



**Tyler, Texas  
Strategic Historic  
Preservation  
Plan**

**Fourth Draft**  
May 4, 2017





Photo: Smith County Historical Society

# Tyler, Texas

## Strategic Historic Preservation Plan

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**This document was developed with the input and advice from dozens of smart, thoughtful, and committed people. A special thanks to all those who contributed.**

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Photos: HistoricTexas and The Lakota Group

Section 1 >>

# **Executive Summary**

# Executive Summary

This Strategic Historic Preservation Plan represents the results of a collaborative process between the City of Tyler, its Historical Preservation Board, the Strategic Historic Preservation Plan Steering Committee, Historic Tyler, Inc., the Smith County Historical Society and Tyler preservation advocates and residents to create a long-term vision and set of strategic actions for historic preservation in the City of Tyler. Significant strides have been made over the last 30 years in identifying and documenting important historic resources, designating Historic Districts and Local Landmarks, and in promoting the revitalization and enhancement of Tyler's historic Downtown commercial district and surrounding neighborhoods. Tyler's historic preservation vision seeks to build on these successes as well as strengthen the community preservation program through effective public-private partnerships and the implementation of policies and initiatives that support and encourage preservation activities.

## **TYLER HISTORIC PRESERVATION VISION**

Provide support and strategies to preserve and honor Tyler's historic buildings and resources.

## **HISTORIC PRESERVATION MISSION**

To strengthen the local economy, stabilize and improve property values in and around historic areas, foster civic beauty, and promote the appreciation of Tyler's historic buildings and resources for the education and welfare of the Tyler citizens.



Photo: Historic Tyler Inc.

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***Significant strides have been made over the last 30 years in identifying and documenting important historic resources, designating Historic Districts and Local Landmarks, and in promoting the revitalization and enhancement of Tyler's historic Downtown commercial district and surrounding neighborhoods.***

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## PLAN APPROACH

A comprehensive approach to assessing the strengths and weaknesses of Tyler's historic preservation program and in considering solutions and strategies for short and long-term actions was utilized by the City for this planning process. Current preservation planning activities and the operations of Tyler's Historical Preservation Board (HPB) and other City departments were examined along with how preservation policies were integrated within the City's planning and economic development initiatives. Preservation-related activities of other organizations, including Historic Tyler Inc., and the Smith County Historical Society were also reviewed. Identifying opportunities for strengthening existing partnerships between the City and private-sector organizations was a particular focus of this preservation planning process.

In terms of public engagement, the City of Tyler conducted a series of interview and focus group sessions with key stakeholder groups and two community workshops to gauge community attitudes and opinions regarding preservation issues and potential planning strategies. A Steering Committee was also appointed by the City to help guide the Plan's development and provide critical feedback on potential planning goals and initiatives. A broad range of viewpoints and stakeholder interests were represented on the Committee, which provided useful insights and perspectives on significant preservation issues and concerns. Preservation goals, policies and initiatives presented in this Strategic Historic Preservation Plan represent a community perspective – in that the responsibility to implement and manage an effective community preservation program must rely on both public and private sector participation.

## RELATIONSHIP TO THE TYLER 1ST COMPREHENSIVE PLAN

This Strategic Historic Preservation Plan is a supplemental policy document to Chapter 6: Historic Preservation of the Tyler 1st Comprehensive Plan, and seeks to advance the Tyler 1st Vision Statement where *"...the precious legacy bestowed by previous generations – natural beauty, Tyler's Rose Garden, its tree-lined brick streets, its historic districts, and a rich business environment..."* is a key community aspiration. Goal statements, recommendations and implementation actions made within this document also align and reaffirm the Tyler 1st Vision Statement and Historic Preservation Goals as stated in Chapter 6. In other cases, Strategic Historic Preservation Plan initiatives are meant to address issues not specifically addressed in the Tyler 1st Comprehensive Plan.

## KEY PLAN GOALS AND INITIATIVES

Presented below are Strategic Historic Preservation Plan goals and initiatives, organized around four key elements of an effective community historic preservation program – survey, documentation and registration; program administration and management; community development; and, education and advocacy.

### Survey Documentation and Registration

The City of Tyler and its preservation partners have undertaken and completed an extensive survey and inventory of its historic resources located within the original Historic Significance Area – the area containing the Downtown Square and surrounding neighborhoods. An effective community historic preservation program should have on-going efforts to survey, document and inventory important buildings, structures, sites and objects. Future survey and documentation efforts should focus on specific quadrants of the City outside of the original Historic Significance Area where Post World War II and Mid-Century residential resources and property types predominate. National Register Historic District designations are not likely in these areas; however, they may be eligible for Neighborhood Conservation Districts in order to preserve and protect key resources and building fabric. One quadrant, the North Tyler neighborhoods, has the potential to yield potential landmark properties and histories related to Tyler's African-American population. Making survey and inventory information readily accessible for public access through online portals should also be high priorities.

***Therefore, the key survey and registration goals are to continue survey efforts in areas of the City that have not been documented before and to make survey data more readily accessible to the public.***

### **Program Administration and Management**

This aspect of the community preservation program concerns the operations and management of the City's Historical Preservation Board, including its designation and design review processes, as specified in the City's Historic Preservation Ordinance (Unified Development Code). Several recommendations are made to strengthen and enhance the effectiveness of the Preservation Ordinance, such as clarifying standards for City Landmark designation, design review and demolition; adding new demolition by neglect provisions to promote historic resource protection and maintenance; and incorporating a demolition delay provision that can help avoid the demolition and loss of significant properties and structures. The production of a comprehensive set of design guidelines to supplement the *Secretary of the Interior's Standards for Rehabilitation* is also recommended to aid in Board's design review decisions. Another key recommendation is the re-establishment of a Neighborhood Conservation District program as an additional preservation tool for neighborhoods or districts that may not ordinarily qualify for the National Register of Historic Places.

***Therefore, the key preservation planning goals for Program Administration and Management are to update codes, adopt new preservation tools to promote the protection and management of Tyler historic resources, and enhance the operations of the Historical Preservation Board.***

### **Community Development**

Historic preservation should receive an equal or comparable consideration in all City or community-driven economic development initiatives that seek the best uses for historic buildings and methods for revitalizing the Downtown district and surrounding neighborhoods. In other words, the community should seek ways in which to integrate historic preservation in all development and revitalization initiatives. Key preservation-related community development initiatives presented in this Plan include the reinstatement of a façade improvement program for the Downtown, exploring new grant and loan programs that facilitate maintenance and reinvestment in historic residential resources, building the organizational capacity of the Tyler Main Street program to spur ongoing downtown revitalization activity, and integrating preservation strategies within future City planning initiatives. Heritage tourism planning is also suggested to harness the potential economic benefits from increased tourism to Tyler's heritage assets.

***Therefore, community planning and development goals include facilitating historic building investments and adaptive use, and implementing historic preservation-based community development and planning efforts that promote livability, economic and environmental sustainability.***



### **Education and Advocacy**

Promoting the importance of historic preservation in safeguarding the City's unique heritage should be ongoing activities – implementing a comprehensive program of education and initiatives can also be opportunities to strengthen critical partnerships with other entities and civic organizations. A number of initiatives are suggested to bolster the preservation message, including the commissioning of an economic impact study, preparing a yearly endangered properties list, and utilizing internet-based technologies to publicize historic preservation information to Tyler residents and stakeholders.

***Therefore, the key preservation planning goal for education and advocacy work is to enhance public understanding of historic preservation through education and advocacy initiatives.***

## ISSUES AND OBSERVATIONS SUMMARY

The following is a summary of observations of key preservation planning issues determined through the preservation planning process.

- **Past Registration and Survey.** The City, the Historical Preservation Board, Historic Tyler, Inc., and other entities have been quite active over the last two decades in designating National Register Historic Districts, Local City Landmarks and two Local Historic District Overlay Districts. The number of districts and landmarks resources is quite significant and testament to the diligent preservation planning work completed by a working partnership of different entities.
- **Future Registration and Survey Work.** In addition to designation and landmarking work, the Tyler community's previous survey efforts have been quite extensive, especially in regards to Tyler's central area where six National Register Districts and numerous landmarks have been listed and designated. The survey of Tyler's central area is a substantial and noteworthy accomplishment. Going forward, historic resources outside the central area could be a focus of future survey and documentation work – areas that include resources that may relate more to Tyler's racial, ethnic and social history.
- **Survey Access.** Public access to survey and documentation work is only accessible from the City's website through PDF and document downloads. It is difficult to readily find survey data on individual properties. Website technology could be employed to provide a more effective portal to identify, locate and access information about historic resources in Tyler. With this technology, future survey information and inventories could be uploaded to the City's GIS program as another way to make survey data more accessible.
- **Mid-Century Historic Resources.** The recent reconnaissance survey of the Pollard Farm subdivisions is a noteworthy preservation initiative to document Mid-Century residential resources, which could place Tyler in the forefront of Texas communities in preserving the resources of the recent past. Establishing new National Register districts in the Pollard Farm area should be a priority going forward. Future CLG grants or other funding sources should be pursued to underwrite the National Register nomination effort. Beyond the Pollard Farm, other areas of Mid-century resources that deserve some level of documentation include such resources in the Downtown, the North Tyler neighborhoods and elsewhere.
- **Historic Resource Protection.** Residential and institutional resources have not been especially vulnerable to demolition pressures but there are concerns expressed by community stakeholders regarding properties being lost to demolition by neglect. An advanced "warning system" is needed to identify issues with these properties, especially if they are potentially contributing to a National Register or Local District, or individually eligible for listing or designation. The City lacks a strong property maintenance code nor does it have a vacant building ordinance.
- **Community Preservation Planning Policy.** Tyler has recently completed several significant planning efforts with many current and prior plans supporting preservation goals. The Tyler 1st Comprehensive Plan has a separate chapter on historic preservation; in addition, the community engagement and outreach efforts associated with these plans all point to strong community consensus regarding preservation's role in maintaining community character and heritage. Therefore, City planning and development policies appear to be supportive of preservation goals, although more specific preservation strategies, especially in regards to facilitating landmarking and adaptive use projects, could be incorporated in future area development plans.
- **Historic Preservation Ordinance.** The Historic Preservation Ordinance needs several technical revisions to clarify provisions regarding the purposes and powers of the Historical Preservation Board, landmark designation procedures, and procedures for removing a City Landmark from the City Landmarks Register. There are two other substantive issues with the Ordinance: the owner's consent provision for designating local districts and the level of design review for contributing properties located in National Register Districts; only local City Landmarks and properties located within the Historic District overlays receive a level of design review and protection from demolition. There is also no demolition delay provision for historically and architecturally significant properties that might not be located in a Historic District
- **Preservation Education.** Preservation education efforts in recent years have focused on the production of tour guides and pamphlets, many of which are nicely designed and informative. Most are funded through CLG grants. While many of these publications are available as PDF downloads from the City's historic preservation website, they are not available on other partner websites. In the age of the smartphone and other digital platforms, neighborhood tours and historic resource survey information can also be provided in more user-friendly electronic formats.

- **Design Review Standards.** The Historical Preservation Board currently uses the Secretary of the Interior's Standards for Rehabilitation as its standards for COA design review. This is not sufficient to guide the Board and property owners on proper preservation procedures for historic resources. A set of Tyler-specific design guidelines should be prepared to include information on material maintenance and preservation, additions, alternative materials and energy efficiency. Such guidelines should also be comprehensive in addressing site and landscape characteristics specific to neighborhoods and historic districts. Design guidelines also should be developed that can address historic properties citywide; that is, for the treatment of an individually listed historic landmark, or class of significant historic resources that are not in a historic district.
- **Additional Preservation Tools.** In areas that may not qualify for National Register eligibility, or have a lack of historic and architectural integrity but merit some level of design review and protection, other planning and zoning tools may be needed. The Tyler 1st Comprehensive Plan recommended the establishment of a conservation district program, which could be applied in certain Tyler neighborhoods. Such a program could help protect key historic buildings even though new development may be emphasized in these areas. Historic resource protection mechanisms should be considered in other zoning tools such as planned developments. For instance, in a planned unit development, a developer would be required to identify and document historic resources, evaluate any potential impacts a development would have on identified historic resources or be required to preserve a significant architectural resource, site or landscape feature as part of development approval.
- **Incentives.** The City has extensively used CDBG resources for housing rehabilitation efforts, mostly in targeted low to moderate income neighborhoods. A small-scale incentive in addition to the Tax Abatement for historic residential property improvements is needed for those who wish to undertake small-scale improvements but may not meet certain eligibility criteria established through CDBG or other financing programs. In the past, CDBG funds were used to finance a Downtown facade improvement program; the Downtown TIF currently has insufficient revenues to support Downtown revitalization and building development activity. An incentive program is needed in the Downtown to facilitate storefront and facade enhancements, as well as needed streetscape improvement and infrastructure needs.

A specific system to coordinate existing and potential historic rehabilitation projects with City and other financial incentives is needed to ensure that some opportunities to use them are not missed. There are opportunities in the Downtown to facilitate larger-scaled historic preservation and adaptive use projects that could utilize historic preservation tax credits and incentive programs.

- **Heritage Tourism.** A more formal heritage tourism program is needed, focused also on improving the visitor experience at each Tyler heritage attraction, additional events, business development and coordinated marketing.
- **Preservation Advocacy.** Local preservation advocates, including the exemplary work of Historic Tyler Inc., have had a long helpful presence in Tyler. Historic Tyler has been a strong partner in survey and registration work in the past, as well as in the real estate aspects of preservation work. However, additional efforts are still needed in educating Tyler residents about preservation benefits – perhaps in newer ways that reach broader audiences. No one entity provides the overall direction for preservation education and advocacy activities; increased coordination between preservation partners is also needed.
- **Preservation Administration.** The central entity responsible for the community's preservation programs rests with the City of Tyler and its Historical Preservation Board. More preservation staff may be need to help administer the program, especially if additional districts and landmarks are designated and the Board's design review powers are enhanced.



*Photos: The Lakota Group and Smith County Historical Society*



*Photo: The Library of Congress*



Photos: The Library of Congress and the Smith County Historical Society

Section2 >>

# **Introduction**

# Introduction

In 2016, the City of Tyler, in collaboration with Tyler residents and stakeholders, initiated a process to prepare the community's first Strategic Historic Preservation Plan. The Plan comes at a time when many Texas communities continue to experience significant growth and development while seeking ways in which to preserve and maintain the assets that make their communities distinctive – assets that include traditional neighborhoods, downtown commercial districts, historic schools, churches, parks, and other such resources that contribute to defining a community's sense of place and quality of life. This Strategic Historic Preservation Plan is being created to provide new strategic directions for the historic preservation program in Tyler that builds on past preservation successes, considers new preservation policies and initiatives, promotes preservation as a revitalization tool for Downtown Tyler and surrounding neighborhoods, and strengthens existing public-private partnerships. Moreover, the Plan will provide additional certainty in the roles historic preservation will play in shaping the City's economic vitality and built environment.

## TYLER PRESERVATION BACKGROUND

***The adoption of a Historic Preservation Ordinance in 1982 made Tyler one of the earliest cities in Texas to initiate a municipal historic preservation program.***



*Photo: Smith County Historical Society*

Like many communities in Texas, the historic preservation movement in Tyler has had a long history, starting with the establishment of Historic Tyler, Inc. in 1977 to help advocate and advance the preservation of important architectural, historical and cultural resources in Tyler. Previous years had witnessed the loss of the Classical Revival Smith County Courthouse of 1910 and the Blackstone Hotel, both key anchors in Downtown Tyler, as well as a number of significant homes and residences due to demolition and neglect. Historic Tyler's formation came eleven years after the passage of the National Historic Preservation Act in 1966 by the U.S. Congress. The National Historic Preservation Act established the National Register of Historic Places (NRHP), this nation's official list of buildings, sites, and structures worthy of preservation. By the early 1980s the Goodman-LeGrand House, the Tyler Hydraulic-Fill Dam and the Whitaker-McClendon House would be listed in the National Register.

As early preservation efforts in Tyler focused on education, advocacy and outreach on part of the private sector, the City, along with Historic Tyler and other partners recognized the need to establish a local preservation program that would formally protect important historic resources through City Landmark designation. One such tool was the adoption of a Historic Preservation Ordinance in 1982, making Tyler one of the earliest cities in Texas to initiate a municipal historic preservation program. Tyler would later become a Certified Local Government (CLG) in 1994, a designation given by the Texas Historical Commission.



## HISTORIC PRESERVATION TODAY

Today, the City of Tyler has six districts and 22 individual buildings listed in the National Register of Historic Places; the districts alone encompass more than 2,400 buildings, sites and structures, and a variety of building types and architectural styles. The majority of these listings occurred in 1990s and 2000s, largely as a result of a comprehensive architectural and historical survey completed in 1999 and funded through a combination of sources from the City of Tyler, Historic Tyler, Inc., CLG grants from the Texas Historical Commission, and other private sector contributions. The survey documented more than 6,900 historic and cultural resources within the central area of Tyler. There are also over 100 designated City Landmarks and two Local Historic Overlay Districts, providing a level of design and demolition review for the City's most important historic resources. The responsibilities of administering the Tyler historic preservation program rests with the Historic Preservation Board, who oversees landmark designation proceedings, design review, survey and registration, and various educational and outreach activities.

Given the growth and development of the City's preservation program over the last decades, interestingly, the Tyler community has not adopted nor implemented a comprehensive historic preservation plan, although the recently updated *2007-2030 Tyler 1st Comprehensive Plan* includes a chapter on historic preservation. The Comprehensive Plan observed that "Tyler residents recognize the fact that their historic properties distinguish them from many other Texas cities – and they value this distinction...that many Tyler residents strongly associate the city's historic properties with Tyler's identity." Therefore, the process for preparing the Strategic Historic Preservation Plan represents a unique opportunity for the Tyler community to assess the effectiveness of the current program, understand current issues and constraints to preservation, and consider a set of planning strategies and initiatives that address critical preservation planning concerns.



Photos: Smith County Historical Society, and The Library of Congress

**A Strategic Historic Preservation Plan for Tyler is an important opportunity for the community to address the following:**

- Review and assess existing survey and documentation efforts, and prioritize future historic district and landmark designation efforts.
- Understand key architectural, building and cultural resource types, as well as determine important historic contexts for identifying and evaluating the significance of Tyler’s historic resources that tell the stories of the community’s development and shape Tyler’s unique character and sense of place.
- Update the Tyler Historic Preservation Ordinance to ensure clarity on City preservation procedures, design review and operations of the Historical Preservation Board.
- Facilitate the increased use of existing historic preservation incentives and consider the creation of new financial programs that facilitate property maintenance, rehabilitation, and adaptive use in Downtown and in Tyler’s neighborhoods.
- Identify opportunities for advancing heritage tourism and for enhancing various historic sites, neighborhoods and districts as compelling places to visit.
- Propose a program of ongoing community outreach, education, and preservation advocacy efforts that promote increased awareness of Tyler’s historic resources and stakeholder support in the long-term preservation and protection of the City’s landmarks and districts.
- Explore ways in which public and private preservation agencies and organizations can expand their capacity to undertake and participate in community preservation efforts.
- Create a compelling preservation vision and implementation strategy that engenders community consensus and prioritizes specific actions to that change and strengthen the community’s historic preservation program.



*Photos: Smith County Historical Society*



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***The process for preparing the Strategic Historic Preservation Plan represents a unique opportunity for the Tyler community.***

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## TYLER HISTORIC PRESERVATION CHRONOLOGY

The following is a general timeline of historic preservation efforts in the City of Tyler since the late 1870s, when the State of Texas first authorized appropriations for state-wide preservation activities.

<b>1876:</b>	State of Texas constitutional authorization for state-wide preservation initiatives.
<b>1933 - 1940:</b>	State Centennial Celebration; first State Historical Markers erected.
<b>1936:</b>	Camp Ford recognized with State Historical Marker.
<b>1953:</b>	Texas State Historical Survey Committee established.
<b>1955:</b>	Smith County Courthouse (1910) demolished.
<b>1956:</b>	County historical survey committees formed to pursue local-level preservation committees.
<b>1959:</b>	Establishment of the Smith County Historical Society.
<b>1962:</b>	First marker of the Texas Historical Marker Program (THMP) was placed at Camp Ford in Tyler.
<b>1963:</b>	Texas State Legislature expands the mandate of the Survey Committee with legal authority to protect and preserve significant buildings and sites.
<b>1966:</b>	National Historic Preservation Act National Register of Historic Places established.
<b>1969:</b>	The Antiquities Code of Texas is adopted by the State Legislature to protect all cultural resources, historic and pre-historic, within the State's public domain.
<b>1971:</b>	Colonel John Dewberry House in Teaselville becomes the first building in Smith County listed in the National Register.
<b>1973:</b>	Texas State Historical Survey Committee becomes the Texas Historical Commission.
<b>1976:</b>	The Goodman-LeGrand House become the first building in Tyler to be listed in the National Register, followed by the Tyler Hydraulic Fill Dam in 1977.
<b>1977:</b>	Historic Tyler, Inc., established.
<b>1980:</b>	Amendment to the National Historic Preservation Act creates the Certified Local Government Program.
<b>1981:</b>	Texas Main Street Program established by the Texas Historical Commission.
<b>1982:</b>	Tyler Historic Preservation Ordinance adopted.
<b>1987:</b>	Heart of Tyler downtown organization established.
<b>1990:</b>	Heart of Tyler downtown organization accepted into the Texas Main Street Program.
<b>1994:</b>	Tyler designated a CLG by the Texas Historical Commission; Historic Tyler, Inc. initiates comprehensive architectural and historical survey with the documentation of Downtown Tyler.
<b>1996 - 1997:</b>	Survey of the Charnwood neighborhood.
<b>1997 - 1998:</b>	Survey of North Tyler neighborhoods.
<b>1998 - 1999:</b>	Survey of the Azalea neighborhood.
<b>1998:</b>	The Texas Forts Trail Region, the first of 10 regions in the new Texas Heritage Trails Program a regional tourism initiative of the THC was launched.
<b>1999:</b>	Charnwood Residential National Register Historic District listed.
<b>1999 - 2000:</b>	Cotton Belt Railroad Depot listed in the National Register.
<b>2000 - 2001:</b>	Downtown Tyler Multiple Property National Register nomination prepared.
<b>2002:</b>	Donnybrook Duplex Residential, East Ferguson, and Short Line Residential National Register Historic Districts listed.
<b>2003:</b>	Azalea Residential National Register Historic District listed.
<b>2004:</b>	Brick Streets Neighborhood National Register Historic District listed.
<b>2007:</b>	Tyler City Hall listed in National Register.
<b>2008:</b>	Main Street Department created within the City of Tyler; Heart of Tyler maintains separate board of directors.
<b>2009:</b>	Tyler Half-Mile of History Program initiated; Local Historic District Overlay #1 ratified by the Tyler City Council.
<b>2011:</b>	Local Historic District Overlay #2 ratified by the Tyler City Council.
<b>2013-2014:</b>	Downtown Survey Update completed.
<b>2015 - 2016:</b>	Pollard Farm Subdivision architectural survey conducted.
<b>2016:</b>	Preserve America Designation received.

## HISTORIC RESOURCES AND HISTORIC PRESERVATION DEFINED

Historic resources are buildings, sites, structures, and landscapes of architectural, historical, and cultural value. They are also places of economic activity, community identity, and collective memory - places that tell the story of Tyler. Historic preservation is the process of conserving historic resources, managing appropriate change so that their character-defining architectural features are maintained, finding means and methods for re-using them, and protecting such resources for the benefit of future generations. In the United States, historic preservation is undertaken through public efforts in landmarking and historic district designation whether at the federal, state, or local levels, and private actions that underwrite and facilitate the maintenance, rehabilitation, and preservation of historic buildings, structures, sites, and objects.



## BENEFITS OF HISTORIC PRESERVATION

Tyler's historic resources are key elements to the community's aesthetics and physical environment, economic diversity and sustainability, and overall quality of life. Historic preservation is also an effective tool for revitalizing downtowns, stabilizing older neighborhoods, attracting new businesses and homeowners, and for encouraging reinvestment in a community's underlying infrastructure systems. It is for these reasons that many municipalities in Texas and around the country have created and maintained local preservation programs, with adopted preservation ordinances, landmarking and design review procedures, and incentives for facilitating property maintenance and adaptive use.

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***Historic preservation is an effective tool for revitalizing downtowns, stabilizing older neighborhoods, attracting new businesses and homeowners, and for encouraging reinvestment in a community's underlying infrastructure systems.***

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### The benefits of preservation are substantial and contribute to the local economy in the following ways:

- New jobs created when buildings are rehabilitated and occupied by new businesses, especially in historic downtowns and traditional commercial districts.
- Stabilized and improved residential property values when historic districts are created and maintained.
- Additional housing choices through maintained and rehabilitated housing stock.
- Additional arts, cultural, and tourism-related activities generated in association with landmarks and historic districts.
- Conserved building resources that reduce the environmental impact of new development.



Photos: The Lakota Group

## REVITALIZING DOWNTOWN

Historic downtown districts are the most prominent places of shared memory - it is the place where the community shops at long-time family businesses and new start-ups, works at established companies and institutions, and plays in its plazas, parks and open space. Historic downtowns have always represented the community's economic and social center. Today, historic downtown commercial buildings provide affordable, flexible spaces for new businesses with upper stories providing adaptive use opportunities for new offices, apartments and living spaces; new downtown residential units allow people to live close to work, shopping, dining, and entertainment options. Many communities have established and maintained long-running Main Street revitalization programs that have produced substantial reinvestment in buildings, businesses, and public infrastructure. In 2015 alone, Main Street programs across the country generated, with contributions from both the public and private sectors, \$3.9 billion of downtown investment, including a net gain of 28,000 jobs and 8,000 building rehabilitations. Since 1980, Main Street programs have generated \$65 billion in downtown reinvestment. In Texas, a total of \$224 million of total reinvestment was leveraged by Texas Main Street communities in 2013 (*Texas Historical Commission, Economic Impact of Historic Preservation in Texas: Technical Analysis*, 2015, page 5).

## REVITALIZING NEIGHBORHOODS

Historic homes contribute to a neighborhood's identity and sense of place – an identity that is often quite distinct from newly-developed places in other parts of the community. Historic neighborhoods are often times distinguished by a more diverse housing stock, providing opportunities for households of different income levels to live in more established neighborhoods close to schools, parks, downtowns and shopping areas, and other community services and amenities. **Landmark and district designations also have positive impacts on neighborhoods, often increasing property values significantly.** For example, a 2015 study of property values in the City of San Antonio's local historic districts found that all 14 districts experienced a positive change in value ranging from 50 to 100 percent in a period between 1998 to 2013; in addition, the foreclosure rate of single-family homes in the majority of local historic districts was lower than in other San Antonio neighborhoods (*Historic Preservation: Essential to the Economy and Quality of Life in San Antonio*, City of San Antonio, 2015, p. 27.)

Even in neighborhoods that have experienced population and economic decline, local landmarks, historic districts and conservation areas have played key roles in attracting new residents, facilitating housing rehabilitation, prioritizing capital improvement investments and encouraging infill development. For instance, in Philadelphia, the city's population increase of 8,400 people from the year 2000 to 2010 occurred mainly in its historic districts (Bertron, Cara, *Right Size, Right Place: A New Role for Preservation, Gray Area Preservation and Provocateur Conference Series*, February 12, 2014). Neighborhood historic districts also promote greater ethnic, cultural, and socioeconomic diversity than most other neighborhoods and places.



Photo: Smith County Historical Society

## HERITAGE TOURISM

Heritage travelers visit historic sites and attractions to experience authentic places, including the historic resources that make up such places. Historic resources also serve as the “backdrops on the stage” that allow the stories of the place to be told. Heritage tourism is the fastest growing sector of the tourism industry; heritage travelers often stay longer and spend more on trips than other tourists. According to the U.S. Cultural and Heritage Traveler Study, 78 percent of all U.S. travelers visit a historic site, spending on average \$900 per trip and contributing more than \$192 billion annually to the U.S. economy. In addition, more than two-thirds of heritage tourists visit a historic site while traveling; 30 percent often visit a historic neighborhood. In 2013, the Texas Historical Commission estimated that \$58 million was spent on direct travel spending by heritage travelers to the State of Texas considering both day-trip and overnight travel expenses; the total economic impact of heritage tourism in Texas when considering jobs and income generated is

\$2.25 billion. (*Texas Historical Commission, Economic Impact of Historic Preservation in Texas: Technical Analysis, 2015, page 13*). Heritage tourism is one of more “high-value,” “fastest growing” industries in the United States (*Economic Impact of Historic Preservation in Texas: Technical Analysis, 2015, page 13*).



Photo: Smith County Historical Society

## BUILDING REHABILITATION

Several statewide economic impact studies have demonstrated that the number of jobs created through the rehabilitation of historic buildings compares favorably with the number of jobs created with new construction. For instance, a new construction project can expect to spend about 50 percent in labor and 50 percent in materials; in contrast, some rehabilitation projects may spend up to 70 percent in labor costs - labor that is often hired locally, which helps keep dollars within the local community (*The Economics of Historic Preservation: A Community Leader’s Guide, Washington DC: The National Trust for Historic Preservation, 2014, p. 88*).

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**A new construction project can expect to spend about 50 percent in labor and 50 percent in materials; in contrast, some rehabilitation projects may spend up to 70 percent in labor costs.**

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With the federal and various state historic preservation tax credit programs, building rehabilitation projects created an estimated 78,000 jobs in 2014 with 42 percent of the projects associated with new housing units, 18 percent for office use and another 25 percent for a variety of other commercial purposes. Since 1976, the federal tax credit program alone has generated more than \$73 billion in the rehabilitation and adaptive use of income-producing properties. In Texas, \$10 billion annually was spent of private-sector financed building rehabilitation projects in a period between 2008 to 2013 (*Economic Impact of Historic Preservation in Texas: Technical Analysis, 2015, page 11*.) Of that \$10 billion, approximately \$740 million was spent of properties listed in the National Register or state or locally-designated buildings. This in turn generated \$365 million in federal, state and local tax receipts and a total economic impact of nearly \$1 billion in new jobs and economic wealth (*Economic Impact of Historic Preservation in Texas: Technical Analysis, 2015, page 7*). In particular, the federal and state tax credit programs enable rehabilitation projects to provide affordable space for new and existing businesses, which in turn helps build and diversify the local economy.

## SUSTAINABILITY AND ENVIRONMENTAL BENEFITS

The U.S. Environmental Protection Agency has estimated that more than a third of landfill space is occupied by debris and materials from building demolition, and that it can take between 10 to 80 years for a new energy efficient building to overcome the climate change impacts created by new construction. Furthermore, buildings constructed before World War II are generally more energy efficient due to higher quality construction materials and construction methods. Sensitive preservation and stewardship of historic buildings also maintains the “embodied energy” of the materials - the energy used to harvest, fabricate, transport, and install the materials on the building rather than replacing them. Wood harvested from old growth forests and stone taken from local quarries were mainly used in the construction of the first and second generation homes and commercial buildings in most communities, materials that have proven to be more durable than most others being used today. If these materials are lost, the investment in the material’s embodied energy is also lost, generating significant new energy consumption in the material’s replacement. Therefore, rehabilitating and adaptively using a historic building promotes sustainable, environmentally-conscious community development.

## PLACEMAKING AND THE NEW ECONOMY

Many cities recognize today that historic downtowns and neighborhoods are “placemaking” assets that define a community’s identity, which can be key to attracting jobs and workers, especially in today’s emerging creative industries. Such industries are mainly concerned with the use of information and knowledge in the production of goods and services, including the architecture and design fields, fashion and film-making, publishing, the performing arts, arts and crafts, and technology and software development. With the advent of the internet and other technologies, creative industries and their workers can locate almost anywhere but most often select places with a high quality of life, exceptional livability factors, walkability and character-rich environments. These qualities and environments are often present in historic places. **Therefore, maintaining historic neighborhoods and commercial districts – the places that attract the creatives will be important to cities and communities going forward as they attempt to re-position themselves in the new economy.**

Beyond the jobs-generating aspects, placemaking also capitalizes on historic environments by making them important backdrops for vibrant public spaces, and community gatherings and cultural activities. Communities around the country have integrated art and urban design enhancements in historic downtowns and neighborhoods to promote safe and comfortable pedestrian environments, and social interaction and community engagement.

## LIVABILITY AND QUALITY OF LIFE

Historic buildings provide a sense of scale, comfort, familiarity and beauty that cannot often be duplicated in new construction. They also frame the neighborhood and the downtown block, promoting pedestrian activity, neighborhood interaction, and community pride of place. Architectural and decorative elements that define certain historic buildings also define a community’s visual character. Ultimately, it is the community’s visual character that builds its sense of livability that helps attract residents, investors and businesses.



Photo: The Lakota Group

# Relationship to the Tyler 1st Comprehensive Plan

The Tyler 1st Comprehensive Plan, adopted by the Tyler City Council in 2007 and subsequently updated in 2014, is the community's official policy document regarding land use, economic development, housing and neighborhoods, community identity, transportation and public facilities, parks and open space, as well as historic preservation. The Comprehensive Plan also provides an overarching vision for Tyler's future looking towards the year 2030; the Plan's vision statement, accompanied by related principles and goals, sets the benchmark and direction for how the community will grow and develop as it faces future challenges and complex choices.

## THE TYLER 1ST VISION STATEMENT

*In 2030, the City of Tyler will be nationally known for its sense of community, commitment to a robust business environment, quality medical care, excellent educational institutions, and the beauty of its public places.*

*Building on its historic heritage and enduring identity as a city of trees, roses, and azaleas, Tyler will welcome growth with a thoughtful approach that reflects the beauty of the East Texas landscape and creates a sense of place and community in every part of the city. Through excellence in city design, Tyler's public spaces, from sidewalks to entrance corridors, plazas and parks, will provide comfort, safety, utility, fitness and delight to all who use them throughout the City. In this way, Tyler will enhance and extend into the future the precious legacy bestowed by previous generations – natural beauty, Tyler's Rose Garden, its tree-lined brick streets, its historic districts, and a rich business environment.*

*Tyler will combine faith-based and small-town values with safe, interconnected neighborhoods; a superb transportation system; a flourishing economy; and a vibrant downtown. With an efficient, forward-thinking, and fiscally-responsible city government and strong public-private and regional partnerships, Tyler will set the highest standards for an outstanding quality of life.*

## TYLER 1ST HISTORIC PRESERVATION PRINCIPLES AND GOALS

In addition to the Vision Statement, the Tyler 1st Comprehensive Plan outlines a series of preservation planning principles and goals in which community decisions and actions regarding the advancement of future preservation efforts can be guided and directed. The Comprehensive Plan's leading preservation planning principle is to "Preserve, Enhance and Communicate Tyler's Historic Heritage" through the following objectives:

- "Protect the integrity of local and national historic districts, balancing strategies with private property rights."
- "Conserve unique character through preservation of historic buildings throughout the city."
- "Encourage infill development that, while expressing its own time, is respectful of historic character."
- "Create heritage trails and historic markers to identify diverse aspects of Tyler's history, such as African-American heritage, the rose industry, the oil and gas industry, and the railroad industry."



Apart from the historic preservation objectives adopted in Tyler 1st, seven preservation planning goals were also presented, providing direction regarding key aspects to building a strong community historic preservation program. Each planning goal is supported by its own set of objectives and policy statements that guide future implementation actions, whether on part of the City of Tyler or other private sector partners (*Tyler 1st Comprehensive Plan 2014 Update*, Chapter 6, City of Tyler, p. 188).

**The Tyler 1st preservation planning goals are as follows:**

- *“Maintain the integrity and character of Tyler’s historic neighborhoods.”*
- *“Identify additional properties and groups of properties important to Tyler’s history for designation and protection.”*
- *“Ensure that City review of development includes historic preservation review when necessary.”*
- *“Enhance the preservation knowledge of City staff and municipal board members.”*
- *“Promote and display diverse aspects of Tyler’s history to enhance resident and visitor awareness of its importance.”*
- *“Enhance public awareness of the economic benefits of historic preservation in Tyler.”*
- *“Enhance Historic Preservation involvement.”*

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***This Strategic Historic Preservation Plan is the principal policy document regarding the advancement of the City of Tyler’s historic preservation program, as well as the protection, preservation, and rehabilitation of historic buildings and districts.***



*Photo: The Lakota Group*

It should be noted that the creation and adoption of a new strategic historic preservation plan was recommended as a specific initiative and implementation action under Goal 7, Action 7a (*Tyler 1st Comprehensive Plan*, page 249). The strategic plan would *“highlight and provide direction in updating existing surveys and conduct new inventories of historic resources,”* as well as gain *“a clear understanding of the number of historic and archaeological resources that should be protected, especially if they are threatened (Tyler 1st Comprehensive Plan, page 249).”*

***This Strategic Historic Preservation Plan is a supplemental policy document regarding the advancement of the City of Tyler’s historic preservation program, as well as the protection, preservation, and rehabilitation of historic buildings and districts.***

While the most recent Tyler Comprehensive Plan includes a historic preservation chapter, this Plan is an outcome of that chapter and will serve going forward as the principal planning document and guide regarding historic preservation planning in the City of Tyler.

Downtown Tyler and the Azalea and Charnwood Historic Districts, among others, are just several key historic areas that define Tyler’s historic character and identity. However, other resources not landmarked nor within historic districts but contribute to Tyler’s character are always under threat from improper alterations and treatment, neglect, natural disasters, or demolitions. In order to preserve these resources but accommodate the City growth, economic development and revitalization needs, a clearer picture of what preservation priorities should be in the years ahead need to be identified. This Plan outlines specific strategies and guidelines for the Tyler community to follow and implement in order to achieve short and long-term community historic preservation goals.

# How to Use this Strategic Historic Preservation Plan

The City, preservation advocates and other public and private sector entities will use this Plan to provide direction on what preservation planning should be undertaken to address issues such as survey and landmark designations, preservation incentives, education and outreach activities, historic preservation-based economic development, and Downtown and neighborhood revitalization. The Plan should also be used to monitor short and long-term preservation initiatives, make adjustments to preservation policy when needed and warranted, and to integrate specific preservation goals and policies into the goals, strategies, and recommendations of other plans and studies to be completed by the City in the future. Overall, this Plan seeks to balance the community's broader planning and community development objectives while seeking to strengthen and advance the mission of preservation and its benefits to the Tyler community.

## PLANNING PROCESS

To facilitate the preparation of the Strategic Historic Preservation Plan, the City of Tyler engaged the Lakota Group, a multi-disciplinary planning and urban design firm based in Chicago, Illinois. A Plan Steering Committee, representing a broad-based segment of community stakeholders, including Historical Preservation Board members, local preservation advocates, civic institutions, City leaders and officials, private business owners, and other organizations and entities, was formed to help guide the Plan's development. The Plan's creation was underwritten by a CLG grant provided by the Texas Historical Commission (THC). The planning process involves two distinct phases: a "State of the City" review and assessment of existing community preservation planning programs and activities, and a plan-making phase in which preservation planning goals and policies, strategies, and implementation action steps will be prepared in collaboration with the community, and accepted and adopted by the City. The plan-making phase is expected to be completed in May 2017. Planning activities to date have included the following:



Photo: Smith County Historical Society



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***This Plan seeks to balance the community's broader planning and community development objectives while seeking to strengthen and advance the mission of preservation.***

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## PHASE 1: STATE OF THE CITY

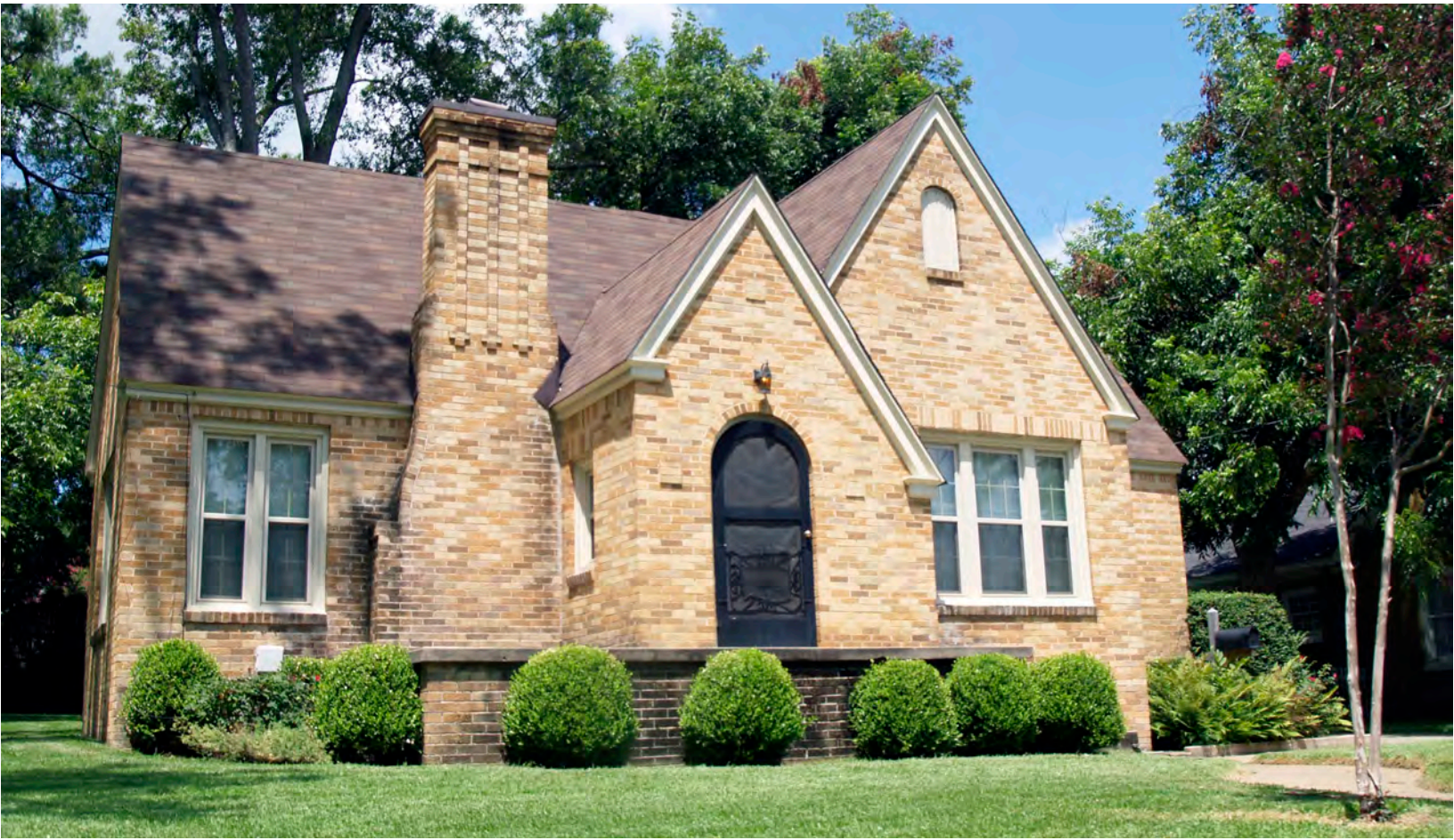
The first phase, initiated in June 2016, comprised an assessment of Tyler's existing preservation program, stakeholder and focus group interviews, steering committee meetings, field work, and a community workshop to gain public input regarding critical preservation planning issues. Relevant planning documents, including the City's Comprehensive Plan and various other neighborhood-level planning initiatives were also reviewed for their relevance to community preservation issues.

### Thus far, the planning process has included the following activities:

- Reconnaissance Tour and Stakeholder Interviews (July 26-29, 2016). During the Lakota Group's first visit to Tyler, a reconnaissance tour of existing and potential historic districts was undertaken with City staff; key areas such as the Azalea and Charnwood Historic Districts, Downtown Tyler and the Pollard Farm Subdivisions survey area were visited during the tour. Interview sessions were conducted with various City departments, including Planning, Neighborhood Services, the Tyler Area Metropolitan Planning Organization, the City Manager's and Mayor's offices, Building Services and Code Enforcement, Streets, and Parks and Recreation. Additional interviews were conducted with Historic Tyler, Inc., the Heart of Tyler Main Street organization, the Tyler Chamber of Commerce and Economic Development Council, the Visit Tyler Convention and Visitors Bureau, and other stakeholders, including local developers, realtors, building owners, citizens and preservation advocates. A focus group session with the Strategic Historic Preservation Plan Steering Committee was also conducted.
- Community Speak Out #1 (September 20, 2016). A community open house was held with approximately 25 residents, business and property owners, and preservation leaders in attendance providing input on preservation issues through a paper questionnaire and a series of interactive exercises. A series of display boards on Tyler's historic architecture and "voting boxes" on preservation planning priorities were also incorporated as part of the Speak-Out exhibits. Results of the Community Speak-Out are summarized in this State of the City Report.
- Online Questionnaire (October 2016). Portions of exhibits and the questionnaire from the Community Speak Out were re-formatted and incorporated as an online survey and questionnaire to gauge community resident understanding of important preservation issues. Results of the online questionnaire are summarized in this State of the City Report.
- Steering Committee Meeting. (October 27, 2016). A meeting with the Plan Steering Committee was held to review the State of the City Report and to discuss and determine key preservation planning concepts and strategies to be considered in the Strategic Historic Preservation Plan.
- Final State of the City Report (December 16, 2016). After a review of the State of the City Report by the Steering Committee and City staff, a Final Draft version of the State of the City Report was prepared and delivered to the City.

## PHASE 2: STRATEGIC HISTORIC PRESERVATION PLAN

The second phase of the planning process, the development of the Strategic Historic Preservation Plan, commenced after delivery of the State of the City Report. A Draft Strategic Historic Preservation Plan was delivered to the City on January 13, 2017. A third meeting was conducted with the Steering Committee on January 18, 2017 to review the Draft Plan; a second and final community open house was held on February 9 to gain community stakeholder feedback on initial Plan recommendations. A revised Draft Plan was delivered to the City on March 24, 2017.



Photos, The Lakota Group

Section 3 >>

# **Historic Preservation Plan**

# Overview

This Historic Preservation Plan is intended to bring together in one document, the vision, goals, and initiatives related to building a strong historic preservation program in Tyler. As a stand-alone document, the Plan should represent a supplemental set of official City policies toward historic preservation. In addition, the Plan should be used as a work program not only for the City's Historical Preservation Board but also for its partners, including Historic Tyler Inc., the Smith County Historical Society, the Tyler Main Street Program, other City departments, Visit Tyler and other advocacy groups and entities. Many stakeholders contributed to Tyler's preservation program over the decades, and many others have participated in the process to create this Historic Preservation Plan. While several initiatives presented in this Plan will be directed and led by the City of Tyler, other activities will require close collaborations and partnerships with other stakeholders and organizations to be successful.

## **TYLER HISTORIC PRESERVATION VISION**

While the Tyler 1st Comprehensive Plan provides an overarching vision and framework for community growth and economic vitality, sustainability, and quality of life. The following is the Tyler Historic Preservation Vision Statement, a statement providing a more specific direction for future community preservation activities that support the Comprehensive Plan's long-range view:

*Provide support and strategies to preserve and honor Tyler's historic buildings and resources.*

## **HISTORIC PRESERVATION MISSION**

In addition to the Vision and Value Statements, a Historic Preservation Mission Statement will guide the work of the City's Historical Preservation Board, a principal entity in the implementation of the Strategic Historic Preservation Plan:

*To strengthen the local economy, stabilize and improve property values in and around historic areas, foster civic beauty, and promote the appreciation of Tyler's historic buildings and resources for the education and welfare of the Tyler citizens.*



*Photo: Smith County Historical Society*

## TYLER HISTORIC PRESERVATION VALUE STATEMENTS

In addition to the Historic Preservation Vision Statement, a series of value statements have been prepared defining the community's core beliefs regarding the roles historic preservation will play in achieving the visions set forth in both the Tyler 1st Comprehensive Plan and this Strategic Historic Preservation Plan. The value statements were created in response to stakeholder desires and preferences for future preservation efforts, as garnered through this Plan's public participation process.

