



CITY OF TEXARKANA

CITY COUNCIL

AGENDA • MARCH 24, 2014

Council Chambers

Regular Meeting

6:00 PM

**220 TEXAS BLVD.
TEXARKANA, TX 75501**

Mayor

Bob Bruggeman

Ward 1

Brad Casteel

Ward 3

Tina Veal-Gooch

Ward 5

Bill Miller

Ward 2

Willie Ray

Ward 4

Brian Matthews

Ward 6

Josh Davis



The City Council reserves the right to convene into closed session on any agenda item or issue should the need arise and if applicable pursuant to authorization by the Texas Open Meetings Act (Title 5, Chapter 551 of the Texas Government Code).

If the City Council convenes into closed session, they will reconvene in one hour or less to take any final action, decision, or vote on a matter deliberated in closed session.

- I. CALL TO ORDER, ROLL CALL, ESTABLISHMENT OF QUORUM**
- II. INVOCATION AND PLEDGE**
- III. IMPORTANT DATES, APPOINTMENTS TO BOARDS AND COMMISSIONS, PRESENTATIONS, PUBLIC RECOGNITION**

Important Dates to remember

City Council Meetings:

- Monday, April 14, 2014 at 6:00 p.m.
- Monday, April 28, 2014 at 6:00 p.m.
- Monday, May 12, 2014 at 6:00 p.m.
- **Tuesday**, May 27, 2014 at 6:00 p.m.

Park & Recreation March/April Events:

- March 21st - 27th
- **Spring Lake Park:** Huggins Memorial Baseball Tournament
March 29th
- **Wallace Park:** Spring Soccer League Begins
March 29th
- **Karrh Park:** Early Bird Softball Tournament
April 5th
- **Spring Lake Park:** Kylee Sullivan-PetSafe Dog Park Opening
April 5th
- **Wallace Park:** Battle of the Bats Softball Tournament

Appointments to Boards & Commissions***Presentations***

Presentation by the Mayor of the Keep Texarkana Beautiful Residential and Business of the Month award winners for January and February of 2014.

IV. OPEN FORUM: COMMENTS FROM THE PUBLIC (LIMIT 5 MINUTES EACH)**V. ITEMS FOR CONSIDERATION*****Consent Items***

1. Consider approval of the minutes of the Regular Meeting of the City Council held on March 10, 2014 at 6:00 PM.
2. Resolution No. 2014-037 accepting a bid and authorizing the City Manager to enter into an Annual Concrete Materials Contract for one (1) year with four (4) additional one-year renewal options with Smith's Ready Mix, Inc. of Nashville, Arkansas for concrete materials used by the street maintenance division on an as-needed basis.

Public Hearing:

Second Briefing:

Council Vote: March 24, 2014

Action Items

3. Ordinance No. 2014-019 amending PD-14 for site plan approval to allow the location of an additional sign in Block 19, Ghio-Fish Boulevard Addition, located at 4220 Texas Boulevard. William Dudley, Jr., owner. Terrie Jarvis, agent. (Due to Planning and Zoning Commission denial, a 3/4 vote by the City Council will be required to approve this request)

Public Hearing: February 24, 2014

Second Briefing: March 10, 2014

Council Vote: March 24, 2014

4. Ordinance No. 2014 - 040 closing and abandoning a portion of TV Avenue located east of Summerhill Road, north of College Drive and west of FM Drive and located in the Summerhill Heights Subdivision.

Public Hearing:

Second Briefing:

Council Vote: March 24, 2014

5. Resolution No. 2014-041 declaring the City of Texarkana, Texas City Council objection to the nomination of the Pine Street School site being approved for the listing on the National Register of Historic Places.

Public Hearing:
Second Briefing:
Council Vote: March 24, 2014

VI. FIRST BRIEFINGS

1. Ordinance No. 2014-038 amending Chapter 13, “Motor Vehicles and Traffic”, Article v, “Stopping, Standing and Parking”, Division 1, “Generally”, Section 13-96, “Penalties for Overtime Parking” and Sec. 13-97, “Fine Deposit Boxes” of the Code of Ordinances of the City of Texarkana, Texas.

Public Hearing: April 14, 2014
Second Briefing: April 28, 2014
Council Vote: May 12, 2014

VII. PUBLIC HEARINGS

VIII. SECOND BRIEFING WITH UPDATES

1. Consider Ordinance No. 2014-033 amending Section 3103.1.1 of the International Building Code as adopted in Chapter 5, Section 1.1 of the Code of Ordinances of the City of Texarkana, Texas pertaining to temporary structures.

Public Hearing: March 10, 2014
Second Briefing: March 24, 2014
Council Vote: April 14, 2014

IX. SECOND BRIEFING WITHOUT UPDATES**X. ITEMS FOR DISCUSSION**

Staff Updates

XI. ADMINISTRATIVE COMMENTS

1. Council
2. Staff

XII. ADJOURNMENT

Jennifer Evans, City Secretary

This meeting is being conducted in accordance with the Texas Open Meetings Law (V.T.C.A. Government Code 551).

This meeting is being conducted in accordance with the Americans with Disabilities Act [42 USC 12101 (1991)]. The facility is wheelchair accessible and handicap parking is available. Requests for sign interpretive services are available upon requests received at least 48 hours prior to the meeting. To make arrangements for these services, please call 903.798.3917, Personnel or (TDD) 1.800.RELAY.TX (1.800.735.2989).

Briefing Sheet

Version:
Update Date: 3/12/2014 11:38 AM

Lead Department: Public Works **Action Officer:** Debbie Burk,
Presentation by the Mayor of the Keep Texarkana Beautiful Residential and
Subject: Business of the Month award winners for January and February of 2014.

Updates/History of Briefing:

Keep Texarkana Beautiful award winners for the month of January, 2014 are as follows;

- Residence – Mr. and Mrs. Bryce Lawrence, 4013 Ariline Drive
- Business – Cracker Barrel, 3302 St. Michael Drive

Keep Texarkana Beautiful award winners for the month of February, 2014 are as follows:

- Residence – Ms. Delia Pickett, 2420 W. 10th Street
- Business – Texarkana Convention Center/Hilton Garden Inn, 4610 Cowhorn Creek Road/2910 S. Cowhorn Creek Loop

Executive Summary and Background Information:

NA

Potential Options:

None

Fiscal Implications:

NA

Staff Recommendation:

NA

Advisory Board/Committee Review:

NA

Board/Committee Recommendation:

NA

Advisory Board/Committee Meeting Date and Minutes:

Not applicable

Attachments

- a. Attachment for 3-24-14 KTB Winners (DOCX)

JANUARY WINNERS

RESIDENCE OF

Mr. & Mrs.

Bryce

Lawrence,

Jr.

4013 Airline Drive

BUSINESS

Cracker Barrel

3302 St. Michael Drive

FEBRUARY WINNERS
RESIDENCE OF

**Ms. Delia
Pickett**

**2420 W. 10th
Street**

BUSINESS

Texarkana Convention Center/Hilton Garden Inn

**4610 Cowhorn Creek
Road - 2910 S. Cowhorn
Creek Loop**



CITY OF TEXARKANA
CITY COUNCIL
MINUTES • MARCH 10, 2014

Council Chambers**Regular Meeting****6:00 PM**

220 TEXAS BLVD.
TEXARKANA, TX 75501

I. CALL TO ORDER, ROLL CALL, ESTABLISHMENT OF QUORUM (6:02 P.M.)

Member Name	Title	Status	Arrived
McGee	Mayor	Present	
Steel	Ward 1	Present	
May	Ward 2	Present	
Al-Gooch	Ward 3	Present	
Matthews	Ward 4	Absent	
ler	Ward 5	Absent	
vis	Ward 6	Present	

Staff Present: City Manager John Whitson, Jennifer Evans, Kristin Peeples, Shirley Jaster, Pam Burns, Cody Harris, Lisa Thompson, Sharon Moore, Craig Lindholm, and Jerry Sparks.

Legal Counsel: None

II. INVOCATION AND PLEDGE BY COUNCILMEMBER JOSH DAVIS

III. IMPORTANT DATES, MAYOR'S COMMENTS, APPOINTMENTS TO BOARDS AND COMMISSIONS, PRESENTATIONS

Important Dates to remember

City Council Meetings:

- Monday, March 24, 2014 at 6:00 p.m.
- Monday, April 14, 2014 at 6:00 p.m.
- Monday, April 28, 2014 at 6:00 p.m.
- Monday, May 12, 2014 at 6:00 p.m.
- **Tuesday**, May 27, 2014 at 6:00 p.m.

Parks & Recreation Events:

March 10-14, 2014

Southwest Center: Spring Break Mini-Camp

March 21-27, 2014

Wallace Park: Huggins Memorial Baseball Tournament

March 22, 2014

Wallace Park: Non-Stop Softball Tournament

March 29, 2014

Wallace Park: Spring Soccer League Begins

Minutes Acceptance: Minutes of Mar 10, 2014 6:00 PM (Consent Items)

March 29, 2014

Karrh Park: Spring Softball League Begins

Mayor's Comments

The dedication and opening of the Kylee Sullivan Dog Park will be held on Saturday, April 5th beginning at 10:30 a.m. at Spring Lake Park. "The PaintWhatMatters" kick-off was held March 10th at 11:00 a.m. in front of the downtown post office. The event was well attended to include Councilmember Davis and State Representative George Lavender. A special thanks was given to Texarkana Main Street Director Ina McDowell and Texarkana Main Street board members.

Appointments to Boards & Commissions

None

Presentations

Lee Medley of Columbia Properties - "Better Block Texarkana".

Gregory Capranica of Cable ONE - "Overview of Changes".

IV. OPEN FORUM: COMMENTS FROM THE PUBLIC (LIMIT 5 MINUTES EACH)

Betty Williams addressed council about the continuing need of cleaning up deteriorating properties and empty lots in the Highland Park neighborhood.

Robert Nelson addressed council about Cable ONE changes.

V. ITEMS FOR CONSIDERATION

Consent Items

(6:48 p.m.)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tina Veal-Gooch, Ward 3
SECONDER:	Josh Davis, Ward 6
AYES:	Casteel, Ray, Veal-Gooch, Davis
ABSENT:	Matthews, Miller
EXCUSED:	Bruggeman

1. Consider approval of the minutes of the Regular Meeting of the City Council held on February 24, 2014 at 6:00 PM.
2. Resolution No. 2014-016 authorizing such action as may be necessary for the Downtown Development Area to be designated as a United States Department of HUD Designated Local Revitalization Area.

Public Hearing: February 10, 2014

Second Briefing: February 24, 2014

Council Vote: March 10, 2014

3. Ordinance No. 2014-039 approving the cancellation of the May 10, 2014 Election for Mayor, a Councilmember for Ward 1, a Councilmember for Ward 4, and a Councilmember for Ward 6 as all current incumbents are unopposed.

Public Hearing:
 Second Briefing:
 Council Vote: March 10, 2014

Action Items

None

VI. FIRST BRIEFINGS

1. Resolution No. 2014-037 accepting a bid and authorizing the City Manager to enter into an Annual Concrete Materials Contract for one (1) year with four (4) additional one-year renewal options with Smith's Ready Mix, Inc. of Nashville, Arkansas for concrete materials used by the street maintenance division on an as-needed basis.

Public Hearing:
 Second Briefing:
 Council Vote: March 24, 2014

Sharon Moore briefed this item. Shirley Jaster briefed this item.

RESULT:	MOVED FORWARD	Next: 3/24/2014 6:00 PM
----------------	----------------------	--------------------------------

VII. PUBLIC HEARINGS

1. Consider Ordinance No. 2014-033 amending Section 3103.1.1 of the International Building Code as adopted in Chapter 5, Section 1.1 of the Code of Ordinances of the City of Texarkana, Texas pertaining to temporary structures.

Public Hearing: March 10, 2014
 Second Briefing: March 24, 2014
 Council Vote: April 14, 2014

Shirley Jaster spoke to this item. Brandon Jones spoke in favor of this proposed ordinance.

RESULT:	MOVED FORWARD	Next: 3/24/2014 6:00 PM
----------------	----------------------	--------------------------------

VIII. SECOND BRIEFING WITH UPDATES

None

IX. SECOND BRIEFING WITHOUT UPDATES

1. Ordinance No. 2014-019 amending PD-14 for site plan approval to allow the location of an additional sign in Block 19, Ghio-Fish Boulevard Addition, located at 4220 Texas Boulevard. William Dudley, Jr., owner. Terrie Jarvis, agent. (Due to Planning and Zoning Commission denial, a 3/4 vote by the City Council will be required to approve this request)

Public Hearing: February 24, 2014
 Second Briefing: March 10, 2014
 Council Vote: March 24, 2014

RESULT:	MOVED FORWARD	Next: 3/24/2014 6:00 PM
----------------	----------------------	--------------------------------

2. Ordinance No. 2014-027 rezoning a 1.48 acre tract of land being part of the H.S. Janes HRS, A-306, located at 3723 South Lake Drive. Single Family-2 to Commercial. Carl Daily, owner. Landon Huffer, agent.

Public Hearing: February 24, 2014
 Second Briefing: March 10, 2014
 Council Vote: March 24, 2014

(7:02 p.m.)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Willie Ray, Ward 2
SECONDER:	Josh Davis, Ward 6
AYES:	Casteel, Ray, Veal-Gooch, Davis
ABSENT:	Matthews, Miller
EXCUSED:	Bruggeman

3. Ordinance No. 2014-028 rezoning Lots 114, 115, 116, 117, part of 118, 140, 141, 142, 143, west part of 144 and 170, Belmont Subdivision, located south of Arizona Avenue in the 900 block of North Bishop Road. Single Family-2 to Commercial. Carl Daily, owner. Landon Huffer, agent.

Public Hearing: February 24, 2014
 Second Briefing: March 10, 2014
 Council Vote: March 24, 2014

(7:04 p.m.)

Minutes Acceptance: Minutes of Mar 10, 2014 6:00 PM (Consent Items)

RESULT:	MOVED FORWARD [UNANIMOUS]
MOVER:	Tina Veal-Gooch, Ward 3
SECONDER:	Willie Ray, Ward 2
AYES:	Casteel, Ray, Veal-Gooch, Davis
ABSENT:	Matthews, Miller
EXCUSED:	Bruggeman

4. Ordinance No. 2014-029 granting a Specific Use Permit to allow the one additional use of a tattoo studio on a .31 acre tract of land being part of the Howard Ethridge HRS, A-182, located at 1414 New Boston Road. Sammie Strange, owner. Reggie Keith, agent.

Public Hearing: February 24, 2014
 Second Briefing: March 10, 2014
 Council Vote: March 24, 2014

(7:05 p.m.)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Willie Ray, Ward 2
SECONDER:	Brad Casteel, Ward 1
AYES:	Casteel, Ray, Veal-Gooch, Davis
ABSENT:	Matthews, Miller
EXCUSED:	Bruggeman

X. ITEMS FOR DISCUSSION

Staff Updates

City Manager Whitson announced Shirley Jaster as the new Assistant City Manager.

XI. ADMINISTRATIVE COMMENTS

1. Council Members

Councilmember Veal-Gooch asked if the city can regulate alarm companies going through the neighborhoods. City Manager Whitson responded that staff will check into her request and will bring any information found for council to consider at a future discussion item session.

Councilmember Veal-Gooch asked for an update on the application to the Texas Historic Commission for the Pine Street School property and when the date will open for public comment. Jerry Sparks responded that the application has been approved at the state level and has been forwarded to the National Park Service for federal designation. Currently, a date is not known for when public comments can be submitted. Council will be notified when the public comment period opens. After hearing feedback from council, City Manager Whitson stated that staff will prepare two resolutions for council consideration. One resolution will be for the Texas Historical Commission expressing dissatisfaction with the process and one resolution for the National Park Service expressing non-support for historical designation. Council agreed.

Councilmember Casteel asked when demolition will begin on the properties designated by the city. City Manager Whitson responded that bids will be out soon and thereafter demolition can start.

2. City Staff

None

INFORMATION ITEMS

City of Texarkana, Texas Quarterly Investment Report For the Quarter Ended December 31, 2013 is now available on the city website.

XII. ADJOURNMENT

A motion was made to adjourn the meeting

(7:16 p.m.)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Josh Davis, Ward 6
SECONDER:	Willie Ray, Ward 2
AYES:	Casteel, Ray, Veal-Gooch, Davis
ABSENT:	Matthews, Miller
EXCUSED:	Bruggeman

City of Texarkana, Texas

Briefing Sheet

Version: A

Update Date: 3/5/2014 1:45 PM

Lead Department: Purchasing and Contracting **Action Officer:** Sharon Moore, Purchasing Manager
Resolution No. 2014-037 accepting a bid and authorizing the City Manager to enter into an Annual Concrete Materials Contract for one (1) year with four (4) additional one-year renewal options with Smith's Ready Mix, Inc. of Nashville, Arkansas for concrete materials used by the street maintenance division on an as-needed basis.

Subject: as-needed basis.

Briefing: 3/24/2014 **Public Hearing:** **Second Briefing:** **Council Vote:** 3/24/2014

Item Schedule

Schedule 2: Brief once - vote once (two weeks)

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

On February 20, 2014 sealed bids were opened for the annual concrete materials contract. Two bids were received. Per the attached tabulation sheet, Smith's Ready Mix of Nashville, Arkansas submitted the apparent low bid. The contract term is one year with four (4) one-year renewal options.

Potential Options:

- None

Fiscal Implications:

The Street Department has this item budgeted in accounts 101-1904-53306 and 101-1904-53309.

Staff Recommendation:

Recommended by City staff

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

City of Texarkana, Texas

- a. Goals and Perspectives (DOCX)
- b. Exhibit "A" Concrete Contract Bid Tab (PDF)
- c. 2014-037 Annual Concrete Materials Contract (DOC)

Staff Coordination

Purchasing and Contracting	Completed	Sharon Moore	Department Head Review	
		02/26/2014 2:57 PM		
Finance	Charlie Bassett	Finance Review	Completed	02/27/2014
1:52 PM				
Public Information Officer		Lisa Thompson	PIO Review	Completed
		02/27/2014 3:07 PM		
City Manager	John Whitson	City Manager Review	Completed	02/27/2014
3:24 PM				
City Council	Jennifer Evans	Meeting	Completed	03/12/2014
3:55 PM				

Meeting History

03/10/14 City Council MOVED FORWARD Next: 03/24/14
 Sharon Moore briefed this item. Shirley Jaster briefed this item.

