

United States Department of the Interior  
National Park Service

NR 1-29-07

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 Mullins Court

other names/site number MI0240

2. Location

street & number 605 Hickory 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not for publication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.)

Signature of certifying official/Title

Date

*Cathy Matthews* 12/88/06

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:

Signature of the Keeper

Date of Action

- 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:)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Mullins Court  
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	0	buildings
0	0	sites
0	0	structures
2	0	objects
3	0	Total

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

N/A

**Number of Contributing resources previously listed  
in the National Register**

N/A

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

DOMESTIC/Multiple dwelling

**Current Functions**  
(Enter categories from instructions)

Work in progress

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS/

Colonial Revival

**Materials**  
(Enter categories from instructions)

foundation BRICK

walls BRICK

roof CONCRETE COMPOSITE

other STONE/Limestone

TERRA COTTA

**Narrative Description**

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

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.

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.

Levels of Significance (local, state, national)

Local

Areas of Significance (Enter categories from instructions)

ARCHITECTURE

Period of Significance

1928

Significant Dates

1928

Significant Person (Complete if Criterion B is marked)

N/A

Cultural Affiliation (Complete if Criterion D is marked)

N/A

Architect/Builder

Witt, Seibert and Halsey/Architect

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

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:

Miller County Courthouse

Mullins Court

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 403730 3699386 3
Zone Easting Northing
2 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 Bethany Hanna; Edited by Sarah A. Jampole/Survey Historian
organization Arkansas Historic Preservation Program date July 13, 2006
street & number 323 Center Street, Ste. 1600 telephone 501.324.9874
city or town Little Rock state Arkansas 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 Mullins Court, LLC
street & number 600 Pecan Street telephone 870-772-0449
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 Register of Historic Places Continuation Sheet

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### SUMMARY

Located at 605 Hickory Street in Texarkana, Miller County, Arkansas, Mullins Court was constructed in 1928 according to city directories and the construction log of the Witt, Seibert and Halsey architect firm which designed the Colonial Revival building. It has remained relatively unaltered from its original plan and maintains its historic integrity, though it is in a state of disrepair. The two-story, 12 unit apartment building is located in the locally-designated Quality Hill Historic District of Texarkana, an area rich in historic architecture. Mullins Court is more commercial and modern than its neighbors, consisting of the Bottoms House (ca. 1910; NR listed 06/08/1982), the Augustus M. Garrison House (ca. 1895; NR listed 03/25/1982), the J.K. Wadley House (ca. 1895; NR listed 02/12/1999), and the First Presbyterian Church (ca. 1906).

### Elaboration

Mullins Court is a two-story, hip-roofed, unpainted brick U-shaped building that faces Hickory Street. The building's wings surround a courtyard which once contained a fountain surrounded by a flower bed. There is also evidence of iron gates at the steps in the wall surrounding the property. The exterior of the building remains as it originally appeared in 1928.

### *Northeast Elevation*

The front façade of the building faces northeast toward Hickory Street. The U-shaped structure is symmetrical around the raised courtyard which features steps that lead down to Hickory Street.

The window fenestration is the same for all elevations. Each façade features mostly six-over-one, double-hung, wood-frame windows in groups of two or three each, with a few single six-over-one, double-hung, wood-frame windows. In the groups which feature three windows, the middle window is eight-over-one, double-hung, wood-frame.

The exterior of the building features limestone door surrounds on the front, French, doors to both wings of the building, while the rear entry doors have much simpler, wood door surrounds. The middle wing's front entry features a limestone panel inscribed with the words "Mullins Court." These entries have iron railings on the steps and iron light fixtures on each side of the doors.

The exterior wall is an orange-colored brick with a course of puce brick as accents.

The hipped roof is sheathed in concrete composite diamond-shaped shingle. There is a hidden gutter system that has rotted the wood soffit. There are four chimneys on each leg of the "U," for a total of 12 chimneys altogether. Two of these chimneys still have their original chimney pots.

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### *Southwest Elevation*

The rear of the building faces southwest and backs up to a parking area for the residents. At one time this area had covered parking, but that structure was removed at an unknown date.

This façade is the same as those facing the courtyard, with the exception of the rear entry. This entry is less ornate, and features a raised concrete landing with iron pipe railings. The door is topped with a simple, two-paned transom. The original door and sidelight were removed at an unknown date. The door has been replaced with a modern French door. The sidelight has yet to be replaced. The door surround is wood, rather than the limestone door surrounds found on the front elevation.

This elevation is fenestrated with double-hung, wood-frame windows that are either in pairs of six-over-one windows, or single eight-over-one windows. One window on this elevation is covered by an awning, with another featuring the remnants of an awning.

### *Northwest and Southeast Elevations*

These two elevations are identical to the other elevations, except that on the north side there are four solariums which have brick foundations that match the rest of the building implying that they are part of the original construction, and are sheathed in wood clapboard siding. The wood sills are heavily damaged by termites. Each of sun porches features casement windows that are either six- or eight-light; however, most of the panes are missing or broken.

