

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

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of PropertyHistoric name: Myrick-Cobb Building

Other names/site number: _____

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. LocationStreet & number: 1215-1219 Ave JCity or town: Lubbock State: Texas County: LubbockNot 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 level(s) of significance:

___ national ___ statewide X local

Applicable National Register Criteria:

X A ___ B X C ___ D

Signature of certifying official/Title:

Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

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4. National Park Service Certification

I hereby certify that this 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

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private: ☒
- Public – Local ☐
- Public – State ☐
- Public – Federal ☐

Category of Property

(Check only **one** box.)

- Building(s) ☒
- District ☐
- Site ☐
- Structure ☐
- Object ☐

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/business
and professional

Current Functions

(Enter categories from instructions.)

COMMERCE/business
and specialty store
WORK IN PROGRESS

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH
CENTURY REVIVALS

Other: Renaissance
Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Brick, Stone

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Myrick-Cobb Building, built in 1927, is a six-story reinforced concrete structure with a brick veneered front façade. It is located on the northeast corner of 13th Street and Avenue J in downtown Lubbock, Texas. The building measures approximately 50 feet wide by 125 feet deep. A two-story steel frame addition with first story glass curtain wall and second story brick veneer was added to the south in 1949. This addition replaced an earlier one-story brick building constructed in 1920. The two structures are joined through openings on both the first and second floors. The original portion of the building is constructed in the Renaissance Revival style, while the addition has an Art Moderne appearance. A corbelled cast stone ribbon is installed at the original location of the first floor transom windows of the 1927 portion and visually links the two structures as one unit.

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Narrative Description

Construction began on the Myrick Building in September 1925 and was completed in late 1927. Structurally, the building was constructed with reinforced concrete, an innovative building technology at the time of its construction. The building was likely the first structure in the city to use this type of construction.¹ Brick veneer on the front (west) façade, is accented with cast stone detailing. The front façade is stylistically the focal point of the building. This is where the Renaissance Revival style, often used in large office buildings, is featured. It displays the base/shaft/cornice organization that is often seen in commercial structures of this time period. The first floor was originally a traditional commercial store front with a flat topped cantilever awning and retail display type windows. Transom windows extended the length of the façade directly above the awning. There was ornate stonework at the north and south ends of the first floor, and above the awning around the transoms.² It has since been covered with stucco. Cast stone detailing along the front wraps around onto the sides (north and south facades) to a depth of about ten feet. The green metal paneling (added in the 1960s) which once wrapped the front and side facades, was recently removed. The original architectural details were well preserved under the metal.

Above the first floor, the second through fifth floor windows are arranged uniformly, four openings per floor; each opening is filled by a three part window with an increased center section flanked by two narrower sections. These windows are divided into sections with a heavy vertical element, adding to the elegance of the front façade. The windows have cast stone sills and steel lintels. The use of a vertical brick pattern under the windows along with the vertical bays encasing the windows helps to create a strong vertical image for the building, solidifying the shaft motif. The verticality is further enhanced by shallow raised or engaged masonry pilasters located on the first through sixth floors separating the windows and framing the corners of the building. Thus the division into four bays is strengthened and more depth is created on the front façade.

The sixth floor acts as the crowing element, or cornice, of the building. It features a stone veneer stretching across the front façade, wrapping around onto the north and south walls. A stone quoin motif is used at the corners of the front façade. The windows are more elaborate than the second through fifth floors. There are four window bays, which feature two rectangular openings separated by a heavy vertical stone element. Each window unit is lined with a stone quoin motif. Above each window bay is a large hooded arch, along with two smaller arches, one over each window. The cornice is currently covered by metal paneling.³

¹ Greg Smith, *Sylan Blum Haynes: The Dean of West Texas Architects* (Lubbock: Texas Technical College, 1993) p. 51."

² Early appearance of the building is confirmed through numerous articles written at the time of construction including photographs and sketches.

³ Current work on the roof has revealed the stone railing portion of the cornice is still in-tact.

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The side and rear façades are less ornamental than the front, a common method of construction in commercial buildings. The brick used to face the north and east facades are a common brick. On the north façade, each pair of windows on the second through sixth floor is set individually with a narrow vertical brick section in between. Seventeen individual three-over-three steel windows form what are visually eight pairs. A smaller individual window is found on each floor at the west end of each side façade to balance the look of the heavily decorated first and sixth floors. Each of these windows employs a simple brick sill and steel lintel. The first floor on the north façade has seven two-over-two steel windows with brick sill and steel lintel. Two steel doors are located on the east end of the north wall.

The south façade is slightly varied from the north. There is an irregular pattern to the windows, broken by the elevator and stair tower. Two individual three-over-three windows are located west of the tower and smaller three-over-three windows are employed on the tower, one per floor. To the east of the tower three pairs of two-over-two windows are followed by a single casement window. The east end of the façade which projects out has a pair of three-over-three windows and one individual three-over-three window. Unlike the rest of the building, this façade has been finished with stucco in a color similar to the tan brick on the addition. As a result of the addition, only the upper four floors are visible.

