

United States Department of the Interior
National Park Service
National Register of Historic Places Registration Form

1. Name of Property

Historic Name: Garland Downtown Historic District (Boundary Increase for Alston House)
Other name/site number: NA
Name of related multiple property listing: NA

2. Location

Street & number: 212 N. 7th Street
City or town: Garland State: Texas County: Dallas
Not for publication: [] Vicinity: []

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this
[n] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National
Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the
property [x] meets [] does not meet the National Register criteria.

I recommend that this property be considered significant at the following levels of significance:
[] national [] statewide [x] local

Applicable National Register Criteria: [x] A [] B [] C [] D

Signature of certifying official / Title: Mark Wolfe, State Historic Preservation Officer
Date: 6/1/17
Texas Historical Commission
State or Federal agency / bureau or Tribal Government

In my opinion, the property [] meets [] does not meet the National Register criteria.
Signature of commenting or other official
Date
State or Federal agency / bureau or Tribal Government

4. National Park Service Certification

I hereby certify that the property is:
[] entered in the National Register
[] determined eligible for the National Register
[] determined not eligible for the National Register.
[] removed from the National Register
[] other, explain: _____

Signature of the Keeper Date of Action

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5. Classification

Ownership of Property

<input checked="" type="checkbox"/>	Private
<input type="checkbox"/>	Public - Local
<input type="checkbox"/>	Public - State
<input type="checkbox"/>	Public - Federal

Category of Property

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property

Contributing	Noncontributing	
3	0	buildings
0	0	sites
0	0	structures
0	0	objects
3	0	total

Number of contributing resources previously listed in the National Register: 41

6. Function or Use

Historic Functions: DOMESTIC: Single Dwelling; COMMERCE/TRADE: Specialty Store

Current Functions: COMMERCE/TRADE: Specialty Store

7. Description

Architectural Classification: NO STYLE

Principal Exterior Materials: WOOD, METAL

Narrative Description (see continuation sheets 6-8)

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8. Statement of Significance

Applicable National Register Criteria: A, C (original district nomination); A (this property)

Criteria Considerations: NA

Areas of Significance: Community Planning and Development, Architecture (original district nomination); Community Planning and Development (this property)

Period of Significance: 1897-1967 (original district nomination); c.1915-1967 (this property)

Significant Dates: c.1915

Significant Person (only if criterion b is marked): NA

Cultural Affiliation (only if criterion d is marked): NA

Architect/Builder: Unknown

Narrative Statement of Significance (see continuation sheets 9-10)

9. Major Bibliographic References

Bibliography (see continuation sheet 11)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

Primary location of additional data:

- State historic preservation office (*Texas Historical Commission, Austin*)
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository:

Historic Resources Survey Number (if assigned): NA

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10. Geographical Data

Acreage of Property: Less than 1 acre.

Coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: NA

- | | |
|-------------------------|------------------------|
| 1. Latitude: 32.913958° | Longitude: -96.638994° |
| 2. Latitude: 32.913950° | Longitude: -96.638419° |
| 3. Latitude: 32.913790° | Longitude: -96.638417° |
| 4. Latitude: 32.913796° | Longitude: -96.639000° |

Verbal Boundary Description: The property is currently located at 212 N 7th Street, Garland, Dallas County, Texas. The boundary increase will extend from the south parcel line of 212 N 7th Street and stretch approximately 60 feet north to the north parcel line. The boundary increase will also extend from the centerline of 7th Street, east approximately 140 feet to the east property line of 212 N 7th Street.

Boundary Justification: The boundary increase includes the historic house and two outbuildings that originally composed the Alston residence and later commercial property. The property was excluded from the downtown commercial district boundary because the structure was originally constructed as a dwelling and appeared to lack sufficient integrity. Additional information from the owner clarified the property's commercial history and integrity thus justifying the boundary increase.

11. Form Prepared By

Name/title: Justin Curtsinger, AIA
Organization: Quimby McCoy Preservation Architecture, LLP.
Street & number: 3200 Main Street, #3.6
City or Town: Dallas State: Texas Zip Code: 75226
Email: justin@quimbymccoy.com
Telephone: 214-977-9118
Date: April 1, 2017

Additional Documentation

Maps (see continuation sheets 12-17)

Additional items (see continuation sheets 18-22)

Photographs (see continuation sheets 5, 23-29)

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Photograph Log

Garland Downtown Historic District
Garland, Dallas County, Texas
All photographs taken by Justin Curtsinger, AIA, 2017

