Residential Historic District (NR 2003), were constructed through the 1930s, 1940s, and 1950s. Pre-1930 residential areas still undergoing development in this period, such as the Brick Streets Residential Historic District (NR 2004), saw continued development or replacement of older buildings with new ones. Some older commercial buildings in the city's business district were remodeled or replaced. As residential development moved south into undeveloped areas, dwellings were built along both sides of Troup Highway, which forms the northern and eastern boundaries of the current survey area. Astute land speculators and investors, most of whom were successful Tyler businessmen and professionals, understood the economic potential of the area immediately south of Troup Highway and acquired land there.

In 1929, Edna and Tomas Pollard purchased an 18-acre farm on the south side of Troup Highway. They added acreage to the original purchase and began an unsuccessful farming venture employing African American tenant farmers. The Pollards quickly realized that farming was not a viable source of income, and that Tom's meager income ($5 per day) for service in the Texas Senate during the 1929 session, which included the regular session and two called sessions, about six months in length, could not sustain the family; they had to borrow money for living expenses (Williams 2009:8). The Pollards also realized that real estate development could provide short- and long-term income. Upon expiration of his Senate term at the end of 1932, Tomas Pollard left the Texas Senate, having chosen not to run again for office. He returned to his civil law practice in Tyler and to real estate investment.

Despite the positive impact of the oil boom, Tyler and Smith County residents were not completely spared the privations of the Great Depression. Business continued to be good until 1933, when jobs and paychecks decreased. Men were laid off in significant numbers, and as oil production stabilized, some area residents experienced unemployment and hunger. City officials quickly applied for state and federal monies available through a variety of work relief programs, including the Public Works Administration (PWA) and the Works Project Administration (WPA). As early as March 1932, the City of Tyler applied for state funding to complete an underpass and roadway approaches at the Cotton Belt tracks on Highway 64. In May 1933, the Texas Rehabilitation and Relief Commission was established to coordinate and unify federal and state relief funds. County relief boards were created in October 1933 to deal with unemployment by organizing work opportunity projects. The Smith County relief office was headed by prominent Tyler residents and businessmen and a local judge. In August 1933, 1,358 new families were placed on the relief rolls; families headed by unskilled laborers counted for most of those needing assistance. With the oil boom in full swing, skilled workers had a much better chance of finding and keeping jobs. As the Depression deepened, a small number of additional families were added to the rolls (Williams 2000:101-102) each year.

To combat local unemployment and help needy families, Tyler received PWA funding for eleven work relief projects in 1935: water works improvements, a music hall and auditorium, a fire station, an addition to the Federal building, an elementary school in north Tyler, a new high school building for African American students, and completion of and additions to white schools. The City Commission appointed local architect Shirley Simons, Sr. to act as advisor/designer on bids and proposals for Federal projects and to perform design services. By 1942, when Depression-era relief programs ended, the City had applied for and received thirty-one public works grants from PWA or WPA and state programs. Among these were brick and concrete paving for dozens of Tyler streets. The City also funded another twenty-five programs from tax monies and property owner assessments. These funding sources financed the

1937-1938 Tyler City Hall (NR 2007) designed by architect Simons, improvements at Pounds Field, the local airport established in 1929, construction of neighborhood fire stations, the widening of North Broadway, erection of Mother Francis Hospital, the swimming pool at Fun Forest Park, the rock lining of city creeks, removal of the Lufkin branch railroad tracks, purchase of a site for the Tyler Day Nursery started by the Tyler Council of Church Women, an addition to the Carnegie Public Library, laying of new water and sewer lines, construction of storm sewers, construction of an auditorium at the T.J. Austin "Negro" School, erection of restrooms south of the square for African Americans, and the building of a cafeteria and library at Tyler Junior College (Williams 2000:101-102). A Civilian Conservation Corps (CCC) camp operated at nearby Tyler State Park, building facilities there. This project also helped local unemployment through contracts with Tyler companies for building materials and related supplies (Williams 2000:102-104).

