

**DOWNTOWN GARLAND SQUARE EVALUATION:
HISTORIC PRESERVATION ANALYSIS
GARLAND, TEXAS**



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

Date: December, 2012

Table of Contents

I. Executive Summary

II. Background

- Purpose
- Scope
- Methodology

III. History

- History of the Downtown Square
- Chronological Maps
- Individual Building Histories

IV. Preliminary Determination of Eligibility

- Historic Significance
- Character Defining Features – Characteristics of the Square
- Recommendations
 - Potential Historic District Option
 - Potential Individual Property Option
 - Potential Historic District Expansion Option
 - Other Means Recognizing Historic Significance and Preserving the Downtown Square

V. Bibliography

I. Executive Summary

This historic preservation analysis (study) addresses the historic significance of Garland's downtown square and the buildings that front it, through a discovery of the square's history and its potential historic significance, defined as eligibility to the National Register of Historic Places. The study is not a official Determination of Eligibility, which would include the Texas Historical Commission's involvement, but it does use the same criteria. The study was prepared as part of the Downtown Garland Square Evaluation project, as a Consultant to David C. Baldwin Inc, with David Retzsch, for the Planning Department of the City of Garland.

In order to address the question of significance, an understanding of the history of the downtown and what remains of that history is necessary. To that end, the square and the buildings that front it were researched and documented. The character defining features were defined and a chronology of the construction of the square and its buildings was created to understand original construction dates and significant alteration dates. The result of this effort is an understanding of the square's evolution over the past 110 years – from agricultural and livestock trading space to parking lot to today's urban plaza design, Garland's square has changed with the times, always meeting a practical need. Likewise, the buildings that front the square have changed. Although the majority of the buildings on the square were built before 1920, today they reflect changes that occurred between 1920 and the 1960's. All of the pre-1920 decorative corbelled brick cornices have been removed and many of the buildings received full facelifts. The State National Bank is one example of multiple and significant modifications that today reflects a 1954 design even though one half of this building was constructed in 1897. The 1950's changes that are visible today are a reflection of a period of intense growth for Garland and the heyday of its downtown as a commercial center.

That the downtown square reflects a period through the 1950's does not preclude its historic significance and potential for eligibility to the National Register of Historic Places as a historic district. Since the National Register criteria for determining eligibility serves as the standard by which the Texas Historical Commission determines eligibility, we applied these standards to the study area – the square itself and the buildings that front it. We found that the study area would most likely be eligible as a historic district and that several of the individual buildings that front the square might also be eligible on their own merits. But the study area is an artificial boundary that is not ideal for historic designation purposes. The boundary for a historic district would most likely need to encompass a larger area of the downtown. Finally, the improvements on the square itself date to 1979; these improvements are not old enough (generally 50 years) to be considered historically significant.

Listing downtown Garland on the National Register of Historic Places is one way to bring recognition and to celebrate Garland's history. This study includes a brief summary of the listing process and other ways of recognizing the historic significance and preservation needs of the downtown. The downtown truly reflects Garland's evolution from an agricultural community to a significant suburb of Dallas. The question remains: should the square evolve once again into something else, should it be preserved as it is, or should it be restored to an earlier era? This decision belongs to the community. This study is intended to inform that decision.



Nancy McCoy, FAIA

II. Background

Purpose

This report is prepared by Quimby McCoy Preservation Architecture, LLP as part of the Downtown Square Evaluation planning work undertaken by David C. Baldwin Inc. for the City of Garland, Planning Department. The report is an analysis of the historic preservation potential of the downtown square, intended to provide findings associated with the historic significance, integrity and potential eligibility for listing on the National Register of Historic Places. As part of that effort, the characteristics that make the square what it is today and the history of the square's evolution over the past 110 years are discovered.

The square and the surrounding downtown buildings are currently not listed on the National Register, or on any state or local register or historic landmark designation list. There are two Texas Historical Commission markers on the square, but these are subject markers and are not associated with buildings or other built elements.

While the findings of this report support the option of listing on the National Register of Historic Places, based on that body's standards and criteria and with a period of significance through 1962, the question of whether the community and property owners are interested in listing has not been addressed as part of this study.

While a great deal of research, from both primary and secondary sources, has been undertaken as part of this report, this report is not intended to contain or supply a complete and comprehensive research and documentation of each of the buildings on the square. Instead, this report focuses on the information necessary to make a determination as to eligibility only. Hence the research has been focused on the period 1897- 1961 primarily. This report is also not a complete National Register Nomination for either a district or an individual building, but is sufficient for its authors to make a recommendation as to the potential for eligibility to the National Register. A formal Determination of Eligibility would need to be made by the Texas Historical Commission; this has not been addressed as part of this study.

In addition to making a determination as to the potential for eligibility to the National Register of Historic Places, this report provides some other options for preserving the downtown square.

Scope

The study area was defined by the City of Garland to include the four block fronts facing the downtown square, an area consistent with the Downtown Square Evaluation planning work of which this is a part. The city provided for our use a 2000-2001 Survey and Determination of Eligibility, prepared by Norman Alston Architects which included a larger study area. This larger study area was outside the scope of this study, but would be required if a Determination of Eligibility were to be sought from the Texas Historical Commission.

Methodology

The report includes research, documentation of the existing square and its buildings, analysis to evaluate the potential for eligibility to the National Register of Historic Places and findings associated with that

evaluation. The criteria for eligibility is that established by the National Park Service, National Register of Historic Places.

The period that was researched for the study area is 1897-1961, using the 50 year criteria for eligibility.

Research was undertaken as needed to determine potential eligibility of each building and to understand the history of the downtown square. To that end, the original date of construction and subsequent renovation dates and the appearance of the buildings over time through the year 1961 were sought. Sources relied heavily on over 100 historic photographs collected from various source, including the Garland Landmark Society, newspaper articles and ads, and Sanborn maps. A full list of sources can be found in the Bibliography at the end of this report. The resources of the Garland Landmark Society were invaluable to this effort. Mr. Michael Hayslip and Ms. Joanne Nelson provided direction and information that contributed greatly to this report, including access to approximately 100 images of the square. Interviews with other long-time residents of Garland and the articles on the blocks facing the square by Mr. Jerry M. Flook were also very helpful in gaining a general understanding of the history of the downtown square.

Documentation of the history and the existing state of the square and its buildings was undertaken in June and July of 2011.

The analysis of each building was undertaken to determine the integrity of each property with respect to the period of 1887-1961. The seven aspects of integrity as defined by the National Park Service for applying the National Register Criteria are:

- Location – what is the relationship between the property and its location?
- Design – through its elements, can the design of the building be understood?
- Setting – how has the physical environment of the property changed?
- Materials – are the materials that make up the design there for the period?
- Workmanship – is there physical evidence of craft in the materials?
- Feeling – does the property express the period?
- Association – is there an association with an event or a person of significance?

In assessing these seven aspects, each property was evaluated against the essential physical features that would need to be present in order for a property to represent its significance. These physical properties must be visible, must be evaluated in the context of other similar properties and must be evaluated based on an understanding of what aspects of integrity are most vital for a particular property. The assessment was made primarily from the exterior, with access to the interior of selective buildings.

The analysis assumes that Criterion C of the National Register Criteria would be applicable. Criterion A is used for properties illustrating a particular architectural style or construction technique through the period of significance of 1961.

Findings, and the determination of eligibility, are documented in several ways: in the written history and description of the square and its buildings, in a series of maps that document the physical changes to the site from 1899-2011, and in a set of three maps depicting potential eligibility for a historic district, for individual historic properties and for an expanded historic district that encompasses areas outside the scope of this project.

All of the historic photographs used in this study were provided by the Garland Landmark Society.