Photo 1

Front/West elevation of house
Camera facing east

Photo 2

East elevation of house
Camera facing west

Photo 3

South elevation of house
Camera facing north

Photo 4

North elevation of house
Camera facing southeast

Photo 5

West elevation of garage
Camera facing east

Photo 6

East and north elevation of garage
Camera facing southwest

Photo 7

View of bedroom structure
Camera facing northeast

Photo 8

View of bedroom structure
Camera facing northwest

Photo 9

Interior view of enclosed porch
Camera facing north

Photo 10

North wall of enclosed porch
Camera facing southeast

Photo 11

Original window and trim
Camera facing north

Photo 12

Detail of northeast column footing

Photo 13

Primary elevation cornice
Camera facing east

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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Section 7: Narrative Description and Goal of this Amendment

The purpose of this nomination is to increase the boundary of the Garland Downtown Historic District to include the Alston House at 212 N. 7th Street, located just north of the current district boundary. The house and the two outbuildings were excluded from the Garland Downtown Historic District because the property was originally constructed as a private residence. At the time the district nomination was written, the house's commercial history was unknown and it did not appear to fit within the commercial district. The building also appeared to lack integrity because of the alterations over time. However, a dialogue with the owner yielded additional information including the property's relationship to downtown Garland.

212 N. 7th Street, constructed between 1915 and 1919, features a former residence and outbuildings, and is located outside the northern boundary of the Garland Downtown Historic District. The property was named for the Alston family that purchased the residence in 1943 and soon after opened a furniture business on the property. When used as a home, the building originally embodied the Craftsmen style form with a classically-inspired façade composition. Like many of the resources in the district, this property was altered during the period of significance to accommodate family needs and business expansion, and currently lacks a singular style. A departure from the one and two-part commercial block buildings that populate much of the downtown, the one-story wood-framed building features a hipped roof and a prominent hipped dormer. The property features multi-pane or single pane double-hung windows and a central entrance. Changes to the property include the front porch enclosure, shed additions on the north and south elevations, and the construction of two outbuildings. The house and outbuildings retain a high level of historic integrity and still function as a commercial property run by the Alston family.

Location and Setting

212 N. 7th Street is located just outside the current northern boundary of the Garland Downtown Historic District and was constructed between 1915 and 1919 with alterations made to the property during the late 1940s to 1960s. Like many of the buildings in the adjacent historic district, the house transformed steadily throughout its history to adapt to changing needs. Currently, the property is surrounded by one and two-part commercial block buildings given its proximity to Garland's commercial downtown. The relatively flat property faces N. 7th Street, is less than one acre in size, and stretches roughly 140 feet east from the street and is around 60 feet wide. The site consists of a c. 1915 house with shed additions on the north and south facades, a 1950s garage structure and spare bedroom building are to the east of the house. Located to the north of the site is a parking lot and drive through lanes for the Texans Credit Union constructed between 1995 and 2001. To the south is an open parcel utilized as a gravel parking lot, vacant since 1915. This property is the only extant residence adjacent to the Garland Downtown Historic District that was adapted for commercial uses during the period of significance thus justifying the boundary increase.

The Alston House

The original house reflected the Craftsmen style form and the character defining features of the One-Story subtype of Neoclassical domestic architecture as defined in Virginia McAlester's *A Field Guide to American Houses*. The home had a hipped roof, a hipped central dormer, and a colonnaded porch spanning the main façade. Other classically inspired details included columns and symmetrically balanced windows¹. At first glance, it is difficult

¹ McAlester, Virginia Savage, *A Field Guide to American Houses*, (New York: Alfred A. Knopf, 2013), 435-446, 566-578.

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for one to see the details described above because of its continued evolution and alteration over time. However, some of the trademark features do exist on the original building buried within the layers of changes.

The current primary (west) elevation consists of an enclosed porch composed of a central entrance with symmetrically balanced windows on both sides, each aligned with the opening in the original façade behind it. The front porch enclosure obscures many of the stylistic details of the original house. The main portion of the house has double hung wood windows and the enclosed porch has 6/6 and 8/8 double hung windows. The house has wood stud framing, clad with wood rounded drop siding. The siding extends to the ground as a skirt concealing the foundation and crawl space. A moderately pitch hipped gray shingle roof extends the full length of the house with one central prominent dormer on the primary façade. The house has a simple one story plan. The primary (west) façade on N. 7th Street is two rooms wide and extends east roughly four rooms deep. The house also features shed additions on the north and south elevations.

Alterations

The house was altered within the period of significance. The porch was enclosed by the Alston family in the early 1950s as shown on Sanborn Maps and family photographs from that period. The original front façade and porch ceiling remain intact within the 1950's porch enclosure. Original design features include the window and door trim, window openings, wood rounded drop siding and the front door. The porch columns and any possible balustrades were lost during the renovation. It is possible the small inset back porch was enclosed at the same time.