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

Perspectives	Goals
Serve the Community	☒ Promote an Environmentally Sensitive & Livable Community ☒ Provide a Safe Community ☐ Deliver Quality Services ☒ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☐ Maximize Partnership Opportunities ☐ Provide Courteous & Responsive Customer Service ☐ Model a Positive City Image ☐ Deliver Efficient Services ☐ Cultivate Community Involvement & Access
Manage the Resources	☐ Maintain Fiscal Strength ☐ Maximize Utilization & Resources ☐ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ Create a Positive & Rewarding Work Culture

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

Staff time required if item is approved: Medium

Other Potential Impacts:

NON APPLICABLE

Public Information Plan:

☒	Newspaper Notice (Required by Statute)	☐	Public Hearing (Required by Statute)
☐	Public Forum/Input Session	☐	Press Release
☐	E-News Distribution	☐	Website Notice
☐	Social Media (Twitter, Facebook, etc.)	☐	Special Mailing
☐	Flyers Posted	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	

Other:

Bid Tabulation for Concrete Contract

Item #	Description	Qty.	U/M	Smith's Ready Mix Nashville, AR		Transit Mix Texarkana, Texas	
				Unit Price	Total	Unit Price	Total
1	Class A Concrete	100	c.y.	\$83.95	\$8,395.00	\$85.00	\$8,500.00
2	Class C Concrete	2500	c.y.	\$87.90	\$219,750.00	\$91.00	\$227,500.00
3	K-Modified	150	c.y.	\$105.00	\$15,750.00	\$97.00	\$14,550.00
4	Type III Flowable Fill	500	c.y.	\$71.00	\$35,500.00	\$79.00	\$39,500.00
5	Dry Cement	140	ton	\$150.00	\$21,000.00	\$135.00	\$18,900.00
	Minimum load		c.y.	3CY		5CY	
	TOTAL				\$ 300,395.00		\$ 308,950.00

RESOLUTION NO. 2014-037

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, ACCEPTING BIDS AND AUTHORIZING THE CITY MANAGER TO ENTER INTO AN ANNUAL CONCRETE MATERIALS CONTRACT FOR ONE (1) YEAR WITH FOUR (4) ADDITIONAL ONE-YEAR RENEWAL OPTIONS WITH SMITH'S READY MIX, INC. OF NASHVILLE, ARKANSAS USED BY THE STREET MAINTENANCE DIVISION FOR THE MAINTENANCE OF STREETS AND ALLEYS ON AN AS-NEEDED BASIS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, in response to the City's request for bids for an annual contract for one (1) year with four (4) additional one-year renewal options to provide Class A Concrete, Class C Concrete, K-Modified, Type III Flowable Fill, and Dry Cement to be used for the maintenance of streets and alleys in the City of Texarkana, Texas, on an as-needed basis, the City received bids from two (2) bidders whose bids are shown on the Bid Tabulation Worksheet attached hereto as Exhibit "A"; and

WHEREAS, the "best value" by a responsible bidder meeting specifications for the above-described concrete materials and shown on the Bid Tabulation Worksheet Exhibit "A", was submitted by Smith's Ready Mix, Inc. of Nashville, Arkansas, in a total amount not to exceed THREE HUNDRED THOUSAND THREE HUNDRED NINETY-FIVE AND NO/100 DOLLARS (\$300,395.00); and

WHEREAS, funds are available for the purchase of these materials in account numbers 101-1904-53306 and 101-1904-53309;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the bid of Smith's Ready Mix, Inc. of Nashville, Arkansas, in a total amount not to exceed THREE HUNDRED THOUSAND THREE HUNDRED NINETY-FIVE AND NO/100 DOLLARS (\$300,395.00), being the "best value" by a responsible bidder meeting specifications for the above-described concrete materials, as set forth and described on the Bid Tabulation Worksheet attached hereto as Exhibit "A", be and is hereby accepted.

SECTION 2: That the City Manager is hereby authorized to enter into a one year contract with four (4) additional one-year renewal options with Smith's Ready Mix, Inc. of Nashville, Arkansas, for the provision of the above-described concrete materials.

SECTION 3: That this Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the 24th day of March, 2014.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

City of Texarkana, Texas

Version: E

Update Date: 3/11/2014 11:23 AM

Briefing Sheet

Lead Department: Municipal Services and Public Works **Action Officer:** Debbie Burk,
Ordinance No. 2014-019 amending PD-14 for site plan approval to allow the
location of an additional sign in Block 19, Ghio-Fish Boulevard Addition,
located at 4220 Texas Boulevard. William Dudley, Jr., owner. Terrie Jarvis,
agent. (Due to Planning and Zoning Commission denial, a 3/4 vote by the City
Subject: Council will be required to approve this request)

Briefing: 3/24/2014 **Public Hearing:** 2/24/2014 **Second Briefing:** March 10, 2014 **Council Vote:** 3/24/2014

Item Schedule

Schedule 1: Brief twice - vote once (six weeks)

Updates/History of Briefing:

Executive Summary and Background Information:

This is a request by William Dudley, Jr., owner, and Terrie Jarvis, agent for site plan approval to allow the location of a new sign at 4220 Texas Boulevard (Block 19, Ghio-Fish Boulevard Addition). A dental office and a dental assistant training school is currently sharing this office space. The tenant has added a new wall sign to the building advertising "Eastex Dental Academy" and this tenant is asking to add additional signage to the current sign along Texas Boulevard.

The adjacent zoning is PD-Office to the north, south and east and Office and SF-2 to the west across Texas Boulevard. The adjacent land use offices to the north, south and east and offices and residences across Texas Boulevard to the west.

The Comprehensive Plan has designated this area as a Mixed Use area.

This request is to allow an additional sign at this location. There is currently a multi-tenant sign located along Texas Boulevard advertising two dental offices that conforms with the current Planned Development regulations. In order to be in compliance with the current PD regulations, any new signage would have to be attached to the current multi-tenant sign.

The applicant has provided a drawing showing a 3' x 8' sign attached to the top of the existing multi-tenant sign. (see attached drawing). The proposed sign is wooden and does not match the existing internally lit signage. It also will be bolted to the top of the existing sign. The new proposed overall sign would be 9' in height and 8' in length. The existing sign is 6' in height and 8' in length.

All notification and application requirements have been met to consider this request.

Potential Options:

None

Fiscal Implications:

City of Texarkana, Texas

None

Staff Recommendation:

Staff recommends for denial of the proposed new sign since it is not of the same material and design of the existing multi-tenant signage. Furthermore, the existing sign has served these two buildings for numerous years. The tenant would be allowed to add their name to the existing sign on one of the two existing name plates. Additional signage could set a precedent for other tenant separations to also ask for adding to existing signage.

Advisory Board/Committee Review:

Planning and Zoning Commission.

Board/Committee Recommendation:

The Planning and Zoning Commission at their meeting on February 3, 2014 unanimously by a vote of 6 to 0 recommended to deny this request. Due to P & Z denial, a $\frac{3}{4}$ vote will be required to approve this request.

The Commissioners stated that the existing multi-tenant sign was adequate for this location. They stated that if the request is approved, a precedent could be set for similar requests if additional tenants were added. Commissioners indicated that the applicant should make arrangements with the landlord/owner to utilize half of the existing signage. This would allow one panel of the existing sign for each building.

Advisory Board/Committee Meeting Date and Minutes:

The minutes have not been prepared yet for this meeting.

Attachments

- a. Goals and Perspectives (DOCX)
- b. Ordinance No. 2014-019 (DOCX)
- c. Exhibit "A" attachment to Ord. # 2014-019 (PDF)
- d. Exhibit "B" attachment to Ord. # 2014-019 (PDF)
- e. maps & drawing for Ord. # 2014-019(PDF)
- f. Ward map for Ord. No. 2014-019 (PDF)

Staff Coordination

Public Works	Debbie Burk 02/05/2014 1:19 PM	Department Head Review	Completed
Municipal Services and Public Works	Shirley Jaster 02/05/2014 4:42 PM	Review	Completed
City Manager 8:47 AM	John Whitson	City Manager Review Completed	02/06/2014
City Council 8:23 AM	Jennifer Evans	Meeting Completed	02/26/2014

City of Texarkana, Texas**Meeting History**

02/10/14	City Council	MOVED FORWARD	Next: 02/24/14
02/24/14	City Council	MOVED FORWARD	Next: 03/10/14
03/10/14	City Council	MOVED FORWARD	Next: 03/24/14

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

Perspectives	Goals
Serve the Community	☐ Promote an Environmentally Sensitive & Livable Community ☐ Provide a Safe Community ☐ Deliver Quality Services ☐ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☐ Maximize Partnership Opportunities ☐ Provide Courteous & Responsive Customer Service ☒ Model a Positive City Image ☐ Deliver Efficient Services ☒ Cultivate Community Involvement & Access
Manage the Resources	☐ Maintain Fiscal Strength ☐ Maximize Utilization & Resources ☐ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ Create a Positive & Rewarding Work Culture

Perspectives and Goals Additional Comments:

None

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

None

Public Information Plan:

☒	Newspaper Notice (Required by Statute)	☒	Public Hearing (Required by Statute)
☐	Public Forum/Input Session	☐	Press Release
☐	E-News Distribution	☒	Website Notice
☐	Social Media (Twitter, Facebook, etc.)	☒	Special Mailing
☐	Flyers Posted	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☒	Sign posted

Other:

Amendment to PD-14

ORDINANCE NO. 2014-019

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING PD-14 (OFFICE) FOR SITE PLAN APPROVAL TO ALLOW AN ADDITIONAL SIGN IN BLOCK 19, GHIO-FISH BOULEVARD ADDITION, LOCATED AT 4220 TEXAS BOULEVARD IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting the **approval of a site plan to allow the location of an additional sign** (Exhibit “A”) in Block 19, Ghio-Fish Boulevard Addition (Exhibit “B”), located at 4220 Texas Boulevard, in the City of Texarkana, Bowie County, Texas; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and after holding hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, voted **unanimously by a vote of six (6) to zero (0) to recommend denial of the petition for the request for site plan approval to allow the location of an additional sign** (Exhibit “A”) to the City Council of Texarkana, Texas; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that the **approval of the site plan to allow the location of an additional sign** is in the best interest of the public health, safety, morals and general welfare of the City;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the **amendment to the site plan to allow the location of an additional sign** in Block 19, Ghio-Fish Boulevard Addition, located at 4220 Texas Boulevard, in the City of Texarkana, Texas, Bowie County, Texas, be and is hereby approved and hereby amends PD-14(O).

Attachment: Ordinance No. 2014-019 [Revision 2] (1031 : Ord.No. 2014-019 (Amend. to PD-14) 4220 Texas Blvd.)

SECTION 2: It is further provided that in case a section, clause, sentence or part of this Ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this Ordinance.

SECTION 3: All Ordinances or parts of Ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 4: That this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the 24th day of March, 2014.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

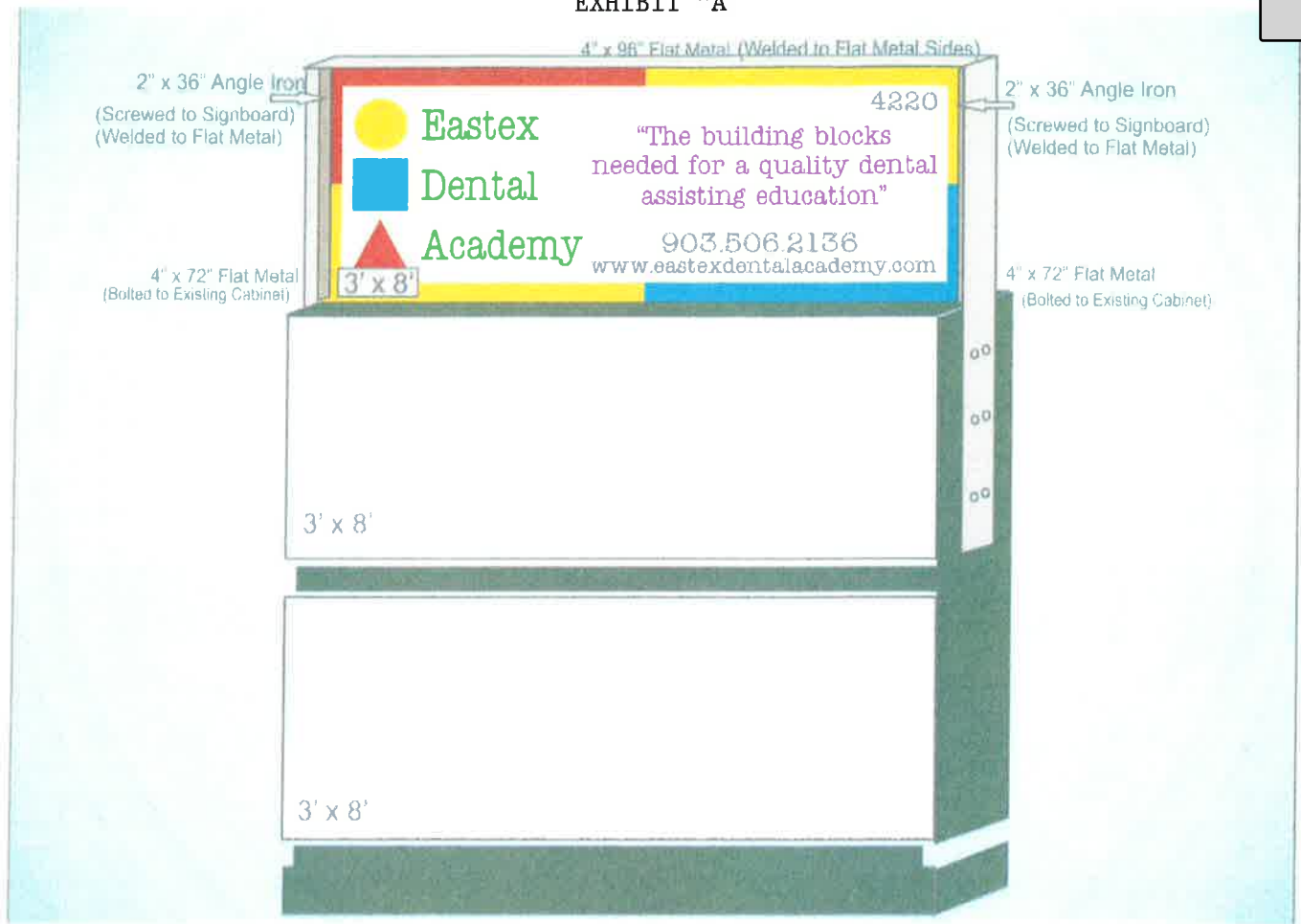


EXHIBIT "B"

A part of Block No. 19 GHIO-FISH BLVD. ADDITION to the City of Texarkana, Bowie County, and the South One-Half (1/2) of Houston Street lying East of Texas Boulevard and located between Blocks No. 18 and 19 of said Ghio-Fish Blvd., Addition; and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pipe 91.83 ft. West and 30.00 ft. North of the Northeast corner of Block No. 19, Ghio-Fish Blvd. Addition to the City of Texarkana, Bowie County, Texas, same being in the centerline of Houston Street;

THENCE South, 179.00 ft.;

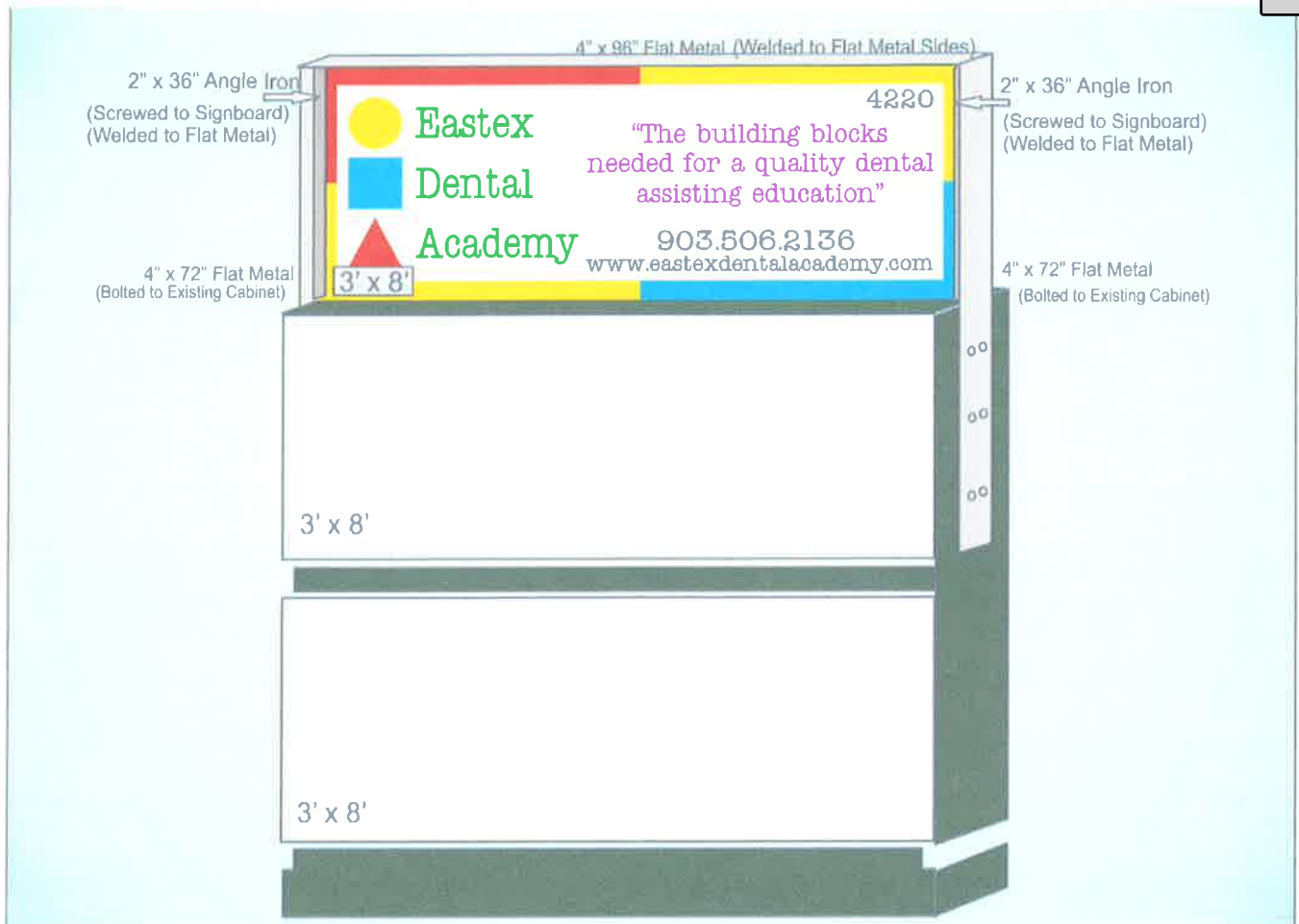
THENCE West, 144.04 ft. to the East right of way of Texas Boulevard; same being a curve to the right having a radius of 1382.40 ft.; the radius point bears South 74°34' 55" East;

THENCE Northeasterly with said East right of way of Texas Boulevard, and said curve a distance of 189.87 ft. through a central angle of $07^{\circ}52'10''$ to a 1" iron pipe in the centerline of the above mentioned Houston Street;

THENCE East, 81.17 ft. with the centerline of said Houston Street to the POINT OF BEGINNING and containing 0.472 acres of land, more or less.

