

**I. NAME OF PROPERTY (if Historic Name is unknown, provide current name or address)**

HISTORIC NAME Browning-Garrett Home  
CURRENT NAME \_\_\_\_\_

**II. ADDRESS OR LOCATION**

NUMBER & STREET 416 Sunny Lane  
COUNTY: Smith STATE: Texas ZIP: 75702

ORIGINAL SITE  HAS BEEN MOVED

**III. OWNER OF PROPERTY (if more than one, list primary contact)**

NAME Bert Powell  
ADDRESS 415 Vine Avenue  
CITY: Tyler STATE: Texas ZIP: 75702  
DAYTIME PHONE: 903-593-9500 EMAIL: powellpropertytexas@gmail.com

**IV. APPLICANT (if other than owner)**

NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_  
DAYTIME PHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

**V. CLASSIFICATION**

Please check appropriate category:

Building(s)  Site  Object  Structure  District

Please check appropriate status regarding occupancy:

Occupied  Unoccupied  Work in progress

**VI. LAND USE**

Original Use of Property \_\_\_\_\_

Please check appropriate original use:

Single Family Residential  Commercial Use  Mixed Use  
 Multi-Family Residential  Institutional Use  Industrial Use

Present Use (if different) Rental property. Office.

**VII. BUILDING CHARACTERISTICS**

Date of Construction 1937 Date(s) of any Major Additions \_\_\_\_\_

Type of Original Construction:

Wood Frame  Masonry  Concrete  Steel  Other \_\_\_\_\_

Wall Construction Material:

Frame  Masonry  Rock  Brick  Concrete  Other siding

Historical Landmark Application Form

Foundation Type:

Pier & Beam  Concrete Slab  Rock  Sedimentary  None  Other \_\_\_\_\_

Roof Material:

Wood Shingle  Composition Shingle  Tile / Slate  Metal  Other \_\_\_\_\_

Number of Stories two  Basement

Porches:

North  South  East  West  None

Description of Porches: Uncovered entry porch with wood decking on the North. Covered concrete porch on the West.

Chimney(s):

Number of chimneys: \_\_\_\_\_ Exterior 1 Interior \_\_\_\_\_

Type of Construction mock

Windows:

Arched  Bay  Double Hung  Flat  Glazing  Jalousie  Louvered

Parallel  Ribbon  Sash  Stationary  Wood

Structural Condition: (indicate excellent, good, fair, poor)

Walls excellent Roof excellent Foundation excellent

Indicate any special items of interest or interior/exterior architectural ornamentation:

Two dormer windows on front. Mock fireplace built for space heater. Built-in medicine cabinet in upstairs bath. (see attached photos)

Original Paint Color: Exterior white Interior wallpaper

Provide detailed description of Alterations, Additions, Remodeling, Replacements, etc.:

Home has had the plumbing and electrical updated and central heat/air conditioning added. Double french doors and small wooden entry deck added to West wall. Bathrooms remodeled. Kitchen remodeled. Washer and dryer connections added.

*(attach additional sheets if necessary)*

Historical Landmark Application Form

**VIII. STYLE OF BUILDING/STRUCTURE**

Please check appropriate style(s):

(See "A Field Guide to American Houses" by Virginia and Lee McAlester for more information about styles)

