

GARLAND, TEXAS

MAY 31, 2014

HISTORICAL DOWNTOWN
WALKING TOUR

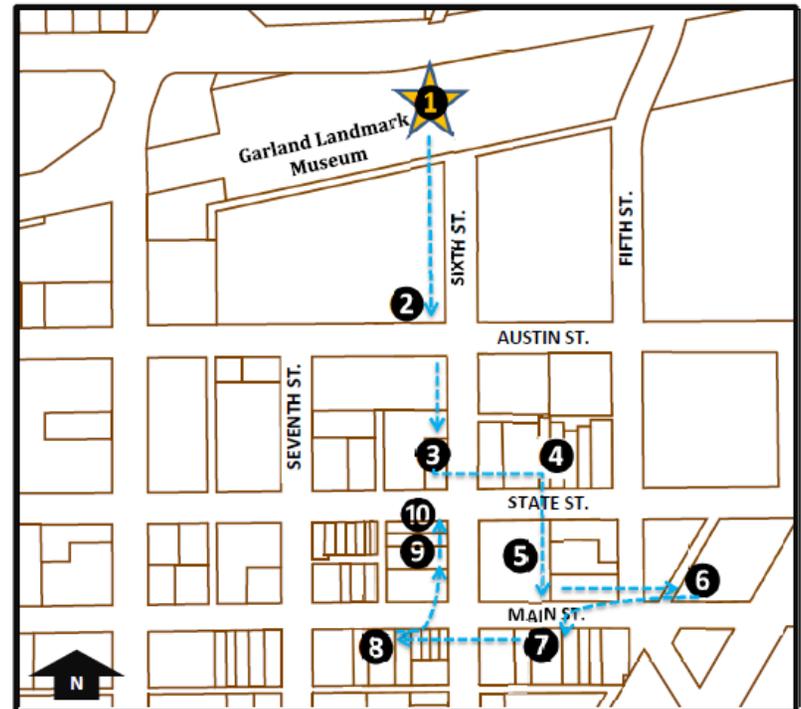
HANDGUIDE



SPONSORED BY:

- *Roach Feed and Seed*
- *Rowlett Florist*
- *Garland Landmark Society, Inc.*
- *City of Garland*

Downtown Garland Historic Walking Tour



Legend

- | | |
|---------------------------------------|--|
| ① Garland Landmark Museum | ② Corner of 6 th and Austin |
| ③ Corner of 6 th and State | ④ Rowlett Florist |
| ⑤ Square Plaza | ⑥ Roach Feed 'n Seed |
| ⑦ Baker's Furniture | ⑧ Dos Banderas |
| ⑨ Generator Coffee House | ⑩ Corner of 6 th and State |

All photos provided courtesy of Garland Landmark Society, Inc. These materials and more may be found on their website at www.garlandhistorical.org

1. THE IMPACT OF THE RAILROADS

Settlers first came to this area in the late 1840s to claim and farm the land as part of the Peter's Colony. Most of them migrated from Tennessee, Kentucky, Alabama, and Missouri.

In 1886, railroads came through the area we now call Garland, and forever changed its future. Railroads provided access to outside markets, serving as the impetus for development of the community's economy. It was also the railroad that brought many of the community's early settlers.



In 1901, the Santa Fe Depot was built along the Dallas, Greenville & Santa Fe Railroad (DG&SF). The depot has survived at least one fire and two moves from its original site near Avenue A and 4th Street. In 1974, the depot was registered with the State of Texas as an official Texas Historic Landmark.

The 1910 Pullman railcar was a passenger coach, Smoker Car 582, placed in service by the Santa Fe Railroad and donated to the City in 1978. It is of unique hybrid construction, made of an all wood car body mounted on steel under frame. Prior to this construction method, railcars were made entirely of wood, including the frame structure. By 1930, railcars were made almost entirely of metal.

