

**United States Department of the Interior**

National Park Service

**National Register of Historic Places Registration Form****1. Name of Property**

Historic Name: Travis College Hill Historic District

Other name/site number: Travis College Hill

Name of related multiple property listing: N/A

**2. Location**

Street &amp; number: 300-400 blocks of South 11th 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Not for publication: ☐Vicinity: ☐**3.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

☒ 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 ☒ meets ☐ does not meet the National Register criteria.

I recommend that this property be considered significant at the following levels of significance:

☐ national ☐ statewide ☐ localApplicable National Register Criteria: ☐ A ☐ B ☐ C ☐ D\_\_\_\_\_  
Signature of certifying official / Title

State Historic Preservation Officer

\_\_\_\_\_  
Date

Texas Historical Commission

\_\_\_\_\_  
State or Federal agency / bureau or Tribal GovernmentIn 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

Travis College Hill Historic District, Garland, Dallas County, Texas

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## 5. Classification

**Ownership of Property:** Private

**Category of Property:** District

### Number of Resources within Property

Contributing	Noncontributing	
11	1	buildings
0	0	sites
7	3	structures
0	0	objects
18	4	total

Number of contributing resources previously listed in the National Register: 0

## 6. Function or Use

**Historic Functions:** DOMESTIC/Single Dwelling

**Current Functions:** DOMESTIC/Single Dwelling

## 7. Description

### Architectural Classification:

Late Victorian: Queen Anne

Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American Movements: Craftsman/Bungalow

Modern Movement: Ranch

Other: American Vernacular

**Principal Exterior Materials:** Wood, Brick

**Narrative Description** (see continuation sheets 6 through 12)

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## 8. Statement of Significance

### Applicable National Register Criteria

X	A	Property is associated with events that have made a significant contribution to the broad patterns of our history.
	B	Property is associated with the lives of persons significant in our past.
X	C	Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
	D	Property has yielded, or is likely to yield information important in prehistory or history.

**Criteria Considerations:** N/A

**Areas of Significance:** Community Planning and Development; Architecture

**Period of Significance:** 1913-1960

**Significant Dates:** 1913

**Significant Person** (only if criterion b is marked): N/A

**Cultural Affiliation** (only if criterion d is marked): N/A

**Architect/Builder:** Quessenberry, Abe; Smallwood, Elmer (builders)

**Narrative Statement of Significance** (see continuation sheets 13 through 20)

## 9. Major Bibliographic References

**Bibliography** (see continuation sheet 21 through 23)

### 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:** Approximately 4.8 acres

### Coordinates

Datum if other than WGS84: NA

1. 32.910829° -96.644199°
2. 32.910820° -96.643528°
3. 32.909962° -96.643448°
4. 32.909907° -96.642711°
5. 32.909059° -96.642723°
6. 32.909086° -96.644235°

**Verbal Boundary Description:** Interurban Land Company's Travis College Hill Addition, Block A (Lots 1-10) & Block B (Lots 1-6). The boundary of the district includes houses along S. 11 Street between Avenue B and Avenue D in Garland, Texas. Beginning at the southwest corner of the intersection of Avenue B with S. 11<sup>th</sup> Street, head west along the property line to the west property line of 301 S. 11<sup>th</sup>; head south along the property lines to Avenue D; head east along the property line to S. 10<sup>th</sup> Street; head north along the property line to Avenue C; head west to the west side of S. 11<sup>th</sup> Street; head north along the property line to the point of beginning. A vacant block that makes up the eastern half of the 300 block of S. 11<sup>th</sup> Street, between Avenues B and C, is excluded from the district boundary.

**Boundary Justification:** The boundary includes all the lots within the Travis College Hill Addition with residences. The northeast block is excluded because it contains undeveloped land and a parking lot.

## 11. Form Prepared By (with assistance from THC staff)

Name/title: Kay Moore and Louis Moore, Project Directors, and Scott Roberts, Architect

Organization: NA

Street & number: 313 South 11th Street

City or Town: Garland State: Texas Zip Code: 75040

Email: louismoore@yahoo.com

Telephone: (214) 886-1009

Date: May 2016

## Additional Documentation

**Maps** (see continuation sheets 24 through 30)

**Additional items** (see continuation sheets 31 through 33)

**Photographs** (see continuation sheets 34 through 41)

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## Photograph Log

Travis College Hill Historic District

Garland, Dallas County, Texas

Photographed by Kay Moore and Louis Moore, 2016

Photo 1

301 South 11th Street

Camera facing west

Photo 2

309 South 11th Street

Camera facing west

Photo 3

311 South 11th Street

Camera facing west

Photo 4

313 South 11th Street

Camera facing west

Photo 5

317 South 11th Street

Camera facing west

Photo 6

400 South 11th Street

Camera facing east

Photo 7

401 South 11th Street

Camera facing west

Photo 8

403 South 11th Street,

Camera facing west

Photo 9

404 South 11th Street

Camera facing west

Photo 10

411 South 11th Street

Camera facing west

Photo 11

412 South 11th Street

Camera facing east

Photo 12

416 South 11th Street

Camera facing east

Photo 13

300 block of S. 11<sup>th</sup> Street

Camera facing southwest

Photo 14

300 block of S. 11<sup>th</sup> Street

Camera facing southwest

Photo 15

300 block of S. 11<sup>th</sup> Street at intersection with Ave. C

Camera facing northwest

Photo 16

400 block of S. 11<sup>th</sup> Street

Camera facing south

**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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## Description

The Travis College Hill Historic District is a small residential neighborhood southwest of the central business district in Garland, Texas. Comprised of three city blocks along S. 11<sup>th</sup> Street, a north-south thoroughfare between Avenue B and Avenue D, the district was developed as part of the Interurban Land Company's Travis College Hill Addition, platted in 1913. The district contains twelve residences, with eleven contributing to the historic character of the district; additionally, seven auxiliary resources include garages, sheds, and storage buildings are contributing. The district's residences are primarily Craftsman bungalows. An 1895 Queen Anne home was relocated to the district in 2014, and is classified as a contributing building because its scale and materials are compatible with those of the district's original houses. Of the twenty-two resources within the district, eighteen are classified as contributing properties.

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## General Description

Travis College Hill is in the city of Garland, Texas, approximately 15 miles northeast of Dallas in northeastern Dallas County. It lies within the Texas Blackland Prairies ecoregion, an area running south of the Red River on the Texas-Oklahoma border through the Dallas-Fort Worth metropolitan area and into southwestern Texas.<sup>1</sup> Historically composed of tall grasslands, much of the region was converted to cropland by the end of the nineteenth century in the Garland area.<sup>2</sup> Just northeast of the district is one of the highest topographic points in Garland. Once home to Garland's sole school, the site is now occupied by an alternative school in the Garland Independent School District. The Travis College Hill District is stationed southwest of the central Garland business district. The two-block-long neighborhood sits near the top of an incline that slopes gently westward toward Duck Creek and northward toward the central business district. Duck Creek begins near the Dallas-Collin County line and takes a diagonal path through portions of Richardson and on into Garland, bisecting the city from northwest to southeast.

The Garland High School campus lies to the immediate west of the district's western boundary. Facilities of the First Baptist Church and First Presbyterian Church lie to the immediate east. Apartment buildings occupy portions of an adjacent block to the north. The downtown Garland business district begins about four blocks to the northeast. Thus the areas to the east, north, and northeast have a markedly contrasting character to that of Travis College Hill. Two apartment complexes stand north of Avenue B (northern boundary); Avenue D comprises a clear southern boundary to the district, with residential homes of varying vintages and integrity sited to its south.

## Overview of Physical and Architectural Patterns

The district consists of homes along the west and east sides of S. 11th Street, between the northern and southern borders of Avenues B and D. All of the district's eleven contributing dwellings face S. 11th Street and are detached single-family residences. Every home is set back an average of about 40 feet from curbside. Each house has a paved concrete driveway that leads to a garage or carport. Five of the district's contributing properties have detached garages to the side of their lots, with one connected to the home by a covered walkway. Additionally, two of the eleven contributing homes have small ancillary frame sheds/storage buildings. The property on the east side of the 300 block is excluded from the district, as these lots originally contained four historic homes, built in the 1910s and 1920s, that were razed by an adjacent church in 1997 for paved parking and green space.

While the eleven contributing dwellings are of differing styles, common features are present in a majority of homes including one and two-bay wings, typically adjacent to either one or more facades creating a cross gable roof form.

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<sup>1</sup> Texas Parks and Wildlife, "Post Oak Savannah and Blackland Prairie Wildlife Management," accessed June 1, 2016. [http://tpwd.texas.gov/landwater/land/habitats/post\\_oak/](http://tpwd.texas.gov/landwater/land/habitats/post_oak/)

<sup>2</sup> Terry G. Jordan with John L. Bean Jr., and William M. Holmes, *Texas: A Geography*, Boulder: Westview Press, 1984, p.39.

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Five of the district's eleven contributing residences are one or one-and-a-half story, wood-frame Craftsman bungalows constructed between 1913 and 1927. Common Craftsman stylistic features, such as foundation skirting, exposed rafter ends, triangular knee braces, unenclosed eave overhangs, and porches are present on every contributing bungalow in the district.<sup>3</sup> Three homes, 313, 404, and 309 S. 11th Street, can be classified as vernacular or Minimal Traditional with elements of Craftsman and other contemporary styles. Two Ranch-style homes and one Queen Anne are the district's remaining three contributing homes. The house at 317 S. 11th Street is a 1901 Queen Anne-inspired, one-story frame house with a dramatic multi-gable design.<sup>4</sup> In 2014, the home was moved from a location in downtown Garland to a newly created lot in Travis College Hill (see p.8). Properties at 412 and 311 S. 11<sup>th</sup> St. are both brick Ranch-style houses constructed between the 1950s and 1960s. The property at 403 South 11th is the only noncontributing building within the district's boundaries. Constructed in 2001, this modern red-brick house does not add to the historic character of Travis College Hill. The following table includes a complete listing of primary resources within the Travis College Hill historic district and notes the date of construction, style, and contributing status of each resource.

In addition to the twelve primary homes, a handful of axillary structures are present within the boundaries of the district. Most of these secondary resources were erected within the period of significance and typically echo the main houses in detail, adding to the overall quality of the district's historic fabric. These resources are classified as contributing and noncontributing based on their individual integrity and overall contribution to the district and their individual properties.