- |   |  |
|---|--|
| <input type="checkbox"/> Georgian                           | <input type="checkbox"/> Colonial Revival                          |
| <input type="checkbox"/> Federal (Adamesque)                | <input type="checkbox"/> Classic Revival (Breaux Arts)             |
| <input type="checkbox"/> Greek Revival (1820-1860)          | <input type="checkbox"/> Tudor Revival (late 1800's)               |
| <input type="checkbox"/> Gothic Revival (1820-1860)         | <input type="checkbox"/> Victorian - Second Empire                 |
| <input type="checkbox"/> Italianate                         | <input type="checkbox"/> Art Deco (1920's)                         |
| <input type="checkbox"/> Victorian - Queen Anne (1875-1900) | <input type="checkbox"/> International                             |
| <input type="checkbox"/> Folk Victorian                     | <input type="checkbox"/> Eclectic (1880-1940)                      |
| <input type="checkbox"/> Richardsonian                      | <input type="checkbox"/> Romanesque (1850-1900)                    |
| <input type="checkbox"/> Bungalow/Craftsman                 | <input checked="" type="checkbox"/> American Cottage (1920-1930's) |
| <input type="checkbox"/> Norman French                      | <input type="checkbox"/> French Eclectic                           |
| <input type="checkbox"/> California/Ranch                   | <input type="checkbox"/> Neoclassical                              |
| <input type="checkbox"/> Italian Renaissance                | <input type="checkbox"/> Mission                                   |
| <input type="checkbox"/> Spanish Eclectic                   | <input type="checkbox"/> Monterey                                  |
| <input type="checkbox"/> Prairie                            | <input type="checkbox"/> Modernistic                               |
| <input type="checkbox"/> Neoelectic                         | <input type="checkbox"/> Contemporary Folk                         |
| <input type="checkbox"/> Mediterranean Revival              | <input type="checkbox"/> Other _____                               |

Periodic Subdivision:

- American 1880-1910  
 American 1910-1950  
 American Neo-expressionism 1950 to date

Indicate names of any known Architects, Contractors, Builders or Engineers that took part in the design and/or construction of the building.

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**IX. HISTORICAL SIGNIFICANCE (check and provide narrative for all that apply)**

Attach additional sheets, photos, or supporting documents as needed. Indicate which attached documents apply to each criteria.

<input checked="" type="checkbox"/>	1. Character, interest, or value as part of the development, heritage, or cultural characteristics of the city, State of Texas, or United States.
	Property was part of the Bonner-Pope homestead. In 1923 the Sunny Lane properties were surveyed by D.M. Edwards and divided into city lots for New City Block 185. The homestead was annexed by the city as the "Pope Place Addition". The Pope families paid for improvements including grading, paving, and constructing curbs and gutters in 1931-1932, around the same time the area was re-surveyed for paving. (see attached narrative/citations)

Historical Landmark Application Form

✓	2. Distinguishing characteristics of an architectural type or specimen.
	Dormer windows on front of home.
✓	3. Elements of architectural design, detail, materials, or craftsmanship, which represent a significant architectural innovation.
	Dormer windows on front of home. Built-in medicine cabinet in upstairs bath.
✓	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.
	Sunny Lane was established in the early 1900's by the City of Tyler. Then called McKeller Avenue, the street
	ran through the Bonner-Pope homestead. Judge Macajah Bonner purchased a tract of land located
	at present Front Street and Vine Avenue, and built a large wood frame home and outbuildings. His son Thomas
	Bonner built Victorian home one block south at 625 Vine Avenue, next to the Bonner-Whitaker-McClendon House.
✓	5. Portrayal of the environment of a group of people in an area of history characterized by a distinctive architectural style.
	The homes on Sunny Lane were all built around the 1930's during the Great Depression and share the
	American Cottage style of architecture. Some are built of brick and some of wood frame.
✓	6. Exemplification of the cultural, economic, social, ethnic, or historical heritage of the city, State of Texas, or United States.
	When the area was annexed by the city, the street was renamed Sunny Lane after Sunshine Bonner Pope,
	daughter of Judge Macajah Bonner, Supreme Court Judge of the Tyler district and law partner of
	J. Pickney Henderson, first governor of Texas. Judge Bonner purchased the land in 1878.
✓	7. Location as the site of a significant historic event.