In addition, the property was also modified by the inclusion of north and south elevation sheds, and two outbuildings. The attached south elevation shed was constructed first, sometime in the mid to late 1950s, to replace an earlier canvas awning used for the family's furniture business. It appears in the 1958 Sanborn Maps and in an aerial photo from the same year. The attached north elevation shed was constructed in 1962 and can be verified by the date inscribed in a concrete footing of one of the posts. The attached sheds have a similar appearance, are constructed with a post and beam wood frame and extend the length of the north and south elevations. The roof is supported by posts located along the exterior edge and roof framing secured through the cornice trim of the house. The roof material for both sheds consists of corrugated tin spanning wood rafters. The grade around the house was raised at some point to within a few inches of the porch floor elevation.

Two contributing outbuildings exist on the property, both constructed in the 1950s. The larger of the two was originally used as a garage/workshop by the family. The rectangular building has wood stud framing, clad with a variety of siding including wood on the primary facade, and corrugated and V crimped tin panels on the other facades. The west elevation is the primary façade with a central opening for two large "sliding barn doors." A moderate pitch gable roof extends the full length of the building and the roofing material is V crimped tin panels. The building has a four-light window in the west gable.

The smaller of the two outbuildings was used at one time by the family as a spare bedroom for one of the teenage boys. The rectangular building has wood stud framing and is sheathed in wood rounded drop siding that matches the house and board and batten siding. The primary (west) elevation also has a central door. A moderate pitch gable shingle roof extends the full length of the building. It features a six-over-six divided light sash window on the south façade.

Recent repairs to the house include the replacement of deteriorated wood siding and windows, and the addition of shutters to the front façade. On the 1950s porch enclosure the wood rounded drop siding was replaced in kind from grade to the base of windows. The two deteriorated front 6/6 double hung windows were replaced with existing matching windows from the north and south walls of the porch enclosure. The windows openings in the north and

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south locations then received matching windows from a salvage yard. The front door was replaced and the shutters added. The two outbuildings have deteriorated, with no noticeable changes and are in need of repairs.

Analysis of Integrity

Despite modifications, the Alston House retains a high level of historic integrity. The house with shed additions and the two outbuildings remain in the original location. Positioned in close proximity to the Garland Downtown Historic District, the setting has been somewhat compromised but is largely intact. Changes to the setting include the loss of the residence to the north of 212 N. 7th Street and the construction of the adjacent commercial building after 1967. The setting reflects Garland's growing and prosperous community through the 1950s and into the early 1960s. The property possesses integrity of form, massing and design, as the buildings evolved during the period of significance to accommodate expansion, following the trend of the buildings in the historic district. Most of the original materials are intact. Exceptions on the house include two window replacements, door replacement and the replacement of deteriorated rounded drop siding at the base of the front façade. The property's intact spatial configuration invokes the same feeling and character as when the alterations took place within the period of significance. Integrity of association is reflected in its continued commercial use and relationship to the Garland Downtown Historic District.

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Section 8: Narrative Statement of Significance

The Alston House is located just outside the Garland Downtown Historic District, in Garland, Texas. Constructed as a one-story residence between 1915 and 1919, it was purchased by Marvin Alston in 1943 and soon after the family business, the Furniture Exchange, opened on the front lawn of the home. The Alstons continued to live in the house while operating an open-air furniture business until the 1960s, when the building became solely commercial. The property was modified over time and illustrated the same growth and transformation the downtown commercial district underwent in the 1950s and into the early 1960s. The Alston House is nominated as contributing (through boundary increase) to the existing Garland Downtown Historic District under Criterion A at the local level of significance in the area of Community Planning and Development. It is a representative property that experienced the same evolution as the commercial resources in the adjacent historic district. The modifications to the property occurred between the 1940s and 1960s which lies within the period of significance spanning from c. 1915 to 1967.

The City of Garland developed as a cluster of wood frame commercial buildings laid on a grid system, aligned north-south and east-west, near the train depot. The small commercial center was surrounded by residential development in close proximity. As downtown prospered it gradually increased in density filling in the open space with additions to existing buildings or new construction on the blocks adjacent to the square.

A comparison of the Sanborn maps for the blocks near 212 N. 7th Street between the years 1901 and 1928 show the evolution of the area (See Maps 1-4). As noted in the Garland Downtown Historic District, residential neighborhoods developed along the edges of the commercial center. These maps depict the loss of grand houses and the division of land for new construction. Between 1915 and 1919, the adjacent residence to the north sold the back portion of their property and the current buildings were constructed.

The 1940s was a time of growth and development for Garland, and this was the period that the Alston family relocated to the city in the desire to provide a better education and opportunity for their children. Marvin Alston purchased 212 N. 7th Street from D. Cecil Williams on August 24, 1943, who had purchased the property on the Dallas Courthouse steps December 13, 1938. The house had been used exclusively as a residence until Mr. Alston temporarily placed an old couch in the front yard. The family story is that a man walked up and offered to purchase the couch. The actual date the business began is unknown, but by 1947 the Furniture Exchange (later known as Alston's Furniture and Appliance) was listed in the Garland phone book at 212 N. 7th Street. As the city's commercial center developed around the square, it radiated outward from the center and replaced residential structures. The house had the advantage of being a mixed-use building in an area that was transitioning from residential to commercial. If it had not been utilized as a mixed-use building, it is likely it would have met the same fate as the adjacent houses. The family continued to live in the house while operating an open-air furniture business until the 1960s when the Alston's moved to Sunnybrook Lane in Garland and the house was used solely for the retail business.