Address	Build date	Style / Function	Status
301 S. 11th Street	1915	Craftsman bungalow	C
301 S. 11th Street	circa 1919	Domestic: secondary (garage)	C
309 S. 11th Street	ca. 1927	Minimal Traditional	C
309 S. 11th Street	2005	Domestic: secondary (shed)	NC
311 S. 11th Street	1955	Ranch-style	C
311 S. 11th Street	circa 1955	Domestic: secondary (garage)	C
313 S. 11th Street	1913	Minimal Traditional	C
313 S. 11th Street	2006	Domestic: secondary (shed)	NC
317 S. 11th Street	ca. 1901	Queen Anne	C
400 S. 11th Street	ca. 1918	Craftsman bungalow	C
400 S. 11th Street	circa 1995	Domestic: secondary (shed)	NC
401 S. 11th Street	ca. 1913	Craftsman bungalow	C
403 S. 11th Street	2001	Modern	NC
404 S. 11th Street	ca. 1936	Minimal Traditional	C
404 S. 11th Street	circa 1936	Domestic: secondary (garage)	C
411 S. 11th Street	ca. 1913	Craftsman bungalow	C
411 S. 11th Street	circa 1919	Domestic: secondary (shed)	C
411 S. 11th Street	circa 1990	Domestic: secondary (garage)	C
412 S. 11th Street	1960	Ranch-style	C
416 S. 11th Street	1919	Craftsman bungalow	C
416 S. 11th Street	1919	Domestic: secondary (shed)	C
416 S. 11th Street	1937	Domestic: secondary (garage)	C

<sup>3</sup> McAlester, Virginia Savage, *A Field Guide to American Houses*, New York: Alfred A. Knopf, 2013, 565-578.

<sup>4</sup> Ibid, 345-350.

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### **Annotated Property Inventory**

(C) Contributing; (NC) Noncontributing.

#### **301 South 11th Street – Craftsman bungalow (C)** 1915

Constructed in 1915, the house at 301 S. 11th St. is a one-story asymmetrical Craftsman Style bungalow. It retains its original clapboard siding, wrap-around entry porch on the east and south elevations, and multiple low-pitch intersecting gables. It has outrigger twin gable supports with shaped ends, exposed eaves with rafter tails beneath. Two brick interior chimneys rise through the roof. A large single pane wood casement window with an upper sash of multiple vertical lights is stationed on north elevation of its primary façade. Another single rectangular multi-vertical light window is inset beneath the primary gable (east façade). The porch is comprised of tapered wooden box columns on brick piers that support trimmed beams with low-rise stick balusters between each column. Distinctive skirting consists of shingles in some places and large-profile lap siding in others. The front entry stairs are bracketed with low brick walls featuring concrete caps. The half-glass front door is comprised of multiple vertical windows and is flanked by matching dual sidelight vertical panels.

In September 1913, Eastern Texas Traction Company stockholder Andrew Jackson (A.J.) Beaver purchased lots 5 and 6 of Block B from W.C. Welch, who had obtained the property from R.O. Travis. Contractor Elmer Smallwood built the house in 1915, with a floorplan that is a mirrored copy of a bungalow constructed by Beaver's sister-in-law.. Members of the Beaver family continually owned the home for the next 73 years. The current residents have carefully restored the home.

#### **309 South 11th Street - Minimal Traditional (C)** ca. 1927

The house at 309 S. 11th St. is a one-story, wood frame Minimal Traditional home with Craftsman design elements. Aluminum siding was installed over original lap siding at an unknown time within the period of significance. The front porch roof is a separate and projecting gabled element, creating a double-gable front. The front porch features 4-inch turned posts with decorative corner brackets. The lower gable has a decorative fixed attic window with multiple lights; the upper gable features a louvered attic vent. An inset, full-width porch stretches beneath the dwelling's projected cross-gabled segment on its primary elevation. Paired 1/1 vinyl windows are located on the south of its primary elevation (east); a single vinyl, full-pane window is sited on its northeast elevation. While several modifications have occurred, the majority of the home retains Craftsman stylistic features such as a double-gable front and decorative fixed attic window with multiple lights.

Father and son Thomas and William Cowan purchased the lots that would become 3 and 4 in Block B in January 1913 for \$600. Edward F. Certain bought the unimproved property in December 1925 and built the present building, first appearing on Sanborn maps in 1927. In 1936, the Certain family sold the home to Fletcher White for \$2,000. Ownership changed hands frequently. Ann Marie and Carl Stokely "Mac" McCarty acquired the lots in 1955 and built a one-story brick building on Lot 3. The address of that home was renumbered to 311 S. 11th St. and the original frame residence on Lot 4 was designated as 309. The McCartys sold off Lot 4 of the original tract and retained all but the north 4 feet of Lot 3, which was an orchard and spare lot, and occupied the brick dwelling, which the now-elderly McCarty adult children still own. William and Bessie Nickenses purchased the property in 1961 and occupied the home for until 1998.



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**311 South 11th Street – Ranch (C)**

1955

The residence at 311 S. 11<sup>th</sup> St. is a one-story Ranch Style home, clad in beige brick. It features a hipped roof with gable vent, moderate roof pitch, a front covered porch, aluminum windows, and a stair-stepped brick pedestal base for turned posts porch support. Its primary façade (east) is obscured by large vegetation including hedges and a tree. The tract which now contains 309 was separated by the McCartys during their tenure at 301 S. 11th Street. In 1955, the McCartys built a one-story brick structure on lot 3; the home was renumbered to be 311 South 11th Street at an unknown time.

**313 South 11th Street – Minimal Traditional (C)**

1913

The house at 313 S. 11th Street is one of the oldest district, and represents the evolution of architectural design and style through the twentieth century. The 1913 Craftsman-influenced home was significantly modified in the 1950s, altering many of its original character-defining features, including the elevated-wrapped porch, hipped roof, inset attic window, exposed rafter ends, dormers, knee bracing, and foundation skirting. The front porch was infilled to create an additional bedroom on the south elevation, and the original hipped roof with dormers was reconfigured to a side-facing gable with no dormers. The home features a partial-width central porch, side-facing gable with a central front gable, a louvered vent in the upper gable, and vinyl 1/1 windows. A red-brick chimney piercing the center of the roof appears to be the only feature of the original roof design. All 1950s-era alterations were based on contemporary design trends. The 1950s bedroom addition on the home's south elevation, and alteration of its original hipped roof design to a side facing gable gives the residence a broad longitudinal shape. Renovations were completed within the period of significance and do not negatively impact the building's contributing status.

On January 6, 1913, R.O. Travis sold Lots 1 and 2 of block B to John and Bettie Rabb for \$650. Sally Jane Ganaway Beaver, sister-in-law of A.J. Beaver, acquired the property shortly after, and hired local builder Abe Quessenberry to build an \$8,000 residence on the lots. Because many members of the Beaver family moved to the south side of Block B, the area received in the affectionate moniker of the "Beaver" block. Howard Addison Walker and his wife, Evelyn Yancey Walker, purchased the property from Jim and Edith Beaver in October 1943. After the Walkers' long tenure, the house passed through a period of shorter-term occupancies and experienced some turbulence in ownership, including two foreclosures. By October 1998 the U.S. Department of Veterans Affairs held the property in foreclosure, and in March 1999 current residents Louis and Kay Wheeler Moore purchased the house.

**317 South 11th Street – Queen Anne (C)**

ca. 1895

Relocated to the Travis College Hill neighborhood in 2014, 317 S. 11th St. is a one-story Queen Anne cottage. The residence has a steeply-pitched hipped roof with a lower cross gable, and a shed porch over the entry on its northwest elevation. Its gables and dormer are decorated with fish-scale shingles. The front dormer has colored-glass window and decorative corbels, and the back door has colored glass. Other notable features include 5-inch lap siding and 1/1 wood sash windows. A detailed porch with a wood floor has elaborate turned posts and beaded spindlework frieze. The low porch balustrade has decorative cutout panels between wood rails.

No residential lot existed where 317 S. 11th St. currently stands, as the location originally served as an extension of Avenue C (formerly Hunter Street). The road linked S. 11th St. through Travis College Hill to an alley that ran alongside the back property line on the west side of S. 11th Street. East of the alley stands the campus of Garland High School, which was a cotton field at the time of Travis' purchase in 1913. In 2013 the City of Garland sold the right-of-

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way to district property owner and resident Louis Moore, who removed the street, installed a grass lawn, replatted the area as a new residential lot in 2014.

Concurrently, the city sought alternatives to demolishing the c.1895 John Henry Pace House, a Queen Anne residence that was donated to the city in 1986 and moved to Heritage Park for use as an event center. As a city property, the home saw frequent use, but in 2013 the city determined it was no longer cost-effective to maintain and planned to raze it. Citizens petitioned the city to halt demolition plans while other alternatives could be considered, and the city offered the building for free if someone would cover moving and renovation expenses. Travis College Hill residents Louis and Kay Moore proposed to move the home to their neighborhood. In October 2014, professional movers placed the house on its new concrete pier-and-beam foundation. After consultation with National Register staff at the NPS during preparation of this nomination, the building was classified as contributing building, as its overall scale, form, and materials are compatible with those of other houses in the district.

**401 South 11th Street – Craftsman (C)**  
1913

The dwelling at 401 S. 11th Street is a one-story, rectangular frame bungalow. It has exposed eaves on its main roof, three corbel-capped brick chimneys, and a fixed vinyl multi-light window below the main gable. The main central doorway on its east façade is flanked by Chicago windows. Wooden box columns support the full-width porch. The entire house is clad clapboard siding with solid wood trim around windows and the 4-foot-wide front door. There are shed additions to the north and west. The original second story was removed in the late 1920s or early 1930s.

William Miller Lander purchased Lots 3 and 4 of Block A from R.O. Travis in January 1913. He sold the property in April 1913 to Dr. Clarence S. Brown who built the home with an oversized door to permit caskets to enter for ceremonial wakes. The home retains a majority of its original components and possesses a high degree of integrity.

**403 South 11th Street – Contemporary Ranch (NC)**  
2001

The property at 403 S. 11th Street is the only noncontributing house in the district. Built in 2001, the building has a steep front double-gable and stands as a sensitive modern addition to the district. The home has a deep covered porch with box columns on its southeast elevation, a garage with louvered vents on the north elevation, and is clad in red brick and lapboard siding. The covered porch, recessed entrance, wide-hanging eaves, and steep roof pitch complement the historic fabric of adjacent houses and sensitively integrate it among the historic dwellings.