Historical Landmark Application Form

✓	8. Identification with a person(s) who significantly contributed to the culture and development of the city, State of Texas, or United States.
	The land where the Sunny Lane homes were built was owned by The Honorable Macajah Bonner, Supreme Court Judge of the Tyler district and law partner of J. Pickney Henderson, first governor of Texas.
✓	9. Value as an aspect of community sentiment or public pride.
	Land at the end of Sunny Lane was used as a Victory Garden at the end of WWII. (see 428 Sunny Lane)
	Sunny Lane has become a source of in-town living for short term visitors and long time residents. The homes retain their original charm and character and raise historical awareness for visitors from Texas, other states, and around the world.
✓	10. Identification as the work of a designer, architect, or builder whose work has influenced city growth or development.
	Sunshine Pope's sale of the lots on Sunny Lane enabled the street to become a small neighborhood.
✓	11. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, or the city.
	Garage apartment used a rental property.
✓	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.
	The Sunny Lane properties are continually refurbished and maintained as short and long term rentals. Many have kitchens and bathrooms with a mixture of original and updated fixtures. An effort to maintain the historical integrity of the Sunny Lane properties is made when at all possible. Features such as fireplaces, built-in bookshelves, and original tile add the the historical ambiance and significance of the properties.

Historical Landmark Application Form

**OTHER DESIGNATIONS:** *(Indicate date received or in the process of obtaining)*

- \_\_\_\_\_ National Register of Historic Places
- \_\_\_\_\_ National Historic Landmark
- \_\_\_\_\_ Listed in Historic American Buildings Survey
- \_\_\_\_\_ Historic American Engineering Record
- \_\_\_\_\_ Texas Historic Landmark
- \_\_\_\_\_ Smith County Historic Landmark
- \_\_\_\_\_ Other \_\_\_\_\_

**OTHER INSTRUCTIONS:**

**Current photographs of all publicly visible portions of the structure are REQUIRED.**

**Copies of historic photos are encouraged, if available.**

**Attach copies of historical and bibliographical resources and references cited.**

**Please submit application to:**

Mail to:

City of Tyler  
 Planning Department  
 Attention: Landmark  
 Designation Nomination  
 P.O. Box 2039  
 Tyler, Texas 75710

Hand Deliver to:

City of Tyler  
 Planning Department  
 Attention: Landmark  
 Designation Nomination  
 Tyler Development Center  
 423 W. Ferguson  
 Tyler, Texas