10/112174

२५४





08480003510
GHIO-FISH BOULEVARD ADDN
PT LOT 7
LAREY NIXON PROPERTIES

0848001581
GHIO-FISH BOULEVARD ADDN
PT LOT 1
RICHMOND RD PROPERTIES

4224

4220

4222

Sign

08480001800
GHIO-FISH BOULEVARD ADDN
PT OF HOUSTON ST PT OF BLK
DUDLEY, WILLIAM JR & JOHN CAYCE

08480001802
GHIO-FISH BOULEVARD ADDN
NE PT
CURRY, ANDREW & CAROLINE

TEXAS BLVD

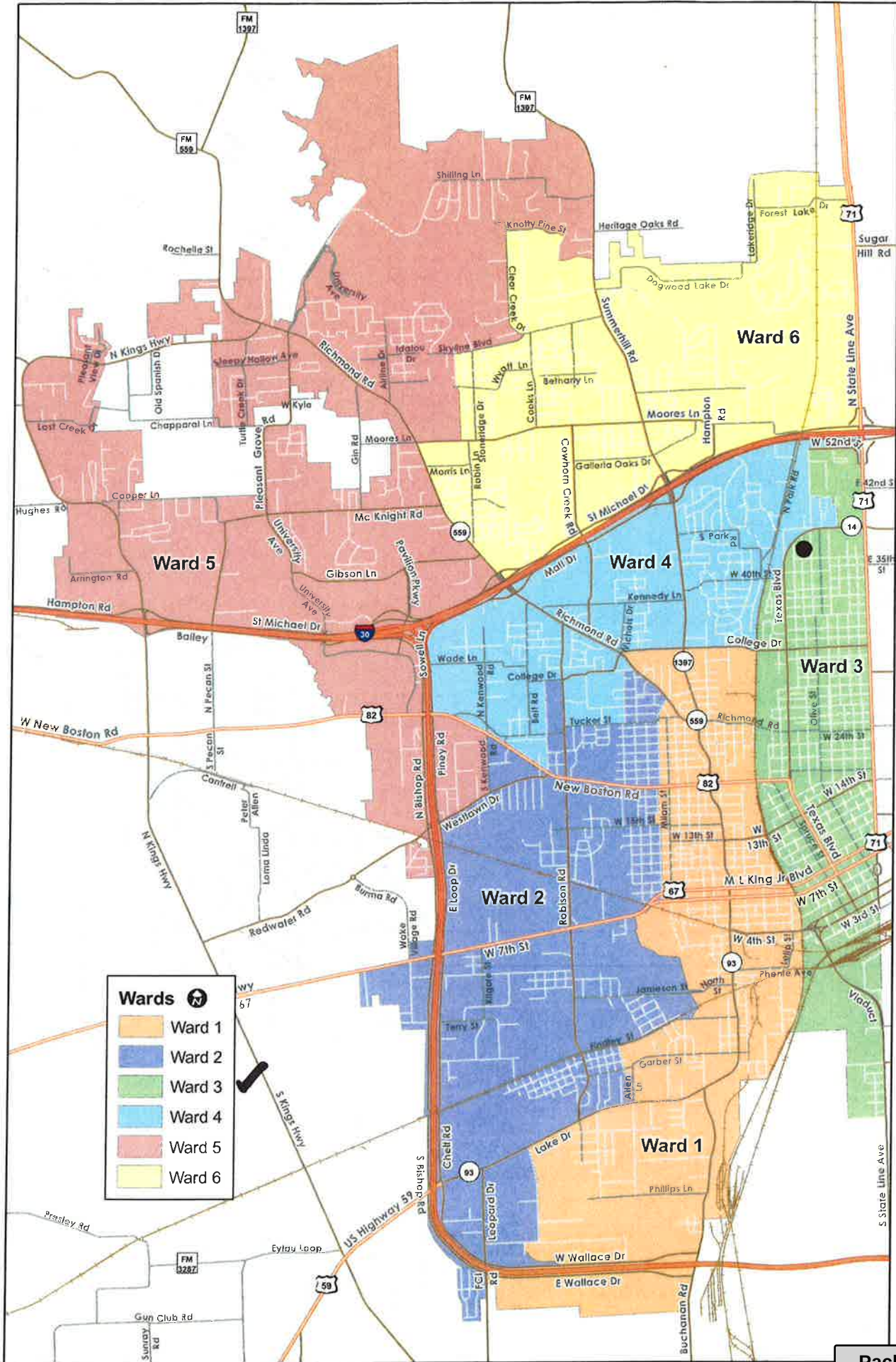
Row

08480001801
GHIO-FISH BOULEVARD ADDN
PT
OTO LARYNGOLOGY ASSOC

4214

08480002200

Texarkana, TX - Ward Map



City of Texarkana, Texas

Briefing Sheet

Version:

Update Date: 3/18/2014 3:19 PM

Lead Department:	<u>Municipal Services and Public Works</u>	Action Officer:	<u>Shirley Jaster, Director of Community and Public Works</u>
Subject:	<u>Ordinance No. 2014 - 040 closing and abandoning a portion of TV Avenue located east of Summerhill Road, north of College Drive and west of FM Drive and located in the Summerhill Heights Subdivision.</u>		
Briefing:	Public Hearing:	Second Briefing:	Council Vote:
<u>3/24/2014</u>			<u>3/24/2014</u>

Item Schedule

Updates/History of Briefing:

At the public hearing held on March 10, 2014 Brandon Jones with Big Events business spoke concerning this ordinance change. He stated that he was in agreement with the proposed changes to the ordinance.

Executive Summary and Background Information:

This is a request by the property owner(s) to close and abandon a portion of TV Avenue at its intersection with Summerhill Road for the location of a new 30,000 square foot grocery store. The developer will need to utilize the current street location for the overall development. TV Avenue is currently used for access to residential homes along FM Drive and as a cut through street from College Drive to Summerhill Road. (see attachments)

The City departments and utilities have reviewed the proposed project. TWU currently has a 6 inch water main line located in the street ROW. Based on the proposed site plan, which shows the building to be located over the existing street, the existing water main would have to be moved, at the owner's expense, and relocated with an easement to TWU. The Public Works department has placed a current value of \$52,000 dollars for the existing asphalt pavement street. Fire department access and fire lanes would be determined during the building plan review process at a later date. Support letters from adjacent property owners are also attached. (see attachments)

If this portion of TV Avenue is closed and abandoned by the City Council the street ROW would be reverted to the adjacent property owner. This existing street pavement would be removed by the owner as part of the project development. Access to the remaining portion of TV Avenue would be from FM Drive then to College Drive.

Potential Options:

- "None"
-

Fiscal Implications:

City of Texarkana, Texas

Cost of existing street to be abandoned and closed reverting the land to adjacent property owner(s) is valued at \$52,000.

Staff Recommendation:

Recommended for approval to allow the new development.

Advisory Board/Committee Review:

Report by Economic Developer Jerry Sparks is that a grocery store does not add to the sales tax but is a valuable service to the citizens. The jobs created would be most entry level jobs such as cashiers, stockers etc. It is anticipated that if the new building were valued at \$ 5 million on the tax rolls, it would generate \$36,000 per year in tax revenue. This would recoup the cost of the abandoned street infrastructure in a 2 year period.

Board/Committee Recommendation:

"NONE"

Advisory Board/Committee Meeting Date and Minutes:

"NOT APPLICABLE"

Attachments

- a. Goals and Perspectives (DOCX)
- b. Ord. No. 2014-040 (DOCX)
- c. Ord. attachment map - Exhibit "A" (PDF)
- d. Ord. attachment petition - Exhibit "B" (PDF)
- e. TV Avenue closure maps (PDF)
- f. TV Avenue water and sewer line map (PDF)
- g. Letters of support for closing of portion of TV Avenue (PDF)
- h. attachment 2014-40 memo TWU TV Ave (PDF)
- i. Attachment 2014-40 Site plan TV Ave project (PDF)
- j. T.V. Avenue Closure PW Estimate (XLS)

Staff Coordination

Public Works	Shirley Jaster 03/14/2014 4:08 PM	Department Head Review	Completed
Public Information Officer	Lisa Thompson 03/14/2014 4:17 PM	PIO Review	Completed
City Engineer 7:39 PM	Kyle Dooley	Recommendation	Completed 03/16/2014
City Manager 9:12 AM	John Whitson	City Manager Review	Completed 03/17/2014
City Council	Pam Burns	Meeting	Pending

Meeting History

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

Perspectives	Goals
Serve the Community	☐ Promote an Environmentally Sensitive & Livable Community ☐ Provide a Safe Community ☒ Deliver Quality Services ☒ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☒ Maximize Partnership Opportunities ☒ Provide Courteous & Responsive Customer Service ☐ Model a Positive City Image ☐ Deliver Efficient Services ☐ Cultivate Community Involvement & Access
Manage the Resources	☐ Maintain Fiscal Strength ☐ Maximize Utilization & Resources ☐ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ Create a Positive & Rewarding Work Culture

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

Staff time required if item is approved: [Select One By Clicking Here](#)

Other Potential Impacts:

NONE APPLICABLE

Public Information Plan:

☐ Newspaper Notice (Required by Statute)	☐ Public Hearing (Required by Statute)
☐ Public Forum/Input Session	☐ Press Release
☐ E-News Distribution	☐ Website Notice
☐ Social Media (Twitter, Facebook, etc.)	☐ Special Mailing
☐ Flyers Posted	☐ Banners Posted
☐ Survey	☐ Automated Phone Call
☐ None Required	☒ Petition by adjacent owners

Other:

ORDINANCE NO. 2014-040

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, CLOSING AND ABANDONING A PORTION OF TV AVENUE LOCATED EAST OF SUMMERHILL ROAD, NORTH OF COLLEGE DRIVE AND WEST OF FM DRIVE, AND LOCATED IN THE SUMMERHILL HEIGHTS SUBDIVISION, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS; PROVIDING FOR A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been received requesting that the City close and abandon a portion of TV Avenue located east of Summerhill Road, north of College Drive and west of FM Drive, and located in the Summerhill Heights Subdivision in the City of Texarkana, Bowie County, Texas, as shown on the attached map hereto and incorporated herein as Exhibit “A”; and

WHEREAS, the City finds it to be in the best interest of the City to close and abandon the hereinabove described property;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That a portion of TV Avenue located east of Summerhill Road, north of College Drive and west of FM Drive, and located in the Summerhill Heights Subdivision in the City of Texarkana, Bowie County, Texas, as shown on the map and described in the Petition attached hereto and incorporated here as Exhibit “B”, be and is hereby abandoned as a street or public thoroughfare of any kind or character whatsoever.

SECTION 2: That the above described property is hereby declared surplus and abandoned and the responsibility of the City to maintain said property is hereby terminated.

SECTION 3: That notwithstanding the abandonment in Section 1, a utility easement is hereby retained 16 feet in width and along the entire length of the street to be closed and abandoned, unless an acceptable replacement easement is granted for the new relocation of the water main line and approved by TWU.

SECTION 4: That in case a section, clause, sentence or part of this Ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair or invalidate the remainder of this ordinance.

SECTION 5: That all ordinance or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 6: That this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the 24th day of March, 2014.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

3498

3496

3494

3492

3492 3448

3425

5.4.c

EXHIBIT "A"

3423

3411

3409

3407

3403

1900

3400

3400

3402

3408

3432

15380008303
M E P & P RWY CO A-421
0338/563 00/00/00
TEXARKANA NEWS INC

SUMMERHILL RD

TV AVE

PORTION OF TV AVENUE CLOSING

TV AVE

3333

1904

1918

COLLEGE DR

1901

3232

EXHIBIT "B"

Mayor Bob Bruggeman and
Texarkana City Council Members
PO Box 1967
Texarkana, TX 75504

Re: Permanent Partial Closure of TV Avenue

Dear Mayor and Council Members:

This letter is to request permanent partial closure of TV Avenue contingent upon my purchase, for development of all of the properties highlighted in red on Exhibit "A".

I feel it is in the best interest of this neighborhood to allow new revitalization and development. Since the closing of TV Avenue, as shown in Exhibit "A", will help to accomplish this new development, I am requesting its closure.

Thank you for your consideration,

Jason Price

Orange Development, LLC

INC GP

Authorized Signature

Title

Date

3-11-14



Attachment: TV Avenue closure maps (1072 : Ord. No. 2014-040 Closure and abandonment of a portion



Attachment: TV Avenue closure maps (1072 : Ord. No. 2014-040 Closure and abandonment of a portion



Mayor Bob Bruggeman and
 Texarkana City Council Members
 PO Box 1967
 Texarkana, TX 75504

Re: Permanent Partial Closure of TV Avenue

Dear Mayor and Council Members:

This letter is to inform you of my support of the permanent partial closure of TV Avenue contingent upon the purchase for development of all of the properties highlighted in red on Exhibit "A:".

I feel it is in the best interest of our neighborhood to allow new revitalization and development. Since the closing of TV Avenue, as shown in Exhibit "A", will help to accomplish this new development, I am in support of its closure.

Thank you for your consideration,

Newspapers
 Texarkana News Inc

Owner: #15380008302
 MEP & P RWY CO A-421
 0338/563 00/00/00

and

#1538008303
 MEP & P RWY CO A-421
 0338/563 00/00/00


 Authorized Signature


 Date

By:  Vice President
 Printed Name Title

EXHIBIT "A"

Closure of TV Ave



Attachment: Letters of support for closing of portion of TV Avenue (1072 : Ord. No. 2014-040 Closure and abandonment of a portion of TV



Texarkana Water Utilities

801 Wood Street, P.O. Box 2008, Texarkana, Texas 75504

(903) 798-3800 Phone

(903) 791-0724 Fax

Memorandum

To: Shirley Jaster, Director of Community and Public Works, City of Texarkana, Texas

From: J.D. Phillips, P.E., Director of Engineering, TWU *ADD*

Date: March 12, 2014

Subject: *Proposed Street Abandonment - TV Avenue - Summerhill Road and College Drive Development*

The Utility staff has reviewed the above referenced proposed street abandonment request and has the following comments:

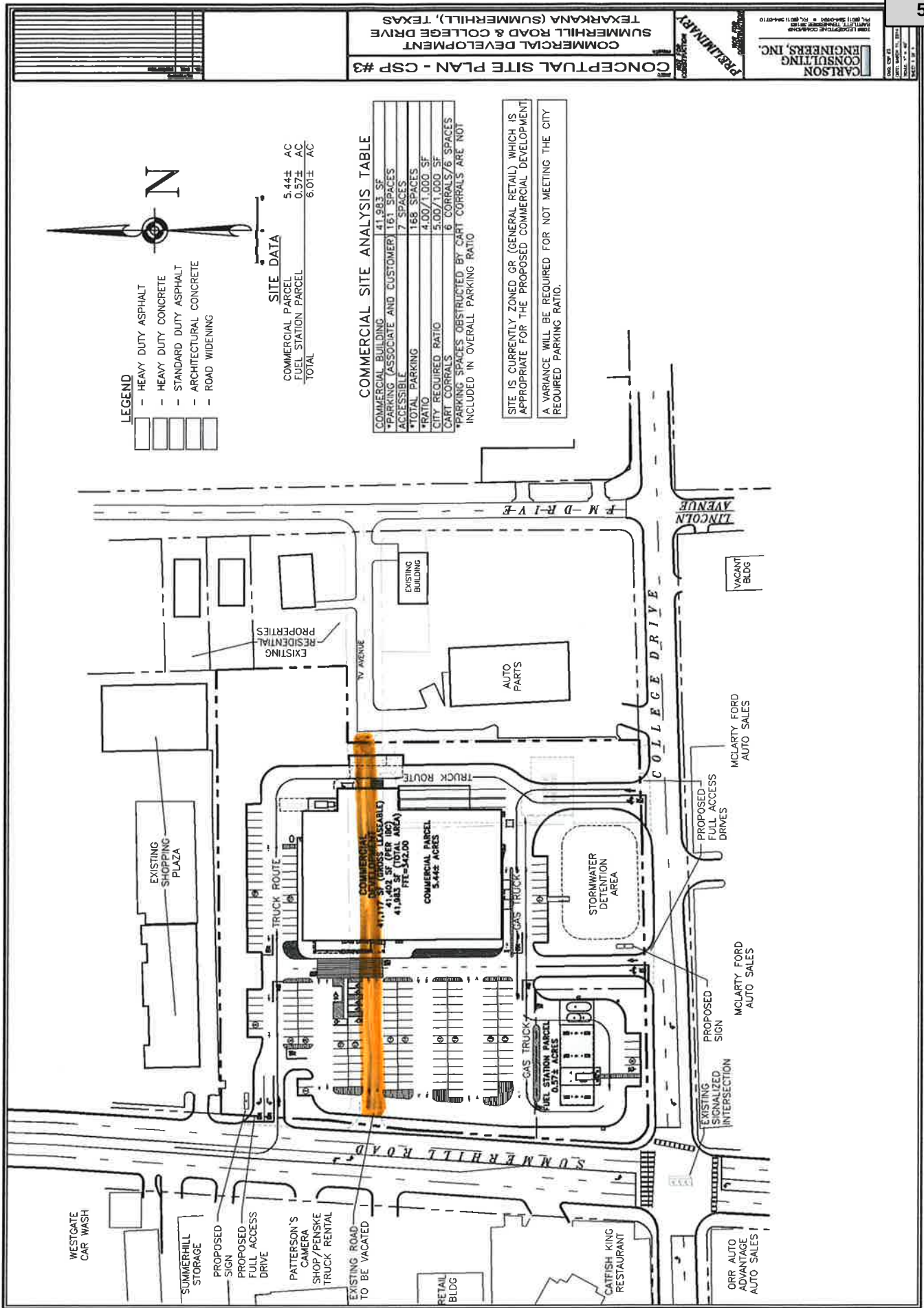
1. There is an existing six inch (6") water main along the north side of TV Avenue.
2. If the street is abandoned the Utility request that a utility easement be retained over the water main. The easement would need to be a minimum of sixteen feet (16') in width.
3. Any relocation of the water main will be at the developer's expense and new easements will be required.
4. The size and location of the existing water main has not been field verified.

