

TYLER REGISTER OF HISTORIC LANDMARKS
INVENTORY NOMINATION FORM

Print all entries - complete applicable sections

1. NAME McCord-Blackwell House

Historic _____

and/or Common _____

2. LOCATION 1320 North Bois D'Arc Original Site
 Has Been Moved

Street & Number _____

City, Town Tyler County Smith State Texas Zip 75702

3. CLASSIFICATION

Category
 district
 building(s)
 structure
 site
 object

Ownership
 public
 private
 both

Public Acquisition
 in process
 being considered

Status
 occupied
 unoccupied
 work in progress

Original Use _____
 residential
 single family
 multi family
 commercial/institutional
 mixed
 industrial

Present Use _____
 original
 residential
 single family
 multi family
 commercial/institutional
 mixed
 industrial
 other _____

Type of Construction
 structural concrete
 structural steel
 masonry
 wood frame

Construction Material
Walls
 structural tile
 concrete
 brick
 rock
 masonry - other _____
 frame
 other _____

Interior Wall Covering: wood and dry wall

Foundations
 none
 sedimentary rock
 pier & beam
 concrete
 other _____

Porches
 north
 east
 south
 west
 none

Description of Porches
slanted wrap-around porch of
period

Windows

- steel
- flat
- arched
- louvered
- wood
- single hung
- double hung
- sash
- stationary
- other _____
- type _____
- glazing _____

Roofing Material

- metal
- wood shingle
- composition asphalt shingle
- built up comp asphalt _____
- other _____

Chimney(s)

number 1
 exterior/interior 1
 material(s) brick

Condition of Structure

- well maintained
- poorly maintained
- deteriorating
- dilapidated

Alterations

- none
- additions
- remodeling
- replacements
- conversions
- other _____

Structural Condition

walls excellent
 roof excellent
 foundations good

Description of Alterations

House burned in '84 (see attachment)
and was remodeled in '85. The
attic was finished into an additiona
room. When adding 3rd storey
had to add fire escape and eliminate
one bathroom to comply with building
code.

Number of Stories

- basement
- one
- two
- three
- four
- _____
- dormers

Exterior Architectural Ornamentation

Style _____

- Georgian
- Federal (Adamesque)
- Jeffersonian
- Roman Revival
- Greek Revival
- Gothic Revival
- Italianate
- Exotic Revival
- Second Empire
- Queen Anne
- Richardsonian
- Romanesque
- Chicago
- Classic Revival (Beaux Arts)
- Tudor Revival
- Prairie _____
- Period House _____
- Art Deco
- International
- Eclectic _____
- Other VICTORIAN

Period

- "American" 1880-1910
- "American" 1910-1950
- American Neo-expressionism 1950 to date
Date _____

Architect(s) _____

Contractor(s)/Builder(s) _____

Engineer _____

Investor(s) _____

Describe the original (if known) physical appearance:

1. Dimensions and Shapes

SAME EXCEPT FOR ADDITIONS

2. Foundation

SAME

3. Exterior Wall Structure

SAME EXCEPT FOR REPLACED LUMBER DUE TO FIRE

4. Interior Wall Covering

WALL PAPER

5. Roof

WOOD SHINGLE

6. Windows

SAME

7. Original Paint Color (if known)

UNKNOWN BUT BELIEVE WHITE

Designation(s)

- National Register of Historic Places
- National Historic Landmark
- Historic American Buildings Survey
- Historic American Engineering Record
- Texas Historic Landmark
- Smith County Historic Landmark
- Tyler Historic Register
- Tyler Inventory of Historic Sites
- Other _____

Narrative Description of Significance

 see attached.