III. History

History of the Downtown Square

The city of Garland is the result of the melding of the two smaller communities of Duck Creek and Embree. The 1880's brought the rail lines of Dallas and Greenville (D&G), part of the Missouri, Kansas and Texas (MKT) Railroad, which the citizens of Duck Creek hoped would stimulate their downtown commercial district. Unfortunately this was not the case as D&G missed the commercial center of Duck Creek by three-quarters of a mile. Embree, on the other hand, benefitted from its proximity to the railroad line and businesses there began to thrive. Disappointed with their proximity to the railroad, the citizens of Duck Creek decided to take advantage of a devastating fire that leveled downtown in 1887 and moved eastward over the waterway; they re-established their downtown closer to the Santa Fe Railroad. Embree and Duck Creek, though situated a short distance from each other, continued to operate independently until December, 1887, when the two towns combined in order to be served by a single post office with the name of Garland. The city of Garland was incorporated by election on April 18, 1891 and named for Augustus Hill Garland, Attorney General to President Grover Cleveland. A history of Garland can be found in *Garland Its Premiere Century* by Michael R. Hayslip.

Prior to 1900, Garland's downtown consisted of a cluster of wood frame buildings laid on a grid system of dirt streets located near the MKT Depot. Neighborhoods developed along the edges of this commercial center. By 1897 there were at least three masonry buildings in the town's center: the Odd Fellows Building, the Masons Building next to it, and the Knights of Pythius Building, all of which remain on the west side of what is now 6th Street. Two stories in height and built of brick with cast iron storefronts, these three buildings are the oldest on the square today thanks to the a fire that broke out on November 30, 1899, on Thanksgiving night, leveling at least 30 businesses and homes.



East block with three buildings that survived the fire of 1899



The square just six years after the fire

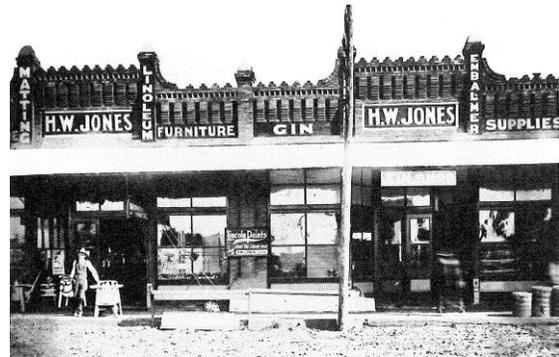
This fire of 1899 had a profound effect on the form of Garland's downtown. Despite the devastation, the citizens of Garland immediately began rebuilding their businesses and several buildings were added to the north and west sides of the square. Since the town center was now clear, an opportunity was seized to acquire that property and to set it aside as open space; as a result the downtown square was born. By 1901 the square was established, the remainder of the west block was constructed and the north block was nearly filled with masonry buildings one story in height. A new and improved business district thrived but fires continued to plague the downtown square including a 1902 fire which

destroyed four new buildings on the southwest side of the square owned by M.D. Williams. Williams' buildings were soon rebuilt in masonry. By 1907 the east block, which later became generally known as the Crossman Block for the Crossman Insurance Company, was built and between 1906 and 1915 the majority of the south block was completed. The blocks facing the square were almost completely built-out by 1915 with one and two story brick buildings.

Many of these building were built with highly decorative corbelled brick cornices that gave the downtown an impressive and lively character. Sidewalks at this time were of wood plank and the streets were still of dirt. The square itself was dirt and was used to park horses and buggies, as well as the livestock that was traded. These animals, visitors and the businesses needed water and a trough or small well was provided near the center of the square. In 1914, a massive cistern, said to have been large enough to drive a horse-drawn carriage through, was created beneath the square.



The south block in 1915 with its decorative cornices



Detail of corbelled brick cornices on the north block

In 1918 another fire caused damage to the three buildings on the north block, including two that were owned by the Jones family. One of those buildings, on the corner of State and 6th, was rebuilt that same year and opened as the Hudson Davis Dry Goods store. The other two buildings were significantly remodelled in 1924 by the H.W. Jones Hardware & Furniture Co. This remodelling replaced the highly decorative corbelled brick parapets with two simple arch forms. The remainder of the block still retained the more elaborately decorated cornices that characterized the square in its earliest years. The 1920's also brought gravel to the streets and the town's first A&P grocery store, located in the Crossman Block. The square itself continued to be used for parking, but by this time it was automobile traffic and the cistern had been abandoned. By 1933 the square was paved and a neo-classical style fountain, with lighting and landscape, was located in the center of the square. The fountain held a memorial plaque honoring citizens of Garland who lost their lives during World War I.

The Great Depression brought more changes to the square. In 1930, the First National Bank of Garland consolidated with the State National Bank and remained in the latter's building located on the corner of Main and 6th Streets. On the south block, the Williams' renovated their corner building in 1931, giving it a facelift in the popular Spanish Colonial style that can also be found at the Garland High School and on the original Williams' Funeral Directors Home further west on Main Street. At this time, the Williams building was home to the Roach Grocery Company, which had established itself in this location around 1920 after purchasing the grocery side of the Williams' mercantile business. Roach would move out of the Williams' building by 1933, when he established the Roach Feed & Grocery Company, a retail and

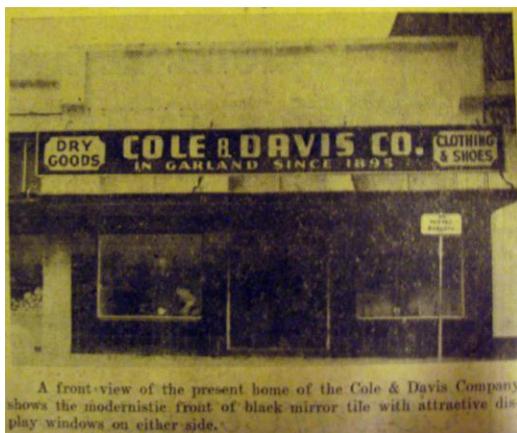
wholesale business, further east on Main Street. Eventually, the Baker Furniture Company moved into the building and over time began renovating other buildings on the block, including the two-story Opera House and Auditorium, as they expanded their businesses, which today occupy the entire block.



The east or “Crossman Block” c1906 (left); Jones Hardware & Furniture was remodelled in 1924 with arches, c1932 (right)

1941 brought the modern styled Plaza Theater, one of two theaters in Garland at the time. The Plaza was redesigned only nine years later in 1950 by a Dallas architect well known for theater design – Jack Corgan. In 1940, the Cole & Davis Co. store, formerly Hudson Davis Dry Goods, vacated the site that would become the Plaza Theater and relocated to the west block where they substantially renovated their space, incorporating sleek black tile and glass. The sign for the Cole and Davis Co. store that dates to this period can still be found on the back of the building. The Crossman Insurance agency, located across the square, also updated their storefront in a similar style. In 1951, Cole and Davis Co. again modernized and expanded their store, as did many of the businesses on the square in the 1950’s.

The 1950’s also brought much discussion about parking, including the addition of parking meters which did not last long and a “two hour parking” rule. By 1953, complaints about the spray from the fountain on shiny clean cars and the need for additional parking resulted in the removal of the fountain and the redesign of the square as a parking lot, with curbs and lighting, but no landscape. The 1950’s was a decade of great growth for Garland and the downtown reflected that with an almost complete transformation in the character of the buildings. Any historic corbelled cornices that may have survived until now were removed, canopies were removed or replaced, facades were painted or sometimes covered with stucco - all of this in the name of modernization and progress.



The Cole & Davis Co. store was renovated in the Moderne style (left) and the H. W. Jones Hardware & Furniture Co. was renovated for a third time in 1952 (right) to this sleek and modern appearance, much of which remains today.