### *Interior*

The interior of the building features 12 apartments, with four in each leg of the "U". Each apartment features hardwood floors that are water and fire damaged; fireplaces with tile surrounds and wood decorative mantles; French doors; and bathrooms which feature "subway" tiled walls, hexagonal tile floors and marble thresholds. The kitchens in each apartment have built-in cabinets with raised panel and glass doors, and decorative brackets. The mouldings in each apartment are original, though some moulding is either missing or has been removed.

Mary Frances Mullins', mother of the property developer and owner, apartment is different from the rest in that it features a marble fireplace surround and more decorative wood mantle, a solid front door, a floor register, built-in bookcase and cabinets and evidence of pocket doors and missing wall and ceiling mouldings. Her apartment is definitely more lavish than the other 11.

Each wing of the building has a front and rear entry with stairs. The front entry hall features terra cotta tile floors, French doors and a mailbox/doorbell panel. The rear entry is not as elaborate, featuring only a

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concrete floor and steeper stairs. Each rear entry hall, both upstairs and downstairs, has a metal trash chute that leads to an incinerator in the small basement under each wing of the building.

A retaining wall, located on the southwest edge of the property, contributes to the nomination. The retaining wall is all that remains at the site of the 1890 Mullins House. The house was torn down at an unknown date. Made of concrete, the wall is topped by a ledge with curved edges. The halfwall flanking either side of the steps has a gentle sloping curve to it.

Also contributing to the nomination is the courtyard fountain. The fountain, also made of entirely of concrete, can be approached from four sidewalks—one leading from Hickory Street, and then one each from the three different entries on the front elevation. The four sidewalks lead to a round walk, roughly three feet wide, that encircles the entire fountain. Squared coping, roughly six inches wide, lines the interior edge of this walkway, and another concentric circle—this one a flower bed—is found inside this next ring. The next interior ring of the fountain is the fountain wall itself, and it is roughly 18 inches wide, and made of concrete. Found at the center of the fountain is a concrete hexagon block, with the water spout located in the center. The fountain head is located in the basin. The in-ground courtyard fountain is original to Mullins Court, constructed at the same time as the apartment building.

### INTEGRITY

Although Mullins Court had fallen into a state of disrepair over a period of time, stretching from the late 1990s to the early 2000s, the new property owners, Mullins Court, LLC. are in the process of renovating and restoring the apartment to its former glory as the only Colonial Revival apartment building in Texarkana, Miller County, Arkansas.

And although the building is in the process of being revived, it continues to retain all seven elements of integrity. The elements of location, feeling, association and setting have never been compromised, as the building still stands at the same location as when it was originally built—in a residential area on the edge of downtown Texarkana, Arkansas. Once a very fashionable place to live, the elements of design, materials and workmanship are still retained, taking into account the building has never lost the posh detailing of a Colonial Revival building featuring such details as the terra cotta tile floors at the front entry, limestone door surrounds at the courtyard entries, French doors, solariums, hardwood floors, decorative fireplace surrounds and mantles, built-in cabinets, and decorative moulding. Even the amenities, such as the trash chutes, and mailbox/doorbell panel in the entryway remain intact.

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### SUMMARY

Mullins Court, located at 605 Hickory Street in Texarkana, Miller County, Arkansas, is being nominated to the National Register of Historic Places with **local significance** under **Criterion C** as an excellent example of Colonial Revival architecture. The area of town where the apartment building is located is known as Quality Hill, and is characterized by the numerous two- and three-story homes and large churches dating from the 1890s to 1920s. The homes and churches in this district display a variety of styles and types of architectural ornamentation popular during this era.

Mullins Court is one of the more modern building in the district, built in 1928 by the architecture firm of Witt, Seibert and Halsey, and is the first building in Texarkana designed in the Colonial Revival style. The building has a wonderful history and was home to some of the most prominent Texarkana citizens.

### Elaboration

The apartment building was named after the Francis William Mullins family. Mullins and his family came to Texarkana before 1884. Francis was married to Mary Frances Mullins and they had two children, William Eugene and Frances. The 1899-1900 city directory shows that the Mullins family lived at 119 Sixth St., and notes that Mr. Mullins established the Texas Produce Company shortly after he and his family moved to the area.

Two of Francis' siblings, both brothers, moved to Arkansas from Tennessee at the same time as he, those brothers being Thomas S. Mullins and James H. Mullins. Thomas settled in Texarkana, and owned and operated T.S. Mullins & Company, a dry goods store. James moved to Izard County, where he was a successful farmer, owning 250 acres of land, with about 125 of those acres under cultivation.

As mentioned above, Francis established the Texas Produce Company in 1884, shortly after arriving in Texarkana. The Texas Produce Company was a wholesale produce and grocery business, and the very first in the city. The building that originally housed his business was built circa 1900, in the Romanesque Revival style, and is NR-listed (06/14/1990).