**411 South 11th Street – Craftsman bungalow (C)**  
ca. 1913

This one-and-one-half story wood-frame Bungalow is entirely clad in clapboard siding, and features a side-gable roof with a central dormer. Based on an L-plan, the house retains a majority of its character-defining features, including a wrapped shed porch over its primary entrance centered in the east elevation, intersecting gables, box columns, exposed eaves, knee braces, clapboard siding, stick brackets, and two corbelled brick chimneys. Several sets of grouped windows (mostly 1/1 wood sash) appear to be original. A second-floor screened-in sleeping porch is on south elevation. In the early 1970s the owners connected the home to its garage with a covered walkway built with materials matching the home.

In 1913, former Garland mayor and school board president George Lester Davis (1878-1941) purchased Lots 1 and 2 of Block A and built a house on the property. The Davis family lived in the home for seven years before selling the

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property to E.H. Boren in 1921. In March 1946, returning WWII veteran Charles Gilbert and his wife Winifred Black Stokes purchased the home for \$8,500. The couple lived in the house for fifty-nine years. The home retains a high degree of integrity.

**416 South 11th Street – Craftsman (C)**

1919

The 1919 bungalow at 416 South 11th Street is a one-story frame house with a cross-gabled roof, with a deep inset entry porch on the west elevation and an attached portico on the south, both of which are supported by brick columns. Intersecting low-pitch gables form the roof with exposed eaves. Two wood sash 6/1 windows with decorative louvered shutters are positioned on the east façade. The cross-gabled roof. A tapered brick chimney on the house's north façade features decorative brickwork near the top. In the 1950s, a large bedroom and master bath was added on the east elevation, using matching historic materials, including lapped siding. The owners also added aluminum storm windows over the extant historic windows.

In 1913, Travis College Hill developer Richard O. Travis held Lots 9 and 10 for himself. These lots abutted Mewshaw Street (currently Avenue D) on the east, and were thought to be prime real estate based on their proximity to the interurban line. Travis kept the property for little more than a year without building any structures on it. In May 1914, he sold both lots along with adjacent Lot 8. After several years of multiple owners, sales, and reconfiguration of the lots, C.C. Axe sold the three lots for \$2,500 to George A. Alexander, who divided the parcel into two residential lots (412 and 416). In September 1919, Alexander sold Lot 10 and part of Lot 9 for \$1,500 to George Benjamin Whitfield, who hired local builder Abe Quessenberry to construct the current house. In June 1937, Emma Letelle Hunt bought the property from I.C. Range, combining it with Lot 8 and part of Lot 9. The Hunts used the vacant Lot 8 as a fruit orchard and garden space. In 1992, the family deeded the house to the First Baptist Church to be used to house missionaries. By 2001, the church began a complete restoration of the home, but in 2013 the church determined that it no longer could afford to maintain the residence.

**412 South 11th Street - Ranch (C)**

1960

The house at 412 S. 11th St. is a typical one-story brick Ranch Style house with an asymmetrical facade. It has a simple hipped roof with a wide overhang and boxed eaves, and features single-pane aluminum windows and narrow non-functioning louvered shutters. The main entrance, sheltered under the extended eaves, is flanked by masonry wing walls, with two 4 ft. tall columns topped with decorative outdoor light fixtures abutting the half-flight staircase. Decorative vertical masonry detailing is placed between the two windows on the west elevation.

Several owners exchanged the property that now comprises 412. In 1932, I. C. Range sold the property for \$380 to Emma Hunt, who lived in the neighboring home at 416 S. 11th Street. The Hunts used the lot at 412 for a garden and fruit-tree orchard. In 1949, the Hunts' daughter Louise sold Lot 8 and part of Lot 9 to Mable Evelyn Miller and James Doyce Wheeler for \$2,500. In 1951 they moved into a one-bedroom frame building on the eastern edge of the lot while they worked on plans for a larger brick home. In June 1960 the Wheelers completed their three-bedroom brick home.

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**404 South 11th Street - Minimal Traditional: Tudor Revival (C)**

ca. 1936

This Minimal Traditional one-story frame home features Tudor stylistic elements. Despite the addition of aluminum siding covering the original drop siding, the house retains a degree of integrity. The front porch has an off-center gable with a sweeping curve to its south elevation, extending over door. The swoop reflects the higher style Tudor or English Cottage Revival which was popular during the early-twentieth century. The gabled front porch is supported with box beams and possesses jigsaw-cut caps atop 6-inch columns.

As with other Travis College Hill properties, the lot changed hands several times before a building was constructed. Claude Talmadge and his wife Nora Ramsey Kenney bought the property in August 1936, for \$400, and built the cottage later that year. Sally N. Blalock purchased the property in August 1977, and sold it in February 1980 to the current residents.

**400 South 11th Street – Craftsman bungalow (C)**

ca. 1918

This cross plan two-story frame bungalow features an entry porch on the west elevation and a portico on the south, both supported by brick columns. The second story is inset over central portion of the home; it has a side gable roof top with exposed eaves and stick brackets, with a low pitch gable and a brick chimney. A low pitch gable covers the open full front porch, and features brick pillars, box beams, and built-up trim. Half-timbered trim over stucco cladding with knee braces comprises the front gable. Grouped windows have a multiple-light upper wood sash over a lower single pane. The home stands on a pier-and-beam foundation with flared skirting of wood-lapped cladding. Built as a single-family dwelling, the house's exterior wood stairway on the south side was built in the 1940s to provide access to the second-story living quarters.

Dr. Joseph H. Ogle, a Tennessee transplant to Texas, purchased Lot 6 of Block A in January 1913. He sold the undeveloped property to Mrs. E.D. Jones in 1918 for \$520. Jones built the airplane bungalow, which first appears on the 1919 Sanborn map. The Mulkey family bought the house in 1928 and sold it in 1933, leading to a succession of short-term home owners through the mid-1930s. In April 1943, Curtis and Delma (Dixie) Gyon Tucker Crossman purchased the home for \$4,000.

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## Statement of Significance

The Travis College Hill Historic District in Garland, Texas, developed as a result of the rapid increase in Garland's population in the early twentieth century. The area was selected as a major stop for a proposed electric trolley linking Dallas to Greenville. Developers sought to capitalize on the city's burgeoning growth by creating subdivisions and selling lots for new residences. The Interurban Land Company's 1913 Travis College Hill Addition was one of the first platted suburban additions in Garland, and the district is one of the few early twentieth century residential neighborhoods remaining in central Garland. As such, it is significant under Criterion A, at the local level, in the area of Community Planning and Development. The district is also nominated under Criterion C, at a local level, in the area of Architecture, for its collection of residential homes built between 1913 and 1960.

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## Early History of Garland, Texas

Garland is situated on land that was part of the original Peters Colony. In 1841, English businessman William S. Peters signed a series of contracts with the Republic of Texas, allowing him to settle approximately 200 families and supervise land distribution in North Texas between the Red River and the Three Forks region of the Trinity River.<sup>5</sup> After the Peters Colony disbursements, land began to change hands rapidly, with real-estate trading fully underway by 1854, when James L. Blue paid \$100 for the 320 acres of the Joel Crumpacker survey from which Travis College Hill ultimately was carved.<sup>6</sup>

Settlers established farms around the small village of Duck Creek, named after a nearby meandering waterway. An upgraded school and churches and a cotton gin followed, as did the first general store in 1874, and a Masonic lodge. In 1886, the Gulf Colorado & Santa Fe Railway proposed a new line connecting Dallas to Greenville, but determined that no suitable route could be located through Duck Creek. The company instead located the rails about a mile east of the village, and leading village businesses and residents to relocate closer the rail line and the new town of Embree that had developed around it. Simultaneously, the Dallas & Greenville Railway (controlled by the Missouri Kansas & Texas Railroad) staked out an east-west, Houston-to-Paris route that also bypassed Duck Creek by 3/4 mile to the north. On April 7, 1887 William A. Tinsley filed for a plat for a new town located on the Missouri Kansas & Texas (MK&T) railroad line and adjoining the northern boundary of Embree. The new settlement, aptly named "New Duck Creek," was laid out north of the present downtown square in Garland.

Predictable friction between these two towns ensued over placement of the area's post office.<sup>7</sup> The high profile squabble has been called "one of the most bitter and acrimonious town fights ever staged in Texas."<sup>8</sup> In 1887, Congressman Jo Abbott of Hillsboro conferred with locals on both sides, and proposed that the post office be placed between the two towns and be named "Garland" in honor of President Cleveland's attorney general Augustus Hill Garland, an eminent lawyer from Arkansas and a family friend of Abbott's. In 1891, the City of Garland was formally incorporated.<sup>9</sup>

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<sup>5</sup> Harry E. Wade, "Peters Colony," *Handbook of Texas Online*, Uploaded on June 15, 2010, accessed June 15, 2016, <http://www.tshaonline.org/handbook/online/articles/uep02>.

<sup>6</sup> Michael R. Hayslip, *Garland: Its Premiere Century*, Chatsworth, CA: Windsor Publications, Inc., 1991, p.12-13.

<sup>7</sup> Lisa C. Maxwell, "Garland, TX," *Handbook of Texas Online*, June 15, 2010, accessed June 15, 2016, <http://www.tshaonline.org/handbook/online/articles/HDG02>.

<sup>8</sup> Will A. Holford; "Chronicles of Our Businessmen: A.J. Beaver," *The Garland News*, Vol. 33, number 42 (Garland News, January 16, 1920).

<sup>9</sup> Richard Abshire, *Garland: A Contemporary History* (a publication of the Garland Chamber of Commerce), San Antonio: Historical Publishing Network, 2009, p.4.

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### Garland Development Patterns, 1887-1913

After the communities integrated, the new town worked to establish an identity that was distinct from their previous settlements. The national migration trend from farm-to-city that was occurring throughout the country spurred local farmers to move into Garland to provide educational and other advancements for their children. Some farmers built second homes in town to be near the area's one school, while others moved their families entirely to the new city. The crucial decade between 1910 and 1920 saw Garland's population almost double, from 804 to 1,421.<sup>10</sup> Its new public square, admired for its "all-brick" structures, became the town's center of commerce, serving rural residents from miles around.<sup>11</sup> The area's five churches—two Baptist and one each Presbyterian, Methodist, and Disciples (Christian)—were lined up along 9th (then known as 1st) Street, with the churches being the epicenter of social as well as religious life in town.<sup>12</sup> New housing for this influx into Garland was seen as a pressing need.