The east (or rear) façade is purely utilitarian. An overhead door is located on the north end of the first floor, formerly used as a loading dock. South of this door are two entries, one deeply recessed. Two large two-over-two metal frame windows are located on the south side of the first floor. The windows located on the south end of the second and third floors have been filled by HVAC vents and ducts. The remaining windows are metal frame three-over-three units similar to those used on the north façade. The metal staircase emergency exit for the second through sixth floors is located in the center of this façade.

The interior of the first floor is broken into two bays by a partition wall, with the south bay functioning as the circulation and restroom corridor and the north bay as the restaurant space. A ten foot tall brick archway separates the front of the south bay from the rear dining space. Booth style seating is located here, as well as along the front of the north bay. A brick grill and small kitchen area divide the north bay in half.

The second through sixth floors are all arranged in identical fashion with the circulation corridor and restrooms located on the south wall, previously separated from the offices by a narrow hallway. The flooring material in the hallway on each floor is well preserved terrazzo tile, similar to the first floor of the 1949 addition. The elevator is a standard attendant with gate style and the stairs are marble. The original metal mail chute is still in-tact, running from the first to the sixth floor.

The 1949 addition is steel frame with a combination of glass curtain wall and terra cotta tile faced with a brick veneer and marble accents. The glass curtain wall is located on the first floor of the west and south facades and is grounded with an approximately two foot tall marble base. Two main vestibule entries are located on the south and west facades. Glass display windows which "bubble" out are located on either side of both vestibules. These display windows match

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the two located on the 1927 portion of the building. A metal roll out awning system is visible, but not in use. While the hardware remains on the building, the original fabric awning is gone.

The second story of the addition is a lighter brick compared to the 1927 structure, however it is of the same finish quality and scale. The lighter brick matches the stucco on the south façade of the original building. The brick cornice is crowned with a stone cap at the roofline. To evoke the same effect as the vertical pilasters on the original portion and match the brick pattern located under the window sills, a vertical strand of stacked header bond brick is spaced at equal intervals along the second story of the addition. The corbelled cast stone ribbon from the original six-story building extends onto the addition, wrapping the building and visually linking the two structures together.

While the addition has detailing which harmonizes with the original portion of the building, the style is closer to an Art Moderne, common in the 1940s. The rounded corners of the bulb out display windows, the flat roof, and the increased use of glass are all characteristics of the Moderne style.

The first floor interior space is laid out in an open concept with terrazzo flooring. The structural columns create a uniform grid. A small portion on the east end of the space is walled off for storage. Plaster ceilings still remain throughout, along with peg board walls which were installed when the building housed the hardware store. The second story and basement have a similar open layout, broken only by the structural columns. The elevator for this portion of the building is located on the east wall and has design elements of the Art Moderne style.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ 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.
- ☒ 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.

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Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMERCE

ENGINEERING

Period of Significance

1925-1960

Significant Dates

1927, 1949, 1960

Significant Person

(Complete only if Criterion B is marked above.)

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Cultural Affiliation

Architect/Builder

Peters and Strange/
D.N. Leaverton

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The period of significance begins in 1925 with the construction of the Myrick building. From its completion in 1927 until 1949, the six-story portion of the building operated as a center of commercial business for the City of Lubbock. In 1949, the two story addition was constructed to allow for expansion of the Cobb's Department Store, one of the city's largest retailers at the time. The end of the period of significance is 1960, the year the Cobb's Department Store sold their business and occupancy of the building began to decline.⁴ As early as the 1950s, 34th and 50th Street strip centers were pulling businesses away from downtown, however the move peaked in the 1960s as business moved to the southwest, away from the center.

Criteria Consideration A acknowledges the pioneering effort to create a business hub in the downtown core. The construction of the Myrick building was one of the driving forces for the economic boom of Lubbock in the late 1920s. Criteria Consideration C is applicable due to the buildings embodiment of the Renaissance Revival style of architecture common during the 1920s and 30s. There are few remaining examples of this type of construction in Lubbock, especially in commercial architecture. The Myrick building is an important tie to early commercial development of Lubbock, symbolizing a time when the city grew from a small cattle town, to a thriving hub of commerce and transportation.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Early Settlement of Lubbock, Texas

After the Civil War, citizens fled their poverty stricken homes, seeking relief on the South Plains. Many began to arrive in 1873, exploring land for future homesteads. Buffalo hunters and a few scattered ranchers were the first inhabitants of the area. The South Plains were not considered

⁴ Jason Togyer, *"For the Love of Murphy's: the behind the counter story of a great American retailer."* Pennsylvania: Pennsylvania State University Press (2008).

