

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 Hopkins Feed and Seed Store

other names/site number MI0204

## 2. Location

street & number 301 E. 3<sup>rd</sup> 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not for publication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.)

Debbie Matthews  
Signature of certifying official/Title

3/14/08  
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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Hopkins Feed & Seed Store

Name of Property

Miller County, Arkansas

County and State

5. Classification

Ownership of Property  
(Check as many boxes as apply)

Category of Property  
(Check only one box)

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

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

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.)

Number of Contributing resources previously listed  
in the National Register

Historic Buildings of Texarkana, Arkansas

N/A

6. Function or Use

Historic Functions  
(Enter categories from instructions)

Current Functions  
(Enter categories from instructions)

Commerce/Trade: Specialty Store

Commerce/Trade: Specialty Store

7. Description

Architectural Classification  
(Enter categories from instructions)

Late 19<sup>th</sup> and Early 20<sup>th</sup> 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

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.

Levels of Significance (local, state, national)

Local

Areas of Significance (Enter categories from instructions)

Architecture

Commerce

Period of Significance

c.1922-1958

Significant Dates

c.1922

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.)

Property is:

- A owned by a religious institution or used for religious purposes.
B removed from its original location.
C birthplace or grave of a historical figure of outstanding importance.
D a cemetery.
E a reconstructed building, object, or structure.
F a commemorative property
G less than 50 years of age or achieved significance within the past 50 years.

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):

- 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
Other State Agency
Federal Agency
Local Government
University
Other

Name of repository:

Hopkins Feed & Seed Store  
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 403708 3698745  
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.)

See Continuation Sheet, Section 10

**Boundary Justification**

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

See Continuation Sheet, Section 10

**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 George & Kathy Merchant

street & number 301 E. 3<sup>rd</sup> Street telephone (870)774-8432

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.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 1

### SUMMARY

The Hopkins Feed and Seed Store at 301 E. 3rd Street in Texarkana, Arkansas, is a good example of typical 1920s vernacular commercial design. It is a large one-story brick building with beveled corner entrance on the southwest corner, facing the intersection of S. Wood and E. 3<sup>rd</sup> Streets and two entrances on the front (southeast). The building is of brick construction and is fenestrated by large plate-glass windows on the front, wrapping to the northeast side of the building. Windows on the sides of the building are tall four-over six metal awning windows. With street elevations on two sides, the Hopkins Feed and Seed Store is highly visible in Texarkana's downtown and is the only remaining historic building in its block.

### ELABORATION

The one-story brick Hopkins Feed and Seed Store building at 301 E. 3rd Street is located in downtown Texarkana, one and one-half blocks from State Line Avenue which divides the area into two cities, one in Arkansas and one in Texas. The building is located in an area that is considered the commercial core of the city. The building rests on a continuous cast concrete foundation and is covered by a flat built-up tar roof with brick parapet.

The front (southeast) elevation of the building faces E. 3rd Street. An entry is located in the beveled southwest corner of the building. A band of fenestration on the front (south) of the building includes a large plate-glass window with two similar recessed entries flanked by plate glass windows with transoms. A recessed single entry is situated near the center of the front. A series of three former plate-glass windows are now boarded. On the northeast end of the front of the building is an entry with plate glass window. The E. 3rd Street elevation of the building features cast iron columns from Banner Iron Works of St. Louis on its storefronts.

The southwest elevation of the building faces S. Wood Street and features a large plate glass window with clear-story windows adjacent to the beveled southwest corner entry. A large opening on the rear of this elevation contains a single entry door.

The northeast elevation of the building faces the alley between E. 3<sup>rd</sup> and E. 4<sup>th</sup> Streets. A series of metal awning windows are located on this side of the building. The rear (northwest) elevation of the building is punctuated by metal awning windows.

### INTEGRITY

The building at 301 E. Third Street retains its original c.1922 commercial appearance. It is located on the highly visible corner of E. 3rd and S. Wood Streets. Most original windows are in place in the building and it presents a good example of early twentieth century commercial design. As a result, it is eligible for nomination to the National Register of Historic Places with local significance under Criterion C for its

Hopkins Feed & Seed Store  
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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representation of typical 1920s commercial architecture in Texarkana and under Criterion A for its association with the development and growth of commerce in Texarkana.

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National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 1

### SUMMARY

The Hopkins Feed and Seed Store at 301 E. 3<sup>rd</sup> in downtown Texarkana, Arkansas, was constructed c. 1922. The one-story brick building is located on the northeast corner of the intersection of E. 3<sup>rd</sup> and Wood Streets. The building has been an important part of the commercial fabric of Texarkana since its construction. Its significance lies in its association with the commercial growth and development of Texarkana and in its early twentieth-century vernacular commercial architecture. As a result, it's being nominated to the National Register of Historic Places with **local significance** under **Criteria A and C**.