- **Value Statement #1: Architectural and Historical Resources provide visible links to Tyler's past.**  
Tyler has a rich past – one that is inexorably linked to the settlement of Texas, the Civil War, the coming of the railroads, and the banking, hospital, rose, and oil industries. Tyler's past is reflected in its historic buildings, sites and structures. Historic resources are "memory centers," providing the opportunities to tell the stories of Tyler's heritage to new audiences – even the stories of Tyler's past that have yet to be told – that can build a broader cultural understanding of the community as well as strengthen Tyler's historic preservation ethic.
- **Value Statement #2: Historic preservation is a critical revitalization and economic development tool for downtown and neighborhoods.**  
The Tyler community has long maintained a commitment to preservation-based economic development for its traditional Downtown district. Building on this commitment, the Tyler community will continue to adopt new preservation policies and practices that facilitate public and private sector investment in historic buildings and structures, enhances heritage tourism and Downtown revitalization, and conserves and protects historic resources considered significant and important to Tyler stakeholders and residents.
- **Value Statement #3: Preservation promotes a sustainable Tyler future.**  
Significant infrastructure investments in streets, sidewalks and other services have taken place over the decades in Tyler older districts and neighborhoods– preserving such places not only maintains such infrastructure but also spurs additional private sector investment in buildings and businesses. This in turn builds on the rate of return from infrastructure investments and is a sound strategy for community sustainability. Beyond infrastructure, historic buildings have durable, energy efficient construction materials that can be reused, which puts less waste in landfills and reduces the amount of energy used to demolish buildings and constructing new ones. In short, historic preservation is an effective strategy and means for achieving community sustainability and environmental stewardship.
- **Value Statement #4: Historic resources are integral to community placemaking.**  
Placemaking is an approach to the creation and management of vibrant public spaces that contribute to a community's sense of place and quality of life. Historic buildings are critically important to community placemaking efforts as they often frame the surroundings of public spaces, providing the architectural backdrop that forge people's emotional attachment to place. They also serve vital commercial, civic and institutional functions in attracting people, investments and jobs to downtowns, and neighborhood commercial districts and corridors. Going forward, preserving and reusing Tyler's historic resources will help enhance community placemaking efforts as well as strengthen the community's bonds between its heritage, the Downtown and surrounding neighborhoods.
- **Value Statement #5: Effective partnerships of preservation advocates and organizations advance the Tyler preservation program.**  
Tyler has benefited from strong partnerships between the municipal historic preservation program and its private non-profit historic preservation advocates, which have been actively involved in the survey and documentation of Tyler's historic resources, the designation of Local Landmarks and the establishment of the community's Historic Districts. In other instances, preservation partners have played pivotal roles in saving significant historic resources from potential demolition and loss. Such partnerships should continue and even be strengthened with new initiatives that promote community awareness of preservation's benefits and facilitate resource protection and adaptive use. Good partnerships are also characterized by well-defined roles between the City and the Historical Preservation Board, Historic Tyler Inc., the Smith County Historical Society, other preservation advocates, economic development entities, and other organizations. Effective collaboration between these different entities will also build political support for future preservation activities.
- **Value Statement #6: Preservation is facilitated through an effective and well-managed municipal preservation program.**  
While strong partnerships have been vital to the accomplishments of the historic preservation movement in Tyler, a municipality committed to preservation is also critical to future success. New preservation tools and design review processes can be adopted by the City to help ensure the protection of significant heritage resources and their proper treatment as they undergo change. Preservation is also well-integrated in other City planning processes in places and neighborhoods where historic resources are known to exist. City resources will be available to ensure City-led preservation initiatives are well-managed and achieving the goals and strategies set forth in this Historic Preservation Plan.

The specific goals and initiatives presented in this Strategic Historic Preservation Plan are organized around four key elements of an effective community historic preservation program.

The four elements are described as follows:

● **Survey Documentation and Registration**

The foundation for any effective community historic preservation program is knowing what historic resources are worth preserving over others – this is accomplished through ongoing survey and City Landmark and Historic District designation efforts. Tyler has been quite successful over the last 20 years in its survey and documentation activities. Going forward, future survey and designation activities could focus on areas outside of the original Historic Significance Area and designating new City Landmarks representative of Tyler’s cultural diversity in addition to the resources that may be of architectural and historical importance to the City in general.

One of Tyler’s singular achievements with its preservation program is the complete survey of 6,970 historic resources within the Historical Significance Survey Area, completed over a period of years in the mid to late-1990s, resulting in the designation of City landmarks and the nomination of several properties and districts to the National Register of Historic Places. The survey work has also provided a thorough inventory of what historic buildings, sites and structures are considered high priority for preservation.

Going forward, given the relatively recent completion of survey work in the Historical Significance Survey Area, future survey priorities may involve areas and neighborhoods outside the original Survey Area or within Tyler’s extraterritorial jurisdiction. The re-surveying of the Historical Significance Survey Area should also be considered in the coming years. In addition, future survey projects should not only focus on evaluating buildings and districts for the National Register but also whether they would benefit from other protection mechanisms, such as a conservation district designation. Lastly, additional documentation and designation efforts could be undertaken that considers the heritage and histories of Tyler’s ethnic and cultural make-up.

● **Program Administration and Management**

This element concerns the overall operations and management of the community preservation program at the municipal level, where the mechanisms for design review and the documentation and designation of Local Landmarks and Historic District Overlays are administered by the Historical Preservation Board.

The administration of the City’s historic preservation program is a joint responsibility between the Historical Preservation Board and City staff. Adequate staffing and administrative support at the City level, as well as collaboration and coordination between other City departments and programs are necessary for the successful management of any municipal historic preservation program. Other management aspects of the program involve the Historical Preservation Board, including the processes for survey and documentation, Local Landmark and Historic District designations, and design review for Certificate of Appropriateness applications. Current management tools, including the historic preservation provisions within the Unified Development Code need some refinement to provide clarity to processes; in other cases, new tools are proposed to meet different preservation needs and to accommodate best preservation practices.

● **Community Development**

Historic preservation is more than just designating individual landmarks or districts, it is about seeking ways for making the best uses of historic buildings and in revitalizing and enhancing place and neighborhood vitality. This element of the community preservation program recognizes that city planning initiatives and incentive programs are needed to spur both public and private-sector investment in historic resources.

Historic preservation should be an integral part of community development activities, including revitalizing Downtown Tyler, maintaining neighborhood livability and diversifying housing choice, creating jobs through building rehabilitation and adaptive use, and supporting heritage tourism initiatives that bring visitors to Tyler on a year-round basis. Historic neighborhoods and districts also represent a significant portion of the community’s investment in infrastructure systems including streets, parks, parkways and utilities.





**Preserving and revitalizing Tyler's historic districts serves to reposition and adapt buildings to new uses, generating City revenues that contribute to the maintenance of such infrastructure systems into the future.**

Facilitating adaptive use, property rehabilitation, and preservation-based economic development initiatives in key districts and neighborhoods should be the key objectives going forward for the City of Tyler and its preservation partners.

● **Education and Advocacy**

Tyler stakeholders and residents, business owners, developers and other investors need to know the benefits of historic preservation. Ongoing outreach and educational activities, as well as advocacy efforts when preservation issues come to the forefront, should be high priority initiatives for the City and its preservation partners.

A community that is highly engaged and informed about the advantages and benefits of historic preservation is a critical foundation to an effective community historic preservation program. Informed stakeholders can become investors in historic properties, involved citizens in neighborhood and commercial district revitalization, and, ultimately, effective advocates at the municipal level for appropriate preservation policies. Therefore, going forward, promoting the importance of historic preservation and the stewardship of Tyler's historic resources should be a high priority for the City and its preservation partners. Fortunately, the City of Tyler already has strong partners with Historic Tyler, Inc. and the Smith County Historical Society in which to build a comprehensive program of education and advocacy initiatives. Opportunities should be explored with other entities, non-profit groups and civic organizations to forge new partnerships in education and advocacy efforts.

## PLAN ORGANIZATION

The Historic Preservation Vision, Mission, and Value Statements serve as the starting point for the specific strategies and recommendations that build and sustain an effective community preservation program. Additionally, strategies and recommendations seek to introduce new policies that facilitate both public and private sector involvement in preservation, recognizing that each sector has critical roles to play in advancing the preservation vision in Tyler.

As mentioned previously, specific goals and initiatives presented in this Historic Preservation Plan are organized around four key elements of an effective community historic preservation program. For each element of the community historic preservation program, a series of goals, policies and initiatives are presented and form the Historic Preservation Plan's framework of recommendations.

● **Goal Statement:**

An overarching statement of intent to guide program decisions over the short and long-terms.

● **Action Statement:**

A more specific statement that guides decision-making by policy-makers, including the Historical Preservation Board, other boards and commissions, and City staff.

● **Initiative:**

An initiative or recommendation that identifies the actions and programs needed to achieve the preservation vision set forth in this Plan and other goals and policies.



Photo: Smith County Historical Society

GOAL STATEMENTS	ACTION STATEMENTS
<p><b>Goal #1:</b> Continue documentation of Tyler’s heritage as the basis for future preservation efforts.</p>	<ol style="list-style-type: none"> <li>1. Support initiatives that survey and document historic buildings, sites and structures throughout the City of Tyler</li> </ol>
<p><b>Goal #2:</b> Information regarding Tyler’s history and significant historic resources is widely accessible to the Tyler community.</p>	<ol style="list-style-type: none"> <li>1. Invest in resources and technologies where necessary to enhance accessibility of survey data and other information.</li> </ol>
<p><b>Goal #3:</b> Review codes, adopt new preservation tools to promote the protection and management of Tyler historic resources, and enhance the operations of the Historical Preservation Board.</p>	<ol style="list-style-type: none"> <li>1. Ensure the Unified Development Code reflects historic preservation best practices and is consistent with strategic historic preservation plan goals and policies.</li> <li>2. Institute and maintain policies and procedures to enhance the operation of the Historical Preservation Board.</li> <li>3. Adopt and implement new tools that preserve historic resources and enhance neighborhood character.</li> </ol>
<p><b>Goal #4:</b> Facilitate historic building investments and adaptive use.</p>	<ol style="list-style-type: none"> <li>1. Establish a range of incentive programs to address different preservation needs.</li> </ol>
<p><b>Goal #5:</b> Implement historic preservation-based community development and planning efforts that promote livability, and economic and environmental sustainability.</p>	<ol style="list-style-type: none"> <li>1. Support and enhance capacity of City agencies and non-profit partners to implement historic preservation-based community development activities.</li> <li>2. Promote sustainable, healthy neighborhoods through historic preservation.</li> <li>3. Integrate historic preservation within future community planning initiatives.</li> </ol>
<p><b>Goal #6:</b> Enhance public understanding of historic preservation through education and advocacy initiatives.</p>	<ol style="list-style-type: none"> <li>1. Develop publications and other tools that educate the Tyler community on Tyler’s historic resources and preservation benefits.</li> <li>2. Utilize the Internet and other technologies to disseminate and publicize historic preservation information.</li> <li>3. Conduct ongoing training and active educational programs.</li> </ol>



BOYD'S  
CAFE



Jarman  
SHOES FOR MEN

Ray Masters  
mens shop

BOYD'S RESTAURANT  
BREAKFAST • LUNCH • DINNER

BOYD'S  
CAFE

CROSLLEY  
LOANS

UNIVERSAL

LOANS  
OF ALL KINDS

INSURANCE  
LOANS

BREWSTER  
URNITURE CO.

WOOD FELLOWS

E SHOP

Photo: Smith County Historical Society

# Survey, Documentation and Designation

Survey, documentation and registration concerns the identification of important historic resources whether they be buildings, sites, structures or objects – for future preservation consideration and management. Documentation activities are conducted principally through field survey and inventory work and the preparation of National Register nominations and City landmark applications. Survey and documentation activities form the foundation for effective historic preservation planning.

## **GOAL 1: CONTINUE DOCUMENTATION OF TYLER'S HERITAGE AS THE BASIS FOR FUTURE PRESERVATION EFFORTS.**

### **ACTION FOR DECISION MAKERS: SUPPORT INITIATIVES THAT SURVEY AND DOCUMENT HISTORIC BUILDINGS, SITES, AND STRUCTURES THROUGHOUT THE CITY OF TYLER.**

#### **Initiative 1.1: Prioritize new areas for survey and documentation efforts in places outside the Historic Significance Survey Area.**

The Historic Significance Survey Area was originally established to focus survey efforts in Tyler's Downtown and older neighborhoods and districts, mostly bounded by Martin Luther King Jr. Boulevard on the north; Glenwood Avenue and Sunnybrook Drive on the west-southwest; Amherst Street to the south; Broadway Avenue, Beckham Avenue, McMurrey Drive, and Gentry Parkway on the east (See Figure #2). With documentation of the Historic Significance Survey Area largely complete, future survey efforts should be focused in other areas of Tyler that have not been considered for formal documentation work. These areas have properties mostly constructed after World War II with some blocks and neighborhoods containing resources dating from the early decades of the 20th century; other properties may be approaching 50 years in age and should be evaluated for their local significance and potential eligibility to the National Register.

#### **These potential survey areas include:**

- **Survey Area 1A - North Quadrant between Wolford Avenue and North Broadway Avenue.**

This area comprises several different subdivisions and neighborhoods that were included as part of the 2010 Texas College Area Development Plan. The neighborhoods west of the Texas College campus, such as Woodhaven, Northridge and College Lane contain resources dating from the 1950s and 60s – Ranch homes and Minimal Traditionals. Closer to the Martin Luther King, Jr. Boulevard corridor, historic resources range in construction dates from the 1920s to the 1940s. While the 2010 Area Development Plan did not include a formal survey of the area, it did recommend that Neighborhood Conservation Districts be considered in certain neighborhoods to "... protect their identity and preserve their neighborhood character." Apart from several buildings on the Texas College campus that are already listed in the National Register, it is unlikely that the area or portions of area are eligible for the National Register as a district, given the relative recent construction of most properties and integrity issues with others. However, this area could benefit from a reconnaissance survey to determine if other significant architectural or cultural resources may be identified and documented – cultural resources that may relate to the development forces and population groups that settled in this part of Tyler, in particular the African-American community. Survey Area 1a should be a high priority.

● **Survey Area 1B - East Quadrant adjacent to the Medical Center complexes.**

The blocks north of Tyler Junior College and east of the Christus Francis Hospital-East Texas Medical Center complexes contains historic resources dating from the 1900s to the 1960s with Minimal Traditional and Ranch homes predominating. Like Survey Areas 1 A and B above, this quadrant could benefit from a reconnaissance survey to identify significant resources or to evaluate it for a Neighborhood Conservation District. This quadrant has more visual unity and higher integrity than the Northwest Quadrant and could potentially meet the eligibility criteria as a Conservation District in the future. This area should be third in priority.

● **Survey Area 1C - Southwest Quadrant south of Front Street.**

Like Survey 1A and B, this area contains a mix of Ranch and Minimal Traditional homes on smaller lots than found in the Pollard Farm area. Although it is unlikely this quadrant would be eligible for the National Register of Historic Places, due to integrity issues, this area could benefit from a reconnaissance survey to determine if other significant architectural or cultural resources may exist. This area could also be eligible as a Conservation District and would be a lower priority.

● **Survey Area 1D - Northwest Quadrant between Gentry Parkway and Northwest Loop 323.**

This area contains similar architectural resources found in North Quadrant, and given the average age of construction for properties and other building integrity issues, it is unlikely that any blocks or portions of the area would be eligible for the National Register. However, a reconnaissance survey may identify architectural or cultural resources significant to Tyler. The survey may also determine whether blocks or neighborhoods within this area could qualify as a Neighborhood Conservation District. This quadrant would receive a lower survey priority as opposed to the North Quadrant. Survey Area 1B should be second in priority to the North Quadrant.

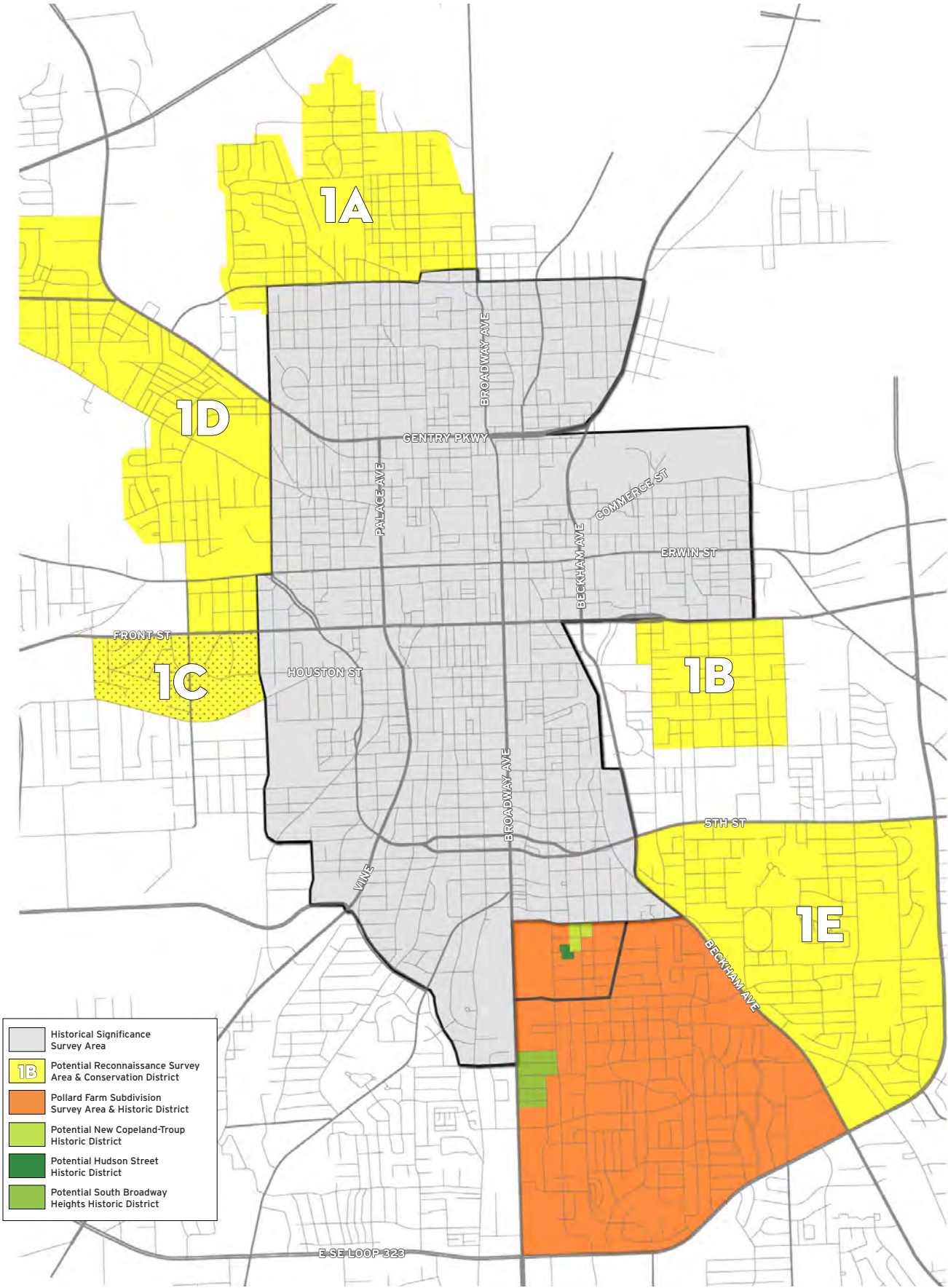
● **Survey Area 1E - Highland Park Circle Southeast Quadrant.**

This area contains a mix of large lot Colonial-styled Ranches, Revival homes and recent construction in a variety of latter-day Neo-Revival styles. This quadrant could benefit from a reconnaissance survey to determine if significant architectural and historical resources may exist in this area. The Styled Ranches represent an interesting collection of large-lot property types and may warrant an intensive-level survey depending on their construction dates and if there are important associations with significant developers or architects. Individual properties may also be eligible for the National Register or local designation – in particular early 20th century Revivals found in various parts of quadrant near Highland Park Circle.



Photos: The Lakota Group

**FIGURE 2.0: ADDITIONAL SURVEY AREAS + CONSERVATION DISTRICTS**



**Initiative 1.2: Nominate the Pollard Farm Subdivision to the National Register of Historic Places.**

A survey of the Pollard Farm area – roughly bounded by Troup Highway, Beckham and Broadway Avenues and Loop 323 – was completed in 2016 and identified four potential National Register Districts. The largest of the four potential districts, the South Tyler Residential District, would comprise 900 historic residential resources, mainly Ranch and Styled Ranch housing types. This district, given its high integrity as a Post-World War II residential subdivision, should be pursued as high priority for nomination to the National Register of Historic Places. Three other potential districts – New Copeland Road/Troup Highway, Hudson Street and South Broadway Heights – could be pursued as later priorities given their smaller size and number of resources.

**Initiative 1.3: Conduct a survey for Tyler's extraterritorial jurisdiction.**

The Local Government Code of Texas allows communities of 100,000 or more to exercise an extraterritorial jurisdiction (ETJ) of five miles beyond its municipal boundaries, mainly for subdivision regulation and annexation needs. The Tyler 1st Comprehensive Plan noted that significant properties may exist in the ETJ, such as farmhouses, other agricultural-related properties, cemeteries and sites that may be lost to future development. There are two Recorded Texas Historic Landmarks within the ETJ currently, the Phillips House and Bell House, both of which were once located in Tyler. Even though the Historical Preservation Board cannot exercise any formal legal jurisdiction in the ETJ in regards to designating Local Landmarks or Historic Overlay Districts, it can, in cooperation with Smith County, conduct a survey to determine what resources may be eligible as Recorded Texas Historic Landmarks, as Historic Texas Cemeteries, or worthy of interpretation and commemoration through the Texas Historical Landmarks Markers Program. If significant resources are identified, the City can work with the Smith County Historical Society on pursuing these designations or a course of action regarding their long-term preservation. A survey of Tyler's ETJ can be partially underwritten through a Certified Local Government (CLG) Grant from the Texas Historical Commission.

**Initiative 1.4: Update the 1999 Historic Resources Survey.**

The oldest of the historic resource inventories (Downtown Tyler and Charnwood Neighborhood), generated from the multi-year survey of the Historical Significance Survey Area initiated in 1994, is approaching 25 years in age. Although the Downtown survey area was updated in 2013, consideration should be given to updating the inventories in the years ahead to account for changes that may have taken place to historic resources and to evaluate whether such changes may impact the contributing or non-contributing status of resources located within the National Register Districts. Ideally, the City may want to consider surveying only the National Register Districts first; future updates should be conducted at an intensive level with photo documentation and digitized to allow for ready community access through the Internet. In some cases, results of re-surveying work may lead to the adjustment of National Register District boundaries and an update to the National Register nomination as resources that may not have been evaluated as contributing at the time when they were first surveyed, such as Mid-Century buildings, may be considered contributing due to the passage of time.

**Initiative 1.5: Continue public-private partnerships in the funding of survey and documentation activities.**

The City of Tyler, Historic Tyler, Inc., and other preservation partners have worked together successfully to fund and undertake several survey and inventory projects over the last two decades. The joint efforts have resulted in the complete documentation of Tyler's central area, including its Downtown district; in addition, the City and Historic Tyler, Inc., are working together to underwrite and complete a National Register district nomination for the Pollard Farm neighborhood. Such collaboration should continue for all future documentation projects as circumstances and resources permit. Other organizations, such as the Smith County Historical Society, The University of Texas at Tyler, Main Street Tyler, local foundations, and other organizations and entities should also be considered as potential funding and resource partners for future survey undertaking.

### Initiative 1.6: Conduct surveys and inventories as part of future community planning efforts.

Over the past 15 years, the City of Tyler has completed, as well as updated, its Comprehensive Plan and adopted three sub-area plans, one for the Texas College area, a plan for the University Woods area, and the other for Midtown, the combined Christus Mother Francis Hospital/East Texas Medical Center complexes on Tyler's east side. While there are no immediate plans to initiate any additional sub-area plans in Tyler, future ones should consider adding a historic resource survey element if no documentation of significant resources has been previously undertaken. In cases where sub-area plans are being considered in the Existing Historic Significance Area, previous surveys could be subject to update – especially as such date is approaching 20 to 25 years in age. Surveys should be conducted as part of any planning efforts related to Neighborhood Conservation Districts (see Initiative below).

### Initiative 1.7: Incorporate oral histories as part of survey and property documentation projects.

Tyler's previous architectural and historical surveys have included well-researched context statements that have provided the necessary background on understanding the key historical forces, people and events that shaped Tyler's development. Now that much of this background historic context work has been completed, another level of documentation could be pursued, namely through oral histories. Oral histories can provide valuable insights by local historians, preservationists and neighborhood residents on the places of architectural, historical and cultural meaning to the Tyler community. They can also capture the stories and perspectives of different ethnic and social groups – stories that may not have ordinarily considered in other survey and documentation projects. In turn, oral histories can be used to determine what resources may be worthy of preservation, including Local Landmark designation. In addition, oral histories, conducted mainly through audio recording and text transcriptions, can also be used to create exhibits and videos for special events and other activities, and cataloged and archived at the Smith County Historical Society for public access. The City could partner with the Historical Society, Main Street or The University of Texas at Tyler and its History Department to undertake the collection of oral histories as part of a survey assignment.

### Initiative 1.8: Use Internet-based technologies and software for future survey and documentation initiatives.

Internet-based technologies and other software programs are widely-available today for use in historic resource survey projects, allowing a field surveyor to document historic resources using an iPad, tablet, or cellphone. In turn, the documentation, including photographs, is uploaded into an online database that can be accessible both by surveyors for later editing and additional data input on desktop computers, as well as by volunteers or other survey participants conducting concurrent permit or other background research. Such software can also map the location of properties, allowing the information to be easily transferred to a municipality's Geographic Information System (GIS). The cost of using survey technologies may involve the purchase of software licensing from the software provider and time for technical support and assistance; other costs may include a yearly server hosting fee.

**AZALEA RESIDENTIAL**  
Historic Preservation > Local Historic Overlay Districts

Historic Preservation  
423 West Ferguson  
Tyler, TX, 75702  
Phone: (903) 531-1175  
M-F 8 A.M. to 5 P.M.  
Send E-Mail

**SALEH-WITT-EDMONDS HOUSE**  
1208 South College Ave  
Spanish Colonial Revival (1931)

*"The home was built by Hobart Plunket for newlyweds George and Rose Saleh in 1931. The Saleh family were longtime candy and tobacco merchants in Tyler who are still actively contributing to the community."*

> Local Historic Overlay Districts  
> Heritage Neighborhood No. 2

Relevant properties over 2 acres must be contributing properties

● Petition must include at least 75% of property owners within the proposed boundary



**Initiative 1.9: Prepare a list of buildings, sites and structures eligible for Local Landmark or other designation types.**

Tyler’s recent survey work provides an excellent foundation for understanding what historic resources may be eligible for individual listing in the National Register of Historic Places, or designation as a City of Tyler Landmark or Recorded Texas Historic Landmark. The 1999 Historic Resources Survey (see Historic Resources chapter) identified 348 properties with “high” significance – resources considered to retain a high level of architectural integrity and strong associations with a specific historic context. These properties should comprise the principal “eligibility list” of historic resources the Historical Preservation Board should consult when considering new Landmarks. In future years, high significance historic resources should be prioritized for landmarking by the Historical Preservation Board and incorporated into the Board’s annual strategic plan. The Board, along with City staff, should prepare defined strategies for approaching property owners on the benefits of local designation, RTHL designation, or participation in the Texas Historical Marker program. The eligibility list should be updated whenever a survey or documentation project has been completed.

**Initiative 1.10: Pursue City Landmark designation of individual National Register and Recorded Texas Historic Landmarks.**

Several individually-listed National Register and Recorded Texas Historic Landmarks are not designated City Landmarks. Given the significance of these properties, they should receive high priority as part of the eligibility list.

**Initiative 1.11: Conduct thorough documentation of important sites and structures owned and managed by the City of Tyler.**

Ensure that Tyler’s other important historic resources – parks, brick streets and the WPA-era drainage canals – are documented and inventoried as part as formal survey efforts. These resources should also be mapped in the City’s GIS system, if not already.



*Photos: The Lakota Group*

## **GOAL 2: INFORMATION REGARDING TYLER'S HISTORY AND SIGNIFICANCE OF HISTORIC RESOURCES IS WIDELY ACCESSIBLE TO THE TYLER COMMUNITY.**

### **ACTION FOR DECISION MAKERS: INVEST IN RESOURCES AND TECHNOLOGIES WHERE NECESSARY TO ENHANCE ACCESSIBILITY OF SURVEY DATA AND OTHER INFORMATION.**

#### **Initiative 2.1: Consider creating new GIS layers that include all levels of historic significance determined through survey projects.**

The City of Tyler has prepared GIS layers for its historic districts and Local Landmarks; however, the layers are only available as Portable Digital Documents (PDFs), not through the Smith County Map Viewer website where land records and other property data is accessible. Additional GIS layers could be created incorporating districts, Local Landmarks, as well as "high" significance properties garnered through the 1999 Historic Resources Survey and integrated into the Smith County Map Viewer for public access. A PDF map version of the high significance properties should also be prepared. In addition to the high significance properties, such GIS layers could incorporate other historic resources, such as the locations of brick streets and the WPA-constructed water drainage system.

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***A public database can allow building owners to locate their properties on a digital map and view information and photos compiled from a reconnaissance or intensive-level survey. The database can also be designed and formatted to be visually-attractive to viewers with additional pages describing the historic context and documented architectural styles and a gallery for survey photos.***

---

#### **Initiative 2.2: Create an Internet portal for Tyler architectural and historical survey data.**

Survey information is currently available in the City of Tyler's historic preservation webpage (<http://www.TylerHistoricPreservation.com>), in the form of PDF spreadsheets; the spreadsheets do not provide detailed survey data other than property address, construction date and architectural style. As discussed in Initiative #1.7, current survey technologies allow for the creation of Internet-based databases that can be made accessible to the public, not only surveyors. The public database can allow building owners to locate their properties on a digital map and view information and photos compiled from a reconnaissance or intensive-level survey. As an option, a property owner can also download the survey data into a PDF single or double-sheet format. The database can also be designed and formatted to be visually-attractive to viewers with additional pages describing the historic context, documented architectural styles, and a gallery for survey photos. The database should be easily found on the City's webpage and perhaps linked to other organization websites, such as Historic Tyler, Inc. and the Smith County Historical Society.

An alternative to a stand-alone Internet database, individual property survey forms could also be uploaded to the City's GIS system and made accessible to the public through the Smith County Map Viewer.



Photo: Smith County Historical Society

# Program Administration and Management

A key element in any community preservation program is the management of processes related to landmark and district designation and Certificate of Appropriateness design review – both administered by the City and Historical Preservation Board. As mentioned previously, current management tools, including the historic preservation provisions within the Unified Development Code need refinement to provide clarity to processes; in other cases, new tools are proposed to meet different preservation needs and to integrate best preservation practices.

## **GOAL 3: REVIEW CODES, ADOPT NEW PRESERVATION TOOLS TO PROMOTE THE PROTECTION AND MANAGEMENT OF TYLER HISTORIC RESOURCES, AND ENHANCE THE OPERATIONS OF THE HISTORICAL PRESERVATION BOARD.**

### **3.1 ACTION FOR DECISION MAKERS: ENSURE THAT THE UNIFIED DEVELOPMENT CODE REFLECTS HISTORIC PRESERVATION BEST PRACTICES AND IS CONSISTENT WITH STRATEGIC HISTORIC PRESERVATION PLAN GOALS AND POLICIES.**

#### **Initiative 3.1: Update related articles regarding the Historical Preservation Board within the City's Unified Development Code**

Historic Preservation and the functions and operations of the Historical Preservation Board are outlined in Articles XIII, X and XI of the City's Unified Development Code (see Section 4: City Planning and Program Administration, regarding analysis and Appendix 3 for the complete Tyler Historic Preservation Ordinance). The Articles should be updated to reflect the preservation vision, goals and policies presented in this Strategic Historic Preservation Plan, and best practices considered in the Model Ordinance prepared by the Texas Historical Commission. This includes the roles and responsibilities of the Historical Preservation Board, design review, demolition of historic resources, and demolition by neglect.

#### **The update should consider:**

- Adding a more comprehensive list of relevant historic preservation definitions, including definitions that may be used in the Texas Model Historic Preservation Ordinance (See Appendix 2).
- A provision that appoints a "Historic Preservation Officer" with the authority to approve administrative Certificates of Appropriateness (COA) applications.
- Augment the number of non-voting Board members with the Historic Preservation Officer and other relevant City staff as needed and appropriate. This is standard practice in many Texas communities. See page 132 section a.2 for additional details.
- Revising the Purposes of the Board (Article X, Section b) and Powers and Duties of the Board (Article X, Section c) to provide more clarity on what the Board can or cannot do and to protect these provisions from legal challenges.
- Make clear that the Historical Preservation Board can only recommend Local Landmarks and Historic Overlay District designations to the City Council with the Council having final authority on designation.
- Require that a designation report, rather than an application, be required to be prepared by the Historic Preservation Officer, or an outside party in advance of formal designation of a Local Landmark or Historic Overlay District. A designation report provides more in-depth information on a property's significance.

- Clarify that a property owner seeking to remove City Landmark designation must follow the same procedures as the initial Landmark designation – namely that an application or designation removal report must be filed and that specific criteria must be met for the Board to review the request.
- Refine and clarify the procedures for COA review to address properties already identified as having significance and those buildings that have been surveyed and identified as not having historic significance.

**A revised COA process may include:**

- Precise definitions on what are contributing and non-contributing properties within a Historic Overlay District and how non-contributing properties are treated and addressed in design review.
- Clarify that COA design review only concerns building elevations viewed from the public right-of-way.
- Formalize advisory design review in National Register Historic Districts with a separate overlay designation and require that a “Certificate of Appropriateness - Advisory Review” be issued to track such projects; such reviews can be conducted administratively by the Historic Preservation Officer.
- Provide reference that COA reviews conducted by the Historical Preservation Board for City Landmarks and the Historic Preservation Officer for administrative reviews may be conducted in accordance with the Secretary of the Interior’s Standards for Rehabilitation, and other design standards and guidelines developed and adopted by the Board.
- Include additional details on what exterior architectural features – windows, roofs, doors, decorative elements, porches, cornices, storefronts, for example – would be subject to design review.
- Institute a time frame for receiving reports and evaluations from the Neighborhood Services Director and the Chief Building Official for City Landmarks seeking a COA for rehabilitation or demolition.
- Develop specific standards for City Landmark demolition reviews.
- Create a separate review process for cases of economic hardship for property alterations and demolition.
- Language that explains that ordinary property maintenance – actions that would not require a building permit – would not be subject to the HPB’s design review authority.

**In addition to the design review process, minimum maintenance standards and a demolition by neglect provision should be considered and incorporated into the Unified Development Code.**

**These provisions would:**

- Empower the Historical Preservation Board and the Neighborhood Services Department to issue citations preventing Local Landmarks and other significant properties from falling into a state of disrepair.
- Require property owners cited for demolition by neglect to submit a property stabilization or rehabilitation plan with a specified time frame, such as a year, to complete the necessary repairs.
- Enable the Historical Preservation Board and the Neighborhood Services Department to refer the case for legal action if the property stabilization plan had not been implemented within the required time frame.

**Minimum maintenance standards, which can be incorporated within the Historic Preservation Ordinance, would usually focus on the visible deterioration or neglect of the following building features and elements:**

- Exterior walls and foundations and other vertical building supports with evidence of buckling, cracking, leaning and sagging.
- Chimneys and chimney stacks.
- Mortar joints.
- Exterior stairs and porches, including their supports, handrails, flooring and balusters.
- Roofs with evidence of holes and rotting materials.
- Exterior walls with lack of paint and other weather protective coverings.
- Windows, doors and other features that may be missing or in a significant state of decay.
- Cornices, entablatures, exterior building materials and commercial storefront elements that may be missing, falling, or in a condition that is unsafe.

Another provision that should be considered in an updated Unified Development Code is a demolition delay that allows the Historical Preservation Board (HPB) to delay a pending demolition of a significant historic resource to devise potential alternatives to demolition. The delay period could be between 30 to 90 days.

**Resources that would be subject to the delay could include:**

- National Register-listed properties not currently designated as Local Landmarks.
- Properties considered to have “High” significance through past and future survey and documentation initiatives.
- Include residential resources as well as commercial, industrial and institutional resources.

During the demolition delay period, the HPB, along with other preservation partners, such as Historic Tyler, Inc., can work closely with the property owners to consider options and alternatives to demolition, including potential sale or re-location, or addressing any economic hardship issue that may be preventing the property from be rehabilitated or re-used.

**Initiative 3.2: Prepare design guidelines or a design manual for review and education purposes.**

Communities often create and prepare design guidelines to supplement the Secretary of the Interior's Standards for Rehabilitation for Certificate of Appropriateness reviews. Design guidelines provide the necessary information and guidance on the best practices, technologies and procedures for the treatment of historic properties, guidance that helps property owners best meet the Secretary of the Interior's Standards and receive COA approvals. Design guidelines can also be used as an educational resource for property owners planning a rehabilitation or new construction project – projects that may not necessarily be subject to a COA review by the Historical Preservation Board. Design guidelines should be made available on the City's website as a PDF download or formatted as its own website that people can view and read on the desktops, tablets or smartphones. Guidelines could be made available on Historic Tyler, Inc's website.

Design guidelines should be nicely formatted with ample pictures, images and line drawings that adequately illustrate and describe proper preservation procedures.

**A typical design guidelines publication would include the following elements:**

- Background on Tyler history, historic contexts and characteristic features of architectural styles.
- Maintenance procedures for common building materials and key architectural features.
- Appropriate replacement or replacement-in-kind materials.
- Additions and new constructions.
- Garages and accessory buildings.
- Site design and landscape features.
- Energy efficiency and alternative energy systems.
- Commercial buildings features and storefronts.
- Design issues related to architectural styles and properties of Mid-Century vintage.

Separate design guidelines could be created for residential and commercial buildings, the latter of which could be used for reviewing future applications to any City-funded building or facade improvement program.

**Initiative 3.3: Create guidelines for the treatment of public historic resources.**

After formal documentation of City-managed historic resources, as referenced in Initiative 1.11, guidelines and treatment protocols should be developed to address the long-term preservation of such resources. While there is a management and rehabilitation plan in place for the City's brick streets, it is unclear if such plans are in place for architecturally or historically significant elements within the parks. Guidelines and protocols would be helpful for maintaining the WPA-era drainage system, especially as portions of the system are not located within the public right-of-way. Such guidelines could also be a source of information for private property owners dealing with the maintenance and upkeep of the drainage system.

**Initiative 3.4: Consider a design manual publication for Mid-Century Ranch homes.**

If at some time in the future, the Pollard Farm and other areas of Mid-Century Ranch homes are listed as districts in the National Register, a separate design manual publication may be warranted focusing exclusively on the preservation and design management of one of Tyler’s most distinctive housing types.

**3.2 ACTION FOR DECISION MAKERS: INSTITUTE AND MAINTAIN POLICIES AND PROCEDURES TO ENHANCE THE OPERATION OF THE HISTORICAL PRESERVATION BOARD.**

**Initiative 3.5: Review owner-consent requirements for Local Historic Overlay District designation.**

In recent years, the City has revised and lowered the owner-consent requirement for the establishment of Local Historic Overlay Districts from 100 to 75 percent of property owners in an eligible district. Although political support does not exist for lowering the threshold further at this time, the requirement should be reviewed in the future when property owner interest and support materializes for further changes.

**Initiative 3.6: Establish a design review subcommittee within the membership of the Historical Preservation Board.**

A design review subcommittee of the HPB could be formed to assist the Historic Preservation Officer in any advisory design reviews and mandatory reviews for Local Landmarks or properties located in the Historic Overlay Districts. The subcommittee could be comprised of Board members who have architectural, historic preservation and contracting experience and meet once or twice a month to review applications in advance of regular Board meetings.

**Initiative 3.7: Maintain a full-time Historic Preservation Officer position.**

Currently, there might not be a sufficient design review workload to warrant a full-time Historic Preservation Officer position; however, if advisory design review is formalized for the National Register Historic Districts, and other preservation tools and initiatives, such as Neighborhood Conservation Districts (see Initiative 3.12) adopted and implemented, the workload could then support full-time management of the City’s historic preservation program.

**Initiative 3.8: Maintain the City of Tyler’s CLG status.**

On a regular basis, perhaps, during the annual development of the HPB’s strategic plan, the City should review its operations and activities to ensure it is meeting the Texas Historical Commission’s Certified Local Government programmatic requirements.

**These requirements include:**

- Enforce state or local legislation that protects historic properties.
- Establish a qualified review commission composed of professional and lay members.
- Maintain a system for surveying and inventorying historic properties.
- Provide for public participation in the historic preservation process, including recommending properties to the National Register of Historic Places.

**Initiative 3.9: Benchmark Historical Preservation Board operations and accomplishments.**

Again, on an annual basis, the Historical Preservation Board, should review its operations, collect statistics, and establish benchmarks to measure the success of the Tyler’s historic preservation program.

**Benchmarks or performance indicators that could be tracked, may include:**

- Number of COA’s reviewed and number of Local Landmarks designated.
- Neighborhoods or districts surveyed and inventoried.
- Private capital leveraged in building rehabilitation or adaptive projects partially financed through Historic Preservation Tax Credits or other incentive programs.
- Leveraged financial and volunteer resources garnered through partnerships with other organizations.
- Educational conferences and workshops attended by members of the Historical Preservation Board.

**Initiative 3.10: Encourage City staff and Historical Preservation Board members to attend educational conferences and training opportunities.**

City staff and the HPB have been diligent in attending workshops and trainings offered by several organizations and entities, including the Texas Historical Commission, Preservation Texas, and the National Trust for Historic Preservation. Such trainings provide opportunities to augment the skills and knowledge base of Board members and City staff.

**Initiative 3.11: Orient incoming Historical Preservation Board members to Board operations and procedures.**

City staff should provide on-going training and orientation services to new and incoming HPB members. As part of the orientation, the City should prepare manuals or binders that include a copy of the Unified Development Ordinance related to the HPB, a meeting calendar, design guidelines, survey reports, and National Register nominations, among other important and relevant materials.

**3.3 ACTION FOR DECISION MAKERS: ADOPT AND IMPLEMENT NEW TOOLS THAT PRESERVE HISTORIC RESOURCES AND ENHANCE NEIGHBORHOOD CHARACTER.**

**Initiative 3.12: Re-establish a Neighborhood Conservation District program.**

As one of its key historic preservation strategies, the Tyler 1st Comprehensive Plan recommended the establishment of a Neighborhood Conservation District (NCD) program that could be employed in areas where the building fabric lacks sufficient integrity to be eligible as a National Register or Local Historic Overlay District but warrants some level of design management to protect neighborhood character and guide future development. The program was established and administered briefly by the City but was rescinded due to several circumstances. Numerous Texas communities have implemented Neighborhood Conservation Districts successively to ensure the compatibility of new development within the established neighborhoods as well as protect significant historic buildings from inappropriate alterations and demolition. The *2010 Texas College Area Development Plan* determined that several neighborhoods adjacent or near the Texas College campus would be candidates for Neighborhood Conservation District designation. Future planning, as well as survey documentation by the Historical Preservation Board, could also identify area candidates depending on what eligibility requirements are established for such a program.

**Key aspects of Neighborhood Conservation Districts:**

- Neighborhoods or areas that are not ordinarily eligible for the National Register of Historic Places or Local Historic Overlay District designation due to integrity issues; however, existing National Register Districts may also be eligible for Conservation District designation as an alternative to the Local Historic Overlay District.
- Neighborhood Conservation Districts may be a neighborhood unit with a cohesive land use pattern and identifiable physical characteristics and features, including its buildings, lot sizes, parks and natural areas, and streetscape; be at least two to four traditional city blocks in size; include building stock that is at least 25 years old; and, contain buildings which individually or collectively represent a distinguishable entity of local historic, cultural or architectural importance, or possess distinctive exterior facade elements such as porches and steps, cornices and trim, doors and windows, and other architectural features.
- A feasibility or eligibility application must be prepared by the representative organization or by City staff, perhaps the Historic Preservation Officer.
- Before establishment, Neighborhood Conservation Districts must demonstrate stakeholder support, often through a petition representing a percentage or majority of neighborhood residents, or a resolution of support from a representative neighborhood organization.
- The level of design review is determined by the neighborhood, usually focusing on maintaining key character features and new construction related to building height, setback and other site characteristics; design guidelines are often prepared but are not as extensive as those for Historic Districts.
- Conservation Districts are often established as zoning overlay to fine-tune base zoning requirements, sometimes as a result of a neighborhood planning process that addresses land use issues and other physical improvement needs. They are usually administered by a Historical Preservation Board or solely by City staff.
- Local Landmarks within NCDs would still be subject to the COA design review provision stipulated within the Unified Development Code.





P.W.A.  
FEDERAL EMERGENCY  
WORK PROJECTS

Photo: Smith County Historical Society

# Community Development

Facilitating investment in historic properties – as a means for promoting job creation and stable neighborhoods and commercial districts – should always be a focus of any effective community preservation program. This element of the community preservation program proposes initiatives that support increased activity in building rehabilitation and adaptive use, heritage tourism, and business development.

## **GOAL 4: FACILITATE HISTORIC BUILDING INVESTMENTS AND ADAPTIVE USE.**

### **4.1 ACTION FOR DECISION MAKERS: ESTABLISH A RANGE OF INCENTIVE PROGRAMS TO ADDRESS DIFFERENT PRESERVATION NEEDS.**

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***Historic preservation should be an integral part of community development activities, including revitalizing Downtown Tyler, maintaining neighborhood livability, and diversifying housing choice.***

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#### **Initiative 4.1: Re-establish a facade/building improvement program for Downtown Tyler.**

For several years, the Commercial Exterior Grant Program was funded and administered by the City of Tyler to spur the rehabilitation of building facades and storefronts in the Downtown District. The program, which was funded through the City's allocation of Community Development Block Grant monies, had resulted in several successful rehabilitation projects. However, the program has not been funded in recent years. Facade and building grant improvement programs have proven in many Texas

communities to be quite effective in facilitating private sector investment in historic commercial buildings. A funding source should be secured to re-establish the program that could be jointly managed between the Tyler Main Street Program and the Neighborhood Services Department. Design guidelines (see Initiative 3.2) should be prepared as part of the program to assist in evaluating the appropriateness of facade and storefront rehabilitation projects seeking to access grant program monies.

#### **Initiative 4.2: Adopt additional City incentives to spur investment in Downtown historic buildings.**

Additional incentives such as permit fee waivers, expedited project review and use of Section 3407 of the International Building Code for Historic Buildings, which provides flexibility to adapt historic buildings to meet modern needs, could be offered to property owners within the Downtown district.

#### **Initiative 4.3: Explore the creation of new grant or loan programs.**

Communities in different parts of the county have implemented different types of incentives to encourage building improvements and preservation activity within historic districts. Some incentives, such as a revolving loan fund, are managed by private sector non-profit preservation organizations, often capitalized through one-time donations or fundraising efforts. Revolving loan funds require skills and expertise in real estate development, finance, and construction to manage and administer efficiently. Other incentives may include small grants of less than \$2,000 to encourage small-scale property improvements to increase property values and enhance neighborhood appearances; these incentive programs are often administered by non-profit housing and neighborhood development corporations, and funded through corporate donations or by Community Development Block Grant proceeds.

**Initiative 4.4: Leverage the use of Tax Increment Financing to encourage Downtown Tyler building and adaptive use projects.**

The Downtown Tax Increment Financing Zone (TIRZ) has been recently reset and will not be generating a substantial increment in the near term. However, in the future, as the TIRZ generates allocation fund revenues, proceeds could be used as loans or grants for any gap financing in Downtown adaptive use projects. Such loans or grants could be offered to leverage other sources of financing, including Federal and State of Texas Historic Preservation Tax Credits that property developers may have secured as part of their capital stack or financing structure. Consideration should be given to using future TIRZ as a funding source for the Commercial Exterior Grant Program.

**Initiative 4.5: Create a Downtown venture fund.**

While there are several local incentives programs for economic development activities in Tyler, there are no programs to encourage preservation-based economic development in the Downtown district. A private sector-financed venture fund that focuses on business development activities and new retail business start-ups could help reduce first-floor vacancies, increase rents and property values, and generate additional pedestrian traffic in the Downtown. The venture fund could be jointly administered through the City and Tyler Main Street, as well as the Tyler Economic Development Council. The private financing could come from corporate donations and individual “angel” investors.

**Initiative 4.6: Provide design and other forms of technical assistance.**

Beyond financial incentives, other types of design and technical assistance could be provided to property owners. Tyler Main Street already receives free design and architectural assistance from the Texas Historical Commission/Main Street Program to Downtown Property owners planning a facade of storefront rehabilitation project. This assistance could be augmented by preparing lists of qualified contractors, securing estimates on proposed work, or providing more in-depth design consultation to those seeking to access incentives such as the Federal and State Historic Preservation Tax Credits. Added consultation services above and beyond the services offered through the Texas Historical Commission could be funded through a portion of the financing pool for the Commercial Exterior Grant Program.