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safe however until 1875 when General R.S. Mackenzie's forces drove out the Native American's from their home lands.⁵

Lubbock County was organized on August 21, 1876⁶, with a population of a few hundred people. The county was named after Tom S. Lubbock, former Texas Ranger, Confederate Officer, and brother of Francis R. Lubbock, Civil War Governor of Texas. The economy was based on cattle ranching and stock farming given the flat, expansive nature of the surrounding land. Many large ranches were formed between 1876 and 1885. One of the largest was the IOA Ranch. It was founded with the "purchase or lease of more than a third of a million acres of land, most of it in the southern half of present day Lubbock County."⁷ The ranch covered much of the area of present day Lubbock. Some of it is still used for ranch lands, even though the IOA did not survive the 1880s. The city also became a world leader in the cotton industry in the first decades of the 20th Century. The rich and inexpensive soil of the South Plains created the perfect environment for agricultural success.

As a part of the county organization, two rival town sites, Old Lubbock (north of Yellowhouse Canyon) and Monterey (south of Yellowhouse Canyon), were combined at a new site to create the town of Lubbock. The compromise was led by influential leaders of both towns. They were Frank E. Wheelock (one of the first Lubbock County Commissioners) and W.E. Rayner (a wealthy cattleman).⁸ In the fall of 1890, all of the buildings from each town site, including the Nicolett Hotel (Lubbock's first hotel which has since been torn down), were moved south, across the canyon, to form the beginnings of the new Lubbock. The new community was officially established on December 19, 1890.⁹

Lubbock grew slowly from its formation in 1890, boasting of a small group of 293 citizens in 1900. It was not until 1909 when it was officially incorporated with a population of 1,938 that Lubbock began to rapidly grow. This was aided by the Sante Fe Railroad extension from Plainview into Lubbock.¹⁰ Prior to the extension, the closest railroad depot was more than a hundred miles away, creating increased expense to ship and receive necessary goods. The new rail line created both economic and population increases and by 1920 the city boasted of 4,051 inhabitants. A second railroad, the Fort Worth and Denver South Plains Railway, affiliate of the Burlington Railroad system, built a branch line to Lubbock in the late 1920s.¹¹

The city was poised to enter a boom period in the early 1920s. A city election in 1917 replaced the mayor and city council with a commissioned city government. The last major act of the city

⁵ Greg Smith, *Sylan Blum Haynes: The Dean of West Texas Architects* (Lubbock: Texas Technical College, 1993), 3.

⁶ County of Lubbock, "The Birth and Rise of a County," www.co.lubbock.tx.us/departments/division.php, (04/08/2014).

⁷ Greg Smith, *Sylan Blum Haynes: The Dean of West Texas Architects* (Lubbock: Texas Technical College, 1993), 3.

⁸ County of Lubbock, "The Birth and Rise of a County," www.co.lubbock.tx.us/departments/division.php, (04/08/2014).

⁹ Greg Smith, *Sylan Blum Haynes: The Dean of West Texas Architects* (Lubbock: Texas Technical College, 1993), 3.

¹⁰ Lawrence L. Graves, "A History of Lubbock." Lubbock, Texas: The West Texas Museum Association (1960).

¹¹ Donald Abbe, "Carlock Building National Register Nomination," (May 31, 2003).

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council was to approve a city electrical plant in 1916.¹² The economic and population boom was aided by the rapidly growing cotton farming industry. People were flocking to the region buying land to gain entrance into the profitable business. The approval by the State Legislature in 1923 to locate the Texas Technological College in Lubbock, after much political maneuvering, also helped to drive up the population. The college led to long lasting changes in the culture, education, and economics of the city. Beginning a strong relationship, the city invited West Texans to a large barbecue on August 28, 1923 to celebrate their success.¹³ They even showed their confidence in the development the college would bring by extending street paving and water and electric lines to the campus prior to its construction.¹⁴ The 1930 population of 20,250 demonstrates the rapid growth of Lubbock during the 1920s, along with increases in the number of building permits, bank deposits, service industries, and the municipal government.¹⁵

Post World War II Lubbock, Texas

Lubbock was the second fastest growing city in the country between the years of 1940 and 1950.¹⁶ The population had grown from 20,250 to 128,068 in a matter of thirty years. The city was still served by the Santa Fe Railroad and the Ft. Worth and Denver Railroad, however by 1958 US Highway 87 had opened from Amarillo running north-south on the eastern portion of the city, US Highway 84 ran from northwest to southeast, U.S. Highway 62/82 and State Highway 114 went east to west.¹⁷ This vast network of roads helped to give the city its current designation, "Hub City." Lubbock finally had the infrastructure to support the vast transportation of goods throughout the region. As a major distribution center, more jobs and therefore, more families flowed into the city.

After the depression, Lubbock experienced a "spectacular growth in population, accelerated business activity, and an accompanying upsurge in construction activity."¹⁸ World War II helped to spur the increased productivity begun in the 1930s, as Lubbock was a major transportation center allowing for rapid production and movement of supplies. Business in the city saw increased demand for wholesale, retail, financial, and production facilities. As a result, Lubbock became a wholesale center for the region. The advanced infrastructure helped secure this position. In 1946 only eleven manufacturing sales branches existed within the city, totaling \$500,000 in annual sales. By 1956, there were twenty-three branches with over one million dollars in sales.¹⁹ Farming capacity also increased in the areas surrounding Lubbock, as a result of the widespread use of irrigation and machinery.

