



**HISTORICAL PRESERVATION BOARD  
CASE DATA SHEET**

CASE NO. **LM11-15-001**

1. NOMINEE/APPLICANT: Isabell and Lester Smith House PHONE NO. \_\_\_\_\_

2. NOMINATOR/AGENT: Rex and Emma Nunn PHONE NO. 903-258-7266

3. TYPE OF APPLICATION:

COA  COD  HALF MILE OF HISTORY  LANDMARK  SUBJECT MARKER

HISTORIC OVERLAY DIST.

4. PROPERTY LOCATION (if applicable): 434 South Chilton Avenue

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 November 4, 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

Historical Landmark Application Form

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

HISTORIC NAME Isabelle + Lester Smith House  
CURRENT NAME Rex and Emma Nunn Residence

**II. ADDRESS OR LOCATION**

NUMBER & STREET 434 S Chilton Ave  
COUNTY: Smith STATE: TX ZIP: 76702

ORIGINAL SITE  HAS BEEN MOVED

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

NAME Rex + Emma Nunn  
ADDRESS 434 S Chilton Ave  
CITY: Tyler STATE: TX ZIP: 76702  
DAYTIME PHONE: 903-258-7266 EMAIL: \_\_\_\_\_

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

NAME N/A  
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) \_\_\_\_\_

**VII. BUILDING CHARACTERISTICS**

Date of Construction 1922 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 \_\_\_\_\_

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 2  Basement

Porches:

North  South  East  West  None

Description of Porches:

Full width Integral porch supported by brick  
piers topped with concrete coping.

Chimney(s):

Number of chimneys:  Exterior  Interior

Type of Construction \_\_\_\_\_

Windows:

Arched  Bay  Double Hung  Flat  Glazing  Jalousie  Louvered

Parallel  Ribbon  Sash  Stationary  Wood

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

Walls \_\_\_\_\_ Roof \_\_\_\_\_ Foundation \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Original Paint Color: Exterior WHITE Interior \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*(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 checked="" type="checkbox"/> Bungalow/Craftsman      | <input 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.

Builder = Walter H. Knight  
 Architect = Robert H. Downing

**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.

	1. Character, interest, or value as part of the development, heritage, or cultural characteristics of the city, State of Texas, or United States.
	Association with the district development in 1920s.

Historical Landmark Application Form

	2. Distinguishing characteristics of an architectural type or specimen.
	Rare airplane plan and Craftsman detailing
	3. Elements of architectural design, detail, materials, or craftsmanship, which represent a significant architectural innovation.
	Materials from Sam R. Hill Lumber and Carleton Lumber, two large local building material suppliers.
	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.
	/

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	8. Identification with a person(s) who significantly contributed to the culture and development of the city, State of Texas, or United States.
	Lester E. Smith was a local physician and partner in the practice of Bell + Smith. (Thomas J. Bell) First sold to F.M. Bell, heir of Martha Marsh Bell Jones
	9. Value as an aspect of community sentiment or public pride.
	located in the Brick Streets National Historic District Ranked High on the Historical Resource Survey
	10. Identification as the work of a designer, architect, or builder whose work has influenced city growth or development.
	Architect, Robert H. Downing used design #801 in the Catalog of the Standard Building Investment Co. of Los Angeles.
	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.
	The house is in good condition and retains a very high degree of exterior integrity.

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

*Rex E. Nunn*  
*Maria E. Nunn*

\*\*\*\*\*

Case Number: LM11-15-001

Date Received: 10-26-15

Historical Preservation Board Date: 11-4-15

Received By: CR

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

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

**RECEIVED**

**OCT 26 2015**

**PLANNING DEPARTMENT**

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

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Brick Streets Historic District  
Tyler, Smith County, Texas

through separate porches, one at each end of the main elevation. Porch treatments include a small projecting round arched opening with a gabled roof, and an integral gallery area contained beneath what may originally have been a second floor sleeping porch. The radically different porch designs create the sense that this duplex is a single family residence with two entries, a feature common in Texas dwellings. Units are stacked, with one on the first floor and one on the second. Colonial Revival elements include the porch treatments, massing and gable detailing. No exterior alterations, with the possible exception of the enclosure of the second floor sleeping porch, are apparent. The house is in good condition and retains a very high degree of exterior integrity. At the rear of the lot is a one-story wood frame, one room servants' quarters detailed with carved bargeboards and an ocular vent. Original windows on the east elevation have been replaced with multipane French doors. But despite this modification, the building retains a high degree of integrity and is in good condition.