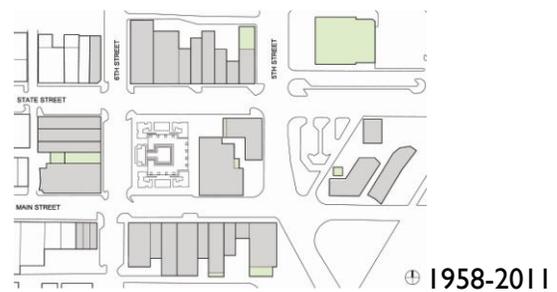
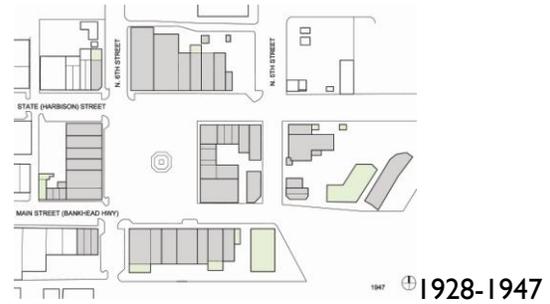
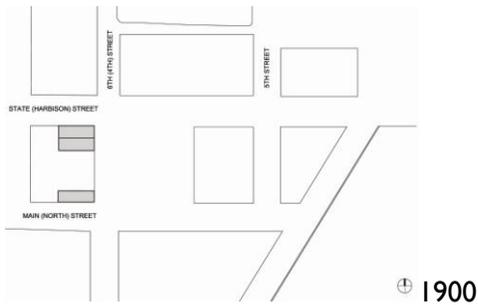
However, downtown began to have a difficult time competing with outlying shopping centers as the city grew in the 1960's and 1970's, transforming itself in the process from an agrarian based economy to one based on industry, and from a stand-alone town to a suburb of Dallas. The changes to buildings that had characterized the past half century seemed to come to a halt and the buildings began to suffer from neglect or an inability to justify further investment. The City set about developing plans to revitalize the downtown, which included and often focused on the square itself. Plans to build a building *en piloti* (on stilts) for the site of the square were almost implemented, but stopped short of construction when it was determined that building was not permitted by the deed restrictions on the site. That led to the redesign of the square by Oblinger Smith of Wichita, Kansas, with a ground opening in time for the U. S. Bicentennial and a dedication by Rosalynn Carter; the square's new design was complete in 1979. Around the same time, a new canopy was installed on nearly all of the buildings to form a continuous element on the four sides of the square; a remnant of this canopy remain in place on the Garland Civic Theatre building.



Main Street c1960 (left) and the "Crossman Block" c1962; by this time the corbelled cornices were removed, storefronts replaced, signage added and the entire block was painted in one color as a way of modernizing its appearance

Thirty years later, after attempting to implement a Main Street Program with the help of the Texas Historical Commission and after considering a National Register Historic District in 2001, the need to revitalize the downtown is still strong. Several buildings are empty and not well cared for while others contain businesses or uses that do not contribute to street life or support a retail environment. The fountain in the square is often inactive and the square itself appears out of character and almost an impediment to a lively public environment. Parking space remains an issue for the businesses. On the positive side, the restored Plaza Theater is operated by the and brings people to the square on a regular basis and the newly restored The Generator coffee shop demonstrates the character of the original downtown buildings.

Chronology Maps



Maps depict new buildings (shown in green) by period.

Individual Building Histories

For each property in this study, reference is made to the current DCAD number, and the current street address. The date provided is the date of the original construction for the extant building; alterations are subsequent to that date. The property is further identified as “Contributing” or “Non-contributing” to a potential historic district.

Downtown Square

c. 1900 square; 1979 current plaza design

The space that we now refer to as the “square” took form in 1899-1900 when a group of local business people purchased the land left vacant after the fire of 1899 and donated it to the City to remain as open space or alley space in perpetuity. Initially nothing more than space and dirt, it provided a functional place for weekly trade days where it would fill with horse and buggys, livestock and farmers who would trade and then purchase necessities from the local merchants whose businesses surrounded the space. A small well or a trough was located near the center of the square for watering visitors and their animals. In 1914, the City constructed a much larger cistern beneath the square for the same purpose, described as “the big well,” it was reported to be 45 feet deep and 34 ½ feet across (The Garland News 08-28-14). By the 1920’s, the public space and the streets were used by cars and paving came by 1933. That same year, a large memorial fountain to Garland residents lost during World War I was installed, by some accounts directly over the cistern. The square continued to be used for parking around the fountain until the early 1950’s, when the fountain was removed and the parking lot was renovated. In the 1970’s, the City adopted a plan to construct a building *en piloti* (on stilts), but the building plan was dropped when city leaders found the deed restrictions requiring the square to remain as open space (Wright interview). Interestingly, the design for that building was ultimately built on South Garland Avenue instead, now home of the Chamber of Commerce). In 1976, then First Lady Rosalynn Carter attended the dedication of the current day “plaza,” designed by Oblinger & Smith of Wichita, Kansas and completed in 1979. The plaza was built-up along the sidewalk, with parking along the perimeter, and steps down to a fountain on the eastern side and trees along the edges. Upon completion, the buildings fronting the plaza were visually unified by the addition of a metal awning, some of which remains today. Although the water feature is not always in use, the plaza’s design remains unchanged.



North Block – State Street

99060202480000000
 601 State Street
 c. 1906 *Contributing*

Built before 1906, this one-story brick building has a chamfered corner, the only building on the square with this feature. The building served as the first home of the National Bank of Garland. Between 1928 and 1947, the building housed the Post Office. An addition to the rear was completed before 1947. Sometime after 1947 and after the brick cornice was removed and the design simplified, the building housed other businesses including Hollenshead Appliance, which renovated in 1954 and the current restaurant (The Garland Herald, 03-01-54).



99071204280000000
 521 State Street
 Plaza Theater
 c. 1918 or 1941 *Contributing*

The earliest building on this site pre-dates 1918, but was damaged in a fire (The Garland News, 04-05-18). After the fire, a new building served as the Hudson Davis Dry Goods store, which moved to another location on the square in 1940 (The Times Reporter 09-08-57). The Plaza Theater was constructed in 1941 by H. R. and Jennie Bisby, possibly using some walls of the earlier building. An addition was completed in 1944 at the rear and in 1950 major renovations were designed by Dallas architect Jack Corgan (Granville). In 2001, the theater was restored by Garland architect Ronald Hobbs. The restoration included reconstruction of a terrazzo sidewalk.



Unknown
 519 State Street
 H. W. Jones Hardware & Furniture Co.
 c. 1900 *Contributing*

Erected in 1900 for John T. Jones, E.C. Newton, and Mrs. S. Murphee, known as the Jones and Newton building, was comprised of three bays and was one of the most elaborate on the square featuring highly decorative corbelled parapets. The first two bays were occupied by the H.W. Jones Hardware, Furniture, and Undertaking business. In 1917 Jones acquired the third bay, which at that time housed the Lyric Theater, Garland’s first theater. A fire in 1918 led to a significant renovation of two bays of the building, a new brick façade in a different style



featuring a simpler brick parapet with arches. In 1925, Jones finally expanded into the third, Lyric Theater, bay, which retained its original corbelled brick parapet and facade until recently. In 1952, all three bays of the building were modernized on the interior and exterior; the brick arches were removed and a metal slip-cover (or stucco – not confirmed) was used to visually connect the three bays. A new storefront and canopy completed the modern “new and improved” appearance. The name H. W. Jones Hardware & Furniture Co. decorated the entire length of the façade (Owls Nest, 1960). The 1952 slip-cover was removed from the parapet of the third, Lyric Theater bay, exposing the 1900 design. In 2010, the 1900 parapet was dismantled and covered with a temporary material, thereby removing the last original corbelled brick parapet on the square.

99000000121570000
 513 State Street
 c. 1900 *Contributing*

In 1901 this building housed a grocery, and in 1915 featured “C. B. Flook” on its parapet. In 1932 Garland Cash Grocery was housed here. The original façade was not as elaborate as the Jones’ but featured corbelled brick and a three-part design typical of other buildings on the square. An addition was made to the rear by 1947. The corbelled brick of the parapet was removed, the brick painted and the storefront modified sometime after 1932 and most likely in the 1950’s.



Unknown
 509 State Street
 c. 1900 *Contributing*

In 1901 this building housed the B. G. Clothing store and at other times a General Store. In 1932 it housed a Dry Goods Store. The original façade matched that of 513 State Street. An addition was made to the rear by 1958. The corbelled brick of the parapet was removed, the brick painted and the storefront modified sometime after 1932; stylistically these renovations date to the 1950’s.



Unknown
 507 State Street
 Unknown
 c. 1918 Non-contributing

This building may have been designed to house the Harness and Tin Shop that was housed there in 1919, since the floor is shown to be concrete. In 1932 plumbing supplies were sold there. The building retains its original parapet, one of the few on the square to do so, but it cannot be considered a building because the roof is missing and the walls are deteriorating due to their prolonged exposure; it is assumed that a reconstruction would be required to reuse this building, which would leave it without sufficient historic integrity. Because the structure is missing its roof, it cannot function as a building and is therefore designated as non-contributing.