### 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 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. Construction of the Red River Army Depot and the Lone Star

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## National Register of Historic Places Continuation Sheet

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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.

The building at 301 E. 3<sup>rd</sup> Street in downtown Texarkana, Arkansas, was constructed c.1922 for Roy D. Hopkins who owned and operated a feed store at this location. The building is located one block north of Texarkana's main commercial thoroughfare, Broad Street.

Hopkins later expanded the business to house a chicken hatchery. The building, which is only a block away from the city's main retail thoroughfare, E. Broad Street, and less than a block from the elegant 1927 Art Deco Style City Hall at E. 3<sup>rd</sup> and Walnut Streets (NR 01/21/04), continues its original use as a feed store. The Hopkins Building is the only historic structure remaining in its block as other portions of the block have seen demolition of historic structures with modern banking facilities constructed in their place. The Hopkins Building retains its sense of place and time in its minimally altered appearance, with brick walls, subtle brick pattern detailing and plate glass storefront windows across the front (south) that wrap around a beveled corner entrance to the west side.

### SIGNIFICANCE

The Hopkins Feed and Seed Store Building at 301 E. 3<sup>rd</sup> Street in downtown Texarkana, Arkansas, is significant as an example of early 1920s commercial architecture. The use of simple brick patterns and a beveled corner entrance as embellishment is typical of vernacular commercial building design in the 1920s. The building retains its prominent position in the city's downtown business district and is the only remaining historic building on its block. The building is being submitted as part of the multiple property nomination *Historic Buildings of Texarkana, Arkansas*, and the Hopkins Feed and Seed Store is locally significant under Criterion A for its role in the commercial history of downtown Texarkana, and under Criterion C for its architecture that reflects a type, period and method of construction.



Hopkins Feed & Seed Store  
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 MI0204, 301 E. 3rd Street, Texarkana, Miller County.