Photo: The Lakota Group

## **GOAL 5: IMPLEMENT HISTORIC PRESERVATION-BASED COMMUNITY DEVELOPMENT AND PLANNING EFFORTS THAT PROMOTE LIVABILITY, AND ECONOMIC AND ENVIRONMENTAL SUSTAINABILITY.**

### **5.1 ACTION FOR DECISION MAKERS: SUPPORT AND ENHANCE CAPACITY OF CITY AGENCIES AND NON-PROFIT PARTNERS TO IMPLEMENT HISTORIC PRESERVATION-BASED COMMUNITY DEVELOPMENT ACTIVITIES.**

#### **Initiative 5.1: Build the organizational capacity of the Tyler Main Street Program.**

Tyler Main Street is one of the longest-operating Main Street programs in the State of Texas. Since 1996, the program has generated more than \$65 million of reinvestment in building rehabilitations and public improvements in the Downtown district. Going forward, Tyler Main Street and its partner Heart of Tyler organization could explore ways in which both could play more substantial roles in the Downtown revitalization program.

#### **These roles may include:**

- Advocating for the establishment of new incentives to spur building rehabilitation, adaptive use and business development.
- Working with the City and Historic Tyler Inc. on the creation of historic building design guidelines.
- Raising funds and securing resources to add new staff for supporting promotion, marketing, and business development activities.
- Supporting the creation of a Downtown Sub Area Plan or related update to the Tyler 1st Comprehensive Plan related to Downtown Tyler, and its short and long-term implementation.
- Advocating for needed streetscape and public space improvements that can enhance Downtown's position as a destination for shoppers as well as visitors.
- Provide technical assistance to property owners and developers on the benefits of historic preservation and available incentives, including the Federal and State Historic Preservation Tax Credits.
- Preparing and implementing internal strategic plans that focus on fundraising and board and staff development to ensure long-term effective leadership of the Main Street effort.

#### **Initiative 5.2: Forge new partnerships that promote preservation-based housing rehabilitation.**

In years past, the City of Tyler has worked with several local housing organizations to finance and undertake neighborhood property development and housing rehabilitation, mostly funded through Community Development Block Grant (CDBG) monies and the HOME Investment Partnership Program administered by the City. The focus of these efforts has been in the North Tyler neighborhoods. Going forward, there may be opportunities to augment this work with other preservation-based initiatives that could involve other partners, including Historic Tyler Inc. and other housing groups. This will help preservation partners diversify their constituencies and expand their capacities to promote and use preservation as a tool for community development and neighborhood revitalization.

#### **Ways in which the non-profit sector could participate in neighborhood revitalization include:**

- Capitalize a small grant program to spur small-scale property improvements or a revolving loan fund that would purchase properties for rehabilitation and re-sale. The focus of these efforts would not just be the North Tyler neighborhoods but also in the other Historic Districts where there may be distressed historic properties or housing rehabilitation needs.
- Provide technical assistance and site visits to residents on maintaining architectural features and general care of a historic home, and workshops to local housing corporations and contractors on historic housing rehabilitation.
- Consider being a receiving entity for vacant, abandoned or tax-foreclosed historic properties that may have been subject to a "fast-track" acquisition process; such a process would need to be established at the County level. The property could then be a candidate for a revolving loan fund or resold immediately to new owner or developer with an easement or covenant attached ensuring its preservation.

- Advocate for the development of new housing units in Downtown upper-floors or other historic buildings, especially where there are opportunities to use both the Historic Preservation, Low-Income Housing Tax Credit programs and other financing programs.
- Partner with one or two local banks to offer low-interest loans, counseling on paying a mortgage, and maintaining a historic house to prospective homeowners.
- Advocate for the establishment of Neighborhood Conservation Districts where their implementation would help protect historic resources and improve the design of new construction.

It is recognized that there are existing neighborhood housing groups active in maintaining affordable housing in Tyler. Such groups, the City and non-profit preservation groups should work together to determine where mutual collaboration could promote housing and historic goals.

**Initiative 5.3: Create neighborhood associations representing Tyler’s Historic Districts.**

In many cities, active associations and organizations are often formed to represent neighborhood interests and to serve a liaison function between the City and neighborhood residents. Such organizations can also sponsor specific preservation initiatives, such as the establishment of Neighborhood Conservation Districts, as well as advocate for neighborhood capital improvements. The City could assist local neighborhoods in the establishment of such associations where there is strong interest to do so, especially in the Historic Districts.

**5.2 ACTION FOR DECISION MAKERS: PROMOTE SUSTAINABLE, HEALTHY NEIGHBORHOODS THROUGH HISTORIC PRESERVATION.**

**Initiative 5.4: Plan and implement neighborhood physical improvements that enhance quality of life.**

Tyler’s historic neighborhoods are characterized by their walkability, close location to Downtown and other commercial areas, parks, and schools; their mix of uses; and their settings for gatherings and social interaction. Future physical improvements to Tyler’s neighborhood Historic Districts may involve connecting sidewalk networks where needed and desired, repairing brick streets where they exist, planting new parkway trees and landscape treatments, and installing on or off-street bike lanes and paths to enhance mobility from Historic Districts to other Tyler neighborhoods and destinations. Such enhancements, incorporated as part of future area development plans, would also promote community health and add to the quality of life in Tyler’s Historic Districts.

**Initiative 5.5: Adapt energy efficiency standards to historic buildings and promote their inherent sustainability qualities.**

In most cases, historic buildings can be successfully adapted to meet or exceed energy efficiency standards stipulated in energy conservation codes. However, flexibility in interpreting those standards may be needed. In addition, educating building owners on energy efficiency techniques for both residential and commercial historic buildings is also needed so that owners can make appropriate decisions on energy retrofit projects. Energy efficiency can also be addressed in any design guidelines prepared by the Historical Preservation Board, or thorough training workshops offered by the Board and its preservation partners.



Photo: Smith County Historical Society

**Initiative 5.6: Enhance and coordinate Tyler heritage tourism activities.**

Tyler has several heritage tourism assets – the Goodman-LeGrand House, the Rose Garden Center, the Camp Ford Historical Park, Downtown Tyler, and Tyler’s Historic Districts. The Azalea National Register Historic District serves as the backdrop to one of the community’s most important special events, the Spring Azalea Flower Trail; several other annual festivals and events take place in Downtown Tyler during the year. Tyler’s heritage tourism assets are primarily marketed by Visit Tyler, the City’s Convention and Visitors Bureau, with Downtown events the responsibility of the Tyler Main Street Program. Heritage assets can be used more effectively in Tyler to increase tourism and diversify the local economy.

**Ways in which they can occur include:**

- Prepare a heritage tourism plan. A Tyler heritage tourism plan could be prepared in collaboration with Visit Tyler and the community’s various economic development and preservation partners. The plan would provide detailed strategies for enhancing Tyler’s heritage tourism assets and how such attractions could be integrated with targeted marketing initiatives; in addition, the plan could outline specific tourism roles and responsibilities between the City, Visit Tyler and other partners.
- Update tourism marketing materials. Existing heritage tourism marketing formats include websites and PDF downloads that provide information on Tyler’s Historic Districts, the Azalea Trail, and various festivals and events websites managed principally by the City, Heritage Tyler Inc., and the Tyler Main Street program. Going forward, these materials could be re-designed and re-formatted for smartphone or tablet technology so that visitors can easily access information. For instance, self-guided Historic District tour information can easily be formatted in a cost-effective manner for smartphones. New marketing materials should also have an updated brand image that sets apart such materials from others.
- Historic District tours. Although tours of Tyler’s historic districts take place during select special events during the year, there is not a regular monthly or weekly tour of the districts organized and managed by any entity. A virtual tour is currently available on the Historic Tyler, Inc. website. To promote the Districts and to make information regarding Historic District architecture and history readily accessible, regular tours should be organized and offered on a fee-based admission and guided by trained volunteers. As mentioned above, self-guided tours could be developed with smartphone or tablet technology.
- Texas Historical Markers/Recorded Texas Historic Landmarks tours. In addition to the Historic Districts, a separate tour could be developed that includes the properties with Texas Historical Markers and those designated as Recorded Texas Historic Landmarks.
- Downtown Streetscape Improvements. Streetscape and public space improvements could be considered to make the Downtown Tyler more appealing for visitors. Such improvements would focus on sidewalk and landscaping treatments, wayfinding signage and gateways, new pedestrian connections to outlying neighborhoods, and the incorporation of public art that identifies and celebrates the unique history of Tyler.
- Heritage asset improvements. A Tyler heritage tourism plan should explore ways in which specific heritage assets can receive needed physical improvements to enhance the visitor experience. Such assets should include such improvements into their annual capital or fundraising plans.
- Downtown special events. Tyler Main Street should evaluate its annual promotion and special event calendar to determine if there is a need to add new events that highlight an aspect of Tyler’s history and architecture, or if an existing event can be added or re-purposed to attract tourists. Tyler Main Street can partner with other organizations and entities for such endeavors.
- Bed and Breakfast Operations. Tyler has several bed and breakfast establishments within and nearby the City’s limits. Bed and breakfast operations are suitable uses for historic homes and should be encouraged where appropriate; they should also be included in heritage tourism marketing efforts.

## **5.3 ACTION FOR DECISION MAKERS: INTEGRATE HISTORIC PRESERVATION WITHIN FUTURE COMMUNITY PLANNING INITIATIVES.**

### **Initiative 5.7: Add preservation elements to future district and other area plans.**

The City of Tyler has had a strong tradition of planning at both the community and neighborhood levels; preservation policies have already been incorporated within the Tyler 1st Comprehensive Plan. Although there are no pending planning efforts at the time of this Strategic Historic Preservation Plan, future district or neighborhood plans should include a preservation element that includes:

- An architectural or historical survey, or update to existing survey, if needed.
- Adaptive use strategies, including pro-formas for significant historic resources, or resources that are endangered.
- Neighborhood-based design guidelines, if needed.

### **Initiative 5.8: Consider development and adoption of a Downtown Tyler Sub Area Plan.**

The Tyler 1st Comprehensive Plan provides an extensive overview of Downtown Tyler physical conditions, and retail and market potential. The Plan also presents a schematic land use and urban design plan for potential redevelopment of areas to the west, south and southeast of the historic Downtown square with an emphasis on use development, and the introduction of new green space and pedestrian and bicycle linkages to areas outside the Downtown square. The land use and urban design plan warrants further pursuit by the City as new development around the Downtown square, including new residential uses, can help catalyze reinvestment in Downtown historic buildings. Given that the market data and assumptions made within the Comprehensive Plan is approaching the end of its usefulness and needs to be updated, a new Downtown Sub Area Plan should be prepared to address the following:

- Specific land use and development scenarios for the west, south and southeast Downtown quadrants.
- Development pro-formas for specific development sites and adaptive use candidates.
- Detailed urban design plans for streetscape and public space enhancements, gateways, placemaking, and pedestrian and bicycle connections.
- Detailed business and real estate development strategy.
- Design guidelines for new development/historic building rehabilitation.
- Detailed implementation and financing strategy.

### **Initiative 5.9: Consider historic preservation in other City departmental planning initiatives.**

All City departments and affiliated agencies should work together to ensure that preservation goals and strategies proposed as part of this Strategic Historic Preservation Plan are incorporated and integrated in other relevant City and departmental plans.

### **Initiative 5.10: Adopt management plans for municipally-owned historic resources.**

Management plans should be prepared for significant heritage resources under the jurisdiction of specific departments, such as Public Works, and Parks and Recreation. Management plans can provide guidance on the proper treatment, preservation and rehabilitation of resources such as the WPA-era drainage canals and the short and long-term capital expenditures needed to fund their rehabilitation.

**Initiative 5.11: Prepare plans for Neighborhood Conservation Districts.**

As recommended in Initiative 3.12 previously, a Neighborhood Conservation District program should be re-established to maintain and preserve neighborhood character for those areas in Tyler that may not qualify as a National Register or Local Historic District. Preferably, NCD's should be established according to a neighborhood plan that outlines the resource management, revitalization and development goals of the NCD. Additionally, design standards and guidelines can also be prepared as part of the plan. The planning process offers the opportunity for neighborhood stakeholders to reach consensus on what design standards should be adopted and the level of design review that should be administered.

**Initiative 5.12: Involve the Historical Preservation Board in decision-making processes for significant City-owned heritage resources.**

The Historic Preservation Board should be engaged regularly and consistently on matters regarding the management and disposition of City-owned properties designated as City Landmarks or considered architecturally or historically significant through a survey or documentation effort. Consultation by the Board can help other City departments determine and understand potential impacts of designation or disposition of such resources, and viable solutions to adaptive use, ownership and management of resources considered for disposition.

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***A Neighborhood Conservation District program should be reestablished to maintain and preserve neighborhood character for those areas in Tyler that may not qualify as a National Register or Local Historic District.***

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Photos: The Smith County Historical Society and The Lakota Group



# Education and Advocacy

A highly engaged public informed about the advantages and benefits of historic preservation is a critical foundation to an effective community historic preservation program. Informed stakeholders can become investors in historic properties, involved citizens in neighborhood and commercial district revitalization, and, ultimately, effective advocates at the municipal level for appropriate preservation policies. Therefore, going forward, promoting the importance of historic preservation and the stewardship of Tyler's historic resources should be a high priority for the City and its preservation partners. Fortunately, the City of Tyler already has strong partners with Historic Tyler, Inc. and the Smith County Historical Society in which to build a comprehensive program of education and advocacy initiatives. Opportunities should be explored with other entities, non-profit groups, and civic organizations to forge new partnerships in education and advocacy efforts.

## **GOAL 6: ENHANCE PUBLIC UNDERSTANDING OF HISTORIC PRESERVATION THROUGH EDUCATION AND ADVOCACY INITIATIVES.**

### **6.1 ACTION FOR DECISION MAKERS: DEVELOP PUBLICATIONS AND OTHER TOOLS THAT EDUCATE THE TYLER COMMUNITY ON TYLER'S HISTORIC RESOURCES AND PRESERVATION BENEFITS.**

#### **Initiative 6.1: Conduct an annual "State of Historic Preservation" address and report.**

During National Historic Preservation Month in May, the City's Historical Preservation Board, Historic Tyler, Inc. and other organizations and entities should organize an annual "State of the Historic Preservation Address" luncheon, where community stakeholders learn about key historic preservation initiatives that had been implemented over the past year. As part of the address, investment statistics and other data related to the economic impacts of historic preservation can also be presented. In addition, an annual printed report on Tyler preservation activity should be prepared and distributed.

#### **Initiative 6.2: Commission an economic impact study.**

Many communities across the country have commissioned an economic impact study to measure the amount of investment and jobs generated, among other statistics, by local preservation activity. A study can help provide information on how historic preservation contributes to economic and community development in Tyler.

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***A toolkit could be prepared for property owners on how to research the history of their home or commercial building. This toolkit could also include information on how to determine a property's eligibility to the NHRP.***

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#### **Initiative 6.3: Create toolkits for researching historic properties and other preservation topics.**

A toolkit could be prepared for property owners on how to research the history of their home or commercial building. This toolkit could also include information on how to determine a property's eligibility to the National Register of Historic Places as well as how to prepare a National Register nomination. Other toolkits could be created focusing on energy efficiency and "greening" a historic resource, maintaining original building materials, and alternative forms of energy generation, such as geothermal and solar panels. A greening toolkit could also be prepared for historic commercial buildings.

**Initiative 6.4: Involve The University of Texas at Tyler in historic preservation initiatives.**

The University of Texas at Tyler currently offers an overview class in historic preservation, along with undergraduate courses in construction management; the University has expressed interest in expanding coursework in historic preservation, perhaps to a certificate level, if sufficient student interest is generated and sustained in future years. Potentially, the University and future historic preservation students could be active partners in various community preservation activities as part of class projects or as capstone courses, including:

- Researching and preparing a National Register nomination for a client property owner or institutional entity.
- Research and submittal of local landmark applications.
- Conducting background research and field work for future historical and architectural surveys.
- Managing an oral history project or an online archival cataloging project for the Smith County Historical Society.
- Participating in a planned historic home rehabilitation project in partnership with a neighborhood housing organization as part of a construction management capstone project.
- Create new history podcasts or online Historic District tours for Historic Tyler, Inc. or the Tyler Main Street program.

**Initiative 6.5: Prepare educational publications.**

Information brochures and pamphlets should be prepared describing various incentive programs for historic preservation, such as the City Property Tax Rebate and Federal and Historic Preservation Tax Credit programs, the City’s Historic Districts and landmarking process, and the overall benefits of preservation to Tyler residents and stakeholders.

**Initiative 6.6: Develop an endangered historic properties list.**

A endangered historic properties list can help raise public awareness of properties threatened with demolition due to neglect or through imminent redevelopment.

**6.2 ACTION FOR DECISION MAKERS: UTILIZE THE INTERNET AND OTHER TECHNOLOGIES TO DISSEMINATE AND PUBLICIZE HISTORIC PRESERVATION INFORMATION.**

**Initiative 6.7: Create online versions of brochures, materials and other historic preservation information.**

Several Strategic Historic Preservation Plan initiatives recommend that the internet be utilized to enhance access to information by the public – for instance, uploading survey data to an online interactive map. These initiatives should be pursued along with online or PDF versions of publications and other educational materials.

**Initiative 6.8: Create a “crowdsourced” Tyler history website.**

Historical societies, downtown revitalization organizations, neighborhood associations and preservation advocacy groups have turned to the internet websites as depositories for historic photos, exhibits, postcards, maps and drawings, and oral histories. Such websites make information more accessible to interested community members as well as researchers into local architecture and history. In some cases, the information is provided by local citizens who can upload information and images through an online portal; the website is managed and curated by a professional historian or archivist employed by a historical society or preservation advocacy entity.



**Initiative 6.9: Enhance the online resources of the Smith County Historical Society.**

In recent years, the Smith County Historical Society has been preparing an online index to *Chronicles of Smith County Texas*, the Society's periodic journal of local history. As a future endeavor, when resources permit, entire articles from the *Chronicles* could be incorporated in a website that permits online access to researchers and other interested citizens. Access could be allowed only through an active membership to the Society or a pay-by-download system. Other resources of the Society, including its historic photo and image collection, should also be made available for subscriber download or user fee.

**Initiative 6.10: Create podcasts on local Tyler history.**

Podcasts for self-guided Historic District tours or episodes in Tyler history can be developed and made accessible on the websites of Historic Tyler, Inc., the Historical Society, the City, or other partner organizations.

**6.3 ACTION FOR DECISION MAKERS: CONDUCT ON-GOING TRAINING AND ACTIVE EDUCATIONAL PROGRAMS.**

**Initiative 6.11: - Develop a Lecture and Workshop Series.**

Annually or bi-annually, the Historical Preservation Board, the Smith County Historical Society and other partners should organize and host a lecture or workshop series on critical preservation topics. A workshop series could be devoted to greening methods and techniques for weatherization, building material replacement, and energy systems. Lectures and workshops could be advertised in various newsletters and websites, including the Renovate QC website.

**Initiative 6.12: Provide training to local realtors and bankers.**

A training program should be organized to educate local realtors and bankers on the City's historic districts and preservation procedures, available incentives, and the overall benefits of historic preservation. Realtors and bankers are key intermediaries in the sale and disposition of historic properties and should be aware of preservation's benefits to the value of homes and neighborhoods.



*Photo: Smith County Historical Society*



Photos : The Lakota Group

Section 4 >>

# Implementation

# Implementation Matrix

The matrix on the following pages summarizes recommended implementation phasing for each of the key initiatives identified in the Strategic Historic Preservation Plan.

Goal #1: Continue documentation of Tyler's heritage as the basis for future preservation efforts.				
ACTION FOR DECISION MAKERS	INITIATIVE	IMPLEMENTATION TIMELINE	PRIORITY SCALE	RESPONSIBLE PARTY
<b>Action 1.1:</b> Support initiatives that survey and document historic buildings, sites and structures throughout the City of Tyler.	<b>Initiative 1.1:</b> Prioritize new areas for survey and documentation efforts in places outside the historic significance area.	1 - 3 Years	High	THPB, HTI
	<b>Initiative 1.2:</b> Nominate the Pollard Farm subdivision in the National Register of Historic Places.	1 - 3 Years	High	THPB, HTI
	<b>Initiative 1.3:</b> Conduct a survey for Tyler's Extraterritorial Jurisdiction.	5 - 7 Years	Low	THPB, HTI
	<b>Initiative 1.4:</b> Update the 1999 Historic Resource Survey.	3 - 5 Years	Medium	THPB, HTI

COT – City of Tyler; THPB – Tyler Historical Preservation Board; HTI – Historic Tyler, Inc.; TMSP – Tyler Main Street Program; VT – Visit Tyler; TEDC – Tyler Economic Development Council ; SCHS – Smith County Historical Society; UTT – University of Texas at Tyler; HO – Housing Organizations.

ACTION FOR DECISION MAKERS	INITIATIVE	IMPLEMENTATION TIMELINE	PRIORITY SCALE	RESPONSIBLE PARTY
	<p><b>Initiative 1.5:</b> Continue public-private partnerships in the funding of survey and documentation activities.</p>	Ongoing	Medium	THPB, HTI
	<p><b>Initiative 1.6:</b> Conduct surveys and inventories as part of future community planning efforts.</p>	Ongoing	Low	COT, THPB, HTI
	<p><b>Initiative 1.7:</b> Incorporate oral histories as part of survey and property documentation projects.</p>	Ongoing	High	THPB, HTI, SCHS, UTT
	<p><b>Initiative 1.8:</b> Use Internet-based technologies and software for future survey and documentation initiatives.</p>	Ongoing	High	THPB, HTI
	<p><b>Initiative 1.9:</b> Prepare a list of buildings, sites and structures eligible for local landmark or other designation types.</p>	1 - 3 Years	High	THPB, HTI, SCHS
	<p><b>Initiative 1.10:</b> Pursue City landmark designation of individual National Register and Recorded Texas Historic Landmarks.</p>	1 - 3 Years	High	THPB, HTI, SCHS
	<p><b>Initiative 1.11:</b> Conduct thorough documentation of important sites and structures owned and managed by the City of Tyler.</p>	Ongoing	High	COT, THPB

**Goal #2: Information regarding Tyler's history and significant historic resources is widely accessible to the Tyler community.**

ACTION FOR DECISION MAKERS	INITIATIVE	IMPLEMENTATION TIMELINE	PRIORITY SCALE	RESPONSIBLE PARTY
<p><b>Action 2.1:</b> Invest in resources and technologies where necessary to enhance accessibility of survey data and other information.</p>	<p><b>Initiative 2.1:</b> Consider creating new GIS layers that include all levels of historic significance determined through survey projects.</p>	<p>1 - 3 Years</p>	<p>High</p>	<p>COT, THPB</p>
	<p><b>Initiative 2.2:</b> Create an Internet portal for Tyler architectural and historical survey data.</p>	<p>1 - 3 Years</p>	<p>High</p>	<p>COT, THPB</p>

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**Goal 3: Review codes, adopt new preservation tools to promote the protection and management of Tyler historic resources, and enhance the operations of the Historical Preservation Board.**

ACTION FOR DECISION MAKERS	INITIATIVE	IMPLEMENTATION TIMELINE	PRIORITY SCALE	RESPONSIBLE PARTY
<p><b>Action 3.1:</b> Ensure the Unified Development Code reflects historic preservation best practices and is consistent with strategic historic preservation plan goals and policies.</p>	<p><b>Initiative 3.1:</b> Update related articles regarding the Historical Preservation Board within the City's Unified Development Code.</p>	<p>1 - 3 Years</p>	<p>High</p>	<p>COT, THPB</p>
	<p><b>Initiative 3.2:</b> Prepare design guidelines or design manual for review and education purposes.</p>	<p>1 - 3 Years</p>	<p>High</p>	<p>COT, THPB, HTI, SCHS</p>
	<p><b>Initiative 3.3:</b> Create guidelines for the treatment of publically-owned historic resources.</p>	<p>1 - 3 Years</p>	<p>High</p>	<p>COT, THROB, HTI</p>
	<p><b>Initiative 3.4:</b> Consider a design manual publication for Mid-Century Ranch homes.</p>	<p>3 - 5 Years</p>	<p>Medium</p>	<p>COT, THPB, HTI, SCHS</p>
<p><b>Action 3.2:</b> Institute and maintain policies and procedures to enhance the operation of the Historical Preservation Board.</p>	<p><b>Initiative 3.5:</b> Review owner-consent requirements for Local Historic Overlay District designation.</p>	<p>1 - 3 Years</p>	<p>High</p>	<p>COT, THPB, HTI, SCHS</p>
	<p><b>Initiative 3.6:</b> Establish a design review subcommittee within the membership of the Historical Preservation Board.</p>	<p>5- 10 Years</p>	<p>Medium</p>	<p>THPB</p>

ACTION FOR DECISION MAKERS	INITIATIVE	IMPLEMENTATION TIMELINE	PRIORITY SCALE	RESPONSIBLE PARTY
	<b>Initiative 3.7:</b> Maintain a full-time Historic Preservation Officer position.	1 - 2 Years	High	COT, THPB
	<b>Initiative 3.8:</b> Maintain the City of Tyler's status as a Certified Local Government (CLG).	Ongoing	High	COT, THPB
	<b>Initiative 3.9:</b> Benchmark Historical Preservation Board operations and accomplishments.	Ongoing	Medium	THPB
	<b>Initiative 3.10:</b> Encourage City Staff and Historical Preservation Board members to attend educational conferences and training opportunities.	Ongoing	Medium	COT, THPB
	<b>Initiative 3.11:</b> Orient incoming Historical Preservation Board members to Board operations and procedures.	Ongoing	High	THPB
<b>Action 3.3:</b> Adopt and implement new tools that preserve historic resources and enhance neighborhood character.	<b>Initiative 3.12:</b> Re-establish a neighborhood Conservation District program.	1 - 3 Years	Medium	COT, THPB, HO, HTI

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**Goal #4: Facilitate historic building investments and adaptive use.**

ACTION FOR DECISION MAKERS	INITIATIVE	IMPLEMENTATION TIMELINE	PRIORITY SCALE	RESPONSIBLE PARTY
<b>Action 4.1:</b> Establish a range of incentive programs to address different preservation needs.	<b>Initiative 4.1:</b> Re-establish a facade/building improvement program for Downtown Tyler.	3 - 5 Years	High	COT, TMSP
	<b>Initiative 4.2:</b> Adopt additional city incentives to spur investment in Downtown historic buildings.	3 - 10 Years	Medium	COT, TMS, TEDC
	<b>Initiative 4.3:</b> Explore the creation of new grant or loan programs.	Ongoing	Low	COT, TMS, TEDC
	<b>Initiative 4.4:</b> Leverage the use of tax increment financing to encourage Downtown Tyler building and adaptive use projects.	Ongoing	Low	COT, TMS, TEDC
	<b>Initiative 4.5:</b> Create a Downtown venture fund.	1 - 3 Years	Medium	COT, TMS, TEDC
	<b>Initiative 4.6:</b> Provide design and other forms of technical assistance.	Ongoing		COT, TMS

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**Goal #5: Implement historic preservation-based community development and planning efforts that promote livability, and economic and environmental sustainability.**

ACTION FOR DECISION MAKERS	INITIATIVE	IMPLEMENTATION TIMELINE	PRIORITY SCALE	RESPONSIBLE PARTY
<p><b>Action 5.1:</b> Support and enhance capacity of City agencies and non-profit partners to implement historic preservation-based community development activities.</p>	<p><b>Initiative 5.1:</b> Build the organizational capacity of the Tyler Main Street Program.</p>	<p>Ongoing</p>	<p>Medium</p>	<p>COT, TMSP</p>
	<p><b>Initiative 5.2:</b> Forge new partnerships that promote preservation-based housing rehabilitation.</p>	<p>Ongoing</p>	<p>Medium</p>	<p>COT, HO, HTI</p>
	<p><b>Initiative 5.3:</b> Create neighborhood associations representing Tyler's Historic Districts.</p>	<p>Ongoing</p>	<p>Medium</p>	<p>COT, HO, HTI</p>
<p><b>Action 5.2:</b> Promote sustainable, healthy neighborhoods through historic preservation.</p>	<p><b>Initiative 5.4:</b> Plan and implement neighborhood physical improvements that enhance quality of life.</p>	<p>Ongoing</p>	<p>Medium</p>	<p>COT</p>
	<p><b>Initiative 5.5:</b> Adapt energy efficiency standards to historic buildings and promote their inherent sustainability qualities.</p>	<p>3 - 5 Years</p>	<p>Medium</p>	<p>COT, THPB, HTI, HO</p>

ACTION FOR DECISION MAKERS	INITIATIVE	IMPLEMENTATION TIMELINE	PRIORITY SCALE	RESPONSIBLE PARTY
	<p><b>Initiative 5.6:</b> Enhance and coordinate Tyler heritage tourism activities.</p>	Ongoing	High	COT, THPB, TMSP, VT, HTI, SCHS
<p><b>Action 5.3:</b> Integrate historic preservation within future community planning initiatives.</p>	<p><b>Initiative 5.7:</b> Add preservation elements to future district and other area plans.</p>	Ongoing	Low	COT, THPB, HTI
	<p><b>Initiative 5.8:</b> Consider development and adoption of a Downtown Tyler Sub Area Plan.</p>	5- 10 Years	High	COT, TMSP
	<p><b>Initiative 5.9:</b> Consider historic preservation in other city departmental planning initiatives.</p>	Ongoing	Low	COT, THPB
	<p><b>Initiative 5.10:</b> Adopt management plans for municipally-owned historic resources.</p>	1 - 5 Years	Low	COT, THPB
	<p><b>Initiative 5.11:</b> Prepare plans for neighborhood Conservation Districts.</p>	5-7 Years	Medium	COT, THPB
	<p><b>Initiative 5.12:</b> Involve the Historical Preservation Board in decision-making processes for significant City-owned heritage resources.</p>	Ongoing		COT, THPB

**Goal #6: Enhance public understanding of historic preservation through education and advocacy initiatives.**

ACTION FOR DECISION MAKERS	INITIATIVE	IMPLEMENTATION TIMELINE	PRIORITY SCALE	RESPONSIBLE PARTY
<p><b>Action 6.1:</b> Develop publications and other tools that educate the Tyler community on Tyler’s historic resources and preservation benefits.</p>	<p><b>Initiative 6.1:</b> Conduct an annual “State of Historic Preservation” address and report.</p>	Ongoing	High	THPB
	<p><b>Initiative 6.2:</b> Commission an economic impact study.</p>	3 - 5 Years	Medium	COT, THPB, HTI, VT
	<p><b>Initiative 6.3:</b> Create toolkits for researching historic properties and other preservation topics.</p>	1 - 3 Years	High	HTI, SCHS
	<p><b>Initiative 6.4:</b> Involve The University of Texas at Tyler in historic preservation initiatives.</p>	Ongoing	Medium	COT, THPB, HTI, UTT, TMSP, VT, SCHS
	<p><b>Initiative 6.5:</b> Prepare educational publications.</p>	Ongoing	Medium	THPB, HTI, SCHS, TMSP
	<p><b>Initiative 6.6:</b> Develop an endangered historic properties list.</p>	Ongoing	Medium	HTI

ACTION FOR DECISION MAKERS	INITIATIVE	IMPLEMENTATION TIMELINE	PRIORITY SCALE	RESPONSIBLE PARTY
<b>Action 6.2:</b> Utilize the internet and other technologies to disseminate and publicize historic preservation information.	<b>Initiative 6.7:</b> Create online versions of brochures, materials, and other historic preservation information.	Ongoing	Medium	THPB, HTI, SCHS, TMSP
	<b>Initiative 6.8:</b> Create a "crowdsourced" Tyler history website.	Ongoing	Medium	COT, THPB, HTI, SCHS, HO
	<b>Initiative 6.9:</b> Enhance the online resources of the Smith County Historical Society.	Ongoing	Medium	SCHS
	<b>Initiative 6.10:</b> Create podcasts on local Tyler history.	3 - 5 Years	Medium	HTI, VT, SCHS, TMSP
<b>Action 6.3:</b> Conduct on-going training and active educational programs.	<b>Initiative 6.11:</b> Develop a lecture and workshop series.	Ongoing	Medium	HTI, TMSP, SCHS
	<b>Initiative 6.12:</b> Provide training to local realtors and bankers.	Ongoing	Medium	THPB, HTI

COT – City of Tyler; THPB – Tyler Historical Preservation Board; HTI – Historic Tyler, Inc.; TMSP – Tyler Main Street Program; VT – Visit Tyler; TEDC – Tyler Economic Development Council ; SCHS – Smith County Historical Society; UTT – University of Texas at Tyler; HO – Housing Organizations.

# Funding – Incentive Sources

The following are several major sources of funding that may have potential for implementing the initiatives presented in this Strategic Historic Preservation Plan.

## LOCAL LEVEL FUNDING

- **Ad Valorem/Property Tax Abatement.**  
The City of Tyler and the Historical Preservation Board currently offer abatement on 50 percent of the assessed value of a designated Tyler Historic Landmark and an abatement on 100 percent of the increase in property value following a Board-approved rehabilitation project
- **Tax Increment Reinvestment Zone (TIRZ).**  
Tax Increment Financing is a State authorized program administered by a municipality that allocates future increases in property taxes from a designated area for improvements dedicated to that area, including property enhancements, façade improvements, adaptive use projects, and streetscape and gateway enhancements. In Texas, Tax Increment Financing is implemented at the local level through the establishment of a Tax Increment Reinvestment Zone (TIRZ).
- **Public Improvement Districts (PIDs).**  
A Public Improvement District is a State authorized financing program that can be administered by the City or by a designated service provider agency to deliver a wide range of physical improvements and additional services in a defined geographic area, such as a Downtown commercial district. A PID usually has a defined term limit such as three to five years and is funded by a special tax assessment paid by the property owners within the designated PID. A PID is only established and renewed through a municipal enabling ordinance.
- **Capital Improvement Plan.**  
Most communities incorporate some aspects of public improvement initiatives for historic resources, such as brick street maintenance within the municipal capital improvements plan.
- **Hotel Occupancy Tax.**  
Local communities in Texas are permitted to levy a six percent tax on the occupancy of rooms in hotels, motels, bed and breakfasts and short-term accommodations in apartments and condominiums. Proceeds from the Hotel Occupancy Tax can be used for tourism and community marketing and promotion activities.
- **Equity/Community-Supported Financing.**  
A community equity fund is most often used to provide gap financing for start-up businesses or for the rehabilitation or adaptive use of a commercial property. Equity funds themselves are formed by the pooling of funds from local investors. An equity fund can also be used in combination with other incentives as part of a gap financing structure for a building rehabilitation project.
- **Community Foundations.**  
Local community foundations may provide support for specific preservation outreach and education activities.
- **Preservation Easement.**  
A preservation easement donation is a one-time charitable Federal income tax deduction equal to the appraised value of the preservation easement. The easement assigns the right to review and approve alterations to a qualified non-profit organization for preserving the property in perpetuity. Property must be a certified historic structure in the National Register of Historic Places, individually listed, or contributing to a local Landmark District.



## STATE LEVEL GRANTS

### ● **Texas Historical Commission Certified Local Government Grants.**

Certified Local Government grants are federally-sourced matching grants administered by the Texas Historical Commission. Grant amounts range from \$3,000 to \$30,000 and require a local 50 percent match. Eligible project expenses include design guidelines development, historic resource surveys, National Register nominations, and preservation education initiatives.

### ● **Texas Preservation Trust Fund.**

The Texas Preservation Trust Fund was established by the Texas Legislature in 1989 to provide matching grants to local communities in support of local preservation initiatives, including property acquisition and restoration, historic resource surveys, preservation, planning, and heritage education activities. The Fund is an interest-earning pool of public and private funds. Grants are awarded from the Fund on a competitive, matching grant basis. In fiscal year 2016-2017, the THC awarded 23 matching grants totaling \$530,800. While grant awards are relatively small, educational and preservation outreach projects needing financial assistance may benefit from securing a Trust Fund Grant.

### ● **Texas Historic Courthouse Preservation Program.**

Established by the Texas Legislature in 1999, the Texas Historic Courthouse Preservation Program offers matching grants to Texas counties for the restoration of the of their historic county courthouse complexes. Grants are awarded to different project needs such as architectural assessments and specifications, rehabilitation activity and emergency grants to address endangered courthouses.

### ● **Texas Historic Preservation Tax Credit Program (THPTC).**

The State of Texas currently provides a 25 percent tax credit for eligible building rehabilitation costs, which must be at least \$5,000 in value to qualify. In the absence of a state income tax, the credit is applied against a business's franchise tax liability. In addition, an eligible property must be a "certified historic structure" – properties that are currently listed in the National Register of Historic Places, either individually or as part of a contributing building in a Historic District, or designated as Recorded Texas Historic Landmarks, or State Antiquities Landmarks. This incentive requires that work to a historic building meet the Secretary of the Interior's Standards for Rehabilitation to qualify for the credit. The Texas Historic Preservation Tax Credit Program became effective January 1, 2015 for properties placed in service on or after September 1, 2013, and can be used in tandem with the Federal Historic Preservation Tax Program (described below). Projects are reviewed by the Texas Historical Commission and the National Park Service.

### ● **Texas Historical Foundation Grants.**

Based in Austin, the Texas Historical Foundation offers grants in support of a variety of historic preservation initiatives, including historic property rehabilitation, archaeological activities, local school history curriculums, scholarly research in Texas history, and the documentation and preservation of artifacts and legal documents. Grant awards range from \$1,000 to \$5,000 and are reviewed and awarded on a quarterly cycle.

### ● **Texas History Grant Program – Summerlee Foundation**

The Summerlee Foundation, based in Dallas, administers a Texas History grant program for the support of local historic preservation, research, and documentation efforts. The average grant amount is \$10,000; only local non-profit 501 (c) 3 organizations are eligible to apply.

## NATIONAL LEVEL SOURCES

### ● **20 Percent Federal Historic Preservation Tax Credit Program.**

Since 1976, the National Park Service, in partnership with the Internal Revenue Service and the Texas Historical Commission, has administered the Federal Historic Preservation Tax Credit Program to encourage rehabilitation and reinvestment in historic buildings. A 20 percent tax credit is provided to owners and developers of income-producing historic buildings who undertake a substantial rehabilitation project. Like the THPTC, an eligible building must be a certified historic structure; a qualified building rehabilitation project must also meet the Secretary of the Interior's Standards for Rehabilitation. Projects are reviewed by the Texas Historical Commission and the National Park Service.

### ● **10 Percent Federal Income Tax Credit Program.**

A Federal Tax Credit is available for the rehabilitation of non-historic buildings constructed prior to 1936 – buildings that are not listed in the National Register of Historic Places or considered non-contributing to a listed Historic District due to alterations. The building must be rehabilitated for a non-residential use, and a substantial percentage of the external walls and internal structure must remain at project completion. For this program, the Texas Historical Commission and National Park Service ensure that the building qualifies as non-historic but have no role in reviewing the project work.

- Community Development Block Grants (CDBG).**  
As an entitlement community (community of 50,000 and above) for the U.S. Department of Housing and Urban Development Community Development Block Grant Program (CDBG), the City of Tyler receives an annual allocation of CDBG monies for housing and other community development activities. Every five years, the City is required to prepare a Consolidated Action Plan specifying how CDBG monies are to be allocated in the community. Block grants can also be used for specific preservation activities, including façade rehabilitation projects.
- Federal Low-Income Housing Tax Credit (LIHTC).**  
The Federal Low-Income Housing Tax Credit (LIHTC), a program of the U.S. Department of Housing and Urban Development and administered in Texas by the Texas State Affordable Housing Corporation, provides a source of equity financing for developers of affordable housing units. The Tax Credit can be combined with the Federal and State of Texas Historic Preservation Tax Credits for use in large-scale building rehabilitation and adaptive use projects that also include affordable housing units.
- America's Historic Places Grant Program.**  
The National Endowment for the Humanities provides grants that support the long-term interpretation of historic sites, houses, neighborhoods, and regions. Eligible projects may also include living history presentations, guided tours, exhibitions, and public programs.
- Digital Projects for the Public.**  
In addition to the Historic Places Grant Program, the National Endowment for the Humanities offers a special grant program that supports efforts in using digital technologies – such as websites, mobile applications and tours, interactive touch screens and kiosks – in communicating local history and heritage to the broader community. The Endowment encourages projects that document imperiled heritage resources.
- Humanities Collection and Reference Resources.**  
The Humanities Collections and Reference Resources (HCRR) program supports projects that enhance the maintenance and protection of important collections of books and manuscripts, photographs, archaeological and ethnographic artifacts, art and material culture, and digital objects, and to make their content widely accessible with digital technology.
- Challenge America Grants.**  
Challenge America Grants, offered through the National Endowment for the Arts, provide support to small and mid-sized organizations for projects that extend the reach of the arts to under-served populations, including the development of cultural tourism and economic development activities. Grant amounts are awarded on a matching basis up to \$10,000.
- Public Engagement with Historical Records Grant Program – National Archives.**  
The National Historical Publications and Records Commission of the National Archives administers the Public Engagement with Historical Records Grant Program that assist in the funding of initiatives that create models and technologies that enable people to engage and access archival and historical records materials in online formats. Collaborations in developing such technologies among archivists, documentary editors, historians, educators, and/or community-based individuals are more likely to create a competitive proposal and are highly encouraged for competitive grant proposals. Grant awards range from \$50,000 to \$150,000.
- National Trust Preservation Funds.**  
Preservation Fund Grants, offered by the National Trust for Historic Preservation, are intended to encourage local level preservation by providing seed money for preservation projects. Such funds can be used for technical assistance needs and in facilitating private-sector involvement in preservation initiatives. Specific initiatives may relate to community sustainability, stewardship of historic places, promoting cultural diversity and preservation, and protecting heritage resources located on public land.

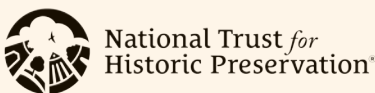




Photo: Smith County Historical Society



Photos: The Lakota Group

Section 5 >>  
**Tyler Historic  
Resources**

# Tyler Historic Context

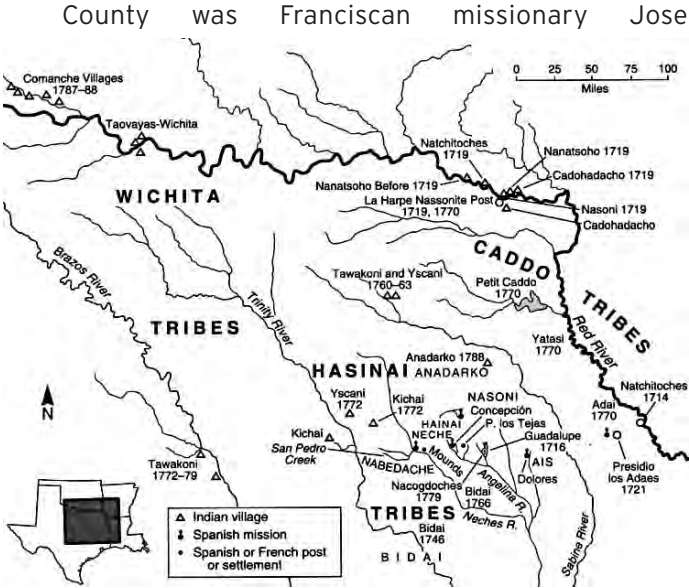
Understanding and evaluating the architectural and historical significance of Tyler’s built resources – whether they be commercial buildings, residences, churches and religious institutions, schools, parks, industrial structures or objects – are largely determined through the historical, geographical, economic, social and cultural forces that shaped Tyler’s growth and development. These forces, or contexts, provide the framework for identifying such resources, what building types are associated with particular historic contexts, why they are important, and what historical and architectural characteristics such resources need to possess to consider them as significant representations of their design and property type, as well as context. In essence, historic contexts provide the foundation for effective preservation planning in the identification and evaluation of historic resources and in guiding future survey and inventory projects and landmark and district designation activities. This section summarizes major historic contexts documented in previous National Register nominations and survey initiatives conducted by the City of Tyler.

## EARLY SMITH COUNTY AND TYLER SETTLEMENT

### Smith County and the Native Americans (1600s – 1800s)

Before the first significant European settlement of the Tyler region took place by the 19th century, Smith County was largely occupied by a succession of Native American tribes, including the Caddo Indians, mainly an agricultural people who were reported to live in the region by the first Spanish visitors in 1542 (May, 2009). By the early 1700s, the Anadarko would join the Hasinai, one of three Caddo confederations of tribes that included the Kadohadacho and the Natchitoches – all sharing the same language and customs (Jon D. May, “Anadarko (tribe),” The Encyclopedia of Oklahoma History and Culture, www.okhistory.org (accessed March 22, 2017). East Texas along today’s border with Louisiana south to the Gulf Coast would be the major settlement areas of the Anadarko until the Texas War for Independence in 1836, when Texas troops drove the tribe into neighboring Oklahoma and later to the Brazos Reservation at Fort Belknap, Texas (May, 2014). Other Native Americans reported living in Smith County during this time included the Quapaw, the Delaware and later the Cherokees (National Register of Historic Places, Charnwood National Register District, Tyler, Smith County, Texas, National Register #99001023).

The first known European to visit Smith County was Franciscan missionary Jose Francisco Calahorra y Saenz in 1765 – his visit documented mainly by his travel notes to Neches Saline, located in the County’s far southwestern corner. Both the Spanish and local Indian tribes settled near Neches Saline due to its productive salt wells. No other documented European would travel through the area until the late 1780s when two Frenchmen, Pedro Vial and Francisco Xavier Frago, passed through on their way to Natchitoches, Louisiana (Handbook of Texas Online, Vista K. McCroskey, “Smith County,” accessed March 20, 2017, <http://www.tshaonline.org/handbook/online/articles/hcs11>, 2016). Neches Saline would continue as a significant settlement center well into the early decades of the 19th century.



Map: texasbeyondhistory (Carter 1995)

### **Smith County Founding and Tyler Early Development (1800 – 1850s)**

Much of Smith County continued to be occupied by various Native American tribes during the first decades of the 19th century, while the Mexican government, after gaining independence from Spain in 1821, began the issuance of land grant parcels in much of northern Texas (McCroskey). Prominent land grant recipients included David G. Burnet in 1823, Peter Ellis Bean in 1828, and Vicente Filisola, an Italian military officer in the Spanish army, later serving in the Mexican army after the Mexican War of Independence, in 1831 (McCroskey). By 1836, there were more than 40 people living in the Smith County area, three trading posts and the Neches Saline salt works, although continued unrest with the Cherokee Indians would continue to slow the area's continued settlement. In 1836, the fall of the Alamo in San Antonio would result in a temporary settler retreat to Cherokee County south of the Neches Saline. In 1839, the Cherokee War between the Cherokee Indians and other associated tribes and the provisional Texas government would end the Native-American presence in Smith County (McCroskey, 2016). A Texas mounted militia post would remain in Neches Saline (Pollan, 1982).

After the Cherokee War and through the 1840s, Smith County became a focus for permanent settlement for pioneers and small farmers arriving from other southern states, in particular Alabama and Tennessee (McCroskey, 2016). In 1846, Smith County was established by the Texas Legislature after being separated from the Nacogdoches District and named after General James Smith, a distinguished military officer during the Texas Revolution and for the Texas Republic. The Legislature also established what is today Tyler as the county seat given its location as the geographic center of the County; Tyler was named for President John Tyler in recognition for his support for Texas statehood. Both the County and the City of Tyler would grow with the influx of new settlers and immigrants, and, with the surrounding County's rich soil, created a vibrant agricultural center that would spur building construction and business growth in Tyler's new Downtown district. Tyler's 100 acre, 28 block Downtown site was first platted in 1847, organized around a central square with a log-constructed County Courthouse as its focal point. In succeeding years, the square would develop with commercial uses, lodges and halls, small manufacturers, and hotels. Forerunners of Tyler's two oldest churches, Marvin Methodist and First Baptist, were established near the square. Tyler would later be incorporated in 1850. By 1850, Smith County would grow to a population of more than 4,200 (McCroskey, 2016).