2. COMMUNITIES MERGE

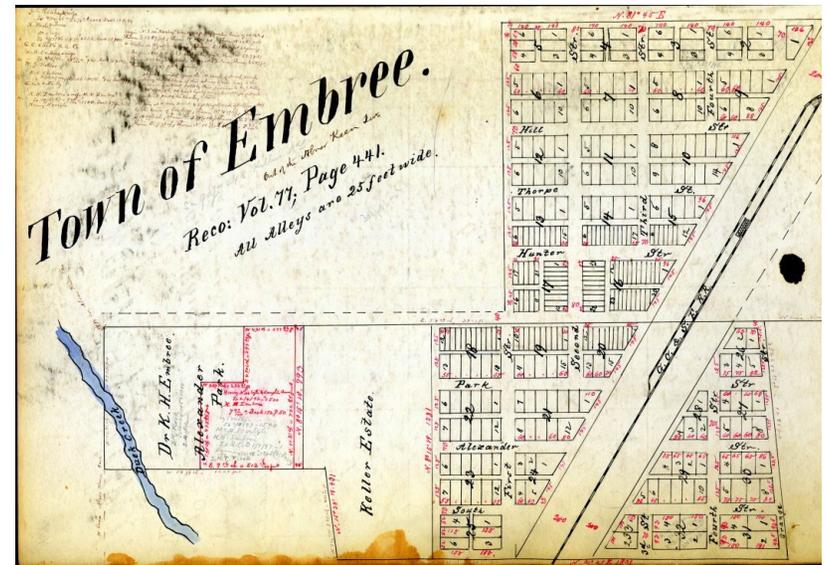
(NW CORNER OF 6TH AND AUSTIN)

'OLD' DUCK CREEK

In 1874, the first store in this area was built in 'Old' Duck Creek. This store eventually became the first official post office in the Garland area. The 'Old' Duck Creek business district was located along the west bank of Duck Creek (around the present-day Avenue B crossing) roughly in the area along Garland Road. The Duck Creek post office and most of the business district were lost to a fire in February 1887.

TOWN OF EMBREE

Also in 1886/87, the Gulf, Colorado, and Santa Fe (GC&SF) Railroad purchased a portion of the William Tinsley Farm and established the competing Town of Embree along its rail line, including a post office somewhere in the vicinity of present day Avenue C.

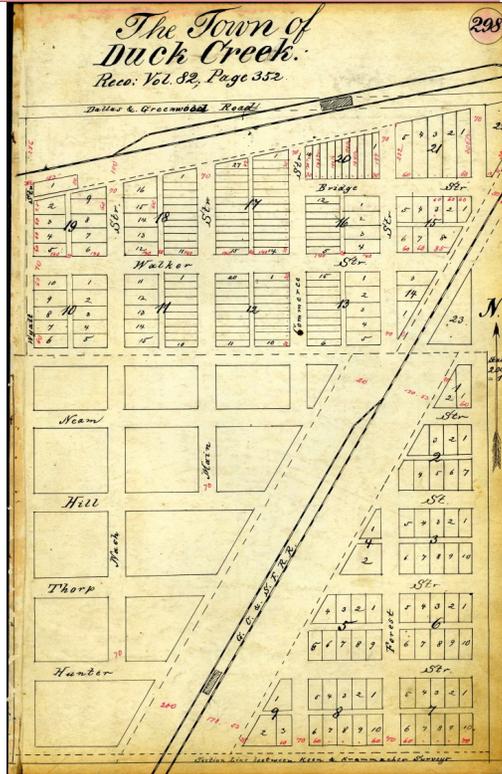


Map of the Town of Embree, formed in 1887 by the Gulf, Colorado, and Santa Fe (GC&SF) Railroad.

TOWN OF 'NEW' DUCK CREEK

The Township of 'New' Duck Creek was also formed in 1887, mostly by the relocating businessmen of 'Old' Duck Creek. This town was established south and east of the Missouri, Kansas, and Texas (MK&T) and the GC&SF railroads.

Embree attempted to absorb 'New' Duck Creek, whose residents resisted. From February to December of 1887, the two communities grappled for the post office.