Francis served as the Mayor of Texarkana, from 1896 to 1900.

By 1910 Francis W. Mullins was listed as president of Texas Produce Company and Thomas S. Mullins was listed as secretary-treasurer of the same entity. By this time, Francis had also moved his family from 6<sup>th</sup> street to 605 Hickory Street—the address of Mullins Court. The 1920 city directory notes that Francis William had died (he died in 1917), leaving Mary Frances to raise two children by herself. Their daughter, Frances, was listed as a student in 1910, and her brother, William Eugene, was not listed with either a student or occupational status.



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Mary Frances, Frances, and William Eugene remained at 605 Hickory St. through 1928. At that time, William E. was working for Martin Insurance Agency and was helping support his mother and sister, who was still a single woman. Between the 1928 and 1929 city directories, the apartment house, Mullins Court, was built on this block. The large building took up nearly one-fourth of Block 22 of the Original City.

Built in the Colonial Revival style, Mullins Court exemplifies the style with its symmetry; accentuated front elevation entry doors; multi-paned windows grouped in pairs or threes; its two-story height; bricked exterior façade; the original design which featured paneled doors with sidelights and topped with rectangular transoms; the center entry-hall floor plan featured in each leg of the building plan; and fireplaces.

Mullins Court is the first building in Texarkana designed in the Colonial Revival style.

Colonial Revival became a standard style in the 20th century, and the style became popular for American residential properties after it first appeared at the 1876 the US Centennial Exposition. Reflecting American patriotism and a desire for simplicity, the Colonial Revival style remained popular until the mid-1950's. Between World War I and II, Colonial Revival was the most popular historic revival house style in the United States.

Some architectural historians say that Colonial Revival is a Victorian style; others believe that the Colonial Revival style marked the end of the Victorian period in architecture. The Colonial Revival style is based loosely on Federal and Georgian house styles, and a clear reaction against excessively elaborate Victorian Queen Anne architecture. Eventually, the simple, symmetrical Colonial Revival style became incorporated into the Foursquare and Bungalow house styles of the early 20th century.

In 1929, Mullins Court housed 12 apartments. Mary Frances, who may have been the landlady for the apartment house, lived in Apartment 5. By this time, her two children had moved away. Other 1929 tenants of the apartment house were: (Apartment 1) Herbert M. Barney and his wife, Florence; Dr. Albert H. Mann and his wife Katherine (or Kathleen); (Apartment 12) William A. Drum and his wife Mabel M.; David D. Bruton and his wife Harriett; (Apartment 7) Grover Milford and his wife Lina; Jack C. Anderson; Lutie McCuen, widow of Charles F. McCuen, and her daughter, Grace McCuen; W. Earl Buchanan and his wife Anna; and Fred Canender. The tenants included an attorney, physician, manager of Southwestern Adjustment Company, and a traveling salesman for Buhrman-Pharr, among others.

Mullins Court must have been a fashionable place to live through its early years judging from the successful people who called the apartment building their home. In 1931, Mrs. Mullins' children had moved back into her apartment. The Barney's were still in Apartment 1, the Drums were in Apartment No. 12; and the Milfords were in Apartment No. 7. New tenants included Dr. George W. Parsons, an internal medicine physician; Dr. Louis P. Good, one of Southern Clinic's surgeons, and his wife Dorothy M.; and Roy M. Sawyer. In 1931, five apartments were listed as vacant.

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According to the 1940 city directory, a great deal of change had occurred in the tenant population at Mullins Court. Mrs. Mullins was the only resident who remained in her original apartment from the time the apartments opened in 1929. Henry Hirsch, his wife, Jean, and their child lived in Apartment 1; Ralph P. Jackson and his wife, Eleanor, lived in Apartment 2 (Jackson was vice president of The Wood Preserving Corporation); Robert C. Todd, his wife, Beatrice, and their child lived in Apartment 3 (Todd was a salesman); Louise S. Holman, a music teacher and widow of Hampton W. Holman, lived in Apartment 4; Mrs. Mullins was in Apartment 5; A. King Wheeler, his wife, Helen B., and their child lived in Apartment 6 (Wheeler was the manager of the Sears, Roebuck & Company store); Samuel L. Mills and his wife, Julia B., lived in Apartment 8 (Mills was the manager of The Borden Company); George D. Kelley, his wife, Lucille, and their son, George D. Kelley Jr., lived in Apartment 10; Katherine (or Kathleen) Mann, widow of Dr. R.H.T. Mann now lived in Apartment 11; and Henry C. Crim and his wife, Mae, lived in Apartment 12 (Crim was the manager of Fire Companies Adjustment Bureau Inc.). Apartments No. 7 and 9 were vacant in 1940.