Unknown
 505 State Street
 Unknown
 c. 1958 *Contributing*

This portion of the block once contained the Garland Hotel, a two-story wood structure that was lost to fire in 1932, and remained open for many years (Garland News, -6-17-32). Sometime between 1947 and 1958, this simple brick building was constructed with a flat parapet, devoid of decorative elements, since painted. The storefront was most likely remodeled in the 1970's.



Unknown
 203A North 5th Street
 Unknown
 c. 1953 *Contributing*

Built by the City of Garland as a police station and jail, this building consists of a blank buff brick wall with a flat parapet facing the square. The City allocated funding for this building in 1953 (Garland Herald, 06-10-52). Funds were appropriated the same year for the acquisition of land for a new City Hall across State Street. The primary façade faces 5th Street. The police relocated to a new Police & Courts building on 5th Street in the 1960's. An addition was made to the rear and facing 5th Street sometime after 1958 and the 5th Street façade has since been improved.



Square Block – North 6th Street

Open space

In 1900, to replace the structure lost in the fire of 1899, Citizens National Bank erected an Alamo-style building on the site. A second floor was added to the building around 1918 but Citizens National Bank was defunct by 1919. The building reopened as the First National Bank of Garland, and later merged with the State National Bank in 1929. In 1933 the building was sold to W.R. Nicholson. Nicholson remodeled the building and permitted the City’s use of it as a memorial to his mother and brother who perished in a 1927 tornado. Known then as the Nicholson Memorial Building, it housed municipal offices and a public library on the first floor and an auditorium on the second floor. The building was purchased by the City in 1952 and then demolished in 1973. What remains today is a historical marker erected by the Garland Landmark Society and a remnant corner of the building. The building façade that is set back from the rest of the block is an addition to the building that was built behind it as Garland’s City Hall c. 1955.



26165500020020000
 102-108 N. 6th Street
 Crossman Block
 1906; 1907-12 *Contributing*

This group of brick buildings became generally known as the “Crossman Block” for the Crossman family, who owned Garland’s first insurance agency and operated out of this location until the 1980’s (Garland News Supplement – 09-29-86; Hayslip). Adjacent to the Alamo-style bank on the corner were four storefronts designed as one building and built in 1906. Initially these storefronts housed a restaurant, tailor, barber and a Post Office. On the end of the block near Main Street, another three- storefront building was built between 1907 – 1912, which served as a drugstore with a restaurant and a variety store. The two stages of building retained the same design, providing a unified appearance to the block. Each storefront was articulated at the parapet and a simple corbelled brick design provided relief. The 1920’s brought changes to the occupancy of the block but the buildings remained the same. The Atlantic & Pacific grocery (A&P) moved into the three storefronts at the corner of Main in 1926, where it remained through 1955, possibly later. Sometime before 1951, Crossman Insurance had renovated its storefront in a 1930’s Moderne design and the entire row may have been renovated. By 1958, the buildings had lost their corbelled brick parapets and were painted to create a unified and simplified design to the entire block (GLS photo of Lea



Nans (ladies clothing); 1958 aerial). In 1979 a metal canopy was installed on all the buildings fronting the square, and it remains here, along with the pre-1962 renovation. The multiple-tenant storefronts that changed many times during the past one hundred years are now a single tenant – the Garland Civic Theatre, which uses the building for storage, administrative offices and rehearsal space.

South Block - Main Street

99000000135415000/
26165500010000000
409 Main Street
Roach Feed & Grocer Company
1933 *Contributing*

The business was established in 1933 after Roach sold his grocery business located at the south-east corner of Main and 6th Streets. The new business was housed in new buildings and in a renovated “Onion Shed” that existed on the site by 1919 and was purchased from the railroad. Clad in metal panels simulating brick, this frame building is one of the last wood structures on or near the square. Few changes have been made, including minor modifications to signage at the parapet, an extension of the canopy and a raised platform built in c. 1954 to encompass the west wing. A Quonset hut, initially built for WWII surplus by the Army, was added prior to 1958. Later, a greenhouse, recently enclosed, was added to the rear of the building. The Roach’s business has operated out of this building since the summer of 1933. Roach was in partnership with Earl McDaniel Sr. in the Roach & McDaniel Grain Company through 1952 and located further north on 4th Street. Earl McDaniel’s son, Earl (Jack) McDaniel Jr. joined the business in 1949 and eventually bought out Roach (Earl (Jack) McDaniel Sr., 07-21-11). McDaniel still runs the business today. In 1955 Roach’s son Richard founded an insurance agency in the west end of the store that evolved into the Roach, Howard, Smith & Barton Agency with offices in Dallas and Fort Worth. The parking lot to the west of the buildings was built by the City.



26165500090010000/
 99972050000187950
 500 Main Street
 Wood Pruitt Building
 1946 *Contributing*

This building, now occupied by Garland Furniture, was built in 1946 by Joe T. Wood, a local auto dealer and was probably intended for auto sales, but was used to sell appliances instead until auto sales resumed after WWII. Wood Pruitt Motor Company moved out of this building in 1953, after which it was used as the Garland Furniture Store (The Garland Herald, 01-08-53). The sleek design of this building consists of a deep canopy over an all-glass storefront that wraps around the corner. The only known significant modification to this building may have occurred in the rear when 5th Street was extended.



26165500090020100
 510 Main Street
 c. 1911 (1906-1915) *Contributing*

Built by 1915 as a meat store and used later an electric motor shop with a concrete floor and “steel ceiling,” this brick building appears to retain its original façade, one of a handful to do so on the square. In the early 1960’s, Jones Bicycle & Lawnmower Shop moved into the building and by then the storefront had been changed and the brick painted. The current storefront may be a restoration, although the transom windows could be original. The brick façade is most likely as it was built in 1915, but painted.



26165500090020000
 514 Main Street
 Texan Theater
 c. 1911 (1906-1915) *Non-contributing*

This two-storefront wide brick building was erected around 1911 and early on housed Souter’s Café and Hoffard’s Bakery. It was designed similarly to 510 Main with a simple brick parapet, transom windows, and a canopy over the storefront. In 1947 the building was purchased by Mr. and Mrs. H. R. Bisby, who also owned the Plaza Theater and the Garland Theater (Granville). An addition was made to the rear of the building, most likely in 1947 but before 1958. It is not known when the Texan ceased to exist but the façade was completely renovated by the early 1960’s when Moore’s Shoe Shop was housed there (GLS color photo with Big D truck). The façade was altered again by 1978 by which time it had taken on the current appearance.



26165500090030100
 520 Main Street
 Garland News
 1911 *Contributing*

This brick masonry building was constructed in 1911 and was first occupied by the Garland News until 1936 (Hayslip). It originally had a much taller and more elaborate parapet with a strong central brick element featuring a flat arch and the word “news” (GLS photo, 1915). The design of the façade was the same as that of 528 and 524 Main, indicating that they were built at the same time. In the late nineteen-teens it became a drug store and a jewelry store; in fact, the building experienced a frequent turnover of occupancy until the 1950’s, when it became a furniture store (Flook). By the early 1960’s the taller and more elaborate parapet was removed, a modern canopy was added and the storefront changed and it became Baker Furniture Annex. It is unclear when the current stucco facade was installed –the late 1950’s or early 1960’s.



26165500090030000/
 99091215110000000/
 99110516500000000
 524 Main Street
 1911 *Contributing*

Originally erected in 1911 by T.N. Hickman, the first floor was occupied by City Grocery and a drug store and the upper floor was used as an opera hall and auditorium. The brick façade featured a decorative parapet with a central element of a design similar to that of the two flanking buildings beside it (GLS photo, 1915). The 1919 Sanborn map shows furniture and hardware in this location. In 1932 Baker Hardware moved into the building. In 1950 the front of the building was remodeled and an addition was made to the rear. In 1953, Baker altered the building by raising the second floor to make room for another floor above the first floor, essentially making it a 3-story building on the inside (The Garland Herald, 07-30-53). The brick was painted and the original paired wood windows were replaced or covered by sunscreens by the early 1960’s, most likely in 1950 when the façade was renovated.