¹² Lawrence L Graves, "Lubbock, TX," Handbook of Texas Online, <https://www.tshaonline.org/handbook/online/articles/hdI04> (04/08/2014).

¹³ Donald Abbe, "Carlock Building National Register Nomination," (May 31, 2003).

¹⁴ Ibid

¹⁵ Greg Smith, *Sylan Blum Haynes: The Dean of West Texas Architects* (Lubbock: Texas Technical College, 1993), 3.

¹⁶ Lawrence L Graves, "Lubbock, TX," Handbook of Texas Online, <https://www.tshaonline.org/handbook/online/articles/hdI04> (04/08/2014).

¹⁷ Ibid.

¹⁸ Lawrence L. Graves, "A History of Lubbock." Lubbock, Texas: The West Texas Museum Association (1960) p. 318-319.

¹⁹ Lawrence L. Graves, "A History of Lubbock." Lubbock, Texas: The West Texas Museum Association (1960) p. 321.

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Around this time, growth patterns turned toward the southwest, resulting from the physical barrier of Yellowhouse Canyon to the northeast and railroads to the northwest. Prior to WWII, development was just barely past 19th Street on the south. Twenty years later, the city had grown to 60th Street to the south and Slide Road, a few miles west. Streets such as 34th and 50th became the main business arteries. Downtown businesses were moving to shopping centers along these thoroughfares. The major retail establishments of the “older” sections of town were relocating here as a result of decentralization after WWII.²⁰ This was a national trend resulting from the rapid increase of automobile use, allowed the average citizen to move into the suburbs and still maintain their daily activities. As a result of this progress “the city began to experience a problem common to older metropolitan areas: the revival, restoration and even survival of its downtown area.”²¹ Many cities formed committees and developed experiments to revive their downtowns. They created malls and invested in parking installations in an attempt to keep vital the downtown area and negate the drive away from the core. This was about the time Cobb’s Department store constructed their two-story addition to the Myrick Building, a possible attempt at aiding the effort to keep business downtown.

In the 1940s there was an increase in improvements made to department stores, rising past the million dollar mark with the construction of Hemphill-Wells in the downtown and increased expenditures by Dunlap’s and Cobb’s. All three major department stores began locating satellite stores within the new strip shopping centers along 34th and 50th Streets in the 1950s.²² The effort to maintain business downtown was successful during the 50s; however business began leaking south and west in the early 1960s, into the shopping malls becoming common within the city. Securing the fate of downtown retail was the construction of a large shopping mall on the southwestern outskirts of town in the early 1970s.

Construction of the Myrick Building

A local entrepreneur, W.A. Myrick, Jr. was well aware of what the early 1920s boom meant for business in Lubbock. He watched as the demand for office and commercial space skyrocketed, and developed a solution. Myrick, partner in a successful local hardware company, the Cole-Myrick Company, was already a well established businessman in Lubbock by the 1920s.²³ Because of this, he was well positioned to take advantage of the rising economy, and along with his father, W.A. Sr., became a real estate speculator investing heavily in the City of Lubbock. This father and son duo is responsible for the construction of the Hotel Lubbock, a major city-wide venture to solve the problem of short term housing at the time. The architectural style and scale employed in the hotel is very similar to that of the Myrick Building. The Myrick’s were also influential leaders in city projects such as road and park construction.²⁴

As early as 1922, the Myrick’s began planning for their office complex in the downtown core of Lubbock. W.A. Myrick, Sr. purchased the lots for the building in late August 1922. They spent

²⁰ Lawrence L. Graves, “A History of Lubbock.” Lubbock, Texas: The West Texas Museum Association (1960) p. 326.

²¹ Lawrence L. Graves, “A History of Lubbock.” Lubbock, Texas: The West Texas Museum Association (1960) p. 327.

²² Lawrence L. Graves, “A History of Lubbock.” Lubbock, Texas: The West Texas Museum Association (1960) p. 329-330.

²³ “Myrick Hardware Co.,” Lubbock Avalanche Journal (September 21, 1924).

²⁴ Lawrence L. Graves, “A History of Lubbock.” Lubbock, Texas: The West Texas Museum Association (1960).

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the next three years developing plans and allocating resources for the project. By 1925, they were ready to start design and construction. They enlisted the help of a well-known local architectural firm, Peters and Haynes, to design a four-story building with basement.²⁵

The architecture firm began as Peters and Haynes in 1922, after the originator Walter E. Taylor retired. Noah L. Peters sought out a new partner for his firm and enlisted Sylvan B. Haynes. The two attended Texas A&M University together, graduating a year apart. They were prominent architects in Lubbock, designing many homes in the Overton neighborhood, as well as numerous local schools. They were commissioned for the Lubbock High School project, now on the National Register of Historic Places. During the 1920s, they were the only firm designing schools in Lubbock. In 1925, they completed retail center projects for Temple Ellis and Hemphill-Price Company (located just west of the Myrick Building).²⁶ This provided them with the experience necessary to take on their next major task of designing the six-story office building for W.A. Myrick, the last project the firm of Peters and Haynes worked on together. Given the architects Beaux Arts training, they designed an office tower with the Renaissance Revival style in mind.