If you should have any questions or require further information, please do not hesitate to contact me.

xc: William D. King, Jr., Executive Director, TWU
 Gary L. Smith, P.E., Design Engineer, TWU
 David Latham, GIS Manager, TWU

sjastr380.wpd

Attachment: attachment 2014-40 memo TWU TV Ave (1072 : Ord. No. 2014-040 Closure and abandonment of a portion of TV Avenue)



Attachment: Attachment 2014-40 Site plan TV Ave project (1072 : Ord. No. 2014-040 Closure and abandonment of a portion of TV Avenue)

REPLACEMENT COST FOR T.V. LANE FROM SUMMERHILL ROAD EAST APPROX. 450'				Engineers Estimate	
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
	Public Works Items				
1.	CLASS "P" CONCRETE PAVEMENT (9" THICK)	150.00	SY	\$ 50.00	\$ 7,500.00
2.	MONOLITHIC CURB	30.00	LF	\$ 4.00	\$ 120.00
3.	TYPE D HMAC (2" THICK)	120.00	TON	\$ 150.00	\$ 18,000.00
4.	TYPE B, GRADE 3 GRAVEL BASE (6" THICK)	1,100.00	SY	\$ 10.00	\$ 11,000.00
5.	SUBGRADE PREPARATION (6" THICK)	1,550.00	SY	\$ 3.00	\$ 4,650.00
6.	PRIME COAT (0.28 FOR UNTREATED SUBGRADE)	1,550.00	SY	\$ 6.00	\$ 9,300.00
7.	15" TYPE III RCP (INCLUDES ALL BENDS, ETC.)	25.00	LF	\$ 35.00	\$ 875.00
8.	15" TYPE B HEADWALLS	2.00	EA	\$ 750.00	\$ 1,500.00
	Total Bid				\$ 52,945.00

City of Texarkana, Texas

Version: C

Update Date: 3/19/2014 4:41 PM

Briefing Sheet

Lead Department: City Manager **Action Officer:** John Whitson, City Manager
Subject: Resolution No. 2014-041 declaring the City of Texarkana, Texas City Council objection to the nomination of the Pine Street School site being approved for the listing on the National Register of Historic Places.
Briefing: 3/24/2014 **Public Hearing:** **Second Briefing:** **Council Vote:** 3/24/2014

Item ScheduleSchedule 3: No briefing required (one week)**Updates/History of Briefing:**

NOT APPLICABLE

Executive Summary and Background Information:

At the 10 MAR 14 City Council meeting during Councilmember comments the city council requested that staff prepare a resolution for city council's consideration stating the city council's position as being opposed to property owner John M. Stone's request to have the Pine Street School site registered as a Historic Property with the National Park Service.

Potential Options:

- Adopt Resolution 2014-041 as written
- Adopt a revised Resolution 2014-041
- Deny Resolution 2014-041

Fiscal Implications:

None

Staff Recommendation:

Adopt Resolution 2014-041 as written

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

- a. Goals and Perspectives (DOCX)
- b. 2014-041 Resolution Objecting to the Nomination of the Pine Street School Site and Property Being Listed on the National Register of Historic Places (DOC)

City of Texarkana, Texas

- c. 2014-041R ATTH 01 Registration Form OMB 1024-0018 Pine Street School (PDF)
- d. 2014-041R ATTH 02 SBR agenda, Austin (PDF)
- e. 2014-041R ATTH 03 Notice of Nomination in National Register (PDF)
- f. 2014-041R ATTH 04 How THC Reviews Projects _ Texas Historical Commission (PDF)
- g. 2014-041R ATTH 05 Building Codes and Texas Historical Commission (PDF)
- h. 2014-041R ATTH 06 Standards and Guidelines of the Texas Historical Commission (PDF)
- i. 2014-041R ATTH 07 Newspaper Article Seeking Spot on Histroc Registry (PDF)
- j. 2014-041R ATTH 08 Newspaper Article Many Unhappy with School's Disrepair (PDF)
- k. 2014-041R ATTH 09 Newspaper Article Residents speak out about Highland Park improvements (PDF)
- l. 2014-041R ATTH 10 Staff Comments Concerning Crime and Fire Safety at Pine Street School (PDF)
- m. 2014-041R ATTH 11 Newspaper Editorial Mature old buildings seek plans, purpose (PDF)
- n. 2014-041R ATTH 12 Pine Street Red Tag & Photos 2013 (PDF)

Staff Coordination

City Manager	John Whitson	Department Head Review	Completed	
	03/20/2014 8:32 AM			
Community Redevelopment and Grants	Pam Burns	Review	Skipped	
	03/20/2014 9:24 AM			
Police	Dan Shiner	Review	Completed	03/20/2014
12:43 PM				
Fire Department	John Whitson	Review	Skipped	03/20/2014
2:23 PM				
Municipal Court	John Whitson	Review	Skipped	03/20/2014
2:23 PM				
Public Works	John Whitson	Review	Skipped	03/20/2014
2:24 PM				
Public Information Officer	Lisa Thompson	PIO Review	Completed	
	03/20/2014 2:25 PM			
City Manager	John Whitson	City Manager Review	Completed	03/20/2014
2:26 PM				
City Council	Pam Burns	Meeting	Pending	

Meeting History

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

Perspectives	Goals
Serve the Community	☐ Promote an Environmentally Sensitive & Livable Community ☒ Provide a Safe Community ☐ Deliver Quality Services ☒ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☐ Maximize Partnership Opportunities ☐ Provide Courteous & Responsive Customer Service ☐ Model a Positive City Image ☐ Deliver Efficient Services ☐ Cultivate Community Involvement & Access
Manage the Resources	☐ Maintain Fiscal Strength ☐ Maximize Utilization & Resources ☐ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ Create a Positive & Rewarding Work Culture

Perspectives and Goals Additional Comments:

The city council is striving to serve the community in many ways including bringing about property owner awareness of their contributions, both positive and negative, to the overall health, safety, and welfare of the city and its many communities. Over a long period of time the city has been unable to gender voluntary compliance with the ordinances and regulations that will ultimately result in the proper maintenance and care of individual properties throughout the city.

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

Should the requested listing on the National Register of Historic Places/National Historic Landmarks Program afford the property owner any protection from enforcement of any local regulation, code, or ordinance the city council will be further hampered in its desire to improve the overall health, safety, and welfare of the city.

Public Information Plan:

☐ Newspaper Notice (Required by Statute)	☐ Public Hearing (Required by Statute)
☐ Public Forum/Input Session	☐ Press Release
☐ E-News Distribution	☐ Website Notice
☒ Social Media (Twitter, Facebook, etc.)	☐ Special Mailing
☐ Flyers Posted	☐ Banners Posted
☐ Survey	☐ Automated Phone Call
☐ None Required	☐

Other:

RESOLUTION NO. 2014 - 041**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, OBJECTING TO THE NOMINATION OF THE PINE STREET SCHOOL SITE AND PROPERTY ALSO KNOWN AS TEXARKANA JR. COLLEGE AND TEXAS HIGH SCHOOL, TEXARKANA, BOWIE COUNTY (14000102) BEING APPROVED FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES.**

WHEREAS, in November, 2013, John M. Stone, President-Stone Equities Corporation, Managing Partner, prepared the National Park Service/National Register of Historic Places Registration Form (NPS Form 10-900) nominating his property located at West 16th Street and Pine Street for inclusion on the National Register of Historic Places (ATTH 01 Section 11); and

WHEREAS, the published January 18, 2014, agenda of the Texas Historical Commission's State Board of Review meeting included review of nominations for the National Register of Historic Places including the nomination of agenda item V.6. "Texarkana Jr. College and Texas High School, Texarkana, Bowie County" (ATTH 02); and

WHEREAS, on February 4, 2014, Mr. Mark Wolfe, Texas Historic Preservation Officer, representing the Texas Historical Commission, certified that the nomination 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 60 and in his opinion the property meets the National Register criteria (ATTH 01 Section 3); and

WHEREAS, according to the Texas Historical Commission website page, "How THC Reviews Projects" (located at www.thc.state.tx.us/project-review/how-thc-reviews-projects) there is no mention of seeking input from any local government governing body, elected official, or appointed official (ATTH 04); and

WHEREAS, the review by the Texas Historical Commission was completed and the nomination received by the National Parks Service before local government officials became aware of the nomination; and

WHEREAS, residents of the neighborhood adjacent to the nominated site have on a number of occasions expressed their concerns about individual and neighborhood health, safety, and welfare as it relates to abandoned and dilapidated structures in the area including the structures on the nominated site (ATTH 08); and

WHEREAS, the City of Texarkana, Texas has adopted the International Building Code and Section 3407.1 states that provisions of this code relating to the construction, repair, alteration, addition, restoration and movement of structures, and the change of occupancy shall not be mandatory for historic buildings where such buildings are judged by the building official to not constitute a distinct life safety hazard; and

WHEREAS, some people in the community and city staff are of the opinion that the requester is seeking the designation to help shield himself from city code enforcement efforts aimed at making these buildings safe, secure and less unsightly; and

WHEREAS, on September 6, 1979, The Hotel McCartney, currently owned by Mr. Stone, was placed on the National Park Service Registry of Historic Places (source www.cr.nps.gov/NR/research/); and

WHEREAS, for reasons unknown by city officials Mr. Stone continues to own these properties with little to no improvements being made to the properties and there are no current requests for building permits or site plan reviews for any major effort to renovate, restore, or redevelop the properties; and

WHEREAS, approval by the National Park Service to place the requested property on the national registry of historic places may further frustrate local efforts to improve the community appearance, citizen safety, and for maintaining or improving property values throughout the city;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS that the City Council respectfully requests that the National Park Service disapprove Mr. Stone's request 14000102 to have the property known as Texarkana Jr. College and Texas High School to be registered on the National Register of Historic Places.

PASSED AND APPROVED in Regular Council Session on this the 24th day of March, 2014.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

NPS Form 10-900

OMB No. 1024-0018

United States Department of the Interior

National Park Service

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

Historic Name: Texarkana Jr. College and Texas High School

Other name/site number: Texarkana College, Texas Avenue Jr. High, Pine Street Middle School

Name of related multiple property listing: N/A

2. LocationStreet & number: W. 16th and Pine Streets

City or town: Texarkana State: Texas

County: Bowie

Not for publication: ☐ Vicinity: ☐**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this

☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria.

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

☐ national ☐ statewide ☒ localApplicable National Register Criteria: ☒ A ☐ B ☒ C ☐ D

Mark Wolfe State Historic Preservation Officer 2/4/14
 Signature of certifying official / Title Date
 Texas Historical Commission
 State or Federal agency / bureau or Tribal Government

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

 Signature of commenting or other official Date

 State or Federal agency / bureau or Tribal Government

4. National Park Service Certification

I hereby certify that the property is:

- ____ entered in the National Register
 ____ determined eligible for the National Register
 ____ determined not eligible for the National Register.
 ____ removed from the National Register
 ____ other, explain: _____

Signature of the Keeper

Date of Action

Texarkana Jr. College and Texas High School, Texarkana, Bowie County, Texas

5. Classification

Ownership of Property

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

Category of Property

☐	building(s)
☒	district
☐	site
☐	structure
☐	object

Number of Resources within Property

Contributing	Noncontributing	
6	1	buildings
0	0	sites
0	0	structures
0	0	objects
6	1	total

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

6. Function or Use

Historic Functions: EDUCATION/School=secondary school; EDUCATION/college=junior college

Current Functions: VACANT

7. Description

Architectural Classification: LATE 19th AND 20th CENTURY REVIVALS: Classical Revival; MODERN MOVEMENT

Principal Exterior Materials: Brick

Narrative Description (see continuation sheets 7-7 through 7-13)

Texarkana Jr. College and Texas High School, Texarkana, Bowie County, Texas

8. Statement of Significance

Applicable National Register Criteria

☒	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: N/A

Areas of Significance: Education, Architecture

Period of Significance: 1927–1963

Significant Dates: 1927, 1929, 1930, 1956 and 1961

Significant Person (only if criterion b is marked):

Cultural Affiliation (only if criterion d is marked):

Architect/Builder: Witt, Seibert & Halsey; Reinheimer & Cox

Narrative Statement of Significance (see continuation sheets 8-14 through 8-22)

9. Major Bibliographic References

Bibliography (see continuation sheets 9-23 through 9-25)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey #
- ☐ recorded by Historic American Engineering Record #

Primary location of additional data:

- ☒ State historic preservation office (*Texas Historical Commission, Austin*)
- ☐ Other state agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other -- Specify Repository:

Historic Resources Survey Number (if assigned): N/A

Texarkana Jr. College and Texas High School, Texarkana, Bowie County, Texas

10. Geographical Data

Acreage of Property: 3.711 acres

Coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: N/A

1. Latitude: 33.434910 Longitude: -94.051398

Verbal Boundary Description: The 3.711-acre nominated property is legally described in the Bowie Central Appraisal District records as follows:

Pine Street Addition Lot 1, 4763/338, 11/08/05, 3.711 Acres.

Furthermore, the appraisal district identifies the property with the following Account Number:
 18215000200 (82827-1/24654)

The boundary of the nominated property encompasses approximately the eastern third of the large block bound by W. 16th Street, Pine Street, W. 20th Street, and Texas Boulevard.

Boundary Justification: This boundary encompasses nearly all of the remaining historic resources associated with the property and is under private ownership. The campus' historic-age cafeteria and open acreage that was once associated with the campus sit directly west of the nominated property and are under public ownership. Their exclusion from the nomination does not significantly diminish the significance of the remaining resources.

11. Form Prepared By

with assistance from Carlyn Hammons, THC Historian

Name/title: John M. Stone, CCIM, CPM, CIPS, President-Stone Equities Corporation, Managing Partner
 Organization: Old School Lofts Joint Venture
 Address: 6060 North Central Expressway, Suite 512
 City: Dallas State: Texas Zip Code: 75206-5206
 Email: jmstone@johnmstone.com
 Telephone: (214) 368-7133
 Date: November 2013

Additional Documentation

Maps (see continuation sheet Map-26 through Map-30)

Additional items (see continuation sheets Figure-31 through Figure-33)

Texarkana Jr. College and Texas High School, Texarkana, Bowie County, Texas

Photographs

Name of Property: Texarkana Jr. College and Texas High School
 City or Vicinity: Texarkana
 County, State: Bowie County, TX
 Photographer: Mark N. Patterson (unless otherwise noted)
 Date Photographed: November 14, 2013 (unless otherwise noted)
 Number of Photos: 13

TX_Bowie County_Texarkana Jr College and Texas High School_0001.tif

The campus as seen from the northeast corner of Pine Street and W. 20th. Visible on the far left is the Texarkana Jr. College (Resource 1, contributing); middle is Texas High School (Resource 2, contributing); and far right is the Rehearsal Hall (Resource 4, contributing). Camera facing approximately southwest.

TX_Bowie County_Texarkana Jr College and Texas High School_0002.tif

East (primary) elevation, Texas High School (Resource 2, contributing). Camera facing approximately southwest.

TX_Bowie County_Texarkana Jr College and Texas High School_0003.tif

East (primary) elevation, Texas High School (Resource 2, contributing). Camera facing approximately northwest.

TX_Bowie County_Texarkana Jr College and Texas High School_0004.tif

Northeast oblique, Rehearsal Hall (Resource 4, contributing). Camera facing approximately southwest.

TX_Bowie County_Texarkana Jr College and Texas High School_0005.tif

East (primary) elevation, Auditorium (Resource 3). Camera facing approximately west.

TX_Bowie County_Texarkana Jr College and Texas High School_0006.tif

East elevation, Band Hall (Resource 5, contributing). The Auditorium (Resource 3, contributing) is partially visible on right. Camera facing approximately west.

TX_Bowie County_Texarkana Jr College and Texas High School_0007.tif

Northwest oblique, Band Hall (Resource 5, contributing). Camera facing southeast. Photo by Jay Woosley A.I.A. on September 7, 2011.

TX_Bowie County_Texarkana Jr College and Texas High School_0008.tif

East elevation, Texarkana Jr. College (Resource 1, contributing). Camera facing approximately northwest.