Other economic factors important to Tyler and Smith County were businesses involved in growing, processing and shipping agricultural products, manufacturing and transportation. In addition to the fruit, vegetable, row crop and livestock components of the agricultural industry, rose culture was present in the mid-1920s, but the sale of rose bushes dated to as early as 1879.[2] "In 1933, 150 area growers sold about six million bushes per year" (Smallwood 1999:787). In 1944, 1,500 acres of roses were under cultivation within fifteen miles of Tyler. The output of these fields represented about one-third of the country's demand for rose bushes (Williams 2000:23). Cut roses also were important and air freight services from Tyler's airport offered quick delivery to buyers. By 1945, the county rose industry was producing between 10 million and 20 million plants worth about $3,500,000 (Williams 2000:23). The success of Tyler and Smith County's rose industry was enhanced when, in 1946, the Texas Rose Research Foundation incorporated (Whisenhunt 1983:75). In 1949, the foundation began national trials for testing and rating new rose varieties. The Tyler Rose Garden was created in 1952 with support from the foundation on a two-acre site on West Front Street. By 1957, 294 Smith County growers had 5,000 acres in rose bushes, selling more than 21,000,000 plants in 1958 (Smallwood 1999:788 in Williams 2000:23). Thereafter, the industry "leveled off" and beginning in the 1960s, began to decline. But in the mid-1970s, area growers produced more than twelve million rose bushes worth $10 million (Smallwood 1999:789).

Agricultural labor included an established sharecropping/tenant farmer system, which faded after World War II. Following the war, row crops were replaced with an expanding livestock industry and the growing of Coastal Bermuda grass, a new hybrid strain that had improved productivity, disease and drought resistance. By 1965, Coastal Bermuda represented a $4.5 million industry for the county. Related to the success of Coastal Bermuda and its effect on the county livestock industry were experiments in cattle breeding that resulted in crossbreeds weighing significantly more at weaning than pure-bred stock (Smallwood 1999:785-786).

Tyler's airport was established in 1929 and opened for service in 1931. Located west of Tyler on Highway 64, the first commercial service was provided by Delta Airlines. Originally called Rhodes Field, the airport was renamed Pounds Field during World War II in honor of Lt. Jack Pounds, a pilot from a local family, who was killed in action. Following its use as a training facility during World War II, the airport resumed commercial service and remains in operation (Williams 2000:42-43). Air freight and passenger services provided an alternative to highway and rail transit for Tyler residents and businesses and were important to the city's economic growth.

With the start of World War II, life changed in Tyler as it did everywhere in the country, and the impact of war was felt in the initial absence of most young men and rationing, which were joined by the loss of

[2] An 1879 notebook handed down in the Shamburger family lists the sale of roses along with fruit trees and other nursery stock (Glover 1976:149) and reportedly the raising and marketing of roses in East Texas was underway before the Civil War (Ibid: 154).

life in combat. However, Tyler received economic benefit from war-time projects including the presence of a Signal Corps Radio Operations Training School, the leasing of Rhodes Field to the Army Air Corps for use as a training base, and development of Camp Fannin as a troop replacement training center. Camp Fannin was constructed in 1943 and trained as many as 27,000 men for service in Europe and the Pacific. It also was the location of a German prisoner of war camp. At the conclusion of the war, the camp became a separation center, discharging returning servicemen (McDonald 2006:32-33).

With the advent of so many military facilities and the influx of workers arriving to plan and build them, the housing shortage that began with the East Texas Oil Boom ten years earlier, deepened. The Tyler Chamber of Commerce established a housing bureau to assist newcomers, and forms were printed in local newspapers asking property owners to list available rental units (Glover 1976:126). As the facilities were completed and military personnel arrived, providing food for the military and civilian communities strained local sources. New restaurants and entertainment businesses catering to servicemen opened.