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Case Number: LM09-15-0097

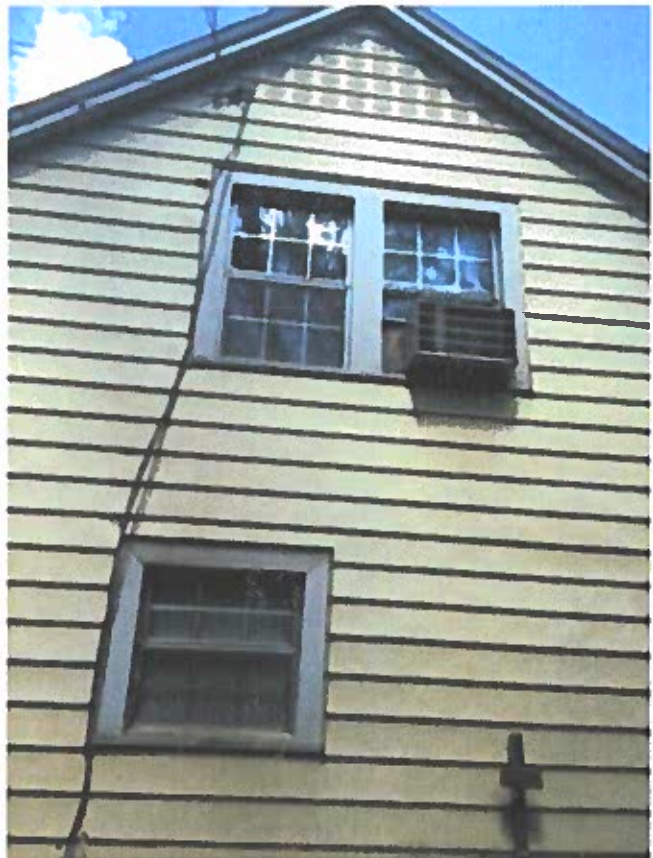
Date Received: 07/2015

Historical Preservation Board Date: 9-2-15

Received By: OR

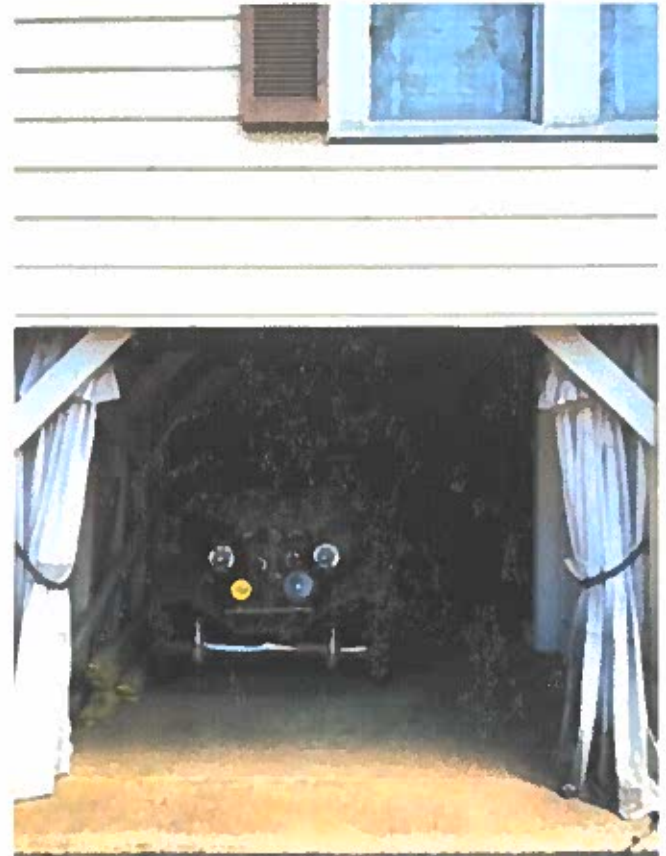
Approved: \_\_\_\_\_

Denied: \_\_\_\_\_



416 Sunny Lane





416 Sunny Lane





416 Sunny Lane

Proposed Name: The Browning-Garrett House

What is now known as Sunny Lane was established in the early 1900s by the City of Tyler. Then called McKeller Ave, the street ran through the Bonner-Pope homestead and has always been an important survey landmark for that area of the city. When the area was annexed by the city, the street was renamed Sunny Lane after Sunshine Bonner Pope, daughter of Judge Macajah Bonner, Supreme Court Judge of the Tyler district and law partner of J. Pickney Henderson, first governor of Texas. In 1878, Judge Bonner (1828-1883, buried in Oakwood Cemetery) purchased the tract of land located at the present day corner of Front Street and Vine Ave. He built a large wood frame home along with several outbuildings for animals on his homestead. His son Thomas Bonner also built a handsome Victorian home at 625 Vine, one block south of his father's home and next door to the historic Bonner-Whitaker-McClendon House.

When Judge Bonner passed in 1883, his wife Elizabeth Patience continued to live in the home until her death (1831-1904). Their daughter Alieen "Sunshine" inherited the property. Sunshine was married to Dr Irvin Pope, Sr. (1862-1935) one of the first physicians to practice medicine in Tyler, TX. Dr Pope was considered to be one of the most intelligent and progressive physicians in the State of Texas<sup>1</sup>, and it was generally agreed that he charged far less than he could have for his services.

In 1923 the large property was surveyed by D M Edwards and divided into city lots for New City Block 185. The homestead was annexed by the city as the "Pope Place Addition." Sunshine and Dr Pope gave three of the lots to their sons, Dr. John Hunter Pope, Dr. Irvin Pope, Jr. and Alexander Pope; who built homes there. Locals called the area the Vatican, as there were so many Popes living there. The Pope families paid for "improvements including grading, paving, and constructing curbs and gutters" in 1930-1931<sup>2</sup>, around the same time the area was re-surveyed by W P Ferril for the city's proposed paving unit No. 125.