TX_Bowie County_Texarkana Jr College and Texas High School_0009.tif

South (primary) elevation, Texarkana Jr. College (Resource 1, contributing). Camera facing approximately northeast.

Texarkana Jr. College and Texas High School, Texarkana, Bowie County, Texas

TX_Bowie County_Texarkana Jr College and Texas High School_0010.tif

Detail above primary entry, Texarkana Jr. College (Resource 1, contributing). Camera facing approximately north. Photo by Michael Jordan on September 27, 2011.

TX_Bowie County_Texarkana Jr College and Texas High School_0011.tif

North elevation, Chemistry and Biology Building (Resource 6, contributing). Camera facing south.

TX_Bowie County_Texarkana Jr College and Texas High School_0012.tif

View looking southwesterly at front entrance Chemistry and Biology Building (Resource 6, contributing). Photo by Jay Woosley A.I.A. on September 7, 2011.

TX_Bowie County_Texarkana Jr College and Texas High School_0013.tif

East elevation of the Office (Resource 7, noncontributing).

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.

Texarkana Jr. College and Texas High School, Texarkana, Bowie County, Texas

Section 7: Narrative Description

The Texarkana Jr. College and Texas High School historic district consists of six contributing buildings and one noncontributing building clustered along the long block of Pine Street between W. 16th and W. 20th streets in Texarkana, Bowie County, Texas. Though now vacant, these buildings served the educational needs of the community as part of the junior college, high school, and junior high systems. Three of the contributing buildings (Texarkana Junior College, Texas High School, and the Auditorium) were designed in the distinguished Classical Revival style by the prominent local architectural firm of Witt, Seibert & Halsey in the late 1920s. The band hall and the chemistry/biology building (both contributing) date from the late 1950s and early 1960s and their modernist designs illustrate the evolution of educational facilities architecture. Other resources include a 1920s residential-scale cottage (contributing) that served a variety of rehearsal-type activities and a 1970s metal office building (noncontributing). Collectively, the buildings comprise a district with a good degree of integrity and convey both historical and architectural significance. The district represents the largest collection of historic school buildings in Texarkana.

Overall Property

The seven nominated school buildings sit on what had been an 11.68-acre campus situated near the geographic center of Texarkana, Bowie County, Texas. The buildings are closely grouped along the east side of the property on approximately 3.7 acres. The remaining acreage of the historic school property are vacant and grassy, except for a cafeteria building, a small outbuilding, and outdoor storage space—all of which are under different ownership than the nominated property. The historic campus overall is bordered by an arterial roadway on the west (Texas Blvd.) and residential streets on the north (W. 20th St.), east (Pine St.) and south (W. 16th St.). Beyond the perimeter, commercial development lies to the north, south and west, and residential areas to the east. This was an active school campus from 1909 to 2002. The nominated buildings now sit vacant.

Resource 1: Texarkana Jr. College Building, 1927, Contributing

The Texarkana Jr. College Building is located on the southeast corner of the campus and faces West 16th Street. Designed to house 200 students, this was Texarkana's first institution of higher learning. The rectangular, two-story, Classical Revival brick building sits on a raised basement. It was designed by the local architectural firm Witt, Seibert & Halsey and constructed in 1927 by J.H. Reddick & Company at a cost of \$14,574.91.¹ The design included an attached gymnasium with seating for 500 persons.

The Texarkana Jr. College Building (later known as the later known as the Texas High School Library-Science Building) represents the campus' most extensive use of the Classical architectural vocabulary. Two monumental Ionic columns stand at the main entrance of the building and accurately replicate their ancient archetype. Fluted shafts with proper entasis and constructed in segments fill their height. These are terminated by Ionic capitals with authentic volutes and corresponding Ionic bases. Supported by these columns is an Ionic entablature with an acroterion in the form of a cartouche featuring an open book. The scale and detail of these components is

¹ Janet Brantley, Ph.D., and Beverly Rowe, Ph.D. *Texarkana College-The First 75 Years 1927-2002*, Self-Published, 17.

Texarkana Jr. College and Texas High School, Texarkana, Bowie County, Texas

most impressive. Further detailing in this area includes a denticulated pediment and a particularly interesting sculptured lintel depicting ancient knowledge (scroll) and contemporary learning (book and globe) above the entry doors. Additional Classical Revival aspects are evident in two other minor entrances, located on the ends of the rectangular building on the east and west elevations. These also follow the Ionic order, but in proportions that reflect their smaller size. Each is framed by a composition which includes low-relief columns and an entablature crowned with urns presumed to symbolize vessels of knowledge.

Exterior walls are clad in buff-colored brick (laid in Flemish bond) with cast stone window sills, parapet caps, wall bases, and belt course dividing the basement and first level. Completing the exterior of the classroom portion of this building is an Ionic frieze which extends across the front and side elevations, and brick veneer patterns providing finer detail. Interior walls and ceilings have a plaster finish, and pine flooring was used in the classrooms. Suspended acoustical tile ceilings and aluminum windows were later installed in the 1970s as part of a reconditioning effort.

The 23,878 square foot structure rests on a raised basement which housed the building's heating and electrical equipment. A low pressure gas-fired boiler supplied heat to radiators on the floors above and electrical wiring was installed in conduit, a safety improvement over the knob-and-tube method still in use at the time. A steel-reinforced concrete structural system was utilized with floor and roof assemblies of cast-in-place concrete.

The gymnasium facility attaches to the rear classroom section and is accessed from it. Designed to accommodate a basketball court, this is a sizeable space. Its main features are an attractive webbing of arched steel trusses high above the floor which support a cast concrete, steel-reinforced roofing deck, with walls on all sides composed of glazed orange brick. Ample light enters from large window openings along its northern, exterior wall. Tiered bleacher systems are located on the east, south, and west sides of the gymnasium floor with a straight window wall on the north side of the gymnasium wall. This gives each spectator an unobstructed view of the sport activity. Proportion is paramount in Classical design and is evident even in such a non-traditional space as this. The overall effect is expansive, but with a human scale. The integrity of the structural system and condition of the exterior appear to be very good.

Overall, the Texarkana Jr. College Building retains a good degree of integrity. Aluminum frame windows and doors replace the originals, but they fill the original openings, thus retaining the scale and pattern of the originals. Otherwise, the building has seen no major alterations.

Resource 2: Texas High School, 1929, Contributing

The Texas High School building occupies the northeast corner of the campus and faces east towards Pine Street. Also designed by Witt, Seibert & Halsey, the main cornerstone was laid in 1929.² Built by the Oats Building and Construction Company, this 29,442 square foot building consists of two levels and a partial basement. As products of the same architectural firm, both the Texas High School and Texarkana Jr. College have a number of aspects in common, i.e., similar structural systems, wall assemblies, interior finishes and raised basements

² Molly McAlpin and Anna Cain, *Pages from the Past: A History of Texas High School 1889-1989*, (Texarkana, Arkansas: Southwest Printers and Publishers, Inc., 1989), 22.

Texarkana Jr. College and Texas High School, Texarkana, Bowie County, Texas

containing heating and electrical equipment. Other features repeated on the high school include a buff-colored brick exterior, cast stone window sills, parapet caps, etc., and, in later years, the addition of suspended acoustical tile ceilings and aluminum windows.

The Texas High School Building followed the Texarkana Jr. College building two years later in construction and, though also in the Classical Revival architectural style, it possesses some different characteristics. Whether these variations were intended to contrast it from the previous structure or to represent a change in the architect's sensibilities is not known. Exhibiting a linear, symmetrical plan similar to the classroom portion of the Texarkana College Building, the wings at each end of the Texas High School Building read more as solid mass when viewed from the street; however, inside the "framing" of the solid mass there is a solid brick geometrical design built into the facing of each solid mass so as to present a break in the monotony. Lack of windows here shield the building from the morning eastern sun glare and heat load. Window punctuations across the front of the college structure are repeated on the wings of this building, giving them less contrast with the main body of this building.

At the center, massive engaged masonry columns rise two full stories in height to an entablature above. These columns and entablature, together with an articulated cast stone arch and bas-relief ornamentation define the main entrance. Though less elaborate than previously applied to the College building, this entry facing Pine Street is equally dramatic and formidable. Additional Classical Revival detail is seen in the columns' capitals and bases, and in the Ionic Order of the entablature. Elements of the tripartite entablature, with its denticulated cornice, form a frieze which extends across the front and sides of the building. Patterns in the masonry veneer give further detail to the exterior.

Interior spaces are organized along a corridor that extends the length of the building in an arrangement that reflects the symmetry of the exterior. Vertical circulation is provided by grand open staircases at each end of this corridor on both levels of this two-story building. Treatment of the interior is more utilitarian, having little architectural emphasis.

Aside from the aluminum replacement windows and doors (all of which fill original openings), the exterior appearance is essentially unchanged from its original state and is in good condition, despite some vandalism. The elements contributing to its architectural significance display a high level of artistry and craftsmanship and are well-preserved.

Resource 3: Auditorium, 1930, Contributing

The Auditorium, also referred to as the Texas Public Schools Auditorium, is situated between the Texas High School building (Resource 2) and the Band Hall (Resource 5) and faces east towards Pine Street. This 10,540 square foot building was constructed in 1930 by J.H. Reddick & Company. The Auditorium represents the final building designed by Witt, Seibert & Halsey for the campus and is a fine complement to the collection. Continuing the Classical Revival style and clad in the same buff-colored brick previously used in the Texarkana Jr. College and the Texas High School buildings, it is the main entrance that received the most detail and which also reflects the most diversity. In this instance, the adoption of the Doric Order and the introduction of other

Texarkana Jr. College and Texas High School, Texarkana, Bowie County, Texas

materials is prevalent and obvious. Otherwise, the auditorium bears much less masonry and cast stone ornamental detail than the college and high school buildings.

The Auditorium is the only one of the three to have a fully-developed portico. The rationale used to justify it includes several factors. First, it represents the building's primary design statement and defines its point of entry. It also reduces the volume and scale inherent in such a structure to human proportions at its most conspicuous location. Finally, it provides protection from the elements to people more likely to congregate in front of this type of facility outdoors during breaks from performances or presentations indoors. A series of stately Doric columns greet visitors as they approach the portico. The decision to deviate from the Ionic Order established by the Texarkana Jr. College and the Texas High School buildings and to adopt a Doric system reveals the architects' awareness of the dictates of Classicism. Historically, the height of a Doric column is proportionately less than the Ionic column, and the dimensions of the portico necessitate the use of shorter columns. A further departure from precedence set by the previous two structures is the use of mortar-filled hollow metal column shapes and a Doric entablature fabricated primarily of wood.

Owing to the concentration of occupant traffic typical of an auditorium, three adjacent entrances are provided. These open to a vestibule with a stairway at each side leading to a balcony above. Three pairs of doors connect the vestibule to a floor-level seating section which slopes downward towards the orchestra pit and stage. It is beyond that floor-level seating section where there is a proscenium stage with wings and an orchestra pit in front of the stage. Tall windows along the sides of the auditorium fill the space with natural light. Like in the other buildings, windows are aluminum frame replacements in the original openings.

The basement only occupies a small area under the stage and proscenium and contains no heating and electrical equipment as in other buildings. Heating was supplied by individual gas-fueled space heaters throughout the building and electrical equipment is located in a wing adjacent to the stage. Wall, ceiling and roof framing are of wood and steel archway joist construction, as are the stage, proscenium arch, balcony, stairs and floors.

As on the college and high school buildings, the original exterior doors and windows were replaced with aluminum framing, again in the original openings. All seating has been removed. Otherwise, the auditorium is fairly intact. Portions of the roof decking have deteriorated, however, exposing the interior to the outside elements. There is a good degree of damage to the interior finishes, but the rest of the building envelope is in good condition and structurally sound. Despite its interior deteriorated condition, the building retains a sufficient degree of integrity.

Resource 4: Rehearsal Hall, constructed 1924, moved to campus in 1925, Contributing

The Rehearsal Hall is located behind and north of the Texas High School (Resource 2) and east of the B.B. Lawson Biology and Chemistry Building (Resource 6), on the north end of the campus. This 2,033 square foot structure was originally constructed as the Walnut Street Church of Christ in 1924. The following year, it was purchased by the Texarkana Independent School District for \$5,000 plus moving expenses³ and relocated from Walnut Street and West 10th Street to Pine Street, midway between the Auditorium site and the Texarkana Jr.

³ McAlpin and Cain, 20.

Texarkana Jr. College and Texas High School, Texarkana, Bowie County, Texas

College (in front of the current location of the Band Hall). To expedite the move and to facilitate its conversion from a religious to an academic structure, a church-inspired narthex was removed prior to transport and later replaced with a wooden entablature and columns in keeping with other campus buildings at the time. It served as a “chapel” for the Texarkana Jr. College at first, and as a place for religious gatherings such as baccalaureate services and patriotic observances and assemblies. Later it was used by the high school and named the Sousa Damrosch Band Hall. The remodel introduced a sloping floor and two individual practice rooms, storage facilities for uniforms and instruments, an office for the band director, and a larger practice hall. The hall was moved in 1952 to its current location on the campus to make way for the construction of a new, modern Band Hall (Resource 5). It was repurposed as a choir and debate rehearsal hall from 1956 through the late 1960s, and was eventually reconfigured on the inside to serve as the school district’s print shop.

The building is residential in scale and style. Clad in light red brick, the main volume of the house is sheltered by a clipped gable roof. An intersecting gable roof wing (extending east) is also clad in brick, as is a small, shed-roof addition (to the west). The south elevation holds the primary entry—a single wood door sheltered by a bracket-supported porch roof. At some point, its original sloped floor was leveled, resulting in a tiered structured interior. Currently, the floors are surfaced with vinyl composition tile and the walls are finished with drywall. Ceilings are suspended acoustical tile with lay-in fixtures. As with the previous three buildings described, the windows were later replaced with aluminum units.

Though this is the most residential building in overall character and appearance, it does fit into the same historical period as the structures previously described. Its overall appearance identifies it most closely with the Cottage Style architectural genre popular at the time of its construction. Though it features replacement windows and has been moved several times, it shares a close association with history of the school campus and reflects the evolution of educational curriculum at the school. Therefore, it contributes to the overall significance of the property. Additionally, because it was moved to campus prior to the nominated Period of Significance, and because it is part of a complex in which other buildings are more significant, it does not have to meet Criteria Consideration B for moved properties.

Resource 5: Band Hall, 1956, Contributing

The Band Hall was constructed in 1956 and is located between the Auditorium (Resource 3) and the Office Building (Resource 7) with its main entrance facing west towards the campus’ interior, away from Pine Street. It was designed by local architects Reinheimer & Cox and constructed by Dixie Builders, Inc., also of Texarkana, Texas. This single-story building houses a large rehearsal space, small individual practice rooms, faculty offices and a music library. Sliding panel doors allowed a variation of the size in the large room which increased its versatility in use. Its structural system consists of a slab foundation with wood stud walls and steel bar joist roof framing. Heating was provided by gas-fueled space heaters and cooling units on a roof-supplied air-to-rooms via ceiling grilles. The exterior is clad in tan-colored brick with a wood frieze and soffit above, and the original steel doors and windows remain intact. The Band Hall represents the campus’ earliest modernist resource and retains a high level of integrity.

The Band Hall reveals the shift in school planning and construction that took place after World War II. The influence of Modernist architects, which had already gained acceptance in other areas, had begun to work its

Texarkana Jr. College and Texas High School, Texarkana, Bowie County, Texas

way into school design. This style of architecture was well-suited to public education's new focus then on economy and efficiency. Shedding the ornamentation, grand scale, and rigid symmetrical order of the earlier campus buildings, the Band Hall's unadorned exterior is defined by an irregular floor plan in the Modernist tradition of form following function. Rectangular volumes with uniform rows of windows and low, flat roofs with extended overhangs give the structure a horizontal emphasis. This is an attractive example of 1950s architecture and retains a high degree of integrity.

Resource 6: Biology and Chemistry Building, 1961, Contributing

The B.B. Lawson Biology and Chemistry Building is located at the north end of the campus adjacent to the west end of the Rehearsal Hall (Resource 4) and, in similar siting, south of and parallel to West 20th Street. Constructed in 1961, this 8,512 square foot building housed thoroughly modern laboratories and classrooms for biology, chemistry, and physics instruction and practicum exercises.⁴ Like the 1956 Band Hall, it was designed by local architects Reinheimer & Cox and constructed by Dixie Builders, Inc., also of Texarkana, Texas. The approximate cost was about \$195,000, with science equipment furnished by American Desk Company costing an additional \$20,130 and a total cost for tables and chairs in the building of \$1,910 by American Seating Company.⁵ Its classrooms and service areas are organized around a hub of staff and student spaces. Interior walls are a mix of painted concrete, masonry cinder blocks and wood paneling over wood stud framing. Floor covering is primarily vinyl composition tile, and ceilings consist of suspended acoustical tile with surface-mounted fluorescent fixtures and translucent fiberglass skylights. Heating was furnished by wall-mounted radiant units and operable windows provided cooling by natural ventilation. The exterior is comprised of a blended brick veneer with large expanses of glass and stuccoed roof projections.

The B.B. Lawson Biology and Chemistry Building expands upon the architectural direction of the Band Hall by exhibiting more expressive Modernist elements. Both share a minimalist building envelope, but the Lawson Building is given a more developed main entrance and additional detailing throughout. A bold cantilevered canopy hovers over the entry doors, appearing to rest weightlessly on a wall of glass. This technique is repeated more modestly along the sides and rear of the building. Strong horizontal lines define the exterior silhouette; however, these are visually eased by thin vertical brick accents. Another distinction is the utilization of natural light to a greater degree than any of the prior buildings. Broad openings in the north and south walls are filled with large window assemblies, and skylights further open the interior to the outdoors. Variations of this design prevailed in 1960s school construction and this building serves as a record of that period in history.