"An eye witness stated that the streets in Tyler were like the midway at the Dallas State Fair. Robert Hayes wrote that Tyler was too busy entertaining and wrestling with food problems to even think about roses…. He said that on afternoons and weekends the well-kept lawn and rose beds looked like a floral bivouac, giving a carnival appearance to the city and that sounds of the bowling alleys, shooting galleries and pinball machines could be heard everywhere" (Glover 1976:127).

In addition to the monetary contributions of military personnel and their physical impact on the city, military contracts with local businesses, including the Tyler Lumber Company, the Norman-Ford Company, Irving Machine Shop, Sledge Manufacturing Company, McMurrey Refinery, Western Foundry and the Tyler Iron & Foundry Company for a variety of supplies and materials, further expanded the Tyler economy. The military facilities also hired local civilians; Camp Fannin employed 2,500 civilians and reportedly had a payroll in excess of $2,000,000 each month (McDonald 2006:33).

Following World War II, Tyler experienced long-term economic growth, mirroring to some extent post-war national trends. Recessions, such as the cattle bust of the 1970s and the oil bust of the 1980s, were weathered without significant long-term effects (Smallwood 1999:782). Transportation improvements included the construction of Interstate 20, which linked Tyler to Dallas on the west and to Shreveport, Louisiana on the east. Located about five miles north of the city, the interstate increased access for motor vehicles and supported an expanding truck transit business. Loop 323 was built in the 1960s to provide a fast route around the city, further aiding truck transport and helping to ease in-town traffic. Increasing reliance on vehicular transportation methods resulted in the decline of the rail industry's importance. At the same time, the development of water resources with new lakes providing domestic water as well as recreational opportunities (Smallwood 1999:775) further enhanced Tyler's economic position and quality of life.

Within this context, Tyler began to add new business and industry to the established economy. Some of the new endeavors were oil related, while others were the result of advancing technology and the large labor pool available in Tyler. In 1945, to support the retention of existing businesses and attract new ones, the Tyler Chamber of Commerce organized the Industrial Foundation, with available funds of $100,000 (McDonald 2006:33). Among the new businesses brought to Tyler by the Industrial Foundation were the Bryant Heater Company, A. F. Thompson Manufacturing, the American Clay Forming Company and the Moore Chair Company (Smallwood 1999:782). "Through the latter part of the 1940s Tyler experienced steady industrial expansion. By 1947, 2,549 people held manufacturing jobs and earned a total of $5,419,000, and for the nest thirty years or so, the numbers kept climbing. In 1963, 7,248 workers earned $34,151,000" (Smallwood 1999:782). Other companies expanded or located to Tyler in the coming years. In 1948, the McMurrey Refinery announced plans to build a $40,000 plant in Smith County

(Whisenhunt 1983:77). In 1952, General Electric announced plans to build a plant in Tyler, and by 1955 the company had begun construction on the new facility, which housed GE's home heating and cooling division (Whisenhunt 1983:81-83). The Carrier Corporation also built a plant in Tyler, which was expanded in 1970, and that same year Levi Strauss constructed a factory (Whisenhunt 1983:95-96) to make jeans. By 1966, the Industrial Foundation had constructed buildings for eight factories (Glover 1976:130).

The relatively high wages paid to manufacturing and oil workers created purchasing power that supported a growing consumer economy and fueled continuing suburban development. During the 1950s and 1960s, construction of new office space for established businesses and the location of new businesses added to the economy. A new Cotton Belt headquarters building (NR 2005) was built in 1955, replacing the late nineteenth-century edifice west of downtown that had previously served the rail company (Whisenhunt 1983:91). In 1962, the Kelly-Springfield Tire Company built a plant just west of Tyler, and by the mid-1970s, the work force at Kelly-Springfield exceeded 1,400 people (McDonald 2006:40). Howe-Baker Engineers relocated their operation from Houston to Tyler, citing the safety and security Tyler offered residents (McDonald 2006:44) as an important factor in relocating to the city.