GARLAND BUSINESS DISTRICT EMERGES

Tired and bruised by the dispute, the 'New' Duck Creek residents petitioned Congressman Jo Abbott to mediate and help reach a solution. Abbott prevailed upon the Post Master General to select a location half-way between the two disputed sites. In December 1887, the Post Master General relocated the post office halfway between the two communities (somewhere within the boundaries of the present-day Square), naming it Garland after then Attorney General Augustus H. Garland. **This decision anchored the Downtown Garland business district.** The two townships united under the Garland name, incorporating on April 18, 1891, with an in-town population approximating 500.

3. BIRTH OF THE PUBLIC SQUARE

(NW CORNER OF 6TH AND STATE)

DOWNTOWN BUSINESS DISTRICT IN 1891

The original downtown business structures were of wood construction, connected by wooden sidewalks and laid on a grid system with dirt streets. Neighborhoods developed along the edges of this commercial center.

Initially, the Downtown business district had no central Square. Between present State and Main streets, businesses lined the east side of Sixth Street, with an alley behind them; another row of buildings fronted Fifth Street.



Photo ca. 1891 looking westward along State Street.

4. NORTH SIDE OF THE SQUARE

IMPACT OF THE FIRE OF 1899

On November 30, 1899 (Thanksgiving night), a fire razed Downtown Garland; at least 30 businesses and homes were lost. With the fire having cleared the town center of structures, the opportunity was seized to acquire that property and set it aside as public open space. As a result, the downtown Square was born.



Photo of the Square ca. 1906 looking Southeast. By this time, many of the structures on the square were of masonry construction and the center of the square had been cleared for public open space.

521 STATE STREET

The earliest building on this site pre-dates 1918, but was destroyed in a fire. After the fire, a new building housing Hudson Davis Dry Goods Store was built around 1918. It was later reconstructed in 1941 as a movie theater, known as the Plaza Theater. In 1950, the theater underwent major renovations. In 2001, the building was restored to resemble its 1950 appearance, but used as a live performance venue.

519 STATE STREET

Erected in 1900 and known as the Jones & Newton building, it was comprised of three bays and was one of the most elaborate buildings on the square. The first two bays housed 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 movie theater (that we know of). In 1952, the building was extensively modernized on the interior and exterior.

513 STATE STREET

Erected 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. Between 1932 and 1950, the corbelled brick was removed, the brick painted, and the storefront modernized.

509 STATE STREET

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 and was renovated to its present design about the same time.

507 STATE STREET

Built in 1918 with a concrete floor, this building may have been designed specifically for the Harness and Tin Shop housed there in 1919. In 1932, plumbing supplies were sold here. The building retains its original parapet, one of the few that do, but lost its roof to a fire and currently sits vacant.

5. EVOLUTION OF THE PUBLIC PLAZA

LOOKING NORTHEAST ACROSS THE SQUARE

In 1895, Garland's first bank, Citizen's National Bank, opened – only to succumb to the fire of 1899 four years later. In 1900, the bank rebuilt, erecting the Alamo-style building shown on the site in the photo below.

By 1901, the northeastern corner of the Square featured the Garland Hotel, a two-story wood structure. The building began life as part of a school dormitory located near present-day 9th Street and Main Street. When the school ceased accepting boarders, a part of its dormitory was salvaged and moved to this location. The Garland Hotel was lost to a fire in 1932.

By 1901, the square, composed of dirt, was established here in the center. It was used to park horses and buggies, as well as for Trade Days, where it was used for trading livestock. A small well was provided near the center of the Square to supply water to the horses, visitors, and businesses. In 1914, a massive cistern was created beneath the square. (It was reported to be 45 feet deep and 34 ½ feet across; it was referred to as “The Big Well”, and was said to have been large enough to drive a horse-drawn carriage through.)



Photo of the square looking northeast ca. 1906.

PAVING THE WAY TO PROGRESS

By the 1920s, streets transitioned to gravel and parking in the square was now used for automobiles instead of horses/buggies; the cistern was abandoned.