Resource 7: Office Building, c. 1970s, Noncontributing

The Office is a conventional metal building erected between the Texarkana Jr. College (Resource 1) and the Band Hall (Resource 5) sometime in the 1970s. Approximately square in plan, its interior spaces are defined by drywall-faced stud walls. Vinyl composition floor tile and suspended acoustical ceiling tile is present throughout. This facility was used for various purposes, including a maintenance office and a day-care center for school personnel. Its later role as a maintenance facility reflects the increasing needs of an expanding

⁴ McAlpin, and Cain, 25.

⁵ Minutes of the Texarkana, Texas Independent School District Board of Education, 1958.

Texarkana Jr. College and Texas High School, Texarkana, Bowie County, Texas

campus in the care of its older structures, but because it dates from outside the period of significance and does not share the architectural significance of the rest of the campus buildings, it is considered noncontributing.

Evolution of the Campus (Non-extant resources)

The large block of land which exists now (bounded by Texas Blvd., W. 16th, W. 20th, and Pine Street) was originally four separate city blocks. Main Street once bisected it from north to south, while W. 19th Street bisected it from east to west. Until at least the 1930s, portions of these streets (what's now considered the heart of the "campus") were lined with small, single family residences. Over time, the campus expanded and the school district purchased these lots. After the buildings were removed, the grassy area was used for marching band practice, sports team practice, and general recreation.

This parcel of land has been used for educational purposes since 1909. The first building erected was the Texas High School, which stood in the southwest quadrant of the current block (now the grassy, open space at the northeast corner of Texas Blvd. and W. 16th St). When the new high school was built in 1929, the former building was used as the Texas Avenue Junior High (later known as the F. Ben Pierce Junior High School). The building was razed in the 1970s. A home economics building was erected next to it in 1924; it was razed in 2010. A large gymnasium, known as Tiger Gymnasium, was constructed in 1952, directly across W. 16th Street, opposite the Junior College building. It was razed in 2010. Several small field houses/locker rooms were located near the practice fields; they were razed in between 2008 and 2011. None of these razed buildings lie within the nominated boundaries.

Table 1: Inventory of Extant Resources

ID	Resource	Date	Architect	Description	Status	Address on Pine Street
1	Texarkana Jr. College	1927	Fred Hancock Halsey	2 story Classical Revival brick	Contributing	1601
2	Texas High School	1929	Fred Hancock Halsey	2 story Classical Revival brick	Contributing	1929
3	Auditorium	1930	Witt, Seibert & Halsey	Classical Revival brick	Contributing	1915
4	Rehearsal Hall	moved to campus in 1925, current location in 1952	unknown	Brick residential, Cottage style	Contributing	1949
5	Band Hall	1956	Reinheimer & Cox	Modernist	Contributing	1901
6	Biology and Chemistry Building	1961	Reinheimer & Cox	Modernist	Contributing	1931
7	Office	c. 1970s	unknown	Metal	Noncontributing	1701

Texarkana Jr. College and Texas High School, Texarkana, Bowie County, Texas

Section 8: Statement of Significance

The Texarkana Jr. College and Texas High School historic district is a landmark property one mile north of the Central Business District near the middle of the north-south configuration of Texarkana, Texas, but just seven blocks west of the state line of Texas and Arkansas on West 20th Street, and includes a total of seven buildings of varying architectural styles and functions. In addition to housing the region's premiere junior college for more than a quarter-century, it also served as the city's primary high school from 1929 to 1968, with an all-white student body until the integration of the city's schools in 1968. It is nominated to the National Register of Historic Places at the local level of significance under Criterion A, in the area of Education, for its central role in the public education of Texarkana's youth, and Criterion C, in the area of Architecture, as an excellent example of Classical Revival and modernist institutional buildings which have stood the test of time and architectural appeal in the center of Texarkana. The completion of these buildings was a high point in the school district's plan to modernize its school system to keep pace of the city's rapid population growth and—by founding a junior college—to enlarge the scope of education offered to the community. The district contains the oldest extant public school buildings in Texarkana and represents the largest collection of historic public school buildings in the city, as well. Its period of significance spans the era from 1927, which corresponds to the date of construction of the junior college, to 1963, the fifty-year limit for National Register eligibility.

Overview of Texarkana, Texas, through the Period of Significance⁶

Texarkana straddles the Texas-Arkansas state line in extreme northeastern Texas, not far from the northernmost region of Louisiana. The Texas side of town sits in Bowie County, while the Arkansas side sits in Miller County. The town was established in 1873 at the site where two major rail lines met. The Cairo and Fulton Railroad built west from Arkansas, and the Texas and Pacific Railway built westward from within Texas. The T & P Railway Company laid out the Texas side of the town, and State Line Avenue, which bisected the city, was laid out directly along the state border. Other railway companies soon followed, eventually placing Texarkana at the juncture of multiple railroads with access to every part of the United States. The city thrived and became a major market center, industrial center, and shipping point serving the surrounding three-state area.

By 1900, the Texas side boasted a population of just over 5,000 residents, or nearly 20% of the county's entire population. By 1930, that number had more than tripled, with most of the population working for one of the numerous railroads or processing agricultural products. The economy suffered during the Great Depression, but was bolstered in the early 1940s when the Red River Army Depot and the Lone Star Army Ammunition Plant were constructed just west of town, putting thousands to work. Downtown at Union Station, large numbers of troop trains passed through frequently, shipping materials and personnel in the war and stopping to refuel and restock supplies. The city's strategic location at the juncture of numerous railways made it one of the major rail centers in the greater Southwest, and by 1952, the Texas-side population neared 25,000. The economy became less dependent on agricultural products as the economy began to shift more towards industrial manufacturing. In

⁶ The following two paragraphs are adapted from the following: "TEXARKANA, TX," Handbook of Texas Online (<http://www.tshaonline.org/handbook/online/articles/hdt02>), accessed October 29, 2013. Published by the Texas State Historical Association; and Cecil Harper, Jr., "BOWIE COUNTY," Handbook of Texas Online (<http://www.tshaonline.org/handbook/online/articles/hcb11>), accessed October 29, 2013. Published by the Texas State Historical Association.

Texarkana Jr. College and Texas High School, Texarkana, Bowie County, Texas

1970, the population was approximately 30,500 and the city served as a transportation, commercial, and industrial center for the region, as well as an educational, cultural, and medical hub. Commercially, Texarkana functions as one city, but politically consists of two separate municipalities.

Early Education in Texarkana

Like many newly established towns, the earliest educational efforts in Texarkana were likely carried out at home, or at private or church-affiliated schools. The 1885 Sanborn map, the first to be created for Texarkana, indicates a small brick school on City Block 9, near the intersection of Spruce and Forest streets, though there is no indication as to whether the institution was a public or private endeavor. In about 1890, Texarkana formally organized a municipal school district.⁷ It graduated only three seniors in its first graduating class of 1890 – Eugenie Reid, Nina Trigg and Jack Trigg. At that time, Texas High School's campus was located near downtown Texarkana, Texas, between West 6th and West 7th Streets on Spruce Street (City Block 45) and opened its doors to Grades 7-11. The wood frame building had a “dog-trot” central hallway, with classrooms on either side of it.⁸ This frame building is indicated several years later on the 1896 Sanborn map as the “School Annex” and sat directly behind the large two-story, brick Central Public School, which was likely erected in 1894.⁹

In the early 1900s, the growth of the city was so substantial and rapid that the school board realized that a newer and more modern high school was necessary and competition set in at three different sites to house the school. Those areas were the property of R.L. Henry on Rose Hill; the property of John S. Casey on Maple Street (later renamed Texas Avenue and now Texas Boulevard) at West 16th Street; and the Spruce Street property of J.J. and P.G. Henry. Before deciding on the final site, the school board awaited approval of the Texas State Attorney General for the bonds to build the new school campus; during this interim period, the school board elicited public opinion favoring one site above the others, which set in motion a fierce competition.

Finally, the school board sent out post card ballots to voters to decide the site's location. Casey's property won and on March 10, 1909, Mr. and Mrs. John S. Casey sold their site for the new school for \$7,000, followed on January 5, 1912, with five additional nearby lots sold to the district for \$1,500. The second building for Texas High was a magnificent building at the northeast corner of Texas Avenue (later known as Texas Boulevard) and West 16th Street. Over the years, additional purchases would eventually add up to four city blocks. The school plant here soon became the epicenter of educational activity in Texarkana, Texas, and was known for decades as the “School Quadrangle.”¹⁰

Completed in 1909, the high school was considered “state-of-the-art” for a small town in Texas.¹¹ The impressively sized building was of masonry construction and stood two stories tall on a partially raised basement. With steam heating and electric lights to supplement ample natural light available through the windows, the school building was thoroughly modern. A gymnasium and auditorium were integrally contained

⁷ The municipal and school affairs were separated in 1926 when the Texarkana Independent School District was incorporated.

⁸ McAlpin and Cain, 18-19.

⁹ C. Clyde Mitchell, “An Administrative Survey of Texarkana, Texas, Public Schools” (master's thesis, University of Texas at Austin, 1941), 49.

¹⁰ Mitchell, 47.

¹¹ McAlpin and Cain, 18-23. This building was razed in the 1970s.

Texarkana Jr. College and Texas High School, Texarkana, Bowie County, Texas

within the building, as was a large wood-working and industrial arts shop, reflecting educational trends of the time.

During World War I, Texas High held assemblies where students bade goodbye to all those going off to World War I. Students worked the Canteen at Union Station (the shortest railroad route across the United States for shipping military personnel was through Texarkana), they worked with the Red Cross, and they bought and sold War Bonds. The Tiger Yearbook of 1919 was dedicated to the Texas High students serving in the World War. After they came back from the war, the students who served were more independent, observers said.¹²

This 1909 building served the educational needs of Texarkana's high school students until 1924, when a second building was constructed just east of the building. The one-room, U-shaped, red brick building with a red tiled roof was built to house the home economics department, and was a gift to the school district from Mrs. Noah Sanderson. Just one year later, the former Walnut Street Church of Christ sanctuary (Resource #4) was purchased for \$5,000 plus moving costs and was set up on the eastern perimeter of the campus (near what is now the Band Hall, Resource #5), where it was known as the Sousa Damrosch Band Hall. It was used for many years as both a band hall and choir practice hall. This band/choir hall is the only resource from this early era of the campus that still stands, albeit in a different location. The original high school building was demolished in the 1970s, while the home economics cottage was razed in 2010; neither stood within the boundaries of the current nominated property.

Texarkana Jr. College Joins the Campus

In 1927, another educational building was added to the campus, directly east of the Texas High School's Home Economics Cottage along W. 16th Street. This new college germinated from an idea of the Texarkana, Texas, Independent School District's Superintendent, Henry Wesley Stilwell, Ph.D. In January 1926, the Texarkana City Council formally endorsed the idea, with architectural renderings and bond issues afoot to bring the dream to reality. At first, it was pondered as a branch of the University of Texas at Austin, but eventually, it was resolved as a community-based junior college. The cornerstone was dedicated for Texarkana Jr. College and ground-breaking ceremonies were in May 1927 with construction completed to the extent that its first class day was September 20 that same year. Its cornerstone was dedicated by Border Lodge 572 of the Free Masons, with full Masonic rites, with several prominent people, including Dr. Stilwell, clad in their full Masonic attire for the ceremonies. In keeping with Masonic tradition, the cornerstone was laid at the northeast corner of the building. Plans and specifications were formulated by Fred H. Halsey, AIA, of the Texarkana architectural firm of Witt, Seibert & Halsey, with construction completed by the J.H. Reddick of Texarkana after the first contractor was unable to complete the job. The building cost \$14,574.91, with close scrutiny throughout the construction process. The building included classrooms, science laboratories, offices, and a gymnasium.¹³

Eighty students entered this new collegiate phase of their lives on Texarkana Jr. College's first day, September 20, 1927. The tuition was \$150 per year per student, with an additional \$50 per year from students living outside the Texarkana, Texas, Independent School District.¹⁴ By May 1928, its first graduates had left its

¹² "World War I and Its Effects on Texas High School," by Laura Homan, in Molly McAlpin and Anna Cain, *Pages from the Past: A History of Texas High School 1889-1989*, (Texarkana, Arkansas: Southwest Printers and Publishers, Inc., 1989).

¹³ Brantley and Rowe, 1-9.

¹⁴ Brantley and Rowe, 2-6.

Texarkana Jr. College and Texas High School, Texarkana, Bowie County, Texas

portals. The first eight graduates on May 31, 1928, included students who had transferred into Texarkana College from institutions such as the College of Industrial Arts (nka the University of North Texas) in Denton, Texas; the University of Texas in Austin, Texas; Baylor College (nka Baylor University) in Waco, Texas; Ouachita College (nka Ouachita Baptist University) in Arkadelphia, Arkansas; Carr Burdette College for Women of Sherman, Texas; East Texas State Teachers College (nka Texas A&M University in Commerce and in Texarkana); University of Colorado; and Simmons College of Boston, Massachusetts. Its commencement was held inside the Texas High School auditorium next door.¹⁵

During the depression of the 1930s, the school district allowed young men to pay for their college tuition by performing maintenance work on the campus' buildings during the summers. In exchange for tuition, these students repainted the college, high school, and junior high facilities and built a rock-lined covered passageway from the main high school building to the auditorium. The program allowed at least twenty-six young men to attend college who likely would not have been able to do so otherwise and also offered a tremendous cost-savings to the district during difficult times.¹⁶

Until the early 1950s, the college was owned and operated under the auspices of the school district rather than as a separate entity. Stilwell served simultaneously as the first Texarkana Jr. College president as well as the school district's superintendent. The high school and junior college shared facilities, as well, particularly the auditorium and the Sousa Damrosch Band Hall. In addition to use for band and choir practice, the hall served as a chapel for college for baccalaureate services for graduating classes and for vespers services for the college and high school students.

A New Texas High School and Auditorium

By the mid-1920s, the 1909 high school began to get too crowded and the building no longer served the educational needs of its students. In fact, by 1929, there were 756 students enrolled at the high school, an increase of nearly 92% from 1910. The three elementary schools faced similar overcrowded conditions. This congestion at the existing schools, coupled with nationwide educational reforms which advocated strongly for the creation of junior high schools to ease students' transitions from elementary school to high school, prompted the school district to explore not only building a new high school, but also a reorganization of the system to include a junior high.¹⁷

Land was assembled immediately north of the then current high school for the next "leap forward" for the Texarkana, Texas ISD. The campus' immediate area was still on the fringe of development of the city then in a northerly direction, so land was still reasonable in cost. The Trigg family of Texarkana came through with additional land making the expansion possible. In fact, Nina Trigg, one of the first three graduates of Texas High in 1890, sold some of the expansion land to the school district facing Texas Avenue, making it possible for the school district to embark on new building programs.

¹⁵ Brantley and Rowe, 2-6. The "auditorium" next door was, in fact, the Sousa Damrosch Building (Rehearsal Hall, Resource 4) which had been moved to campus several years earlier. The building doubled as an auditorium for both the college and the high school until the new auditorium (Resource 3) opened in 1930.

¹⁶ Mitchell, 43.

¹⁷ Pierce, Frank Benjamin, "A Critical Study of the Texarkana, Texas, Junior High School," Master's Thesis, University of Texas (Austin, 1932), 22-25.

Texarkana Jr. College and Texas High School, Texarkana, Bowie County, Texas

Construction began on the new high school in 1929, leaving the older buildings to be consolidated into the ever-expanding campus. In fact, the 1909 high school building was repurposed as a junior high school—the first ever for Texarkana, Texas. It operated first under the name of Texas Avenue Junior High School and later under the name of F. Ben Pierce Junior High, remaining in such usage until the 1970s, when it was demolished.

The construction of the new high school and the stand-alone auditorium along Pine Street expanded the campus all the way to the eastern periphery of The Quadrangle. Both buildings were designed by the local architectural firm of Witt, Siebert & Halsey. The high school was constructed by Oats Building and Construction Company, while the Auditorium was constructed by J.H. Reddick Construction Company. When complete, the campus served the entire junior high, senior high, and junior college student population of Texarkana, Texas. The 1930 graduating class from both Texas High and also Texarkana Jr. College were the first from each institution to use the new auditorium building for its class graduation ceremonies. It continued to serve this function for several decades, in addition to assemblies, drama productions, and various public events for the college, high school, junior high school and even other public school events, making it a hub of community activity.

The construction of the new facilities coincided, of course, with the Great Depression, during which Texas High School continued to serve as a dominant focal point of community life on the Texas-side of Texarkana. In those days, most students at Texas High were prohibited by the economic circumstances of the country from attending colleges or universities, so “this is it” was the realization of most students as to where their formal education would end. School supplies were tightly-rationed to the teachers, and building and grounds maintenance practices were curtailed to save money. Football and basketball uniforms were less than desirable because of a lack of funding revenues during the Depression, but high school sports and band tours were the dominant social activities and remained the source of memories for years by students in that era.¹⁸

During World War II, discussions about the war dominated civic and history classes and influenced dramatic productions, debate topics, and newspaper articles at Texas High. While in physical education classes, students were taught how to march and perform other military training activities to “acclimate them” to the upcoming war activities that all felt certain were about to envelope the world, and manual training and industrial arts classes were set up oriented towards teaching skills for craftsmen that would be helpful in the war effort. Rationing began, so most students walked or rode the bus to school, with some carpooling. Due to paper rationing no Tiger Yearbook was published during the 1942-1943 school year. Students led war bond and war stamp drives on campus and around town to raise money for the war effort.¹⁹

In the mid-1940s, various buildings were added to the overall campus, such as an ROTC Armory, with a building housing the ROTC functions and a single-story wood frame Veterans’ Building, housing offices and classrooms for returning veterans who had not yet graduated from high school before going off to war. None of these buildings still stand. The auditorium, band hall, home economics cottage, and the college gymnasium continued to be used by all three schools on the campus.

¹⁸ “The Great Depression or 1934-1935: A Year in the Life,” by Amy Reed in Molly McAlpin and Anna Cain, *Pages from the Past: A History of Texas High School 1889-1989*, (Texarkana, Arkansas: Southwest Printers and Publishers, Inc., 1989).