Social History

Before 1950, growth and technological changes spurred construction of new schools, a hospital, public parks—some improved through PWA and WPA programs—and created infrastructure systems, such as brick-paved streets, water and sewage systems, WPA-built improvements to creek beds and other drainage elements, modernization of electric, gas and telephone utility systems, professionalization of city planning and other municipal responsibilities, and expansion and modernization of city services (Williams 2000:97-108). The PWA program benefited the Tyler Carnegie Library through the 1934 funding of a thirteen-panel mural painted by artist Douthitt Wilson. The mural depicts Smith County's agricultural history and features cotton, blackberries, tomatoes and roses. Cattle and soil conservation also are depicted as are industrial businesses such as the railroads, canneries, packing houses, and timber. The People's National Bank (NR 2002), Tyler's "skyscraper" of the 1930s, is also shown (Williams 2000:92).

Women had always contributed to community welfare, and in the 1930s, female church and synagogue members began work on social programs to address the needs of the many families, single men and women, and single parents who located in Tyler in during initial years of the East Texas Oil Boom. By 1932, the women had formed the Federated Church Women of Tyler which, in 1936, broke social barriers by including Protestant, Catholic and Jewish women. That year the group organized its first community-wide project: a day care program for children of low income white parents. By 1945, the organization had established, with the aid of African American churches, a day nursery for African American children. Other projects followed, many of which continue today (Williams 2000:77).

In 1937, Tyler's Caldwell Zoo was founded as part of a child development study operated by the Hogg Foundation and the American Association of University Women. By 1953, the animals had been relocated from Caldwell family property to a site on Martin Luther King, Jr. Boulevard. In 1967, the zoo housed more than five hundred animals. In 2006, it was the largest facility of its type in East Texas and was known for its breeding program for several threatened species (McDonald 2006:45).

Following the end of World War II, new schools and churches were built to serve Tyler's growing population (**Table 4**). Between 1946 and 1950, thirteen new churches were erected and six schools were established or new buildings constructed at existing schools. These included the 1950 Emmett Scott High School in north Tyler, a new facility for African American students, the Gentry Auditorium at Texas College, and two white elementary schools. Prior to 1949, Tyler Junior College was separated from the Tyler school system and a campus financed through a bond election. The campus was first improved with surplus buildings from Camp Fannin (McDonald 2006: 33), and later with permanent construction. A

football stadium was erected at Tyler High School and named Tyler Rose Stadium. In 1947, Tyler had 3,937 enrolled students and employed 152 teachers. African American students enrolled in public schools numbered 1,427; forty-two teachers were employed. New school facilities continued to be erected during the 1950s and 1960s (Whisenhunt 1983:74-80) as members of the Baby Boom generation reached school age. Among these was the 1956 construction of the Thomas Andrew Woods Elementary School within the Pollard Farm Survey Area. The original facility was replaced in 2009.

Many new churches were erected or enlarged between 1951 and the early 1970s, including the 1955 Pollard Memorial Methodist Church, the 1957 Highland Presbyterian Church, the 1950s Green Acres Baptist Church and the 1964 First Christian Church (Texas Subject Marker 1984), all located in the Pollard Farm Survey Area (Whisenhunt 1983:78-96).

Table 4: Population in Tyler 1920-1970[3]

Year	White	African American	Other	Total
1920	9,255	2,822	8	12,085
1930	13,009	4,092	12	17, 113
1940	20,879	7,391	9	28,279
1950	28,854	10,114[4]		38,968
1960	39,781	11,420	29	51,230
1970	45,242	12,320	208	57,700

Medical services expanded in the post-war years to serve the growing population and provide the best in care. Tyler has become an important medical center, serving much of East Texas. In 1947, the East Texas State Tuberculosis Sanitorium was chartered by the Texas Legislature and located in Tyler. Patient care began in 1949. That same year, the East Texas Hospital Foundation was started to develop health related activities serving the East Texas area. In 1948, a $500,000 addition to Mother Frances Hospital was begun, and in 1951, the new Medical Center Hospital (now East Texas Medical Center) opened on South Beckham Avenue. The new hospital broke racial barriers when it placed three African American physicians and one African American dentist on staff (Whisenhunt 1983:75-80). Both hospitals are a few blocks northeast of the Pollard Farm Survey Area.