Garland's downtown prospered through the 1950s and many of the buildings from the 1900s and 1910s were renovated to accommodate continued use through the early 1960s, as noted in the Garland Downtown Historic District National Register nomination. The modifications of the buildings on the square typically resulted from a need to renovate after business expansion. This was also the case for 212 N. 7th Street. By the early 1950s the Alston family had enclosed the front porch to create additional bedrooms for children. During this period a canvas awing was constructed on the south side of the house to protect the open air furniture business merchandise (See Figure 1). By 1958 the canvas awing had been replaced with the permanent shed structure that exists today. The

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house with the shed on the south elevation can be seen in the 1958 aerials along with two outbuildings visible on the 1958 Sanborn Map.

In 1962 the north shed was constructed to accommodate further business expansion. The northeast column of the shed is inscribed with the construction date. In 1966, Mr. Alston diversified his commercial interests as indicated by a State of Texas Business Permit for "The Fruit Basket." This venture did not appear in Garland phone books until 1968. From 1968 to 1974 Alston's Furniture and Appliance and Alston Fruit Stand were listed at this address. By 1975, the Garland phonebook lists Alston's Fruit Stand, and not the furniture business. In 1976, Mr. Alston is listed at the 212 N. 7th address and retired. There was a period of vacancy after the death of Mr. Alston beginning in 1988 until Alston's Antiques opened in 1995.

Summary of Significance

The Alston House at 212 N. 7th Street is nominated for inclusion in the Garland Downtown Historic District under Criterion A in the area of Community Planning and Development for its association with the development and transformation of downtown Garland over time. The house was excluded from the downtown nomination because it was originally constructed as a dwelling and appeared to lack integrity. However, in light of additional information from the owner, the property's history and evolution were better understood. Like many of the buildings in the adjacent historic district, the house transformed steadily throughout its history to accommodate family or business needs. The building maintains a high degree of historic integrity and is eligible for listing on the National Register of Historic Places.

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Bibliographical References

Garland Public Library, Phone and Address Directories, various years.

McAlester, Virginia Savage, *A Field Guide to American Houses*. New York, Alfred A. Knopf, 2013.

McCoy, Nancy, and Justin Curtsinger. "Garland Downtown Historic District" National Register of Historic Places Registration Form. Texas Historical Commission, Austin, October, 2016.

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Maps



Map 1: Garland, TX location in the United States (Wikipedia)

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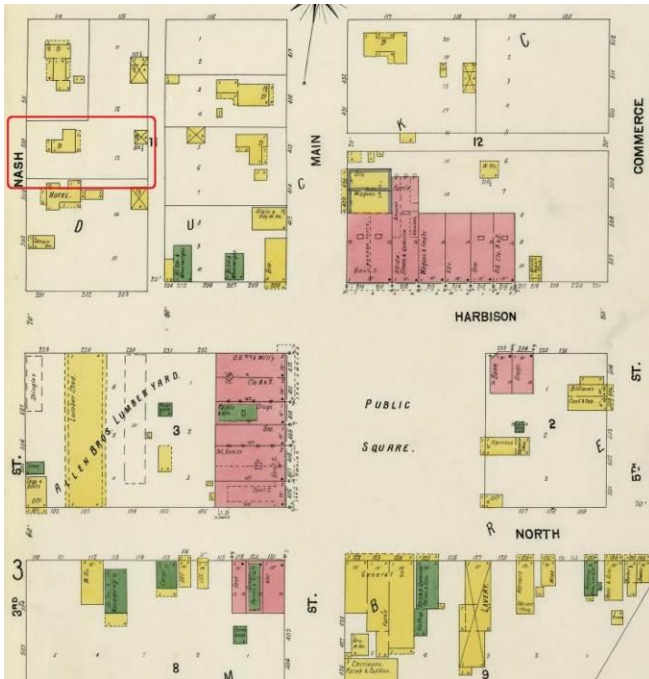
Map 2: Garland Downtown Historic District (Boundary Increase for Alston House). Source: Google Earth, Garland, Dallas County, Texas. The blue area is the proposed district boundary increase to include the Alston House, the green area is the current Garland Downtown Historic District.