As shown below, by 1933, the square was paved, and a neo-classical style fountain, with lighting and landscape, was located in the center. The fountain bore a memorial plaque honoring citizens of Garland who lost their lives during World War I. (The plaque can now be found at the Garland Senior Center.)



A second floor was added to the Citizens National Bank around 1918, but by 1919, the bank was defunct. The bank was recapitalized, re-opening 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, who remodeled and offered it for the City's use, as a memorial to his mother and brother, who perished in the tornado of 1927. Known then as the Nicholson Memorial Building, it housed (a) municipal offices and Garland's first library on the first floor and (b) an auditorium on the second floor.

EAST SIDE BUILDINGS (102—108 N. 6TH STREET)

Except for Citizens National Bank, previously covered, the buildings on the east side of the Square were constructed around 1906 as one building with four separate storefronts. The northern-most building originally housed a restaurant, a tailor, a barber, and a Post Office. On the southern end of the block, another three-storefront building was constructed between 1907 and 1912, serving initially as a drug store with a restaurant and variety store. The entire block became generally known as the “Crossman Block,” named for the Crossman family, who owned Garland’s first insurance agency and operated out of this location.

In 1926, Garland’s first national chain grocer, A&P Grocery, opened in the southern-most building of the east side of the square.



Shown here ca. 1936, the A&P Grocery store remained open at this location through the mid 1950s.

THE SQUARE IN ITS PRIME

The growth of the 1950’s brought 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.

REVITALIZATION EFFORTS BEGET THE PUBLIC PLAZA

In the late 1970s, City efforts to revitalize Downtown began, including a redesign of the square into a plaza as gathering space. Today’s configuration represents this design. The ground-breaking was celebrated in 1976 and dedicated by U.S. First Lady Rosalyn Carter.

WEST SIDE GEMS

The three oldest remaining structures on the square can be found on the West side of the Square. Built around 1897 of brick with cast iron storefronts, these two-story buildings survived the fires of 1899 and 1902: the Masons Building (north corner), the Odd Fellows Building (adjacent to it), and the Knights of Pythius Building (south end).



This photo of the west side of the square (taken in April 1915) shows the square’s three oldest remaining buildings, built around 1897.

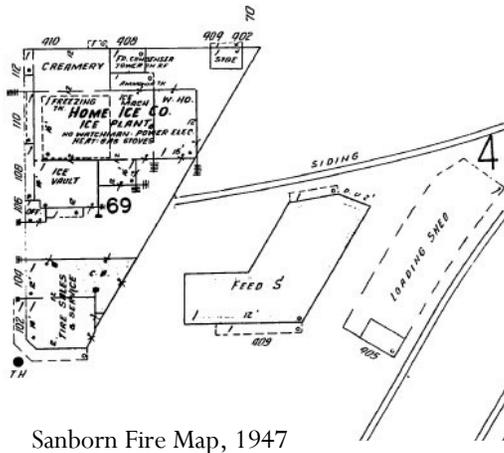
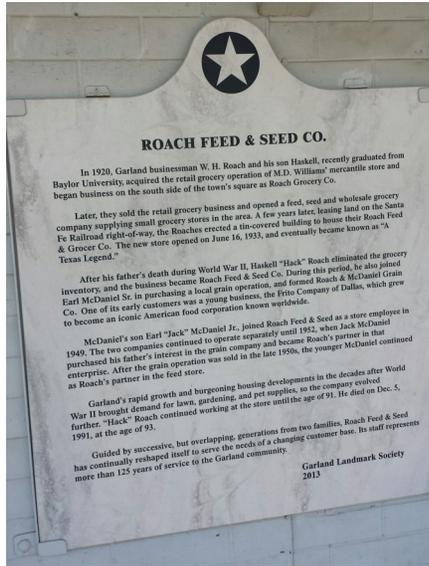
6. ROOTS REMAIN

ROACH FEED AND SEED

Evidence of Garland's agricultural roots still echo from one of Garland's longest operating businesses. In 2013, Roach Feed & Seed was recognized by the Garland Landmark Society for having operated continuously for over 80 years in Downtown Garland.