¹⁹ “Texas High School During World War II,” by Greg Shumake, in Molly McAlpin and Anna Cain, *Pages from the Past: A History of Texas High School 1889-1989*, (Texarkana, Arkansas: Southwest Printers and Publishers, Inc., 1989).

Texarkana Jr. College and Texas High School, Texarkana, Bowie County, Texas

The campus' expansion during this period was overseen by superintendent Dr. Henry Stillwell, a prominent figure in education. He served as president of the Texas State Teachers Association in 1932-1933 and later was the longtime chairman of the association's legislative committee. One of the committee's earliest accomplishments was the establishment of the Texas State Teachers Retirement Fund still in existence today. In the 1940s Stilwell was among 130 school superintendents appointed by Governor O'Daniel to the O'Daniel Committee on Reorganization of Schools and subsequently served on the Gilmer-Aiken Commission, where he worked for legislative approval of the 1949 Gilmer-Aiken Laws, which included the reorganization of school administration and financing and represented some of the most significant changes made in Texas schools in the 20th century.²⁰

Growth and Changes in the 1950s

The College grew slowly from its initial enrollment in 1927 until the end of World War II, when it became evident that returning veterans required an enlarged campus and building facilities. The GI Bill education benefits were spurring enrollment past the capacity of the college building to accommodate the returning veterans becoming college students. Acreage was purchased at the northeast corner of Tucker Street and North Robison Road. Construction there of new buildings began in 1950, and in 1953, Texarkana Jr. College relocated to the site with 589 enrolled students.²¹ In 1957, the school board divested itself completely of Texarkana Jr. College and created a separate Board of Trustees for it. From that point forward, the College was "on its own" and no longer part of the Texarkana, Texas Independent School District.²² Dr. Stilwell went on as president of Texarkana Jr. College, as post he held until his death in 1959, while the school system hired a new superintendent. The original college building on the Quadrangle remained owned by the school district, which used it as a Library-Science Building for both the junior and senior high school students.²³

The main campus of Texas High, then, during the 1950s and 1960s saw the layout as having the Main Building housing the offices, English and foreign languages, math, civics and history classes, while the Library-Science Building housed science, Latin, additional math classes, vocational education, and the high school's library. In 1953, the school district added a modern gymnasium to the campus, directly south of the former college building. Known as Tiger Gym, the two-story brick and glass building cost \$240,000 and featured one of the most functional designs in the State of Texas at that time, having almost 3,000 collapsible seats with beautiful maple flooring on the basketball court which was readily adaptable to many other sports. (The gym was razed in 2010; it was not located within the boundaries of the nominated property.)

Around this time, the former Sousa Damrosch Band Hall (Resource 4) was relocated to its current location, just north and west of the 1929 Texas High School building along W. 20th Street. This made way for a brand new,

²⁰ Debbie Mauldin Cottrell, "Stilwell, Henry Wesley," Handbook of Texas Online (<http://www.tshaonline.org/handbook/online/articles/fstcp>), accessed November 04, 2013. Published by the Texas State Historical Association.

²¹ Texarkana Jr. College served only white students until 1963. Local African Americans, with assistance from the NAACP, filed suit repeatedly against the college in the early 1950s to gain entry. Many protests and other demonstrations took place, but it appears that most of these, including a high profile demonstration in 1956, occurred after the college had vacated the nominated campus and relocated to the new campus across town. For a greater discussion of the integration of Texarkana Jr. College, see Amilcar Shabazz, *Advancing Democracy: African Americans and the Struggle for Access and Equity in Higher Education in Texas* (Chapel Hill, N.C.: University of North Carolina Press, 2004), pages 180-187.

²² From <https://www.texarkanacollege.edu/about-texarkana-college/annexation/frequently-asked-questions>.

²³ McAlpin and Cain, 24-25.

Texarkana Jr. College and Texas High School, Texarkana, Bowie County, Texas

larger Band Hall (Resource 5) complete with individual practice rooms, a music library, and a large rehearsal hall. It was designed by local architects Reinheimer & Cox and constructed by Dixie Builders, Inc., also of Texarkana, Texas. Built contemporaneously with the band hall was a one-story, brick cafeteria building. (Though this building still stands, it is under different ownership than the remainder of the campus buildings and is not included within the boundaries of this nomination.) In 1961 a new B.B. Lawson Science Building was added as a one-story brick building for chemistry, physics and biology labs and classrooms and offices, at a cost of approximately \$190,000.²⁴ The construction of this building was a result of an unsatisfactory survey conducted by consultants from the Texas Education Agency in 1958, as well as consultants from the University of Texas in 1959, both of which found the high school to be lacking in adequate facilities for the instruction of physics, chemistry, and biology to modern standards.²⁵

With the expansive new campus, Texas High students had a lot of walking to do, most of which was accomplished through an elaborate system of covered sidewalks with sidewalls of rock and brick to shield against rain and with pitched roofs to remove water efficiently. These connectors resembled what they became to be known as to teachers, administrators and students—"the Tunnels"—even though they were all above-ground. None of the "tunnels" historic rockwork remains on the campus. Sidewalks (some, not all) are now covered by more modern canopies consisting of metal roofs set on slender metal posts.

By the mid- to late-1960s, enrollment rose to 1,343 students, far more than Texas High School was designed to accommodate. Much of this growth can be attributed to the Baby Boomer generation. In 1968, a new Texas High School was built in another part of town. Its buildings were converted to use as the Pine Street Middle School, and the old 1909 high school which had been used most recently as the junior high, was razed by the early 1970s. The campus operated as Pine Street Middle School until 2002, at which time the school district ceased using the campus buildings for education purposes entirely. The remaining buildings, save for the cafeteria, were purchased by the current property owner in 2005 and they have stood vacant ever since.

Public School Segregation during the Period of Significance

Throughout the Period of Significance, this campus served only the white students of the Texarkana, Texas, public school system; desegregation in the system did not take place until 1968. Educational efforts for the African American population began shortly before the turn of the century, however, at a school organized in the Mt. Zion Baptist Church at Fourth and Elm Streets with Professor Dilliard as principal. Mrs. Dilliard was the assistant. The population grew so fast that school authorities decided that it would be necessary to seek a permanent site for the location of the school. The site on West 7th and Elm Streets was purchased by school authorities and a school facing West Sixth Street was built with a Professor Williams as principal. During his tenure of office, the school was known as Central. Later, in approximately 1916, under the leadership of Professor B.A. Jackson, the school's name was changed to Dunbar to avoid confusion with the Central School that served the white students of Texarkana, Texas.²⁶ Then, a new school was constructed at the same location during 1920 to house a growing enrollment. Earnest Bell, a former teacher there, remembered that its primary

²⁴ Minutes of an Official Special Meeting of the Board of Education of the Texarkana Independent School District, October 27, 1960.

²⁵ A full discussion of these investigations, and the resulting recommendations and solutions can be found in Dale Elmo Howard, "Design for a Long-Range Development of a Local School District," Doctoral Dissertation, University of Texas, Austin, 1962.

²⁶ www.dunbarfreshmanclass68.org/history/dfc_history-1.html

Texarkana Jr. College and Texas High School, Texarkana, Bowie County, Texas

problem ensued from its close location to Swampoodle Creek, prone to flooding in rainy weather. Often students would lose half a day of teaching from the interruption of their building being flooded.

In 1953, the Texarkana, Texas, Independent School District built an entirely new high school campus for Dunbar High School housing an indoor gymnasium, a cafeteria and many more classrooms on West Tenth Street and Apple Streets. Bell recalled that “It was literally a dream come true,” after he had taught at the older school. Dunbar High School, located in the heart of the black community on the Texas-side of Texarkana, was still a relatively new structure when the U.S. Supreme Court’s desegregation order came down. The 1950s and 1960s saw a lot of undercurrent change simultaneously in the Texarkana, Texas ISD. Desegregation and population growth were the two overwhelming social issues impacting the school system.

Dunbar served as a societal framework, along with the churches, of the black community in Texarkana during the years of segregation, just as Texas High served as a societal framework, along with the churches, for the white community in Texarkana during the years of segregation. These were two parallel universes for their inhabitants during those years because the separation of races was reinforced throughout the rest of society under the laws of segregation, which applied to more than just the schools. Desegregation began in the Texarkana, Texas, Independent School District in 1968, when the “new Texas High” was opened at the N.W. Corner of Summerhill Road and Kennedy Lane. As a result, Dunbar High School closed and its students were routed to the “new Texas High” to attend classes together with the white students. Later, the campus formerly housing both Texas High and Texarkana College became utilized as Pine Street Middle, and Dunbar High School was remodeled and reopened as an elementary school.

Summary of Significance

The nominated property chronicles architecture’s response on a local level to changing priorities in public education across the United States from the 1920s through the 1960s. The earliest structures in this group are monumental edifices symbolizing the reverence for education widely held at the time. Nationwide, cities constructed high-style civic and institutional buildings prior to World War II, and the design of monumental high school buildings was common.²⁷ As this notion gradually faded and the educational system became more focused on efficiency, later structures on the campus reflected this change.

The three earliest buildings constructed represent some of the city’s best surviving examples of Classical Revival design, as well as the commissioned work of the region’s most prominent architectural firm. These notable works by the early Texarkana architectural firm of Witt, Seibert & Halsey include the Texarkana Jr. College, built in 1927, the Texas High School, built in 1929, and the Auditorium, built in 1930. Witt, Seibert & Halsey was one of the most prominent architecture firms in Texarkana during the first few decades of the twentieth century. Bayard Witt and Eugene C. Seibert formed Witt & Seibert in 1908. In 1912, Fred H. Halsey joined the firm and it was renamed Witt, Seibert, & Halsey. The partners practiced together until 1937 when Eugene Seibert went into practice on his own, followed by Halsey who took a leave of absence, joining the Farm Security Administration during the ending days of the Great Depression before returning to Texarkana after the war. The firm designed residences for some of Texarkana’s most influential families, including several in the prominent Beech Street Historic District (NR, 2004) and Quality Hill neighborhood. The firm also worked on numerous public and commercial buildings in Texarkana, including the Texarkana, Arkansas,

²⁷ Jay C. Henry, *Architecture in Texas, 1895-1945*, (Austin: University of Texas Press, 1993), 94-97.

Texarkana Jr. College and Texas High School, Texarkana, Bowie County, Texas

Municipal Building (NR, 2004), the U.S. Post Office and Court House (NR, 2000), parts of the Buhrman—Pharr Hardware Company complex (NR, 2004), the Mullins Court Apartments (NR, 2007), and the Jamison Building (RTHL, 1983). The firm also designed the impressive 1929 Ben and Jane Collins Home for Retired Women directly across Pine Street. The Witt, Seibert & Halsey firm worked throughout the greater Texarkana region and secured commissions throughout Arkansas, Texas, and Louisiana for residences, churches, county courthouses, and commercial buildings. The fact that the school district contracted with such an esteemed architectural firm for the new campus buildings reflects the importance they placed on providing high-quality facilities for the students.

Several smaller and less ornate structures followed in the 1950s and 1960s. These are reflective of their eras and stand as significant buildings in response to the earlier Classical Revival design structures. Designed by Reinheimer & Cox in the decades that the property was purposed in response to evolving educational objectives and the economic wherewithal of the school district's taxpayers, they include the Band Hall Building, built in 1956 with a Modernist architectural theme; and the B.B. Lawson Biology and Chemistry Building, built in 1961 with a Modernist architectural theme. The Rehearsal Hall, built in 1924 originally as a church house, but converted continuously for education purposes also illustrates the trend in educational curriculum on campus.

The six historic school buildings along Pine Street are all that remain of the once-busy Quadrangle. At one time composed of four city blocks, this campus once dominated the entire city's school plant. While elementary students were served by various neighborhood schools, nearly all higher education took place here from 1909 through 1968. Located at the town's approximate population center, and of high-quality construction, these buildings represented the commitment of the people of Texarkana to a highly educated citizenry. From 1929 to 1953, a student could enroll at the campus as a junior high student and continue his studies until completing a two-year college degree. Because the junior high, high school, and college shared certain facilities as well as geographic location, transitions between grades were the least disruptive possible. The addition of new buildings is reflective of the school district's response to local demographic changes, as well as to trends in educational theory and reform.

The Texarkana Jr. College and Texas High School historic district is nominated to the National Register of Historic Places under Criteria A and C in the areas of Education and Architecture at the local level of significance. The period of significance begins in 1927, which is when construction began at the junior college building, and ends in 1963, the fifty year limit for National Register eligibility.²⁸

²⁸ Though the original construction date for Resource 4 (Rehearsal Hall/Cottage) is likely 1924, and although it was moved to campus in approximately 1925, these dates were not selected as the beginning of the period of significance because the building is considered of secondary significance when compared to the others due to both its ancillary functions and its multiple relocations.

Texarkana Jr. College and Texas High School, Texarkana, Bowie County, Texas

Bibliography

Personal Interviews:

- Barnette, C.C., Businessman, Texarkana, Texas (Deceased). Personal communications with John M. Stone, CCIM, CPM, CIPS, 2004-2009.
- Barnette, Charles Decker, Attorney-at-Law, Texarkana, Texas (Deceased). Personal communications with John M. Stone, CCIM, CPM, CIPS, 2004-2011.
- Bivens, Harrell, Senior Vice President and CEO, Harris Packaging, Fort Worth, Texas. Personal communications with John M. Stone, CCIM, CPM, CIPS, 2010-2011.
- Brown, Robert Wade, Communications Consultant, Texarkana, Texas (Deceased). Personal communications with John M. Stone, CCIM, CPM, CIPS, 2004-2010.
- Cannaday, John. Former Computer Chip Designer and Production Supervisor and Former Rocket Scientist with Raytheon and Texas Instruments, Forney, Texas. Personal communications with John M. Stone, CCIM, CPM, CIPS, 2010-2011.
- Ellison, David W. Foreign Currency Trader, Plano, Texas. Personal communications with John M. Stone, CCIM, CPM, CIPS, 2010-2011.
- Hopper, Casey, Administrative Secretary, Texas Middle School. Texarkana, Texas. Personal Communications with Jay D. Woosley, AIA, October 6, 2011.
- Hughes, Raymond E., Website Editor and Host, Retired electronics designer. Bedford, Texas. Personal Communications with John M. Stone, CCIM, CPM, CIPS, 2010-2011.
- Hutcheson, Nita Fran, Former Director and Consultant, Main Street Texarkana and former News Anchor for KSLA-TV, Channel 12 Shreveport/Texarkana. Personal Communications with John M. Stone, CCIM, CPM, CIPS, 2010-2011.
- Johnson, Vernon. Graduate of Dunbar High School, 1965. Personal Communications with John M. Stone, CCIM, CPM, CIPS, 2012-2013.
- McQueen, Mary. Former employee at Texarkana Jr. College. Graduate of Booker T. Washington High School, Texarkana, Texarkana Jr. College. Personal Communications with John M. Stone, CCIM, CPM, CIPS, 2012-2013.
- Morris, Dr. Jane, Former Professor and Member of Bowie County Historical Commission, New Boston, Texas. Personal Communications with John M. Stone, CCIM, CPM, CIPS, 2011-2012.

Texarkana Jr. College and Texas High School, Texarkana, Bowie County, Texas

Morriss, Donald N., CPCU, AAI. President, F.W. Offenhauser & Co., Inc., Insurance, Former President, Texarkana Chamber of Commerce and Texas Independent Insurance Agents Association and Texas Insurance Association. Personal Communications with John M. Stone, CCIM, CPM, CIPS, 2005-2011.

Powell, Jim, Former Reporter, *Texarkana Gazette* and Former Manager, Bi-State Justice Center of Texarkana, Texas, Personal Communications with John M. Stone, CCIM, CPM, CIPS, 2004-2011.

Powell, Larry R., Former Reporter, *Texarkana Gazette*, *Tyler Morning-Telegraph*, *Fort Worth Daily News* (now defunct), *Dallas Times Herald* (now defunct) and *Dallas Morning News* and Former Metro Section Editor and Columnist, *Dallas Morning News*, Current free-lance writer with clients such as *Urban Animal Magazine* and Hunt Oil Company, Dallas. Personal Communications with John M. Stone, CCIM, CPM, CIPS, 2010-2011.

George, Robert. Principal, ASC Roofing & Construction, Inc., Little Rock, Arkansas. Personal Communications with John M. Stone, CCIM, CPM, CIPS, 2009-2012.

Simmons, Jamie, Curator, Texarkana Museums System, Texarkana, Texas. Personal Communication with Jay D. Woosley, AIA, July 28, 2011.

Stone, John M., CCIM, CPM, CIPS, President, Stone Equities Corporation, Managing Partner of Old School Lofts Joint Venture. Personal Communications with Jay D. Woosley, AIA, October 7, 2011, and various other times.

Williams, Henry (Hank). Former Announcer of Disk Jockey at Radio Station KVET-AM and FM, Austin, Texas, and grandson of Henry W. Stilwell, Ph.D. Personal Communications with John M. Stone, CCIM, CPM, CIPS, 1958-2012.

Woosley, Jay D., AIA, Architect. Texarkana, Texas. Architectural Descriptions, Narrative Descriptions, Interior and Exterior Photographs, 2010 and 2011.

Published Sources:

Brantley, Janet, Ph.D., and Rowe, Beverly J., Ph. D., *Texarkana College: The First 75 Years 1927-2002*. Self-Published.

Cottrell, Debbie Mauldin, "Stilwell, Henry Wesley," Handbook of Texas Online (<http://www.tshaonline.org/handbook/online/articles/fstcp>), accessed June 25, 2012, published by the Texas State Historical Association.

Harper, Cecil, Jr. "Bowie County," Handbook of Texas Online (<http://www.tshaonline.org/handbook/online/articles/hcb11>), accessed October 29, 2013, published by the Texas State Historical Association.

Henry, Jay C. *Architecture in Texas, 1895-1945*. Austin: University of Texas Press, 1993.

Texarkana Jr. College and Texas High School, Texarkana, Bowie County, Texas

Hoffman, Judy A., "Texarkana College Celebrates 75 Years", *Four States Living Magazine*, August 2002, Texarkana, Texas, Pages 27-33.

