

United States Department of the Interior
National Park Service

NR 8/1/08

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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Cotton Belt Railroad Office Building
other names/site number MI0189

2. Location

street & number 312 E. Broad Street not for publication
city or town Texarkana vicinity
state Arkansas code AR county Miller code 091 zip code 71854

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 for 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
 nationally statewide locally. (See continuation sheet for additional comments.)

Colbie March 6/12/08
Signature of certifying official/Title Date
Arkansas Historic Preservation Program
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See Continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.
 See continuation sheet
- determined eligible for the National Register.
 See continuation sheet
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): _____

Signature of the Keeper

Date of Action

Cotton Belt Railroad Office Building
Name of Property

Miller County, Arkansas
County and State

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

Number of Resources within Property
(Do not include previously listed resources in count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

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

Historic Buildings of Texarkana, Arkansas

Number of Contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

Commerce/Trade: Business Office Building

Current Functions
(Enter categories from instructions)

Commerce/Trade: Specialty Store

7. Description

Architectural Classification
(Enter categories from instructions)

Late 19th and Early 20th Century American Movements:
Commercial Style

Materials
(Enter categories from instructions)

foundation Concrete
walls Brick
roof Asphalt
other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See continuation sheet, Section 7

Cotton Belt Railroad Office Building

Name of Property

Miller County, Arkansas

County and State

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.)

- Criteria A, B, C, D with checkboxes and descriptions.

Levels of Significance (local, state, national)

Local

Areas of Significance (Enter categories from instructions)

Architecture, Commerce

Period of Significance

c.1910-1958

Significant Dates

c.1910

Significant Person (Complete if Criterion B is marked)

N/A

Cultural Affiliation (Complete if Criterion D is marked)

N/A

Architect/Builder

N/A

Criteria Considerations

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

- Criteria A through G with checkboxes and descriptions.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

See Continuation Sheet, Section 8

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

See Continuation Sheet, Section 9

Previous documentation on file (NPS):

- Checkboxes for documentation types: preliminary determination, previously listed, designated landmark, recorded by survey, recorded by engineering.

Primary location of additional data:

- Checkboxes for data locations: State Historic Preservation Office, Other State Agency, Federal Agency, Local Government, University, Other.

Name of repository:

Cotton Belt Railroad Office Building
Name of Property

Miller County, Arkansas
County and State

10. Geographical Data

Acreage of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1 15 403318 3698613
Zone Easting Northing

2 _____

3 _____
Zone Easting Northing

4 _____

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Sandra Taylor Smith, Preservation Consultant, Ralph S. Wilcox, National Register & Survey Coordinator
organization Prepared For: Arkansas Historic Preservation Program date January 30, 2008
street & number 1500 Tower Building, 323 Center Street telephone (501) 324-9787
city or town Little Rock state AR zip code 72201

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items.)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Gary McNatt
street & number 322 E. Broad Street telephone (870)774-7901
city or town Texarkana state AR zip code 71854

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 listing. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P. O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20303.

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National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

SUMMARY

The Cotton Belt Railroad Office Building located at 312 E. Broad Street in Texarkana, Arkansas, is a two-story, brick commercial structure designed in the vernacular commercial interpretation of the Italianate style. The plan of the building is rectangular, with an intact front elevation, blank side (northwest), and simple rear elevation with loading dock. Constructed c.1910, it is one of the oldest extant buildings in Texarkana, Arkansas's, historic downtown.

ELABORATION

The two-story building located at 312 E. Broad Street was constructed c.1910. It is of brick construction with stucco exterior walls. The front (northeast) of the building retains characteristics of its original vernacular commercial Italianate style. The building is rectangular in shape and rests on a continuous cast concrete foundation. A flat, built-up tar roof is set behind a stucco parapet and the walls are sheathed with stucco.

The northeastern, or front elevation features a center two-story bay denoted by two-story brick pilasters. This bay contains the entry to the building on the first floor and a single arched-top double-hung window on the second story. Plate-glass storefront windows flank the door on the ground floor. Two-story brick pilasters are located on the outer corners of the front of the building. On the second story, the center bay is flanked on each side by three bays with arched double-hung windows. Projecting bands denote a cornice above the first floor. Above each second story window is a rectangular-shaped metal grill. The building's cornice features dentiling.