In 1943, Mrs. Mullins had moved to 706 Connella St. in Texarkana and was no longer living in Mullins Court. It is not known whether she sold the building, or simply moved to a new address. The Hirsch, Holman, and Mann families remained in Mullins Court and the new tenants in 1943 were James L. Myers and his wife Ethel B.; Frank O.J. Myers and his wife Geraldine; Kenneth E. Everheart, his wife Elizabeth T., and their child; Albert C. Sterling and his wife Gertrude H.; Mrs. Theresa Basgall, widow of L.J. Basgall, and her child; Charles L. Shaw and his wife Velma B.; Maurine Tennison and her child; and William C. Jacobs, his wife Gathyle B., and their child. Hirsch was a real estate agent, James Myers was an inspector with the U.S. Post Office, Frank Myers was general manager of KCMC Radio Station, Holman was a music teacher, Everheart was a salesman, Basgall was an office worker with Red River Ordinance Depot, Shaw was a contractor, and Jacobs was division freight and passenger agent for the MoPac Railroad.

New residents in 1945 included Herbert M. Barney and his wife Florence E., both of whom worked for Barney & Quinn Law Office; Mrs. Fay Free, widow of James Free, a secretary; Mannie A. Stevens, a general insurance agent; William A. Reynolds, a salesman, his wife Annette, and their child; Thomas J. Wolfe and his wife Frances; Clint A. Wortham, manager of the Butter Nut Bread Company, his wife Bertha, and their son Clinton D. Wortham; and Estelle L. Winham, widow of Milton Winham. Only Apartment 5, formerly Mrs. Mullin's apartment, remained vacant in 1945.

The tenant list in 1950 retained the Hirsch, Frank Myers, Holman, Free, Stevens, and Winham names. New tenants included Mary A. Magee; Leon P. Kuhn and his wife, Jeanette B.; Corinne E. Turner; Ida C. White, widow of Loftin E. White; and Wiley M. Pafford and his wife, Eve C. Kuhn was president of Kuhn Distributor Inc., the local distributor for Stag, Falstaff, and Pabst Blue Ribbon Beers. Pafford was president of Pafford Distribution Co. Inc. Only Apartment 8 was listed as vacant in 1950.

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New tenants in 1955 included Ronald J. Malecki and his wife, Betty; Helen O. Budd, widow of Roy Budd; Louise G. Sullivan, who was affiliated with Texarkana Iron & Metal Co.; and JoAnne O'Dwyer. Apartment 12 was vacant in 1955.

The character of the tenant population had totally changed by 1960. Most of the tenants living in Mullins Court at this time were widows, with the widows Budd, Magee, Winham, Holman, Tennison, Turner, Sullivan, and O'Dwyer being the original tenants from all those who had gone before. Apartments 5, 7, 8, and 12 were vacant in 1960. Most of these women mentioned above were older than 50 years of age.

The 1965 city directory shows that Mullins Court was undergoing interior physical changes. Apartment 5 was no longer listed separately, and may have become part of the Holman or Swaidner apartments. The widows in the apartment building were joined by Henry B. Holman, son of Louise S. Holman (who had moved away, or died); William R. Swaidner and his wife, Hortense R., both retired, had moved into Apartment 6; Mary Lanier, widow of L.H. Lanier, had moved into Apartment 7; and Herbert B. Wren and his wife, Helen, were living in Apartment 8. Wren was a distributor with American Oil Company, located 808 E. Broad Street, Texarkana. Apartments 10 and 12 were listed as vacant.

By 1970, additional interior physical changes had occurred. There was no Apartment 3, but Apartment 5 had reappeared. Additionally, the tenants had shifted around. Mary Lanier was in Apartment 1; Mary A. Magee was in Apartment 2; Eula Melton was in Apartment 4; Henry Holman in Apartment 5; William R. Swaidner was in Apartment 6; Apartment 7 was vacant; Roy H. Booth and his wife, Helen M., both retired, were in Apartment 8; Corinne E. Turner was in Apartment 9; Paula S. Wilson, a teacher at Union Elementary, was in Apartment 10; JoAnne O'Dwyer was in Apartment 11; and Ed. W. Bales and his wife, Nelle C., were in Apartment 12.

New tenants in 1975 included Mina Ezell, an employee of F.W. Offenhauser Insurance Co.; Wayne C. Aydelott, a mole puller with Dickey Clay Manufacturing, and his wife, Cecile; Denis Mahr, a salesman for Ted Mahr at Anderson Chemical Co.; and Doris McKinzey, a nurse at Wadley Hospital. The widows Magee, Swaidner, Turner, O'Dwyer, and Bales remained.

By 1980, the widows were either dying or moving into healthcare facilities. Only Corinne Turner, JoAnne O'Dwyer, and Mary Magee remained. Mullins Court featured 11 apartments at this point, occupied by Phyllis Coker; Mary A. Magee; C.R. Ray and his wife, Bonelle; Danny Leach and his wife, Beverly; Marie Stubblefield; Rick Comer; Robert Worthington and his wife, Pamela; Corinne Turner; Linda White, a teller with State First National Bank; JoAnne O'Dwyer; and Fred Dice.