Upon the buildings completion, the firm moved their offices into the Myrick Building and added William T. Strange to their practice. Haynes left the firm in 1928 and was replaced by Weldon Bradshaw. Several changes in the firms' leadership occurred during the 1930s due to decreased commissions for architects, but by 1937 Strange and Haynes had reunited.²⁷ They would finish out their careers together.

The basement and foundation of the Myrick Building were under construction beginning in 1925. By early 1926, the plans escalated to a six-story structure with basement.²⁸ This late alteration was possible because of their innovative use of reinforced concrete construction which allowed for the additional weight loads of each floor. This building was the first in Lubbock to use the technology, being employed a few years later for only the second time in Peters and Strange's plans for Lubbock High School.

The success of the Myrick Building was evident as soon as construction was completed. Costing approximately \$325,000 to build, it was considered the premier business location in the city.²⁹ Myrick was filling the office space in early 1927 with future tenants. The building in 1929 housed the Myrick Hardware Company, Swart Optical Company, National Security Life Insurance, State Telephone Company, and the architects of the building, Peters, Strange, and Bradshaw, among many others. From the time of completion until the late 1930s, the Myrick Building was the center for professional offices in Lubbock. It became a medical hub as many

²⁵ "Myrick Building to be 4 Stories and Basement." Lubbock Avalanche Journal (March 12, 1926).

²⁶ Greg Smith, *Sylvan Blum Haynes: The Dean of West Texas Architects* (Lubbock: Texas Technical College, 1993), 3.

²⁷ Greg Smith, *Sylvan Blum Haynes: The Dean of West Texas Architects* (Lubbock: Texas Technical College, 1993), 52-53.

²⁸ "Six Stories to Compose Latest Structure Here," Lubbock Avalanche Journal, (September 11, 1925).

²⁹ "The New W.A. Myrick Building." Lubbock Avalanche Journal, (September 26, 1926).

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dentists and doctors had offices in the building.³⁰ A local newspaper called it the “finest structure on the South Plains.”³¹

In 1949, the two story addition was constructed on the south façade to house the expanding Cobb’s Department Store. At the time construction of the addition was completed, the Cobb’s Department Store spread across the entire first floor and second floor of the addition, almost 20,000 square feet of retail space. While Robert and Thomas Cobb’s held their offices for the Cobb’s Department Store at 613-15 Myrick Building from at least 1947, it does not appear they had a retail location until the addition was completed in 1949.³² The offices for the department store were originally housed on the sixth floor of the building and were moved in 1950 to the second floor, across the hall from their retail center.³³

The design of the addition was ideal for the retail store. The glass curtain wall allowed for ample window display of products, while the steel frame structure allowed for an open layout on the interior. To unify the two portions of the building, alterations were made on the original building to use similar bulb out display windows on all three entrances. A cast stone ribbon was installed to extend above the storefronts of both structures.

The Cobb’s Department Store maintained their location in the Myrick Building until 1960 when Cobb’s sold the company to G.C. Murphy Company. It is unclear what caused the sale of the company; however it was likely due to high competition from well established department stores and the decline of downtown business in general. The G.C. Murphy Company was a variety store who maintained their location in the Myrick Building until 1968.³⁴ The Cobb’s Department Store name was still used at their shopping center locations at 4th and College (now University Avenue) and Town and Country shopping center. The last remaining Cobb’s location open past 1968 was 326 College which eventually closed in 1974.³⁵ Even the Myrick Building Confectionary, a business located in the Myrick Building beginning in 1930, moved out in 1971. Many downtown businesses began to leave, following the population of the city to the south and west. Once a premier office location, the Myrick Building was replaced by decentralized shopping centers closer to the homes of most Lubbock citizens. This outward migration reached a crisis level with the opening of a large regional shopping mall in 1972.

In an attempt to fight the exodus by modernizing the building, a new front façade was added in 1965 by the Green’s, who purchased the building in June of that year. The addition of green metal paneling on the west façade of the six-story portion of the building was poorly done. This is when the locally known title of the “Green Building” came into use. The Mary Jane Club, a bar, occupied the first floor space from 1974 until 1977. When the bar left, the building began to

³⁰ Greg Smith, *Sylan Blum Haynes: The Dean of West Texas Architects* (Lubbock: Texas Technical College, 1993), 52.

³¹ Ibid.

³² City of Lubbock Directories, 1945-1950.

³³ City of Lubbock Directories, 1929-1971.

³⁴ Jason Togyer, *“For the Love of Murphy’s: the behind the counter story of a great American retailer.”*

Pennsylvania: Pennsylvania State University Press (2008).

³⁵ City of Lubbock Directories, 1961-1975.