The northwest elevation of the building is a blank stucco wall. An adjacent two-story building has been demolished. The rear of the building features four arched-top windows, two of which are boarded, on the second story. The ground floor contains a single door and a concrete block loading dock with double doors.

INTEGRITY

The Cotton Belt Railroad Office Building at 312 E. Broad Street retains good integrity. Based on historic photographs of the building, little has changed on the front elevation. Although an adjacent building has been demolished, the area around the building still reflects the commercial character of the location when the building was constructed c. 1910.

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Section number 8 Page 1

SUMMARY

The Cotton Belt Railroad Office Building located at 312 E. Broad Street in Texarkana, Arkansas, is a two-story structure designed in the vernacular commercial interpretation of the Italianate style. This building is being nominated to the National Register of Historic Places under **Criteria A and C** with **local significance** for its architectural representation of early twentieth century commercial design and its significance to the development of Texarkana. It is consistent with the associated property type, Commercial Buildings of Texarkana, Arkansas.

ELABORATION

The early history of Texarkana is inextricably linked to construction of the railroad to the area. The city of Texarkana grew out of construction camps that were established at the western end of the Cairo & Fulton railroad line and the eastern end of the Texas & Pacific line. The railroad companies began selling lots near the rail lines on both the Arkansas and Texas sides. Texarkana sits astride the boundary between Arkansas and Texas and is formally two cities in two states. State Line Avenue runs through the middle of the combined business section of Texarkana. Situated in the extreme southwest corner of Arkansas, Texarkana is less than thirty miles from Louisiana. It is fairly accepted that the name of Texarkana was derived from the three states.

The coming of the railroad to southwest Arkansas opened the opportunity to harvest the vast timberlands of southern Arkansas. The railroads enabled the lumber to be shipped to distant markets and local industry boomed. Nearby farmers also found the railroad presented opportunities for them to ship cotton and other products. The railroad also brought an influx of new residents to the town. Those who had invested in the railroad and timberland in the area gained great wealth and were able to build substantial businesses and homes in the town.

As an important railroad junction, Texarkana grew rapidly from its beginnings in 1873, and by the 1920s was a major railroad hub in its tri-state location. The downtown flourished with hotels, restaurants, and entertainment for the traveler. Texarkana is laid out along the angle of the railroad tracks with Union Station straddling the southern end of State Line Avenue and the Federal Post Office and Courthouse on the northern end. Although laid out in a grid pattern, the streets of downtown Texarkana run diagonally, northeast to southwest. Warehouses and industrial buildings were located along the rail lines on Front Street, many of which have been razed. Broad Street, one block north of Front Street, became the center of business and retains much of its historic built environment on both the Arkansas and Texas sides.

In the first three decades of the twentieth century, Texarkana grew and prospered. The office of the Cotton Belt Railroad was the first occupant of the building at 312 E. Broad. By 1915 the building contained the offices of the St. Louis and Southwest Railroad. The economy of Texarkana, like the rest of the country, suffered during the Great Depression of the 1930s, but rebounded during the years of World War II.

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National Register of Historic Places Continuation Sheet

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Construction of the Red River Army Depot and the Lone Star Ammunition Plant and the importance of the rail lines for transportation of military personnel, goods and supplies caused business and employment in Texarkana to remain stable during the war years.

Texarkana continued to experience growth after the end of World War II as the city continued to spread. The center of commerce remained downtown until the 1960s, when U.S. Interstate 30 was constructed to the north of the city limits. Systematically, growth and relocation to the new transportation corridor affected the growth patterns of the city as many downtown businesses relocated near the new highway. However, downtown remained and continues to remain the governmental center of the city with the presence of both municipalities' city halls, and Federal government offices. Although not still the vibrant retail business center it once was, downtown Texarkana still retains much of its historic commercial fabric.

SIGNIFICANCE

The Cotton Belt Railroad Office Building at 312 E. Broad Street in downtown Texarkana, Arkansas is a significant example of the vernacular adaptation of the Italianate style to early twentieth century commercial architecture. In spite of the minor alterations suffered, original details are retained on its front elevation including a dentiled second story cornice, narrow double-hung second story windows with arched tops, and prominent two-story pilasters. For these reasons, the building is being nominated under **Criterion C** with **local significance**. The building is also being nominated under **Criterion A** for the role it played in the development of commerce in Texarkana. The nomination is being submitted under the multiple property listing *Historic Buildings of Texarkana, Arkansas*.