Five of the 11 apartments were vacant in 1985. Remaining tenants included Ron Paul, in Apartment 1; Mary A. Magee, in Apartment 2; Theo. B. Milkey, Jr., retired, in Apartment 3; Bonnelle Ray, in Apartment 4;

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Richard Davis, a salesman for Sound Towne Inc., in Apartment 6; David Miller, an employee of International Paper, in Apartment 8; and JoAnne O'Dwyer, in Apartment 11.

By 1990, Mullins Court was about half full; however, the tenancy had changed a great deal. Apartments 1, 2, 8, 9, and 11 were vacant. One will recall these were the apartments of many of the widows who had been here for a long time. Remaining residents included Ted R. Milkey, Jr.; Troy Skeesick and Tony L., who was an electronics technician for Easy Rental Stores; Terra Ferguson, a stylist at Reeda's Hair Styling; Houchin (no other information given); Platz (no other information given); Bob Turk and his wife, Mary, who was assistant manager for Roadrunner; and Jonathan Treadell.

Tenancy became more and more transient as Mullins Court building deteriorated with age. Individual apartments once housed families, then widows, and now it seemed the tenants were younger people. In 1995, tenants included Bill Grace; James Griffin, a lieutenant with Pinkerton Investigations; Kerry Griffin and his wife; Joseph Spearman; Shannon Stovall; Dawn Glaze; Fred Rook; Kelly Norwood; and Sharron Martin.

The end of an era was in sight in 1999, when the building's only tenants were Jason R. Gallagher, and Precision Graphics, a business owned by Jennifer M. Schaefer. Mullins Court was listed in the 2001 city directory, but no tenants were listed. Obviously, the building must have been vacant at that point. It has remained vacant and deteriorating since the late 1990s.

Bethany and Trent Hanna bought the dilapidated building in 2006, forming Mullins Court, LLC. The corporation is currently renovating and restoring Mullins Court to its former glory, and hopes to have the southeast leg open and ready to rent by January 2007, with the remainder of the building completely renovated and ready to rent by the end of 2007.

### Significance

Located at 605 Hickory Street in Texarkana, Miller County, Arkansas, Mullins Court is located in the locally-designated Quality Hill District. The surrounding properties in this district are primarily in the Queen Anne style, having been built decades before the property. Mullins Court is one of the more modern buildings in the district, built in 1928 by the architecture firm of Witt, Seibert and Halsey, and is the first building in Texarkana designed in the Colonial Revival style. The building has a wonderful history and was home to some of the most prominent Texarkana citizens. As such, Mullins Court is being nominated to the National Register of Historic Places with **local significance** under **Criterion C** as an excellent example of Colonial Revival architecture.

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Rowe, Dr. Beverly. Building Memories. *Texarkana Gazette*. April 16, 2006.

Story, Kenneth B. "Ritchie Grocery Building, Texarkana, Miller County, Arkansas." National Register of Historic Places Registration Form. From the files of the Arkansas Historic Preservation Program, Little Rock, AR, 1990.

Texarkana City Directories.

<http://ftp.rootsweb.com/pub/usgenweb/ar/izard/bios/mullnsjh.txt>

Mullins Court  
Name of Property

Miller County, Arkansas  
County and State

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# National Register of Historic Places Continuation Sheet