**Significance:** This dwelling is located on Lot 22 (a portion of old Lots 4 and 5) in new city block 83 within the Mrs. T. W. Jones Addition. The lot containing the house and servants' quarters was first sold in 1903 by F. M. Bell to W. G. Human. Human and his wife Amelia built a no longer extant wood frame dwelling here and presumably the surviving servants' quarters. In 1920 Human sold the property to S. Bruck. Sometime between 1920 and 1935 A.R. and Florence Wood acquired the property. The Woods owned other lots in block 83. They are thought to have removed the original dwelling and, in 1929, erected the duplex now there (Guthrie interview). In 1934 the Woods sold Irene Olmstead (1877-1963) a one-half undivided interest in the property. By 1934 Irene Olmstead apparently had sole control of the property, where she lived with her husband Luther B. Olmstead (1864-1945) and she remained the owner until 1948 when she sold the property to Cecelia Rubin, retaining the right to rent the upstairs apartment for as long as she wished at a stipulated rent. In 1952, Olmstead relinquished her rental rights prior to Rubin's sale of the property to Virginia Sledge Woolford. Woolford lived in what is now the Azalea District and used this property as a rental. Tradition tells that the duplex was built in 1929 by two sisters (Guthrie interview). Despite a detailed title search, however, information regarding the property between 1920 and 1934 was not located. However, it is possible that Florence Wood and Irene Olmstead were sisters, as the Woods sold Olmstead a half interest in the property in 1934, an excluded Olmstead's husband from ownership. The house is significant for its Colonial Revival styling and duplex plan and for its association with district development in the 1920s. The servants' quarters is significant for its design and construction during the very early 20th century and its association with the initial period of district development. It is the only surviving district example of early 20th century housing intended for domestic help and contributes to a fuller understanding of how portions of the district have undergone redevelopment during its long history.

ISABELLE & LESTER SMITH HOUSE

434 South Chilton

1922

Photo 12

Builder: Walter H. Knight

Plan Type/Style: Bungalow/Craftsman

**Description:** This one- to two-story wood frame cross gabled bungalow has a full width integral porch supported by brick piers topped with concrete coping. The asymmetrical facade is pierced by horizontal banks of 1/1 double hung wood sash windows. Wide, overhanging eaves, exposed rafter ends and decorative knee braces add further visual interest and recall the Craftsman style. A centrally placed second floor room projects from the roof creating what is known as an airplane bungalow. The second floor room sits high above the shallowly pitched roof, suggesting a cockpit rising above



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
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Brick Streets Historic District  
Tyler, Smith County, Texas

a plane's wings. Entry to the house is through the original wood and glass entry door. No exterior alterations are apparent. The house is in good condition and retains a very high degree of exterior integrity.

**Significance:** This house is located on Lot 33 (old lot 7) of new city block 84 within the Mrs. T. W. Jones Addition. The lot containing this house was first sold by F.M. Bell, an heir of Martha Marsh Bell Jones, to Lester E. Smith in July 1920 for \$2,500. In March 1922 Smith hired local builder Walter Knight to built this house using materials from Sam R. Hill Lumber and Carleton Lumber, two large local building material suppliers. The mechanic's lien specifies the house be of the airplane bungalow type with seven rooms per plans prepared by local architect Robert H. Downing (*Tyler City Directory* 1904; 1918; 1925) and appearing as Design No. 801 in the catalog of the Standard Building Investment Co. of Los Angeles. The house cost \$6,000 to build. In 1931 the Smiths created from their property a small lot facing Bryan Street, measuring 50 x 60 feet, and sold it to local resident J. S. Loftin. Lester E. Smith, a local physician, was a partner in the practice of Bell & Smith (with Thomas J. Bell who lived in the district at 625 South College) and married Isabelle Johnson in April 1909. Dr. Smith died in 1933, and Mrs. Smith occupied the house until 1949 when she sold it to S. V. Guerin. The Smiths had no children. The house is significant for its rare airplane plan and Craftsman detailing, its construction from a pattern book plan, and its association with district development in the 1920s.

**ALICE & PRESTON BIRDWELL HOUSE**

**522 South Chilton**

**c. 1910**

**Photo 13**

**Architect/Builder:** Unknown

**Plan Type/Style:** Four Square/Classical Revival

**Description:** This two-story wood frame four-square house has that plan type's characteristic square massing contained under a pyramidal roof pierced by a centrally placed dormer. Classical Revival detailing is seen on the full width attached porch supported on tapered box columns and topped with a flat roof. Decorative brackets on the porch and at the roof line further enhance the house. Windows are 1/1 wood frame double hung sash types. Entry to the house is through a wood and glass door with side lights and a tripartite transom window. The entry is offset as is typical in four square plan houses. No exterior alterations are apparent. The house is in good condition and retains a very high degree of exterior integrity.