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fall into disrepair. The only use from 1978 until the late 1990s was storage space for office supply stores nearby.³⁶

There have been several attempts at renovating the building, beginning in 1981; however financial setbacks, as well as an arson attempt in 1993 have halted these efforts.³⁷ The building is currently being rehabilitated and brought back to its original use, as offices for a local car dealership, display area for their merchandise, and a restaurant.

³⁶ City of Lubbock Directories, 1929-1971.

³⁷ "Downtown Fire Pegged as Arson," Lubbock Avalanche Journal, (September 9, 1993).

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

City of Lubbock Historical Site Survey, 1975.

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Togyer, Jason. *"For the Love of Murphy's: the behind the counter story of a great American retailer."* Pennsylvania: Pennsylvania State University Press (2008).

Abbe, Donald. "Carlock Building" National Register Nomination. (May 31, 2003).

Archives

City of Lubbock Directories, 1929-1971.

Lubbock County Deed Records, Vol. 59, p.121, November 6, 1929.

Articles and Periodicals

Lubbock Avalanche Journal, September 21, 1924, Myrick Hardware Co. photograph.

Lubbock, TX.

Lubbock Avalanche Journal, September 11, 1925, "Six Stories to compose Latest Structure Here." Lubbock, TX.

Lubbock Avalanche Journal, November 8, 1925, "The New Home of the Chrysler." Lubbock, TX.

Lubbock Avalanche Journal, March 12, 1926, "Myrick Building to be 4 Stories and Basement." Lubbock, TX.

Lubbock Avalanche Journal, May 21, 1926, "W.A. Myrick to Put Skyscraper Up on Avenue J." Lubbock, TX.

Lubbock Avalanche Journal, September 26, 1926, "The New W.A. Myrick Building." Lubbock, TX.

Lubbock Avalanche Journal, January 11, 1977, "Lubbock Civic Leader W.A. Myrick Jr. Dies." Lubbock, TX.

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Lubbock Avalanche Journal, September 9, 1993, "Downtown Fire Pegged as Arson."

Lubbock, TX.

Lubbock Chamber of Commerce, The Hub, Vol. 1, No.2, December 1927.

Lubbock Chamber of Commerce, The Hub, Vol. 1, No. 3, January 1928.

Lubbock Chamber of Commerce, The Hub, Vol. 1, No. 8, June, 1928.

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 # _____
- ☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☒ Local government
- ☐ University
- ☐ Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property .37 acres

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Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|---------------------------|---------------------------|
| 1. Latitude: 33°35'2.51"N | Longitude: 101°50'46.55"W |
| 2. Latitude: 33°35'2.51"N | Longitude: 101°50'48.01"W |
| 3. Latitude: 33°35'1.22"N | Longitude: 101°50'48.01"W |
| 4. Latitude: 33°35'1.22"N | Longitude: 101°50'46.55"W |

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

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Verbal Boundary Description (Describe the boundaries of the property.)

All of Lots 6-10 of Block 133, Lubbock Original, Lubbock, Texas.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries include all of the property historically associated with 1215-1219 Avenue J, Lubbock, Texas.

11. Form Prepared By

name/title: Stephanie Rouse/Planner
organization: City of Lubbock Planning Department
street & number: 1625 13th Street
city or town: Lubbock state: Texas zip code: 79457
e-mail srouse@mylubbock.us
telephone: (806) 775-2109
date: _____

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Myrick-Green Building

City or Vicinity: Lubbock

County: Lubbock

State: Texas

Photographer: Stephanie Rouse

Date Photographed: 11/15/2013

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 19 (Axonometric looking northeast).
- 2 of 19 (Axonometric looking northeast on the sixth floor).
- 3 of 19 (First floor looking south).
- 4 of 19 (First floor looking north.)
- 5 of 19 (First floor looking southwest).
- 6 of 19 (First floor looking east).
- 7 of 19 (First floor looking west.)
- 8 of 19 (Second floor looking northeast).
- 9 of 19 (Second floor looking east).
- 10 of 19 (Terrazzo flooring on the second floor).
- 11 of 19 (Second floor elevator looking south).
- 12 of 19 (Second floor looking west).
- 13 of 19 (Second floor elevator looking east).
- 14 of 19 (Tile mosaic outside the west entrance).
- 15 of 19 (Looking east at the cast concrete ribbon).
- 16 of 19 (Looking east at the roll out awning system).
- 17 of 19 (Looking east at the six-story façade).
- 18 of 19 (Looking east at the two-story façade).
- 19 of 19 (Looking north at the two-story façade).

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Photo 1 of 19

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Looking northeast at the original six-story structure and the two-story addition.



Photo 2 of 19

Looking northeast at the original cornice and detailing of the sixth floor, partially covered by metal paneling.



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Photo 3 of 19

Looking south from the west doors of the two-story addition.

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Photo 4 of 19

Looking north towards the opening between the original building and the two-story addition.



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Photo 5 of 19

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Looking southwest from the original six-story building towards the two-story addition.



Photo 6 of 19

Looking east in the south bay of the original six-story building. Decorative brick archway separates the front portion from the restaurant in the back.