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***Tyler's 100 acre, 28 block Downtown site was first platted in 1847, organized around a central square with a log-constructed County Courthouse as its focal point.***

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*Photos: Collection of Robert Reed and the Smith County Historical Society*

## 19TH CENTURY GROWTH AND DEVELOPMENT

### Commerce Town and the Railroads (1850s – 1890s)

In the years before the American Civil War, Tyler continued to grow – mainly as an agricultural, governmental and commercial center servicing the needs of both Tyler residents and farmers of the developing hinterlands. Spurred by the prosperity of area farms and plantations, Tyler quickly became the home for mills, tanneries, logging and various other industries, along with professional occupations, including physicians, attorneys, clergy and school teachers. The first-generation commercial buildings in Downtown Tyler were constructed during this period before the Civil War – several of which are attributed to local developer Alfred W. Ferguson. Five of Ferguson’s brick buildings were built on the town square’s northwest side; a three-story dry goods store attributed to Colonel George Yarbrough was built on the opposite side of the square (McCroskey, 2016). Such brick buildings were likely designed in a simple Italianate commercial style with glass storefronts, arched windows in the upper story, and brick corbeling at the cornice line as straightforward ornamentation. Fixed canopies extending from the storefront cornice to the sidewalk, along with the ubiquitous horse and buggy, were also distinguishing features of the Downtown streetscape. It was noted by one observer during the time that Tyler “...was already a place of considerable importance, and contains many buildings of taste and beauty” (McCroskey, 2016). Very few commercial buildings with high integrity remain in or around the town square.



Photo: The Collection of Robert Reed

Like other Texas communities, Tyler voted overwhelmingly for secession and many Smith County residents volunteered in large numbers to join Texas regiments in the Confederate army. During the Civil War years, Tyler would become an important center for Confederate war munitions manufacturing, especially with the establishment of the 126-acre Briscoe and Company Ordinance Plant within the present-day Azalea District. A Confederate prison camp, Camp Ford, would also be established four miles to the northeast of Tyler. Tyler’s

growth would stagnate after the Civil War with the collapse of slavery and plantation life and the onset of Reconstruction. The town would further decline with the by-passing of the Texas and Pacific and International and Great Northern Railroads (McCroskey, 2016). However, Tyler’s fortunes would change with the arrival of a branch of the International and Great Northern Railroad in 1873 and the Tyler Tap Railroad in 1877, which later merged with the St. Louis and Southwestern Railway to create the Cotton Belt Railroad (National Register of Historic Places, Brick Streets National Register District, Tyler, Smith County, Texas, #04000379). From this time period up until the 1930s and 40s, railroad operations in Tyler would provide a significant portion of the community’s employment base (National Register of Historic Places, Historic and Architectural Resources of Tyler, Texas Multiple Property Listing, Tyler, Smith County Texas).

As experienced by most communities with the coming of the first railroads, Tyler’s economy began to expand with the addition of new industries and commercial services, in the Downtown district. After a series of log cabin County Courthouses, a new brick courthouse building was erected in 1851 with a third story and clock tower added in 1876. Later, in 1881, the Italianate-styled Smith County Jail Building would be constructed – one of the few extant buildings of this era near the Downtown square. Despite the national economic recession of 1873, by the end of the 1880s, Tyler’s prosperity and position as a legal and government center would lead to statewide political influence with the election and appointment to state office of prominent Tyler residents (Brick Streets National Register District).



### Residential Growth (1850s – 1890s)

While early town development concentrated around the Downtown square, the advent of the railroads and ensuing commercial and industrial expansion and diversification led to the platting and settlement of Tyler's first cohesive neighborhoods, among them the Charnwood area, the land purchased by a group of investors during the 1850s. The land in Charnwood would be subdivided by the original investors and successive family owners, and then again into smaller lots purchased by other family owners, acquaintances, and business associates over the course of the 1850s to the 1870s. Early residences were modest vernaculars in wood frame design and construction, given the relative scarcity of milled lumber and ornamentation. Extant residential properties from the time period include the Ramsour House at 504 East Charnwood, a Greek Revival House that enclosed an original vernacular home, and the servant's quarters at the rear of 223 East Charnwood. Towards the 1890s, residential property types became more stylized as milled building materials became more widely available and local contractors became familiar with trending tastes in domestic architecture and construction methods. Charnwood's architectural evolution by the end of the 19th century would culminate in the 1898 Jester House (Jester-Butler-Clyde House), an elaborate and voluminous 2-1/2 story Queen Anne high-style house constructed in masonry and featuring large gables, massive chimney stacks, stone lintels, detailed corbeling and stained glass. Given its adjacency to the Downtown district, Charnwood would become the choice neighborhood for many of Tyler's successive merchants and politicians.

Apart from the burgeoning residential expansion to the south of the town square, other residential development occurred around the Downtown, first as vernacular building types and others changing over time into high style examples. Constructed in 1859, the Greek Revival cottage known as Bonnie Castle would occupy a nine-acre site north of the town – the cottage would later be transformed into the impressive Classical Revival Goodman-LeGrand House in the early 20th century. In 1873, John Douglas, a well-known Tyler resident and the City's first fire chief, built a one-room dwelling with Italianate ornamentation, later to be enlarged with a second story addition incorporating wood siding and shingling patterns. Another ornate Queen Anne house, the John Patterson House at 1311 West Oakwood Street, distinguished by its gable trusswork, was once a vernacular dog-trot cabin in its original construction before 1854. The architectural transformation of early homes documents the rising vitality of the Tyler community heading toward the 20th century, from an agricultural center to a place with prosperous working, professional, and merchant classes (National Register of Historic Places, Charnwood National Register District, Tyler, Smith County, Texas, #99001023).



*Patterson House. Photo: Historic Tyler*

### African Americans in Tyler

Established in 1894 by a group of ministers affiliated with the Christian Methodist Church, Texas College would, in most respects, represent a culmination of efforts by Tyler's African American stakeholders to forge a more cohesive community supported by religious, commercial, and educational services provided exclusively by African Americans. The African American population in Tyler has its antecedents in plantation slavery; after the Civil War, many slaves became sharecroppers, while others were fortunate to purchase land, become prosperous farmers or domestic servants, or even open new businesses in Tyler as blacksmiths or carpenters. By 1882, Tyler had 87 African Americans listed in the City Directory; by the 1890s, local African Americans had started new schools, churches, and social and fraternal organizations within Tyler and throughout Smith County. By 1904, the Tyler City Directory listed 105 African Americans living in the City (Historic and Architectural Resources of Tyler, Texas). Tyler's African Americans would largely settle in Tyler's more isolated areas near railroad tracks or industrial areas, in worker cottages and bungalows (Historic and Architectural Resources of Tyler, Texas).

## EARLY 20TH CENTURY DEVELOPMENT

### Oil Boom and the World Wars (1890s to the 1940s)

The years between 1890s, World War II, and afterwards would represent Tyler's most significant growth period, largely spurred by the discovery of oil in the East Texas Oil Field in the early 1930s and the extension of roads and infrastructure into Tyler's previously undeveloped areas. Tyler's economy was also supported by the nearby fruit orchards in the county – mainly peach, nectarines, strawberries, and plums – making Tyler a significant center for produce packaging and shipment. Cotton production and processing would also be a major industry staple within Smith County.

However, early in the 1900s, a blight struck the fruit orchards throughout the county forcing many farmers to switch from fruits to other staples such as pecans, tomatoes, and roses, the latter of which would drive the development of new production and processing facilities in and around Tyler. The rose industry would continue to be profitable through the 1920s and 40s even as other agriculture would decline due to growing farm tenancy, the boll weevil infestation and the onset of the Great Depression (McCroskey, 2016). By the 1940s, more than half the roses grown in the United States would come from Tyler (McCroskey). The East Oil Texas Oil Field, mostly located in central Gregg, western Rusk, southern Upshur, northeastern Cherokee and southeastern Smith counties, had a substantial impact on Tyler's physical form and growth as drillers, geologists, and surveyors, along with refineries and exploration companies, moved to Tyler to find homes and establish headquarters. As a result of the boom, by the 1940s, Tyler would have three banks, two large hotels, garment factories, canning plants, truck and freight lines, refineries, and various other industries. By the late 1940s, the increasing prevalence of the automobile made possible the development of the City's first auto-oriented, suburban-styled shopping center, Bergfeld Shopping Center, near the southern edge of the Azalea neighborhood (Historic and Architectural Resources of Tyler, Texas).



Photo: shorpy historic photo archive

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**The period between 1890s, World War II, and afterwards would represent Tyler's most significant growth period, largely spurred by the discovery of oil in the East Texas Oil Field.**

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Tyler's prosperity during this period would be reflected in the changing architecture and commercial evolution of its downtown district and the rapid housing development of its surrounding neighborhoods. Tyler's first and second generation vernacular buildings would give way to slightly larger, more modern "Commercial Style" facades and storefronts with simple decorative parapets, flat roofs, and large pane



Photo: The Collection of Robert Reed

windows, as evidenced in the buildings along Spring Street just east of the Courthouse Square. The larger floorplates characteristic of these buildings would be suitable for the department stores and brand name businesses that served the rising consumer needs for up-to-date domestic goods and products. Modern architecture styles prominent during the 1920s and 30s, such as the Art Deco and the Art Moderne, extended to other building types for offices and entertainment, including the Liberty Theater (1930), the five-story Blackstone Building (1938), and the majestic Peoples Petroleum Building (Peoples National Bank, 1932), built by Tyler's most influential businessman, Samuel A. Lindsay, and housing offices for various oil production related companies. Tyler's City Hall (1938), designed by Shirley Simons, is also of the Art Deco style.

Despite the trend to modern stylistic trends, Downtown Tyler boasted a compliment of buildings designed in the Revival styles of the early part of the 20th century. The new, monumental Smith County Courthouse (1910) designed by C.H. Page with its colonnaded entrance porticos, central dome, and copper statue of Lady Justice, is a representative example of the Classical Revival, as is the First Baptist Church at the northwest corner of Bois D'Arc and West Ferguson Street. Although differentiated by its textured red clay tile roof, a less formalized version of the Classical Revival is found in the William M. Steger United States Courthouse (1934) at 211 West Ferguson Street, designed by architect Shirley Simons. In addition to these buildings, the Carnegie-funded Tyler Public Library (1904) is an outstanding example of the Renaissance Revival.

Like many cities during the Great Depression, Tyler benefited from Federal work programs that sought to employ workers and build needed infrastructure improvements. The Civil Works Administration (CWA), the Works Progress Administration (WPA) and the Public Works Administration (WPA) were all used by the City of Tyler to build enhancements such as the Bergfeld Park amphitheater (1936), the stone-walled stormwater drainage canals (late 1930s), Mother Frances Hospital (1934), Tyler City Hall, and the William M. Steger United States Courthouse. By the 1940s and the advent of the Second World War, the oil industry would remain the primary economic driver for the City, becoming a major source of petroleum production for the Allied war effort (Historic and Architectural Resources of Tyler, Texas). During the War, the U.S. Army would establish a radio operating training school at the Tyler Commercial College and an Infantry Replacement Training Center at Camp Fannin which also served as a prisoner-of-war camp for German soldiers during the war.



Photo: Smith County Historical Society

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**Downtown Tyler boasted a compliment of buildings designed in the Revival styles of the early part of the 20th century. These included the (1904) Carnegie Library above.**

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### **Early 20th Century Residential Development**

The stable county agricultural economy and the East Texas Oil Boom logically led to thousands of new residents settling in Tyler's established and newly-developing neighborhoods. Between 1900 and 1920, Tyler added more than 4,000 new residents; between 1920 and 1940, at the height of Oil Boom, Tyler added 16,194 residents, creating a significant housing shortage. Tyler's paved streets, good schools, vibrant churches, and diverse commercial base also served to attract newcomers to the community (Brick Streets National Register District). Local property owners and developers responded to the housing shortage by infilling blocks in existing neighborhoods – Charnwood, Brick Streets, and North Tyler in particular – as well as initiating housing development in newer areas to the north and south of the Downtown square, including the existing Azalea district, where high-style Revival homes for the community's wealthy would predominate. In contrast, worker housing, mostly in the form of simple Craftsman bungalows, would be the common property type near and around the Downtown during the period. Other property types such as stylized duplexes, fourplexes, and cottages, along with Bungalows, Foursquares and Colonial Revivals, popularized by architectural pattern books of the day, would characterize the streetscape in Tyler's inner neighborhoods (Brick Streets National Register District).

The Azalea neighborhood, today comprising Tyler's largest National Register Historic District, would receive its most intensive development between 1925 and the decade after the Second World War (National Register of Historic Places, Azalea National Register District, Tyler, Smith County, Texas, #030000559). Popular Revival styles of the early 20th century, such as Tudor and Mediterranean Revivals and the French Eclectic would be the preferred design choice for the more expansive estate homes of Tyler's elite within the neighborhood; again, the design choices for such residences were mainly influenced by contemporary architectural pattern books, other times from returning World War I servicemen who gained first-hand knowledge of European prototypes.

Representative examples of high-style homes within Azalea include the Classical Revival Robert and Mattie Fair House (1927), another Shirley Simons design; the Spanish Revival Saleh-Witt House (1932) by architect Hobart Plunkett; and the Hugh and Mary White House (circa 1930) by architect/builder Carl H. Gregory (Azalea National Register District). While the high-style estate homes would be the counterpart to the more modest stylized Bungalows and Colonial Revivals found in the neighborhood, the Azalea district would feature the Mid-Century and Stylized Ranch, the dominant housing type of Tyler's Post World War II neighborhoods. Apart from the built resources, the Azalea neighborhood would showcase defining landscape characteristics that would also inform the development of succeeding residential neighborhoods into the 1960s and 70s. Broad lawns, mature oaks and Japanese maples, Bergfeld Park, the azaleas and gardens, and even the Depression-era drainageways would promote a lush, suburban setting suitable to the eclectic range of property types and styles found in the neighborhood.

### **Mid-20th Century Development (1950s – 1960s)**

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. Tyler was no exception as the City adopted and replaced its 1931 Comprehensive Plan with a new comprehensive plan in 1945 incorporating elements such as the new parks, schools, civic beatification, roadways, and residential subdivisions (Historic and Architectural Resources of Tyler, Texas). A major recommendation of the plan was the creation of a four-street "distributor" loop system that would allow traffic to by-pass the traditional downtown square district and thus open other areas to development (Historic and Architectural Resources of Tyler, Texas). Zoning actions were also considered as part of the plan with a focus on subdivision design requirements and the reduction of non-conforming uses throughout the city. The plan's recommendation on the use of time limits to address non-conforming uses may have facilitated the demolition of many 19th and early 20th Century commercial buildings in the late 1940s. However, the continued boom in the oil industry would drive renewed development and growth in Tyler; by the beginning of the 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.



*Photo: Smith County Historical Society*

Towards the 1950s, to meet the rising housing demand from soldiers returning from World War II, developers turned to new housing – using the duplex styled with traditional detailing and small lot cottages – to accommodate the demand both in built-up neighborhoods and in new subdivisions. Representative examples of the duplex housing type can be found in the Long Acres Addition (*Donnybrook National Register District*), developed by the R.J. Henderson Building Company; the one-story duplexes appear as single-family houses from the street with the second unit entrance placed to the house's side elevation (Historic and Architectural Resources of Tyler, Texas). Small lot cottages are mostly characterized as Cape Cods or Minimal Traditionals – smaller, more vernacular versions of other common styles from the early part of the century, including the Colonial and Tudor Revivals. A typical subdivision tract of Minimal Traditionals, sometimes faced with a brick or wood clapboard siding, can be found in the Dwight Davidson subdivision within the Charnwood neighborhood from 1948 (Historic and Architectural Resources of Tyler, Texas). Such cottages and Minimal Traditionals can also be found throughout many of the Tyler's inner neighborhoods.

Perhaps one of the more predominate housing types constructed in Tyler after World War II is the Ranch house – typically in a spare stylized Colonial version or Modern examples with slanted roof forms – found in almost every neighborhood peripheral to Tyler's older, central neighborhood, but most notably in the Pollard Farm area southwest of Troup Highway and Broadway Avenue where more than 1700 homes would be constructed from the 1950s to the 1970s. The 18-acre Pollard Farm area is named after Edna and Tomas Pollard, who originally purchased the land in 1929 for agricultural use; after an unsuccessful venture at farming, and a stint as a Texas state senator, Tomas Pollard turned to real estate development and was joined by other investors in the subdivision of the land for new housing tracts (Williams, Diane E., Survey Report Historic and Architectural Resources of Tyler, Texas, Phase 1 - Work Program II: Pollard Survey Area, City of Tyler, 2016, p. 10).

Unlike other older neighborhoods where the short side of the house faced the street, in the Pollard area, the long side of the Ranch house was placed parallel to the roadway, reinforcing the house form's horizontality and the open suburban landscape of the neighborhood (Williams, p. 25). The introduction of curvilinear streets would also contribute to these landscape characteristics and sense of expansiveness. Both the Minimal Traditionals, duplexes and Ranch homes would become popular housing products at a time when new Federal home financing programs would make homeownership practical and within the reach of many Tyler citizens during the mid-20th century.



Photo: The Lakota Group

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**Tyler's physical form and development in the post war years was determined, largely, by physical plans and expansive transportation improvements to accommodate the growing use of the automobile as a mode of travel.**

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Tyler's economic vitality was defined during the 1950s and 60s with new growth in its industrial sector, with the opening of several manufacturing works, including a General Electric home heating and cooling plant, new refineries, National Homes, and a Levi Strauss jean production factory (Williams, p. 6). New suburban style shopping malls and strip centers would open in areas along South Broadway Avenue and along Troup Highway to meet the shopping and consumer needs of Tyler's growing southern edges. Smaller Ranch homes and the emerging Split-Level property type would become prevalent throughout Tyler's growing neighborhoods, even infilling areas where residential development had taken place over the decades. Tyler's future would further be defined by the construction of the Loop 323 roadway in the 1960s, enabling truck transit to become a primary mover of goods rather than rail (Williams, 2016, p. 6). The Loop would also prompt new commercial, residential, and institutional development, often in Neo-Revival styles as links to Tyler's architectural history.



Photos: The Lakota Group

# Tyler Historic Resources

Historic resources are defined as buildings, including houses, commercial buildings, theaters and factory buildings; structures, such as water towers, bridges and dams; sites, comprising parks, gardens and cemeteries; and objects, such as statues, monuments, and brick streets. In most instances, historic resources are associated with a particular historic context that has been identified in National Register nominations or other survey and documentation projects. For example, historic resources located within the Brick Streets neighborhood may be related to Tyler's earliest development. In a different instance, an Art Deco-styled commercial building constructed in Downtown Tyler during the first decades of the 20th century are representative examples of a distinctive architectural style popular during that time period. Other resources may share relationships with a significant person(s) or event(s) in Tyler's history. The resource types found in Tyler are summarized in this section and includes information gathered from various National Register nominations and survey projects undertaken by the City and other entities over the years.

## ARCHAEOLOGICAL RESOURCES

Archaeological resources generally consist of artifacts or features that mark a place or site of previous settlement. Artifacts and features could include earthen mounds or burial grounds; remnants of building foundations, including forts and encampments; homesteads and privies; caves; old trails and roads; weaponry; and, old mills, smokehouses, and religious structures. Concentrations of artifacts in one location often signifies an important archeological site that may date from Tyler's early and pre-historic settlements to the relatively recent building construction of the City's first pioneer newcomers during the early to mid-1800s. While the word archaeology is commonly associated with more ancient aspects of history, federal and State of Texas archeological laws consider archaeological remains and artifacts as recently as 1950.

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***Perhaps the Tyler area's most important archaeological resource is the site of Camp Ford, once the largest Confederate-run Civil War prisoner-of-war camp west of the Mississippi River.***

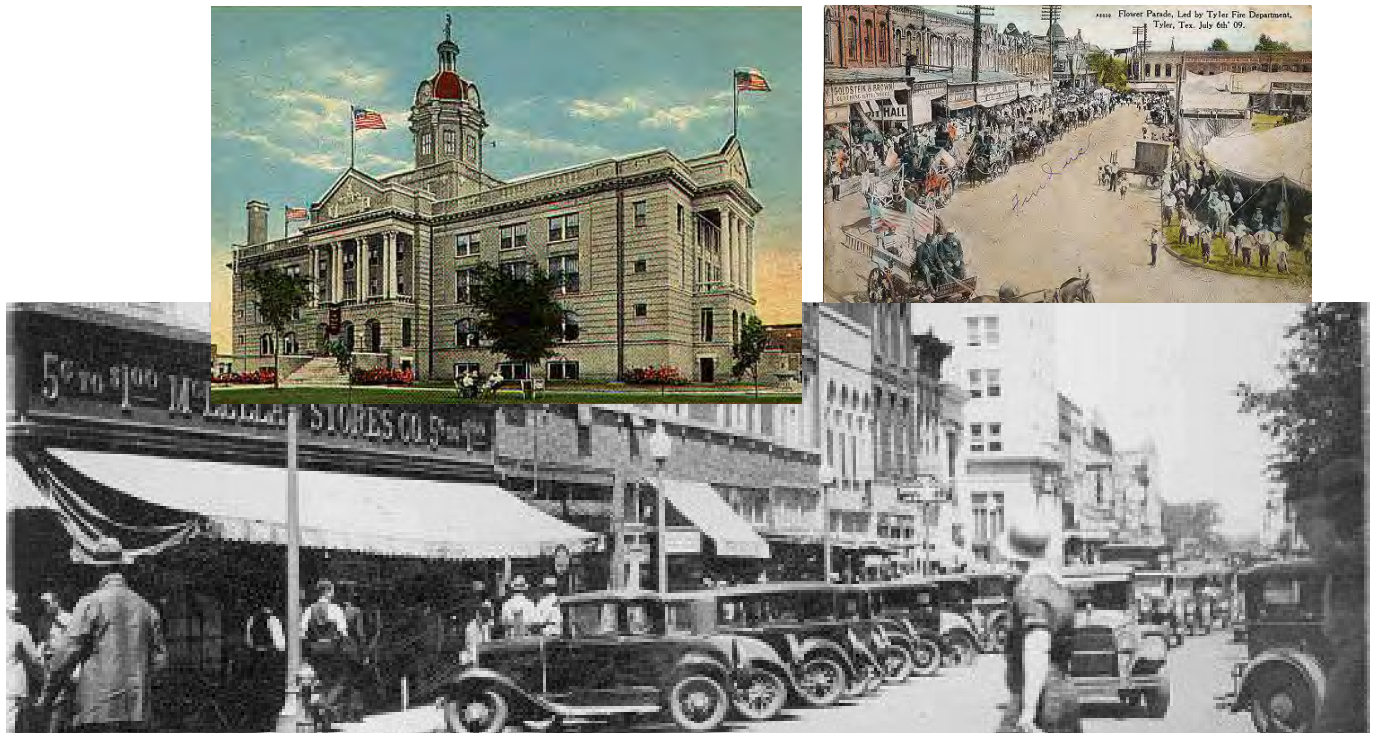
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Tyler's 's archaeological resources, determined through research, surveys and excavations over the last 50 years, include a number of recovered artifacts and features, such as storage pits, stone fragments, and agricultural product deposits. Perhaps the Tyler area's most important archaeological resource is the site of Camp Ford, once the largest Confederate-run Civil War prisoner-of-war camp west of the Mississippi River. Camp Ford is now owned by Smith County and managed by the Smith County Historical Society.

## COMMERCIAL BUILDINGS

Downtown Tyler contains the community's most important concentration of historic commercial buildings as it was the main commercial center in Tyler for many decades. Another important historic commercial area includes the Bergfeld Shopping Center south of the Downtown along Broadway Avenue; other historic commercial buildings of different time periods are scattered in different locations within the central Tyler survey area.

Like many communities around the country, Downtown Tyler experienced different periods of growth and change since the 1840s when the community first began to be settled and the central Town Square was first platted. These growth periods are reflected with different generations of building types and styles up until the 1970s and 80s with the Downtown's most recent developments. Unlike many communities where the first generation of downtown buildings were often constructed in wood given their ready availability from nearby milling operations, according to historical accounts – some of Downtown's first commercial buildings in the decade prior to the Civil War were brick buildings that housed dry goods and other merchant wares and products. However, the first two Smith County Courthouses prior to the mid-1850s were of log construction (Tyler, Texas: Handbook of Texas Online, Texas State Historical Association website). Towards the latter decades of the 19th century, with the coming of the Tyler Tap and the Kansas and Gulf Short Lines, and expanding agricultural industry in the Tyler hinterland, the Downtown began to grow with new buildings accommodating a broader array of commercial services. By 1900, the Downtown square was built out and lined with two to three-story buildings constructed in brick masonry and stylized with arched windows, corbeled cornices, window hoods, transomed- glazed storefronts and fixed canopies. Architectural styles ranged from more vernacular forms to Italianate and High Victorian Eclectic. Representative buildings of this period typified by their narrow building frontages and arched windows can be found on the north, east, and south sides the Downtown Square. Downtown's growth as a major commercial and government center in Smith County was demonstrated by the new Classical revival Smith County Courthouse, constructed in 1909 -1910 and designed by architect C.H. Paige.



Photos: The Collection of Robert Reed, the Collection of Lawrence Melton, and Historic Texas



In the first decades of the 20th century, the early generations of commercial buildings were gradually replaced with larger buildings as Downtown continued to grow as a center for business, shopping and entertainment, mostly due to the East Texas Oil Boom and Tyler's emerging rose production industry. Commercial buildings with larger floor plates were often necessitated by the emergence of the department store and larger dry goods sellers as the prime downtown shopping attraction; others were remodeled in a refined Commercial-style with simpler ornamentation and architectural features, squared windows, more expansive storefronts and restrained cornice detailing typical of the time period in many downtowns across Texas, as well as in other states. Representative examples of the larger commercial buildings of the time period can be found along the east portion of the Downtown Square. The five-story Moore Grocery Store Lofts (Swann-Moore-Dennard Grocery Store - Sledge Manufacturing Complex, 1913, National Register Nomination #200200091) is another example of a simple Commercial style with Romanesque and Classical Revival detailing.

Theaters, such as the Art Deco Liberty Hall (1930, Liberty Theater) would become a focal point of social gathering and entertainment. Other examples of the Art Deco style in Downtown Tyler include the 15-story People's Petroleum Building (People's National Bank Building, National Register Nomination #2002000896) at 102 North College Street, constructed in 1932 by the Tyler businessman Samuel A. Lindsey and designed by architects Alfred C. Finn and Campbell and White; and the five-story Blackstone Building (National Register Nomination #2002000645), located next to former Blackstone Hotel (demolished 1985), built in 1938 and designed by Fort Worth architect Preston Geren. The Blackstone Building accommodated the growing need for office space for oil company executives and related businesses.

In the post-World War II years, Downtown Tyler, as in other downtown districts from the 1950s and 60s, would be the home of several Modernist buildings, including the International Style Smith County Courthouse (1955), and other late Modern buildings constructed in the 70s and 80s along the north and west sides of the Courthouse Square. The latter buildings significantly impacted the architectural integrity of the Downtown Square. Apart from the Downtown, the Bergfeld Shopping Center, located to the south of Downtown within the Azalea District, is regarded as the first post World War II auto-oriented outdoor shopping center in Tyler, and the second such center in the State of Texas (About Bergfeld Realty, Bergfeld Realty website). Although the Center has been altered over time, the building elevations maintain brick-faced storefronts with aluminum metal awnings. Portions of the Center, including the original Bergfeld Center signs are Local City Landmarks.



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***Theaters, such as the Art Deco Liberty Hall (1930), Liberty Theater) would become a focal point of social gathering and entertainment.***

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Photos: TX GenWeb and The Lakota Group

## TRANSPORTATION, INFRASTRUCTURE, ROADS AND DAMS

Historic resources related to transportation in Tyler include the Cotton Belt Railroad Depot constructed in 1905 to serve as the passenger and freight rail station for the Texas and St. Louis Railway. The Depot was designed in a refined Classical Revival/Craftsman style, with a distinctive clay tile roof, wide roof eaves and large knee eave-line brackets, by architects H.J. McKenzie and C. Hendrick Wyatt. Perhaps the most significant transportation-related historic resource in Tyler are the brick-paved streets of which there are nearly 15 miles in existence from the original 34-mile network within Downtown and the adjacent neighborhoods. Constructed mainly during the early decades of the 20th century as the Downtown and surrounding neighborhoods began their more significant periods of growth and development, the brick streets are currently maintained by the City of Tyler, although several portions have been replaced with different materials or paved over in asphalt. In addition to the brick streets, drainage canals constructed by the Great Depression-era Works Progress Administration (WPA) are still in use in the older areas of Tyler. Some of the canals are underground and temporary walls have also been constructed in areas where they have collapsed. Another historic infrastructure resource of note is the Tyler Hydraulic Fill Dam at Bellwood Lake (also known as the Tyler Waterworks Dam), an early dam type designed by an early pioneer of such construction, J.M. Howells. Such dams were constructed for reservoir, irrigation and agricultural purposes.



*Photo: The Lakota Group*

## CIVIC AND RELIGIOUS BUILDINGS

Civic and religious buildings reflect a community's political and cultural development; in particular, the location of churches were determined by where specific ethnic and population groups settled, how neighborhoods developed, the availability of land and the gifts of major benefactors.



*Photo: Smith County Historical Society*

Downtown Tyler remains the center of civic and governmental institutions, including the Art Deco-styled City Hall (1938, National Register Nomination #2007000129), designed by architect Shirley Simons and financed through the Works Progress Administration; the Smith County Courthouse (1955) designed by the firm of Thomas, Jameson, and Merrell; and the U.S. Post Office and Courthouse Building at 211 West Ferguson Street (1938, National Register Nomination #2001000433), also by designed by Shirley Simons along with the U.S. Treasury's Supervising Architect, James A. Wetmore. The Courthouse is noted for its Classical Revival stylistic attributes and its distinctive red-tiled roof – unique to such courthouses at the time. Downtown Tyler

is also known for its Carnegie Public Library, an early example of the Renaissance Revival and designed by the firm of Patton and Miller, now home to the Smith County Historical Society.

Other civic-related historic resources include Oakwood and Rose Hill cemeteries, which include the gravesites of many early Smith County settlers, Confederate soldiers, and prominent Tyler citizens. Monuments and grave headstones in both cemeteries are also distinctive features of these landscapes.

Several of Tyler's historic churches and religious institutions were constructed near or at the edges of the Downtown district during the late 1800s and early 1900s, such as the Gothic Revival Marvin United Methodist Church at South Bois d'Arc and West Erwin Street (1890, National Register Nomination #5423007741), documented as the oldest congregation in Tyler; the Classical Revival First Baptist Church

of Tyler built in 1913 and located at the northwest corner of Ferguson Street and North Bois d'Arc Avenue (National Register Nomination #5423007724); and the Spanish Revival Cathedral of the Immaculate Conception, south of the Downtown Square along Broadway Avenue, first founded in 1870s with its current building built in 1935. To the northwest of Downtown Tyler is St. James Colored Methodist Episcopal Church (National Register Nomination, #2004000887), built between 1881 and 1883, and considered a unique example of a more vernacular Classical Revival church building designed and constructed for use by Tyler's African American population. Other historic religious buildings include the Classical Revival First Presbyterian Church located at 220 West Rusk Street and first established as a congregation in 1870; and, the Christ Episcopal Church, located one block south of the Downtown Square at 118 South Bois d'Arc, a Gothic Revival-styled church constructed in 1918.



Photo: The Lakota Group

## RESIDENTIAL RESOURCES

Tyler's residential neighborhoods emanate in all directions from the Downtown district along major arterials, such as Broadway Avenue, that connected neighborhoods to the Downtown and other employment centers. Generally, historic residential resources span the decades of Tyler's major development periods from the 1840s to the 1960s as Tyler grew from its early roots as an agricultural, industrial, and commercial center, its economic prosperity bolstered during the East Texas Oil Boom of the early decades of the 20th century. Therefore, the majority of historic residential resources in Tyler date from 1900s to the 1940s, where neighborhoods such as Azalea, as well as Brick Streets and Charnwood, were mainly developed or built out. Residential resources also demonstrate a diversity between vernacular worker homes, as found in the Short Line National Register Historic District, and high-style construction of representative architectural styles popular during specific time periods, such as the Colonial and Tudor Revivals of the 1920s, for example. Minimal Traditionals and Ranch homes define the housing styles and types of the post-World War II years, largely found in the Pollard Farm Subdivisions and other neighborhoods beyond the immediate Downtown area.

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***Residential resources demonstrate a diversity between vernacular worker homes, as found in Short Line NRHD, and high-style construction of representative architectural styles popular during specific time periods such as the Colonial and Tudor Revivals of the 1920s***

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Tyler's earliest architecture consists mainly of single family Greek Revival and Queen Anne homes found in the Charnwood, Brick Streets and Azalea neighborhoods, many built in vernacular Folk Victorian forms while others were expansive homes constructed for prominent Tyler merchants. Succeeding decades would see the remaining lots in the Brick Streets and Charnwood neighborhoods in particular develop with a mix of American-derived house styles such as the Foursquare and the Craftsman Bungalow. This latter house style and type would be found in other Tyler neighborhoods, such as in the Short Line and East Ferguson National Register Historic Districts, as well as in North Tyler. In the early decades of the 20th century, the residential duplexes and fourplexes would emerge as a distinctive house type in Tyler, often stylized with Colonial Revival and Craftsman architectural features; there are also a number of historic apartment buildings. Such multi-family developments sought to accommodate the growing need for housing during the 1900s to the 1930s due to Tyler's oil and agricultural production-related economic expansion during the time period. The duplex would later appear in the Donnybrook Subdivision as refined Colonial Revival homes for returning World War II servicemen.

As Tyler grew wealthy during the early 20th century, Revival architecture, including the Colonial, Tudor, French Eclectic, and Renaissance Revival – styles that take their inspiration from European domestic design traditions – became prevalent in the Azalea District, especially around or near Bergfeld Park.

After World War II, the horizontal Ranch house and the Minimal Traditional / Cape Cod cottage, a spare, box-like form of the Colonial Revival became preferred housing products in newly developing areas of Tyler, such as in the Pollard Farm Subdivisions. Ranch housing types in particular were favored by the American public after the Second World War, reflecting the desire for larger but affordable homes, in contrast to the smaller Cape Cods or Minimal Traditionals that were constructed on the smaller lots on earlier subdivision plats. The Pollard Farm Subdivisions also have a number of “styled” Ranches that exhibit architectural features and ornamentation associated with Colonial, Tudor and French Renaissance Revival styles. Other housing developments and subdivisions from the 1950s can be found in the northern and southern portions of the Tyler Survey Area.

Despite the existence of many examples of high-style residential architectural styles, as noted above, many, if not most, of Tyler’s historic housing resources were constructed in vernacular forms with materials mass-produced or milled locally or near Tyler. Vernacular forms, such as the Front or Side-Gabled home, the Foursquare, and the Bungalow, for instance, would retain their basic, distinguishing shapes but would be finished in different cladding materials, architectural features and structural shapes. Some housing would not incorporate any distinguishing architectural elements, making them purely a functional dwelling unit. Local developers and contractors would largely build such housing given the availability of building materials, parts, and architectural plans that were widely distributed through books, periodicals and other publications distributed during the decades from the 1880s to the 1950s.

## **EDUCATION BUILDINGS AND FACILITIES**

Significant educational buildings include local Tyler schools and the facilities of high education institutions. Important local schools include the Gary Elementary School at 730 South Chilton Avenue, constructed in 1908 and named after a South Carolinian Civil War veteran Franklin Newman Gary; and James S. Hogg Middle School, 920 South Broadway Avenue, designed with Gothic and Spanish Revival influences by the noted Dallas firm of Bryan and Sharp architects. Of the higher education institutions, three buildings of the Texas College Campus are currently listed in the National Register, including the D.R. Glass Library (National Register Nomination #2007000128) constructed in 1950 and designed by the firm of McKissack and McKissack; Martin Hall, built in 1924 (National Register Nomination #2005001404), and the President’s House, also from the firm of McKissack and McKissack (National Register of Historic Places Nomination #2007000131). All buildings exhibit various forms of the Classical Revival. Texas College is historically significant as an East Texas African American institution of higher learning founded by ministers from the Christian Methodist Episcopal Church in 1894.



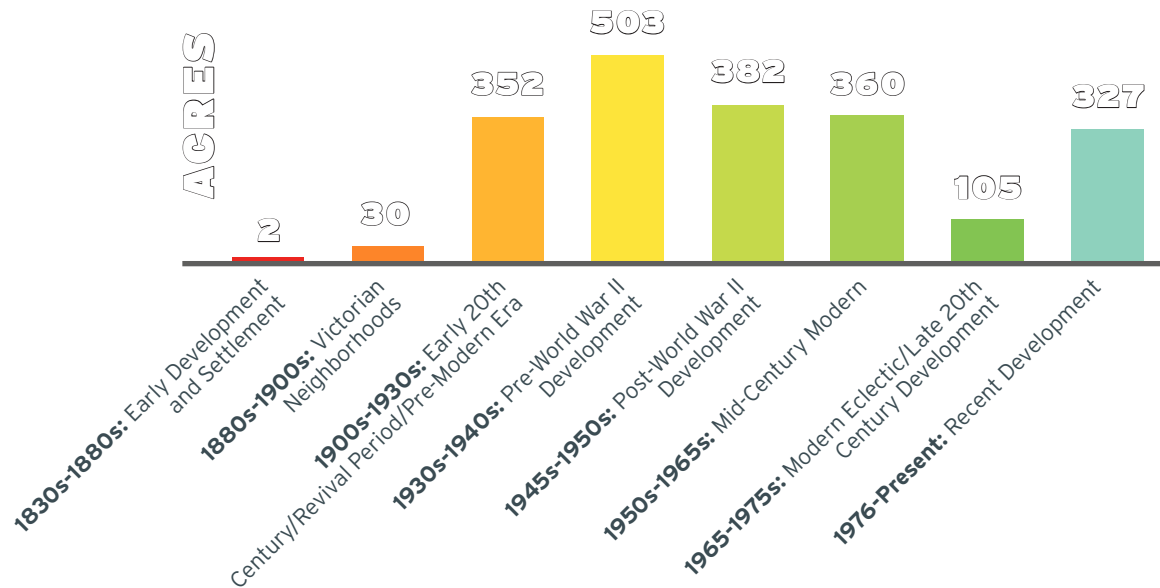
*Photos: Historic Tyler Inc., and the Collection of Robert Reed*



Photo: Smith County Historical Society

## TYLER BUILDING PERIODS

Tyler’s historic building resources can be categorized and understood in their historic context by their construction dates. Listed below are the time segments that reflect the general themes of development in Tyler, and the number of acres represented for each period within the Historical Significance Area:



The map on the following page, *Tyler Historic Building Construction Dates*, locates the construction dates for buildings within the Tyler Survey Area (discussed later in this section). As the map reflects, Tyler’s older heritage resources constructed generally between 1900 and 1941 are clustered around and near the Downtown, although other concentrations occur north of Gentry Parkway in the northern Tyler neighborhoods. Later developments and subdivisions depicted in shades of green document resources constructed after World War II through the 1970s. Similarities in building age in a given area typically correspond to similarities in the neighborhood’s architecture and building forms.

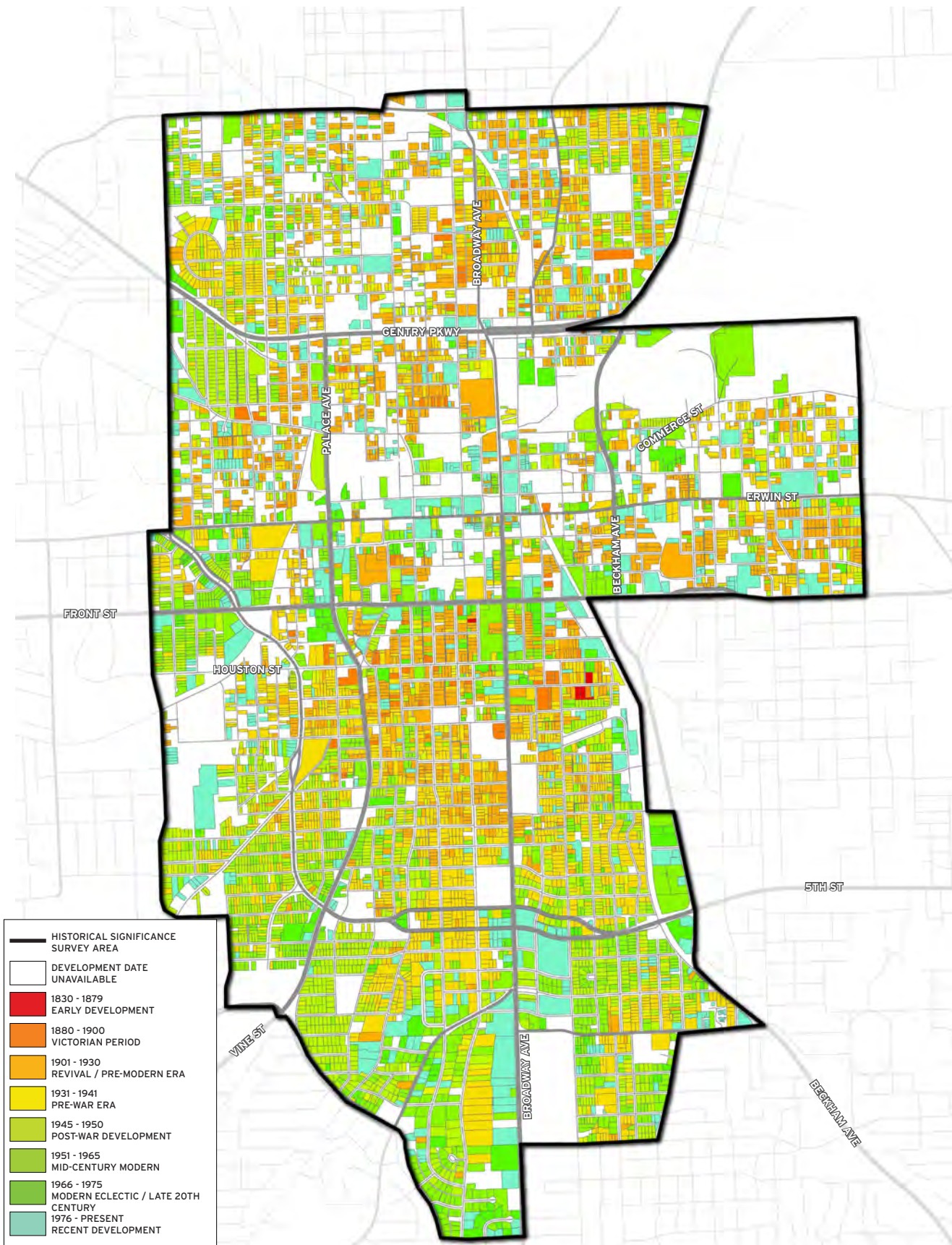
## EXISTING LANDMARKS AND DISTRICTS

A significant number of historic resources in Tyler are officially designated Tyler City Landmarks or listed in the National Register of Historic Places, either individually or as part of a district. Several historic resource surveys and inventories have been undertaken over the last 25 years where properties and structures have been identified for future landmarking and district designation. Prioritizing future designations are discussed in a later section. The types of designations include nomination in the National Register of Historic Places and local landmarks and districts.

## NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places is this nation’s official list of buildings, structures, sites and objects worthy of the preservation. The National Register is a program of the National Park Service, U.S. Department of the Interior, and is authorized under the National Historic Preservation of 1966. It is administered in Texas by the Texas Historical Commission. National Register designation is honorary and poses no restrictions on the use of property but provides significant financial benefits, including eligibility for the Federal Historic Preservation Tax Credits. Properties may be listed individually in the National Register or be included as part of a district within definable geographic boundaries. Districts may also include accessory structures, fences and natural resources having historical, architectural, archaeological or cultural significance (see Figure 3.1 on page 90.)

**FIGURE 3.0: TYLER HISTORIC BUILDING CONSTRUCTION DATES**



### **NRHP-listed properties (as of September 2016) within Tyler:**

- Blackstone Building (315 North Broadway Avenue, listed in 2002)
- Carnegie Public Library (125 South College Street, listed in 1979)
- Cotton Belt Building (1517 West Front Street, listed 2005)
- Crescent Laundry (312-320 East Ferguson Street, listed 2002)
- John B. and Ketura (Kettie) Douglas House (318 South Fannin Avenue, listed 1997)
- Elks Club Building, (202 South Broadway, listed 2002)
- D.R. Glass Library at Texas College (2404 North Grand Avenue, listed 2007)
- Goodman-LeGrand House (624 North Broadway Avenue, listed 1976)
- Jenkins--Harvey Super Service Station and Garage (124 South College, listed 2002)
- Martin Hall at Texas College (2404 North Grand Avenue, listed 2005)
- Marvin Methodist Episcopal Church (300 West Erwin Street, listed 2000)
- Moore Grocery Company Building (408 North Broadway Avenue, listed 2002)
- People's National Bank Building (102 North College Avenue, listed 2002)
- President's House at Texas College (2404 North Grand Avenue, listed 2007)
- Tyler Hydraulic-Fill Dam (listed 1977 and 1982)
- 1881 Smith County Jail (309 Erwin Street, listed 1996)
- St. James Colored Methodist Episcopal Church (408 North Border Avenue, listed 2004)
- St. John's AF & AM Lodge (323 West Front Street, listed 2005)
- St. Louis Southwestern Railway (Cotton Belt) Passenger Depot (100 block East Oakwood Street at North Spring Street, 2001)
- Tyler City Hall (212 North Bonner Avenue, listed 2007)
- Tyler Grocery Company (416 North Broadway, listed 2002)
- Tyler US Post Office and Courthouse (211 West Ferguson Street, listed 2001)
- Whitaker-McClendon House (806 West Houston Street, listed 1982)
- Williams--Anderson House (1313 West Claude Street, listed 2002)

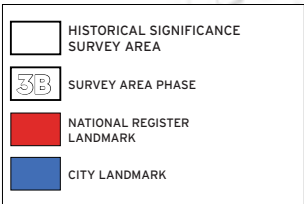
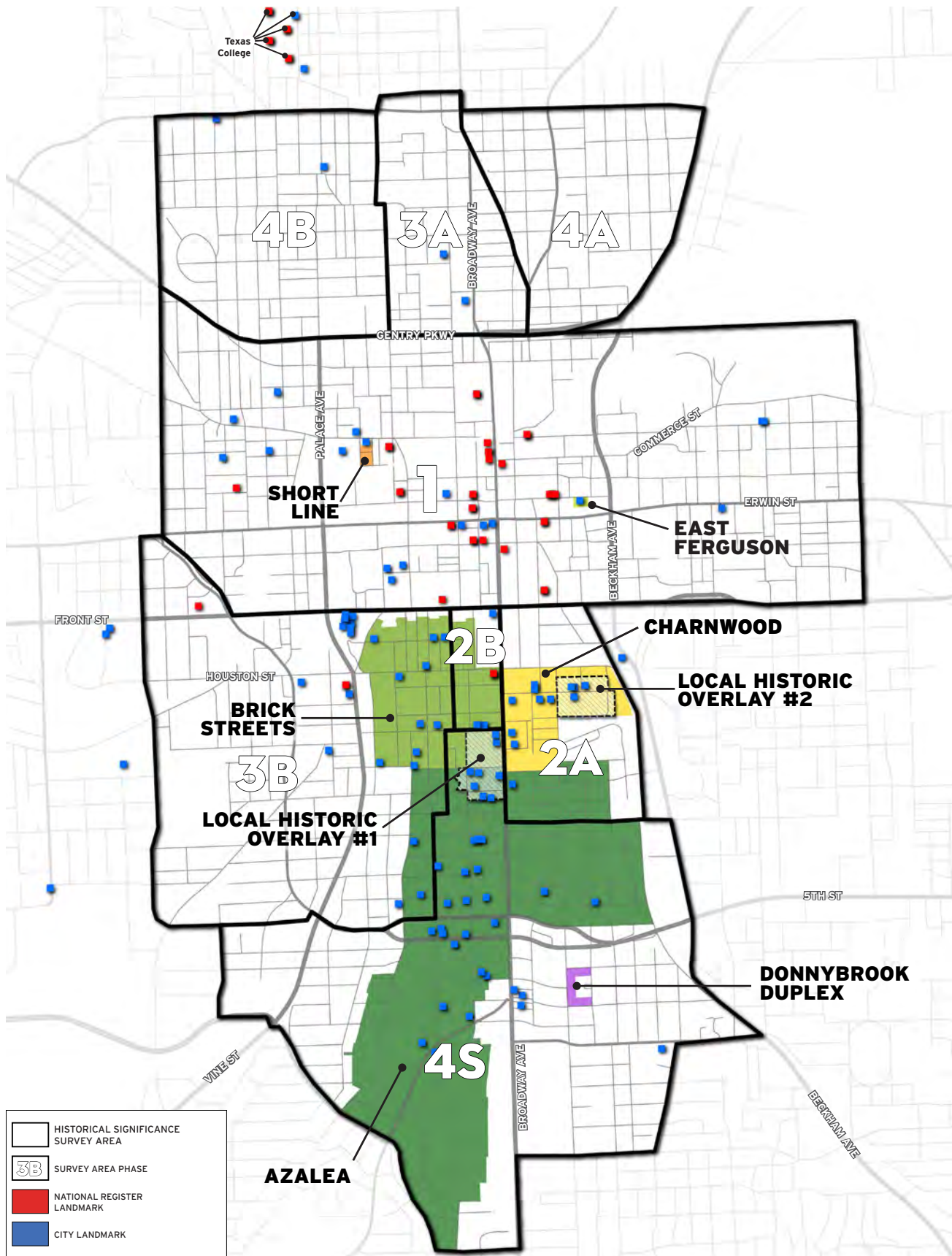
### **NRHP-listed Districts (as of September 2016) within Tyler:**

- Charnwood Residential National Register Historic District (listed 1999)
- Donnybrook Duplex Residential National Register Historic District (listed 2002)
- East Ferguson Residential National Register Historic District (listed 2002)
- Short Line Residential National Register Historic Districts (listed 2002)
- Azalea Residential National Register Historic District (listed 2003)
- Brick Streets Neighborhood National Register Historic District (listed 2004)

Each National Register Historic District is described in more detail in the following Historic District descriptions.