26165500090040000
 528 Main Street
 1911 *Contributing*

This building was built and designed with 520 and 524 Main with the same brick parapet design, transom, canopy and similar storefronts. Built for the firm of J. M. Naylor and Son, the building, known as the “Naylor Building,” was purchased by L. A. Powell of the Powell-Allen Company in 1920 (Garland News, 01-23-20). Photographs show that it was occupied by the Garland Hardware Company in 1915 (GLS photo, 1915). Other occupants include Powell’s, Hunts, and Levine’s Department Store by the early 1960’s (GSL photo). It is not known when the decorative parapet was removed nor when the stucco was added to the façade.



26165500090050000
 532 Main Street
 Unknown
 1906 *Contributing*

Originally known as the M. D. Williams building; a grocery, warehouse, and undertaker once occupied this three-storefront wide building. The brick façade featured a decorative parapet similar to that of other buildings on the square at the time. M. D. Williams started in two storefronts, but moved into the third when it was built in 1911. A fire in broke out in the company’s first building in 1902, caused by the explosion of a lamp in Mr. Williams’ hand (Corcocran, Nov. 1989), which caused the destruction of four storefronts along Main Street. A smaller brick building was built to replace these in 1906. In 1920, the Roach Grocery Company business operated out of this building (McDaniel, 07-21-11). In 1931 the façade was modernized in the Spanish Colonial style which was popular at the time and can be found on the Garland High School and on the former Williams Funeral Directors place of business further west on Main Street. Roach sold that grocery business and moved down the street to establish Roach Feed & Grocer Co., a distributing wholesale grocery business and retail business. A 1949 Owls Nest Yearbook photo shows Safeway in this building and subsequent to that time it was occupied by Worthington’s. The building retains its 1931 façade characteristics and is currently occupied by Baker Furniture.



26165500080010100/
 99071203390000000
 600 Main Street
 Allstate Insurance
 c. 1901 *Contributing*

This brick building consists of three bays that originally featured a brick parapet design with extended pilasters. The parapet was redesigned, most likely in the 1950's; the façade of the building was remodeled using a brick similar to that on the 101 North 6th Street building. A café and barber shop were located in the building in 1938 and a dry goods store operated in the building into the 1950's.



East Block - North 6th Street

26165500030030000
 101 North 6th Street
 Knights of Pythius (portion of building)
 1897 - c1954; c1901 – c1954 *Contributing*

Constructed in 1897 by the Knights of Pythias, a portion of this building is one of only three buildings that survived the 1899 fire, no doubt due to its masonry construction. The original 1897 building featured a central pediment and corbelled cornice and a cast iron storefront. In 1911 the First Guaranty State Bank occupied the first floor and in 1913 merged with National Bank of Garland to form State National Bank. The building next door was constructed by 1901 in a similar design but without the central pediment. It was occupied by R. L. Reagan Dry Goods Company in 1915. Three smaller storefronts within one building, located at 603-605 Main, were constructed by 1919 and would later be engulfed into the bank's 1954 expansion. Plans were drawn up by Dallas architects Flint & Broad for the remodeling of the 1897 building in the Neo-classical style and incorporating both floors of the building at a cost of \$30,000 (rendering, Garland News, 02-22-24). The newspaper description of the plans refer to this as a "re-building," a "remodeling," and as a "new building," leaving the author at a loss for understanding how much, if any, of the 1897 structure remains, but it has been assumed for this report that at least most of the structure, floors and roof framing dates to that earlier period. The adjacent 1897 building retained its original appearance as late as 1926 (Garland News, 05-25-26). In 1946, Western Auto Associates was located there and announced an expansion at the rear and remodeling work (Garland News 11-29-46). In 1954, the two buildings were combined as part of an extensive renovation and expansion of the State National Bank.



The façade was re-designed, un-matched floor levels between the two buildings were connected, windows changed and a central entrance was created on 6th Street. A drive-through banking window was installed at the rear of the building as part of a large one-story addition. 603-605 Main Street was renovated at the same time; the brick on its façade matches that of the 1954 façade. More recently, the Synergy Bank has occupied the building with one tenant on the ground floor.

26165500030020000/
 26165500080100100/
 99090923350000000/
 99200334600034400
 107 North 6th Street
 2010 *Non-contributing*

Originally built in 1901, the brick façade featured a corbelled brick parapet and taller than usual extended pilasters to match those of its immediate neighbor and the Odd Fellows Building, one of the more ornate treatments on the square. Transom windows, a canopy and what was most likely a cast iron storefront completed the original design. The façade was renovated before the 1950's, at which time the decorative brick was removed from the parapet. In 1979 the building was occupied by Accent Lighting Mirrors & Glass Co. and what was left of the façade was covered by signage. The current owner reconstructed the 1901 design in 2010.



26165500030020100/
 99903060000006950/
 99071205330000000
 111 North 6th Street
 1901 *Contributing*

This brick building looked identical to its neighbor at 107 North 6th Street when originally built. It was occupied in its early years by a drug store but was better known as the site of Cole & Davis Co, an established clothing and dry goods store that moved to this location in 1940 (Times-Reporter, 1957). The company's façade featured a Moderne style storefront with black tile and glass, a streamlined canopy and matching sign (Owls Nest Yearbook, 1949). The sign is now mounted to the party wall of the building and can be seen from the back alley. In 1951 the interior was modernized and a mezzanine, partial basement and an addition to the rear were added (The Garland Herald, 08-30-51). Cole & Davis remained in this location at least until 1979 (GLS photo, 1979).



26165500030010000/
 99200334600035950/
 99952140000142750
 113 North 6th Street
 Odd Fellows Building
 1897

The Odd Fellows Building is one of the three remaining survivors of the 1899 fire. The handsome two-story building was built for the fraternal organization and provided lodge meeting space on the second floor and a cast iron storefront on the ground floor with transom windows and a canopy. The parapet featured corbelled brick and extended pilasters very much like, if not exactly like, that of the two buildings on the block to its south. In 1923 Nicholson Variety Store opened and operated out of the building through at least 1979. An addition was made to the rear between 1947 and 1958. This building retained its original cast iron front. This building and its matching neighbor, the Mason’s Building, were built at the same time, in the same design and have retained their historic integrity better than most of the buildings on the square, despite the loss of their corbelled parapets.



26165500030010100/
 99090923390000000
 115 N. 6th Street
 Mason’s Building
 c. 1899

The Mason’s Building, another survivor of the 1899 fire, is a near replica of the Odd Fellows Building next store, except that it has a façade on State Street. The handsome two-story building was built as a Masonic Lodge with meeting space on the 2nd floor and a cast iron storefront on the ground floor with transom windows and a canopy. An addition was made to the rear between 1947 and 1958 that housed storefronts on State Street. McKnight Drug, a local hangout since 1897, occupied the ground floor at least until 1985 (Garland Daily News, 09-29-85). Today, the ground floor houses the Zion Church Spirit & Truth. The windows and storefront have been replaced but like its neighbor, this building retains a great degree of historic integrity, despite the loss of its corbelled parapet.



IV. Preliminary Determination of Eligibility

Historic Significance

The square is unique in that it has survived, albeit not without changes, for 110 years. Most smaller cities in Texas have either a Courthouse Square, or no square at all. The towns like Garland that were organized around the railroad's arrival tended to be planned with orthogonal streets parallel and perpendicular to the railroad tracks, but without a central space. This is the pattern Garland followed up until the 1899 fire, which caused them to stop and rebuild, thereby creating the opportunity for establishing an open space or public square that would function according to the needs of the day—as a livestock trading and horse and buggy space with facilities to water the horses. That public square, like the buildings around it, evolved with the addition of a City Beautiful Movement fountain in the 1930's, a parking lot, complete with curbs and high mast lighting in the 1950's, and a structured, multi-leveled landscape and fountain design in the late 1970's.