Cotton Belt Railroad Office Building
Name of Property

Miller County, Arkansas
County and State

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

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BIBLIOGRAPHY

Arkansas Historic Preservation Program, Architectural Resources Form for MI0189, 312 E. Broad Street, Texarkana, Miller County.

City Directories of Texarkana, Arkansas and Texarkana, Texas, 1908-1958.

Sanborn Fire Insurance Maps for Texarkana, Arkansas: 1923, 1923/50, 1923/53.

Cotton Belt Railroad Office Building
Name of Property

Miller County, Arkansas
County and State

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

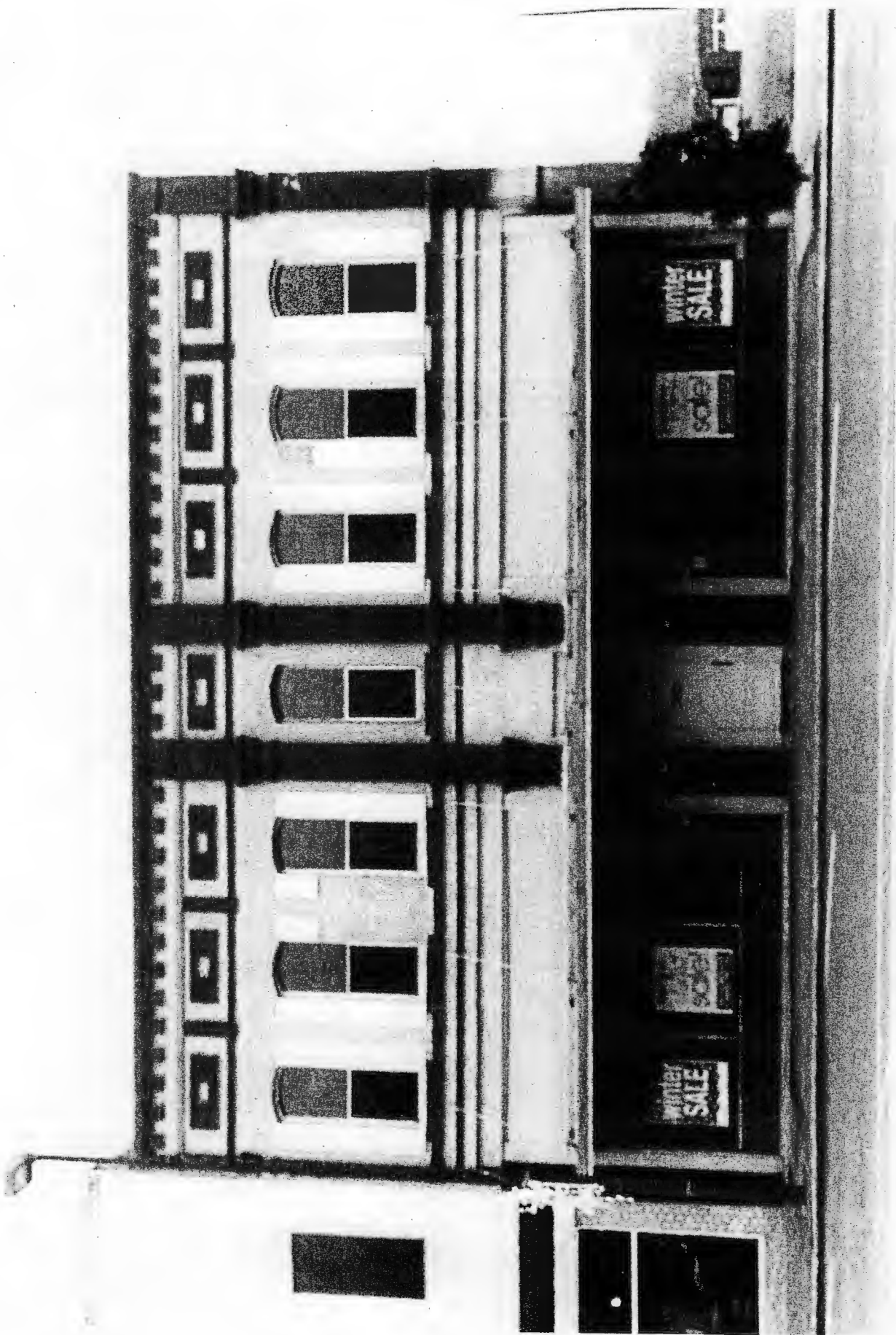
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VERBAL BOUNDARY DESCRIPTION