**FIGURE 3.1: TYLER SURVEY AREAS, AND HISTORIC DISTRICTS AND LANDMARKS**



# Charnwood

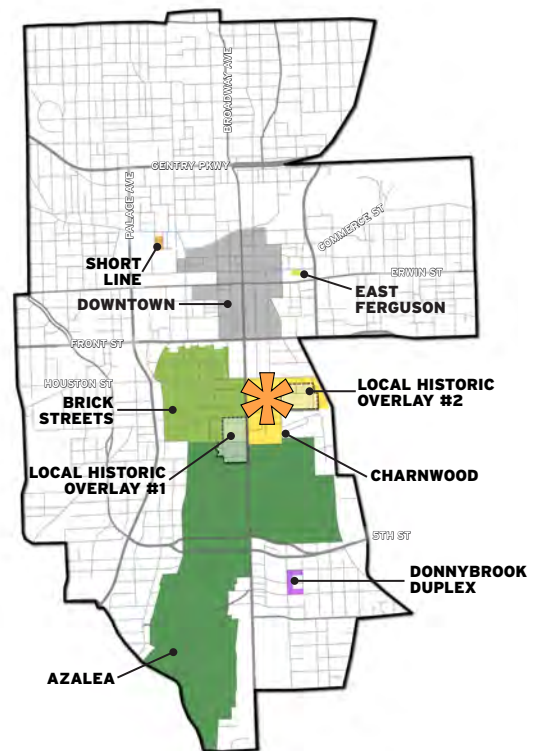
## CHARNWOOD RESIDENTIAL NATIONAL REGISTER HISTORIC DISTRICT

The Charnwood National Register Historic District, located east-southeast of Downtown Tyler, is roughly bounded by South Broadway Avenue and East Houston, East Wells, South Donnybrook, and East Dobbs Streets (see Figure 3.2 on the following page). According to the National Register Nomination, the Charnwood District contains 166 contributing resources and 98 non-contributing resources, with a period of significance starting circa 1870 and ending in 1950. Properties built after 1950 are generally considered noncontributing to the Historic District.

The District was eligible for the National Register under Criterion A for community development and planning, and Criteria C with historic resources embodying “distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic value.” (See Appendix 1: National Register Criteria for Evaluation). The District comprises 12 square blocks with a mixture of single family and duplex house types, and architectural styles from Queen Anne; Colonial, Classical and Tudor Revivals; and Craftsman Bungalows. Its historical significance under Criteria A lies in its concentration of well-preserved domestic property types typical of growing Texas communities during the late 1800s and early 1900s. The East Texas regional Oil Boom of 1920s and 30s also accelerated the neighborhood’s development, making Charnwood a prominent location for the Tyler business elite (Charnwood Residential National Register Nomination #19990820)

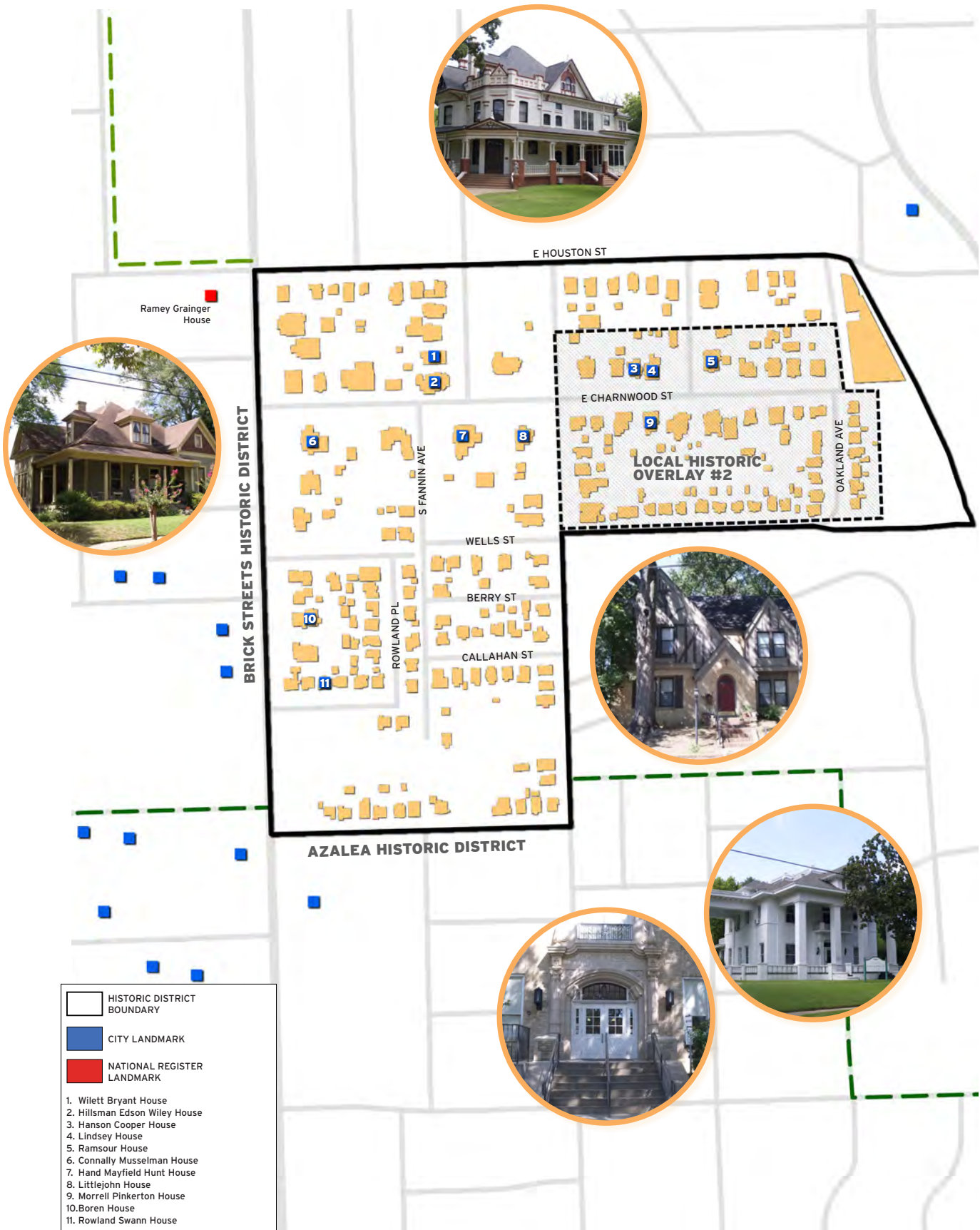
DISTRICT RESOURCES		
District Resources	Contributing	Non-Contributing
Buildings	166	98
Sites	0	0
Structures	42	21
Objects	0	4
<b>Total</b>	<b>208</b>	<b>123</b>

There are also 11 Local City Landmarks within the Charnwood Residential National Register Historic District.



Location map

**FIGURE 3.2: CHARNWOOD HISTORIC DISTRICT LANDMARKS**



- |  |                            |
|--|----------------------------|
|  | HISTORIC DISTRICT BOUNDARY |
|  | CITY LANDMARK              |
|  | NATIONAL REGISTER LANDMARK |
1. Wilett Bryant House
  2. Hillsman Edson Wiley House
  3. Hanson Cooper House
  4. Lindsey House
  5. Ramsour House
  6. Connally Musselman House
  7. Hand Mayfield Hunt House
  8. Littlejohn House
  9. Morrell Pinkerton House
  10. Boren House
  11. Rowland Swann House

# East Ferguson

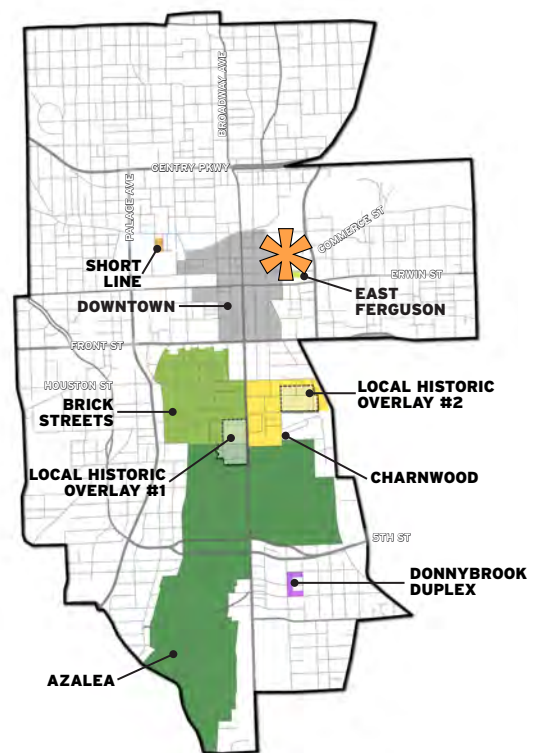
## EAST FERGUSON RESIDENTIAL NATIONAL REGISTER HISTORIC DISTRICT

Situated three blocks to the east of Downtown Tyler, the East Ferguson Residential National Register Historic District is the smallest of the National Register Districts in Tyler, featuring six one-story wood frame Craftsman bungalows constructed during the 1920s (see Figure 3.3 on the following page).

The homes were constructed by local contractors, L.L. and Catherine Mullins. The District was eligible for the National Register under both Criterion A and C for its association with Tyler’s rapid growth and development during the 1920s, due in part to the East Texas Oil Boom, and its unique “row” type housing on large lots – a development pattern found in many Texas working class neighborhoods. The Craftsman bungalow form was a common, relatively inexpensive housing type employed by developers in an effort to meet the growing housing demand for working class families during the first three decades of the 20th century. Although the District was once part of a larger working class neighborhood in Tyler, the East Ferguson block retains a high level of integrity and is the best-preserved example of worker housing in the community (East Ferguson Residential National Register Nomination #20020614).

DISTRICT RESOURCES		
District Resources	Contributing	Non-Contributing
Buildings	8	1
Sites	1	0
Structures	3	0
Objects	0	0
<b>Total</b>	<b>12</b>	<b>1</b>

There is also one Local City Landmark within the East Ferguson Residential National Register Historic District.



Location map

**FIGURE 3.3: EAST FERGUSON HISTORIC DISTRICT LANDMARKS**



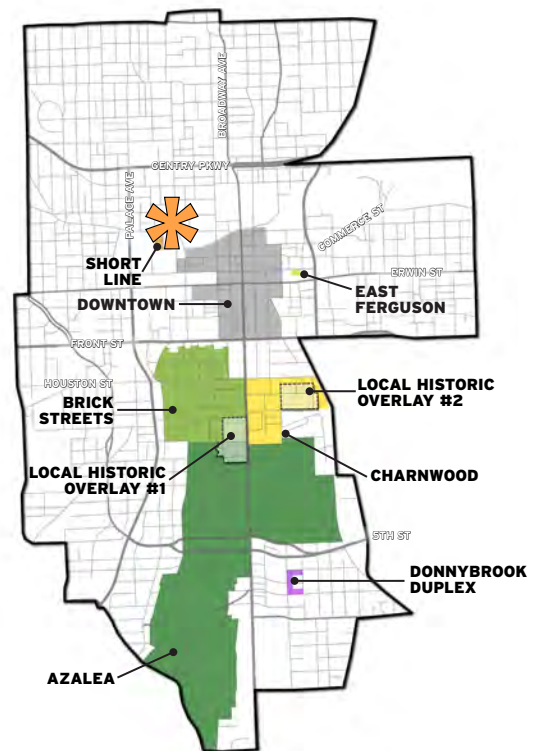
# Short Line

## SHORT LINE RESIDENTIAL NATIONAL REGISTER HISTORIC DISTRICT

Similar to the East Ferguson District, the Short Line Residential National Register Historic District, located five blocks to the northwest of Downtown Tyler, consists of 11 Craftsman-styled bungalows constructed during the 1930s, mostly for working class African Americans (see Figure 3.4 on the following page).

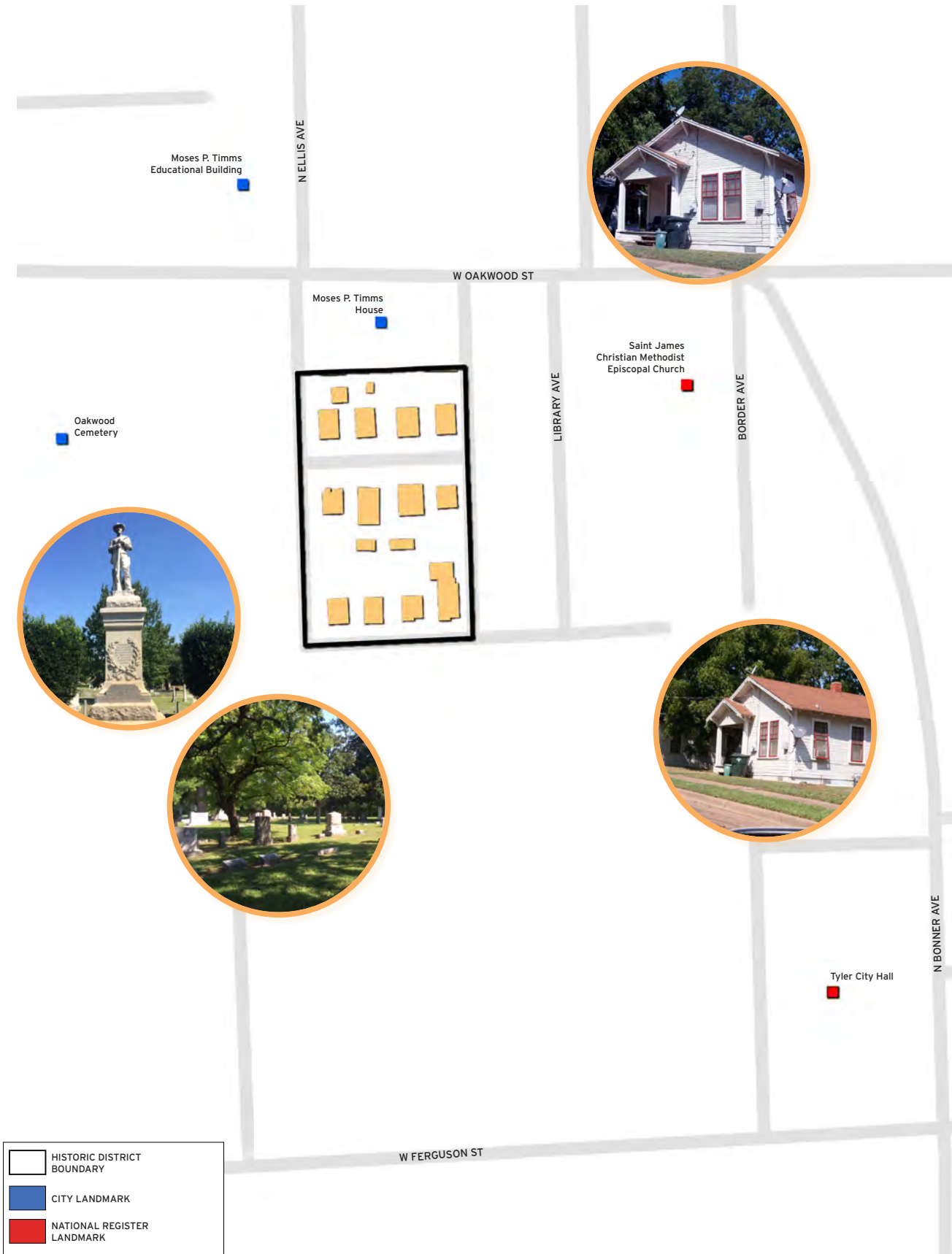
The District was eligible for the National Register under Criteria A and C for its association as a characteristic 1930s working class neighborhood and its distinctive housing type. After their construction, the Short Line houses served as rental units for the growing African American population in Tyler; after World War II the housing was offered for sale to those who had rented them. The Short Line District represents the best preserved housing of what was once a large African American neighborhood in the inner northwest neighborhoods of Tyler (Short Line Residential National Register Nomination #20020822).

DISTRICT RESOURCES		
District Resources	Contributing	Non-Contributing
Buildings	8	1
Sites	1	0
Structures	3	0
Objects	0	0
<b>Total</b>	<b>12</b>	<b>1</b>



Location map

**FIGURE 3.4 SHORT LINE HISTORIC DISTRICT LANDMARKS**



	HISTORIC DISTRICT BOUNDARY
	CITY LANDMARK
	NATIONAL REGISTER LANDMARK

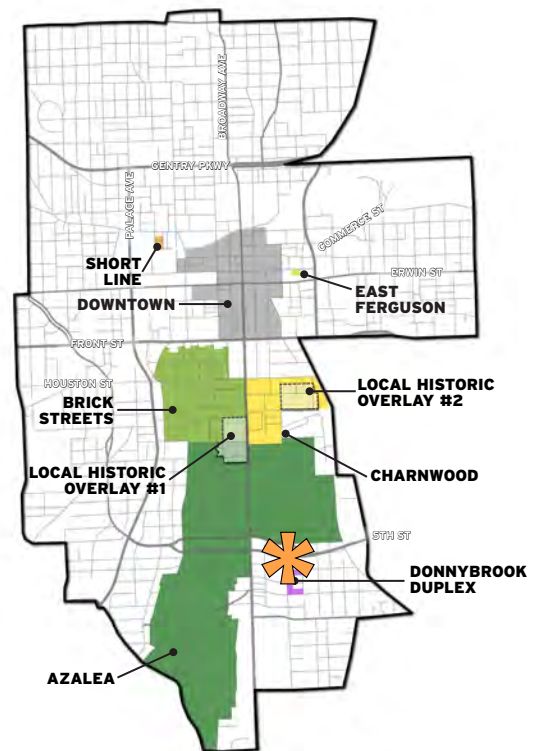
# Donnybrook Duplex

## DONNYBROOK DUPLEX RESIDENTIAL NATIONAL REGISTER HISTORIC DISTRICT

Located to the southeast of Downtown, and one of the smaller Historic Districts in Tyler, the Donnybrook Duplex Residential National Register Historic District is bounded by East 6th Street, Donnybrook Avenue, East 8th Street, and South Wall Avenue (see figure 3.5 on the following page).

The historical and architectural significance of the District lies in its 18 Colonial Revival-styled, Ranch-form duplex homes, built mainly as suburban-styled housing for returning World War II veterans by local real estate developer R.J. Henderson. Although the stylistic features are fairly consistent from home to home, the Ranch form is designed and modified in different configurations to promote the appearance of a single-family home rather than a duplex.

DISTRICT RESOURCES		
District Resources	Contributing	Non-Contributing
Buildings	18	0
Sites	0	0
Structures	0	0
Objects	0 </td <td>0</td>	0
<b>Total</b>	<b>18</b>	<b>0</b>



Location map



FIGURE 3.5 DONNYBROOK DUPLEX HISTORIC DISTRICT LANDMARKS



# Azalea

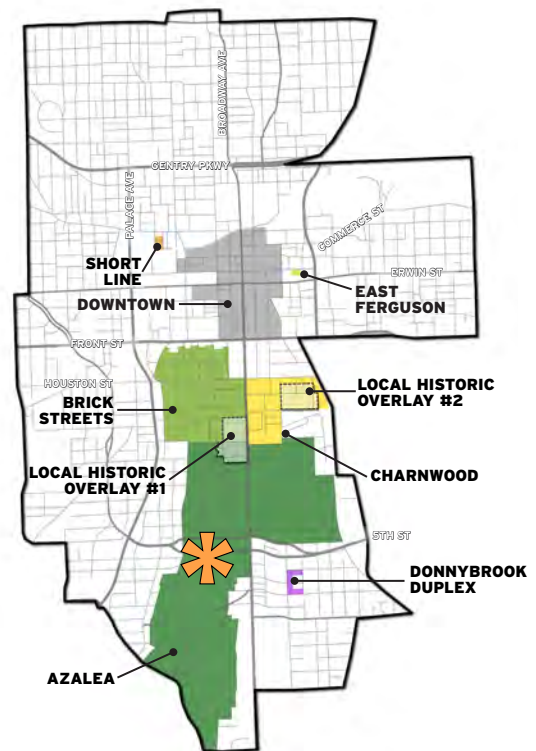
## AZALEA RESIDENTIAL NATIONAL REGISTER HISTORIC DISTRICT

Roughly bounded by Dobbs Street on the north, Highland Avenue and Old Bullard Road on the east, Sunnybrook Drive and South Robertson Avenue of the west, the Azalea Residential National Register Historic is largest National Register District in Tyler, comprising 1,047 contributing buildings, sites and structures. Developed mostly between the 1920s and the early 1950s, the Azalea District comprises 76 blocks and incorporates both a gridded and curvilinear street network (see Figure 3.6 on the following page).

The District’s building resources include representative examples of late Queen Anne, early 20th century Revival styles, including the Colonial, Tudor, Renaissance, and French Eclectic, and early Modern residential architecture such as the Art Deco, Art Moderne and the International Style. These styles are exhibited in both architect-designed “high-style” homes built for the wealthy and nouveaux-riche in Tyler and more vernacular forms for middle-class homeowners. Several of the more significant homes are located along South College, South Chilton, Old Bullard Road, West Fourth Streets, Park Heights Circle, and Roseland Boulevard. In most respects, the Azalea District is typical of other “estate” type sections or subdivisions of communities built during the prosperous 1920s before the Great Depression. Given these attributes, the District was eligible for the National Register under Criteria A and C. The District’s lush landscaping, Bergfield Park, and its mass azalea plantings are also distinguishing landscape characteristics of the Azalea National Register Historic District (Azalea Residential National Register Nomination #20030623).

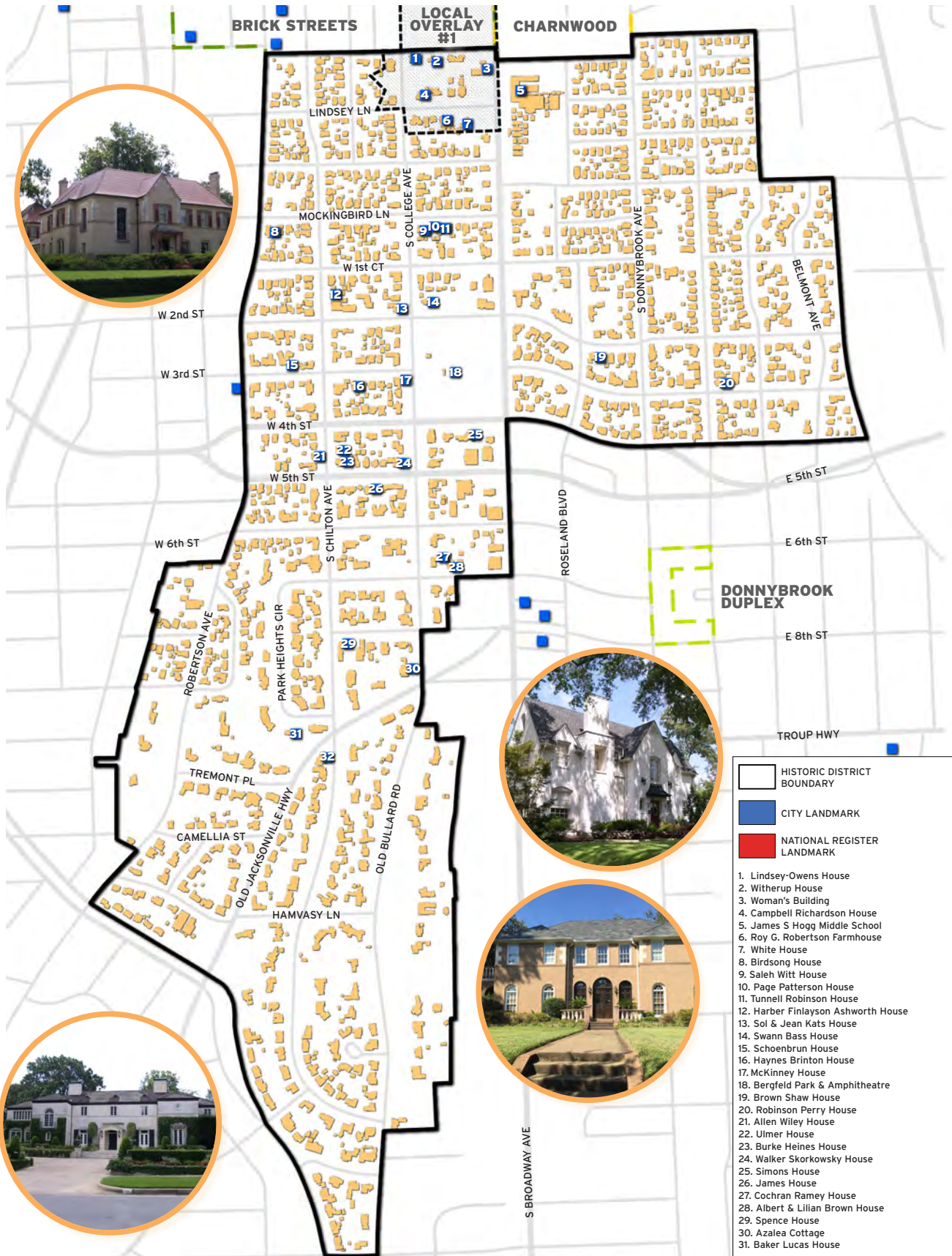
DISTRICT RESOURCES		
District Resources	Contributing	Non-Contributing
Buildings	1,023	502
Sites	1	0
Structures	22	65
Objects	1	0
<b>Total</b>	<b>1,047</b>	<b>567</b>

There are 32 Local City Landmarks within the Azalea Residential National Register Historic District.



Location map

**FIGURE 3.6 AZALEA HISTORIC DISTRICT LANDMARKS**



	HISTORIC DISTRICT BOUNDARY
	CITY LANDMARK
	NATIONAL REGISTER LANDMARK

1. Lindsey-Owens House
2. Witherup House
3. Woman's Building
4. Campbell Richardson House
5. James S Hogg Middle School
6. Roy G. Robertson Farmhouse
7. White House
8. Birdsong House
9. Saleh Witt House
10. Page Patterson House
11. Tunnell Robinson House
12. Harber Finlayson Ashworth House
13. Sol & Jean Kats House
14. Swann Bass House
15. Schoenbrun House
16. Haynes Brinton House
17. McKinney House
18. Bergfeld Park & Amphitheatre
19. Brown Shaw House
20. Robinson Perry House
21. Allen Wiley House
22. Ulmer House
23. Burke Heines House
24. Walker Skorkowsky House
25. Simons House
26. James House
27. Cochran Ramey House
28. Albert & Lillian Brown House
29. Spence House
30. Azalea Cottage
31. Baker Lucas House

# Brick Streets

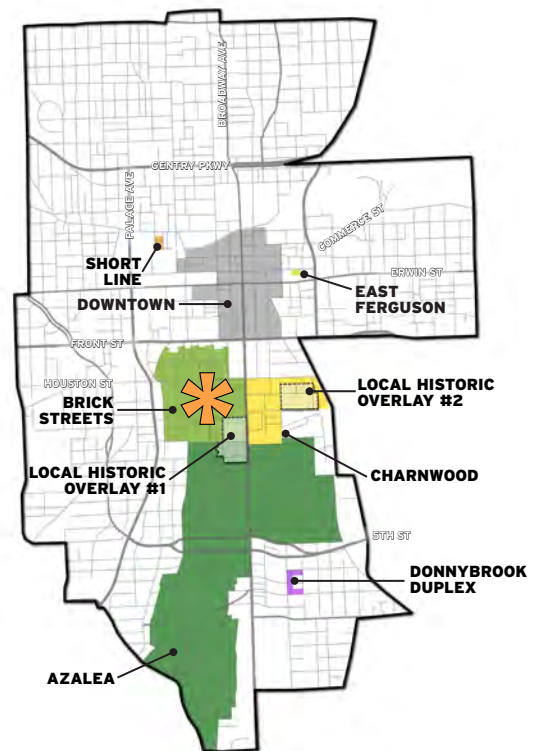
## BRICK STREETS NATIONAL REGISTER HISTORIC DISTRICTS

Located just to the southwest of Downtown Tyler, and roughly bounded by West Front and Dobbs Streets, and Kennedy and Broadway Avenues, the Brick Streets National Register Historic District consists of 369 contributing resources representing diverse architectural styles and building types from the mid-1800s to the 1950s, although its major development period largely occurred in the early decades of the 20th century during the East Texas Oil Boom period (see Figure 3.7 on the following page).

The District's predominant representative architecture includes Queen Anne, Colonial, and Classical Revivals, and Craftsman homes and bungalows; interestingly, although found in other areas of Tyler, the District includes several duplex, fourplex and apartment multi-family house types – many with defined stylistic features – targeted mostly to prosperous middle-class families. Churches, schools and a number of commercial buildings are other building types found within the District. The District's earliest resource is the Bell-Jones House (1848) on South Cottage Avenue, an estate that was later subdivided to form the core of the growing Brick Street neighborhood. The District was eligible for the National Register under Criteria A and C, for its contribution to understanding the early physical development of Tyler and for its eclectic collection of building types and vernacular and architect-designed high-style architecture. The District's name is taken from the many surviving brick-paved streets (Brick Streets Residential National Register Nomination #20040428).

DISTRICT RESOURCES		
District Resources	Contributing	Non-Contributing
Buildings	352	178
Sites	0	0
Structures	17	39
Objects	0	0
<b>Total</b>	<b>369</b>	<b>271</b>

There are also 15 Local City Landmarks within the Brick Streets National Register Historic District.



Location map

**FIGURE 3.7 BRICK STREETS HISTORIC DISTRICT LANDMARKS**



# Downtown Tyler

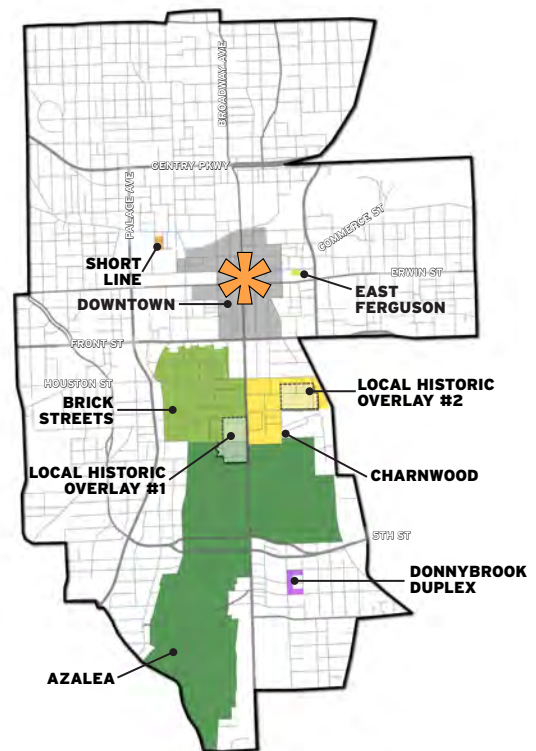
## DOWNTOWN TYLER NATIONAL REGISTER LANDMARKS

In 2001, a Multiple Property nomination to the National Register was prepared by the City of Tyler for six Downtown Tyler commercial buildings. Given that latter day building developments from the 1970s and 1980s substantially impacted the historic and architectural integrity of the Town Square, especially on north and west sides, Downtown was not considered eligible as a National Register Historic District by the Texas Historical Commission. The seven individual buildings include several of the more architecturally distinguished buildings in Downtown representing architectural styles predominately from the early 20th Century. Although there are a number of other National Register Landmarks within the Downtown Tyler area, (see Figure 3.8 on the following page) the Multiple Property nomination considered only historic commercial resources.

### NRHP-listed Landmarks (as of September 2016) within Downtown Tyler:

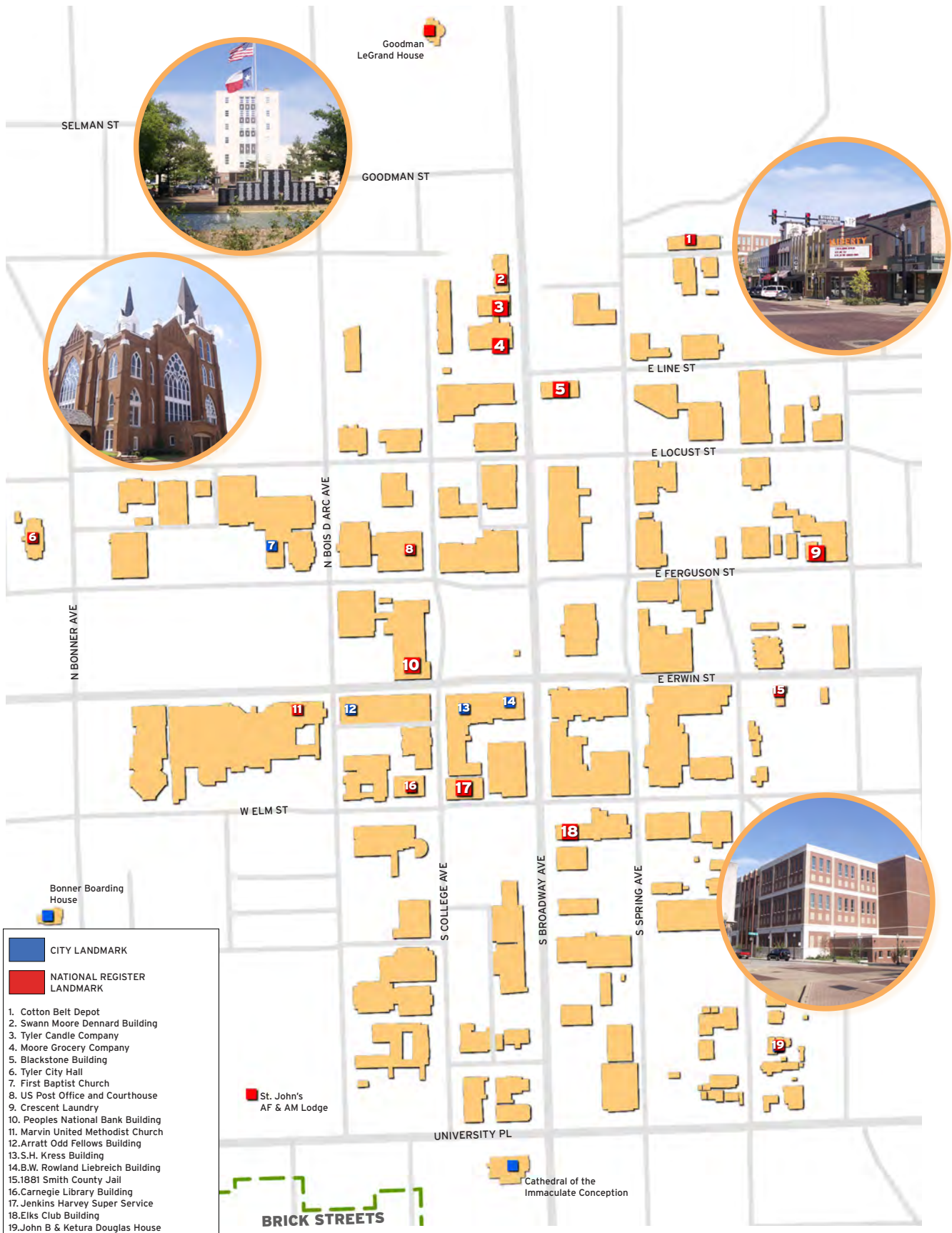
- 5 Blackstone Building (315 North Broadway Avenue)
- 18 Elks Club Building (202 South Broadway Avenue)
- 17 Jenkins-Harvey Super Service Station and Garage (124 South College)
- 4 Moore Grocery Company Building (408 North Broadway Avenue)
- 10 People's National Bank Building (102 North College Avenue)
- 9 Crescent Laundry (312-320 East Ferguson Street)
- 3 Tyler Candle Company (416 North Broadway)

Three of the Downtown National Register Landmarks, the Blackstone, Jenkins-Harvey, and People's National Bank buildings are outstanding examples of the Art Deco style, constructed at a time when Downtown commercial space was expanding during the East Texas Oil Boom. The Elks Club is a representative example of a more refined version of the International Style, adapted to a low-scale downtown environment. The Tyler Candle Company and Moore Grocery Store buildings are examples of the Commercial Style, an architectural development of the early 20th century where ornamentation was restrained in favor of a more forward expression of the building frame and materials.



Location map

**FIGURE 3.8 DOWNTOWN TYLER HISTORIC LANDMARKS**



## LOCAL CITY LANDMARKS

A Tyler City Landmark is any building, structure, object, area, or element of landscape architecture with significance, importance, or value consistent with 12 designation criteria outlined in the Tyler Historic Preservation Ordinance.

### Designation criteria stated within the Historic Preservation Ordinance includes:

- Character, interest, or value as part of the development, heritage, or cultural characteristics of the city, State of Texas, or United States.
- Distinguishing characteristics of an architectural type or specimen.
- Elements of architectural design, detail, materials, or craftsmanship, which represent a significant architectural innovation.
- Relationship to other distinctive buildings, sites, districts, or areas which are eligible for preservation according to a plan based on architectural, historic, or cultural motif.
- Portrayal of the environment of a group of people in an area of history characterized by a distinctive architectural style.
- Exemplification of the cultural, economic, social, ethnic, or historical heritage of the city, State of Texas, or United States.
- Location as the site of a significant historic event.
- Identification with a person(s) who significantly contributed to the culture and development of the city, State of Texas, or United States.
- Value as an aspect of community sentiment or public pride.
- Identification as the work of a designer, architect, or builder whose work has influenced city growth or development.
- Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, or the city.
- Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest.



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**Local City Landmark designation does not restrict the use of property; however, exterior changes and alterations, as well as proposed demolition, is reviewed by the Historical Preservation Board.**

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Photos: Historic Texas and Smith County Historical Society



### Local City Landmarks in Tyler include:

- Albert and Lilian Brown House (209 West 7th Street)
- Allen-Wiley House (1615 South Chilton Avenue)
- Alpha Kappa Alpha Service Building (1400 Lollar Street)
- Arcadia Theater (121 North Spring Avenue)
- Azalea Cottage (551 Park Heights Circle)
- Arratt-Odd Fellows Building (220 1/2 West Erwin Street)
- Baker Lucas House (2217 South Chilton Avenue)
- Barbara Hart Home (428 Sunny Lane)
- Barton-Vanderpool House (440 South Vine Avenue)
- Bergfeld Park and Amphitheatre (1510 South College Avenue)
- Bergfeld Shopping Center (108 and 109 East 8th Street)
- Bergfeld Shopping Center Sign (108 East 8th Street)
- Bethlehem First Baptist Church (1121 West Lollar Street)
- Birdsong House (518 West Mockingbird Lane)
- Bonner Boarding House (223 South Bonner Avenue)
- Bonner-Whitaker-McClendon House (806 West Houston Street)
- Bonner House (625 South Vine Avenue)
- Boren House (806 South Broadway Avenue)
- Bradford House (2015 South College Avenue)
- Browning-Garret Home (416 Sunny Lane)
- Brown-Shaw House (223 East 2nd Street)
- Burke-Heines House (1616 South Chilton Avenue)
- Butler College (1900 Bellwood Road)
- B. W. Rowland-Liebreich Building (100 and 104 West Erwin Street)
- Campbell-Richardson House (922 South College Avenue)
- Carnegie Library Building (125 South College Avenue)
- Cathedral of the Immaculate Conception (423 South Broadway Avenue)
- Childers House (625 West Dobbs Street)
- Chilton-Taylor House (727 South Chilton Avenue)
- City Park Spring Pool (200 West Queen Avenue)
- Cochran-Ramey House (1816 South College Avenue)
- Connally-Musselman House (700 South Broadway Avenue)
- Cotton Belt Depot (210 East Oakwood Street)
- Douglas-Holland-Pollard House (318 South Fannin Avenue)
- Edwards Home (405 Sunny Lane)
- Emma and George S. McGhee, Sr. House (526 West Houston Street)
- Emmett J. Scott High School (1900 Englewood Avenue)
- Fair House (1505 South Robertson Avenue)
- First Baptist Church (301 West Ferguson Street)
- Fitzgerald House (815 South Broadway Avenue)
- Florence House (700 North Moore Avenue)
- Gary Elementary School (730 South Chilton Avenue)
- Goodman-LeGrand House (624 North Broadway Avenue)
- Hand-Mayfield-Hunt House (223 East Charnwood Street)
- Hanson-Cooper House (412 East Charnwood Street)
- Harber-Finlayson-Ashworth House (1312 South Chilton Avenue)
- Haynes-Brinton House (400 West 3rd Street)
- Hillsman-Edson-Wiley House (627 South Fannin Avenue)
- Jack and Margaret Shepard Duplex (415 Sunny Lane)
- James House (322 West 5th Street)
- James S. Hogg Middle School (920 South Broadway Avenue)
- Lawrence Grocery/F & W Food Store (509 West Dobbs Street)
- Lindsey House (416 East Charnwood Street)
- Lindsey-Owen House (902 South College Avenue)
- Littlejohn House (313 East Charnwood Street)
- Marsh House (805 South Broadway Avenue)
- Martha Watson Home (422 Sunny Lane)
- Martin-Edwards Home (404 Sunny Lane)

- Marvin United Methodist Church (300 West Erwin Street)
- Mathis-Albertson House (823 South Palace Avenue)
- McCord-Blackwell House (1320 North Bois D'Arc Avenue)
- McDonald Home (421 Sunny Lane)
- McKinney House (1503 South College Avenue)
- Moore Home (409 Sunny Lane)
- Morrell-Pinkerton House (415 East Charnwood Street)
- Moses P. Timms House (704 West Oakwood Street)
- Moses P. Timms Education Building (711 West Oakwood Street)
- Oakwood Cemetery (400 North Palace Avenue)
- Oden-Broussard House (207-209 Rusk Street)
- Page-Patterson House (210 Mockingbird Lane)
- Patterson House (1311 West Oakwood Street)
- People's National Bank Building (102 North College Avenue)
- Pleasant Hill Missionary Baptist Church (502 North Horace Avenue)
- Pollard House (801 Troup Highway)
- Ramey-Grainger House (605 South Broadway Avenue)
- Ramsour House (504 East Charnwood Street)
- Rick's Tyler Sign (104 West Erwin Street)
- Robinson-Perry House (1508 South Wall Avenue)
- Rowland-Swann House (141 Rowland Place)
- Roy G. Robertson Farmhouse (204 Lindsey Lane)
- Saint James Christian Methodist Episcopal Church (408 N Border Avenue)
- 1881 Smith County Jail (309 East Erwin Street)
- Saleh-Witt House (1208 South College Avenue)
- Schoenbrun House (505 West 3rd Street)
- S. H. Kress Building (116 West Erwin Street)
- Simons House (118 West 4th Street)
- Smith-Butler House (419 West Houston Street)
- Sol and Jean Katz House (1321 South College Avenue)
- Spence House (418 West 8th Street)
- Stanley's BBQ Historic Sign (525 South Beckham Avenue)
- Stewart Park (2207 Frankston Highway)
- Swann-Moore Dennard Building (408 North Broadway Avenue)
- Swann-Bass House (215 West 2nd Street)
- Texas College (2404 North Grand Avenue)
- Texas College J. C. Martin Hall (2404 Grand Avenue)
- Texas College President's House (2404 Grand Avenue)
- Texas College Gus F. Taylor Gym (2404 Grand Avenue)
- Texas College D. R. Glass Library (1400 Lollar Street)
- Thomas Jefferson Sr and Annie Mae Givens House (2209 Grand Avenue)
- Tunnell-Robinson House (206 Mockingbird Lane)
- Tyler City Hall (212 North Bonner Avenue)
- Tyler Fire Station-Hillside Community Center (1111 East Erwin Street)
- Tyler Little Theater (1014 West Houston Street)
- Tyler Municipal Rose Garden (420 Rose Park Drive)
- Ulmer House (1608 South Chilton Avenue)
- U. S. Post Office and Courthouse (211 West Ferguson Avenue)
- Virginia and R. K. Bonner House (826 Robertson Avenue)
- Walker-Skorkowsky House (1619 South College Avenue)
- White House (116 Lindsey Lane)
- Whitney-Farrell House (201 Rusk Street)
- Willett-Bryant House (621 South Fannin Avenue)
- Witherup House (212 West Dobbs Street)
- Woldert House (604 Woldert Street)
- Woldert-Spence-Heaton Manor (611 West Woldert Street)
- Woman's Building (911 South Broadway Avenue)

## LOCAL HISTORIC OVERLAY DISTRICTS

A Local Historic Overlay District is a City historic district designation intended to preserve and protect historic resources located within a specific set of defined geographic boundaries. Unlike National Register Historic Districts designations, which are honorary, a Local Historic Overlay District (HD-O) may place design review procedures to any proposed exterior changes to contributing properties within a Local Historic Overlay District.

**Designation criteria for Local Historic Overlay Districts are stated within Article VIII, Division I of Tyler's Unified Development Code:**

- 1 Significance in history, architecture, archaeology or culture.
- 2 Association with certain events that have made a significant contribution to the broad patterns of local, regional, state or national history.
- 3 Association with the lives of significant persons in the past.
- 4 Embodies the distinctive characteristics of an architectural or engineering type, period, or method of construction.
- 5 Represents the work of a master designer, builder, or craftsman.
- 6 Represents an established and familiar feature of the community.

In addition to these criteria, an HD-O must consist of an area of at least one block face, with a minimum of three contiguous properties and with at least three-fourths of the properties that are at least 50 years old. Each Overlay District is adopted by the Tyler City Council under separate ordinances and provisions within the Unified Development Code.

**Local Historic Overlay Districts (as of September 2016) within Tyler include:**

- Heritage Neighborhood #1
- Heritage Neighborhood #2

## HERITAGE NEIGHBORHOOD #1

Adopted in 2009, Heritage Neighborhood #1 consists of 33 buildings and structures encompassing a two and one-half-block area along South College and Broadway Avenues and West Dobbs Street, within segments of the Brick Streets and Azalea National Register Historic Districts. Heritage Neighborhood #1 consists of several architecturally significant homes, including early 20th century Revival styles, bungalows and cottage types, as well as the Tyler's Woman's Building and First Presbyterian Church (see Figure 3.7, page 102).

## HERITAGE NEIGHBORHOOD #2

Adopted in 2011, Heritage Neighborhood #2 consists of 40 buildings and structures within an approximate two block area of the eastern portions of the Charnwood National Register Historic District along East Charnwood and Wells Streets and Oakland Avenue. The architectural resources of this Heritage Neighborhood #2 contain a mix of Folk Victorian and Queen Anne homes, 1920s Craftsman homes and bungalows, and Minimal Traditional cottages (see Figure 3.2, page 92).



Photo: Smith County Historical Society

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**Unlike National Register Historic Districts designations, which are honorary, a Local Historic Overlay District (HD-O) may place design review procedures to any proposed exterior changes to contributing properties**

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## RECORDED TEXAS HISTORIC LANDMARKS

Administered by the Texas Historical Commission, Recorded Texas Historic Landmarks (RTHL) are buildings, sites, or structures significant architecturally or historically to the State of Texas. To be eligible for designation, historic resources must be at least 50 years old and possess a high level of integrity; owner consent for the designation is also required. Properties designated as RTHLs may be eligible for listing in the National Register of Historic Places in some cases; in others, National Register listed properties may not be eligible as an RTHL.