This business was established in 1933 after W.H. Roach and son Haskell sold their grocery business located at the south-east corner of Main and 6th Streets. This building was constructed at that time for the store; the Roaches also acquired and renovated an "Onion Shed" existing on the site by 1919 and previously owned by the railroad. Clad in metal panels, this frame building is one of the last wood structures on or near the square.

Haskell Roach was also in partnership with Earl McDaniel Sr. in the Roach & McDaniel Grain Company through 1952 (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 Jr. still runs the business today.



Sanborn Fire Map, 1947

7. SOUTH SIDE OF SQUARE

510 MAIN STREET

Built in 1915 as a meat store and used later as 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.

520 MAIN STREET

Constructed in 1911, this brick masonry building was first occupied by the Garland News until 1936. It originally had a much taller and more elaborate parapet with a strong central brick element featuring a flat arch and the word "news". By the early 1960s, the taller parapet was removed and a modern canopy was added as it became the Baker Furniture Annex.

524 MAIN STREET

Originally erected in 1911 by T.N. Hickman, the first floor of this building was occupied by City Grocery and a drug store on the first floor, and the upper floor was used as an opera hall and auditorium. In 1932, Baker Hardware moved into the building. Over the years, the hardware gave way to furniture. In the 1950s, the building was remodeled, including raising the second floor to make room for another floor above the first floor, essentially making it a 3-story building on the inside. In the 1960's, the furniture store took in the building to its east.

528 MAIN STREET

This building was built and designed with 520 and 524 Main with the same design in 1911. Built for the firm J.M. Naylor and Son (and referred to as the Naylor Building), photographs show that it was occupied by the Garland Hardware Company by 1915.

532 MAIN STREET

A fire broke out in 1902, which caused the destruction of four storefronts along Main Street. A smaller brick building was built to replace these in 1906. Originally known as the M. D. Williams building; a grocery, warehouse, and undertaker once occupied this three-storefront-wide building. M. D. Williams started in two storefronts, but moved into the third when it was built in 1911. In 1920, the Roach Grocery Company business operated out of this building. 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. In 1933, the Roaches sold that grocery business and moved down the street to establish Roach Feed & Grocer Company.



Photo is of the south side of the Square in 1915, and includes shoppers in full dress waiting on a DollarDay drawing for a horse and buggy.

BANKHEAD HIGHWAY

In 1916, the U.S. Congress passed The 1916 Federal Aid Road Act, sponsored by Alabama Senator John H. Bankhead to supply funds to states to improve roadways. Soon to follow was the designation of America's second east-to-west transcontinental highway, routed over existing roadways from Washington, D.C., to San Diego, California. The Garland people noted the highway's potential for economic impact and worked to have the route designated through Garland along present-day Main Street. The Bankhead Highway's route through Texas was officially designated as Texas Highway 1 in 1917, but it also retained the official Bankhead name until 1926, when it became part of U.S. Highway 67.



This 1938 photo looking west down Bankhead Avenue (known as the Bankhead Highway until 1926 and today as Main Street), shows the businesses in operation during that time. Among them is the Garland Theater which showed the movie "Under Western Stars" that Roy Rogers and Smiley Burnett came to town to promote.

8. MAIN ST. WEST OF SQUARE

This block of Downtown reflects the growth of the automobile and the many businesses that sprang up in Garland to sell and service them.

607 MAIN STREET

Once the home of administrative and billing offices for Garland Power and Light, this building can be seen advertising Garland's "low taxes and home owned utilities" in the 1938 photo to the left.

614 MAIN STREET

"The Ford House" was opened here ca. 1917 by Carl M. Brown to complement his operation in Mesquite. Besides featuring automobiles, the showroom served as a hangout for local businessmen. The building later housed the city's Chevrolet dealership. Remnants of the painted advertisements for the Ford dealership are still visible from the building's upper façade on the south side.