Following her husband's death in 1935, Sunshine sold several of the lots on Sunny Lane to relatives and friends of the Bonner, Pope, and McClendon families. Lot 5, commonly called 416 Sunny Lane, was sold to Minnie Garrett<sup>3</sup> who built a home with a garage apartment on the property. Minnie lived in the main house with her daughter and son-in-law, Thelma and Merle B Browning, and the apartment was used as a rental income property. The property remained with her family for three full generations. Minnie died in the home and at the time of her death, in 1952, she was the oldest Gold Star Mother of WWI in the Tyler American Legion Auxiliary<sup>3</sup>. Inheriting the home was her daughter, Thelma, and Minnie's grandson Robert Browning<sup>4</sup>. In 2006 the estate of Violet Browning, Thelma's daughter, sold the property to Bert and Rebecca Powell<sup>5</sup>.

<sup>1</sup> *New Encyclopedia of Texas*, Volume 2, p 1913

<sup>2</sup> *Tyler Courier-Times*, Feb 13, 1952, section 1 "Mrs. Minnie Garrett Dies At Home Today; Pittsburg Rites Set"

<sup>3</sup> City of Tyler Mechanics Liens, Book 9, pp 180, 182, 215

City of Tyler Deed Records, Book 335, page 575

<sup>4</sup> City of Tyler Deed Records, Book 1825, Page 444

<sup>5</sup> City of Tyler Deed Records 2006-R00022276

## Proposed Name: The Browning-Garrett Home

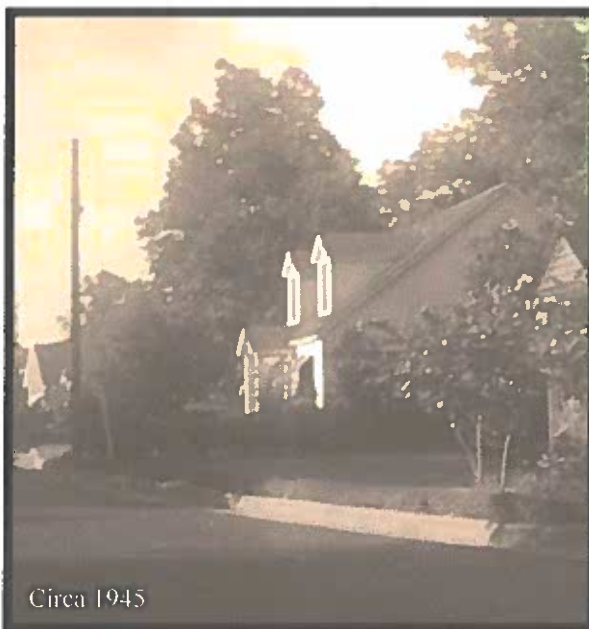
Judge Bonner (1825-1883, buried at Oakwood Cemetery) was Supreme Court Judge of the Tyler district and law partner to J. Pickney Henderson, the first governor of Texas. Upon arrival to Tyler in 1878, he acquired a sizable tract of land at the present day corner of Front Street and Vine Ave, where he built a large frame home. This tract included the land that was later developed for the home of Minnie Garrett (1875-1952) on Sunny Lane. When Judge Bonner passed in 1883, his wife Elizabeth Patience (1831-1904) continued to reside in the Vine home with the undeveloped property until her death in 1904. Their daughter, Alieen "Sunshine" Bonner, then inherited the property.

Sunshine married Dr. Irvin Pope, Sr. (1862-1935) who was one of the first physicians to practice medicine in Tyler, TX. Dr. Pope was considered to be one of the most intelligent and progressive physicians in the State of Texas,<sup>1</sup> and it was generally agreed that he charged far less than he could have for his services. Sunshine and Dr. Pope had three sons, Dr. John Hunter Pope, Dr. Irvin Pope, Jr., and Alexander Pope; the three boys were given three of the Vine Street lots to build their own homes. Because the Pope family occupied so much of the street, the locals called the area "the Vatican." In 1923 the large property was surveyed by D. M. Edwards and divided into city lots for New City Block 185. The homestead was annexed by the city as the "Pope Place Addition." The Pope families paid for "improvements including grading, paving, and constructing curbs and gutters" in 1930-1931<sup>2</sup>, and around the same time the area was re-surveyed by W. P. Ferril for the city's proposed paving unit No. 125. Sunny Lane ran through the Eastern most portion of the Bonner-Pope homestead; the street was initially known as McKeller Ave, but it was renamed Sunny Lane in Sunshine's honor. After Dr. Pope died during the depression, Sunshine finished the property development that she and her late husband had begun on present day Sunny Lane.