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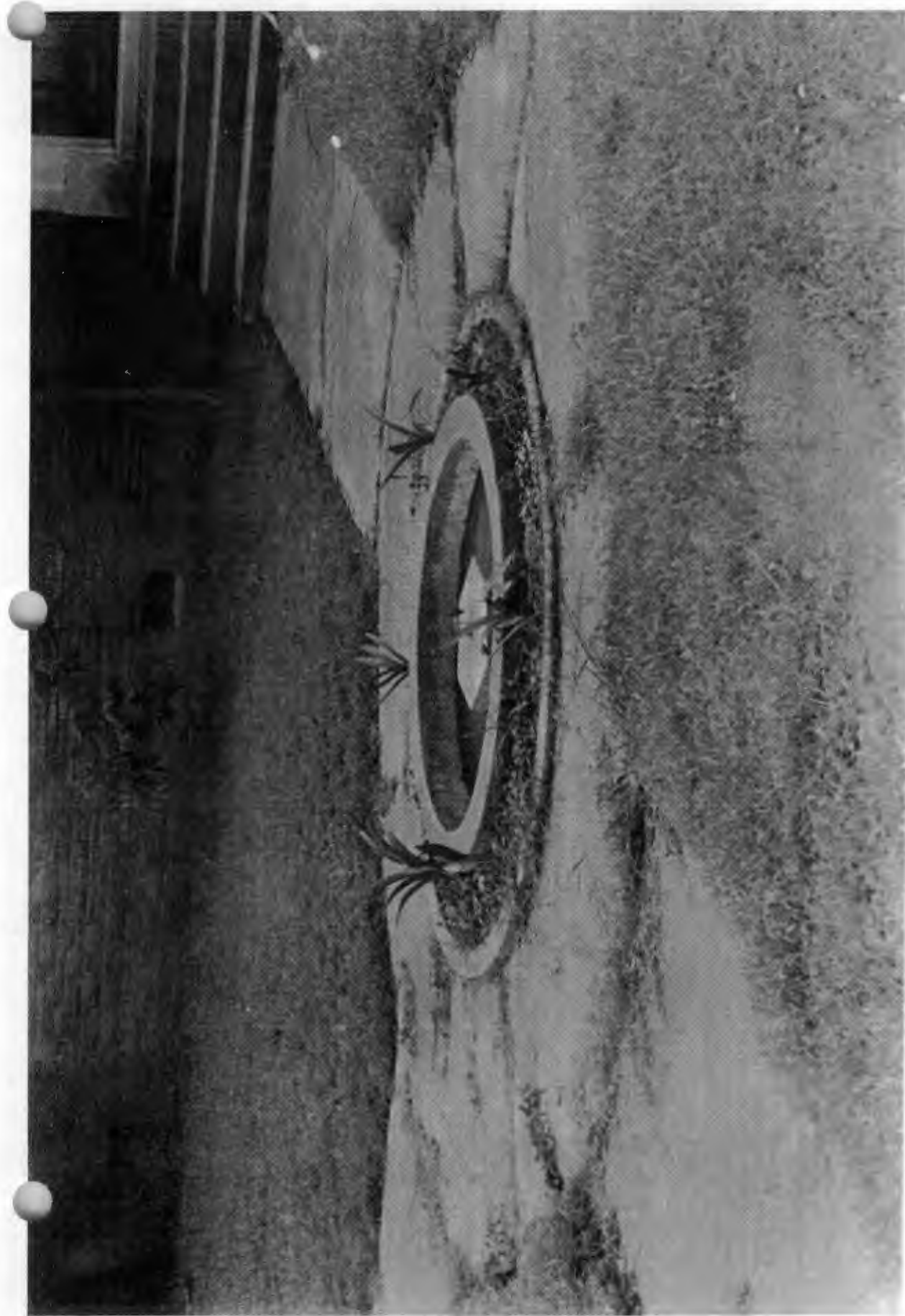
## VERBAL BOUNDARY DESCRIPTION

All of lots 4, 5, and 6 Block 22 Original City of Texarkana, Miller County, Arkansas