618 MAIN STREET

This building once housed the Garland Theater, including a marquee, as pictured in the photo to the left.

620 MAIN STREET

Morrison's Garage, shown below during the late 1920s in its brick-veneered incarnation that replaced an earlier version, reflects the growing success of auto-related businesses. The building also hosted Pontiac and Ford dealerships over the years.



9. A PICTURE OF THE 19TH CENTURY

Home to the three oldest structures on the square, and one other recently restored to the time period, the west side may offer the closest picture of what the square may have looked like at the turn of the 19th century.

101 NORTH 6TH STREET

The southern-most portion of this building was constructed in 1897 by the Knights of Pythius and originally featured a central pediment, corbelled cornice, and a cast iron storefront. In 1911, the First Guaranty State Bank occupied the first floor, merging in 1913 with National Bank of Garland to form State National Bank (etched in the façade). The building next door was constructed by 1901 in a similar design and occupied by R.L. Reagan Dry Goods. In 1954, the two buildings were combined as part of an extensive expansion of the bank. The façade was redesigned, un-matched floors between the buildings were connected, windows adjusted and a central entrance created on 6th Street.

107 NORTH 6TH STREET

Built in 1901, the brick façade included a corbelled brick parapet and extended pilasters, and was one of the more ornate treatments on the square. The building featured transom windows, a canopy, and most likely a cast iron storefront. The façade was renovated before the 1950's, at which time the decorative brick was removed from the parapet. In 2010, Robert Smith reconstructed the building, inside and out, to a very close approximation of its 1901 design.

113 AND 115 NORTH 6TH STREET

The Odd Fellows Building and the Mason's Building were both built for fraternal organizations, sharing lodge and community meeting space on the second floors. In 1923, Nicholson Variety Store opened and operated out of the ground floor of the Odd Fellow building through at least 1979. A drug store of some name occupied the ground floor of the Masons building and served as a local hangout from 1897 to at least 1985. These buildings retain their original cast iron fronts and their historic integrity better than most of the buildings on the square, despite the loss of their corbelled parapets.

10. THE SQUARE SINCE THE 1950S

THE 1950S

The 1950s was a decade of great growth for Garland, and the Downtown reflected that with almost a complete transformation in the character of the buildings. Any surviving corbelled cornices were removed, canopies were removed or replaced, brick facades were painted or covered with stucco — all in the name of progress.

THE 1960S AND BEYOND - REVITALIZATION EFFORTS CONTINUE

During the 1960s and 70s, as Garland experienced rapid growth and transitioned to a suburb of Dallas, Downtown began to have a difficult time competing with outlying shopping centers. The changes to buildings that had characterized the past half century seemed to come to a halt, and the buildings began to suffer from inability to justify further investment. In the late 1970s, the City initiated revitalization efforts, including the public plaza. A new canopy was also installed on nearly all of the buildings to create a continuous element on all sides of the square. An example of this remains today on the Civic Theater building on the east side of the square.

The 1990s brought the Main Street USA Program to Downtown Garland, resulting in replacement of many of the awnings you see along Main Street. In 2002, DART light rail opened a station in Downtown Garland, bringing with it the opportunity for Transit-Oriented Development. In 2005, a comprehensive Downtown Revitalization Program was initiated by the City, focused on bringing more residents to Downtown to support local business, on increasing the walkability and visual appeal of the public spaces, increasing the amount of green space, upgrading public infrastructure, and renovating the facades of public buildings to make Downtown Garland a true destination — a place for people to live, work, and play.

CONCLUSION

The Square is unique in that it has survived, while both evolving to meet practical needs yet capturing snapshots in time of Garland's growth, for 115 years. The Downtown reflects Garland's evolution from an agricultural community to a significant suburb of Dallas, changing to meet the needs of the day, but always remaining the beloved heart of the city.

THIS PUBLICATION PRINTED IN COOPERATION
BETWEEN
THE GARLAND LANDMARK SOCIETY AND
THE CITY OF GARLAND

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