The square's significance is in its ability to illustrate Garland's history until the period when growth and development moved away from the original downtown in the 1960's and later. The square retains the location, feeling, association, design, materials and craftsmanship of the period 1897 through the early 1960's and is both a typical example of a town's evolution and unique in that it features a public square established in 1900. Even the railroad connection is still understood in the current conditions.

Character Defining Features

The following characteristics are the predominant features that make this place what it is. Any effort to preserve this character would need to maintain and protect these features.

The Intangible: History Itself

The intangible qualities inherent in meaning, memory, and the personal connections made by people cannot be reproduced, reconstructed, or moved elsewhere, or erased. Once the physical representation of these qualities is demolished, it is lost forever. This is part of what makes a historic place like Garland's downtown square valuable and irreplaceable.

The Physical Characteristics

1. Openess of the square

The size and form of the square as open space has not changed in over 110 years.

2. Square is defined by buildings

The buildings on the blocks surrounding the square form a continuous "wall" that is critical for the square's definition as open space. The wall is solid and complete; there are no "gaps" or open spaces fronting the square. This wall is one and two-stories tall and the relationship of this wall height to the size of the open space is part of its character.

3. Street grid

The grid of the downtown area has always run through the square; maintaining the street as a vehicular street is part of the character of the downtown square.

4. Parking

Parking along vehicular streets and in front of the businesses that face the square is also part of the character of the place.

5. Landscape and hardscape (sidewalks)

The lack of landscape on streets is highly characteristic of downtowns in Texas of the period of Garland's downtown until the 1970's when street trees, brick paving and historical looking benches began to appear as part of downtown revitalization efforts. The fact that Garland has not seen these improvements to its narrow sidewalks, perhaps due to the fact that all of this can be found in the square itself, is a characteristic that makes Garland unique.

6. Building design

The buildings have a consistent character, established by the following:

- One and two stories in height

- Brick facades, often painted

- Wide storefronts and entries at the ground floor

- Canopies approximately 8 - 9 feet off the ground

- Transom windows above canopies

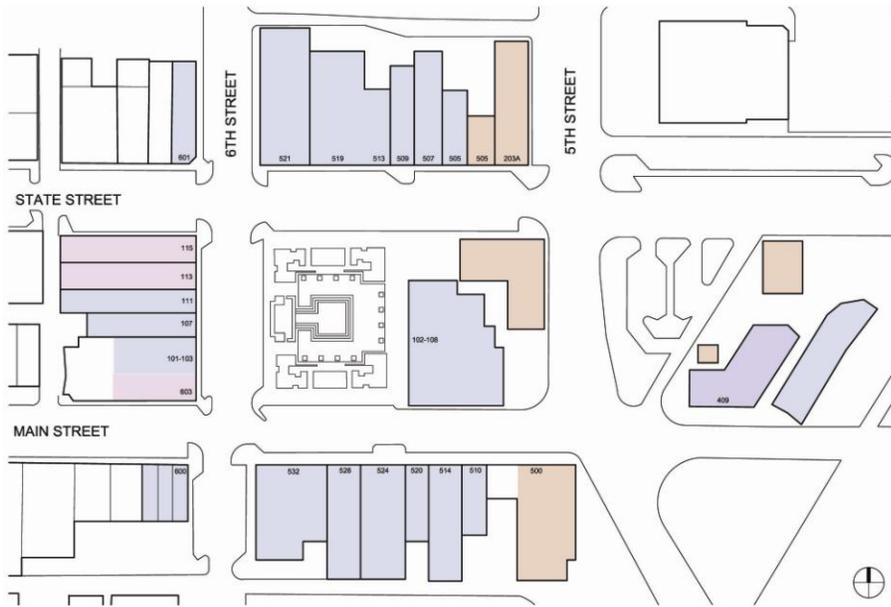
- Commercial uses

- Variety of signage locations, size and type

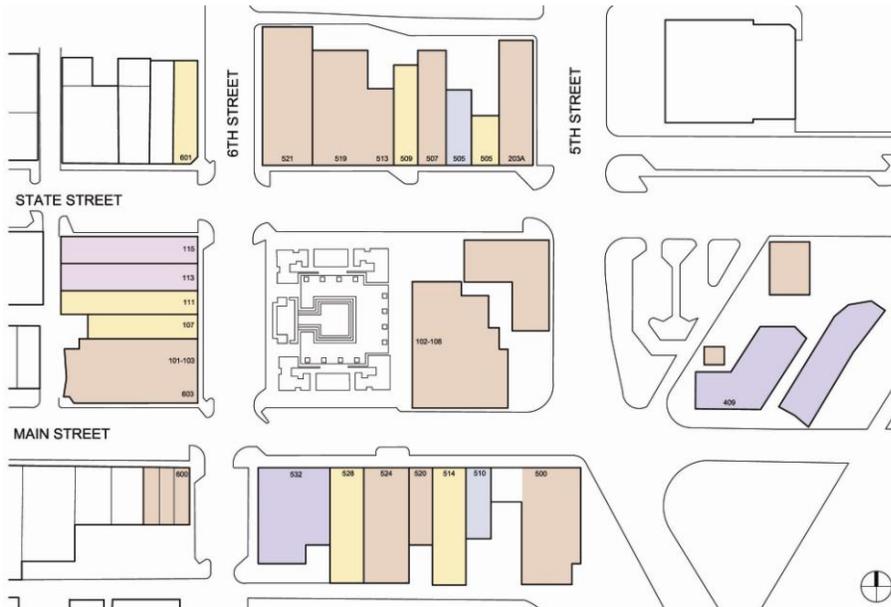
- Variety of building styles and periods reflecting the evolution of the place over its 110 year history

7. Evolutionary Character

While most of the buildings on the square were built by 1920, nearly all of the buildings have changed substantially since their original construction – this is not unique to Garland's downtown. What is unique is a town that has not changed, retaining the character that remained at the date of original construction. Towns like Waxahacie, West, and Granbury have remarkably intact downtowns or downtown squares. But Garland evolved from an agriculturally based economy to an industry based economy, from a stand-alone city to a suburb of Dallas, and from a turn of the century place to a very contemporary place, with new housing, arts facilities and public buildings that bear little resemblance to the construction at the turn of the century when downtown started. This evolution is a characteristic of Garland's downtown square.



The period of construction for the majority of the buildings on the square is 1900-1920 (blue). Three buildings were constructed before 1900 and survived the fire of 1899 (purple) and four buildings were constructed between 1940 and 1960 (pink).



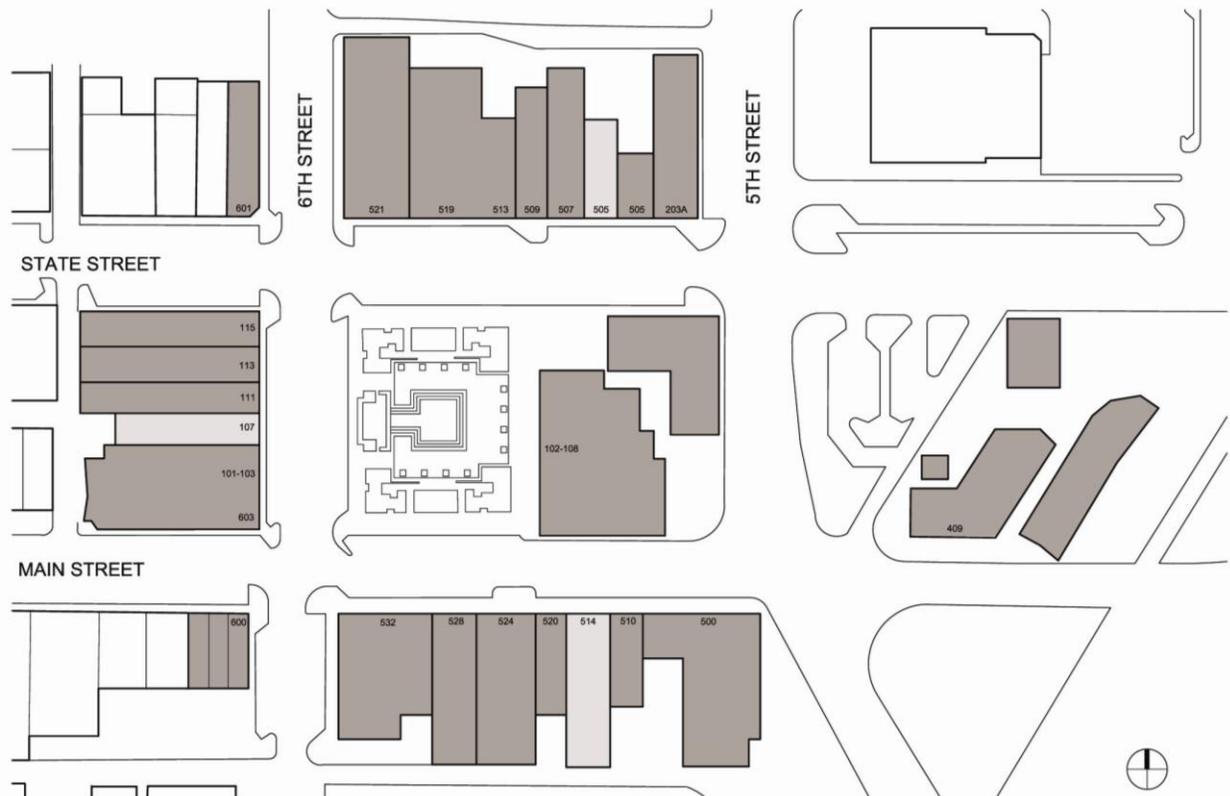
The period of alterations and additions to the buildings on the square varies, but the predominant date of the current improvements on these buildings is between 1940 and 1960 (pink). The square and the buildings that define it no longer reflect their original design, yet they do reflect the changes that Garland has undergone over the past 110 years of its history.