Rating

- Landmark
- Contributing
- Non contributing

Informant(s) _____

Recorder(s) _____

Date(s) _____

State Historic Resources Inventory

Period Subdivision _____
 Thematic Listing _____

Photograph(s) and data _____

Roll #(s) _____

Negative #(s) _____

Evaluation of Significance

Historic

- National
- Regional
- State
- County
- City
- Other _____

Architectural

- Architect
- Builder
- Motif
- Period
- Craftsmanship
- Surroundings
- Other _____

Cultural

- Ethnic
- Person
- Location
- Relationship to site
- Other _____

FORM PREPARED BY

Name/Title Barbee Frisby

Organization Frisby & Associates

Date 6-1-85

Street & Number 1604 N. Bois D'Arc

Telephone (214) 595-5541

City or Town Tyler

County Smith

State Texas

Send to: City of Tyler Historic Landmark Commission
P. O. Box 2039
Tyler, Texas 75710
214/597-6651

MAJOR BIBLIOGRAPHICAL REFERENCES

Additional Comments:

We feel the McCord-Blackwell home will be an important contribution to Tyler's landmarks as it is one of the oldest homes in Tyler. Please see attached narrative.

The McCord-Blackwell house is one of the oldest houses in Tyler, being built around 1884. It was the home of Felix J. and Gabinella McCord in 1895. The house is of Victorian architectural style.

Felix J. McCord served as State District Judge of the Seventh Judicial District Court from 1884 to 1896.

In 1922 Felix McCord sold the house to James T. and Edith Blackwell. James T. Blackwell was an engineer with the Cotton Belt Railroad since 1904. The Blackwells owned the home for several years before the house was sold in 1965. It has been a multi-family rental dwelling until 1984 when Tom and Barbee Frisby bought it and restored it.

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- x Chicago
- x Classic Revival (Beaux Arts)
- x Tudor Revival
- x Prairie _____
- x Period House _____
- x Art Deco
- x International
- x Eclectic _____
- x Other VICTORIAN

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1. Dimensions and Shapes

SAME EXCEPT FOR ADDITIONS

2. Foundation

SAME

3. Exterior Wall Structure

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WALL PAPER

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6. Windows

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Organization Frisby & Associates Date 6-1-85

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8. EVALUATION OF CRITERIA AND SIGNIFICANCE FOR DESIGNATION

Property: McCord Blackwell House, 1320 N. Bois d' Arc

I. Criteria for Evaluation

The following criteria are to be considered in determining the eligibility of a property for historic landmark designation under the City of Tyler's Historic Landmark Ordinance. Check one or more categories of applicable criteria and justify below.

- a. Character, interest or value as part of the development, heritage, or cultural characteristics of the City of Tyler, State or United States.

- b. Location as the site of a significant historic event.

- c. Identification with a person or persons who significantly contributed to the culture and development of the City.

- d. Exemplification of the cultural, economic, social or historical heritage of the City.

- e. Portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.

- f. Embodiment of distinguishing characteristics of an architectural type or specimen.

- g. Identification as the work of an architect or master builder whose individual work has influenced the development of the City.

- h. Embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation.

- i. Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on historic, cultural or architectural motif.

- j. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the City.

- k. Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest.

- l. Value as an aspect of community sentiment or public pride.

II. Significance

Explain how the property meets the criteria checked above. Use brief, concise statements, citing the applicable criteria. (Use back of page, if necessary)

March 26, 1998

H.I.S. House
1320 N. Bois D'Arc
Tyler, Texas 75702

Re: Lot 1, Block 409, 1320 N. Bois D'Arc, also known as McCord-Blackwell-Frisby
Home

To Whom It May Concern:

Enclosed is a copy of the Historic Designation: Verified Certificate, which verifies that your home is registered in the Tyler Register of Historic Places and with Smith County Clerk. I am keeping the original in the Landmark file in our office.

The copy of the certificate is to assure you, Landmark property owners, that the above property is indeed on the register and also to provide you a copy of the verification for your records.

If you have any historical pictures or historical information that you would like retained in our file, please forward them to me at the above address.

If you have any questions, please call me at (903) 531-1175.