### Creating the Interurban Rail

The Eastern Texas Traction Company (ETTC) proposed an electric interurban rail line that would run the 54 miles from Greenville to Dallas, through Garland and other small cities along the route, including Royse City, Rockwall, Fate, and Caddo Mills. Residents, including merchants from its thirty-seven general stores and groceries who acquired much of their inventory in Dallas, recognized the value of a fast connection to downtown Dallas.<sup>13</sup> Equally attractive to investors was the potential to transmit and sell electricity to towns along the route by using the electrically power rail line as a transmission system. The interurban was to enter Garland near the crosspoint of the MK&T and Santa Fe lines just northeast of the town Square and was to follow the Santa Fe railway's alignment, continuing to Mewshaw (Avenue D) towards Dallas. Garland was viewed as a major hub for this Interurban line.<sup>14</sup> At the time similar Interurban trolleys were developing all across Texas to link major cities and their neighbors.<sup>15</sup>

Although it is difficult to say exactly where railcar stops were officially planned in Garland, besides the main depot envisioned at the Katy/Santa Fe junction ([www.garlandhistorical.org](http://www.garlandhistorical.org)), the Alexander Park Subdivision plat<sup>16</sup> has an interurban stop marked to be some 300 feet west of Garland Avenue's intersection with Mewshaw. The stop is indicated to be at the present-day intersection of Crotty (now known as Flook Street) and Mewshaw (Avenue D), just across from the present Billie Nickels Science Building at Garland High School. The proposed Interurban route was to travel up and down Mewshaw, which formed the southern boundary of the new addition, so it is easy to see why a stop there could have been envisioned. (J.W. Crotty was vice president and chief promoter of the ETTC.) Thus, a property owner could have been attracted to buy a piece of Travis College Hill property with the enticement of being only a stone's throw from an Interurban stop. Lots in Travis College Hill became more expensive the closer they were situated to the Interurban line down Mewshaw. Naturally the proximity to the electric transmission lines also could have played a role. *The Garland News* advertised "reliable light and power facilities" that could accompany the Interurban. Newspaper publisher and chief Garland booster Will A. Holford crowed that Garland would be the "livest burg on the line" after the Interurban was completed. The July 5, 1912 edition of *The Garland News* mentioned a mass meeting held the previous Saturday to allow Garland citizens to voice their support of the new interurban line.

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<sup>10</sup> Ibid, p.5.

<sup>11</sup> Will A. Holford; "New Addition to Garland," *The Garland News*, volume 26, number 40 (Garland News, January 3, 1913).

<sup>12</sup> Richard Abshire, *Garland: A Contemporary History* (a publication of the Garland Chamber of Commerce), San Antonio: Historical Publishing Network, 2009, p. 55.

<sup>13</sup> Michael R. Hayslip, *Garland: Its Premiere Century*. Chatsworth, CA: Windsor Publications, Inc., 1991, p. 32.; Will A. Holford "Ground Broke for Interurban," *The Garland News*, volume 26, number 31 (Garland News, November 1, 1912).

<sup>14</sup> Michael R. Hayslip, *Garland: Its Premiere Century*. Chatsworth, CA: Windsor Publications, Inc., 1991, p. 32.

<sup>15</sup> Brewer, Jerry L. *Eastern Texas Traction Company, A Greenville to Dallas Interurban Railway 1913*, privately printed, November 14, 1989, p. 1.

<sup>16</sup> Plat for the Alexander Park Subdivision in Garland, Texas was filed November 30, 1912, with Dallas County,



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Chief Engineer L.C. Davis of Chicago was quoted in the November 1, 1912, edition of *The Garland News* as promising that cars would carry travelers from Garland to Rockwall within six months. As the decade progressed, citizens and stockholders began to question how their dollars were being spent to build the new railway. By 1914, major work on the line had been halted over concerns over impending World War I and growing society trends toward personal transportation and away from collective public transit. The Eastern Texas Traction Company eventually slipped into bankruptcy, resulting in complete abandonment of any promised conveyance to the Travis College Hill Addition. A local committee appointed to promote stock sales in the ETTC was unable to produce Garland's \$38,000 share in the \$2 million line.<sup>17</sup> While urban archaeologists have difficulty even finding many remnants of the construction sites for the Eastern Texas Traction Company's failed trolley line through Garland, the Travis College Hill Addition still exists as a historical monument to Garland's life a century ago and the dream of an electric-car line that never was.

### **The Interurban Land Company**

In an effort to capitalize on the influx of people into Garland, developer began to look for ways to accommodate new arrival by creating early-subdivisions known as "additions." In 1913, Richard Orlando Travis, manager of the Interurban Land Company (also referred to as the Interurban Townsite Company), bought 28 acres out of a 73 1/3-acre farm owned by Garland pioneers Richard C. Wyatt on the city's western outskirts. The land abutted the planned route of the interurban line on its south, along Mewshaw. Travis subdivided his 28 acres and sold lots from the general-merchandise store of W.H. Gandy on the northwest corner of the square.<sup>18</sup>

Travis platted and incorporated the neighborhood on January 3, 1913, under the name of "Interurban Land Company's Travis College Hill Addition." The name "College" was derived from the fact that Garland's lone school, which accommodated all grades and was located to the northeast of Travis' prime real estate, previously known as *Garland College*, a subscription school founded in 1887. Its curriculum covered primary, high school, and college levels. In 1901, voters approved creation of the *Garland Independent School District*, returning the building to the school district and effectively ending the college.<sup>19</sup> The proximity of Garland's new two-story brick school building, completed in October 1912, was hailed as a compelling factor for buying lots nearby.<sup>20</sup> The term "Hill" reflected the school's location on the crest of one of the city's highest elevations.<sup>21</sup> The Interurban Land Company cannot be directly linked with the Eastern Texas Traction Company, but a stated goal of the ETTC was to increase the population along the interurban route by at least 25 percent to make the interurban more profitable. Thus, the land company's actions meshed with the ETTC's goal.<sup>22</sup>

The location of the Travis College Hill Addition was billed as a major draw, with its potential for excellent drainage and close proximity to the interurban railway.<sup>23</sup> The plethora of promised amenities included close proximity to the school, the square, banks, and churches, all of which were touted to promote Travis College Hill as a "very desirable residence property." The addition was particularly attractive to buyers who desired quick transportation to and from

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<sup>17</sup> Michael R. Hayslip, *Garland: Its Premiere Century*. Chatsworth, CA: Windsor Publications, Inc., 1991, p. 32-33.

<sup>18</sup> "Successful Lot Sale", volume 26, number 41 (*Garland News*, January 10, 1913).

<sup>19</sup> Richard Abshire, *Garland: A Contemporary History* (a publication of the Garland Chamber of Commerce. San Antonio: Historical Publishing Network, 2009, p.55.

<sup>20</sup> *The Garland News*, January 3, 1913)

<sup>21</sup> Jerry Flook, Preservation Garland interview by Kay Moore, Garland, November 18, 2013.

<sup>22</sup> Jerry L. Brewer, *Eastern Texas Traction Company, A Greenville to Dallas Interurban Railway 1913*, privately printed, November 14, 1989, 6.

<sup>23</sup> *The Garland News*, January 10, 1913.

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downtown Dallas and/or downtown Greenville and all spots in between.<sup>24</sup> Town boosters ran advertisements in *The Garland News* in 1913 cautioned that Dallasites would flock to the suburbs to escape “the temptations of a city” and to live quietly in a close-knit outlying area with good schools. Garland residents were urged to snap up Travis College Hill land precipitously before the Dallas onslaught.<sup>25</sup> Most of the lots sold out within the first week, and over the next ten years, property owners began to build homes on these lots. Virtually all homes constructed were typically wood framed, single-story Craftsman-inspired bungalows. A.J. Beaver and W.H. Gandy, two prominent Garland community members, were among the local stockholders in the ETTC and the first to buy lots within Travis College Hill.<sup>26</sup> Landowner Wyatt was a brother-in-law to stockholder and civic leader A.J. Beaver. Wyatt’s family home was situated on the northern end of what is now 11th Street, slightly north of the original platted boundaries of the new Travis College Hill Addition. With the bankruptcy of the ETTC and growing national trends away from similar urban transit systems, the specter of once promised convenience and mobility of the interurban was abandoned.

### **Development of the Travis College Hill Addition 1913-1945**

The Travis College Hill neighborhood remains in almost an identical configuration as when it was originally platted. The southernmost segment of Travis College Hill, as subdivided in 1913, was composed of 36 east/west-oriented lots. The original lots in Travis College Hill were between 50 and 65 ft. wide by 190 ft. in length. The corner lots in blocks A and B were larger than the ones in between them. The lot sizes added to the new addition’s appeal, since the lots also could accommodate water wells, outhouses, chicken coops, small barns, gardens, and orchards. A 15-foot-wide alley extended along the rear (west) property lines of lots facing onto 11th Street. The lots in the southernmost section were grouped in three blocks (designated A, B, and C), with sets of six lots on either side of Garland Avenue (11th) Street in each of the three blocks. The northernmost segment was intended to feature residential lots on either side of the MK&T. The addition called for blocks F, G, H, and I (Figure 3) on the north side of the railroad between the railroad and Holford (Walnut) street, but in July 1913, Travis filed a revised plat showing that the entire north side of the MK&T tracks was to be occupied by the Farmers Cotton Gin Co. and the Garland Cotton Oil Company. With this change, Travis reduced the number of residential lots by almost half. Block F later became the site of the Craddock Food Manufacturing Company, and became the Garland Post Office site in 1976. Very few residences remain in the original D and E blocks. The area was redeveloped to facilitate commercial business, and the entire east side of Block C has been razed for apartments. Thus, the two-block area of 11th Street between Avenues B and D is the only remaining intact portion of the originally-platted Travis College Hill Addition.

### **Development near Travis College Hill: 1913-1940**

Three other additions were carved out of the remainder of Wyatt’s property. Wyatt’s Addition was created immediately east of Travis College Hill, the Alexander tract on its north, and Joyce & Alexander Addition, which was developed contemporaneously with Travis College Hill. The growth of these other three additions was likely impacted by the construction of the Bankhead Highway near the western portion of North Street. By 1927 the Travis College Hill Addition, combined with the neighboring Joyce & Alexander addition to the immediate north and the Alexander tract across North Street were developing into a cohesive neighborhood dominated by one-story and two-story wood frame and brick dwellings.

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<sup>24</sup>Will A. Holford; “New Addition to Garland,” *The Garland News*, volume 26, number 40 (Garland News, January 3, 1913).

<sup>25</sup>Have You Been Wise?" advertisement in January 10, 1913 *Garland News*.

<sup>26</sup>(*The Garland News*, January 3, 1913).