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Photo 7 of 19

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Looking west in the north bay of the original six-story building. View of a portion of the brick grill.



Photo 8 of 19

Looking northeast in the second story of the original building. Original brick walls and cast in place concrete structure is in-tact.



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Photo 9 of 19

Lubbock, Texas

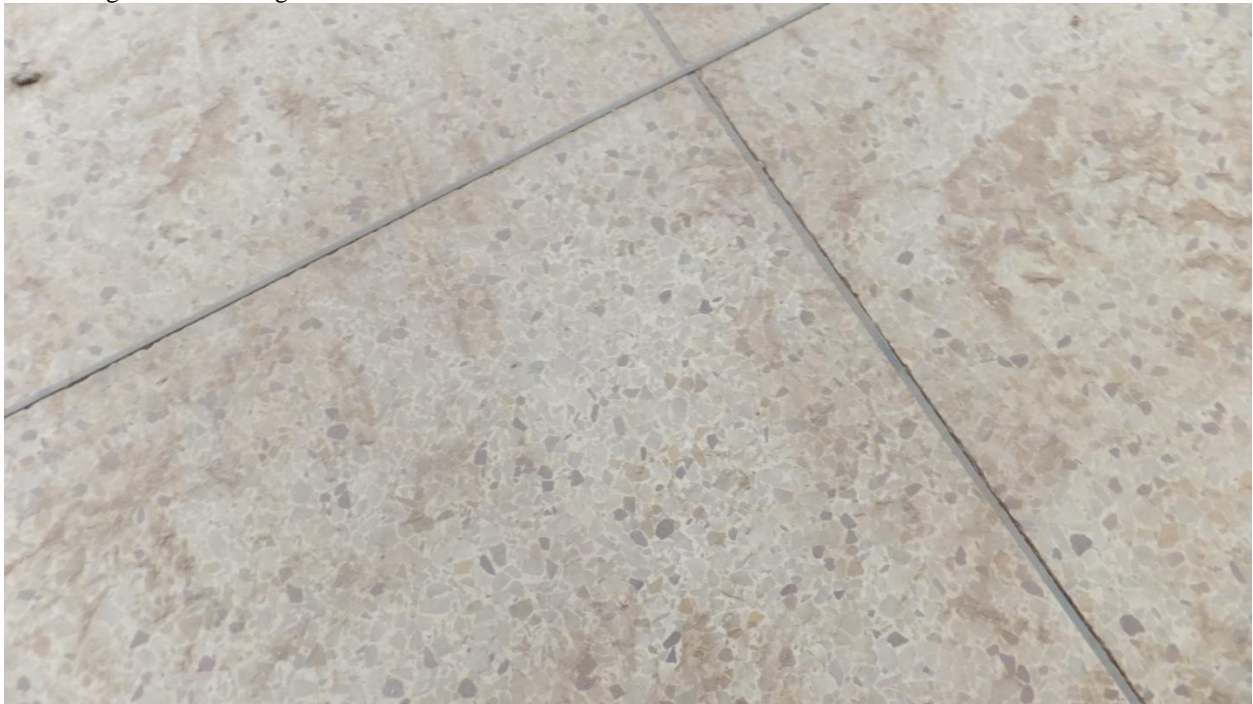
County and State

Looking east on the second floor of the original building. Typical condition of all upper floors.



Photo 10 of 19

Photograph showing the terrazzo flooring still located on the first floor of the addition and the hallways on floors two through six of the original structure.



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Photo 11 of 19

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Photograph of the elevator on the second floor, the typical style on floors two through six of the original building.



Photo 12 of 19

Looking west on the second floor of the addition. Exposed brick and terra cotta exists on the north and south walls.



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Photo 13 of 19

Lubbock, Texas

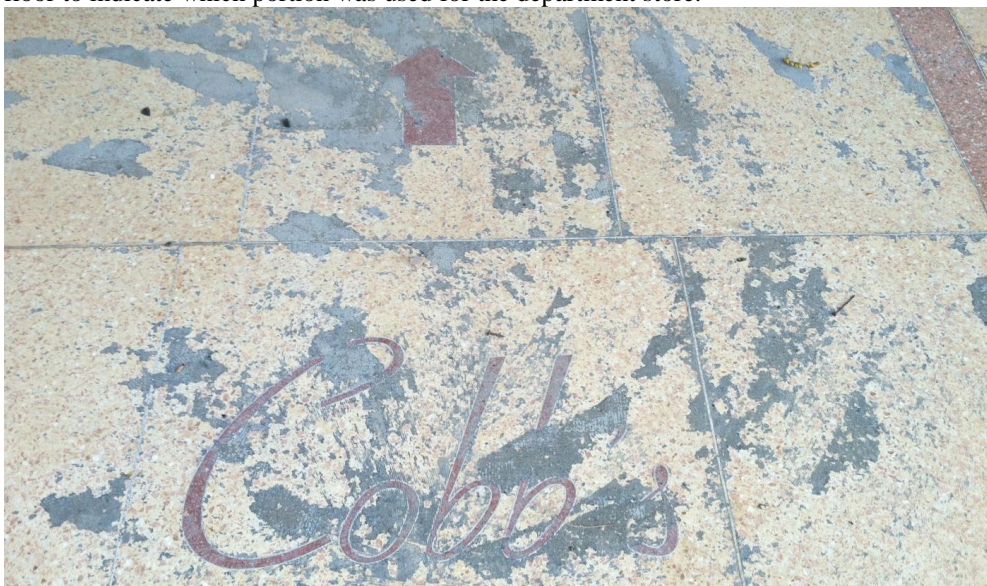
County and State

Elevator shaft located on the east wall of the two-story addition displaying Art Moderne styling.