Regards,

Marolee Lunsford
Planner

(For Municipal Filings)

HISTORIC DESIGNATION: VERIFIED CERTIFICATE

This Verified Certificate Re: Historic Designation ("Certificate") is being recorded in compliance with section 315.006(h) of the Local Government Code which provides that each municipality shall file in the real property records of the County Clerk's office of each county in which the municipality is located a verified written instrument setting forth each historic structure or property that is located in the municipality and county. Additionally, it should be noted that for purposes of this section 315.006(h) requirement a "historic structure or property" is as defined in TEX. GOV'T CODE ANN. § 442.001, or it can be a structure or property that is designated as historic by a political subdivision of the State, the State, or the federal government. See TEX. LOCAL GOV'T CODE ANN. § 315.006 (a).

Furthermore, it should be noted that pursuant to TEX. LOCAL GOV'T CODE ANN. § 315.006(i) upon the recording and indexing of this Certificate TEX. LOCAL GOV'T CODE ANN. § 315.006(a) - (g) become applicable. In that light, all persons take note that:

1. The historic structure or property described in this Certificate has been given the following designation: [Registration in the National Register of Historic Places and/or Recorded Texas Historical Landmark or any of the other historic designations set forth in TEX. LOCAL GOV'T CODE § 315.006(a)].

REGISTRATION IN THE TYLER LANDMARK REGISTER OF HISTORIC PLACES

2. The legal description of the real property on which the aforementioned designated historic structure or property is located is as follows:

LOT 1, BLOCK 409

3. The street address of the real property on which the aforementioned designated historic structure or property is located (if available in the municipal files) is shown to be as follows:

1320 N. BOIS D'ARC, TYLER, TX 75702

4. The aforementioned designated historic structure or property may generally be described as follows:

MCCORD-BLACKWELL-FRISBY HOUSE

5. The name and address of the owner of record of the real property on which the aforementioned designated historic structure or property is located and is shown to be as follows in Volume number/Page number:

THOMAS N. FRISBY

301 N. MAIN ST., 20TH FLOOR

GREENVILLE, SC 29601-2122

Filed for Record in:
SMITH COUNTY, TEXAS
MARY MORRIS - COUNTY CLERK

On Feb 15 1996
At 8:23am

Deputy - Janis Farrell

VERIFICATION

THE STATE OF TEXAS §

KNOW ALL PERSONS BY THESE PRESENTS

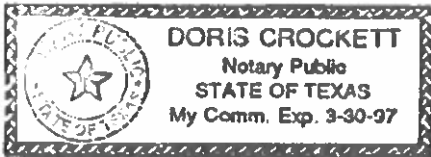
COUNTY OF SMITH §

BEFORE ME, the undersigned authority, personally appeared ANN LANIER and being by me sworn on her oath states:

- 1. that she is the CITY CLERK;
- 2. that she is over 21 years of age and fully competent to make this statement;
- 3. that she is duly authorized to make this verification;
- 4. that the matters contained in the foregoing Certificate are based on information collected and maintained by the CITY CLERK in her files which are kept in the regular course of municipal business by a municipal employee whose business it is to collect and maintain such information for the municipality.

Ann Lanier
 ANN LANIER
 CITY CLERK

SUBSCRIBED AND SWORN to me before me on this the 18 day of Jan.,
 1996.



Doris Crockett

NOTARY PUBLIC STATE OF TEXAS

STATE OF TEXAS COUNTY OF SMITH
 I hereby certify that this instrument was filed
 on 14 day of Jan 1996 and time stamped hereon by me and
 was duly recorded in the Official Public records
 of Smith County, Texas.

CITY OF TYLER P+2



FEB 15 1996

P.O. Box 2039

MARY MORRIS
 COUNTY CLERK, Smith County, Texas
 By *Mary Morris*

TYLER, TX 75710

H.I.S. House Receives New Tyler Historical Landmark Plaque

By GREG JUNEK
Staff Writer

Although the first one was removed years ago, the McCord-Blackwell House, perhaps better known to some as H.I.S. House, received a new Tyler historical landmark plaque during a ceremony Thursday.