Proposed exterior alterations to RTHLs beyond regular maintenance are reviewed by the Texas Historical Commission; property owners are required to notify the Commission of pending work 60 days before its commencement. The Commission may also institute an additional 30-day waiting period if a satisfactory decision has not been reached regarding building project plans. Recorded Texas Historic Landmarks are marked in Tyler by distinctive marker medallions; RTHLs are also counted as part of the Texas Historical Marker program (discussed below).

### Recorded Texas Historic Landmarks (as of September 2016) within Tyler include:

- Carnegie Library Building (125 South College Avenue)
- Chilton-Lipstate-Taylor House (727 South Chilton Avenue)
- Connally House (700 South Broadway Avenue)
- Douglas-Holland-Pollard House (318 South Fannin Avenue)
- First Baptist Church of Tyler (301 West Ferguson at Bois d'Arc Avenue)
- Goodman-LeGrand House (624 North Broadway Avenue)
- Loftin-Wiggins House (610 North Bois d'Arc Avenue)
- Major John Dean House (CR 1141)
- Marvin United Methodist Church (300 West Erwin Street)
- Patterson House (1311 West Oakwood Street)
- Ramey-Grainger House (605 South Broadway Avenue)
- Smith County Jail, 1881 (309 East Erwin Street)
- Whitaker-McClendon House (806 West Houston at Vine Street)
- Woman's Building (911 South Broadway Avenue)

The Frank Bell House (1900), and the George R. Phillips House (1880) are RTHLs that were once located in Tyler but were moved to locations outside of Tyler's corporate limits. As opposed to the National Register, which generally does not consider moved properties eligible for listing, RTHLs maintain their designation if they are moved to a new location.

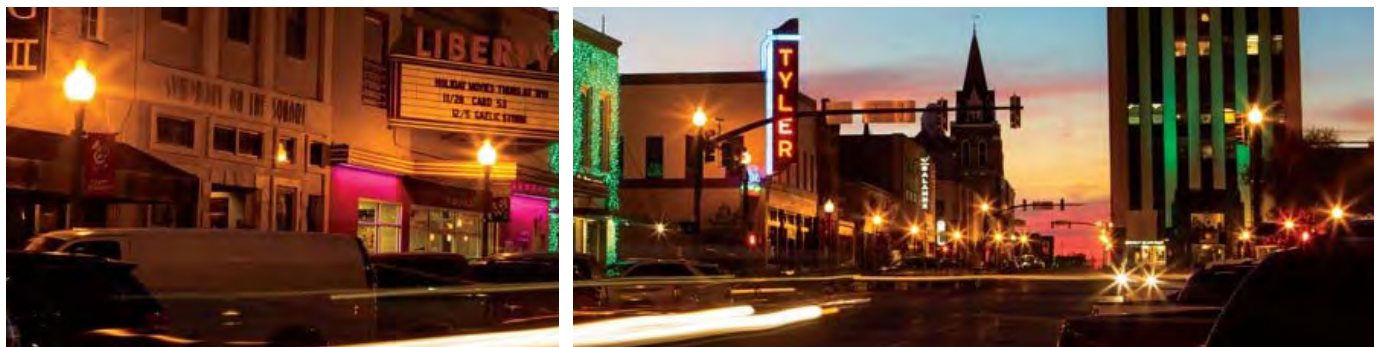


Photo: Livability Magazine

## TEXAS HISTORICAL MARKERS

The Texas Historical Marker Program, also administered by the Texas Historical Commission, commemorates buildings and places with special historical, architectural, and cultural significance to the nation, as well as the State of Texas, or a Texas region or locality. Commemoration takes the form of plaque markers that convey or interpret the history and significance of the site or building. Applications for the Historical Marker Program are taken yearly by the THC, although they must be first reviewed by the local County Historical Society (CHS); Tyler Historical Marker applications are reviewed by the Smith County Historical Society. Owner consent for the application and placement of the marker is required; marker designation places no restrictions on the use and disposition of private property. Texas Historical Markers are regarded by the THC as a critical centerpiece of the state's heritage tourism program.

### Texas Historical Markers (as of September 2016) within Tyler include\*:

- Butler College (1900 Bellwood Road)
- Cedar Street United Methodist Church (1420 North Church Street)
- Christ Episcopal Church (118 South Bois d'Arc Avenue)
- City of Tyler (Broadway Avenue and West Erwin Street)
- Colonel Bryan Marsh (Marsh Elementary School, 700 block of North Bois d'Arc Avenue)
- Colonel Richard B. Hubbard (Hubbard Middle School, 1300 Hubbard Drive)
- Colonel Thomas R. Bonner (Bonner Elementary School, 235 South Saunders Street)
- Confederate Arms Factory (Mockingbird Lane and Robertson Street)
- First Christian Church of Tyler (4202 South Broadway Avenue)
- First Smith County Agricultural Extension Agent (Broadway Avenue at East Erwin Street)
- Gary Elementary School (730 South Chilton Street)
- Henry Miller Morgan (212 East Erwin Street)
- Judge Stockton Donley (Oakwood Cemetery, Oakwood at Palace Street)
- Major James. P. Douglas (Douglas Elementary School, 1508 North Haynie Street)
- Murphey the Jeweler (219 North Spring Street)
- Near Site of C.S.A. Ordnance Plant, Bergfeld Park, (South College Avenue and West 4th Street)
- Oakwood Cemetery (Oakwood at N. Palace Street)
- Richard Bennett Hubbard (Oakwood Cemetery, Oakwood and N. Palace Street)
- Rudolph Bergfeld (1510 South College Avenue)
- Smith County C.S.A., Smith County Courthouse (Broadway Avenue and West Erwin Street)
- Smith County as a 19th Century Legal Center, Smith County Courthouse (Broadway Avenue and West Erwin Street)
- Smith County Rose Industry and Tyler Rose Garden (Rose Garden Center, West Front Street)
- Tomas G. Pollard, Sr. (710 East Amherst Drive)
- Tyler Commercial College (109 South College Avenue)
- Tyler Junior College (1400 East 5th Street)
- Tyler Tap Railroad (500 block of North Broadway Avenue)
- Yarbrough Building (106 East Ferguson Street; building demolished, 1978)

(\*Note: addresses indicate marker location, not necessarily the exact location for a building or site)

Tyler also has several Historical Markers near Tyler's municipal boundary or within its extraterritorial jurisdiction, including such significant resources as Camp Ford, the Camp Fannin World War II Internment Camp (recognized with two Historical Markers), and the Headache Springs C.S.A. Medical Laboratory, as well as a number of cemeteries and churches.



Photo: The Lakota Group

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**Cemeteries at least 50 years-old with significant historical associations to the State of Texas are eligible to become a Historic Texas Cemetery.**

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## HISTORIC TEXAS CEMETERIES

In addition to the Texas Historical Marker program, cemeteries at least 50 years-old with significant historical associations to the State of the Texas are eligible to become a Historic Texas Cemetery, a prerequisite for receiving a Texas Historical Marker for a cemetery. The Historic Texas Cemetery program was established by the Texas Historical Commission in 1998 to help promote the preservation and documentation of these important landscape and historical resources. Designation as a Historic Texas Cemetery does not impose any restrictions on the daily operations of a cemetery or on land adjacent to the cemetery.

### Texas Historic Cemeteries (as of September 2016) within Tyler include:

- Oakwood Cemetery (Oakwood Street and North Palace Avenue)
- Union Grove Cemetery (20550 FM 15 at CR 2161)
- Smith Cemetery (West Cumberland Road)

In Tyler, Oakwood Cemetery at Oakwood Street and North Palace Avenue is a designated Historic Texas Cemetery, recognizing its significance as one of the oldest cemeteries in Texas, as well as the burial site for prominent Tyler citizens and Confederate soldiers who died during the Civil War. The Cemetery also contains Historical Markers for Judge Stockton Donley, a Civil War Confederate Officer and Associate Justice of the Texas Supreme Court during the mid-1800s; Richard Bennett Hubbard, a former Tyler railroad executive, Texas governor who died in 1901; and Horace Chilton, a U.S. Senator. Union Grove Cemetery is associated with the Union Grove Missionary Baptist Church, first established in what was once the outskirts of Tyler in 1887.



Photos: Bettye Todd Baty




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**Extensively reclaimed by Bettye Todd Baty and her family, (above) the Smith Cemetery started burials as early as 1857. The cemetery takes its name from the numerous members of the Smith family buried there. Other graves include those of "Polly" Long, early Commissioner William Green, and Civil War veterans F.Y. Smith and James Dark.**

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## STATE ANTIQUITIES LANDMARKS

State Antiquities Landmarks (SALs) are designated by the Texas Historical Commission and receive formal legal protection under the Antiquities Code of Texas. Historic buildings must first be listed in the National Register of Historic Places before they can be designated as a State Antiquities Landmark. State Antiquities Landmarks are subject to design review from the THC for any proposed exterior alterations.

### As of September 2016, State Antiquities Landmarks in Tyler include:

- Carnegie Library Building (125 South College Avenue)
- Goodman-LeGrand House (624 North Broadway Avenue)
- Tyler Hydraulic Fill Dam

*Photo: The Lakota Group*



## SURVEY AND DOCUMENTATION

The survey and documentation element of a municipal preservation program focuses on surveying, documenting and inventorying historic resources and evaluating them for their architectural or historical significance and their potential eligibility to the National Register of Historic Places or for Local City Landmark or Historic Overlay District designation. An up-to-date and ongoing survey and documentation program provides the City and property owners with critical information that helps them with decisions regarding designation, property maintenance and improvements, and long term stewardship. Just as important, a complete inventory of what properties are significant and contributing and what are not can help provide a broader understanding of what resources are more valuable than others. Maintaining an on-going survey program is also a condition of the City of Tyler maintaining its CLG status. The section is an overview of past and current survey and documentation activities.

## 1999 HISTORIC RESOURCES SURVEY

Funded in part from funds provided by Historic Tyler, Inc., and periodic CLG grants from the Texas Historical Commission, the City of Tyler, starting in 1999, embarked on a multi-year effort to survey and document historic resources within a Survey Area bounded by Martin Luther King Jr. Boulevard on the north; Glenwood Avenue and Sunnybrook Drive on the west-southwest; Amherst Street to the south; and Broadway Avenue, Wilma Street, Pollard Drive, Beckham Avenue, Front Street, McMurrey Drive, and Gentry Parkway on the east (See Figure 3.1 on page 90). Over the course of the multi-year effort, 6,970 properties were surveyed and inventoried, resulting in the nomination of six National Register Historic Districts in the last 1990s and early 2000s.

### The survey sequence is summarized as follows:

- 1 **1994 - 1995:** Downtown Tyler Survey (Survey Area #1)
- 2 **1996 - 1997:** Charnwood Neighborhood Survey (Survey Area #2 A and B)
- 3 **1997 - 1998:** Central Tyler Survey (Survey Area #3 A and B)
- 4 **1998 - 1999:** Survey of Azalea Neighborhood (Survey Area #4 S)  
Central Tyler Survey Continuation (Survey Area #4 A and B)

Properties and historic resources inventoried as part of the four-year survey project were evaluated and rated for their significance according to five preservation priority categories: High, Selected Medium, Medium, Selected Low and Low.

**The evaluation categories are described as follows (Historic Resources of Tyler, Texas, Phase IV: Portions of South Tyler, 1998, Page 17):**

- **High** - resources are considered the most significant, retain a high degree of architectural and physical integrity, have few alterations, and possess strong associations with a historic context; they are most likely to meet one or more of the eligibility criteria for listing in the National Register of Historic Places, individually or as a contributing resource in a National Register Historic District.
- **Selected Medium** - resources have less architectural and physical integrity and possibly less historic significance than properties in the High classification, but they are unusual property types or architectural styles, use unusual construction methods, or for some other reason indicate a potentially significant history in relation to development patterns. They may meet one or more National Register eligibility criteria, but may not be individually eligible for the National Register but could be considered contributing resources to a National Register Historic District.
- **Medium** - resources that have less architectural and physical integrity than High priority or Selected Medium priority properties, characterized by alterations or deterioration of materials that removed, changed or obscured original design features, or by less significant associations with the historic context. They may be considered contributing resources to a National Register Historic District.
- **Selected Low** - Selected Low priority resources are those that are not yet 50 years of age and do not meet the National Register criteria considerations for exceptional properties. They are, however, unusual property types, display unusual or significant architectural styles, employ unusual or significant methods of construction, or for some other reason indicate a relationship to development patterns that will become significant as time passes. These properties may also be associated with Modernism or another architectural or engineering development, which, while not currently exceptional, will be increasingly important as resources built in the 1950s and thereafter become 50 years old. Selected Low properties also may be resources that are 50 years old or older that have been significantly altered but which may be important for their historical associations; they may be eligible for listing on the National Register for the information they can provide about building technology or for archeological reasons. If located within a National Register Historic District, they are usually considered noncontributing resources to the district.
- **Low** - Low priority resources have less significance than those in the other categories, properties built at the very end of the historic period which have lost most of their original character defining architectural elements through modifications, or they may represent types still highly common and widely found. If located within a National Register Historic District, they are usually considered noncontributing resources to the district.

SUMMARY TABLE OF SURVEY PROPERTIES BY PHASE AND PRIORITY								
Phase	Area	Number Surveyed	High	Selected Medium	Medium	Selected Low	Low	Total Surveyed
PH 1		1,821	186		1,039		596	1,821
PH 2		520	51	82	331	4	52	520
	A	384						
	B	136						
PH 3		1,758	65	110	1,066	27	490	1,758
	A	319						
	B	1,439						
PH 4		2,871						
	A	602	7	32	213	24	326	602
	B	788	0	26	284	7	471	788
	So	1,481	39	186	788	95	373	1,481
<b>Totals</b>		<b>6,970</b>	<b>348</b>	<b>436</b>	<b>3,721</b>	<b>157</b>	<b>2,308</b>	<b>6,970</b>



Photo: Smith County Historical Society



## 2014 TYLER HISTORIC RESOURCES SURVEY

In 2013, the City of Tyler commissioned a Tyler historic resources survey update that inventoried 130 properties constructed mainly between 1947 and 1972 in a survey area bounded by Gentry Parkway on the north, Front Street on the south, Palace Avenue on the west, and Beckham Avenue on the east. The main purpose of the survey was to determine the existence of historic resources that may have attained significance since the 1999 Historic Resources Survey. Of the 130 properties, and following loosely the evaluation criteria used in the 1999 Historic Resources Survey, eight were evaluated as “High” priority, 44 “Medium” priority, and 78 as “Low” priority; in addition, the survey concluded that two potential districts exist, one encompassing the Smith County Courthouse Square and adjacent blocks with early 20th century to Mid-Century building resources, and a mostly residential area bounded by West Bow, West Wilson, North Ellis, North Harris, and North Bonner streets and avenues (Tyler Historic Resources Survey, 2014, Page 4). The survey report provides additional conclusions regarding future documentation and landmark listing and designation efforts. Properties rated “High” should be considered for future National Register listing and City Landmark designation. Other areas should also be subject to additional survey and research work and considered for Local Historic Overlay or conservation district designation.

## 2016 POLLARD FARM SURVEY

In 2015, the City, through a CLG grant and a contribution from Historic Tyler, Inc. commissioned a reconnaissance-level survey of the Pollard Farm subdivision, located to the southeast of the Downtown area, consisting mainly of post-World War II Ranch and Styled Ranch housing types. A portion of the survey consists of the 18-acre Tomas and Edna Pollard farm purchased by the Pollards in 1929. Inventorying 1,746 properties, the survey evaluated and identified 57 “High” preservation priority properties, 1,047 “Medium” preservation priority properties, and 642 “Low” preservation priority properties. High preservation priority projects are those eligible for the National Register or as Recorded Texas Historic Landmarks, while Medium-rated properties would be considered contributing resources to a National Register District. Apart from the individual property evaluations, the survey found that the Pollard Farm area could potentially constitute four new National Register Historic Districts, each representing different aspects of the Pollard Farm area’s history and development.



*Photo: The Lakota Group*

### These potential districts would include:

- **New Copeland Road - Troup Highway Residential Historic District** - consisting of ten historic residential resources of early 20th century Colonial and Tudor Revival styles.
- **Hudson Street Residential Historic District** - consisting mainly of 1950s to 60s one-story housing units with unique two-story garage with dwelling unit.
- **South Broadway Heights Residential Historic District** - comprising post World War II-era tract housing for the middle class with a distinguishing lush landscape.
- **South Tyler Residential Historic District** - comprising 900 historic residential resources showcasing varying interpretations of Ranch and Styled-Ranch housing along with distinctive landscape features such as a stone-lined creeks and retaining walls.

The survey goes on to recommend that National Register listing for the proposed South Tyler Residential Historic District be pursued as the next phase of the Pollard Farm survey area project, along with the other potential district nominations in future phases.

# Architectural Resources

## TYLER ARCHITECTURAL STYLES AND BUILDING FORMS

The following section highlights representative architecture styles found in Tyler's Historic Districts and neighborhoods. It should be noted that historic buildings in Tyler are often eclectic in appearance, exhibiting features and stylistic characteristics of different architectural styles as tastes and preferences in design styles changed over time.

Architectural styles and building forms are referred as separate terms below. An architecture style describes the specific exterior decorative elements and features that define that style. A building form is the overall shape and configuration of the building's spaces.

### GREEK REVIVAL (1825 - 1860)

Greek Revival was a leading architectural style during most of the first half of the 19th century and is mostly found in the eastern seaboard and Gulf Coast states, including eastern Texas, up until the 1860s.

- Two to three stories in height; one-story cottage forms are less common.
- Usually identified with pediment forms found in gable ends or porch entries.
- Porches are supported by columns with capitals.
- Main entries characterized by sidelights, transoms and double doors.
- Windows are typically multi-light double hung with wood casing and crowns.
- Usually constructed with wood clapboard siding but can be found with masonry walls.
- Vernacular forms include Center House (shown in photo), Upright and Wings, and Gable-Fronted houses.



Photo: The Lakota Group

## ITALIANATE (1840 - 1885)

A reaction in England during the late 18th and early 19th centuries against more formal Classical and Renaissance-inspired architectural forms led to the embrace of more Romantic-Picturesque ideals of asymmetry, sublimity, and beauty of the perfect building. The Picturesque movement in England led to the more refined Italianate style in the United States where residential, commercial and institutional building types features square tower elements, heavy bracketed cornices, hooded windows, quoin work and elaborate porches. The style predominated throughout the East, South and Midwest portions of the United States.

- Two to three stories in height featuring hipped and center gabled-roof shapes; a tower often projecting above the main roof line is also common.
- Cupulas and belvederes often grace the roof tops of Italianate buildings to take advantage of scenic views.
- Roof eave lines are ornamented with heavy cornices and brackets.
- Typically, window openings may be arched or square in shape and adorned with stone or wood decorative hoods; window hoods may also be pedimented with scroll brackets.
- Elaborate porches with bracketed columns, and decorative scroll work and balusters are common to residential building types in the style.
- In high-integrity examples of Italianate buildings, front entrances often feature heavy wood doors with paneling, pedimented tops and carved side columns.



Photo: The Lakota Group

## QUEEN ANNE (1880 - 1910)

During the second half of the 19th century, the Queen Anne style prevailed, perhaps, as the most dominant domestic architecture and can be found in almost every community from the eastern states across the Midwest to the Great Plains and beyond. Queen Anne was popularized by the proliferation of pattern books and the ready manufacture and distribution of pre-cut materials and architectural features.

- Two to three stories in height; one-story cottage forms are also common.
- Identified by steeply pitched, pyramidal roofs and a dominant gable.
- Facades and building elevations are organized asymmetrically with cross-gables and partial, full-front or wrap-around porches.
- Double-hung windows, stained glass, projecting bay windows and Palladian windows within gables are the characteristic window types.
- Rounded and canted square towers or bay windows to one side of the front elevation.
- Porches with spindlework, Classical columns or pediments with Eastlake ornamentation.
- Chimneys with elaborate brickwork or corbeling.



Photo: The Lakota Group

## GOTHIC REVIVAL (1880s - 1940s)

Gothic Revival architecture in the United States during the 1880s and 1890s came in the form of colleges, universities, high schools, grade schools, and, undoubtedly, churches and religious institutions. The Gothic architecture of the period reflected a refined version of the style that emulated the great English universities of Oxford and Cambridge, and of the schools and university buildings being constructed in the United States at the time, such as Princeton, the University of Chicago, and Bryn Mawr College in Bryn Mawr, Pennsylvania. However, more traditional versions of the Gothic Revival were often found in religious buildings.

- Windows within Gothic-arch window openings or Gothic-arched top sashes; lancet, stained glass and rose windows also common.
- Typically-identified with tapered steeples and buttress piers in religious buildings and towers with castellations in institutional buildings.
- Stone and brick masonry with quoin work characterize almost all Gothic Revival buildings during this period.
- Decorative and architectural features include shields, rosettes, crockets, stone tracery, and other sculptural elements.
- Pitched gable dormers often found in large institutional buildings.



Photo: The Lakota Group

## TUDOR REVIVAL (1890 - 1940)

Tudor Revival is based on late Medieval English prototypes from grand manors to thatched roof cottages and was popularized in the United States after World War I from the architectural pattern books of the day by returning servicemen who observed such prototypes first-hand while stationed in England. In Tyler, the Tudor Revival style can be found in single family, cottage, and duplex residential building forms.

- Steeply pitched dominant front or cross-gable – the Tudor's Revival's most identifiable feature.
- Facades and wall elevations constructed in brick, stucco, or a combination of the two materials, with half-timbering often found in gable apices or the upper-story.
- Substantial chimney stacks with chimney pots on front or side elevation.
- Diamond-paned casement windows, oriel and hexagonal window bays found in more high-stylistic versions of the Tudor Revival.
- Carved vergeboard, stone shields and stone quoin work around entry ways and window openings are typical ornamentation and decorative features.



Photos: The Lakota Group

## RENAISSANCE / ITALIAN RENAISSANCE REVIVAL (1890 - 1935)

The Renaissance Revival style, popular in the United States during the 1920s and 30s, was largely inspired by the large estate villas in northern Italy. Its overall characteristics are of elegance and formality and are most often found in high-style homes for wealthy and upper-middle-class property owners. Like the Tudor Revival and French Eclectic, the Renaissance Revival gained popularity after World War I.

- Typically, two stories in symmetrical or asymmetrical building form arrangements, but always with a sense of balance and proportion.
- Roofs are low-sloped hipped or pyramidal in shaped and covered in most high-style examples with red or green tiles; eave brackets are also distinguishing decorative features.
- Exterior elevations are almost always constructed in brick or stone – sometimes in terra cotta and painted stucco – with quoin work at building corners or rusticated stone at the building base or first floor.
- Windows openings may include blind or glazed round arches, casements, Palladian window arrangements or simple soldier course headers; in other cases, windows may be simple double hungs with multi-lights.
- Main entrances may incorporate elaborate embellishments such as columns and fanlights, broken pediments, transoms, and ornamentation such as garlands, swags and festoons.
- Porches are rare elements in Renaissance Revival homes, except for occasional entry porches or porches with arched openings; terraces, sometimes covered with an expansive awning, are more typical features.
- Roof dormers are rare in residential version but when found, are often hipped in shape.



Photo: The Lakota Group



Photo: The Lakota Group

## CLASSICAL REVIVAL (1895 - 1950)

The 1893 Chicago World's Columbian Exposition revived interest in Classical architecture as the Fair's planners authorized a Classical theme be used for all buildings constructed. From the mid-1890s to the middle of the 20th century, Classical Revival became a popular style for both commercial and residential buildings.

- Full height columned entry porch with pediment and Corinthian or Ionic capitals.
- Facades and building elevations are organized symmetrically.
- Elevations may be embellished with pilasters crowned with capitals, stone or brick quoins, pedimented hoods over entries, and dentils within pediments, cornice lines or entablatures.
- Windows may consist of rectangular double-hungs with multi-lights or stained glass.



Photo: The Lakota Group

## CRAFTSMAN (1905 - 1930)

The Craftsman style derived in part from the Arts and Crafts Movement – a movement emanating mainly from England valuing hand craftsmanship, natural materials and simplicity in design and detailing while rejecting the Victorian-era emphasis on ornamentation and mass-production. In Tyler, the Craftsman style can be found in both single family and duplex residential building forms.

- Identified principally by low-pitched roofs with deep overhangs, knee brackets or exposed rafter tails.
- Wall materials may include wood clapboard, brick, stone or stucco.
- Intersecting gables on main elevations with cross-gable roof forms common.
- Typically, one and one-half stories with roofs punctuated by shed, hipped or eyebrow dormers –second stories are also common, also with hipped roof shapes.
- Entry or full-front porches with tapered columns faced in brick, stucco or stone.
- Double-hung windows with three-over-one glazing pattern.



Photos: The Lakota Group

## FRENCH ECLECTIC (1915 - 1945)

Like the Tudor Revival, French Eclectic or French country house architecture became popular during the 1920s as soldiers returning from France in the aftermath of World War I gained first-hand familiarity with the country house prototypes in Normandy and Brittany. Published photographic studies of the prototypes were also circulated to American architects who quickly adapted the style for residential commissions. In Tyler, the French Eclectic style can be found in two-story house and one-story cottage building forms.

- Identifiable features include brick or stone construction, steep pyramidal roofs and massive masonry chimneys; a dominant tower bay may be present in some examples.
- Stone window and entry surrounds, some with elaborate Classical detailing such as broken pediments with scrolls over a main entrance.
- Multi-paned casement windows or French doors, Juliette balconies under some window bays, and segmented arched or hipped dormers are typical architectural features of Most French Eclectic houses.
- Building form is usually rectangular arranged symmetrically with a forward entry bay with two wings; an L-shaped configuration is also common.
- Slate roofs are another distinguishing feature.



Photos: The Lakota Group

## SPANISH ECLECTIC (1915 - 1940s)

Although not a pure revival style of the early 20th century, given its Moorish, Byzantine and Renaissance stylistic influences, the Spanish Eclectic became popular during the 1920s and 30s, largely influenced by the Panama-California Exposition, held in San Diego in 1915. Bertram Goodhue, the Exposition's principal architect, was one of America's major proponents and practitioners of the style. While both high style and more localized forms of the style can be found throughout the country, new neighborhoods and communities in Florida and California were entirely designed and constructed in the style.

- Typically, one to two stories in height with a combination of hipped and cross-gabled roof forms; roof are often clad in barrel or Mission-styled typed red clay tiles.
- Hipped chimney towers topped with red clay tiles and punctured with arched openings are other characteristic elements of the style.
- Stucco is the primary exterior building material, although examples using stone, brick and painted brick can also be found.
- Arched windows, loggias and arcades with turned columns are the style's most distinguishing features; arcaded front entrances are often typical for high style examples.
- High style versions of the Spanish Eclectic may include elaborate entrance carvings and low-relief ornamentation, such as Churrigueresques, a stylistic element of Spanish Baroque churches.



Photo: The Lakota Group



## ART DECO (1920 - 1940)

Art Deco developed in the 1920s – largely from the influence of the 1925 Exposition Internationale des Arts Decoratifs in Paris – as an architectural style featured in traditional building forms but with highly-sculptural ornamentation. Art Deco was mainly used in commercial and institutional buildings, although residential examples can also be found.

- Exterior elevations are typically expressive of their underlying construction with forward piers dividing the buildings into different bays and window groupings.
- Buildings may be constructed in brick, stone, concrete and terra cotta.
- Ornamentation often included scroll work, horizontal bandings, floral leaves, sea shells, rosettes, garlands, flutes, ziggurat shapes, chevrons and bas-reliefs. Ornamentation was often carved in stone and terra cotta and may be located along piers, around windows, in spandrel panels and in doorway entrances.
- Windows often featured multi-panes or steel framing and muntins.
- Highly-stylized Deco buildings features elaborately-designed canopies.



Photos: The Lakota Group

## MINIMAL TRADITIONAL / CAPE COD (1930s - 1960s)

The Minimal Traditional Style developed in the 1930s as a simplification of the Colonial Revival, using some of the style's traditional forms but without the ornamentation. The Minimal Traditional, or Cape Cod as it is sometimes called, accommodated homeowners' desire for traditional looking houses, but were easier to build and cost less than more ornamented homes. For these reasons, the style was popular during the Depression and in the post-World War II housing boom.

- One and one-half stories with simple hipped or gabled roofs and short overhangs – the style's most identifiable features.
- Exterior materials varied but mostly brick, stone, wood clapboard, and aluminum and asbestos siding.
- House entries are often protected by a small porch or roof overhang with stoop.
- Hipped or shed dormers are often found on larger or two-story Minimal Traditionals.
- Windows are typically multi-pane double hung flanked with shutters; a picture or bay window in the living room is also common.



Photo: The Lakota Group

## RANCH / STYLED RANCH (1945 - 1970s)

The modern Ranch house has its predecessors in the vernacular frontier architecture of California and the Southwest where the traditional one-story Spanish settlement dwellings took root. Today, the Ranch home is often associated with the new suburban subdivisions that were developed around the country after World War II. Ranch homes are often associated with a modern design featuring little or no ornamentation. However, some Ranch homes have features of other architecture styles, such as Colonial or Tudor Revival, and are therefore called “Styled Ranches.”

- The horizontal, close-to-the-ground profile is the Ranch home’s most distinguishing characteristic.
- One or one and one-half stories in height with pitched or hipped roofs; gable roof ends are found in most Ranch homes, particularly in Styled versions.
- Ranch homes feature open floor plans arranged in a one-story symmetrical or in an L-shaped or courtyard form.
- Building materials included brick and clapboard siding, often used in combination; clapboard siding as often employed in gable ends.
- Stylistic features may include gable returns or boxed gables, bay or multi-pane windows – features typical of the Colonial Revival – or half-timbering, dominant chimney stacks or round tower entries that are suggestive of Tudor or French Eclectic styles.



Photo: The Lakota Group

## INTERNATIONAL STYLE (1930s - 1970s)

The International Style evolved in the 1930s in Europe as a rejection of ornament and historic associations; therefore, examples of the style are typically devoid of any applied ornamentation. The style became very popular in the Chicago region after Mies van der Rohe, its most famous proponent and practitioner of the style, emigrated to United State from Germany in 1938.

- International Style buildings are identified by their flat roofs with minimal or no parapets or overhangs.
- Ornamentation and decorative detailing, apart from sculptural or bas-relief elements in some International Style examples, is spare or non-existent.
- Buildings were typically constructed in brick, concrete or stone, with stone often employed in window and storefront surrounds, and marble or granite panels in entrance ways.
- Glass curtain walls are often distinguishing features of International Style buildings, which may be arranged vertically or horizontally on a building elevation.
- Windows may be double, triple-hung or casement, of aluminum or steel construction, and separated from one floor to the next with marble or aluminum spandrel panels.



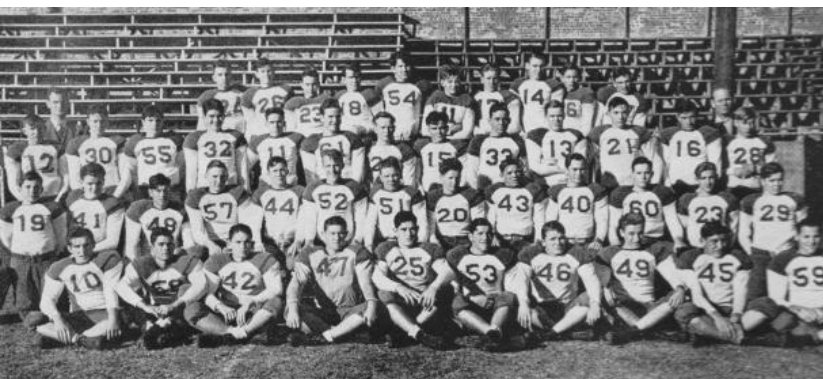
Photo: The Lakota Group



EAST TEXAS  
SAVINGS  
AND  
LOAN  
ASSOCIATION

FOR  
CEASE  
OF  
RENE HATISE  
1950-1951

Photo: Smith County Historical Society



Photos: Smith County Historical Society and the City of Tyler

Section 6 >>

**City Planning** *and*

**Program Administration**

# City Planning and Program Administration

This section reviews recent planning documents and policies and their relation to local preservation planning in Tyler, as well as the legal contexts that support planning and historic preservation activities. A summary of major preservation planning issues is included at the end of the section.

The preservation of historic buildings, districts, sites and other resources at the municipal level are addressed through the adoption of various planning and policy documents, and other planning programs. Comprehensive plans and plans at the district and neighborhood levels are means for establishing clear goals and policies for encouraging preservation and preservation's integration as a method for enhancing neighborhoods and quality of life and community economic development. This section reviews recent planning documents and policies and their relation to local preservation planning in Tyler, as well as the legal contexts that support planning and historic preservation activities.

## **STATE OF TEXAS LOCAL GOVERNMENT CODE; SECTION 213: MUNICIPAL COMPREHENSIVE PLANS**

Section 213 of the State of Texas Local Government Code permits local Texas communities and cities to develop and adopt comprehensive plans with specific elements for land use, transportation, and public facilities. In addition, a municipality may define the relationship between a comprehensive plan and development regulations and may provide "standards for determining the consistency required between a plan and development regulations." Although Section 213 does not explicitly require the development and adoption of historic preservation elements to comprehensive plans, municipalities are not limited in the ability to "prepare other plans, policies, or strategies as required." This Strategic Historic Preservation Plan will serve as the updated element of the City of Tyler Comprehensive Plan.

## **TYLER UNIFIED DEVELOPMENT CODE; DIVISION A: REVIEW AND APPROVAL BODIES; SECTION 10-770: PLANNING AND ZONING COMMISSION**



Photo: Smith County Historical Society

Section 10-770 of the Tyler Unified Development Code authorizes the establishment of the Planning and Zoning Commission, which has the express power to "...amend, extend, or add to the comprehensive (master) plan, and will have all of the powers and duties vested, created, and granted by state law." The comprehensive (master) plan may include maps, charts and recommendations for the general development of the City, including its extraterritorial jurisdiction. The Planning and Zoning Commission is also empowered to prepare area development plans for specific sections of the City "...to *analyze the needs and opportunities for growth.*" Area development plans must be consistent with the goals and policies of the Comprehensive Plan.

## LEGAL AND PLANNING CONTEXT

### **State of Texas Local Government Code; Section 213; Municipal Comprehensive Plans**

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### **Tyler Unified Development Code; Division A: Review and Approval Bodies; Section 10-770: Planning and Zoning Commission**

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### **Tyler 1st Comprehensive Plan**

First adopted in 2007 and then updated in 2014, the Tyler 1st Comprehensive Plan is the official policy document for community land use, Downtown and neighborhood revitalization, economic development, parks and open space, public facilities, and future growth and annexation. Key planning goals and principles presented in the Comprehensive Plan include promoting growth and redevelopment within Downtown Tyler; revitalizing the North Tyler neighborhood; enhancing Tyler neighborhoods as walkable, visually-appealing places; and, preserving and communicating Tyler’s distinctive heritage.

### **Historic preservation is addressed as a separate chapter that documents existing conditions and proposes a set of seven preservation goals:**

- Maintain the integrity and character of Tyler’s historic neighborhoods;
- Identify additional properties and groups of properties important to Tyler’s history for designation and protection;
- Ensure that City review of development includes historic preservation review when necessary;
- Enhance the preservation knowledge of City staff and municipal board members;
- Promote and display diverse aspects of Tyler’s history to enhance resident and visitor awareness of its importance;
- Enhance public awareness of the economic benefits of historic preservation in Tyler; and,
- Enhance historic preservation involvement.

The preservation planning goals frame the key preservation challenges identified through the comprehensive planning process, which include: *"promoting public awareness of the cultural and economic value of preservation, increasing public understanding of the range of preservation activities and designations at differing levels of regulation, protecting historic properties when local standards are voluntary and no design guidelines are in place, and enforcing Certificate of Appropriateness (COA) decisions and remedying code violations in historic districts,"* (Tyler 1st Comprehensive Plan, City of Tyler, page 192). To address these challenges, the Comprehensive Plan outlines several preservation strategies, several of which have been implemented since the Plan's adoption.

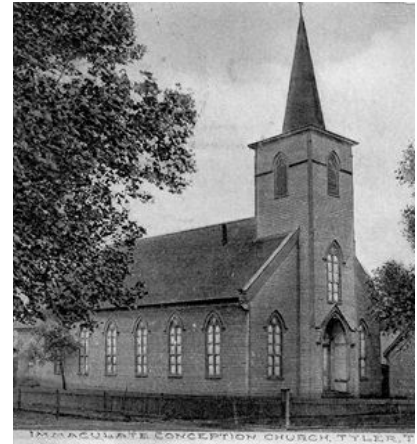


Photo: The Collection of Robert Reed

### These strategies include:

- **Demolition Delay Provision.** Demolition delay provisions are often incorporated within a municipal historic preservation ordinance to formally delay a demolition of historically or architectural significant property that might be locally landmarked. Currently, the City of Tyler can delay the demolition of a commercial, industrial or institutional building over 50 years of age if the property has been determined to be substandard or unsafe; this provision does not include residential properties. A 90-day demolition delay period is suggested in the Comprehensive Plan to allow the Historical Preservation Board time to review and propose alternative use and rehabilitation solutions. This preservation strategy has not been implemented.
- **Neighborhood Conservation Districts.** Many Texas communities have adopted neighborhood conservation districts as a tool to protecting important historic resources while guiding new development design in areas that may not otherwise qualify as a National Register or Local Historic Overlay District due to extensive alterations or loss to the building fabric. Neighborhood conservation districts also allow area residents and stakeholders to determine the level of design review, whether advisory or mandatory, through a neighborhood planning process. A neighborhood conservation district provision was adopted by the City of Tyler after the completion of the Tyler 1st Comprehensive Plan process but has since been rescinded.
- **Voluntary Design Guidelines.** A design manual or set of design guidelines can be used as an educational or instructive resource for property owners seeking to plan and undertake a historic building rehabilitation project, regardless of whether the home or property is landmarked or located within a historic district. As a preservation planning strategy, the Comprehensive Plan recommended that such a design manual be created with ample illustration and graphics. As of this State of the City Report, the design guidelines have not been prepared.
- **Historic Zoning Overlay Districts.** The Tyler 1st Comprehensive Plan recommended the adoption of overlay zoning to help guide appropriate exterior alterations and additions to properties located within a defined historic area such as a National Register Historic District. Local Historic District Overlay provisions have been incorporated as part of Tyler's Unified Development Code and two such districts have since been adopted by the Historical Preservation Board and City Council.
- **Preservation Officer Position.** Several Texas communities have full-time historic preservation officers to manage and administer various aspects of the municipal historic preservation programs, including design review cases and local landmarking and registration activities. The Comprehensive Plan summarized recent advocacy efforts on part of Historic Tyler, Inc. to persuade the City to fund a full-time position; however, the City has declined to do so given that the Historical Preservation Board does not review enough COA cases to justify the position (Tyler 1st Comprehensive Plan, City of Tyler, page 226).
- **Future Preservation and Landmarking Priorities.** The Tyler community has undertaken exceptional efforts to survey a significant portion of Tyler and listing several districts to the National Register over the last 20 years. Future documentation, preservation and landmarking priorities should consider areas of North Tyler, Tyler's extraterritorial jurisdiction (ETJ), as well as ethnic and racial groups, and other property types - especially Mid-Century Modern - resources that are not currently represented in designated landmarks and districts in Tyler.

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**The 2007 Tyler Comprehensive Plan outlines several preservation strategies, several of which have been implemented since the Plan's adoption.**

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- **Reducing Owner Consent Requirements.** Before the Tyler 1st Comprehensive Plan, the Historic Preservation Ordinance required 100 percent of property owners within a proposed district to consent to a local district designation; the Plan recommended that this requirement be reduced. The current owner consent requirement is now 75 percent of property owners within a proposed local historic district.
- **Maintenance and Code Enforcement.** The lack of code enforcement and the demolition by neglect of historic resources was identified as a key issue – this could be addressed through an enhanced code enforcement program.
- **Heritage Tourism and Economic Development.** Specific initiatives that support increased heritage tourism and preservation-based economic development are suggested in the Tyler 1st Comprehensive Plan, including, among others, expanding the number of travel itineraries through Tyler’s historic neighborhoods and integrating historic preservation within future revitalization plans for neighborhoods and commercial areas.

**In addition to the historic preservation chapter, the Comprehensive Plan also outlines several other key planning strategies that impact or relate to historic preservation. Among these include:**

- Creating loan pools and financing programs that can be used to stimulate housing rehabilitation.
- Continuing the targeting of Community Development Block Grant funds in areas of housing rehabilitation needs.
- Considering the creation of a development corporation to spearhead and facilitate downtown development projects.
- Preparing and adopting a sub area plan for Downtown as well as a strategic historic preservation plan.
- Creating tax Increment financing districts to support revitalization efforts in infrastructure and streetscapes.
- Working with community groups to enhance code enforcement efforts.

The use of CDBG monies for housing rehabilitation in the North Tyler area continued to a focus of implementation efforts.

## **2012 MEDICAL AND TYLER JUNIOR COLLEGE DISTRICT, MIDTOWN AREA DEVELOPMENT PLAN**

The Midtown Area Development Plan was prepared and adopted to guide land use and development decisions in the east central area of Tyler that includes three major employment and service centers, the East Texas and Christus Trinity-Mother Frances Medical Centers and Tyler Junior College, as well as several residential neighborhoods. The Plan’s study area incorporates the Charnwood National Register Historic District, portions of the Azalea District and the Heritage District #2 in its entirety. In its analysis of existing conditions, the Plan considers the preservation of “the Charnwood and Azalea Historic District neighborhoods and their character along with the neighborhoods surrounding Moore MST Middle School and Henry Bell Elementary School,” as important planning concerns (Midtown Area Development Plan, City of Tyler, 2013, page 50).

As part of its strategies and recommendations, the Area Plan proposes expanding mixed use development along Lake Street to better connect the Azalea District with Texas Junior College – this should improve the pedestrian connection between the neighborhood and future development within the Midtown area. Although the Midtown Area Plan reaffirms the Comprehensive Plan historic preservation goals, it does not provide any other specific preservation recommendations regarding future survey, documentation, or landmarking needs within the Midtown Study Area.



*Photo: Smith Group JJR*

## 2010 TEXAS COLLEGE AREA DEVELOPMENT PLAN

Adopted in 2010, the Texas College Area Development Plan was prepared to guide future development decisions for the Texas College campus area and surrounding neighborhoods, recognizing that the College is “a community leader and ... a key component in spawning new development and redevelopment for Tyler’s North End,” (Texas College Area Development Plan, City of Tyler, 2010, page 5). The campus has long been recognized as historically important to Tyler given its association with the East Texas African-American community; it currently includes five Tyler City Landmarks: Thomas Jefferson, Sr. and Annie May Givens House (1931), J.C. Martin Hall (1924), the President’s House (1944), the Gus F. Taylor Gymnasium (1940), and the D.R. Glass Library (1950). Apart from recommendations directed specifically at enhancing the College campus itself, the Plan recommends protecting existing neighborhoods through the establishment of neighborhood conservation districts, where housing rehabilitation and appropriate infill development could take place. Eligible conservation district areas could include the McCullar Gardens, Lincoln Gardens, Texas College Heights, R. Berry, College Station, Oak Grove, Texas College Addition, College Park, Valley View, Woldert Heights, Rowlands, and Melody Heights subdivisions. Efforts to rehabilitate existing housing stock would be coordinated through the City’s Neighborhood Services Department.

## 2010-2015 CITY OF TYLER CONSOLIDATED ACTION PLAN

As an entitlement community for the Federal Community Development Block Grant Program (CDBG), the City of Tyler is required to prepare a Consolidated Action Plan every five years to determine how CDBG allocations from the U.S. Department of Housing and Urban Development (HUD) are spent for housing and other community development activities. Yearly action plans are also prepared to outline what specific projects will be undertaken in each year. In recent years, funding priorities included promoting homeownership opportunities for low to moderate-income households, demolition of substandard properties, housing rehabilitation, the improvement of public infrastructure and facilities, assisting renters with securing decent housing, and the facilitation of new infill housing. In past years, the City has also allocated CDBG funding to Habitat for Humanity and community development housing organizations (CHDOs), such as Tyler Community Homes and PATH (People Attempting to Help) to assist in various housing initiatives. Tyler’s Consolidated Action Plan also incorporates spending priorities for the HOME Investment Partnerships Program (HOME), which funds a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people. The HOME program is another HUD-financed program and is the largest federal block grant to state and local governments designed exclusively to create affordable housing for low to moderate income households.



Photo: Smith County Historical Society

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***In recent years, funding priorities included promoting homeownership opportunities for low to moderate-income households, demolition of substandard properties, housing rehabilitation, the improvement of public infrastructure and facilities, assisting renters with securing decent housing, and the facilitation of new infill housing.***

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## **OTHER PLANS AND POLICIES**

The following is a description of national or state-level legislation or policies that may impact preservation planning activities in Tyler.

### **National Historic Preservation Act (NHPA)**

Enacted by the U.S. Congress in 1966, the National Historic Preservation Act established several programs including the National Register of Historic Places, the Advisory Council on Historic Preservation and the Section 106 review process for protecting historic and archaeological resources from impacts due to federally funded or licensed projects. The National Register program is administered in Texas between the U.S. Department of the Interior/National Park Service, the Texas Historical Commission, and the City of Tyler through its designation as a Certified Local Government.

### **Certified Local Government (CLG)**

In 1980, the NHPA was amended to implement the Certified Local Government program, which allows for local communities to participate in statewide preservation planning activities, including access to grants and resources allocated by the U.S. Congress. The CLG Program is administered between the U.S. Department of the Interior/National Park Service, the Texas Historical Commission and the designated CLG's of which Tyler is one, with the central purpose of developing a strong, effective historic preservation program at the local level. To become a CLG in Texas, a local community must adopt a historic preservation ordinance certified by the THC, establish a historic preservation commission and have an active historic resource survey program. Local CLGs also play a role in National Register nominations by reviewing and commenting on nominations before they are forwarded to the THC and the State Board of Review. The State Board of Review evaluates and accepts National Register nominations before they are forwarded to the National Park Service for formal listing. Tyler has been exceptionally active since its designation as CLG in applying for CLG grants for several preservation planning initiatives, mostly for survey and documentation work and National Register Historic District listings.

### **Preservation Connection: Texas Statewide Historic Preservation Plan, 2011-2020**

First prepared in 2010 and updated in 2016, the Texas Statewide Historic Preservation Plan outlines several strategic preservation planning goals aimed at making "...preservation a fundamental strategy for economically, socially and environmentally healthy communities." Key planning goals include supporting the on-going development of a state-wide historic resources inventory, encouraging local communities to adopt policies and incentives that support preservation activity, building local organizational capacity in implementing preservation initiatives, and cultivating local political commitment to preservation. The Plan also recognizes that the preservation movement in Texas must be more inclusive of buildings and places that are representative of Texas' diverse populations and cultures - buildings and places that also offer opportunities to provide a more complete picture of Texas history.

### **Antiquities Code of Texas**

The Antiquities Code of Texas, passed in 1969 and amended in 1997, requires that any action that disturbs historic or archaeological sites on public land must be reviewed by the Texas Historical Commission. Public land can be owned or controlled by governments or agencies at the state, county or city levels. Projects that can be reviewed include, but are not limited to, reservoirs constructed by river authorities and water districts, construction or expansion of city recreational parks and facilitates, energy exploration by private companies, and construction by a city or county government that exceeds five acres or 5,000 cubic yards, whichever comes first. If the activity occurs inside a National Register or locally designated historic district, or affects a recorded archeological site, it needs to be reviewed regardless of project size.

## CITY ZONING

In addition to comprehensive and area development plans, preservation policy at the local level is also enacted through zoning and other land use regulatory tools. This section reviews Tyler's zoning and land use regulatory tools and the legal contexts that support preservation planning in Tyler.

### Local Government Code of Texas, Section 211, Municipal Zoning Authority

Section 211 of the Local Government Code of Texas is the zoning enabling act for Texas municipalities and authorizes local communities to adopt zoning regulations for the *"purpose of promoting the public health, safety, morals, or general welfare and protecting and preserving places and areas of historical, cultural, or architectural importance and significance."* It also states that *"...in the case of designated places and areas of historical, cultural, or architectural importance and significance, the governing body of a municipality may regulate the construction, reconstruction, alteration, or razing of buildings and other structures."* Section 211 allows local municipalities to adopt and implement historic preservation ordinances to prevent the loss of historic resources, and establish historic preservation commissions or boards to review proposed alterations to historic buildings and structures.