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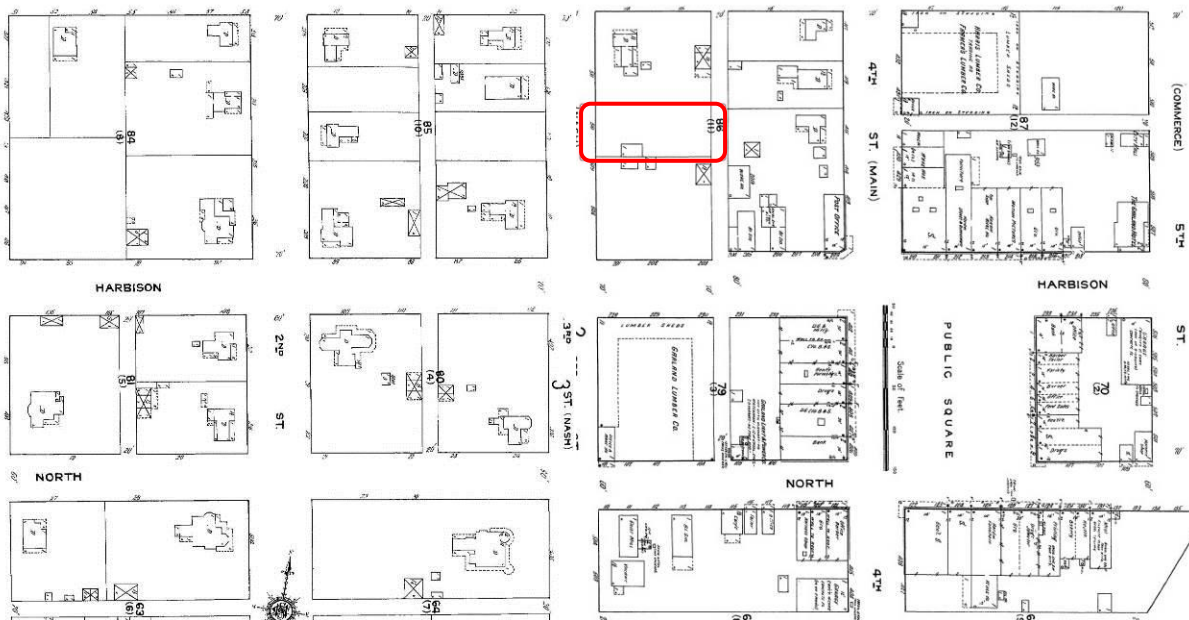


Map 3: Enlarged map of Garland Downtown Historic District showing location of contributors and non-contributors

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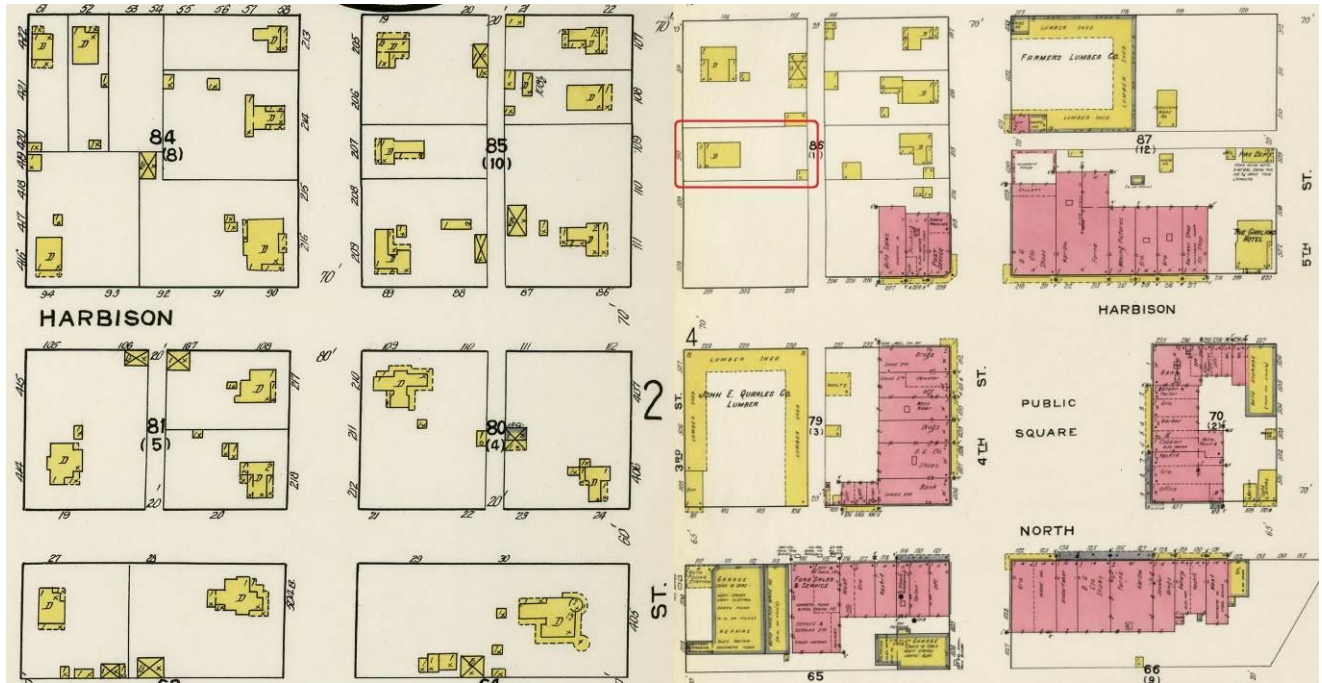


Map 4: 1901 Sanborn Map shows the property now listed as 212 N. 7th Street in red. Note the 'L' shaped structure on an 'L' shaped parcel.