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

Hopkins Feed & Seed Store

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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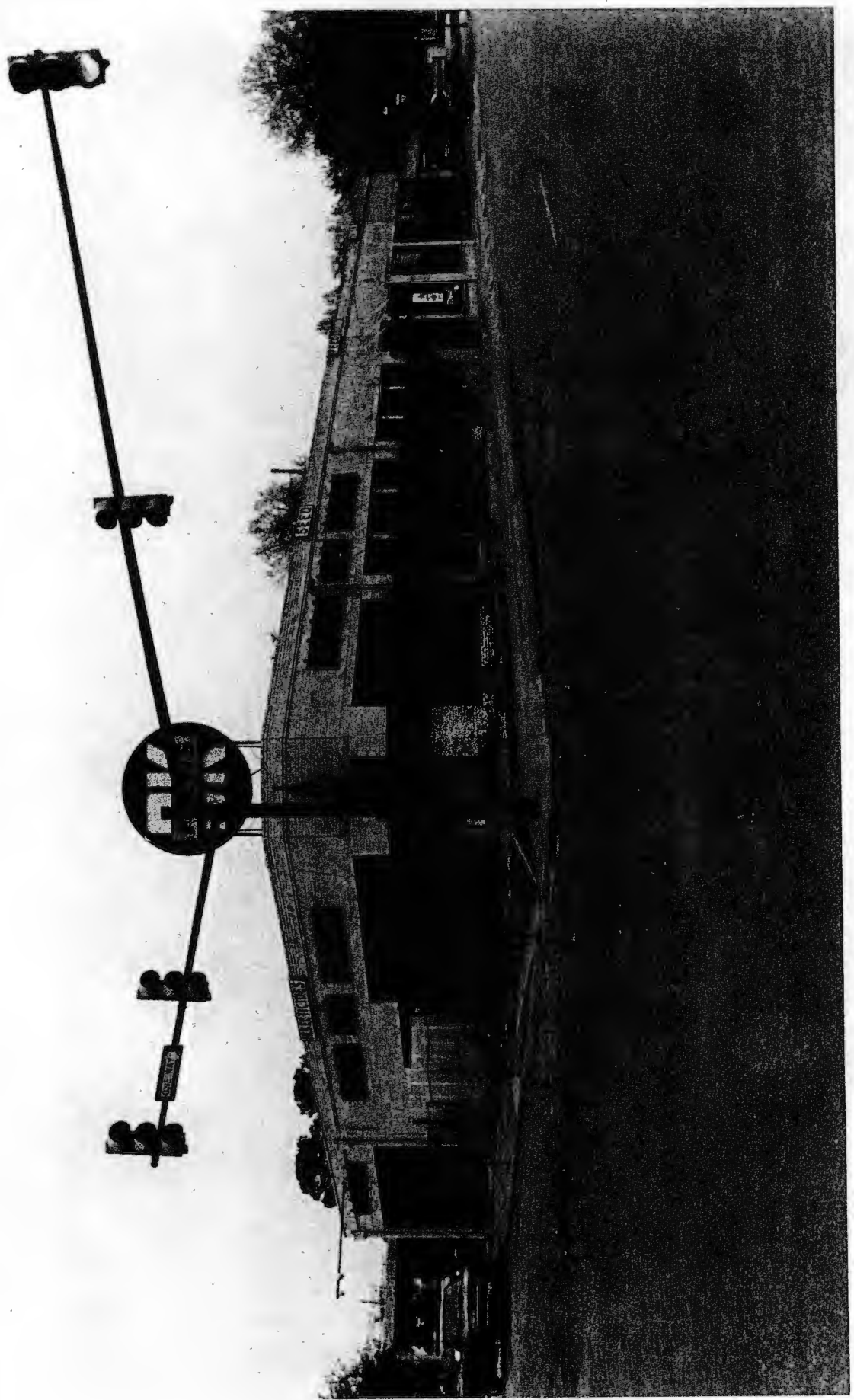
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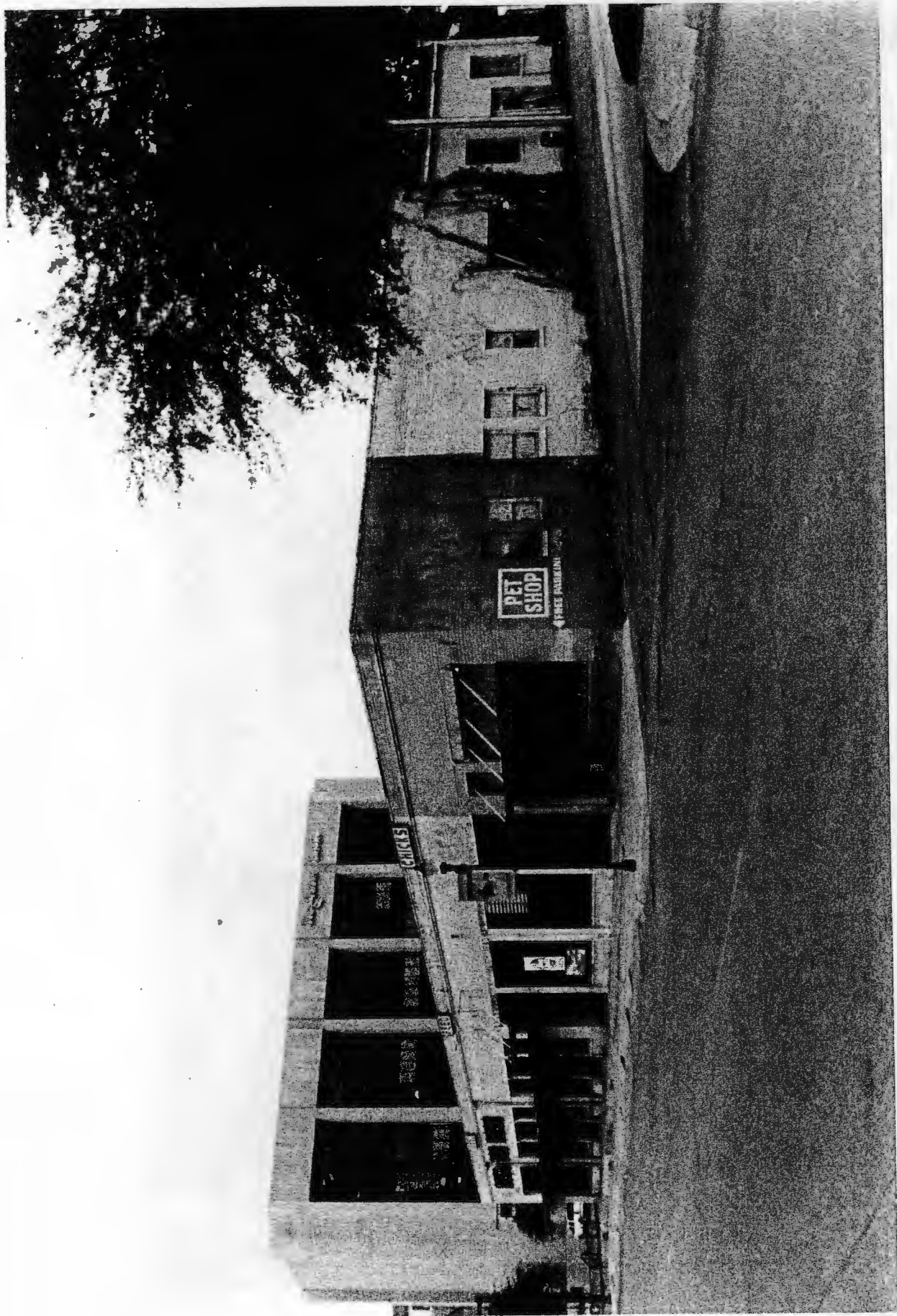
### VERBAL BOUNDARY DESCRIPTION