Following her husband's death in 1935, Sunshine sold several of the lots on Sunny Lane to relatives and friends of the Bonner, Pope, and McClendon families. Lot 5, commonly called 416 Sunny Lane, was sold to Minnie Garrett<sup>3</sup> who built a home with a garage apartment on the property. Minnie lived in the main house with her daughter and son-in-law, Thelma and Merle B. Browning, and the apartment was used as a rental income property. The property remained with her family for three full generations. Minnie died in the home and at the time of her death in 1952, and she was the oldest Gold Star Mother of WWI in the Tyler American Legion Auxiliary<sup>2</sup>. Inheriting the home was her daughter, Thelma, and Minnie's grandson Robert Browning<sup>4</sup>.

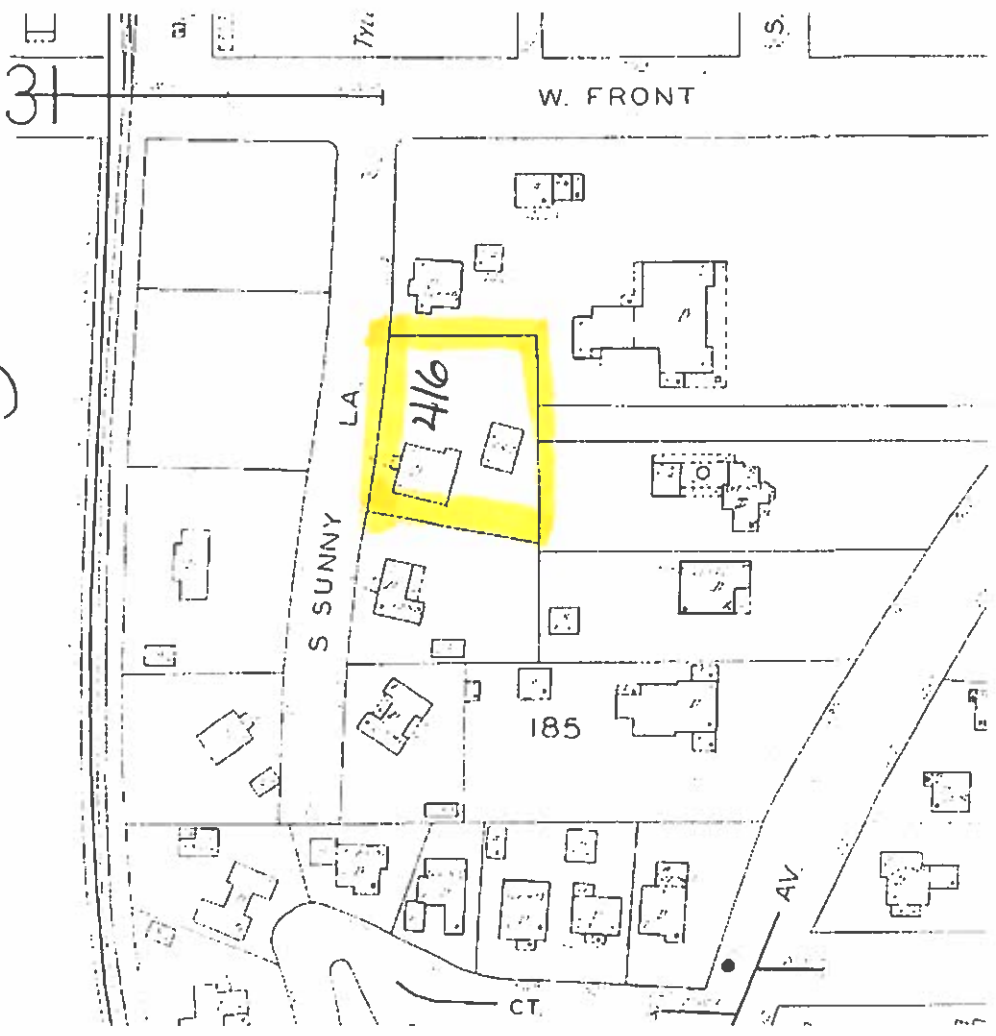
Browning was an architect, so he made some improvements to the home including siding, new windows and the development of two bedrooms and a bath on the second story (previously the attic) of the main home. The Browning family resided in and maintained the home for over 70 years.