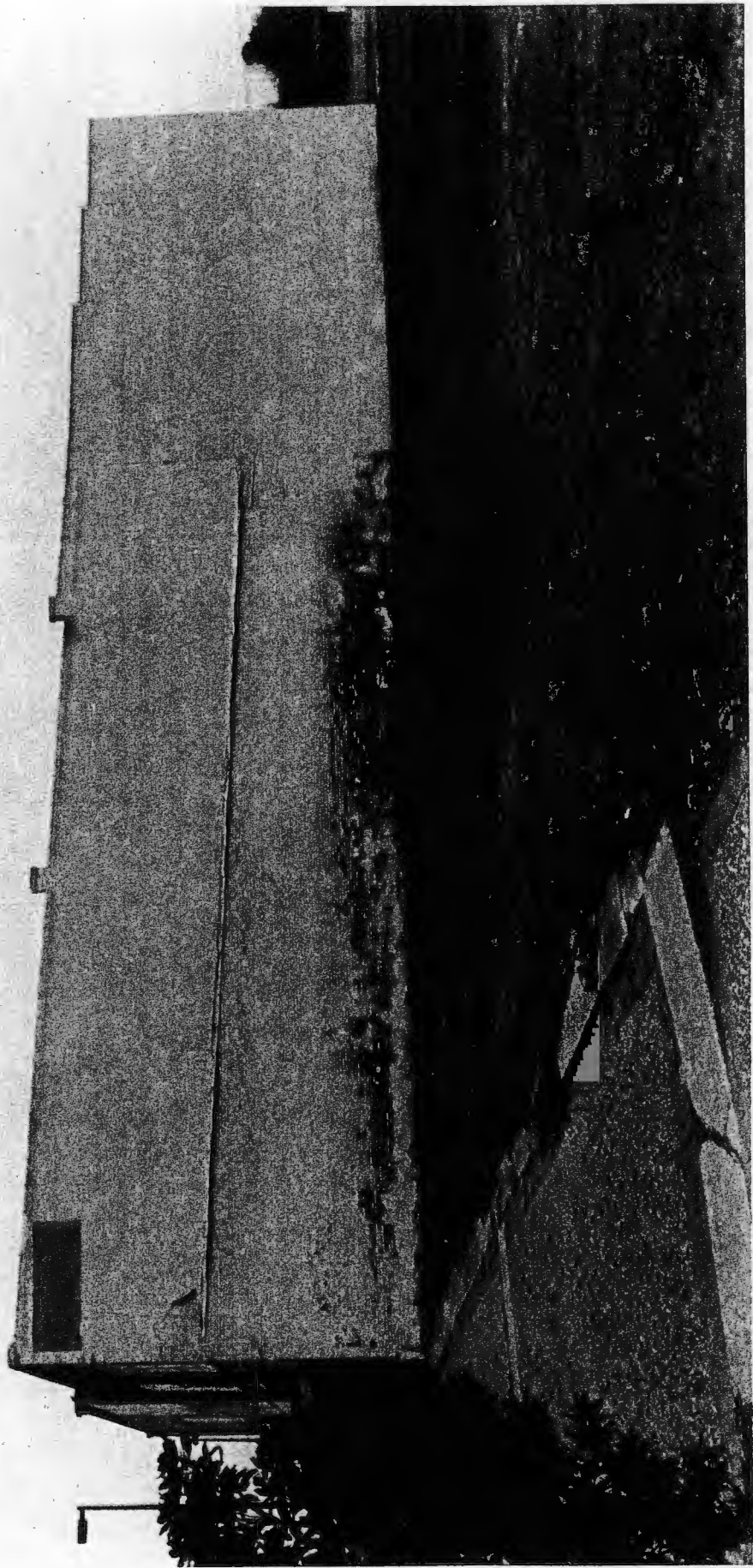
Lots 5 & 6, Block 77, Original Town of Texarkana, Arkansas