### Tyler Unified Development Code

The City of Tyler's main zoning document is its Unified Development Code (UDC). The UDC contains the City's land use regulations with the purpose of promoting the health, safety, and general welfare of the community. It is also meant to implement the policies, goals, and objectives of the Tyler 1st Comprehensive Plan. The UDC's Purposes and Intents section (Section 10-8) specifies that the UDC is designed to *"...protect the character of established residential neighborhoods...maintain economically vibrant and visually attractive business and commercial areas...promote downtown Tyler as a destination for arts and cultural institutions... promote a desirable visual environment through creative development techniques, urban design standards, and sign regulation and, promote rehabilitation and reuse of older buildings..,"*(Unified Development Code, City of Tyler, 2013, page 4). Like most municipal zoning ordinances, the UDC regulates land use and development through base zoning districts, overlays, special districts and development standards, among other zoning tools. Historic Preservation is addressed in different sections of the UDC: Article XIII, Division I, which includes the provisions for establishing Historic District Overlays; Article X, which describes the roles and responsibilities of the Historical Preservation Board; and, Article XI, which outlines the procedures for local landmarking, Certificate of Appropriateness design review procedures, and tax abatements for local City Landmarks.

The following is a summary and analysis of the relevant portions of the Tyler UDC as they compare with the Texas Model Historic Landmark and District Zoning Ordinance (the "Model Ordinance"), as developed by the Texas Historical Commission, and with other historic preservation ordinances of Nacogdoches and Waco, two communities with similar historic preservation program profiles in terms of number of historic districts and landmarks. The format for this review presents a description of each component of the Tyler Historic Preservation Ordinance; following this description are comments and suggestions based on the Model Ordinance or other community ordinances in bold (See Appendix III: Tyler Historic Preservation Ordinance in its entirety).



Photo: The Collection of Robert Reed

## **Article X, Division A, Section 10-772: Historical Preservation Board**

Establishes the Historic Preservation Board as the body responsible for carrying out the responsibilities in the Ordinance.

### **Section 1-20 - General Regulations.**

Provides for the appointment of members by the Council to serve up to three 2-year terms on the Tyler Historical Preservation Board (the Board). The Council annually appoints the presiding officer and the Board selects its own vice-presiding officer.

- *These basic items are in line with those contemplated by the Model Ordinance, as provided by the Texas Historical Commission. As an example community, the City of Waco limits terms to two, two-year terms.*

### **Section 10-772. Tyler Historical Preservation Board.**

Establishes the existence of the Board, its membership, its purpose, and its powers *and duties*.

#### **Section a.1. Voting Board Members.**

The Tyler Preservation Board is composed of nine voting members appointed by the City Council with demonstrated interest, competence or knowledge in historic preservation in the City, including 1) an architect, planner or design professional; 2) a historian, archaeologist, or related professional; 3) a real estate professional; 4) an attorney; and 5) an owner of historic landmark or other property in historic district.

- *The size and composition of the voting membership is consistent with the Model Ordinance. The City of Waco ordinance provides for 12 voting members with expertise in these areas as well as in construction, lending and with the Waco Chamber of Commerce.*

#### **Section a.2: Non-Voting Board Members.**

The Council appoints up to three non-voting members with a demonstrated interest in historic preservation, including representatives of Historic Tyler, Heart of Tyler, and another local organization, to serve in an advisory capacity only. Non-voting members are also limited to three 2-year terms.

- *Although the Model Ordinance does not provide for non-voting members, where their role is clearly advisory and in the clear minority with reasonable term limits, they can provide important insight, institutional memory and specialized expertise to the Board. By contrast, the City of Nacogdoches permits any number of non-voting members that are appointed by the City Council, without term limits.*
- *In other communities, Advisory Board members are "Board members in training" before they are appointed as a deliberating Board member. This should be encouraged to build the knowledge base and expertise of future Board members. The knowledge base and institutional memory of Advisory Board members could be an important asset for Tyler.*
- *Tyler does not name its Historic Preservation Officer or any other staff member to the Board as a non-voting member. For instance, the City of Waco names five members of its staff as non-voting members.*
- *Tyler lacks a provision appointing a Historic Preservation Officer, as is included in the Model Ordinance, although the Historic Preservation Officer has the authority to administratively approve certain COAs under Section 10-788.*

### **Section b: Purposes of the Board.**

- *Sixteen purposes of the Board are enumerated in this section, but several of these appear to describe actual powers and duties of the Board.*
- *These purposes should be compared with the powers of the Board in Section c below, and with the very brief statement of purposes of the Ordinance in Section 10-780 described below. Clarifying these provisions along the line of the Model Ordinance or the City of Waco Ordinance could help protect the Ordinance from legal challenges and clarify the roles and powers of the Board to the public.*

### **Section c: Powers and Duties of the Board.**

- *Only four powers and duties are listed here, although the purposes listed above appear to convey additional ones.*
- *This section indicates that the Board only has the power to recommend individual landmarks, while Section 10-781 gives the Board the authority to approve individual landmarks subject to appeal to the Council.*
- *This section oddly includes a duty of the Planning Director, that he designates a local Preservation Officer; perhaps this is the Historic Preservation Officer.*

## **Article XI: Historic Preservation: Division A: Designation of Landmarks and Districts**

This section outlines general procedures for designating Local Landmarks and Districts, although Local Historic District Overlays are described in Article VIII.

### **Section 10-780. Historic Landmarks.**

States the purpose of the Ordinance as simply “to preserve the historic structures of the community through a voluntary program of owner participation, and to carry out the City’s responsibilities as a Certified Local Government.” This section also defines “historic landmark.”

- *The purposes of the Ordinance should be expanded upon additional definitions would add clarity, as are used in the City of Waco ordinance, for instance.*

### **Section 10-781. Authority.**

Gives the Historical Preservation Board the final authority to designate a City Landmark, subject to appeal to the Council. However, for new or expanded Local Historic Overlay Districts, the Board only has the authority to recommend action by the Council.

- *The Model Ordinance, as well as the Nacogdoches and Waco historic preservation ordinances provide the City Council the authority to designate both individual landmarks and historic districts. Their historic preservation commissions only recommend action.*

### **Section 10-782. Designation of Historic Landmarks.**

This provision requires owner consent before a property can be designated a City Landmark and provides 13 criteria for the Board to consider in deciding whether to designate a property a City Landmark. It also requires that City Landmark status be recorded on title.

- *Owner consent is not considered in the THC’s Model Ordinance, which treats designation of landmarks and historic districts as a zoning matter. Typically, as part of the designation process, owners within a proposed district, or an owner of an individual historic resource, are notified of the hearings before the Historical Preservation Board, the Planning and Zoning Commission and the City Council, but do not have to provide consent. Similarly, in Nacogdoches, for instance, owner consent is not required.*
- *The criteria for landmark designation are generally in line with those in other communities, and does not include a minimum age property requirement. There are fewer criteria in the Nacogdoches ordinance. However, the Model Ordinance suggests that National Register eligibility criteria are most easily and often used. Additional criteria may be added as appropriate. According the Model Ordinance, to have a valid zoning ordinance, criteria must be clearly established so that it can withstand a challenge for being unconstitutionally vague.*

- *The Nacogdoches and Waco ordinances, as well as the Model Ordinance, also require a notice of landmark status to be recorded on title.*
- *It should be clarified that these criteria also apply to designation of Local Historic Overlay Districts.*

**Section 10-783, Section f. Property Owner Authority to Request Removal.**

This provision permits an owner to request the removal of a City Landmark designation by the City Council. This removal or de-registration of a City Landmark status would be initiated in writing to the Historical Preservation Board; the provision also does not allow the Board nor the City Council discretion to refuse the removal petition based on established removal criteria.

- *The Model Ordinance does not permit an owner to request removal of landmark status. No provision permitting this was found in the Waco nor the Nacogdoches ordinances.*

**Article XI: Historic Preservation: Division B: Design Review and COA**

Article XI outlines the processes and procedures for Certificate of Appropriateness design review conducted by the Historical Preservation Board.

**Section 10-785. Applicability.**

Requires design review and a COA for work affecting any exterior architectural feature on properties listed on the Tyler Historic Landmark Register (Local City Landmarks) or within a Tyler Historic Zoning Overlay District. Similar work on a property within a National Historic Register District and designated a High or Select Medium Priority are only given non-binding review by the Planning Department but do not require a Certificate of Appropriateness. Other properties, including those within any local historic district, would not receive any design review.

- *Generally, the City of Tyler does not require the level of design review as required in other communities with local historic districts. The Model Ordinance requires design review for all properties that are local historic landmarks or within local historic districts. It does not contemplate the presence of National Register Historic Districts or historic zoning overlay districts. The Model Ordinance also requires approval of "any material change to exterior elements visible from a public right of way which affect the appearance and cohesiveness of any historic landmark or any property within a historic district." Finally, the Model Ordinance notes that it is appropriate to require a COA for new construction in a local historic district.*
- *Demolition approvals, like other COAs, are only required for local landmarks and properties in a historic overlay zoning district.*
- *The City of Waco also requires design review for both local landmarks and for anything within a local historic district. Nacogdoches requires design review for any local landmark, any new construction in a local historic district, and any material exterior change within a historic district.*
- *Section 10-785 should be compared to Section 10-792, "Alteration or Demolition of Historic Landmarks," which has slightly contradictory language concerning the design review requirement. It calls for design review for historic landmarks, structures within local or National Register Districts, or structures 50 years or older which receive federal funds. It may be that Section 10-792 is intended to be limited to demolition but the language is broader than that.*

*Section 10-788. Review Process for COA or Certificates of Demolition.*

This provision requires design review in accordance with the Secretary of the Interior's Standards for Rehabilitation and allows administrative approval by the Historic Preservation Officer unless the decision is appealed to the City Council or the property is substandard.

- *The criteria for design review described above should be made consistent with the Secretary of Interior Standards incorporated here.*
- *This is the only place within the UDC that the Historic Preservation Officer is mentioned.*
- *There is currently no demolition delay in the Tyler ordinance for properties that would be considered eligible for landmark status. The Waco ordinance allows a 90-day delay for properties considered eligible for landmark status; the delay may also be extended up to a total of 180 days by the historic preservation commission. The City of Tyler should consider adding a demolition by neglect provision.*
- *The Model Ordinance as well as the Waco's and Nacogdoches' ordinances have regulations prohibiting demolition by neglect.*

*Section 10-793. Tax Abatement.*

This provision sets forth the tax abatements for historic landmarks.

- *This section adequately describes Tyler's tax abatement program.*

**Article VIII Division I: Historic District Overlay Procedures**

Article VIII describes the process and procedures for establishing a Historic District Overlay, the principal form of local historic districts in Tyler.

*Section 10-714. Tax Abatement.*

This provision provides the City Council the power to establish a zoning district designated as the Historic District Overlay (HD-O) by separate ordinance provided the area is within the Historic Resources Survey Area and has one of six characteristics. The Board must recommend a new HD-O district and 75 percent of owners must approve.

- *Zoning districts do not typically require owner consent as recommended in the Model Ordinance prepared by the Texas Historical Commission.*
- *Consideration may be given to removing the requirement that a HD-O may only be designated within the Historic Resources Survey Area, as other geographic areas may be eligible for such designation over the long-term.*



*Photos: The Collection of Lawrence Melton*



## **OTHER ZONING PROVISIONS**

Tyler's Unified Development Code permits several types of planned development districts to facilitate commercial and mixed-use developments in certain areas. While these development districts are most likely utilized in areas identified and targeted for development and redevelopment, historic resources are not stated as important planning considerations within these planned development zoning areas; it is also unclear if historic resources need to be identified in a planned development site plan and application. Considerations for identifying, preserving and maintaining historic resources within planned developments are often included in planned development zoning in other communities. Apart from this, the Tyler UDC does include an AR – Adaptive Reuse District, which allows for the rehabilitation and reuse of historic residential buildings for low-intensity commercial and office activities if they are located within a historic residential area and adjacent to a commercial district; this zoning classification is currently employed in different portions of Tyler's northeast, southeast and southwest quadrants. Properties listed in the National Register are also provided some relief from variance review procedures.

## **DESIGN REVIEW**

Design review is the process in which both public and private projects are evaluated for their visual, aesthetic, architectural and urban design qualities, as well as their appropriateness and compatibility to the surrounding context and setting. In the framework of the Historic Preservation Plan, design review is associated with the Historical Preservation Board's administration of the Certificate of Appropriateness review process for City Landmarks and properties located in the Historic District Overlays. However, design review is also conducted by the Planning, Building and Development Services departments to ensure the development projects are in adherence to zoning and building code regulations.

For its design review purposes, the Historical Preservation Board currently uses the *Secretary of the Interior's Standards for Rehabilitation* to determine the appropriateness of any changes, alterations and additions to historic properties (Section 10-789. Certificate of Appropriateness Issuance, Tyler Unified Development Code). While the Secretary of the Interior's Standards provide valuable guidance on basic preservation and rehabilitation procedures, they are not specific to Tyler's historic resources and can be difficult for the public to interpret and understand. A set of Tyler-specific design guidelines can provide more direction on concerns related building material preservation and maintenance, commercial storefront rehabilitation, windows, property additions, and energy conservation and sustainability, to name a few. Design guidelines also provide more objective criteria for determining quality preservation projects – it can greatly aid and enhance the Board's COA decision-making.

City staff currently provides a level of administrative review and guidance as a courtesy to property owners within Tyler's historic district, although this is not formalized within the City's Historic Preservation Ordinance. There is some confusion on the part of historic preservation property owners on whether this is required or simply voluntary.

## **PRESERVATION ADMINISTRATION**

Currently, one staff member of the City's Planning Department serves as the Historic Preservation Officer, with time devoted to several preservation tasks such as processing Certificate of Appropriateness applications, administering the operations of the Historical Preservation Board, managing survey and designation work, and maintaining the City's CLG status. The position is currently less than full-time. In the late 2000s, Historic Tyler, Inc. prepared a position paper advocating the need for a full-time historic preservation officer given the need for increased City involvement in community preservation issues. At the time, the City declined to devote staff resources to a full-time position as the level of COA permits was not high enough to justify a change in the allocation in staff resources.

## COMMUNITY COMPARISON

As part of this planning assignment, a review of neighboring communities and their respective historic preservation ordinances was conducted to understand the relative strengths and weaknesses of each community's ordinance in relation to Tyler's (see table below). In most case, neighboring communities have lower or no thresholds for owner consent for the establishment of local historic districts. In other instances, communities have also established active Neighborhood Conservation District programs.

LOCAL HISTORIC PRESERVATION ORDINANCE   COMMUNITY COMPARISON							
	Owner Consent to Municipal Landmark Designation	Owner Authority to Request Landmark De-Registration	Design Review for Local Landmark	Design Review for Properties in Local Historic District	Demolition Delay	Demolition by Neglect Provision	Conservation Districts
<b>Texas Model Ordinance</b>	<b>No</b>	<b>No</b>	<b>Yes</b>	<b>Yes</b>	<b>No</b>	<b>Yes</b>	<b>No</b>
Tyler	Yes	Yes	Yes	No (only staff review and guidance)	No	No	No
Longview	Yes	Yes	Yes	Yes	45-90 days	No	No
Waco	No	No	Yes	Yes	90-180 days	Yes	Yes
Nacogdoches	No	No	Yes	Yes (including new construction)	1 year	Yes	No
Marshall	No	Yes	Yes	Yes	90-240 days	No	No
Palestine	No	No	Yes	Yes (including new construction)	No	Yes	No



Photo: Smith County Historical Society

## HERITAGE TOURISM ASSETS

Tyler has several attractions that serve as key heritage tourism assets, including the Rose Garden Center, the Goodman-LeGrand House, Downtown Tyler, and Tyler's various historic districts. Although Tyler's main tourism industry stems mainly from conventions, it is recognized that Tyler's heritage assets have potential to be more significant tourism draws if specific heritage sites are enhanced and marketing together more effectively.

### Rose Garden Center

Tyler's history is bound with the rose as the rose industry came to prominence in Tyler during the Great Depression; today, it is estimated that 86 percent of packaged roses are processed in Tyler. The Rose Garden Center, first constructed in 1938 through the Works Progress Administration, contains the City's Rose Museum, which chronicles the rise of the rose industry and the Texas Rose Festival through displays and interactive exhibits. The Center also includes an extensive rose garden – the largest outdoor rose garden in the United States – featuring a variety of rose plants and bushes. Facility upgrades as well as a new master plan are being considered for the Garden Center, which is managed by the City's Parks and Recreation Department.



Photo: Smith County Historical Society

### Goodman-LeGrand House

Listed in the National Register of Historic Places and designated a Recorded Texas Historic and City Landmark, the Classical Revival-styled Goodman-LeGrand House (1859) is Tyler's most important house museum, once belonging to successive Tyler families until 1940 when the House was bequeathed to the City of Tyler. The House, located in LeGrand Park just to the north of the Downtown district, underwent an extensive exterior rehabilitation in 2011; the House also features much of the original furnishings and possessions of the Goodman-LeGrand family, including a collection of family photos, musical instruments and a Civil War-era set of medical tools. The House is also managed by the City's Parks and Recreation Department.

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***Although Tyler's main tourism industry stems mainly from conventions, it is recognized that Tyler's heritage assets have potential to be more significant tourism draws if specific heritage sites are enhanced and marketing together more effectively.***

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### Camp Ford Historical Park

Owned by Smith County and managed by the Smith County Historical Society, the Camp Ford Historical Park preserves and interprets the remaining land of Camp Ford, once the largest Confederate-operated prisoner-of-war camp west of the Mississippi River. The Park features a walking trail with interpretive signage and a reconstruction of the cabin of Lt. Colonel J.B. Leake, an officer of the 20th Iowa Regiment who was captured and brought to Camp Ford after the Battle of Stirling Plantation in Louisiana. Camp Ford is located on the outskirts of Tyler at 6500 U.S. Highway 271.

### Tyler Historic Districts

Tyler's Historic Districts also serve as key heritage destinations within Tyler for group tours and events, especially during the annual Spring Azalea Flower Trail. Held in late March and early April, the Flower Trail features several performing arts and musical events, historic house tours, and juried art exhibits, along with its centerpiece activity for visitors – the Azalea Trail, which winds through the Azalea National Register Historic District during the peak azalea and flower bloom period. There are also many other

ancillary events that take place during the festival. The Azalea Trail is the community's major visitor draw; the event brings in group tours and involves different entities, such as the local schools, to plan and produce the event. Tours of the City's other historic districts are also organized and offered from time to time by Visit Tyler, Heart of Tyler Inc., Historic Tyler, Inc., the City, and other organizations and entities.

### **Downtown Tyler**

It is estimated by Visit Tyler that approximately 15,000 to 20,000 people visit and do business in the Downtown district during the weekdays. In addition, several events, walking tours and festivals organized by Heart of Tyler, Inc., and other entities bring residents, shoppers and visitors to the Downtown during the evenings and weekends. It has been recognized, however, that more retail and entertainment attractions, as well as streetscape and urban design enhancements, are needed to make Downtown a more compelling place to attract visitors on a more consistent basis. Stakeholders commented during the planning process that Downtown is often devoid of shoppers and pedestrian traffic during the weekends.

It should be noted that Tyler is part of the Texas Forest Trail region --- one of the 12 regions of the Texas Heritage Trail managed by the Texas Historical Commission.

## **CITY INCENTIVES**

There are currently several programs and initiatives managed by the City of Tyler and others at the local, level that facilitate preservation activities. These programs are summarized in this section.

### **Local Tyler Incentives include:**

#### **Tax Abatement for Local Tyler City Landmarks**

The Tyler Tax Abatement Program for City Landmarks provides a 50 percent abatement of the City's ad valorem tax up to a maximum assessed value amount of \$2 million if the property is designated or remains a City Landmark on the first day of January in an applicable tax year. In addition, a 100 percent abatement of the City's ad valorem tax is available for a period of up to five years following the issuance of any Certificate of Appropriateness reviewed and administered by the Historical Preservation Board. To be eligible for the 100 percent tax abatement, rehabilitation expenses must total at least \$30,000 and the rehabilitation project must be completed within two years of a COA issuance; the abatement only applies to any increase in net assessed value to the property regardless of project costs and expenditures. The base assessed value prior to the project remains in effect during the five-year period. Like the 50 percent abatement, the total expenditure amount that can be applied toward the abatement is \$2 million. All tax abatement projects must follow the Secretary of the Interior's Standards for Rehabilitation as used by the Historical Preservation Board in its COA design review procedures. The exemptions do not carry forward when the property is sold. The Tax Abatement program remains the principal incentive by the City to encourage the preservation of significant historic resources.

#### **Commercial Exterior Grant Program**

Facade and storefront rehabilitations can be partially financed through the City's Commercial Exterior Grant Program, funded through Community Development Block Grant monies. The maximum grant award – in the form of a forgivable loan if the property remains in the same ownership over a five-year period – is for \$10,000 per storefront; grant proceeds can be used for storefront rehabilitation, window repair, signage, building material preservation, cornice and architectural detail preservation, and parking lot and site improvements. At least one job must also be created as part of the project. The program is jointly administered by the City of Tyler Neighborhood Services and Tyler Main Street departments; actual projects are reviewed by the Commercial Exterior Grant Review Committee. In recent years, the program has not been funded and it is unclear what design standards have been used to judge the quality and appropriateness of exterior improvement plans to historic commercial buildings.

### **Tax Increment Financing**

Tax Increment Financing (TIF) is a municipal financing tool that can be used to finance new public improvements and infrastructure; in some communities TIF revenues have been used and directed to the rehabilitation of historic buildings. Tax Increment Financing allows future ad valorem taxes and sales tax revenues to be pledged to finance public infrastructure improvements. In some states, TIF can be used to underwrite facade improvement programs or equity contributions for substantial historic building adaptive use projects. The Downtown Tax Increment Financing Zone (Tax Increment Financing Zone #2) was recently reset by the City Council and has not generated significant increment to be used for current Downtown revitalization initiatives.

### **Community Development Block Grants**

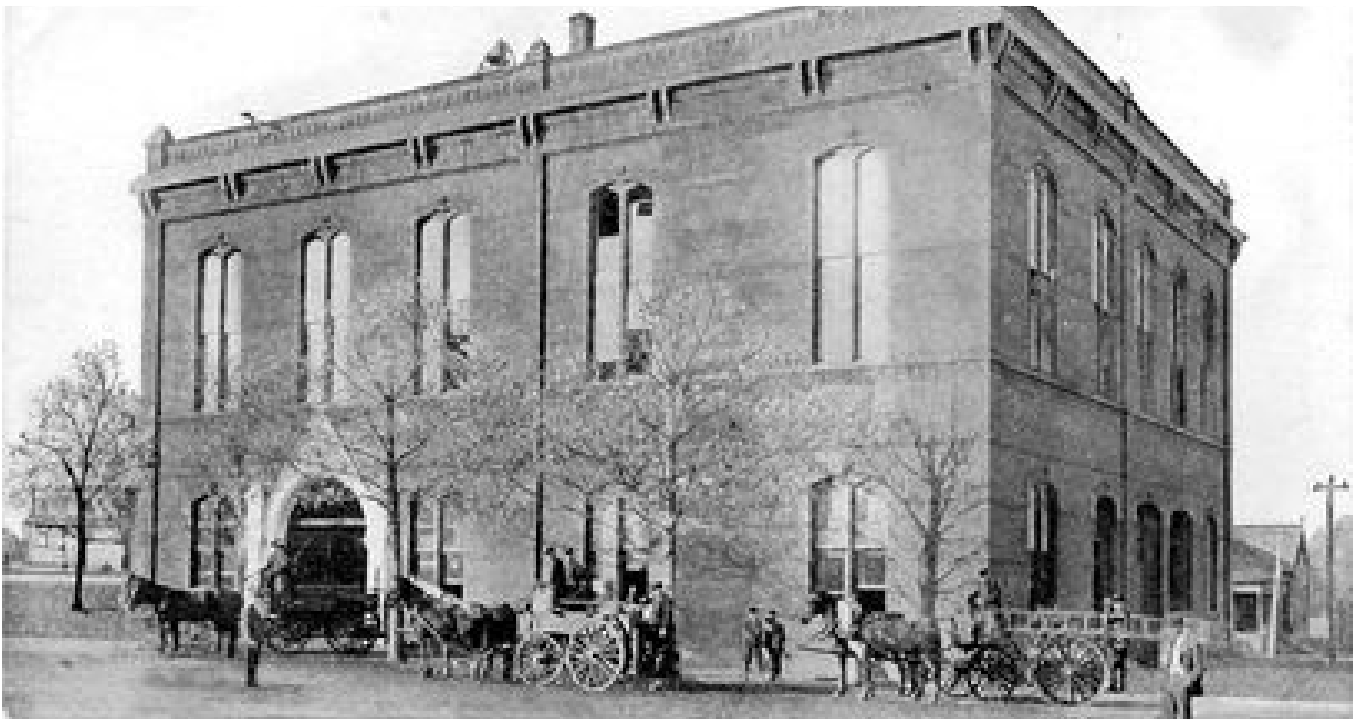
Community Development Block Grant monies are currently being used to underwrite several programs within the Neighborhood Services Department, including the various housing initiatives targeted to North Tyler and other neighborhoods.

### **Half-Cent Sales Tax**

Texas communities are permitted by state law to adopt sales tax levies for specific infrastructure and economic development activities. Such levies must be approved by municipal referendum. In 1995, a referendum was adopted to implement a '4B' tax that is strictly used for infrastructure and capital improvements, such as street repair and stormwater management needs, public safety enhancements, and new parks and public facility construction. The Half-Cent Sales could potentially be used for Downtown streetscape and public space enhancements.

## **CITY DEPARTMENTS, AGENCIES AND PRESERVATION PARTNERS**

The following is a description of City departments, commissions and boards that have specific roles in the management and administration of the City's historic preservation program. Other preservation partner organizations that have advocacy or community development roles within the preservation program are also described in this section.



*Photo: The City of Tyler*

## **CITY BOARDS, COMMISSIONS AND DEPARTMENTS**

### **Tyler Historical Preservation Board**

The Preservation Board's central mission is to preserve and maintain the City's historic resources including districts and individual landmarks. Through the Historic Preservation Ordinance (Tyler Unified Development Code), the Board is specifically empowered to oversee a citywide survey program, the designation processes for individual City Landmarks and Historic Overlay Districts, and the COA review procedures for alterations to and demolition of historic resources. The Board, along with the City Council, is responsible for maintaining the community's CLG status.

On a yearly basis, the Historical Preservation Board prepares and adopts a work plan with goals and objectives. The work plan for 2016 includes managing the annual Local Landmarks Celebration, continuing the update to the City historic resources survey with the Pollard Area Historic Resources Survey, promoting Historic District Overlays, and organizing and coordinating activities related to Historic Preservation Month. In addition, the work program included ongoing implementation of the preservation strategy recommendations made within the Tyler 1st Comprehensive Plan and promoting the education of staff and Board members through attendance at continuing education programs and conferences.

### **Planning and Zoning Commission**

The Planning Commission's principal responsibilities are to review and make recommendations to the City Council regarding comprehensive and neighborhood plans, and amendments or revisions to the City's zoning and land use regulations.

### **Neighborhood Revitalization Board**

The primary responsibility of the Neighborhood Revitalization Board is to consider City staff property demolition requests for substandard conditions or conditions that threaten public safety and health. The Board also hears appeals to demolition requests and may consider property remediation plans on part of property and building owners.

### **Keep Tyler Beautiful Board**

Keep Tyler Beautiful initiates, promotes and coordinates programs for litter control and neighborhood beautification in collaboration with community partners, businesses, industries, and private citizens.

### **Half-Cent Sales Tax Corporation Board**

The Half-Cent Sales Tax Corporation Board meets on an on-going basis to consider and prepare an annual work plan of projects and capital improvement initiatives to be underwritten through the Half-Cent 4B Sales Tax levy.

### **Planning Department**

The Planning Department is responsible for preparing and implementing comprehensive and area development plans, administering the City's Unified Development Code, and managing the municipal historic preservation program. The Department also staffs the Planning Commission and the Historical Preservation Board, including the Board's COA review and permitting processes.

### **Code Enforcement Department**

Established in 2008, the Code Enforcement Department's primary duties include the enforcement of the City's land use regulations and nuisance ordinances regarding zoning issues, trash and junk, general property and lawn maintenance, graffiti and abandoned signs and cars.

### **Building and Development Services Departments**

Both the Development and Building Services departments are responsible for building inspections and permits for building demolition and residential and commercial construction. The Building Services Department follows most recent versions of the International Building and Existing Building Codes, as well as the International Energy Conservation Code.

### **Neighborhood Services Department**

Neighborhood Services is mainly responsible for managing and implementing community development initiatives related to housing; its activities and funding programs are guided by the Five- Year Consolidated Plan as an entitlement community for CDBG funds from the U.S. Department of Housing and Community Development. The Department manages CDBG-funded programs related to homebuyer assistance, home rehabilitation, demolition of substandard property, and new housing and infill construction. In addition, the Department administers the Neighborhood Empowerment Works (NEW) program where departmental services and funding are concentrated and coordinated in certain neighborhood blocks. Community Development Block Grant funds are also allocated from time to time to partner entities, such as neighborhood and community housing development organizations, to facilitate other housing and community development initiatives.

### **Streets Department**

The Streets Department is responsible for the maintenance and improvement of various public infrastructure systems including streets, and stormwater and rights-of-way management. The Department currently manages the repair, restoration and maintenance of Tyler's brick streets and WPA-era stormwater drainage system.

### **Parks and Recreation Department**

The Parks and Recreation Department currently manages the City's parkland inventory, including City-owned parks and open spaces, and cemeteries. The Department also manages the Goodman-LeGrand House Museum and the Rose Garden Center; the Department is currently updating its parks master plan.

### **Tyler Main Street Department/Heart of Tyler, Inc.**

Tyler Main Street is the City's Downtown revitalization program and a participating community in the Texas Main Street Program, housed within the Texas Historical Commission. Prior to the establishment of the Tyler Main Street Program as a City Department, Heart of Tyler, Inc., served as the original non-profit Downtown revitalization organization as it entered the Texas Main Street program in the 1980s. At that time, the organization received an operating appropriation from the City; currently, Heart of Tyler maintains a memorandum of understanding with the City to fund the Main Street manager position while Heart of Tyler board raises other operating monies and assists staff in recruiting and maintaining an active volunteer corps for various Main Street-related projects. The Heart of Tyler board of directors meets monthly and serves in an advisory capacity to the City on Downtown revitalization matters. The Tyler Main Street Department currently has two full-time staff.

Since its establishment, the Tyler Main Street program has undertaken several successful initiatives related to Downtown design, business development, and marketing and promotions. The Tyler Main Street Design Committee has worked on several design issues, including building and urban design improvements, better lighting, wayfinding, a parking garage and a community garden. In 2009, Tyler Main Street spearheaded the opening of a storefront arts gallery as a cornerstone initiative to develop an arts and culture district in Downtown Tyler. Heart of Tyler's membership program also raises approximately \$40,000 in operating monies on an annual basis; other fundraising activities also provide a source of monies for Downtown revitalization activities. Heart of Tyler contributes \$40,000 back to the City each year to contribute toward salaries.

## **PRESERVATION PARTNERS**

### **Historic Tyler, Inc.**

Organized in 1977, Historic Tyler, Inc. is the community's primary historic preservation advocacy organization and currently undertakes several outreach and educational initiatives, including funding survey work and National Register nominations, collecting research and archival information, organizing an annual awards program, and supporting the preservation work of other entities and organizations. The mission of Historic Tyler, Inc. is "to promote the preservation and protection of historic structures and sites through education, involvement, and public and private investment." The organization has played pivotal roles in underwriting key portions of the citywide historic resources survey effort, as well

as several important preservation projects over the years, including the 1881 County Jail initiative, which involved the organization's purchase of the property. It most recently participated in the process for saving the Mayfair Building on the East Texas Fairgrounds; a non-profit 501 (c) 3 organization has been formed from Historic Tyler's efforts to raise funds for its long-term preservation and rehabilitation. At one time, Historic Tyler, Inc. did manage a small revolving fund. Historic Tyler also maintains a website and catalog of available contractors, and organizes an annual Landmark Appreciation event. It currently has one full-time staff person.

### **Smith County Historical Society**

Headquartered in Tyler and established in 1959, the Smith County Historical Society maintains an archival research and photo library, and bookstore in the historic Carnegie Library building at 125 South College Avenue in Downtown Tyler, now formally known as the Carnegie History Center. Like many historical societies, archival research sources, such as photographs, maps, biographical files, books and other materials, are available for public access. The building also houses the Society's museum with exhibits and artifacts related to the history of Tyler and Smith County. In addition, the Society also manages Camp Ford, located on US Highway 271 outside the Tyler Loop 323, the site of the Confederate Civil War prisoner-of-war camp. The Society holds regular monthly programs free and open to the public, and publishes a magazine on Smith County history and a regular newsletter. The Society is also governed by a board of directors and maintains a full-time administrative staff person.

### **Visit Tyler/Tyler Convention and Visitors Bureau**

Visit Tyler/ Tyler Convention and Visitors Bureau oversees various marketing efforts, such as the publication of Tyler tourism brochures and the maintenance of a "Visit Tyler" website, and several other initiatives to increase tourism and convention activity within the Tyler community. Visit Tyler is staffed through the Tyler Chamber of Commerce and funded through the City's hotel/motel visitor tax.

### **Tyler Community Homes and PATH**

Though not directly involved with preservation activities, Tyler Community Homes and PATH (People Attempting to Help) are local community development entities that assist in housing development and property management. Both organizations have been involved in housing rehabilitation, infill housing development and home-buyer counseling services.

### **Texas Historical Commission**

The Texas Historical Commission, with its headquarter offices in Austin, is the state agency for historic preservation, which consults with counties, local communities, citizens, and organizations to preserve the state's architectural, archeological, and cultural resources. The Commission manages several programs including the National Register of Historic Places, the Certified Local Government, Recorded Texas and Antiquities Landmark programs, and state archaeology protection programs. The Agency also reviews project applications for the Federal and State Historic Preservation Tax Credits.

### **Preservation Texas**

Preservation Texas, based in Austin, is the statewide preservation advocacy organization; the organization manages several initiatives, including a statewide endangered properties list and an annual awards program. It also conducts an a "preservation day" and "preservation summit" on important preservation issues when the Texas legislature is in session.

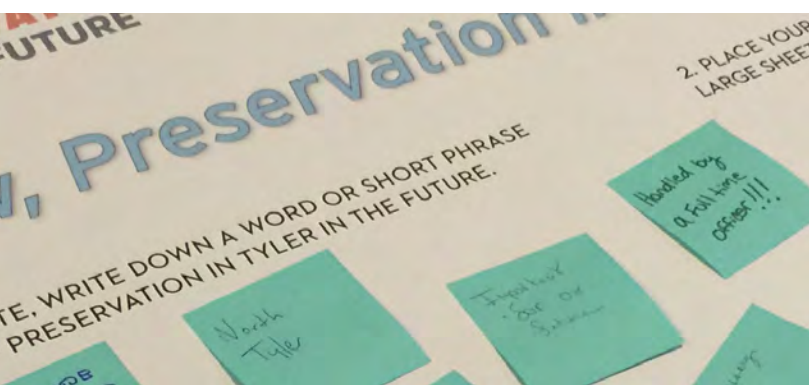
### **The University of Texas at Tyler**

Founded in 1971, the University of Texas at Tyler offers undergraduate and graduate degree programs in the liberal arts, nursing, engineering sciences, education, business, and public administration. The campus also offers an undergraduate degree in construction management. A historic preservation element to the construction management curriculum is currently being considered by the University administration.



Photo: Smith County Historical Society





Photos: The Lakota Group

Section 7 >>

# **The Community Speaks**

# Community Engagement Summary

## COMMUNITY ENGAGEMENT AND PRESERVATION PLANNING ISSUES SUMMARY

While developing the Historic Preservation Plan, the Lakota Group met with the following stakeholders and conducted the following activities:

- Interview session with Historic Preservation Plan Steering Committee (July 2016)
- Focus group meetings with individual interviews with City of Tyler department heads (July 2016)
- Individual interviews with key elected officials (July 2016)
- Focus group meeting with the Smith County Historical Society, historic preservation advocates and interest groups (July 2016)
- Focus group meeting with neighborhood residents (July 2016)
- Interview session with Heart of Tyler, Inc. (July 2016)
- Focus group meeting with local realtors and developers (July 2016)
- Interview session with Historic Tyler, Inc. (July 2016)
- Focus group session with local Tyler historians (July 2016)
- Public Speak-Out Session (September 20, 2016)
- Public Speak-Out Session (February 9, 2017)

## PUBLIC SPEAK-OUT SESSION #1

Approximately 20 people attended the Speak-Out Session on September 20, 2016, held at the Smith County Historical Society. The session was organized per several interactive exercises designed to encourage attendees to provide input on important preservation issues and concerns.

### “Big Map” Exercise

The “Big Map” exercise required Speak-Out attendees to place stickers on Tyler places and neighborhoods where historic resources should be considered important priorities for future preservation.

### Design Review Exercise

The Design Review Exercise focused on the issue of design review in Tyler’s historic districts. The exhibit required attendees to place a sticker on what level of design review – on a spectrum from voluntary to mandatory design review – they would prefer to take place in historic districts. The responses ranged from a number who preferred a “low” level of review – mostly voluntary in nature – to those who favored review for exterior changes, new construction and demolition.

### Priority Actions Exercise

A series of exhibits were prepared describing various preservation planning concepts and initiatives that should be a future preservation planning priorities for the City of Tyler. The intent of the exercise was to describe potential preservation initiatives that could be implemented in Tyler and their relative cost for implementation. Each initiative was given a fixed dollar cost and Speak-Out participants were asked to “vote” with “play money.” The results of the exercise showed that preservation-based neighborhood revitalization received the highest dollar vote next to Downtown development.

### Speak-Out Questionnaire

A five-question questionnaire was prepared in which Speak-Out attendees were asked to fill out and hand-in before leaving. A summary of the questionnaire responses is provided on page 72.

### Visioning Exercise

The final interactive exhibit of the Speak-Out required participants to write short phrases on sticky notes on how they would describe the current and future states of historic preservation in Tyler. A summary of the visioning exercise is provided on the following page.

### Information Exhibit

In addition to the interactive exercises, a series of information displays and maps were produced for the Speak-Out to help provide background information on historic resources, architectural styles, and heritage assets in Tyler.



Photos: The Lakota Group

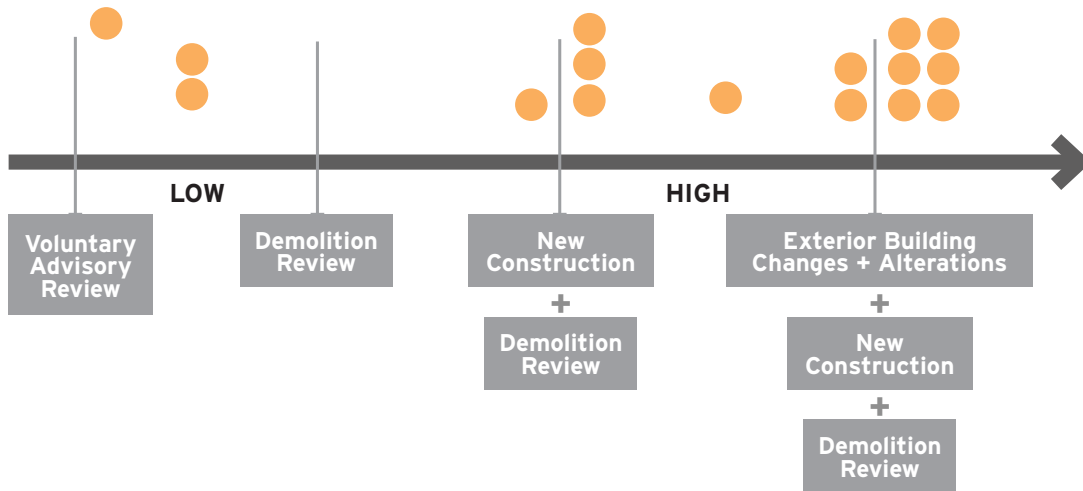
# COMMUNITY SPEAK OUT SESSION #1 SUMMARY

**21**   
PARTICIPANTS

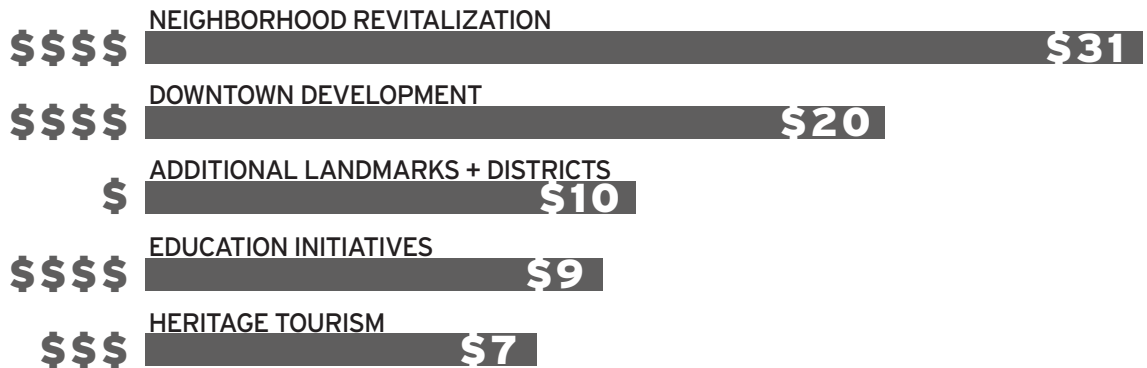
  
09/21/2016

  
SMITH COUNTY  
HISTORICAL SOCIETY

 **DESIGN REVIEW EXERCISE**



 **PRIORITY ACTIONS EXERCISE**





## QUESTIONNAIRE

### 1 TOP ISSUES:

- ADA Accessibility
- Downtown Revitalization
- Homeowners vs Landlords
- Incentives to repair properties
- Loss of downtown structures
- Drainage issues
- Lack of zoning ordinances to protect historic properties

### 2 CURRENT ROLE OF HISTORIC PRESERVATION:

- Infrastructure improvements
- Promotes tourism
- Heritage tourism such as the Rose Festival
- Economic engine
- Not good enough

### 3 FUTURE ROLE OF HISTORIC PRESERVATION:

- Respect property rights while encouraging preservation
- Downtown revitalization and core development vs sprawl
- A large role
- Be a part of the planning process
- Preservation with progress

### 4 KEY PLAYERS OR ENTITIES:

- Smith County
- Historic Tyler
- Property owners
- Main Street Tyler
- Preservation board

### 5 POTENTIAL PLAYERS AND CONTRIBUTORS:

- Neighborhood associations
- New property owners
- Young people
- Young professionals
- 40 and 50 year olds
- Downtown residents



## VISIONING EXERCISE

### TODAY PRESERVATION IN TYLER IS...

- Growing
- Struggles
- Very difficult
- Difficult
- No teeth
- Needs more public awareness
- Under valued
- Developing
- Better than the 1980's
- Money needed
- Needs money
- Come a long way!

### TOMORROW PRESERVATION IN TYLER WILL BE...

- Important
- Bigger ideas
- Growing
- Better
- North Tyler
- More important than today
- Better funded
- Muy Importante
- Important for our future
- Handled by a full time officer
- Necessary
- Promising
- Evident

## ON-LINE SURVEY SUMMARY

In October 2016, an on-line survey questionnaire was prepared using several of the Community Speak-Out session exhibits and interactive exercises to gain a representative sample of community feedback regarding preservation issues and strategies. The survey questionnaire was posted to the project website for a period of three months with survey results summarized in this section.

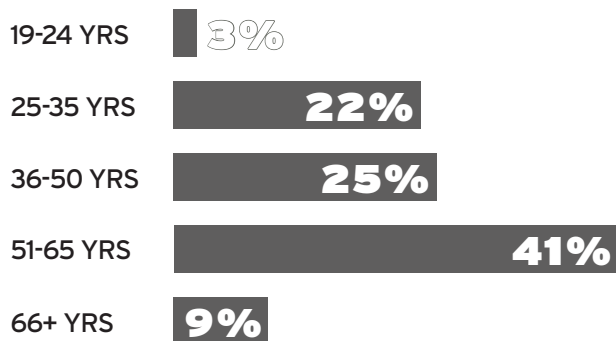
In total, 150 responses to the survey were received. A majority of respondents lived outside of Tyler's Historic Districts (66 percent) with 34 percent living in the Azalea, Charnwood, Brick Streets and East Ferguson National Register Districts. Of the respondents, only 20 percent stated they lived in a historic home.

**150**  
PARTICIPANTS

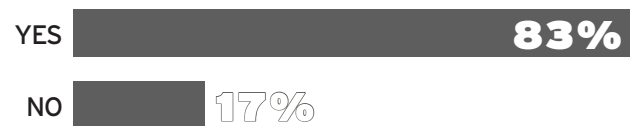



OCTOBER - DECEMBER 2016

### WHAT IS YOUR AGE?



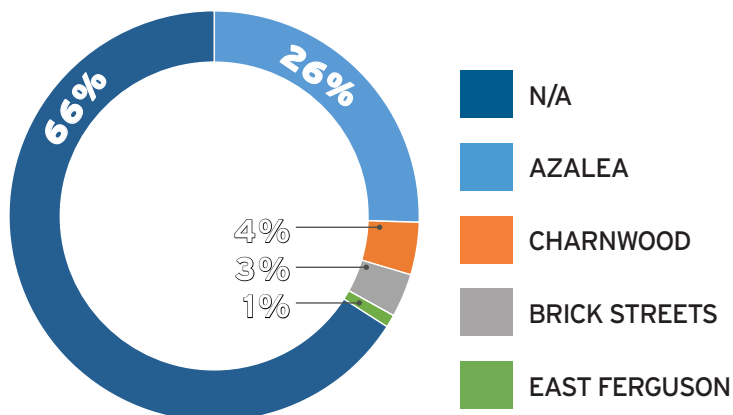
### ARE YOU A RESIDENT OF TYLER?



### DO YOU OWN A HISTORIC HOME IN TYLER?



### WHICH TYLER HISTORIC DISTRICT DO YOU LIVE IN?





## PRESERVATION INITIATIVES PRIORITIZATION EXERCISE

(1 = highest priority)

	#1	#2	#3	#4	#5	Total	Score
<b>1</b> Downtown Economic Development	35.16% (32)	24.18% (22)	15.38% (14)	9.89% (9)	15.38% (14)	91	3.54
<b>2</b> Neighborhood Revitalization	26.37% (24)	26.37% (24)	23.08% (21)	12.09% (11)	12.09% (11)	91	3.43
<b>3</b> Heritage Tourism	12.0% (12)	18.28% (17)	24.73% (23)	23.66% (22)	20.43% (19)	93	2.80
<b>4</b> Additional Historic Districts and Landmarks	13.48% (12)	15.73% (14)	25.84% (23)	22.47% (20)	22.47% (20)	89	2.75
<b>5</b> Education Initiatives	11.96% (11)	15.22% (14)	13.04% (12)	30.43% (28)	29.35% (27)	92	2.50

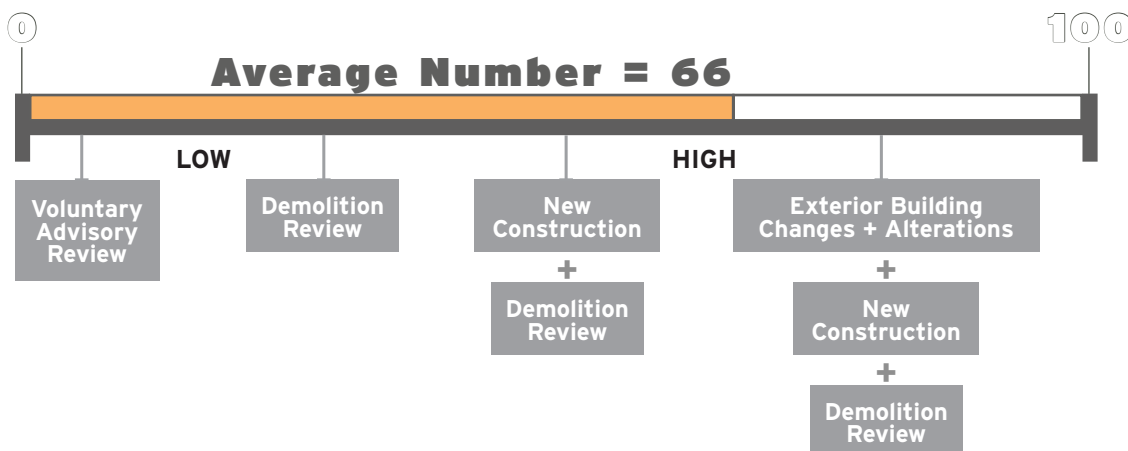
## SUMMARY OF INTERACTIVE EXERCISES

Several of the Community Speak-Out exercises were posted online as part of the questionnaire, including a preservation initiatives prioritization exercise and one that measures that level of design review that community stakeholders would like to see administered in the Historic Districts.