**Significance:** This house is located on Lot 9 of new city block 85 within the Mrs. T. W. Jones Addition. The lot containing this house was sold by F. M. Bell to Preston K. Birdwell in April 1910 for \$1,200. The Birdwells had the house built shortly thereafter and raised their family there. Since Birdwell was an employee of Carlton Lumber he likely acquired the materials and plans for the house from that firm. The house remained in the Birdwell family until 1995. Preston K. Birdwell married Alice Gunter (1877-1970) of Lindale, Texas, in 1900. The couple had six children: Barbara, Seth, Alice, Florence, Preston K. Birdwell, Jr. and Joseph Preston Birdwell, who died at the age of eight months. P. K. Birdwell (1868-1946) had a long and varied business career. Born in Augusta in Houston County, Texas, he began his working life as a farmer, but after six years moved to San Antonio and worked for a water supply materials firm. In 1901 he moved to Tyler and worked for Parker & Pinkerton as bookkeeper for their wholesale and retail grocery business. By 1906 he'd moved to Carlton Lumber, initially as bookkeeper. In time he became a partner, also serving as secretary, treasurer and manager. He retired from Carlton Lumber in 1934 but returned to business in 1936 when he established a retail hardware business. He was active in community affairs serving as president of the East Texas Fair for two years, as city tax assessor from 1908-1912 and was a member of the first city commission. In 1938 he was president



May 19, 2015

Rex and Emma Nunn  
434 South Chilton Avenue  
Tyler, TX 75702

Your property located at 434 South Chilton has been designated as high priority by the Historic Resource Survey as a historically significant structure in the City of Tyler. The property may be eligible for listing in the National Register of Historic Places. This enables you to apply for a Local Tyler Historic Landmark designation.

You are encouraged to participate in and further promote historic preservation in the Tyler community by applying for a Local Tyler Historic Landmark designation. If your property is designated as a Local Landmark and remains on the Tyler Historic Landmark Register, you will be entitled to various tax abatements. Certain requirements are necessary to maintain landmark status.

As recommended by the Tyler Historical Preservation Board, the Tyler City Council has approved an Ordinance that:

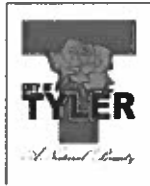
- ✓ Allows for 50% of the assessed value (up to \$2 million) of any building listed on the Tyler Historic Landmark Register to be exempt from annual City ad valorem taxation provided that application is made annually for the exemption with the Smith County Appraisal District Office and the property maintains its local landmark status. (Tyler City Code Section 10-793)  
  
If your home is valued at \$250,000, your City ad valorem taxes are an estimated \$522. If your property becomes a Landmark, you can save \$261 **each year** for as long as you own the home and maintain the landmark status.
- ✓ Allows for 100% abatement of the amount of any increase in the assessed value for the purposes of ad valorem taxes levied by the City of Tyler for a period of five (5) years following issuance of a Certificate of Appropriateness and provided the property maintains its landmark status. (Tyler City Code Section 10-794)

For additional information, log on to [www.TylerHistoricPreservation.com](http://www.TylerHistoricPreservation.com) or call (903)531-1175.

Sincerely,

A handwritten signature in black ink that reads "Amber Rojas". The signature is written in a cursive, flowing style.

Amber Rojas  
City of Tyler Historic Preservation Officer



**TYLER REGISTER OF HISTORIC LANDMARKS  
APPLICATION FORM  
(Unified Development Code, Tyler City Code Chapter 10  
Article XI, Division A)**



Thank you for your interest in preserving the historic resources of the City of Tyler.  
We hope that this introductory information will assist you in the application process.

**What are the different City of Tyler Landmark Programs?**

The City of Tyler currently has three separate programs to recognize its history: the Historic Landmark designation, the Historical Subject Marker designation, and the Half Mile of History program. Each of the categories has a specific intended purpose and selection criteria.

**Historic Landmark Designation** – The Historic Landmark designation program is the City's oldest and best-known preservation program, it was implemented in 1983 with the intention of highlighting and protecting historically significant properties and places in the City of Tyler. The Historic Landmark designation recognizes structures or places that have historic value or that exemplify cultural, economic, or social value to the City, the State of Texas, or the United States. Once a structure or property becomes a Historic Landmark, its exterior architectural features cannot be altered unless a Certificate of Appropriateness is issued by the Historical Preservation Board. Approved landmarks are presented the iconic red rose landmark plaque for display and all designated landmark structures are eligible for a tax benefit in that 50% of the assessed value (up to \$2,000,000) of any structure will be eligible for an exemption from annual City *ad valorem* taxes. See Tyler City Code Sec. 10-793 and Sec. 10-776 for applicable fees.

**Purpose of this Form**

This form constitutes a voluntary request to the City of Tyler to consider approval of a City of Tyler Historic Landmark Designation. The City of Tyler Historical Preservation Board will review the request and make a determination of eligibility. Filing of the application is intended to provide basic information to be considered during the evaluation process. This form is to be used for Historic Landmark requests only. Please use separate forms for the Historical Subject Marker or Half-Mile of History Programs.

**When to Apply**

Historic Landmark applications are due three weeks prior to the next scheduled Historical Preservation Board Meeting. The Historical Preservation Board meets the first Wednesday of each month at 12:00 p.m. in the Large Conference Room of the Tyler Development Center, at 423 W. Ferguson St., Tyler, Texas.