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The remainder of Wyatt's 45 1/3 acres was sold to the Santa Fe railroad (Figure 2). Several churches soon came to occupy the land including the Antioch and First Baptist Churches, First Presbyterian Church, First Methodist Church, and First Christian Church (Disciples). This strip of churches functioned almost as a visual buffer zone that insulated the neighborhood from the downtown. Property immediately west of Travis College Hill was mainly undeveloped, with the G.W. James homestead anchoring about 300 acres extending from the MK&T tracks south across present Garland Avenue to Tanglewood Lane and up to the Travis College Hill western boundary.<sup>27</sup> The Garland High School campus was established there beginning in 1936.

### Travis College Hill Addition: Postwar to Present

Garland continued to expand during World War II and the years immediately afterward largely due to an economic shift away from agricultural based production and toward the establishment of industrial and manufacturing. During wartime, plants such as Southern Aircraft, Continental Motors, and Luscombe Airplane Corporation drew many workers to Garland. After the war the facilities remained but operated under new names.<sup>28</sup> The influx of returning servicemen put a strain on the short supply of housing in the area. Returning WWII veterans such as Charles Stokes at 411 South 11th took advantage of a VA loan to purchase the home.

Garland's population grew significantly through the 1950s, reaching an estimated 14,000 residents, with an average of 115 families moving into Garland each month.<sup>29</sup> From 1950 to 1955, new housing additions opened including Williams Estates, Miller Heights, Orchard Hills, Eastern Hills, and Monica Park.<sup>30</sup> Although new housing options became available in Garland during the late 1940s to early 1960s resulting in a period of immense stability for Travis College Hill; this era experienced long-term home ownership in almost every contributing dwelling in the district. During this period, the Travis College Hill neighborhood consisted of a cohesive, mix of multigenerational families and retired peoples. However, this changed in the mid-1960s when the southern region of the city began to experience rapid growth. Spurred by increasing population, 38,501 in 1960, South Garland High School opened its doors in the fall of 1965 to accommodate newly settled families with school aged children. These families moved to new housing additions such as Orchard Hills and Eastern Hills stationed in south.<sup>31</sup>

Another trend that began in the 1950s was the expansion of the central business district and local churches into adjoining historic residential areas. As residents began to leave central Garland for suburban developments, much of Garland's historic housing stock was razed or renovated for commercial use. A majority of antebellum era homes that existed in Embree and Bankhead areas were ultimately razed. This development trend severely impacted the town's historic neighborhoods. Equally, the First Baptist Church of Garland (FBC) demolished several Victorian style homes within the former borders of Embree. In 1975, the FBC began to clear the block where the church's recreational center now stands. Four historic homes on the block were purchased and razed, clearing the way for an activity center in 1996.<sup>32</sup> This moved the church expansion up to the back door of Travis College Hill boundaries. With its purchases of historic homes for the McDonald Activity Center in place, First Baptist began plans to acquire four remaining homes on the eastern half of Travis College Hill Block A between Avenues D and C. Each home owner declined to sell their property to the church. The first direct intrusion into the neighborhood occurred in 1997 when First Presbyterian

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<sup>27</sup> Michael R. Hayslip, ed., *Sketches of Kate James: Dallas County Pioneer*, Garland, TX: Garland Landmark Society, 2009.

<sup>28</sup> Richard Abshire, *Garland: A Contemporary History* (a publication of the Garland Chamber of Commerce), San Antonio: Historical Publishing Network, 2009, p.11.

<sup>29</sup> Michael R. Hayslip, *Garland: Its Premiere Century*, Chatsworth, CA: Windsor Publications, Inc., 1991, p.66.

<sup>30</sup> Richard Abshire, *Garland: A Contemporary History* (a publication of the Garland Chamber of Commerce), San Antonio: Historical Publishing Network, 2009, p.14.

<sup>31</sup> *Ibid*, 15.

<sup>32</sup> Carr M. Suter Jr., *Church Life: The Story of First Baptist Church, Garland, Texas 1968-1998*, (Mt. Pleasant, TX: Nortex Press, 1999), p.151.

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Church purchased the four residential homes built in the 1920s in Block B on the eastern side of the block and razed them for a parking lot and green space. The removal of these four homes resulted in the complete removal of any historic resource on the east side of Block B. The neighborhood petitioned city council and in 2014 received designation as Garland's first historic district. The State of Texas in 2015 awarded Travis College Hill a Texas historical marker for the historical importance to Texas of this rare group of properties.

### **Pace House Moved to District, 2014**

Constructed by John Henry Pace ca.1895, the home was gifted to the city in 1985 by its second owner Jack McDaniel. Moved from its original location at 202 N. 1st Street to Heritage Park, the home was used as an event center. In 2013, the city determined it was no longer cost-effective to maintain the historic home. The city ultimately offered the home for free if someone would cover moving and renovation expenses. The city selected a proposal to move the home to the Travis College Hill neighborhood, and on October 15, 2014, the historic home was moved to 313 S. 11th Street.

### **Architectural Significance of Travis College Hill**

The majority of homes within Travis College Hill are Craftsman bungalows, an architectural form popular from c.1905 to the 1930s.<sup>33</sup> During this period, the Craftsman Style dominated smaller home design throughout the country. In addition to those built in Travis College Hill, the style was often used in new home construction in established Garland neighborhoods during this time. Craftsman houses were inspired primarily by the work of two brothers, Charles Sumner Greene and Henry Mather Greene, who practiced together in Pasadena from 1893 to 1914.<sup>34</sup> The style received extensive publicity in such magazines as *House Beautiful* and *Ladies' Home Journal* that featured it widely and offered floor-plans of the new homes. Additionally, pattern books further disseminated the style by making it accessible to a larger swath of the population through pre-cut kits of lumber that could be shipped and assembled by local labor. The Sears Roebuck and Company distributed some of these. The style was considered friendly and affordable to the middle class because an individual could become his own architect, making modifications here and there to personalize the dwelling for the homeowner's tastes and local sensitivities. It also was considered a simpler, sturdier design.<sup>35</sup>

The wide circulation of Craftsman plans was evidenced by one of Travis College Hill's first dwellings: 301 South 11th Street. Owned by Andrew Jackson (A.J.) Beaver, the home was constructed from plans provided by his nephew, Dr. Slater B. Wyatt, from his own home, built in the nearby town of Plano the previous year. Beaver retained the basic plan but chose to flip the design horizontally, with the *porte cochere* on the opposite side of Wyatt's configuration. The bungalows that were built in Travis College Hill possess character-defining elements of the style, including low-pitched, gabled roof (occasionally hipped); wide, unenclosed eave overhang; roof rafters usually exposed; decorative (false) beams or braces added under gables; porches, either full-or partial width, with roof supported by tapered, square columns; commonly one or one-and-a-half stories high, although two-story examples occur; rafter tails extend beyond edge of roof; triangular knee braces; wood clapboard as the most common wall cladding; false half-timbering; *porte cochere* roof; extra stickwork in gables or porch; sloping (battered) foundation; roof supported by tapered, square columns; multi-pane sash over sash with one large glass pane; grouped windows; small, high windows on each side of chimneys; airplane bungalows on upper story; columns or piers often extend to ground level (without a break at level of porch floor); multiple roof planes; stucco wall finishing coupled with half-timbers in gables. While numerous variants on the style abound, the Craftsman bungalow was considered more straightforward in design compared to homes in the sometimes ornate and formal, overly decorated Victorian era that it followed.

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<sup>33</sup> Virginia Savage McAlester, *A Field Guide to American Houses*, New York: Alfred A. Knopf, 2013, p.478.

<sup>34</sup> Ibid, 568.

<sup>35</sup> Ibid.

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A handful of other Craftsman dwellings from this period remain elsewhere in Garland, but due to expansion of commercial business within central Garland, these homes are scattered throughout the city. The Travis College Hill neighborhood is rare example of an extant intact grouping of bungalow-style homes in Garland. Because of similarities in scale, form, and use of materials, the enclave of bungalows within Travis College Hill presents a sense of residential cohesion despite the parking lots, commercial business, school and church buildings, and multiple-family apartment buildings that surround it.

Though a majority of contributing properties within the district are Craftsman-inspired constructions, three homes conform to the Minimal Traditional style but possess elements of other contemporary designs. These homes were typically built between 1935 to 1950, and were initially designed to accommodate home buyers during the economic downturn of the 1930s. Upon entrance into the Second World War, these low-cost homes were vital in relocating of workers during wartime production. Following WWII, returning veterans relied on the same model of low-interest Minimal Traditional houses to assimilate back into the industrial economy.<sup>36</sup> Additionally, the style was a direct reaction to the economic hardships of the 1930s. The economic turmoil of the Great Depression spurred a sea change in bank loans and other finance vehicles typically afford to home construction; the Minimal Traditional home represents efforts to create long-term, low-interest mortgages in order to accommodate the average American worker.<sup>37</sup> As a result of their low-cost appeal, architects actively designed small homes beginning in the 1930s.<sup>38</sup> In addition to the orientation towards small homes, low-interest loans were made available through the Federal Housing Administration (FHA) to promote home sales by limiting the maximum sales price of homes they would insure.<sup>39</sup> The explosion of Minimal Tradition designs is directly linked to the proliferation of pattern books, which by 1940s featured most basic shapes and variation of the style.<sup>40</sup> Following the war, Minimal Traditional designs was employed to meet the housing demand from returning servicemen; nearly 5.1 million homes were built between 1946 and 1949, with a large portion built in the Minimal Traditional style.<sup>41</sup> By 1950, the design was being supplanted by the Ranch house, as postwar prosperity fueled the desire for larger homes. As a product of the Great Depression, this style was designed to manage austerity through omission of all non-essentials. Any design motif or component demanded unnecessary, such as dormers, gables, elaborate cornices, and breaks in the roof form were excised in an effort to reduce costs.<sup>42</sup> The primary objective of this style was to produce affordable homes with small proportions that look larger large due to fenestration and single material cladding. While relatively unembellished, some Minimal Traditional designs incorporated stylistic detailing from other contemporary design traditions including Colonial Revival, Tudor, and Craftsman.<sup>43</sup>

Two contributing homes within Travis College Hill conform to the Ranch Style.<sup>44</sup> The popularity of the Ranch can be attributed to the ending of FHA financial controls designed to regulate the affordability of the nation's housing stocking during the 1930s and Second World War. The two Ranch Style homes within the district were both constructed between 1955 and 1960, placing them squarely in the height of the design's popularity. For Travis College Hill, these two ranch homes represent evolving stylistic influences within the neighborhood and marking the areas full transition to an automobile oriented community.

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<sup>36</sup> Virginia Savage McAlester, *A Field Guide to American Houses*, New York: Alfred A. Knopf, 2013, p.588.

<sup>37</sup> Ibid, 589.

<sup>38</sup> Ibid.