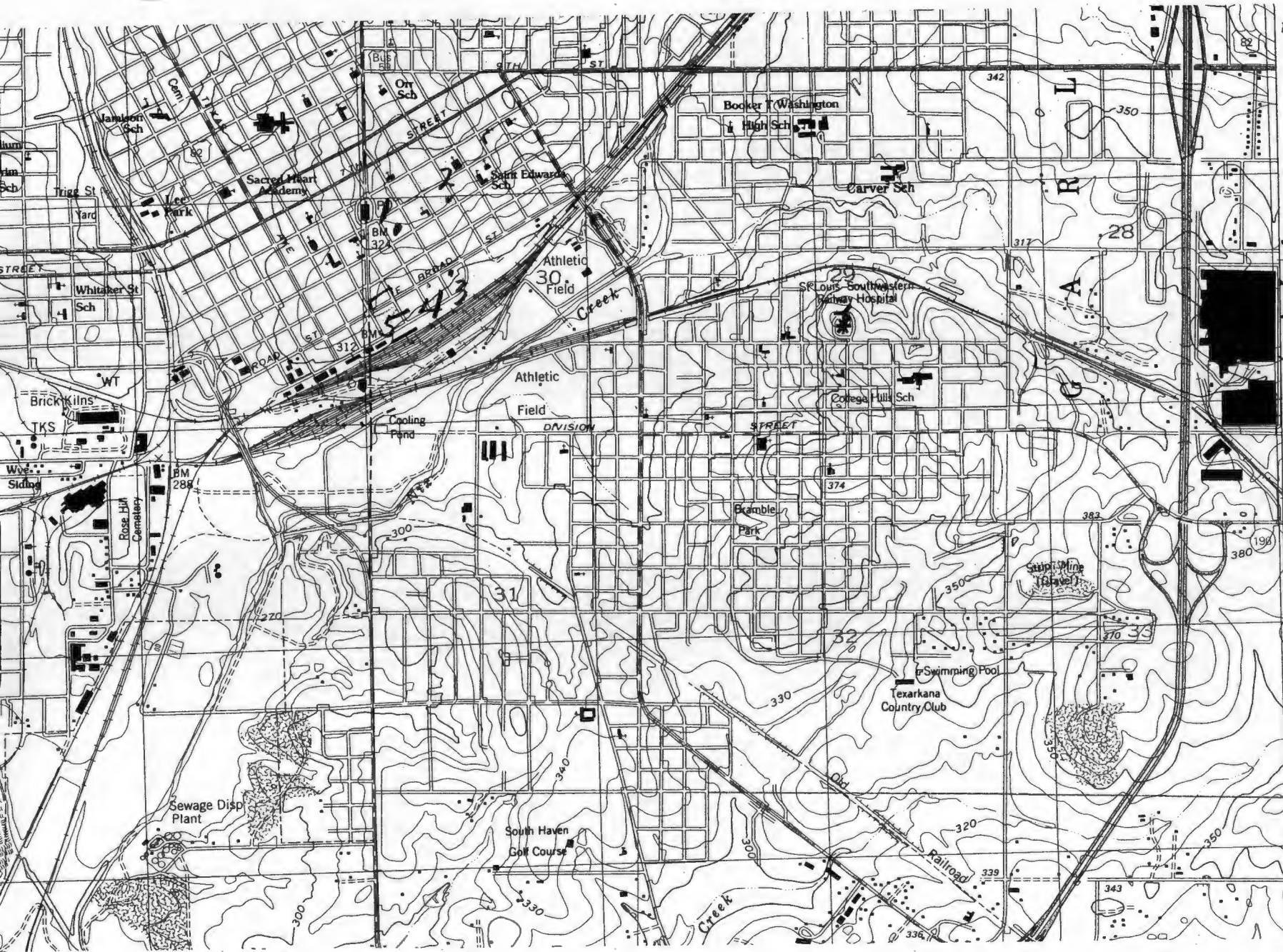
BOUNDARY JUSTIFICATION

The property boundary is that which was historically associated with the Cotton Belt Railroad Office Building at 312 E. Broad Street.









*Historic Buildings
of Texarkana, Ark
Miller Co., Ark
UTM Reference*

- #99
1. 15/403218/3698613
- 2. 15/403406/3698818
- 3. 15/403415/3698692
- 4. 15/403318/3698613
- 5. 15/403081/3698513

#98
25'

#97

T 15 S

T 16 S

#96