Lots 7 & 8, Block 53, Original Town of Texarkana, Arkansas

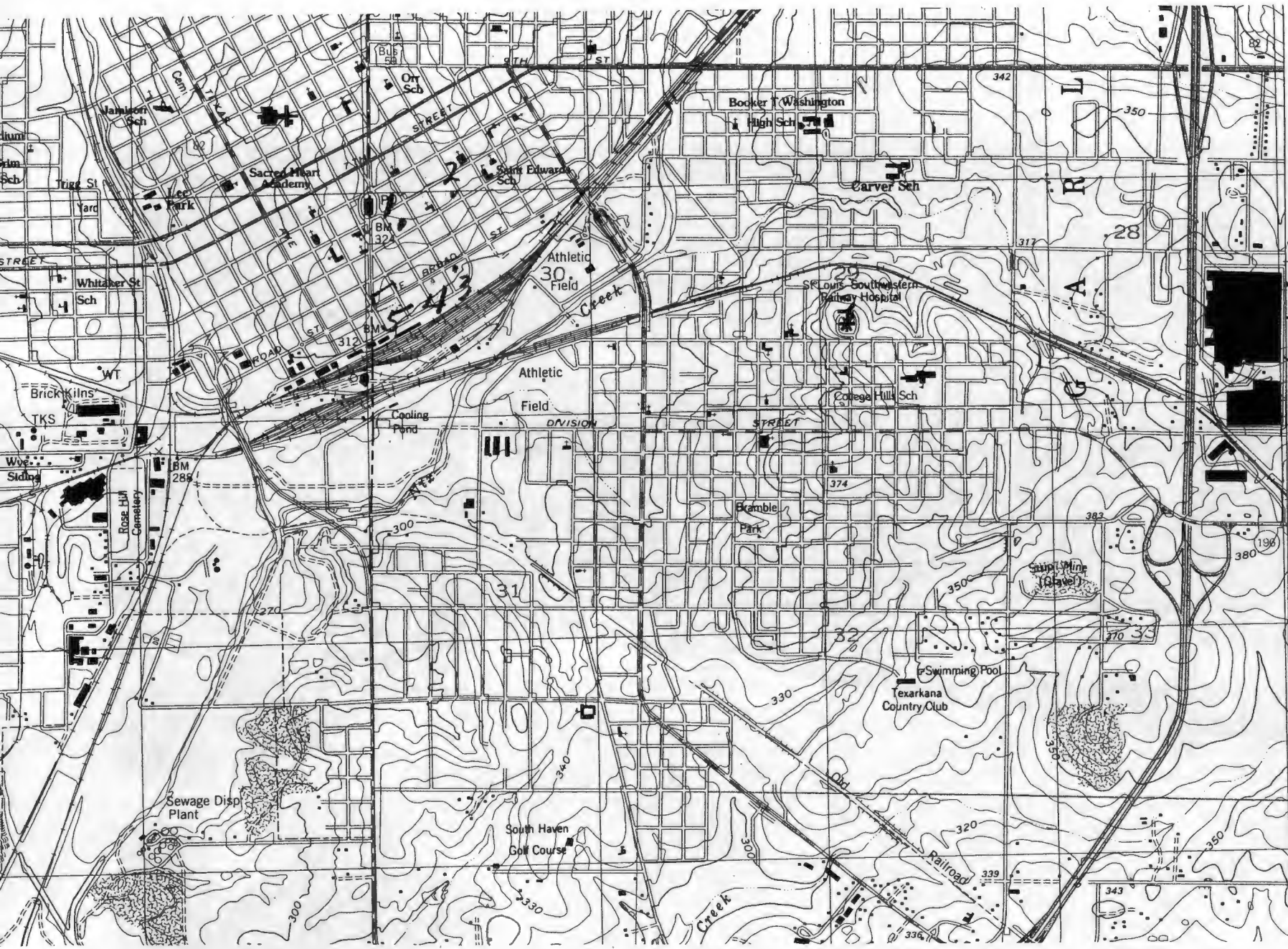
### BOUNDARY JUSTIFICATION

The property boundary is that which was historically associated with the building at 301 E. 3rd Street.









*Historic Buildings  
of Miller Co., Mo.  
Listed Below*

- #99 1. 15/403218/3698613
- 2. 15/403466/3698718
- 3. 15/403445/3698692
- 4. 15/403318/3698613
- 5. 15/403061/3698573

#98  
25'

#97

T 15 S

T 16 S

#96