<sup>39</sup> Ibid.

<sup>40</sup> Ibid.

<sup>41</sup> Ibid.

<sup>42</sup> Ibid.

<sup>43</sup> Virginia Savage McAlester, *A Field Guide to American Houses*, New York: Alfred A. Knopf, 2013, p.589.

<sup>44</sup> Ibid., p.602.

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Originating in California, builder and designer Chris May is credited with promoting and popularizing the style. Inspired by Spanish Colonial architecture, May teamed with California-based magazine *Sunset Magazine* to publish *Western Ranch Houses*. The publication was highly successful and was reprinted for a larger national audience. Equally attractive, the style was geared toward returning servicemen, with the image of family life being central to the Ranch style's design. The homes are typically one-story, rectangular shaped houses with low-pitched roofs and wide overhangs. The main entrance is typically off-center and covered under the main roof and function as a partial-width porch. Picture windows are often positioned asymmetrically on the main façade; windows also can comprise entire corners.

### **Conclusion**

The Travis College Hill Historic District continues to function as a residential neighborhood close to Garland's central business district surrounding the downtown square. The grouping of homes is a rare example of an intact district within a once predominately residential area. Expansion and modernization of local businesses, churches, and general growth of the city's downtown district has resulted in significant loss of the area's historic housing stock. While four homes within the district's designated borders were razed in 1997, the remaining houses retain their historic character and possess a high degree of physical integrity. The neighborhood was first platted in 1913, with the stated intention of providing housing near the planned interurban, a commuter-oriented electric rail line connecting to Dallas. Although the rail line was never completed, the district remains a testament to the national migration pattern from rural to urban and suburban areas. For this reason, the Travis College Hill Historic District is nominated under Criterion A in the area of Community Planning and Development, as it is representative of early twentieth-century growth in Garland, Texas. The district is also nominated under Criterion C in the area of Architecture as a rare intact grouping of Craftsman Style bungalows in Garland.

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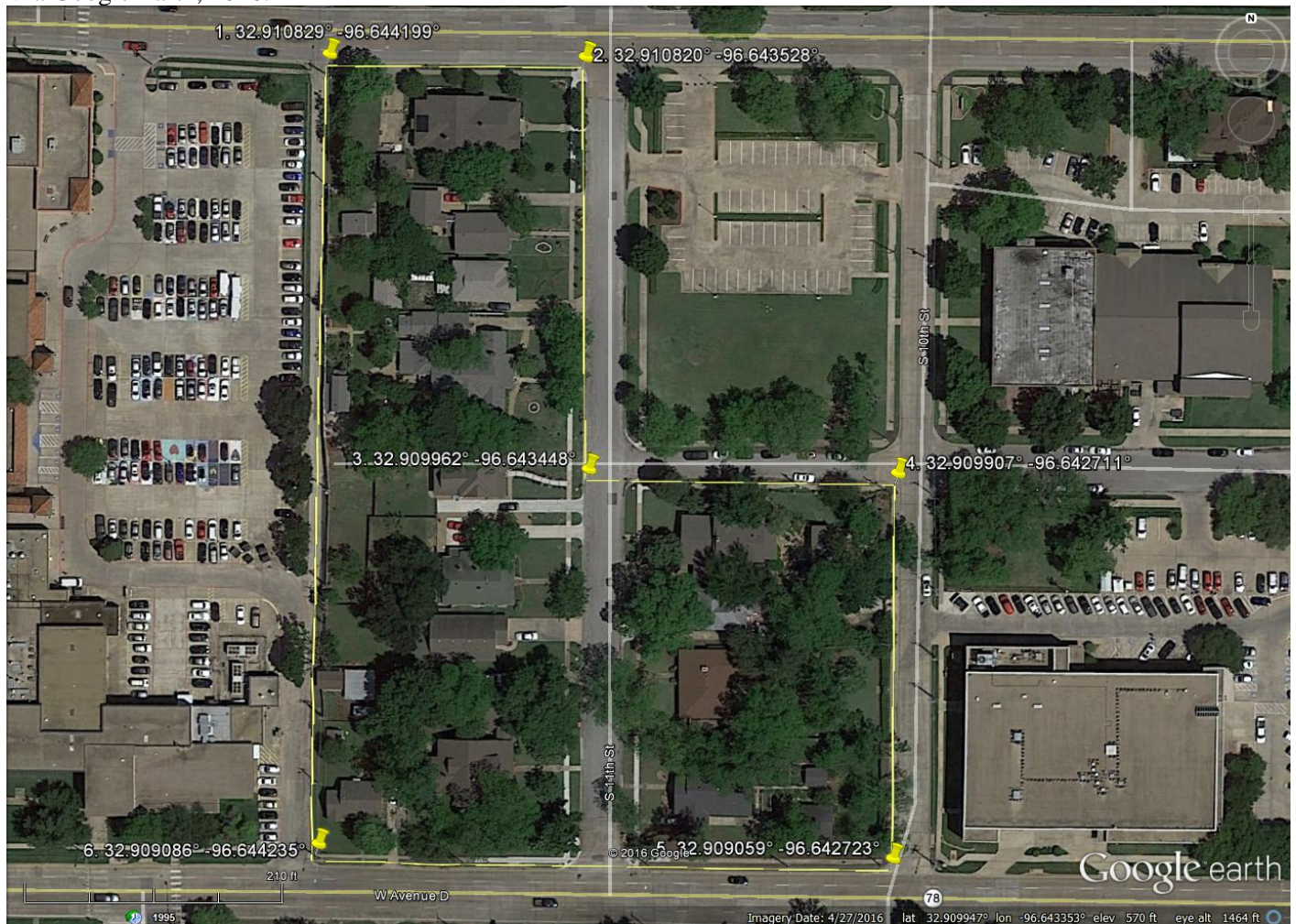


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Dallas County, Texas



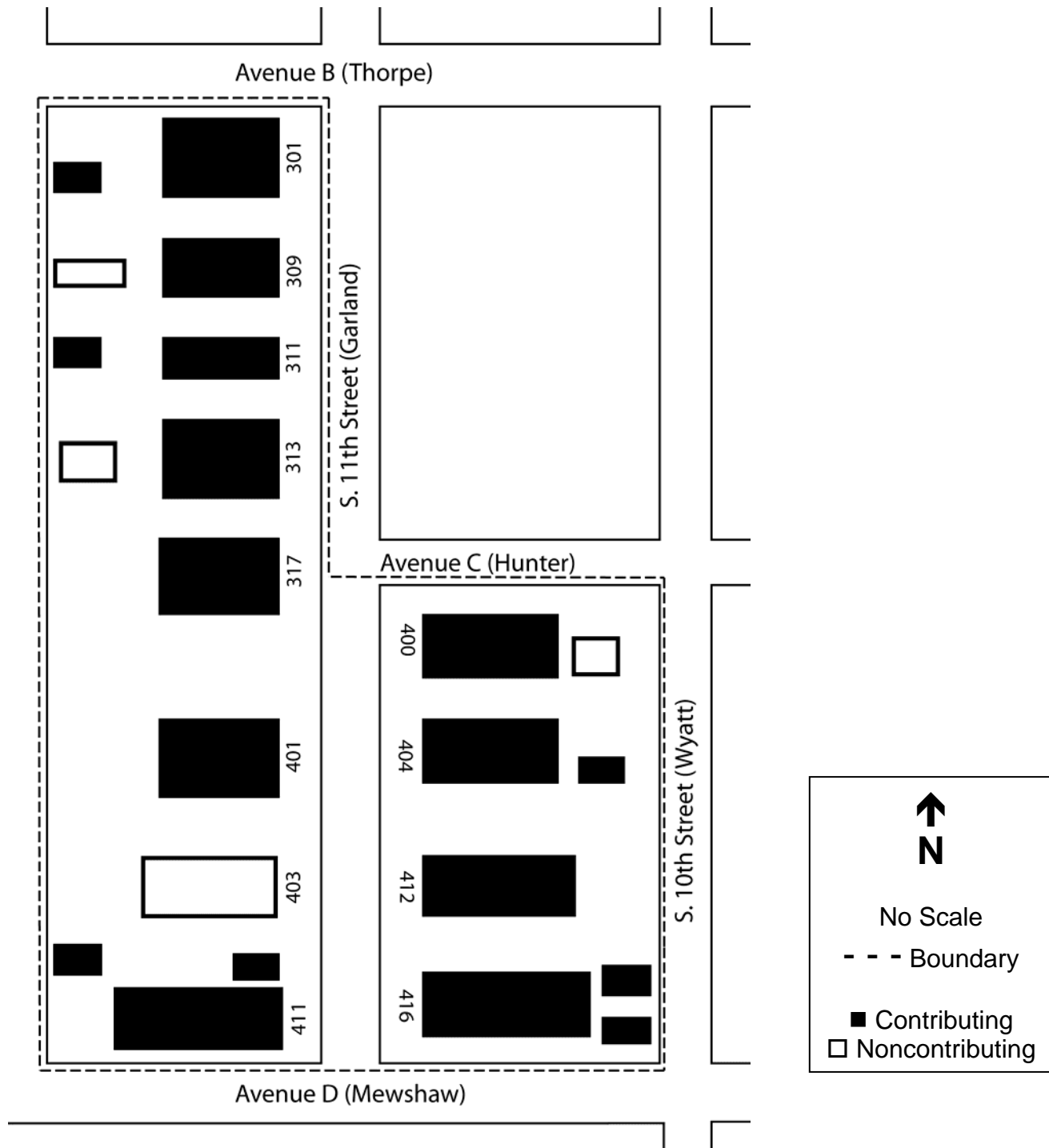
Travis College Hill, boundaries  
Via Google Earth, 2016.





Travis College Hill Historic District, Garland, Dallas County, Texas

Figure 1. Map showing the boundaries of the Travis College Hill Historic District and all Contributing and Noncontributing resources.