In 2006 the estate of Violet Browning, Thelma's daughter, sold the property to Bert and Rebecca Powell<sup>5</sup>.





House  
~~Double~~ Single story  
 Frame bldg  
 Shingle roof  
 Porch w/roof (shingle)



Garage  
 2 story- apartment up  
 Shingle roof  
 Frame

## 1930 United States Federal Census

Name: **Thelma Browning**

Gender: Female

Birth Year: abt 1899

Birthplace: Texas

Race: White

Home in 1930: Tyler, Smith, Texas  
[View Map](#)

Marital Status: Married

Relation to Head of House: Wife

Spouse's Name: Merle B Browning

Father's Birthplace: Texas

Mother's Birthplace: Texas

Occupation:

Education:

Military Service: [View image](#)

Rent/home value:

Age at first marriage:

Parents' birthplace:

Neighbors: [View others on page](#)

Household Members:

Name
<a href="#">Merle B Browning</a>
<a href="#">Thelma Browning</a>
<a href="#">Robert Browning</a>

**Source Citation:** Year: 1930; Census  
Place: Tyler, Smith, Texas; Roll: 2390; Page: 7A; Enumeration  
District: 7; Image: 798.0; FHL microfilm: 2342124.



416 1/2 Sunny Lane  
NCB 185A, Lot 5A

Bert's Records

Sunshine Pope

10/19/1936 347/575

2/14/1936 Lot 5



Minnie Garrett

8/13/1935 335/575

2/14/1936 Lot 5

City Directory

1936 Minnie Garrett / M B Browning



1938 James Harrell  
assistant cashier, People's Ntl. Bank



1945 Vacant



1950 Newton Long & Ruth



**HISTORICAL PRESERVATION BOARD  
CASE DATA SHEET**

CASE NO. **LM09-15-007**

1. NOMINEE/APPLICANT: Browning-Garrett Home PHONE NO. \_\_\_\_\_
2. NOMINATOR/AGENT: Bert Powell PHONE NO. 903-593-9500
3. TYPE OF APPLICATION:
- COA  COD  HALF MILE OF HISTORY  LANDMARK  SUBJECT MARKER
- HISTORIC OVERLAY DIST.
4. PROPERTY LOCATION (if applicable): 416 Sunny Lane
- Description of Property: \_\_\_\_\_
5. HPB NEWSPAPER PUB. DUE (if applicable): Date \_\_\_\_\_
6. HPB NOTICES MAILED (if applicable): Date \_\_\_\_\_  
No. \_\_\_\_\_
7. STAFF RECOMMENDATION:  APPROVE  DENY
8. **HISTORICAL PRESERVATION BOARD MEETING:** Date September 2, 2015  
Action \_\_\_\_\_  
Vote \_\_\_\_\_
9. **CEREMONY FOR LANDMARK, MARKER OR STONE:** Date \_\_\_\_\_  
(if applicable) Action \_\_\_\_\_  
Vote \_\_\_\_\_
10. DESIGNATION CERTIFICATE FILED (if Applicable) Date \_\_\_\_\_
11. MAP AND/OR WEBSITE UPDATE Date \_\_\_\_\_

PROJECT MANAGER: AR