Of those who responded to preservation initiatives prioritization exercise, 92 respondents rated Education Initiatives (2.50 average score) as the highest priority to implement with a “1” rating given the highest priority. The second priority was Additional Landmarks and Districts with Heritage Tourism, Neighborhood Revitalization and Downtown Economic Development rated third, fourth and fifth respectively. These results contrast with those from the Community Speak-Out where Neighborhood Revitalization received the most dollars, followed by Downtown Development. Again, similar to the Community Speak-Out exercise, survey respondents were asked to consider and rate what level of design review should be administered in Tyler’s Historic Districts. On a scale of 100, respondents desired a high level of design review at an average rating of 66, similar to results garnered at the Community Speak Out.

Additional questions and respondent answers are presented in Appendix .

## DESIGN REVIEW EXERCISE



## COMMUNITY SPEAK OUT SESSION #2 SUMMARY

**45**   
PARTICIPANTS

  
02/09/2017

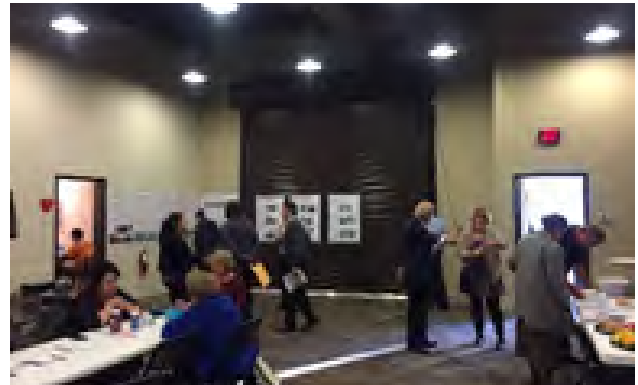
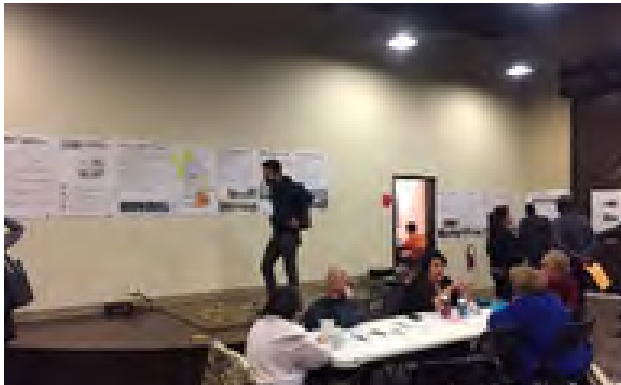
  
THE FOUNDRY  
COFFEE HOUSE

### SUMMARY

Participants were greeted, asked to sign in, and presented with a four-question questionnaire, comment/informational card, and executive summary of the draft plan. Subsequently, attendees were asked to review a series of boards displayed around the room. The boards were separated into six stations:

- Project Introduction
- Existing Conditions
- Historic Preservation Background
- Key Preservation Planning Concepts
- Community Ordinance Comparison
- Tyler Architectural Styles

After reviewing the stations, attendees completed the questionnaire, filled out comment cards, and asked questions from Lakota and City of Tyler Staff. Plan concepts were generally well received and comments and discussions were mostly positive in nature. The attendance featured a diverse crowd compared to the first workshop and many participants were being introduced to the project for the first time.





## QUESTIONNAIRE #2

The following is a summary of questionnaire responses from the second community speak-out session.

### **Question 1: Of the historic preservation initiatives presented tonight and included in the Executive Summary hand-out, which ones should be high priorities for implementation?**

- Vision Statement #3: Preservation promotes a sustainable Tyler future. Repair more sidewalks. A more walkable city could encourage transit use.
- Design guidelines + continuing survey and documentation
- The community planning + development committees for neighborhoods where the neighborhoods set the design standards for rebuilding or remodeling
- Downtown!
- I think we should watch out for the oldest buildings that are most in trouble first

### **Question 2: Are there any specific initiatives or preservation actions not mentioned in the Plan that should be included?**

- How about Quonset Hut Markers? Often WWII, here are three: Texas College land on Englewood, south of MLK next to the soccer field across from Emmett Scott and Coburn's kitchen and bath on east Houston and Oakland. Also, Southeast of downtown and north of Erwin
- Please set some guidelines (do's and don'ts) for existing historic districts like and new construction should blend with the old
- Explain how boundaries to current districts were drawn and if they could be expanded in the future. E.g.: between Robertson to Vine
- Save the 1922 art deco Holley Motor company building on Broadway

### **Question 3: Who should be involved in implementing the difference Plan recommendations - the City, Private-sector, non-profit organization? Other entities?**

- Ed Moore: NW Tyler councilman did a program on channel 2 about "The Cut" where he was raised. Sarah Miller was the journalist
- All the above - working together to preserve historic fabric using all available resources
- Combination - Obviously, the City since the ordinances may be involved, the Historic Groups should be involved as well.
- All the above, especially streets and infrastructure support
- I think it should be the entire community involved in saving our community!

### **Question 4: Please provide any additional comments.**

- Thank you for this very comprehensive presentation
- We need our sidewalks improved between Front and the rail on Fannen Avenue. We have a gentleman down the street in a motorized wheelchair. He must drive in the street because the sidewalks are so bad.
- I don't think we should be creating new historic districts until a preservation plan is in place and we can adequately protect the historic districts we have.
- Please consider including the Historic Smith Cemetery in your historic tour, preservations internet information, etc. It is located within the City limits, so it should be eligible for this undertaking. Contact Bettye Baty at 903-939-1231 or [bettyebaty@suddenlink.net](mailto:bettyebaty@suddenlink.net)
- Very interested in a toolkit to research property. Grant acquisition for homeowners and a list of appropriate materials, contractors for maintenance of historic accuracy.



Photos: The Smith County Historical Society

# Appendices

# Appendix 1: National Register Criteria for Evaluation

This appendix has been taken from Section 2 of National Register Bulletin: How to Apply the National Register Criteria for Evaluation, National Park Service, U.S. Department of the Interior.

## CRITERIA FOR EVALUTATION

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A** That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B** That are associated with the lives of significant persons in our past; or,
- C** That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or,
- D** That have yielded or may be likely to yield, information important in history or prehistory.

## CRITERIA CONSIDERATIONS

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a** A religious property deriving primary significance from architectural or artistic distinction or historical importance; or,
- b** A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or,
- c** A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or
- d** A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or,
- e** A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or,
- f** A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or,
- g** A property achieving significance within the past 50 years if it is of exceptional importance.



Photo: Smith County Historical Society

# Appendix 2: Definitions

The following are definitions for commonly used terms in this Strategic Historic Preservation Plan. Several terms listed below are sourced from publications provided by the National Park Service, the Tyler Historic Preservation Ordinance, and the Texas Historical Commission.

- **Alteration:** Any act or process that changes one or more of the exterior architectural features of the structure, including, but not limited to, the erection, construction, reconstruction or moving of any structure.
- **Architectural Review Guidelines:** A standard of design quality that will preserve the historic and architectural character of a landmark or a structure within a designated historic district.
- **Archeological Resource:** Any material remains or physical evidence of past human life or activities that are of archeological interest, including the record of the effects of human activities on the environment. An archeological resource is capable of revealing scientific or humanistic information through archeological research.
- **Building:** A building, such as a house, commercial building, church, hotel, school or similar construction, is made to shelter any form of human activity.
- **Certificate of Appropriateness (COA):** A certificate issued by the Preservation Commission indicating its approval of plans for alteration, construction, removal or demolition of a landmark or a structure within a designated historic district.
- **Certificate of Economic Hardship:** A certificate issued by a Historic Preservation Commission or Board authorizing an alteration, construction, removal or demolition even though a Certificate of Appropriateness previously has been denied.
- **Certified Local Government.** The Certified Local Government program is jointly administered by the National Park Service (NPS) and the Texas Historical Commission; the program certifies communities that have met certain requirements in establishing local historic preservation programs. Once certified, communities gain access to grants and technical assistance to implement their local preservation programs.
- **Board:** Tyler Historical Preservation Board
- **Contributing Resource:** Contributing resources are the buildings, objects, sites, and structures that contribute to understanding the architectural and historical development within a National Register or Local Historic Overlay District. The contributing resource usually retains a high level of integrity.
- **Cultural/Historic Resource:** A cultural resource is an aspect of a cultural system that is valued by or significantly representative of a culture, or that contains significant information about a culture. A cultural resource is considered important if it is greater than 50 years of age. Cultural resources are categorized as districts, sites, buildings, structures, and objects for the National Register of Historic Places. Archaeological sites are also considered cultural resources.
- **Design Review:** Design review is the formal process of reviewing proposed projects seeking a Certificate of Appropriateness from the Historical Preservation Board.
- **District:** A district possesses a significant concentration, linkage, or continuity of buildings, sites, structures or objects united historically or architecturally by plan or physical development. A district derives its importance from being a unified entity, even though it is often comprised of a variety of resources.
- **Inventory:** A listing of properties evaluated as contributing or noncontributing to a historic district or potentially eligible for local landmark designation or for listing in the National Register of Historic Places. Inventories are derived from field surveys.
- **Integrity:** The authenticity of a property's historic identity. The seven qualities of integrity as defined by the National Register of Historic Places are location, setting, feeling, association, design, workmanship, and materials.



- **Landmark:** A property or structure designated by ordinance of the City Council, pursuant to procedures prescribed herein, which is worthy of rehabilitation, restoration, and preservation due to its historic and/or architectural significance to the City of Tyler.
- **Landscape:** The area surrounding a landmark or structure within a historic district. This shall include, but not be limited to: fences, statues, signs, plantings, paving and outbuildings, as well as landforms designated by the Tyler Historical Preservation Board and the City of Tyler as a Local City Landmark.
- **National Register of Historic Places (NRHP):** The comprehensive list of districts, sites, buildings, structures, and objects of national, regional, state, and local significance in American history, architecture, archeology, engineering, and culture. This list is maintained by the National Park Service under authority of the National Historic Preservation Act of 1966.
- **Noncontributing Resources:** Noncontributing resources are the buildings, objects, sites, and structures that did not exist at the time the event(s) associated with a National Register or Local Historic District or have lost integrity from the district's period of significance.
- **Object:** The term "object" is used to distinguish from buildings and structures those constructions that are primarily in artistic in nature or are relatively small in scale. Objects may include a boundary marker, fountain, milepost, monument, sculpture, or statuary.
- **Preservation.** The act or process of applying measures to sustain the existing form, integrity, and material of a historic building, site, structure, or object. Preservation may also entail the act of designating a historic resource a landmark or its protection as part of a historic district.
- **Rehabilitation.** The process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic and architectural values.
- **Restoration:** The process of returning a property to an approximate state of its original construction and appearance or to a specific time period in relation to its significance as a historic property.
- **Secretary of the Interior's Standards for Rehabilitation:** The Secretary of the Interior's Standards for Rehabilitation outlines preservation standards for rehabilitation projects and are sometime used as the base set of standards for COA reviews by historic preservation commissions. Rehabilitation standards acknowledge the need to alter or add to a cultural landscape to meet continuing or new uses while retaining the landscape's historic character.
- **Site:** A site is the location of an important event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined or vanished, where the location itself possesses historic, cultural, or archaeological value. Examples of sites include designed landscapes, parks, natural features, ruins, or trails.
- **State Historic Preservation Office (SHPO):** State Historic Preservation Offices are state agencies that manage and administer statewide preservation planning and cultural resource management programs, including the National Register of Historic Places and the Certified Local Government program. In Texas, the SHPO is the Texas Historical Commission.
- **Structure:** Structures are functional constructions made usually for purposes other than creating human shelter, such as bridges, canals, fences, and tunnels, among others.
- **Survey:** A survey is a study designed to identify and evaluate properties in a community, area or district area to determine whether they may be of historic, architectural, archeological, engineering or cultural significance.

# Appendix 3: Tyler Historic Preservation Ordinance

## DIVISION A. DESIGNATION OF LANDMARKS AND DISTRICTS

### Sec. 10-780. Historic Landmarks

- A** The City Council finds that the recognition and preservation of historic landmarks is in the public interest and serves to promote the welfare of the community. The purpose of sections 10-780 through 10-784 is to preserve the historic structures of the community through a voluntary program of owner participation, and to carry out the City's responsibilities as a Certified Local Government. (Ord. No. 0-2010-119; 11/10/10)
- B** A "historic landmark" is defined as any site or area of historic or cultural importance or significance as designated by the Historical Preservation Board or City Council. Historic landmarks shall include historic structures, sites, districts or areas:
  - 1** Within which the buildings, structures, appurtenances and places exemplify the cultural, political, economic, or social history of the nation, state, region, or community.
  - 2** That are identified with the lives of historic persons or with important historical events.
  - 3** That embody the distinguishing characteristics of an architectural type or specimen as to color, proportion, form, details, materials, and craftsmanship. (Ord. No. 0-98-81, 10/7/98) (Ord. No. 0-2009-99; 9/23/09)

### Sec. 10-781. Authority

- A** The Historical Preservation Board may recommend and the City Council may approve the expansion of an historic district or the application of such zoning district to a new area in accordance with this section.
- B** The Historical Preservation Board may approve the designation of a landmark if the board finds that the proposed landmark merits such designation according to this Division. The Board shall have final authority to designate historic structures, sites or areas for inclusion on the landmark register, unless the Board's decision is appealed to the City Council pursuant to Chapter 1, Article IV., in which case the City Council shall have final authority. (Ord. No. 0-2009-99; 9/23/09)

### Sec. 10-782. Designation of Historic Landmarks

- A** The Historical Preservation Board must maintain a document designated as the "Tyler Historic Landmark Register."
- B** A structure, site, or area may be nominated by the owner or by any interested third party, but may not be placed on the Tyler historic landmark register without the express consent of the property owner.
- C** An application form will be required as prescribed by the board. The board will conduct public meetings to consider applications for inclusion of sites, structures, or areas on the Tyler Historic Landmark Register. The board shall have final authority to designate historic structures, sites, or areas for inclusion on the register, unless the board's decision is appealed to the City Council pursuant to Chapter 1, Article IV., in which case the City Council shall have final authority.
- D** In considering a structure, site or area for designation in the Tyler historic landmark register, the board will consider the following:
  - 1** Character, interest, or value as part of the development, heritage, or cultural characteristics of the city, State of Texas, or United States.
  - 2** Distinguishing characteristics of an architectural type or specimen.
  - 3** Elements of architectural design, detail, materials, or craftsmanship, which represent a significant architectural innovation.

- 4 Relationship to other distinctive buildings, sites, districts, or areas which are eligible for preservation according to a plan based on architectural, historic, or cultural motif.
  - 5 Portrayal of the environment of a group of people in an area of history characterized by a distinctive architectural style.
  - 6 Exemplification of the cultural, economic, social, ethnic, or historical heritage of the city, State of Texas, or United States.
  - 7 Location as the site of a significant historic event.
  - 8 Identification with a person(s) who significantly contributed to the culture and development of the city, State of Texas, or United States.
  - 9 Value as an aspect of community sentiment or public pride.
  - 10 Identification as the work of a designer, architect, or builder whose work has influenced city growth or development.
  - 11 Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, or the city.
  - 12 Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest.
  - 13 Demonstrated ability of the property owner to maintain the structure, site, or area in a sanitary, aesthetic, or lawful manner. (Ord. No. 0-2005-61, 8/17/05)
  - 14 The Planning Department will cause the designation of any structure, site, area, or district on the Tyler Historic Landmark Register to be recorded in the Smith County deed records. (Ord. No. 0-98-81, 10/7/98) (Ord. No. 0-2009-99; 9/23/09)
- E** In considering a sign for designation in the Tyler Historic Landmark Register, the board will consider the following:
- 1 The sign has been in continuous existence at its present location for not less than fifty years and the sign has not been significantly altered.
  - 2 The sign is structurally safe or is capable of being made so without substantially altering its historic significance.
  - 3 The continued existence of the sign is encouraged and is beneficial to the public good. (Ord. No. 0-2010-119; 11/10/10)

**Sec. 10-783. Removal of Landmark Status by City Council**

- F** Property Owner's Authority to Request Removal Any person or entity, that owns a majority interest in a historic building, structure or site as designated on the Tyler Historic Landmark Register may have such property stricken from the Register by notifying the Board in writing.
- G** City Council Authority to Initiate Removal of Landmark Status If, after a hearing, the board determines that an owner or person with an interest in a historic building, structure or site designated on the Tyler historic landmark register has, through action or inaction, adversely affected the historic character of the property, the board will make a recommendation to the city council. Following a hearing, the city council may order such property removed from the register, and may also order the owner or person in interest to remove the register plaque from the property and return it to the planning department within a specified time. It is unlawful to fail to comply with any city council order requiring removal and return of the register plaque. (Ord. No. 0-2010-119; 11/10/10)

**Sec. 10-784. Review Criteria**

Factors that the board and city council may consider include:

- A** Significant alteration of architectural feature of building or structure;
- B** Demolition of building or structure;
- C** Allowing property to fall into state of disrepair; and
- D** Such other factors as the board and city council may deem appropriate. (Ord. No. 0- 98-81, 10/7/98) (Ord. No. 0-2005-70, 9/14/05)

## **DIVISION B. CERTIFICATE OF APPROPRIATENESS**

### **Sec. 10-785. Applicability**

No person or entity may construct, reconstruct, alter, change, restore, remove or demolish any exterior architectural feature of a building or structure or relocate any building or structure designated on the Tyler historic landmark register, or within a historic district overlay unless a Certificate of Appropriateness or Certificate of Demolition has been issued pursuant to this Division. Any proposed construction, alteration, change, restoration, removal or demolition of a building or structure from property within a National Historic District and designated as High or Selected Medium Priority according to the Historic Research Survey, shall be presented to the Planning Department for a non-binding review, but shall not require a Certificate of Appropriateness or Certificate of Demolition. The Planning Department shall provide suggestions and/or recommendations to the Applicant regarding the proposed activities. The term "exterior architectural feature" shall include, but is not limited to, the kind, color and basic texture of all exterior building materials and such features as windows, doors, lights, signs and other exterior features. At least quarterly, Planning Department Staff shall present a report to the Board listing all City-issued building permits for buildings or structures located within a National Historic District and designated High or Selected Medium Priority according to the Historic Research Survey. (Ord. No. 0-2009-99; 9/23/09) (Ord. No. 0-2011-45, 6/8/11) (Ord. No. 0-2013-77; 8/28/13)

### **Sec. 10-786. Authority to File**

Applications for certificates of appropriateness will be made on a specified form to the board and must include two copies of all detailed plans, elevations, perspectives, specifications, or other suitable plans for the proposed work.

### **Sec. 10-787. Notice and Hearing by Historical Preservation Board**

Within forty-five (45) days of the receipt of a completed application, the board must hold a public meeting, as scheduled by the Planning and Zoning Department. Property owners must be notified of the date, time and place of the public hearing. If the subject property was initially tagged as substandard and in violation of the Minimum Urban Standards, Chapter 7, Art. III., or successor, or a Certificate of Demolition is being sought, then property owners and known mortgagees and lien holders must be notified of the date, time and place of the public hearing by certified mail, return receipt requested, restricted signature, at least ten (10) days prior to the hearing. If the subject property was so tagged as substandard or a Certificate of Demolition is being sought, then the Planning and Zoning Department must also send a copy of the notice letter described herein to the Neighborhood Services Director. (Ord. No. 0-2009-99; 9/23/09)

### **Sec. 10-788. Review Process for Certificates of Appropriateness or Certificates of Demolition**

Upon review of the application, the board must determine whether the proposed work will adversely affect any exterior architectural feature or adversely affect the historical character of the building, structure or site, whether any proposed rehabilitation of an historic building, structure or site is consistent with the guidelines in the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and whether such work is appropriate and consistent with the spirit and intent of this article. If the proposed work is consistent with the Secretary of Interior Standards, a Certificate of Appropriateness may be administratively approved by the Historic Preservation Officer. As described above, the Historic Preservation Officer or the board shall have final authority to grant a Certificate of Appropriateness, except as follows:

- 1** If the board's decision regarding a Certificate of Appropriateness is appealed to the City Council pursuant to Chapter 1, Article IV., then the board must forward its recommendations to the City Council, which will have final authority to grant a Certificate of Appropriateness. Property owners must be notified of the date, time and place of the public hearing.
- 2** If the subject property was initially tagged as substandard and in violation of the Minimum Urban Standards, Chapter 7, Art. III., or successor, or if a Certificate of Demolition is being sought, then the board must then forward its recommendations to the City Council, which will have final authority to grant a Certificate of Appropriateness or Certificate of Demolition. (Ord. No. 0-2009-99; 9/23/09) (Ord. No. 0-2011-45; 6/8/11)

### **Sec. 10-789. Certificate of Appropriateness Issuance**

Following the board's or City Council's decision, as applicable, the Planning Department must forward to the property owner either a Certificate of Appropriateness, which will include a copy of the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, or notice that the board or City Council has made a determination that the proposed work would adversely affect the historic character of the site or structure and a recommendation of an alternative course of action which would preserve the historic character of the structure. If no action has been taken by the board or City Council within 60 days of original receipt of the application, a Certificate of Appropriateness will be deemed issued. (Ord. No. 0-2009-99; 9/23/09)

### **Sec. 10-790. Building Permit Issuance**

- A** Permit applications which require Certificate of Appropriateness or Certificate of Demolition. Upon completion of the board or City Council hearing and recommendation to the property owner or within 60 days, whichever occurs first, a building permit will be issued in accordance with the application of the property owner, provided that such application complies with the building code and other ordinances.
- B** Permit applications which do not require Certificate of Appropriateness or Certificate of Demolition shall be issued a building permit upon application review completion by the Planning Department and/or the Historical Preservation Board and recommendation to the property owner or within 10 business days, whichever occurs first, in accordance with the application of the property owner, provided that such application complies with the Building Code and other ordinances. (Ord. No. 0-98-81, 10/7/98) (Ord. No. 0-2009-99; 9/23/09) (Ord. No. 0-2013-77; 8/28/13)

### **Sec. 10-791. Temporary Emergency Repairs**

If the chief building official determines that a building or structure designated on the Tyler Historic Landmark Register poses an immediate threat to persons or property, the chief building official may order or conduct any temporary emergency repairs necessary to make the building or structure safe without the requirement of a certificate of appropriateness. The chief building official will send a written explanation of such temporary emergency repair order to the board. However, once such temporary emergency repairs have been completed, no further work may be done on the building or structure unless a certificate of appropriateness is obtained pursuant to this division. It is unlawful to fail to comply with a temporary emergency repair order issued by the chief building official. (Ord. 0-99-52, 7/21/99) (Ord. No. 0-2005-70, 9/14/05)

### **Sec. 10-792. Alteration or Demolition of Historic Landmarks**

- A** No person or entity may construct, reconstruct, alter, change, restore, remove or demolish any exterior architectural feature of a building or structure or relocate any building or structure designated as historic landmarks, or structures within local or national districts, or structures 50 years or older where federal funding is involved unless a Certificate of Appropriateness for Rehabilitation or a Certificate of Demolition has been issued by the board or City Council, as applicable. The term "exterior architectural feature" shall include, but not be limited to, the kind, color and basic texture of all exterior building materials and such features as windows, doors, lights, signs and other exterior fixtures.
- B** Application procedure: Applications for Certificates of Appropriateness and Certificates of Demolition and other required information shall be submitted to the Planning Department which will then submit the documents to the Chief Building Official for a structural and financial feasibility review prior to public hearing before the Historical Preservation Board, except as otherwise directed in this Section.
  - 1** Applications for Certificates of Appropriateness for Rehabilitation shall be made on a specified form and shall include two (2) copies of detailed plans, elevations, perspectives, specifications or other suitable plans for the proposed work, including information regarding the financial feasibility of the plans and proof of financial resources to complete the work.
  - 2** If the building or structure is placarded as substandard and a public nuisance as defined by the City of Tyler Minimum Urban Standards at City Code Chapter 7, Sec. 7-69 and 7- 70 and the property owner desires to rehabilitate the property, the Application for Certificate of Appropriateness for Rehabilitation and attachments shall be submitted to the Neighborhood Services Director with the required Rehabilitation Plan of Action and within the time frame described in Sec. 7-71.

- 3 Applications for Certificates of Demolition shall be made on a specified form to the Board and shall include two (2) copies of an explanation of the deteriorated and/or dilapidated condition of the building, including visual exhibits such as photographs, and/or copies of the Inspection Report for Substandard Building prepared by City staff if the property has been placarded as substandard and a public nuisance as defined by the City of Tyler Minimum Urban Standards, in which case the Application documents shall be submitted to the Neighborhood Services Director.
  - 4 Applications submitted to the Neighborhood Services Director shall be forwarded to the Planning Department which will forward to the Chief Building Official providing a sufficient time for review prior to the hearing scheduled before the Board.
- C** Time and Notice of Board Hearing: Within forty-five (45) days of the receipt of a completed Application, the Board shall hold a public hearing, as scheduled by the Planning Department. Property owners and known mortgagees and lien holders shall be notified of the date, time and place of the public hearing. If the subject property was initially tagged as substandard and in violation of the Minimum Urban Standards, Chapter 7, Art. III., or if a Certificate of Demolition is being sought, then property owners and known mortgagees and lien holders shall be notified of the date, time and place of the public hearing by certified mail, return receipt requested, restricted signature, at least ten (10) days prior to the hearing. If the subject property was so tagged as substandard or a Certificate of Demolition is being sought, then the Planning Department shall also send a copy of the notice letter described herein to the Neighborhood Services Director.
- D** Procedure for Board Review and Public Hearing before City Council under certain circumstances:
- 1 Upon review of the Application for Certificate of Appropriateness for Rehabilitation or for Certificate of Demolition, and considering the Chief Building Official's recommendations, the Board shall determine:
    - a Whether demolition is recommended, if applicable, or whether the proposed rehabilitation work will adversely affect any exterior architectural feature or adversely affect the historical character of the building, structure or site;
    - b Whether any proposed work is consistent with the guidelines in the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings;
    - c Whether such work is appropriate and consistent with the spirit and intent of this chapter; and
    - d Whether sufficient evidence of financial resources to complete the work has been presented.
    - e Time for completion. As part of the review of an application for a Certificate of Appropriateness or for a Certificate of Demolition, the Board may recommend to the City Council a specific time period for completion of all work under the Certificate of Appropriateness or Certificate of Demolition. When considering the specific time for completion in each individual case, the Board and City Council may take into account the proposed scope of the work, the size and dimensions of the property, the cost of the work, and any other specific circumstances affecting the particular building, structure or property. If work under a Certificate of Appropriateness or Certificate of Demolition issued under this section has not been completed within the time period established by the City Council pursuant to this subsection, the person or entity must file an application for a new Certificate of Appropriateness or Certificate of Demolition pursuant to this section. It shall be unlawful for a person or entity to perform work governed by an expired Certificate of Appropriateness or Certificate of Demolition without obtaining a new Certificate of Appropriateness or Certificate of Demolition.
  - 2 If the Board's decision on a Certificate of Appropriateness is appealed to the City Council pursuant to Chapter 1, Article IV., or if the Board conducts a hearing on a property that has been tagged as substandard under Chapter 7 or for which a Certificate of Demolition is being sought, then the Planning Department shall place the Board's recommendation on the next available City Council agenda. The Board's recommendations shall be forwarded to the City Council, which shall have final authority to grant a Certificate of Appropriateness for Rehabilitation or Certificate of Demolition, as applicable. If the City Council is considering an appeal of a Certificate of Appropriateness pursuant to Chapter 1, Article IV., then notice of the date, time and place of such hearing before the City Council shall be provided to the property owner.
  - 3 If the City Council is conducting a hearing on a property that has been tagged as substandard under Chapter 7 or for which a Certificate of Demolition is being sought, notice of such hearing before the City Council will be provided to the property owner and known mortgagees and lien holders by certified mail, return receipt requested, restricted signature at least ten (10) days prior to the hearing. At either type of hearing, the City Council shall review the Board recommendation and make a final decision regarding the issuance of a Certificate under this chapter.

Following the board's or City Council's decision, as applicable, the Planning Department shall either hand-deliver or forward to the property owner within two (2) days of the hearing, the following:

- a For situations not involving a substandard structure and not involving a request for Certificate of Demolition, in which only the board conducted a hearing:
  - i A Certificate of Appropriateness for Rehabilitation, which shall include a copy of the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings; or
  - ii Notice that the board has made a determination that the proposed work would adversely affect the historic character of the site or structure and a recommendation of an alternative course of action which would preserve the historic character of the structure;
  
- b For situations not involving a substandard structure and not involving a request for Certificate of Demolition, in which the board conducted a hearing, but the board's decision was appealed to the City Council pursuant to City Code Chapter 1, Article IV.:
  - i A Certificate of Appropriateness for Rehabilitation, which shall include a copy of the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings; or
  - ii Notice that the City Council has made a determination that the proposed work would adversely affect the historic character of the site or structure and a recommendation of an alternative course of action which would preserve the historic character of the structure;
  
- c For situations involving a substandard structure or request for Certificate of Demolition, in which the City Council conducted a hearing in addition to the board hearing:
  - i A Certificate of Appropriateness for Rehabilitation, which shall include a copy of the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Structures; or
  - ii Notice that the City Council has made a determination that the proposed work would adversely affect the historic character of the site or structure and a recommendation of an alternative course of action which would preserve the historic character of the structure; or
  - iii Certificate of Demolition which shall mandate that demolition and clearance shall be completed by a date certain.
  - iv Appeal to District Court: An interested party may appeal the final decision of the City Council to the district court by filing a verified petition within thirty (30) days of the date the Certificate or other final notice is provided to the party pursuant to this Chapter. On expiration of the thirty (30) day appeal period, any City Council decision shall be final.
  
- E Issuance of Building permit: A building permit consistent with a Certificate issued under this chapter may be applied for and issued following the appropriate board or City Council hearing. (Ord. No. 0-98-81, 10/7/98)
- F Temporary Emergency Repair Orders. If the Chief Building Official, in consultation with the Neighborhood Services Director, if applicable, determines that a building or structure designated on the Tyler Historic Landmark Register poses an immediate threat to persons or property, the Chief Building Official may order or conduct any temporary emergency repairs necessary to make the building or structure safe without the requirement of a Certificate of Appropriateness for Rehabilitation. The Chief Building Official shall send the Board a written Temporary Emergency Repair Order explaining the work done to remove the immediate threat. However, once such temporary emergency repairs have been completed, no further work may be done on the building or structure unless a Certificate of Appropriateness for Rehabilitation is obtained pursuant to this section. If the City incurs costs associated with abating the immediate threat and the City desires to assess costs against the owner, a certified statement of costs shall be prepared by the Chief Building Official, verified by the Chief Financial Officer, and forwarded to the property owner by certified mail, return receipt requested, with instructions regarding the owner's responsibility to pay those costs. The City may place a lien on the property for unpaid costs associated with this section by filing an affidavit of lien and the certified statement of charges with the 'Smith County' land records. It is unlawful to fail to comply with a Temporary Emergency Repair Order issued by the Chief Building Official. (Ord. 0-99-52, 7/21/99) (Ord. No. 0-2005-70, 9/14/05) (Ord. No. 0-2007-101, 8-22-07) (Ord. No. 0-2013-77, 8/28/13)

## DIVISION C. TAX ABATEMENT

### Sec. 10-793. Tax Abatement

In accordance with state law, the City Council finds that all designated landmarks structures are historically significant and entitled to tax relief in order to encourage historic preservation. Fifty percent (50%) of the assessed value of any building, structure or site listed on the Tyler Historic Landmark Register and the land necessary for access to and from the building, structure, or site, up to a maximum assessed value amount of \$ 2,000,000, must be exempt from annual City ad valorem taxation, provided that such building, structure or site is listed on the register on the first day of January of the applicable tax year. As long as the property remains on the Tyler historic landmark register, has not changed ownership, and otherwise remains in compliance with all applicable ordinances, the owner shall not be required to re- apply for exemption on an annual basis. (Ord. 0-98-81, 10/7/98); (Ord. 0-2005-61; 8/17/05) (Ord. No. 0-2012-83; 10/10/12)

### Sec. 10-794. Tax Abatements for Historic Landmarks

- A** The tax abatement provided for in this section is intended to encourage historic preservation within the City of Tyler. Any building or structure that has been designated as a historic landmark pursuant to the terms of this Article, and which is substantially rehabilitated as provided herein, may have abated one hundred percent (100%) of the amount of any increase in the assessed value for purposes of ad valorem taxes levied by the City of Tyler in excess of the assessed value of the property for a period of five (5) years following issuance of a Certificate of Appropriateness. Said tax abatement must only apply to the increase in the assessed value of the property over the assessed base value of the property, regardless of the actual value of any permits and improvements. In order to be eligible for tax abatement, said renovations must be at a minimum cost of thirty thousand dollars (\$30,000.00) and must be completed within a period of two (2) years from the date of issuance of a Certificate of Appropriateness. The tax abatements would become applicable to the property in January of the first tax year following the date of issuance of a Certificate of Appropriateness. The tax abatements must continue in effect during the established five-year period as long as the property remains on the Tyler Historic Landmark Register. The total amount of said improvements subject to tax abatement per year for the five-year period on a single piece of property must not exceed two million dollars (\$2,000,000).
- B** To be eligible for property tax abatement under this section, a property must meet the following requirements:

  - 1** The building or structure must meet the requirements for, and have previously been designated as, a historic landmark pursuant to section 10-782;
  - 2** The structure or building upon which the renovation is to occur must be at least fifty (50) years old or older;
  - 3** The tax abatement under this section is available for buildings or structures on both residential and commercial property;
  - 4** Any renovations or improvements must conform to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, a copy of which is available in the Planning Department.
- C** Application process. Applications for tax abatement under this section are voluntary. Any owner seeking tax abatement under this section must file an application for a Certificate of Appropriateness in conformance with section 10-786. Said application must include a projection of the estimated construction time and predicted completion date of the historic repair or rehabilitation. The requirements of sections 10-786 and 10-783 must govern the application, granting and removal, and maintenance process for the Certificate of Appropriateness. However, the actual granting of the tax abatement under this section shall be subject to the discretion and approval of the City Council. After a public hearing, the City Council may by ordinance approve the abatement provided for in this section. If approved by City Council, the applicant for abatement shall cause a copy of the ordinance and application for exemption to the Smith County Appraisal District not later than January 1st of each subject tax year.
- D** Time for completion; re-capture. If the improvements, renovation or restoration repair work on a particular piece of property are not completed within two (2) years from the date of issuance of the Certificate of Appropriateness, any and all tax abatements previously received on said property during the two-year period must be revoked, and the City may re-capture all tax abatements that the property owner received during said two-year period. In addition to the re-capture, the property owner shall not be eligible for the tax abatement for the remaining three (3) years.



**E** Eligible costs. Eligible costs must include construction, reconstruction, alteration, change, restoration, removal or demolition of any exterior architectural feature of a building or structure on the Tyler Historic Landmark Register. Materials and labor for repairing, replacing or adding any of the following shall be eligible, if expressly approved as part of the Certificate of Appropriateness:

- 1 Structural walls;
- 2 Exterior doors;
- 3 Windows;
- 4 Exterior brick veneers or treatments;
- 5 Roof and gutter where necessary for structural integrity;
- 6 Facade items;
- 7 Limited demolition, not more than fifteen percent (15%) of the original structure, and cleanup related to the eligible costs in this subsection;
- 8 Exterior paint (consistent with those colors available during the time period that the structure was built);
- 9 Foundations;
- 10 Structural subfloors;
- 11 Structural ceilings;
- 12 Termite damage and treatment;
- 13 Fixtures and decorative items attached to the main structure, or that contribute to the historic integrity of the property;
- 14 Fencing that contributes to the historic integrity of the property.

**F** Ineligible costs. Ineligible costs shall include the following:

- 1 Overhead;
- 2 Taxes;
- 3 Supervisor payroll;
- 4 Repairs of construction equipment;
- 5 Tools;
- 6 Plumbing and electrical wiring;
- 7 Mechanical equipment; air conditioning systems;
- 8 Any other items not directly related to the exterior appearance or the structural integrity or viability of the structure, except that interior items for commercial properties shall be allowed.

**G** Use in conjunction with other incentives. The tax abatement authorized by this section may be used in conjunction with other types of abatements or incentives, either existing and that may be developed in the future, unless otherwise prohibited by statute or ordinance.

**H** Sunset review. Before the fifth anniversary of the date of re-adoption of this section, the City Manager shall review the tax abatement program established herein. The City Manager shall review the effects of, and any benefits or problems associated with this program. Following such review, the City Manager shall make a recommendation to the City Council regarding whether to continue, modify, or repeal this section. (Ord. No. 0-2005-61; 8/17/05) (Ord. No. 0-2008-8; 1/9/08) (Ord. No. 0-2012-83; 10/10/12)

## **Sec. 10-795 - 799. Reserved**

# Appendix 4: Online Survey Qualitative Responses

## **ADDITIONAL PROPERTIES DESERVING OF PRESERVATION**

**Please list the name and address of any properties in Tyler you think deserve preservation that are not currently listed as a national or local landmark:**

- Police department
- First Presbyterian Church – 230 W. Rusk Street
- Fair Building
- 905 S. Chilton Street
- The Arcadia Theater
- 209 E. 3rd Street
- Carlton Hotel Building
- 1406 N. Bois D' Arc
- 1323 S. Sneed Avenue
- Christ Episcopal Church – 118 S. Bois D'Arc
- 321 W. Wilson
- Idlewilde Neighborhood – Richmond Road and Loop 323
- The Cut
- 236 S. Broadway
- Levine's
- 1506 S. Chilton
- Tyler theatre
- 1303 S. Sneed Avenue
- Cooperative Savings and Loan – 230 S. Broadway
- Marsh School by the Goodman Museum
- Willowbrook Country Club
- Caldwell Zoo
- The New York Store
- 1404 S. Chilton
- Lindsey Building
- 1311 W. Oakwood
- St. Francis Episcopal Church – 3232 Jan Avenue
- Hefler Grocery – N. Gentry and Bois D'Arc
- The original Brookshire Grocery Company location
- 1613 S. College Avenue
- 2818 Pounds Avenue
- Tyler City Hall
- Very old house on S. College Avenue south of Front Street
- Concrete water tower
- 404 W. 6th Street
- Methodist Student Center – Tyler Junior College

## TODAY PRESERVATION IN TYLER IS...

The following is a summary of words or short phrases respondents used to describe the state of preservation in Tyler today.

- An accomplished priority in a historic city
- A lack of amenities hampers urban recruitment and capital for restoration
- Cost prohibitive and too regulated
- On the rise
- Targeted everywhere but North Tyler
- Adequate
- Behind
- Selective
- I hope people will preserve history instead of destroying it, like the beautiful old court house we had and that was torn down to build the monstrosity that is there now.
- Better than most cities our size, but still can be improved
- Important
- Your mission is to be commended we must make every effort in all our communities across the state and country to protect our historical treasures
- Great
- Making its mark
- Preservation is good, but many buildings need revitalization
- In progress
- Good but needs strengthening with more than guidelines
- Improving
- A work in progress
- Active
- Unorganized. Historic Tyler is not given any credence. The right hand doesn't know that the left hand is doing.
- Desirable and upcoming
- A low priority
- Spotty
- Thoughtful, considering the amount of historic fabric already lost through poor and unenlightened choices of the past that equated newer with better
- More than I would have expected
- Decent
- Stagnated
- Improving and growing
- Getting better
- I think it's good and is getting better
- Gaining importance and momentum
- Important to preserve our collective history
- Too restrictive
- Generally funded by private citizens and historic districts are not protected to the extent they should be by the City Government
- Misunderstood
- True beauty from within this great city
- Sufficient
- Not where it needs to be
- Not a priority
- Very important
- In need of more involvement from local investors
- Moving forward slowly
- Getting better! Historic Districts need more protection
- I think it has improved compared to times past
- Evolving
- Needs to grow
- Seen as only for rich neighborhoods
- Inconsistent
- Delayed. Would like to see improvements to the brick streets
- Exclusive like a private club
- Not very good
- Intermittent
- Adolescent
- Progressive
- An important battle
- An upward, positive movement
- Better than I've seen in most cities
- A low priority for the City
- Mostly at the discretion of property owners
- Moving ahead at a better pace than it was 15 years ago
- Increasing awareness as more homes and buildings are being surveyed and hopefully preserved
- Mediocre
- Unable to embrace the millennials who are most likely to buy in a historic neighborhood
- In limbo – Tyler is rich in cultural resources but there is so much work to be done.

## TOMORROW PRESERVATION IN TYLER WILL BE...

The following is a summary of words or short phrases respondents used to describe the state of preservation in Tyler in the future.

- Focused resources to bring history to life
- Hopefully much better
- Non existent if the City does not work more with owners to make preservation financially affordable
- Hopefully better funded
- Changing
- Sufficient
- A destination
- Cohesive
- Something to be aspired to by other cities
- About what we do TODAY
- The reason people come to Tyler
- Important in maintaining character
- Continuing
- Positive, this strategic planning is a good sign!
- On track with other cities
- Looked to by other cities as a way to preserve the old and incorporate the new
- A tradition
- More significant
- Cohesive plan and cooperation between City and Historic Tyler in preserving the integrity and beauty of our historic districts
- Exceptional
- Widespread
- Consistent
- Enhanced
- In a sad state
- Tyler Preservation secured tomorrow's path to success with a more informed and appreciative citizenry that is proud and protective of all dimensions of our development. Yesterday, today and tomorrow.
- Should always be in the planning stage to look for possibilities
- Remembering where we came from, and preserving as much as possible
- A plan will be shared with the community. Better communication with the community
- Beautiful and economic
- Hopefully getting better
- Great!
- Continue to build on current efforts
- Essential to the continuing revitalization of our historic districts
- Important to preserve our collective history
- Less restrictive
- Grown by private individuals who know that their local authorities will help protect their investment by enforcing more standardization and upkeep among historic areas
- Upscale historical
- Very slow
- Vital to tourism
- Hopefully continue to preserve sites
- Successful if the local community takes an active interest
- Will be booming in Downtown Tyler
- The historic areas of Tyler are our heritage. They represent who we were and who we are today...they are our unique identity and our signature
- A priority
- Older neighborhoods will be thriving
- Expanding into a larger district with Pollard and about to feel more personal to a lot of people
- More closely managed
- Less insular
- Crossing all neighborhoods
- Revitalized
- Probably the same
- I hope it will flourish making Tyler the interesting wow destination it's advertised to be
- Must involve more in their 30s and 40s so there is a future
- More important to the success of Tyler as a desirable city
- Important to preserve history
- Hopefully they will continue especially the downtown area
- Hoping there will still be the old structures for our children to see
- More aware but largely still driven mainly by private interests
- More necessary with each passing year
- Receptive to certain changes in neighborhoods to strengthen the overall desire to maintain their character
- Increasingly important as the city continues development both within the city core and on its edges

## WHAT ISSUES OR CONCERNS DO YOU HAVE?

The following is a summary of words or short phrases respondents used to describe issues and concerns they have related to historic preservation in Tyler.

- Lack of interest
- Right now it seems to center around the wealthy picking pet projects for private residences. A niche hobby.
- It can become too regulated, making change and updating impossible.
- Not enough concern
- Including all neighborhoods and communities
- Government involvement in property owner decisions
- That we don't lose a chance to preserve history
- A lack of code enforcement
- It isn't advertised or well known
- Sometimes it is too restrictive in that the preservation is more important than the people
- Losing the character and charm of the old buildings
- Focus in the wrong areas
- Not enough regulations to guide and protect now
- Would like to see additional areas included besides downtown
- Need for ordinances that work with the historic district designations
- Lack of zoning causing commercial creep into historic residential areas – lack of rules for making the new buildings look older
- Our city is unwilling to give our Historic Preservation Board and organizations any authority, or regulations with any teeth
- Capturing the millennials and young adults commitment to the history of Tyler
- Historic initiatives will impede growth, especially the growth and redevelopment of downtown
- Preservation must be a choice made freely by those involved. A participant must always feel that their hands are never tied but guided. Preservation must be respectful and adaptive
- Zoning ordinances and economics over rule historic preservation.
- Needs funding to contribute to Eco-tourism
- It does not seem as valued today as it was in the past
- We need to encourage more rehabilitation of downtown buildings. An organized effort needs to be made to repair sidewalks in the historic districts to improve tourism and inspire community pride
- Encourage preservation and carefully re-use historic buildings
- There are some buildings that are eyesores that need to be dealt with
- It should become a priority for decision makers
- such as city council and mayor who can truly influence the pace of revitalization. Priority is reflected in budget allocations and development assistance from the City, not in speeches.
- Property owners rights to do with their property as they wish
- Embraced by relatively few people
- Why do City and County governments end up with historic properties that they seem intent to tear down and demolish?
- Removal of key structures
- Need more landmarks
- Few care enough to help
- The lack of zoning protection for properties located in historic districts
- A lot of focus on homes less focus on public structures
- The struggle between preservation and property owner rights isn't going to get easier
- A lot of buildings are allowed to just sit and deteriorate
- Demolition of historic houses and brick streets
- Downtown is just awful
- That under-served populations in our community are being left further under-served
- Budget
- Old buildings being destroyed for cheap retail or parking
- Lack of concern for historic building on the north side (North Tyler)
- It is misunderstood within our community. Citizens share a very strong passion for private property rights
- Lack of younger people being involved
- Lack of public awareness, short-term economic growth wins over historic value
- Some houses that are older are not being preserved
- Not sure if the Historic Preservation Board is reviewing proposed alterations to properties in the National Register
- The preservation of a range of building types, both commercial and residential across scales is of primary concern. Especially the preservation of African American and Hispanic American neighborhoods. Finally, the downtown square and surrounding blocks could benefit greatly from historically sensitive development to attract businesses to the City Center.

## WHO ARE THE KEY PLAYERS / ENTITIES?

The following is a summary of the key players or entities respondents identified regarding historic preservation in Tyler today.

- The mayor, City Council and residents
- Private Citizens
- Property owners, City of Tyler, and Architects
- Historic Tyler and the Chamber of Commerce
- Historic Preservation Committee and other groups such as the Smith County Historical Society
- Landowners, City staff, and City board members
- Business owners
- City Planning Department and the Historic Preservation committee
- Historical societies
- Heart of Tyler
- Tyler Main Street
- Azalea and Brick Street neighborhood residents and neighborhood associations.
- Tyler Economic Council, Beverly Abel, Tom Millins, Bergfeld and Brookshire families
- Bonner-Whitaker-McClendon House
- Real estate developers, philanthropists

## WHO ARE POTENTIAL PLAYERS / ENTITIES?

The following is a summary of potential players or entities respondents identified regarding historic preservation in Tyler in the future.

- People who work and visit Tyler
- The City of Tyler, Tyler MPO, ETCOG, private land developers and real estate brokers. Urban pioneers with the time and sweat equity to put in to the block by block restoration efforts.
- Architects and Planners
- Educate young people to the importance of historical preservation so they contribute to the future
- Sororities, fraternities, business owners, former athletes and former construction related employees
- Corporations
- Builders, utility companies, committees devoted to historic preservation
- The City of Tyler should begin the initiative with better preservation leadership enlisting the assistance of local civic and private organizations ultimately drawing homeowners and corporate partners into the program
- Downtown focused groups
- Young leaders and minds
- The entire community
- Wealthy families and organizations that have contributed already. New businesses moving into Tyler could be encouraged to contribute. Millennials interested in revitalizing the Downtown area.
- Businesses should be given incentives to move or stay downtown as growth moves West and South
- Private developers that understand preservation
- Downtown property owners, Tyler's top 100 wealthiest individuals and Tyler's top 25 businesses
- Community members under 50
- The library, zoning and code enforcement
- Minority entrepreneurs and business owners
- Feedback from younger and older residents
- Neighborhood associations
- Native Tylerites that have lived the history we want to preserve