The 1954 U.S. Supreme Court school desegregation ruling resulted in Tyler's educational leaders' announcement that a "…transition period of undetermined length…" would be required to implement the Supreme Court's ruling. Racial tensions continued, but within a month of the school board's announcement, the city hired two African American patrolmen, a first step toward desegregation in law enforcement. That same year, the Smith County Sheriff's Department hired the second woman deputy sheriff (Whisenhunt 1983:82). In 1963, the Tyler Board of Education adopted a "stair-step" desegregation plan to apply to kindergarten and first grade, beginning with the fall 1963 school year, and the City Commission named a twelve-member bi-racial committee to consider any racial issues presented to it (Whisenhunt 1983:91). Following the passage of the Civil Rights Act of 1964, the Tyler school board took steps to comply with the school desegregation provisions of that legislation, and in June 1965, the school district plan for desegregation was accepted by federal officials. In 1966, the first African American students graduated from integrated high schools in Tyler. However, in 1968, a team from the federal Department of Health, Education and Welfare surveyed Tyler schools for compliance with the 1964 act and found that more progress was needed. By the end of the year, revised school district plans were approved by the government (Whisenhunt 1983:92-95).

[3] U. S. Census, *Population*, 1920-1970.
[4] This figure includes other races classified as "colored" by the Census.

Mother Frances Hospital began construction in 1961 of another addition to contain 100 beds, and the Medical Center Hospital founded the first eye bank in East Texas (Whisenhunt 1983:89). A facility for the diagnosis and treatment of speech and hearing problems was established in 1967, and the next year, it became a department of the Medical Center Hospital. This service is now called the Vaughn Memorial Speech and Hearing Clinic (Whisenhunt 1983:93-94).

Following the war's end, other community services and amenities also continued to increase, among them the reactivation the Tyler Little Theater (renamed Tyler Civic Theater) in 1949, construction of a new fire station in 1948-1949, and the founding of a new amateur theater group. Tyler gained an Audubon Society in 1951, and a new television station began broadcasting in 1954. A swimming pool for African Americans was built in 1953, and that same year, a new Garden Center Building was erected at the Tyler Rose Park (Whisenhunt 1983:78-82). The Smith County Historical Society and Archives — originally housed in a closet at the Goodman-LeGrand House (NR 1976) — moved into the Carnegie Public Library building, which had been vacated when a new public library was constructed. The historical society archives has one of best county archives in the Trans-Mississippi West. The historical society and the East Texas Genealogical Society have published books on local history, and the genealogical society has compiled much information on history and family life in the Tyler and Smith County region (Smallwood 1999:779). The historical society archives are open to the public for research and the associated museum mounts exhibits featuring aspects of Tyler's history and material culture.