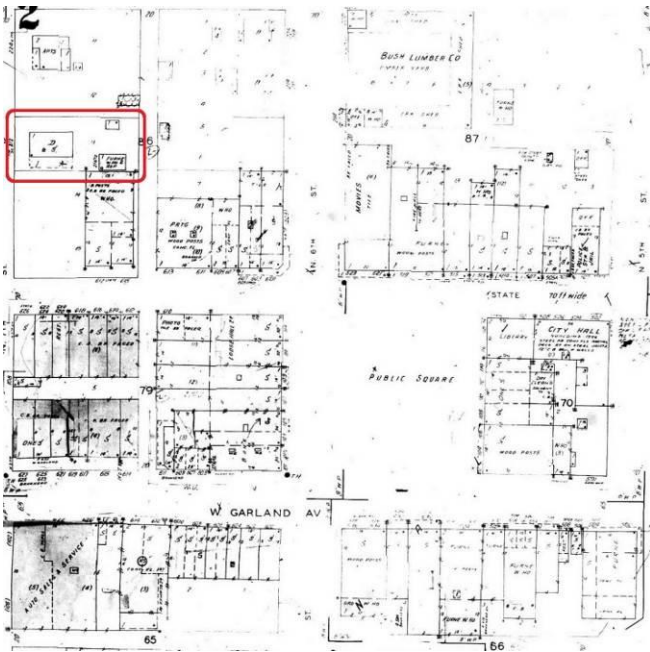


Map 5: 1915 Sanborn Map shows change in parcel shape and loss of the previous dwelling.

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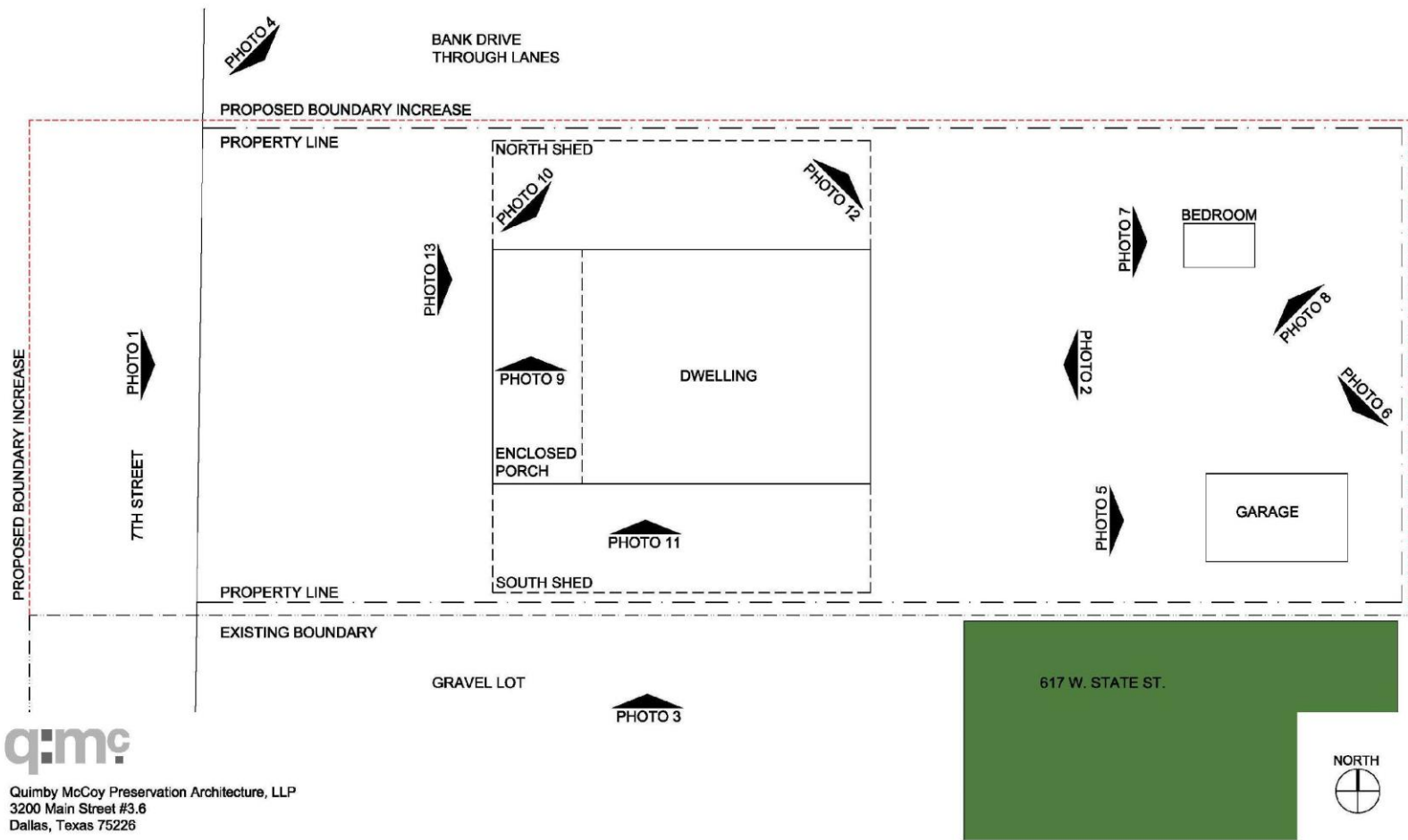