Members of the Tyler Historical Preservation Board and H.I.S. House officials gathered on the front porch of the house, at 1320 N. Bois D'Arc Ave., to rededicate the

structure. More than 100 years old, the house has seen much history, with former residents including a Texas district judge and a Cotton Belt Railroad engineer. It also survived a 1980s fire.

Dotti Fitchett, H.I.S. House founder and executive director, said she has worked to keep the building historically accurate, even building long wheelchair ramps a few feet away from the actual structure. H.I.S. House is a resource center and residential facility for persons

impacted, displaced and/or homeless as a result of HIV or AIDS.

Ms. Fitchett said Tyler AIDS Services Inc. began renting the house in the late 1980s, and it purchased the building just a couple of weeks ago. But the organization did not realize the house was listed on the Tyler Registry of Historic Places. "It was actually designated as a historical landmark in '85 by the City Council," said Ellen Mus-

H.I.S. HOUSE Page 3, Sec. 2

selman, Tyler Historical Preservation Board chairman. "It was vacant for a few years and so, by the time it was not lived in until today, some time in there, the (original) marker was taken."

To be registered as a historical landmark, a building must be at least 50 years old and have at least one of a few other qualifications. These include a famous person having lived there, a historically important event having occurred there or

the structure being architecturally significant, Mrs. Musselman said.

She said a judge lived in the house at one time and the house is architecturally significant, representing an important style in the Victorian Era, which occurred from the 1880s to the early 1900s.

"It's in such good shape," Mrs. Musselman said. "Even after the fire, it was restored to the original condition."

The house, one of the oldest

homes in Tyler, was built around 1884. In 1895, it was the home of Judge Felix J. McCord, 7th Judicial District, and his wife, Gabinella.

In 1922, it was sold to Mr. and Mrs. James T. Blackwell. Blackwell had been a Cotton Belt Railroad engineer since 1904.

Blackwell sold the property in 1965 and it was used as a multi-family rental dwelling. The fire occurred in 1984, but the house was restored the next year.

City of Tyler, Planning & Zoning Dept.
423 W. Ferguson , Tyler, Texas 75702

**NEWS
RELEASE**

FOR IMMEDIATE RELEASE

Contact: Kara Spitz, Planner
Phone: 531-1175
FAX: 531-1155

LANDMARK DEDICATION CEREMONY

September 10 -- The City of Tyler Historical Preservation Board is having a historic landmark dedication ceremony on Thursday, September 12, 1996, 4:00 p.m., at the McCord-Blackwell House, located at 1320 N. Bois D'Arc. The house was built around 1884 and is one of the oldest homes in Tyler. It was the home of Felix J. and Gabinella McCord in 1895. Felix McCord served as State District Judge of the Seventh Judicial Court from 1884-1896. In 1922, the home was sold to Mr. and Mrs. James T. Blackwell. Blackwell was an engineer with the Cotton Belt Railroad since 1904. In 1965, he sold the property and it was used as a multi-family rental dwelling. The structure was severely damaged by fire in 1984 and restored in 1985. Today, the house serves as the facility for H.I.S. House, a resource center and residential facility for persons impacted, displaced and/or homeless as a result of the HIV/AIDS virus.

The house was originally approved for landmark status in 1985. Recently, the H.I.S. House organization became new owners of the property and are proud to rededicate the property and restore its landmark marker on the structure.