Community Development

As the city's economy grew, a housing shortage developed. In February 1930, the large Donnybrook Heights Addition was platted in the western portion of the survey area on land purchased from Tomas and Edna Pollard by subdividers Joseph J. Lyon, Walter E. McConnell and John C. Trichel, investors from Caddo Parish, Louisiana. This is the earliest identified subdivision in the survey area. In April 1930, J. K. Bateman, a local dentist, created the Verbena Hills Addition out of his holdings in the survey area. The Verbena Hills plat is separated from the Donnybrook Heights Addition by South Donnybrook Avenue. The Pollards also subdivided portions of land surrounding their home, and in 1934, Tomas Pollard platted the small Pollard Heights Addition on the north side of Troup Highway across from the family's farm. Then in 1935, having recovered financially, Edna and Tomas Pollard hired noted Tyler architect Shirley Simons, Sr. to design a grand Georgian-style home on their 18-acre farm. That house stands today and is a visual landmark as well as the recipient of a Tyler Subject Marker. In conjunction with the house plans, the Pollards hired noted Tyler landscape designer Maurice Shamburger, for his first garden design, to plan the gardens, which included azalea plantings. The Pollards completed the east garden, but the remainder of the landscaping was not finished for another thirty years. The Pollards' garden is thought to be the first use of azaleas in Tyler, and in 1999, the gardens were added to the Smithsonian Institution of American Gardens (Williams 2009:8). Over the coming decades, azalea gardens became an ever increasingly popular landscaping element within south Tyler. Since 1960, the Tyler Chamber of Commerce, and more recently the Tyler Convention and Visitors' Bureau, has sponsored the annual Azalea Trails[5] to showcase the peak late-March, early-April bloom season. The earliest homes in the survey area appear to have been built in the Donnybrook Heights Addition and the Verbena Hills Addition, and on the south side of Troup Highway on acreage owned by the Pollards.

Bergfeld Park, located on South Broadway north of the survey area, was improved during the 1930s with stonework under PWA and WPA programs. Other parks were planned during the 1930s, following the adoption of the 1931 City Plan. In October 1937, the Tyler Parks Board recommended the acquisition of six new sites for development as parks and playgrounds. Four were to serve whites and two were to serve

[5] www.visittyler.com; accessed August 11, 2015.

African Americans. Apparently, the City acquired three tracts of land after October 1937 and was willed a fourth property in 1940. These parcels became Fun Forest Park (31.72 acres) purchased from private property owners, Lincoln (Colored [sic]) Park (2.5 acres) donated to the City for park use, Crescent Park (1.3 acres) purchased from private landowners in 1940, and Le Grand Public Park (8 acres) willed to the City in 1940. The park surrounds the Goodman-Le Grand House. These four sites were all north of the courthouse square, illustrating the need for recreational space within or near the developed portions of working class north Tyler. Bergfeld Park was the lone park in the southern portion of the city, an area that was steadily expanding. An additional five park sites were purchased from private owners prior to 1950 in neighborhoods west, east and north of the city center. Following World War II, the City purchased land for a swimming pool for Tyler's African American population, which was built in 1953. By 1949, Tyler had six white playgrounds and three playgrounds for African Americans. These were located at seven city parks and two public schools. The white playgrounds were at Bergfeld Park and Lindsey Lane Park in south Tyler (both north of the survey area), and at Oak Grove Park, Hillside Park, Fun Forest Park, and City Park in north and east Tyler. African American facilities were at Lincoln Park, W. A. Peete School and Dunbar School (Williams 2000:95-96) within African American neighborhoods in north Tyler. Most city-owned park land acquired and developed before 1942 was improved with rock-lined creek beds, planting beds, picnic tables, trash receptacles, and other features built with PWA/WPA funding (Williams 2000:96).

Following the adoption of a 1931 City Plan, Tyler began developing standardized approaches to specific development issues. These included a comprehensive street development plan and a plan for post-war development (Williams 2000:105). A second plan was developed in 1945 and approved by the City Council by 1946. The 1945 plan addressed locations for future school sites and associated playgrounds, discussed growing problems such as vehicular parking within the city center, and recommended monitoring of land subdivisions (including zoning, which apparently was present since 1930) through the City Planning Commission, and adopting as a minimum model for subdivision standards the City Plan Section of a city planning document created by the American Society of Civil Engineers. The Planning Commission approved minimum subdivision standards as early as 1946. Among other ideas implemented were routes for an outer belt line (Loop 323) and diagonal road connections. A portion of Loop 323, which forms the southern boundary of the survey area, follows the recommended route presented in the 1945 plan (Williams 2002:106-107).