Map 6: 1919 Sanborn Map shows the current house at 212 N. 7th Street and the current parcel shape.



Map 7: 1958 Sanborn Map shows the porch enclosed, the south shed, and two outbuildings constructed.

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q:m
Quimby McCoy Preservation Architecture, LLP
3200 Main Street #3.6
Dallas, Texas 75226

Map 8: Photograph key

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Historic Photographs



Figure 1: View of south elevation, looking north. Note canvas awning and furniture sign, c 1953. Courtesy of the Alston family.



Figure 2: View of front elevation, note 6-over-6 window on enclosed porch, c 1953. Courtesy of the Alston family.



Figure 3: View of southeast corner, note canvas awning, c. 1953. Courtesy of the Alston family.

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Figure 4: This photograph might show the front porch before it was enclosed but could not be verified because of a lack of context. In the photograph are three of the Alston children. The family had lived in Garland for several years by the time this photograph was taken for possibly the first day of school. Similar shrubs can be found in these locations in later photographs of the enclosed porch. The photograph might be of the southwest corner of the porch looking northwest. Courtesy of the Alston family.

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Figure 5: Front elevation of the garage, looking east.
Courtesy of the Alston family

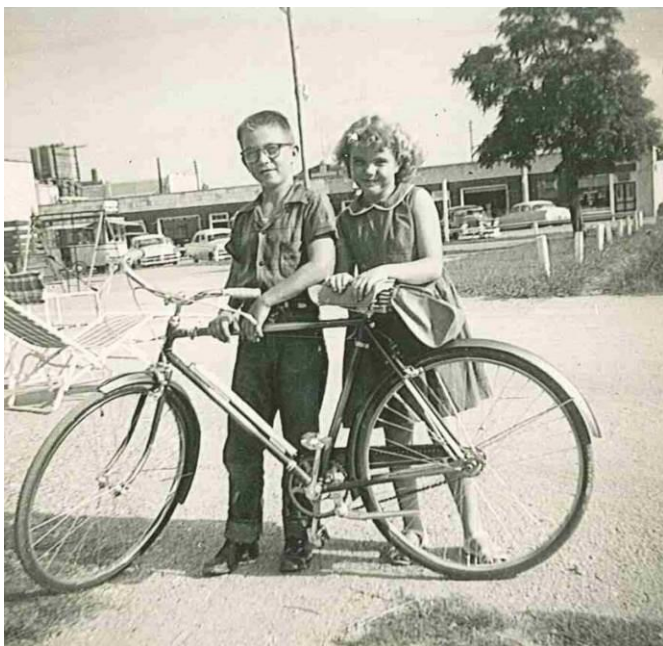


Figure 6: View from the front yard of 212 N. 7th Street looking southeast
at the vacant lot to the south of the house. Courtesy of the Alston family