Recommendations

Potential Historic District Option

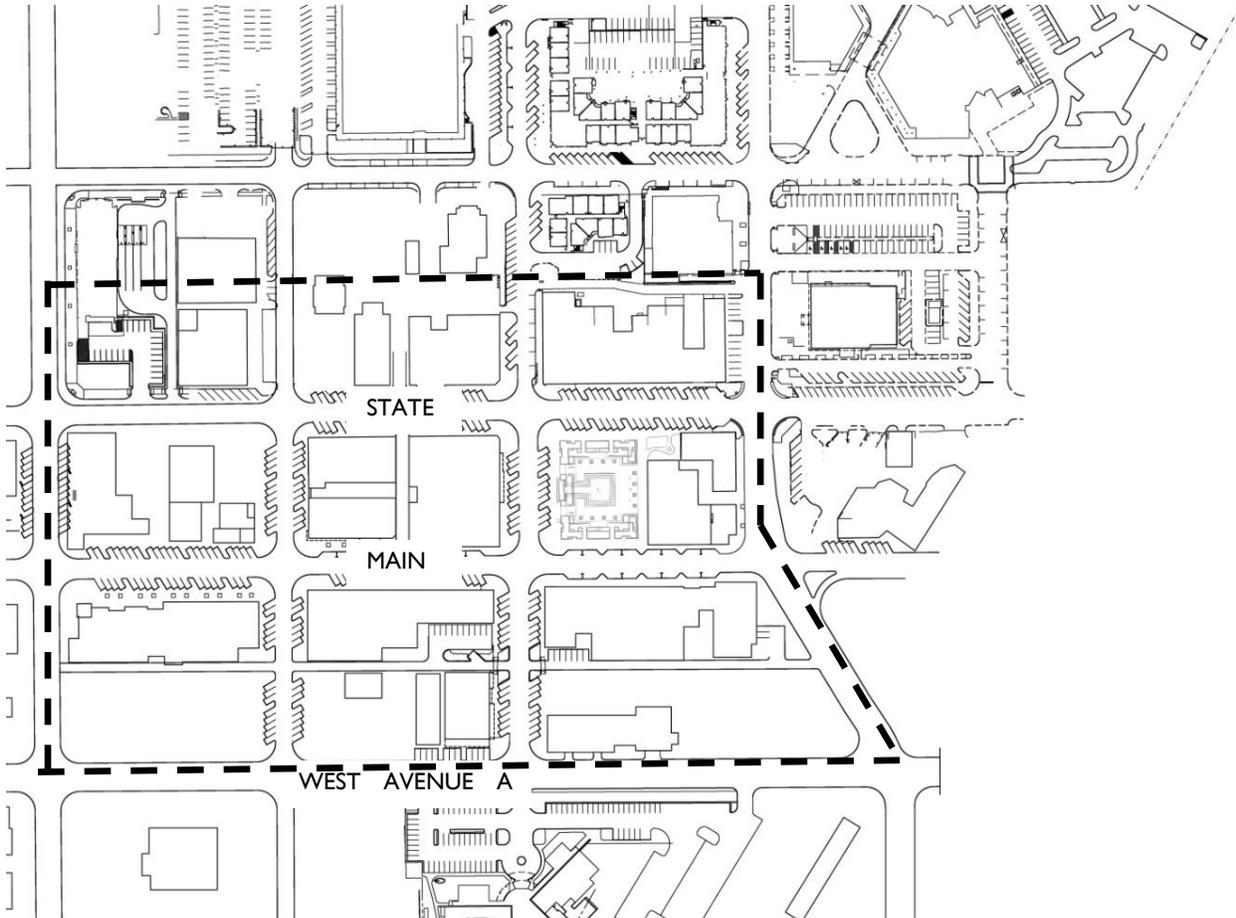
Creating a historic district is one way to recognize and/or regulate the downtown square. Based upon the research and an evaluation of each building with respect to its historic integrity, and upon the criteria established by the National Register of Historic Places, the following map depicts the buildings that we propose as “contributing” to a potential historic district within the study area and the buildings that are “non-contributing.” The period of significance for the potential district is 1897 – 1961, a date derived from the requirement for at least 50 years of age to be considered eligible (with some exceptions) and this period is appropriate because it encompasses Garland’s most intense period of growth in the 1950’s. An official Determination of Eligibility requires the involvement of the Texas Historical Commission (THC); the THC has not been contacted. Should there be a desire to nominate the square to the National Register; this document would provide some of the background needed by the THC to make an official Determination of Eligibility. However, a larger area than the study area of this report would be considered in a Determination of Eligibility by the THC. Once determined eligible, a Nomination to the National Register would be the next step, which would include additional documentation of Garland’s history and other documentation for each building, review by THC and by the State Board of Review and finally, approval by the Keeper of the National Register would be the final step in obtaining a listing on the Register.

Buildings within the study are that are proposed here as “contributing” to a potential National Register historic district are shown in dark gray.



Potential Historic District Expansion Option

The study area that was a part of the scope of this study is not an appropriate boundary for a historic district. The expanded area shown below was taken from the 2000 survey and the 2001 Determination of Eligibility letter from the Texas Historical Commission and is proposed as a starting place for evaluating the boundaries for a potential a historic district for the downtown area.