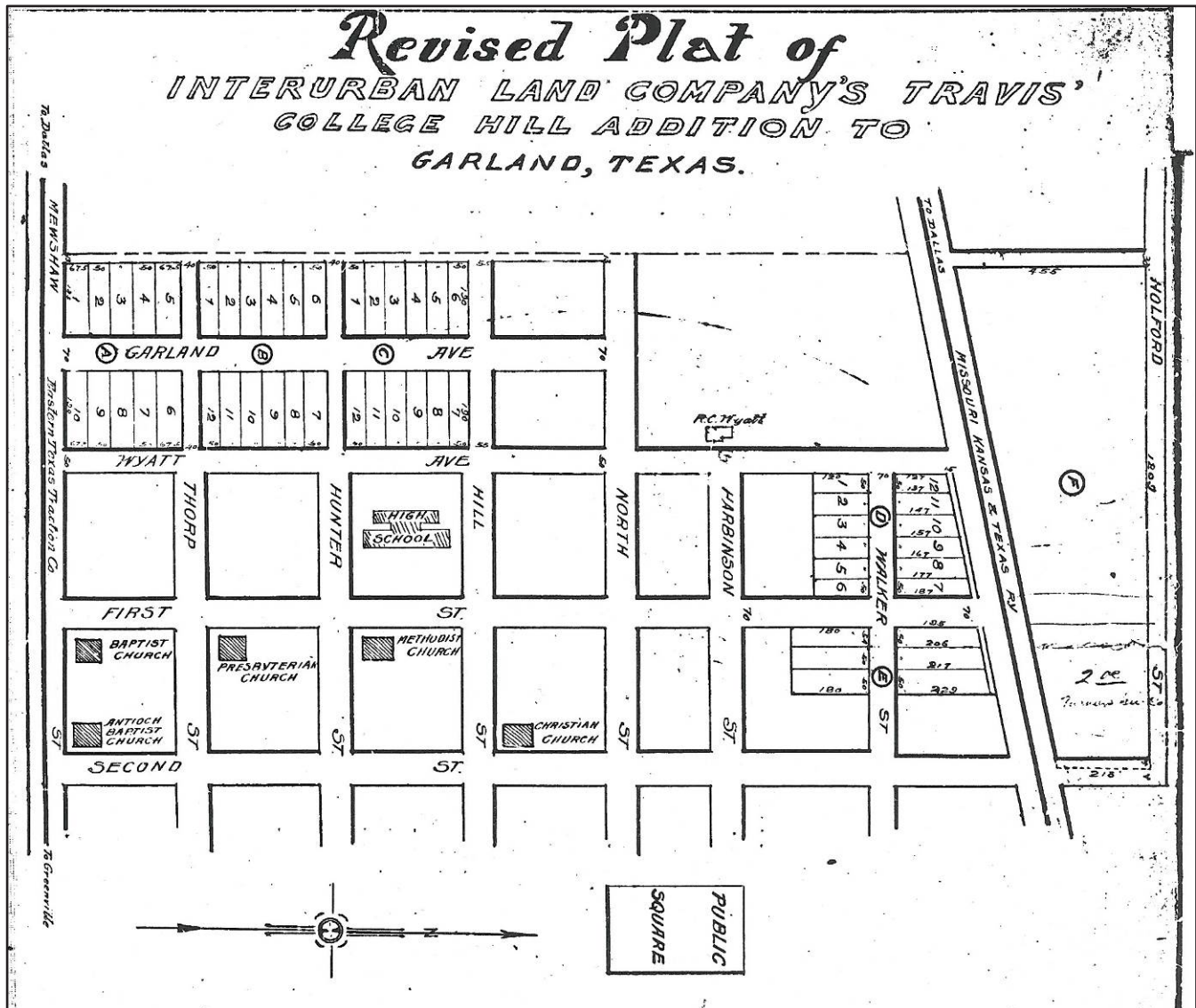
Travis College Hill Historic District, Garland, Dallas County, Texas

Figure 2. Map showing the Travis College Hill Addition in relation to other residential additions. Source: Dallas County Deed Records; [www.garlandhistorical.org](http://www.garlandhistorical.org) (Sanborn-Perris Map of Garland, Texas-1919)



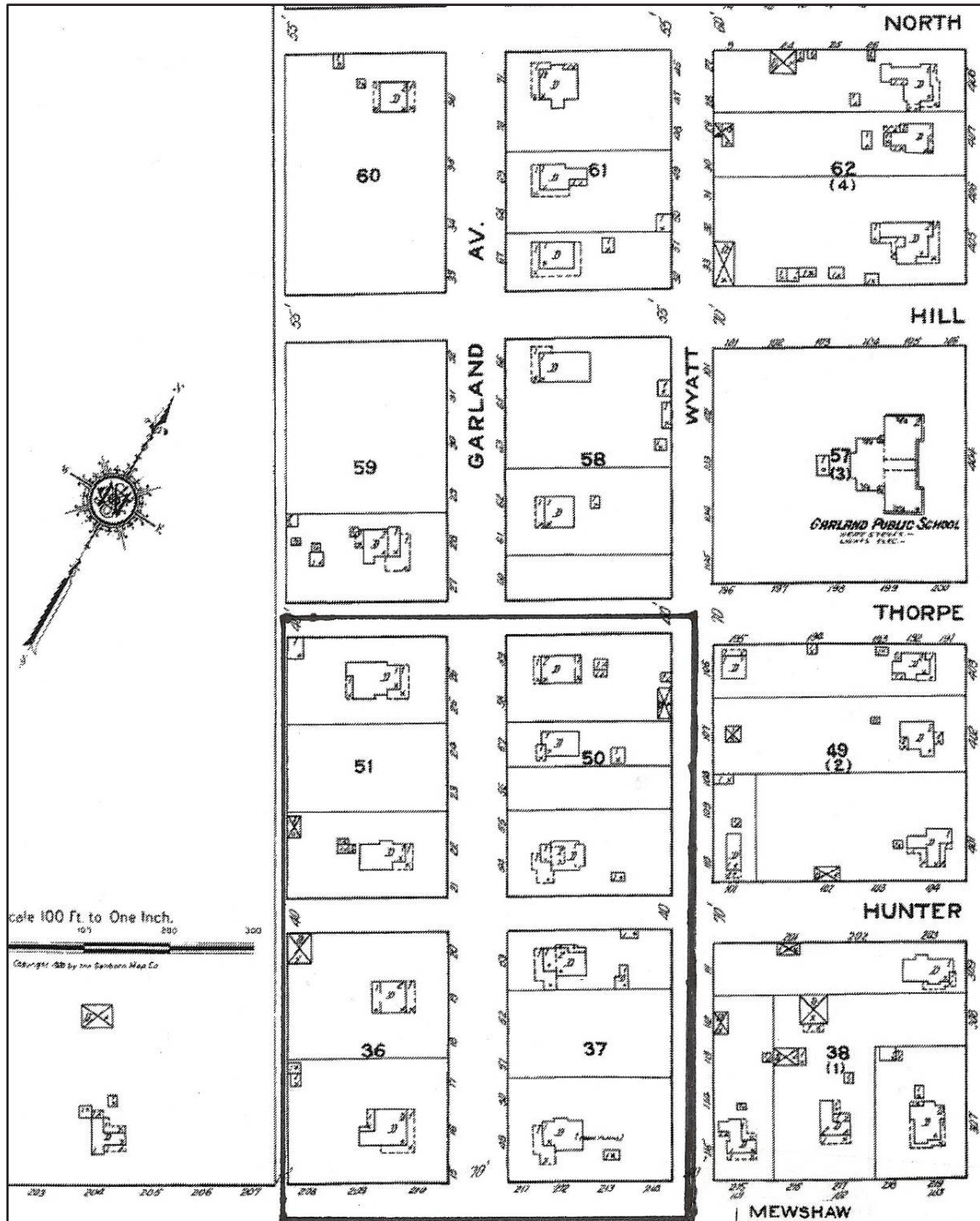
Travis College Hill Historic District, Garland, Dallas County, Texas

Figure 3. The Travis College Hill Addition plat map, 1913. Source: Dallas County Deed Records



Travis College Hill Historic District, Garland, Dallas County, Texas

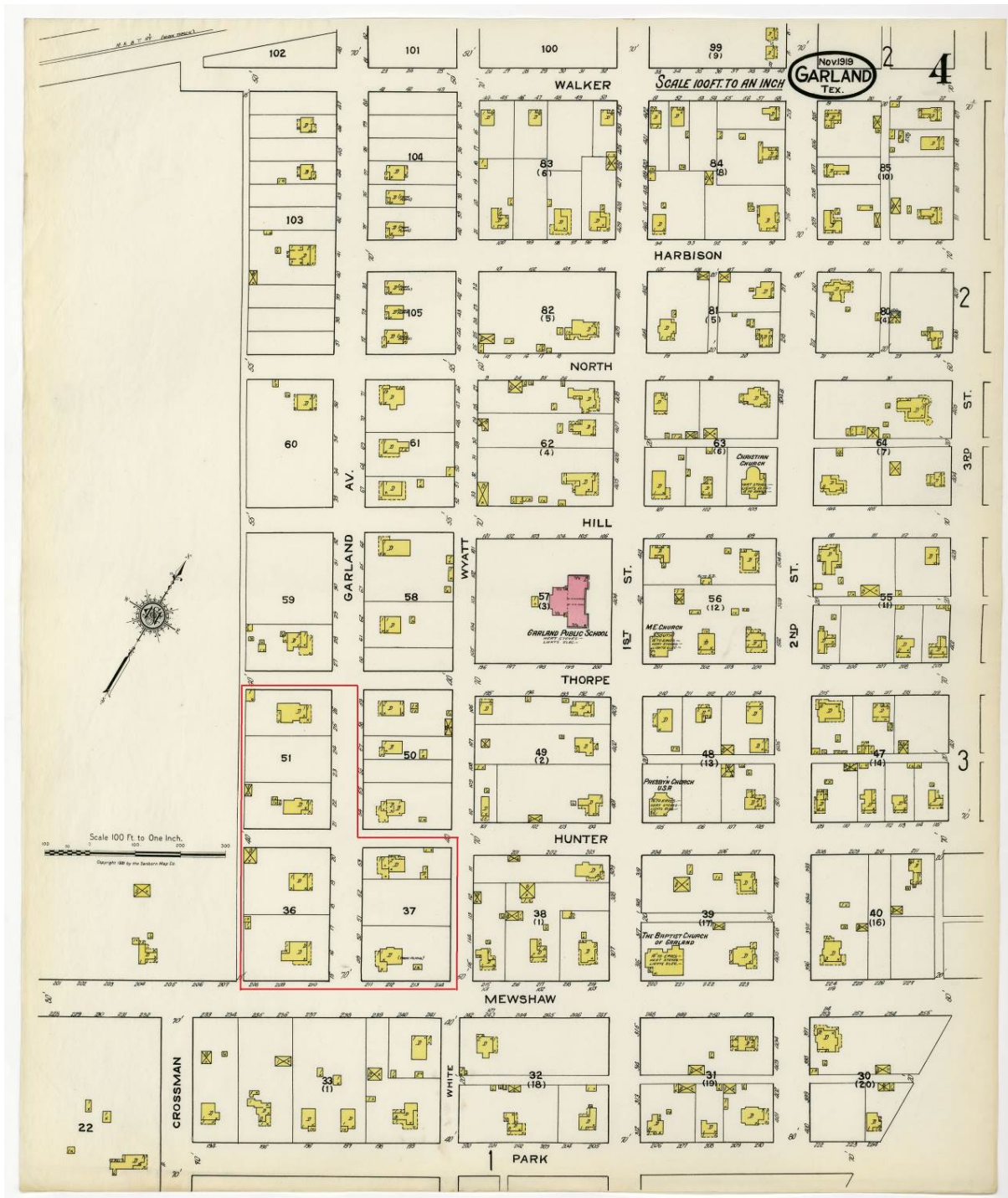
Figure 4. Detail of Sanborn Fire Insurance map for Garland, 1917, showing the boundaries of the Travis College Hill Historic District. Source: [www.garlandhistorical.org](http://www.garlandhistorical.org) (Sanborn-Perris Map of Garland, Texas—1919)