Photo 14 of 19

Photograph looking at the ground in the front entry to the original six-story portion. "Cobb's" is cast in the stone floor to indicate which portion was used for the department store.



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Photo 15 of 19

Photograph showing the original location of the awning supports for the flat topped cantilever awning on the original portion of the building.



Photo 16 of 19

Photograph showing the original roll out awning system on the two-story addition.



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Photo 17 of 19

Photograph showing the front façade of the six story portion of the building.



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Photo 18 of 19

Photograph showing the front façade of the two story portion of the building.



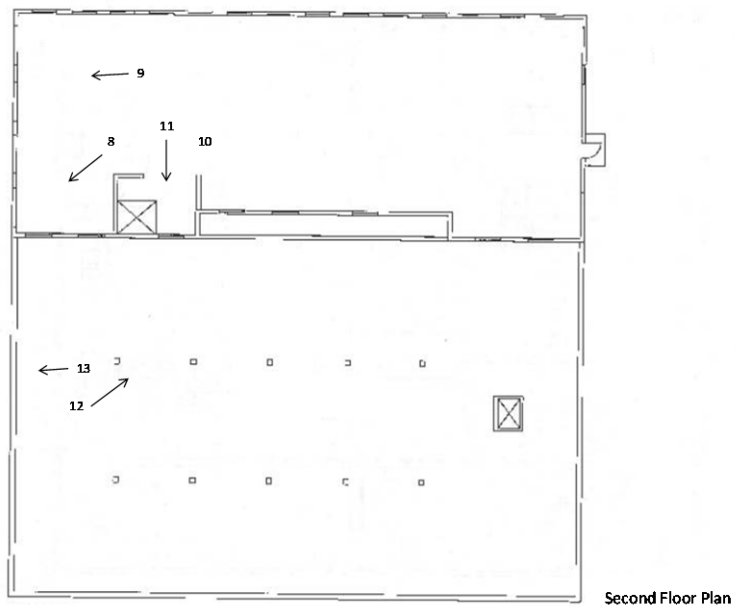
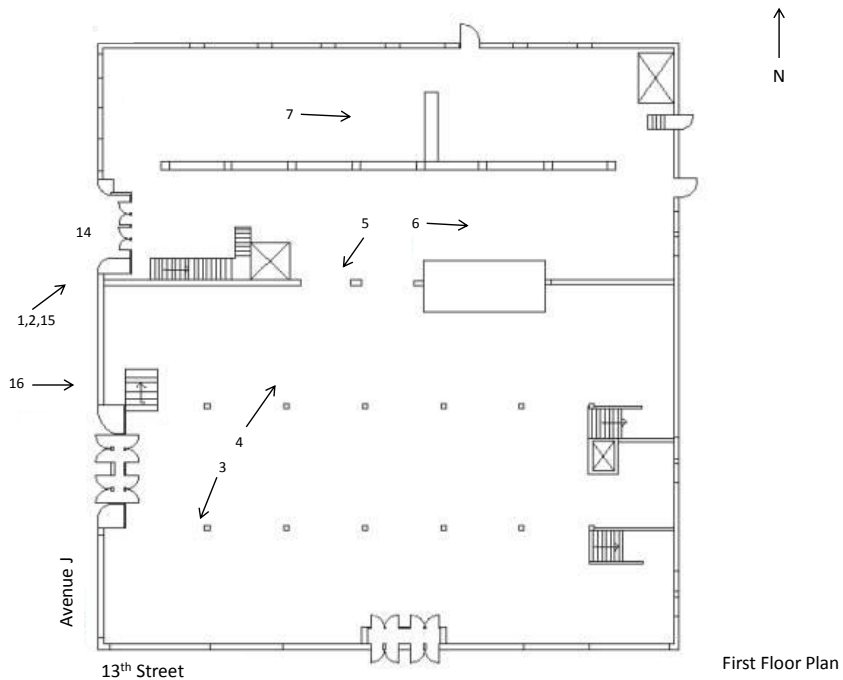
Photo 19 of 19

Photograph showing the south façade of the two story portion of the building with the six story portion in the background.



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Supplemental Image 1: sketch rendering of the Myrick Building published in the Avalanche Journal on September 26, 1926.



Supplemental Image 2: postcard of Lubbock showing the Myrick Building on the right.



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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.