## VERBAL BOUNDARY JUSTIFICATION

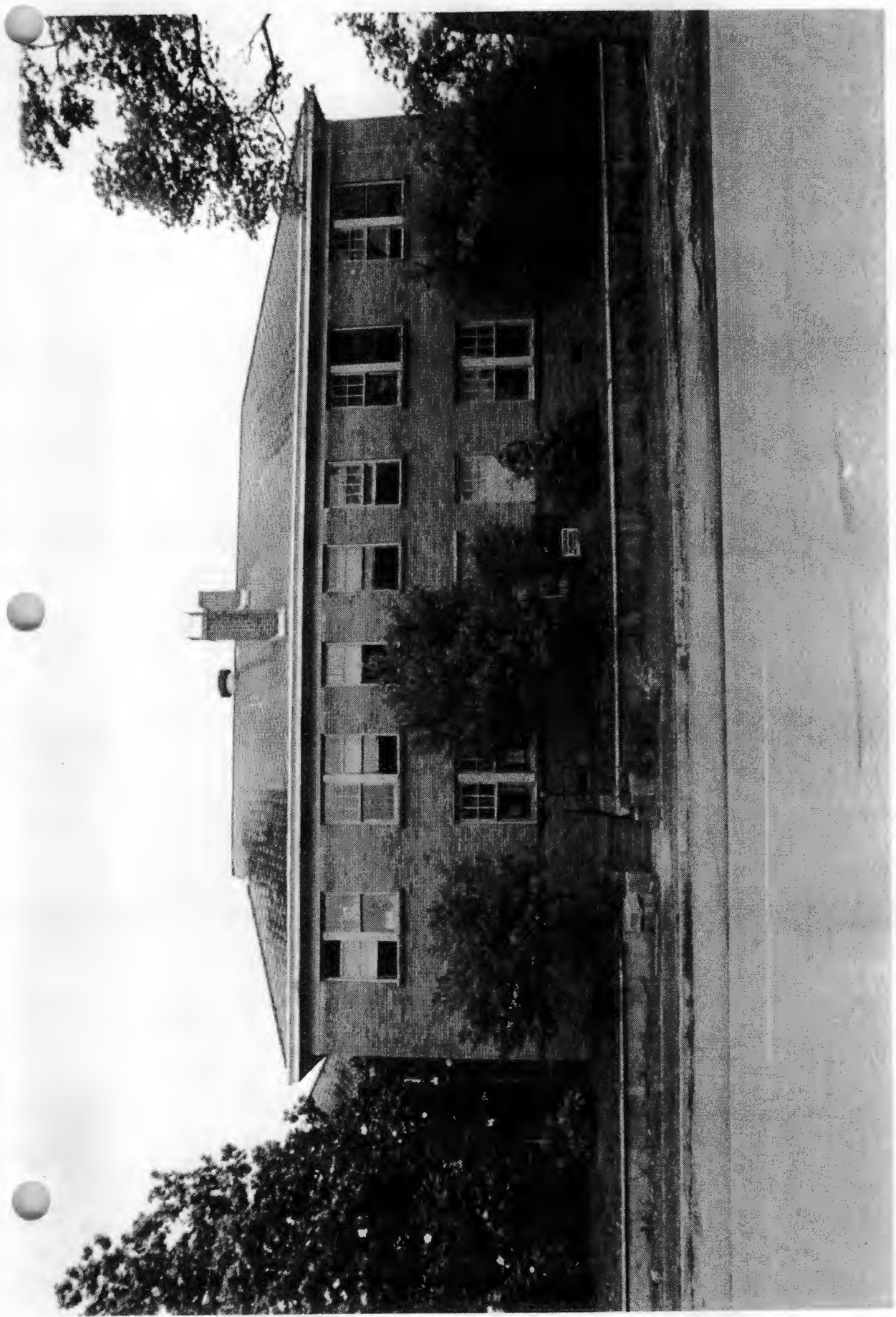
The Verbal Boundary Description includes all land historically associated with Mullins Court, Texarkana, Miller County, Arkansas.