The boom that began in 1930 with the discovery of oil continued to grow in the immediate post-World War II period. In 1949 and 1950, a total of $6,500,000 in building permits were issued for Tyler development projects, more than any other year up to that time. Most of this development was residential (Williams 2000:108). By 1954, subdivision activity in the Pollard Farm Survey Area was in full swing, continuing into the early 1970s.

In 1952, the Texas Supreme Court ended a long-standing controversy when it determined that Broadway, Tyler's major north-south thoroughfare, could be extended through the historic courthouse block, bisecting it. A citizens panel was appointed in 1953 to plan a new county courthouse. Construction began in 1955 on the vacant parcel created when the large courthouse lot was bisected, and the new building dedicated before the end of the year. The old courthouse was then demolished (Whisenhunt 81, 83), but not without some difficulty due to its solid construction. These events heralded the changes that would come to the city's center over the following three decades. The steady southward growth of the city with automobile suburbs and related suburban shopping centers took residents away from downtown, resulting in a decline in retail traffic and the eventual closing of many retail business that had operated around the square for decades. In exchange, Tyler's south side burgeoned with new residential neighborhoods served by strip shopping centers and shopping malls housing retail business and professional offices.

The first major shopping center in the immediate post-war period was Bergfeld Square, which opened in 1949. The one-story center built by J. A. Bergfeld on family property between South Broadway and Roseland Drive, a few blocks north of the Pollard Farm Survey Area, features two-long, rectangular buildings that face each other across a central street that intersects South Broadway (Whisenhunt 1983:76, 78). In 1969, the Broadway Square Mall signed its first major tenant—Sears Roebuck & Company. The mall, which was constructed in 1974 and opened in 1975, was, at that time, the largest between Dallas and Houston and Louisiana and Oklahoma (Whisenhunt 1983:95). The mall is located just south of Loop 323 in close proximity to the southern section of the Pollard Farm Survey Area.

During the 1950s, residential construction also continued in areas east and west of the survey area, and by the early 1960s, had pushed south of Loop 323 forming new suburban neighborhoods. Strip commercial developments also continued the southward march, addressing the shopping and business needs of residents in new developments. With some variation, these new residential and commercial developments follow the street, platting and architectural models seen in the survey area offering dwellings and business buildings reflecting the evolving architectural modes and construction practices of the late twentieth and early twenty-first centuries. Tyler continues to expand southward.
Post-war residential and commercial development also occurred to the west, east and north of the city center, but new construction in those areas included considerable infill in older neighborhoods, as well as development of small new tracts and neighborhoods. As improved housing opportunities became available following the 1964 civil rights act, African Americans began to move out of historically segregated areas, and by the early 1990s, portions of west central and northwest Tyler experienced demolition of many dwellings in older neighborhoods previously occupied by African American residents. Many commercial and retail businesses also began to leave these areas, resulting in vacant buildings. Similarly, industrial and commercial buildings on the edges of the courthouse square and to the east and west of the city center became vacant when businesses closed or relocated to south Tyler.

As awareness of and appreciation for Tyler's early twentieth century commercial and industrial building stock has increased through National Register of Historic Places listings, downtown walking tours and other programs developed by Heart of Tyler, the city's Main Street organization, rehabilitation of vacant commercial and retail buildings in the central city is occurring as new uses are found for them. Similarly, awareness of and appreciation for the city's eclectic historic residential neighborhoods has grown through the work of Historic Tyler, Inc., a non-profit organization that advocates for historic resources surveys, the listing of individual properties and historic districts in the National Register, and as state and local landmarks. Historic Tyler, Inc. develops educational programs including historic homes tours and workshops and sponsors other annual events. These programs, and the annual Azalea Trails, showcase the city's historic residential areas and illustrate the potential of its historic commercial buildings. The City of Tyler's participation in the Certified Local Government program and the Texas Main Street Program, both administered by the Texas Historical Commission, and the contributions of Historic Tyler, Inc., the Tyler Convention and Visitors' Bureau, and the Smith County Historical Society and Archives, make Tyler's on-going preservation activities a community effort.

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