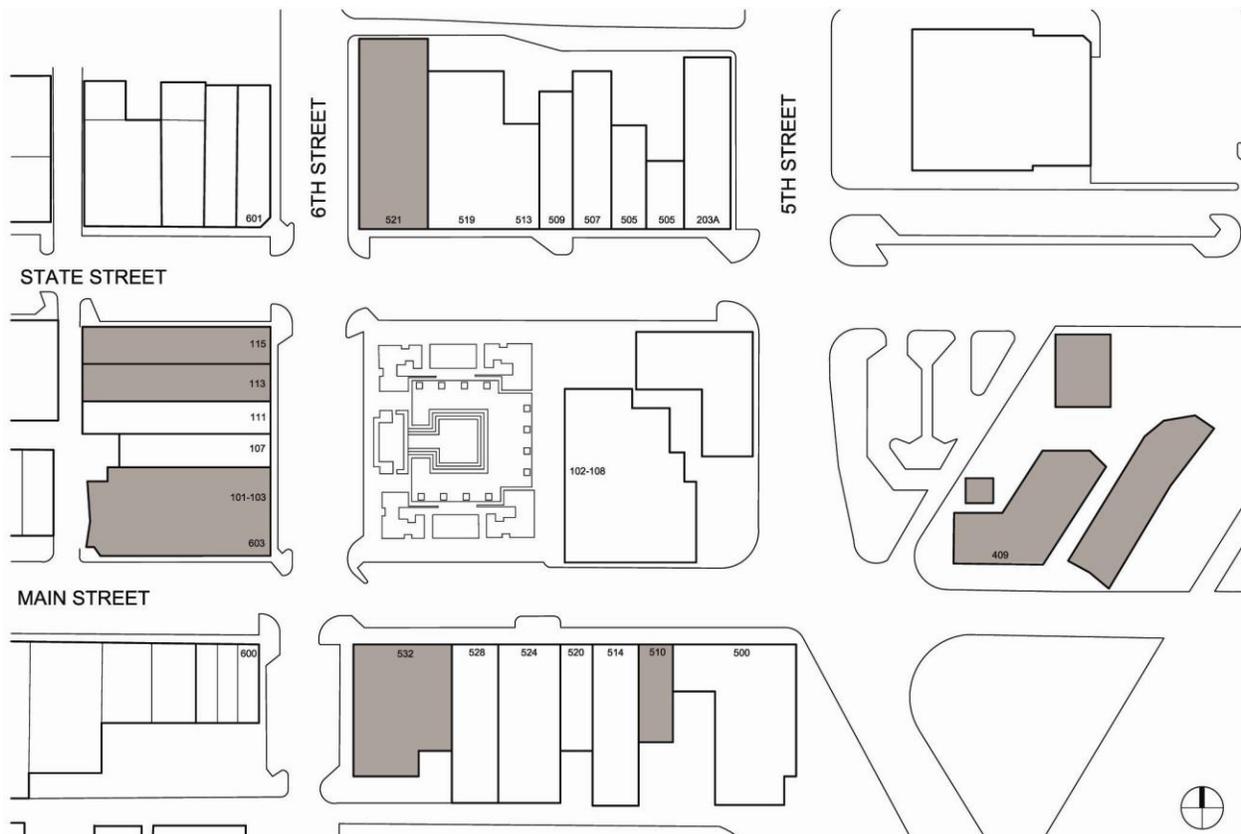


Map has not been verified for accuracy.

Potential Individual Building Option

Based upon the research and an evaluation of each building with respect to its historic integrity, the following map depicts some of the buildings that could be eligible for listing on the National Register on their own merit, rather than as part of a historic district. The criteria for nominating these building varies by building; some could be nominated under “Architecture” and others, such as the Synergy Bank, under “Commerce.” Still others might be considered eligible for their association with important people in the history of Garland, in addition to Architecture, such as the Williams Building. An official Determination of Eligibility requires the involvement of the Texas Historical Commission (THC); the THC has not been contacted. Should there be a desire to nominate individual buildings to the National Register, this document, supplemented by photographs and additional history, would provide the background needed by the THC to make an official Determination of Eligibility. Once determined eligible, a Nomination to the National Register would be the next step, which would include more research and documentation of the existing conditions, Garland’s history and other information, review by THC and by the State Board of Review and finally, approval by the Keeper of the National Register would be the final step in obtaining a listing on the Register.

Buildings within the study are that are potentially eligible for individual listing to the National Register are shown in dark gray:



Note: the criteria for “contributing” to a historic district is not the same as the criteria for individual listing where a higher degree of relevance and integrity is required. Note also that this study did not include sufficient research to determine all the potential individual historic properties; the most obvious properties are shown here.

Other Means of Recognizing Historic Significance and Preserving the Downtown Square

National Register Nomination of District or Individual Property Listings:

This option provides recognition of the historic importance of the square, but does not provide protection from demolition nor from inappropriate alterations or new construction. Recognition can come in the form of a marker, and can enable Garland to be listed with other historic sites in the county, state and the US. Regulation of the district however is not part of the listing, except when federal funding is used to make changes, such as when TxDOT widens a road or HUD funds are used to build housing within the historic district. In such cases where federal funding is used, Section 106 of the National Historic Preservation Act of 1966 triggers the involvement of the State Historic Preservation Officer, which is the Texas Historical Commission.

One of the economic development benefits of listing is that the properties become eligible for the 20% Investment Tax Credit, a federal tax credit program meant to stimulate the redevelopment of historic properties. These redevelopment incentives are currently available for properties on the square that would qualify as individual landmarks, but by establishing a historic district, all the contributing properties would automatically qualify.

State Marker Program:

Some of the individual buildings within the district could obtain State Markers, a program that provides recognition and listing by the State, but without protection or regulation. The current square already has a State Marker commemorating former First Lady Rosalynn Carter's dedicating of the square for the U. S. Bicentennial. A second State Marker (also a subject marker) exists for the Bankhead Highway.

Main Street Program:

While this THC-led program was established in Garland, it could be re-established or the same principles could be applied to the downtown in another effort to revitalize and preserve the downtown area. The Main Street program is a recognition program, rather than a form of regulation or protection. However, the program comes with some support from the THC's staff.

Local Historic District or Individual Property Listings:

This option provides recognition and a vehicle for the regulation of changes to the district. The City does not currently have a historic preservation ordinance, but an ordinance could be enacted, a Landmark Commission or similar body could be established to review proposed changes, the district could be designated and preservation criteria could be written to suit the level of protection desired by the community.

Local Conservation District or Planned Development District:

The City could enact zoning regulations to preserve the downtown square using tools such as a maximum lot size, height and coverage requirements, form requirements that could address materials, canopies and other desired features, building placement, and other aspects. A carefully developed zoning regulation could both protect the historic character of the square and establish guidelines for redevelopment.

Interpretive Signage Program:

The City could install an interpretive signage program as part of the improvements to the square.

V. Bibliography

Abshire, Richard "Garland A Contemporary History, Garland Chamber of Commerce, Historical Publishing Network, San Antonio, Texas 2009.

Handbook of Texas Online.

Hayslip, Michael "Garland, Its Premier Century," 1991 Windsor Publications.

Flook, Jerry 'Our Historic Public Square...A Window to Our History,' July 2010, Garland Messenger.

Flook, Jerry 'Slipcovering History,' August 2010, Garland Messenger.

Flook, Jerry 'Historic Square: North Side,' September 2010, Garland Messenger.

Flook, Jerry 'South Side of the Historic Square,' October 2010, Garland Messenger.

Flook, Jerry 'Garland's Historic Square – West Side,' November 2010, Garland Messenger.

"McKnight Drug Still Favorite Hangout," from Supplement to Garland Daily News "100 Years and Growing," September 29, 1985.

"Republic Bank Has Beginning in Old Hall & Davis Drug," from Supplement to Garland Daily News "100 Years and Growing," September 29, 1985.

"'89 Fire Spurred Start of Fire Department Here," Garland Daily News, Tuesday, July 31, 1962.

"Alexanders Known for 'Insurance,'" The Times-Reporter, Vol.I No. 1 Sunday September 8, 1957.

"Crossman's Oldest Insurance Firm," The Times-Reporter, Vol.I No. 1 Sunday September 8, 1957.

"Cole-Davis Begun 62 Years Ago on Square," The Times-Reporter, Vol.I No. 1 Sunday September 8, 1957.

Written interview. February 2, 1987 with Jennie Bisby, Owner of the Plaza Theater, Patty Granville.

Interviews with Michael Hayslip in late June and July of 2011.

Interview with Jack (Earl) McDaniel Jr, Roach Feed & Seed, July 21, 2011.

Interview with Ernest Wright by telephone, July 22, 2011.

Corcoran, Leonard, "A Destructive Fire," and "Our Day for Fires," November 1989.

Sanborn Fire Insurance Maps; 1901, 1906, 1915, 1919, 1927, 1928, 1947, 1958.

Garland Landmark Society, Inc. archives and photograph collection, 200 Museum Plaza Dr. Garland, TX 75040.

Garland Landmark Society Newsletter “On Track” for January-February-March, 2012.

Garland High School “Owl’s Nest” Yearbooks; 1947, 1948, 1949, 1950, 1960.

Paintings by Bruce Cody in the Plaza Theater and at the Garland Civic Theatre lobby, which are based on 1940’s era photographs.

www.thc.state.tx.us Texas Historical Commission Atlas, Historic Marker descriptions.