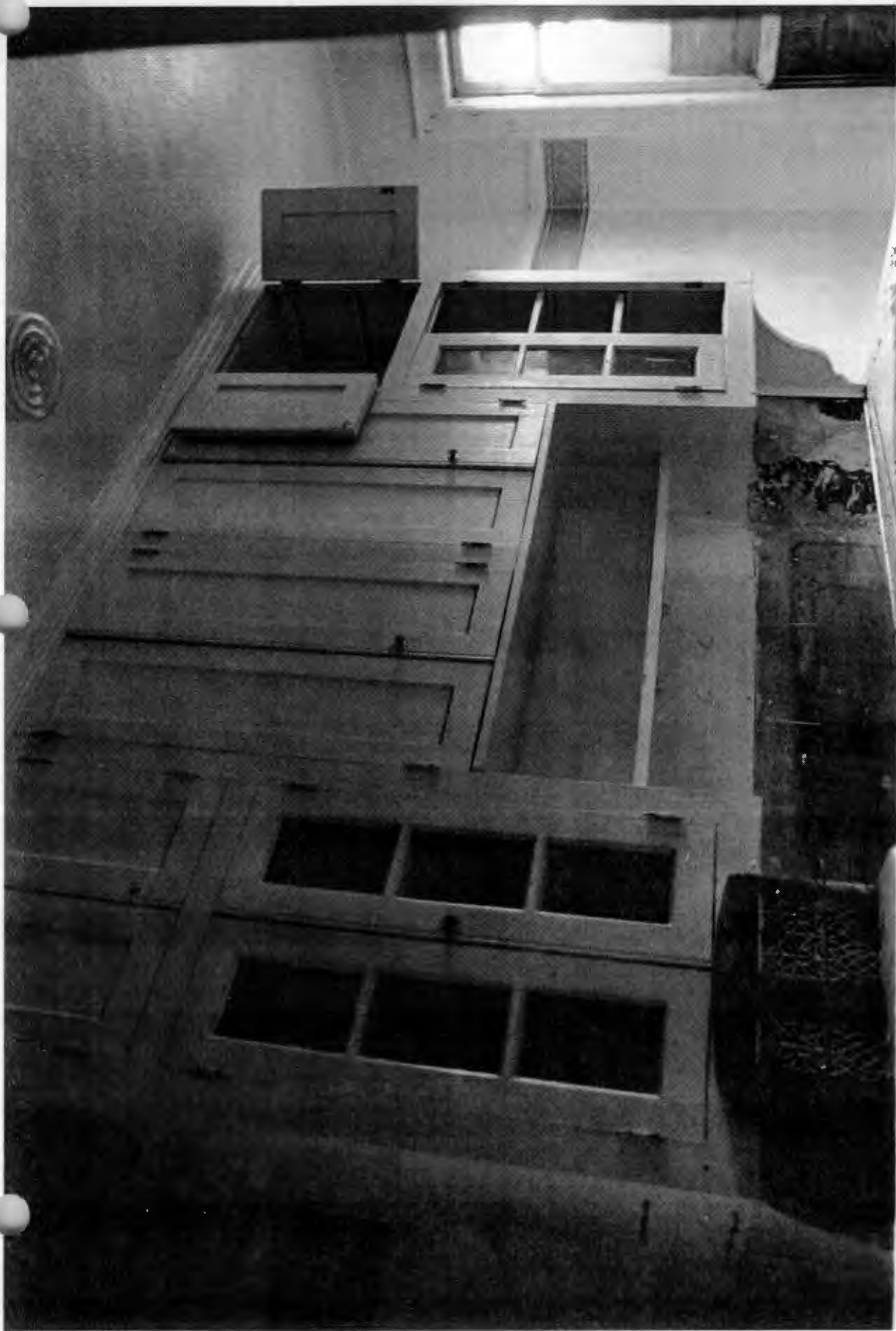




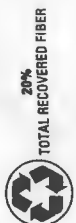
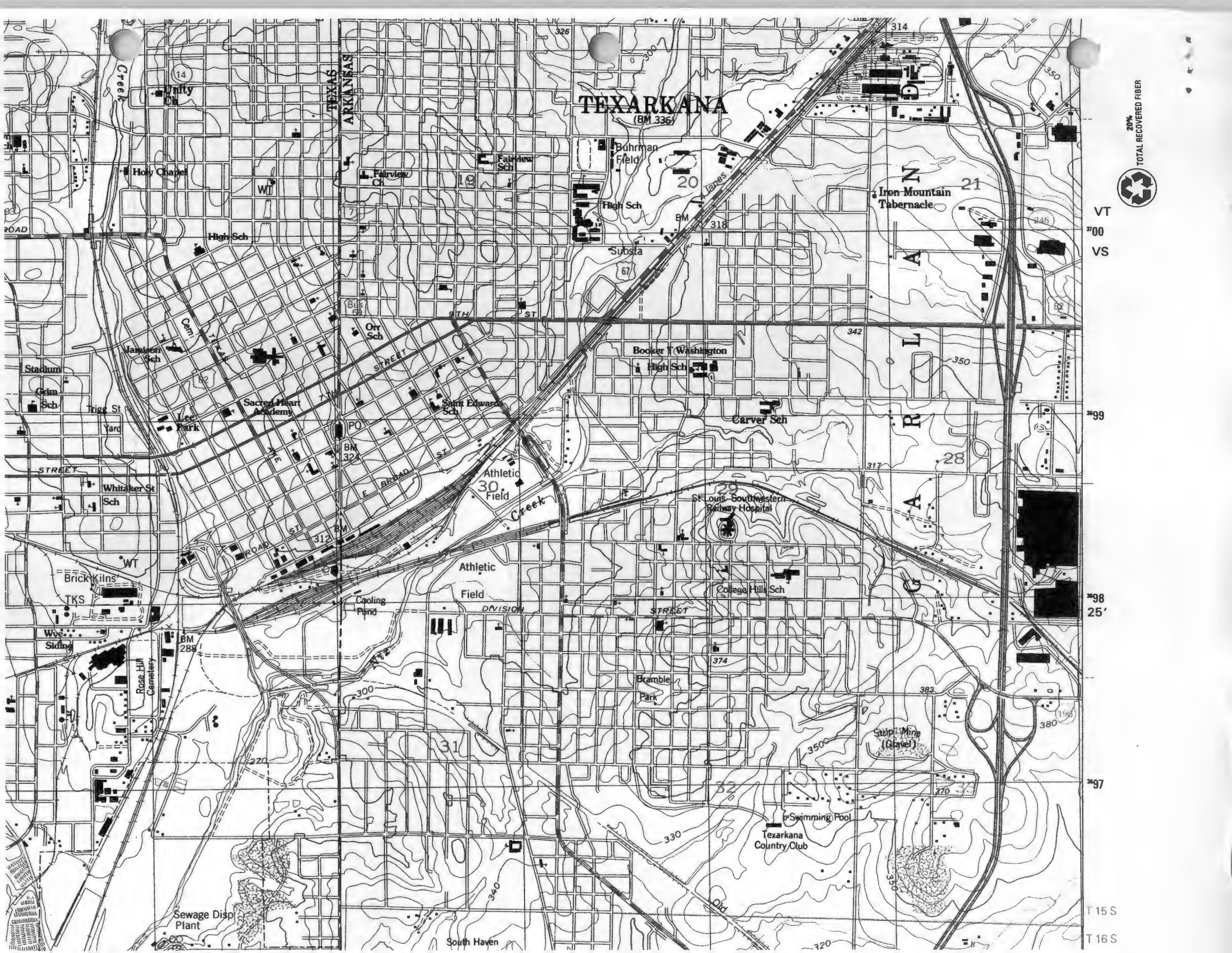












VT  
700  
VS

799

798  
25'

797

T 15 S

T 16 S