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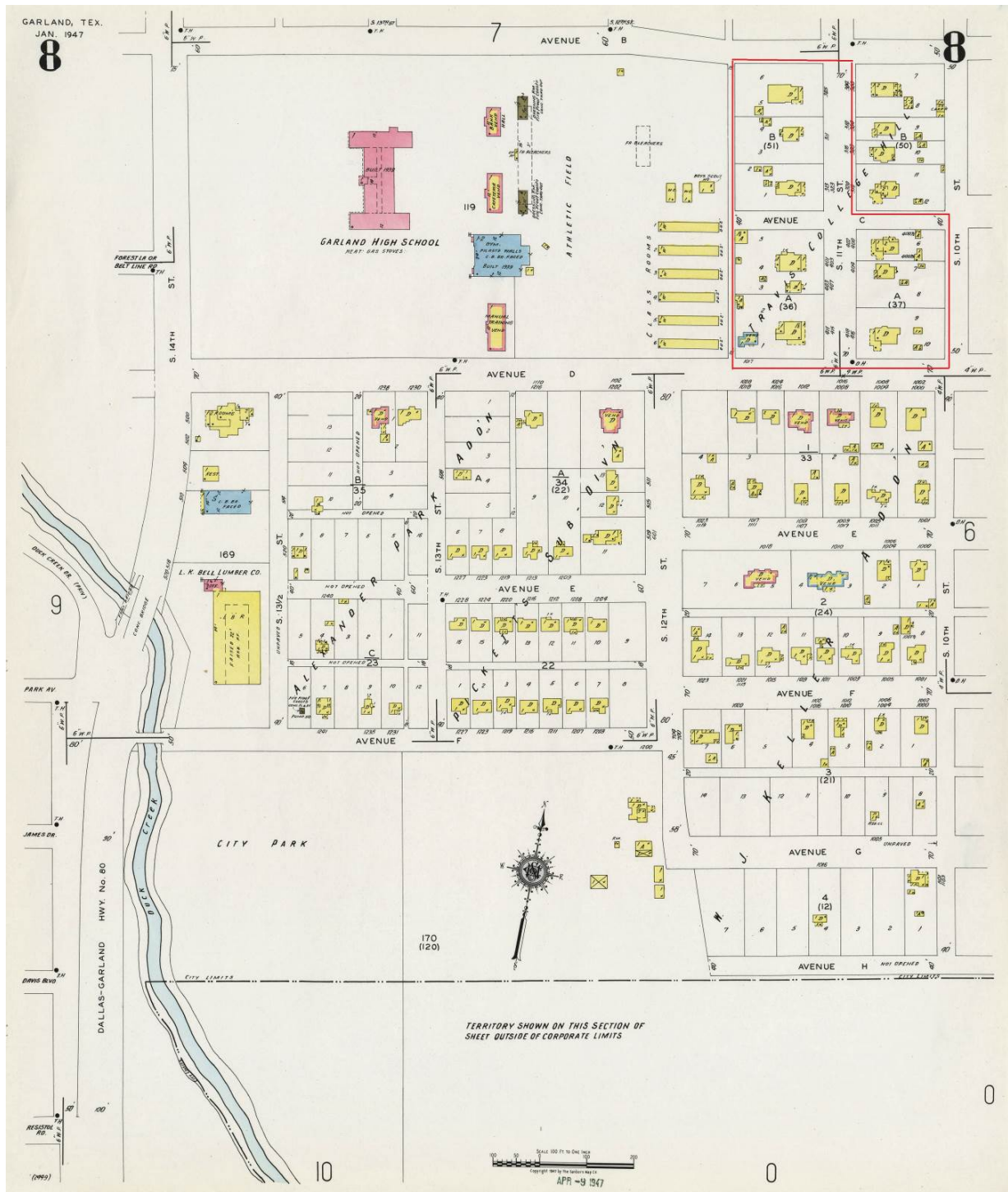
Figure 5: Sanborn Fire Insurance map, 1919, with district boundary indicated in red (lower left).  
Source: Dolph Briscoe Center for American History, Austin, TX.



Original located at the Dolph Briscoe Center for American History, University of Texas at Austin

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Figure 6: Sanborn Fire Insurance, 1947, with district boundary indicated in red (upper right) .  
Source: Dolph Briscoe Center for American History, Austin, TX.



Original located at the Dolph Briscoe Center for American History, University of Texas at Austin



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Figure 7: 317 South 11th Street, n.d.



Figure 8: 313 South 11th Street, n.d.



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Figure 9: 411 South 11th Street, n.d.



Figure 10: 416 South 11th Street, n.d.

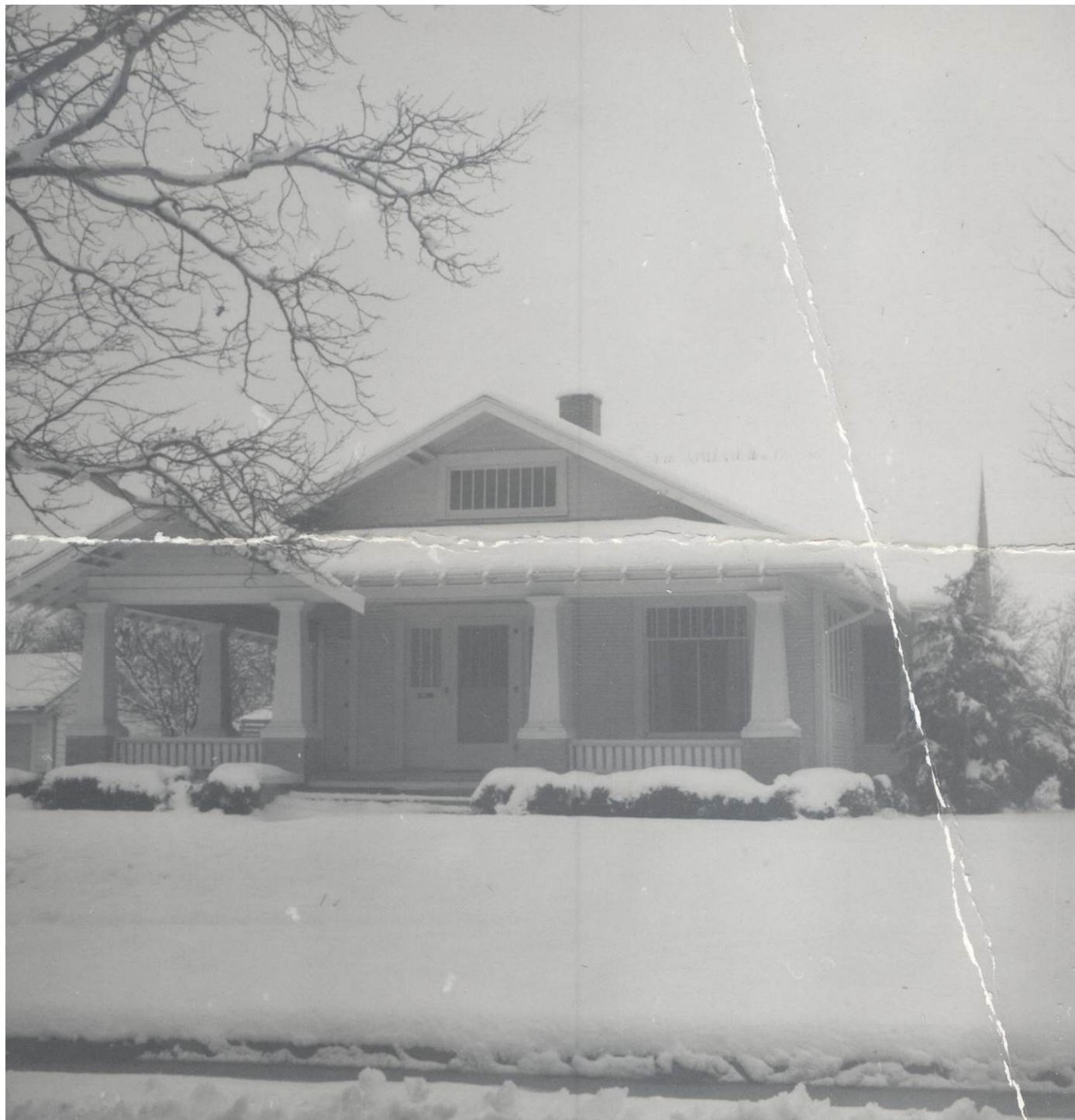




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Figure 11: 301 South 11th Street, n.d.



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Photo 1: 301 South 11th Street (contributing), 2016



Photo 2: 309 South 11th Street (contributing). 2016





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Photo 3: 311 South 11th Street (contributing). 2016



Photo 4: 313 South 11th Street (contributing). 2016





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Photo 5: 317 South 11th Street (contributing). 2016



Photo 6: 400 South 11th Street (contributing). 2016





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Photo 7: 401 South 11th Street (contributing). 2016



Photo 8: 403 South 11th Street, [noncontributing], 2016





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Photo 9: 404 South 11th Street (contributing). 2016



Photo 10: 411 South 11th Street (contributing). 2016





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Photo 11: 412 South 11th Street (contributing). 2016



Photo 12: 416 South 11th Street, (contributing). 2016





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Photo 13: Streetscape, 300 block of S. 11<sup>th</sup> Street, facing southwest



Photo 14: Streetscape, 300 block of S. 11<sup>th</sup> Street, facing southwest





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Photo 15: Streetscape, 300 block of S. 11<sup>th</sup> Street near intersection with Ave. C, facing northwest



Photo 16: Streetscape, 400 block of S. 11<sup>th</sup> Street, facing south



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