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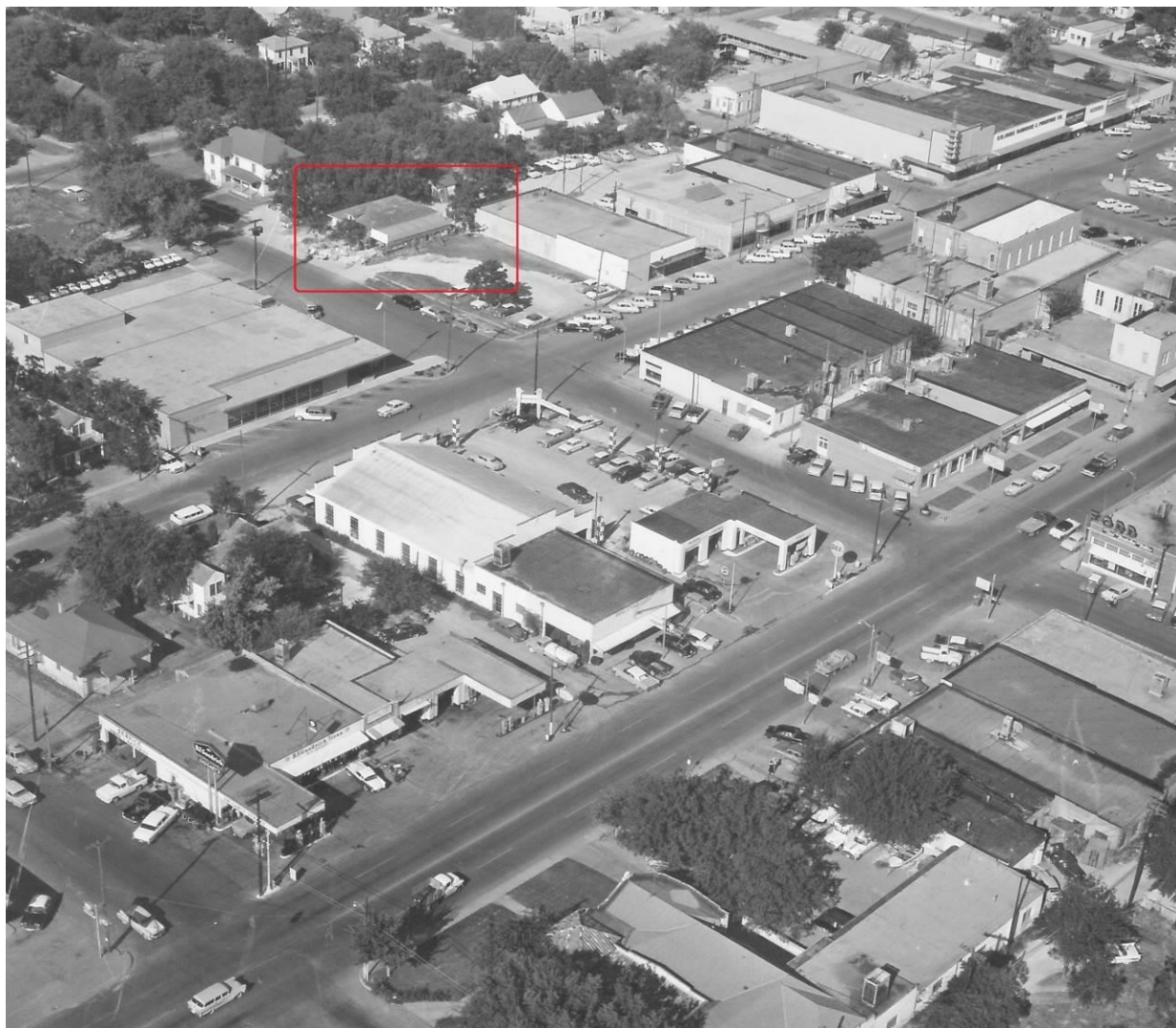


Figure 7: View looking northeast toward 212 N. 7th Street, marked in red. Note the shed constructed the length of the south elevation and merchandise in the front yard, c 1958. Courtesy of the Garland Landmark Society.

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Figure 8: View looking southwest toward 212 N. 7th Street, marked in red. Note the shed constructed the length of the south elevation, c 1958. Courtesy of the Garland Landmark Society.



Figure 9: View looking east toward downtown, 212 N. 7th Street marked in red at the edge of photograph. Note the shed constructed on the south elevation, c 1958. Courtesy of the Garland Landmark Society.

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Photographs



Photo 1: View east from 7th Street at front/west elevation of house. Camera facing east.



Photo 2: View west from backyard of east elevation of house. Camera facing west.

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Photo 3: View north from gravel parking lot of south elevation of house. Camera facing north.



Photo 4: View southeast from 7th Street sidewalk of north elevation of house. Camera facing southeast.

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Photo 5: View east from backyard of west elevation of garage. Camera facing east.



Photo 6: View southwest of partial east and north elevation of garage. Camera facing southwest.

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Photo 7: View east of bedroom structure. Camera facing northeast.



Photo 8: View of bedroom structure. Camera facing northwest.

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Photo 9: Interior view of enclosed front porch. Note the wood siding, front door and window trim of the original front elevation on the right side of photograph. Camera facing north.



Photo 10: View of north porch enclosure wall painted green paint. The original window installed at this location at time of enclosure was used to replace deteriorated front window. This window is from a salvage yard and selected because it matched original. Camera facing southeast.

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Photo 11: View of original window, trim and wood siding under the south shed. Camera facing north.



Photo 12: View inscribed concrete footing at the northeast column of shed.

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Photo 13: Note the trim in the cornice is similar to trim in Figure - 4. This is one of the few clues that Figure - 4 might be the original porch. Camera facing east.