1-50000-0409-00-001000
 01 OF 01
 FRISBY THOMAS N
 301 N MAIN ST 20TH FLOOR
 GREENVILLE SC
 29601-2122
 RECD INFO: MD 21524
 RECD DATE: 06/12/84
 VOLUME: PAGE:

MAP C 17
 ISD: TY CITY: TY
 COLLEGE: TY
 BOREN
 LT00001
 BL04090
 LT00001 BL04090
 N 1320 BOIS D ARC
 PP ACCT: 0000 000 00000
 SPTB: A01
 BLDG COND:

DEPR. BLDG. VALUE 59,000
 MISC IMPROVEMENTS 0
 OTHER IMPROVEMENT 800
 TOTAL LAND VALUE 7,300
 MARKET VALUE 67,100

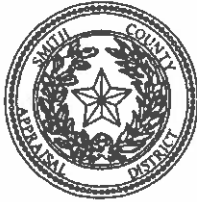
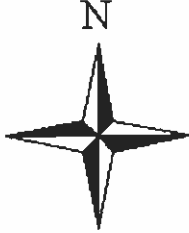
CLASS: RI
 SUBD TYPE: R03
 NBRHOOD: TY06.0
 ROUTING:
 LIVING UNITS: 001
 STORY HEIGHT: 2.0
 GRADE FACTOR: 5-
 CDU: GD
 YEAR BUILT: 1901
 EFFECTIVE YR: 01

TLA 3415
 OFF 430
 HEATING/COOLING 3,180
 PLUMBING 2,856
 WBFP 4,800
 RCN 120,400
 PERCENT FACTOR .49
 TOTAL DEPR. VAL. 59,000

PIER AND BEAM
 WOOD FRAME
 COMPOSITION SHINGLE
 CARPET
 WALLPAPER
 CENTRAL ELECTRIC
 CENTRAL ELECTRIC
 3 FULL 0 HALF
 0 ADDL
 2 MASONRY

18X32 GARAGE
 INFORMAL: \$800
 WAIVER: \$800
 TOTAL OBY: 0
 FORMAL:

PERMITS
 # 4708 02/07/85 AMT 6500
 # 05914 07/13/92 AMT 1300
 02/15/94 MJ
 ADDED CENTRAL HEAT AND AIR
 FOR 1986 DM
 A GFA 1458 844
 B 1SF 499 196
 C OFF 430 55
 INTERIOR LOT 110 195 45.00 54.00 .00 5,940
 INTERIOR LOT 30 120 45.00 45.00 .00 1,350
 \$7,300
 09/21/94 09 08.37 52.456
 LAST MAINTENANCE 12/18/92

	<h3 style="margin: 0;">Smith County Appraisal District</h3> <p style="font-size: small; margin: 5px 0;">THIS MAP WAS PREPARED BY THE SMITH COUNTY APPRAISAL DISTRICT FOR ITS USE ONLY, AND MAY BE REVISED WITHOUT NOTIFICATION TO ANY USER. NO WARRANTY, GUARANTEE, OR REPRESENTATION IS MADE BY THE SMITH COUNTY APPRAISAL DISTRICT AS TO THE ABSOLUTE CORRECTNESS OR SUFFICIENCY OF ANY REPRESENTATION CONTAINED IN THIS MAP, AND THE SMITH COUNTY APPRAISAL DISTRICT ASSUMES NO RESPONSIBILITY IN CONNECTION THEREWITH.</p>	
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Ownership / Jurisdiction Data	Legal / Deed Data
Account: 150000040900001000 PIN: 054930 Owner: TYLER AIDS INC Address: P O BOX 131293 City/ST/Zip: TYLER, TX 75713-1293 <div style="color: red; font-style: italic; font-size: 1.2em; margin: 10px 0;">McLard-Blockwell House</div>	Location: 1320 BOIS D ARC Lot/Tract: LT00001 Block: BL04090 Sub/Survey: BOREN Abst/Subd#: 106800 Acres: 0 Map#: C 17 Tile#: Book/Page: 3846/ 617 Recd. Date: 1996-08-28 00:00:00 Recd. Info: SWD 33343 Transfer#: Instrum#:
Improvement Data	Values/Exemptions
Ext. Wall: WOOD FRAME Yr. Built: 1901 #Stories: 2 Square Feet: 3415	Land Value: \$7290 Building Value: \$63680 Ag Value: \$ Total Value: \$70970