Howard, Dale Elmo. "Design for a Long-Range Development of a Local School District," Doctoral Dissertation, University of Texas, Austin, 1962.

McAlpin, Molly and Cain, Anna. *Pages From the Past-A History of Texas High School 1889-1989*. Texarkana: Southwest Printers & Publishers, Inc., 1992.

Mitchell, C. Clyde. "An Administrative Survey of Texarkana, Texas, Public Schools," Master's Thesis, University of Texas, Austin, 1941.

Pierce, Frank Benjamin, "A Critical Study of the Texarkana, Texas, Junior High School," Master's Thesis, University of Texas, Austin, 1932.

"Texarkana, TX," Handbook of Texas Online (<http://www.tshaonline.org/handbook/online/articles/hdt02>), accessed October 29, 2013. Published by the Texas State Historical Association.

Shabazz, Amilcar. *Advancing Democracy: African Americans and the Struggle for Access and Equity in Higher Education in Texas*. Chapel Hill, N.C.: University of North Carolina Press, 2004.

Maps:

MTG Engineers, Inc., Texarkana, Texas. Various dated Surveys. 2005 to date.

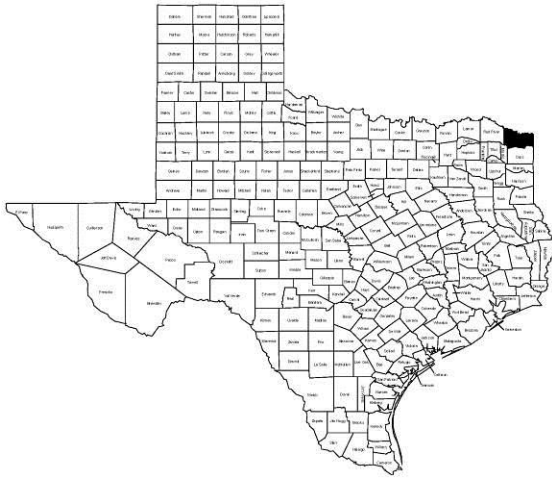
Sanborn Fire Insurance Maps.

Site to Do Business, CCIM Institute, Chicago and Dallas. Circa 2010.

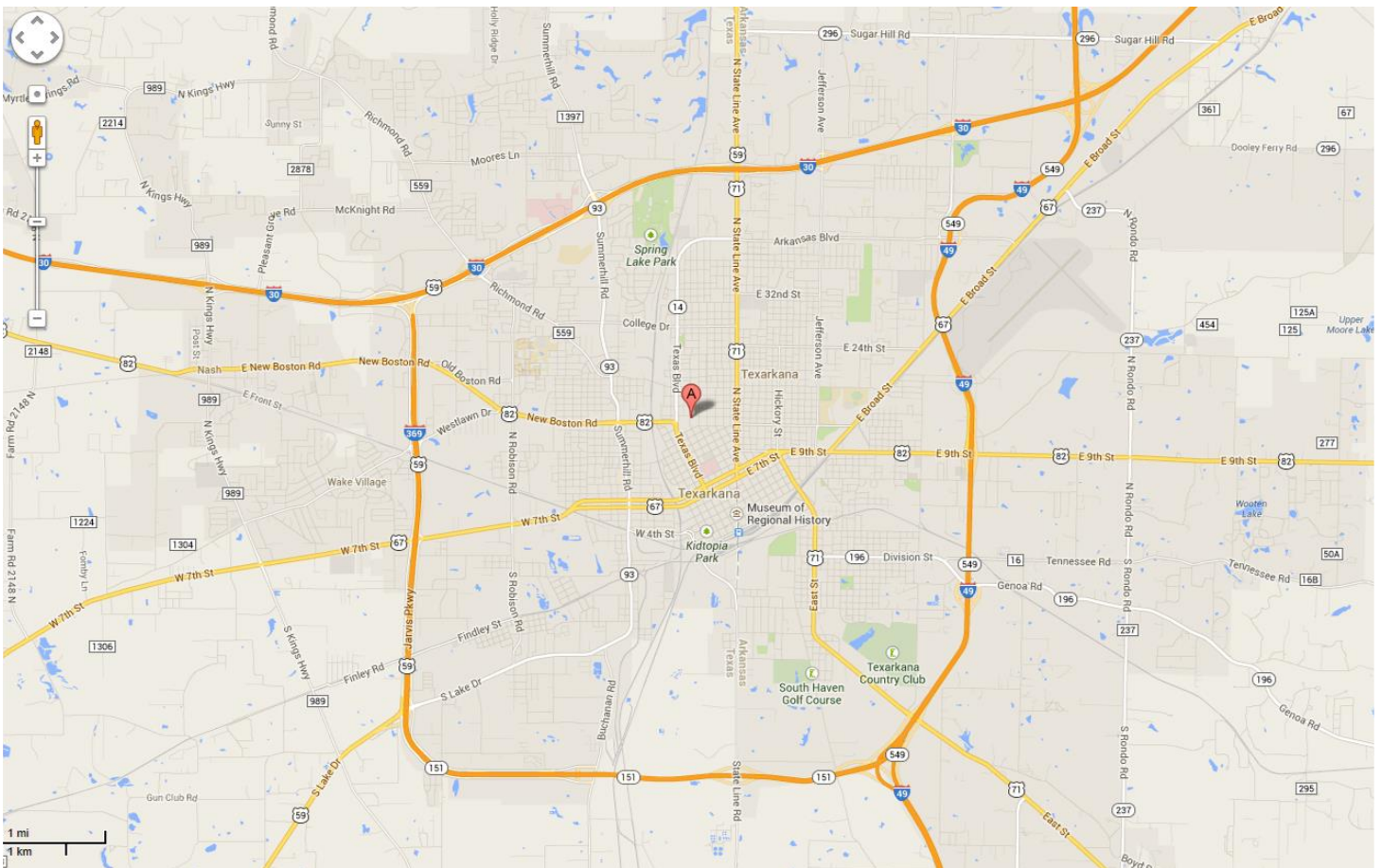
Various Neighborhood Maps, Texarkana Water Utilities Company, Satellite Imagery Mapping of Structures and Utilities, circa 2004-2005.

Texarkana Jr. College and Texas High School, Texarkana, Bowie County, Texas

Map 1: Bowie County (shaded) is located in extreme northeast Texas.

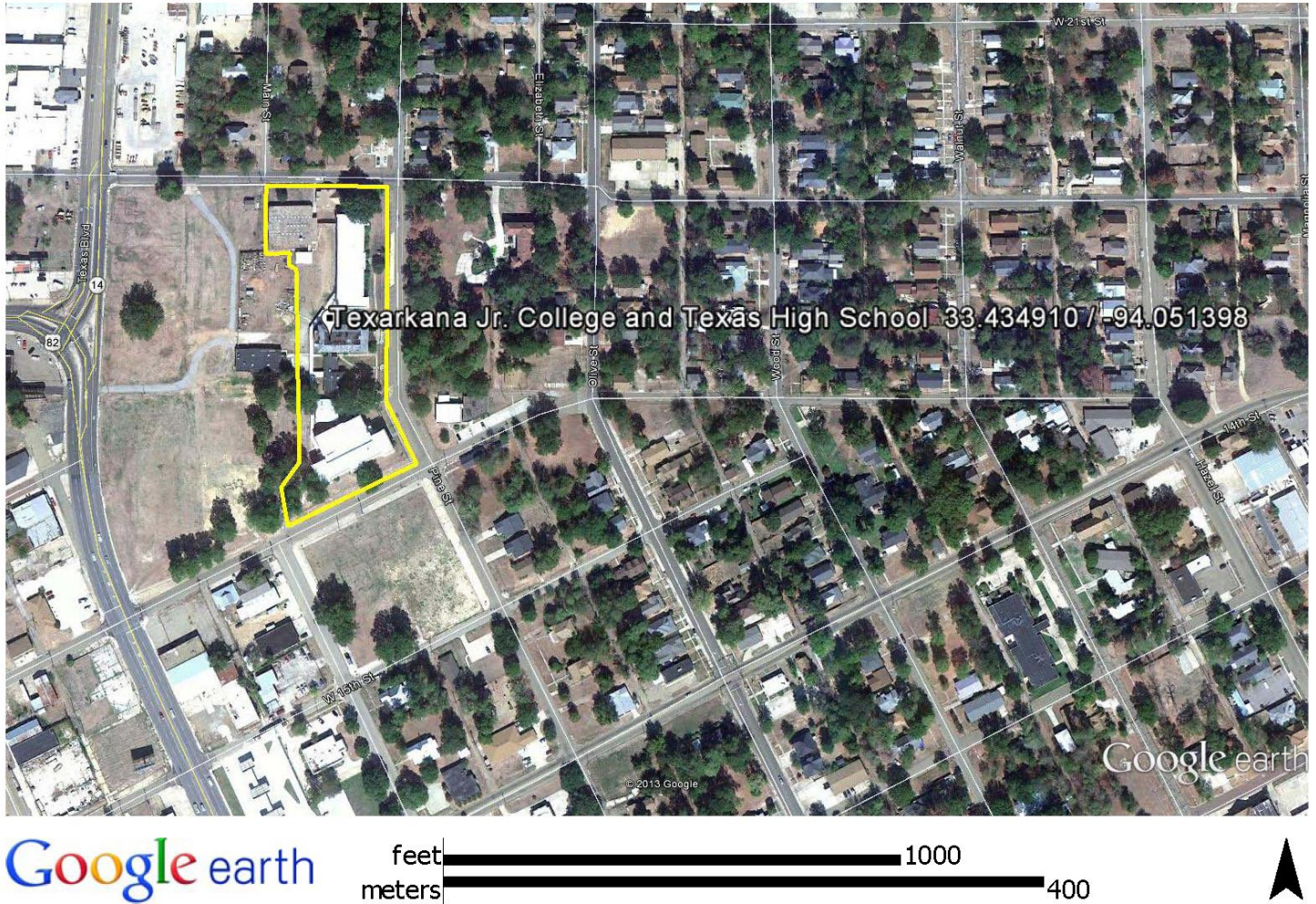


Map 2: The Texarkana Jr. College and Texas High School historic district (Pin A) is located near downtown Texarkana, Texas, just west of the state line. Google Maps. Top edge is north.



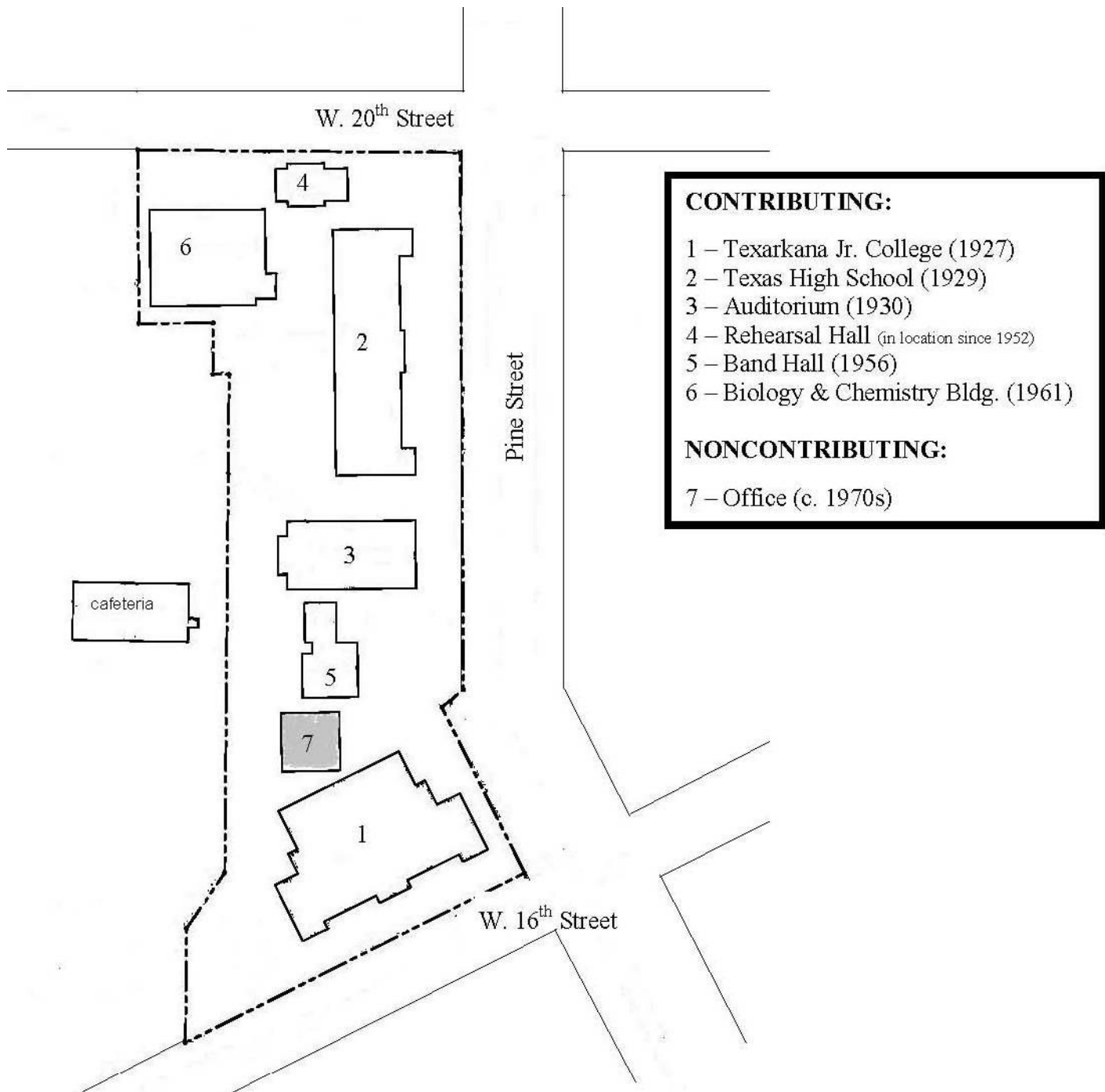
Texarkana Jr. College and Texas High School, Texarkana, Bowie County, Texas

Map 3: Scaled Google Earth map depicts location and boundary of the Texarkana Jr. College and Texas High School historic district.



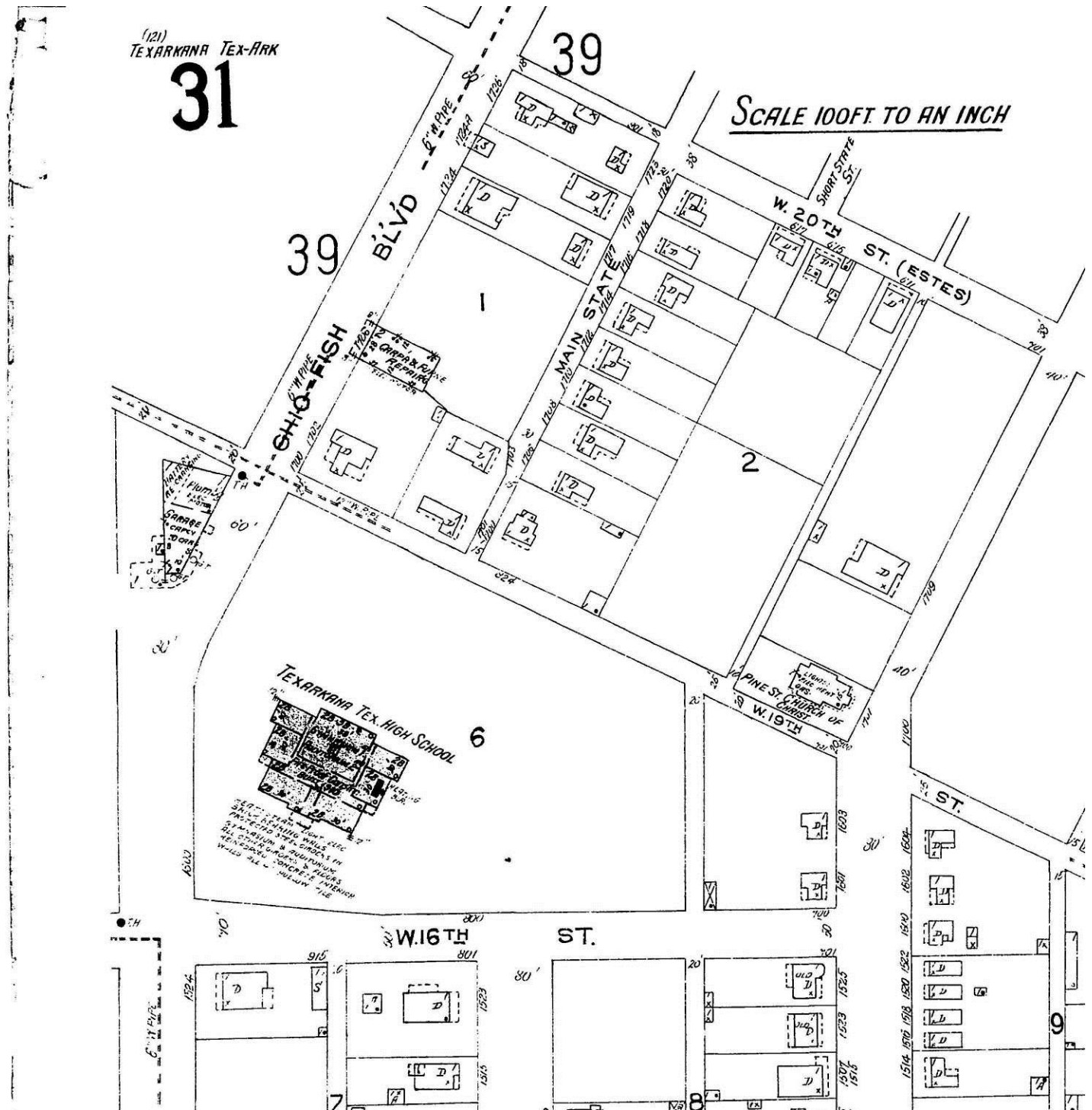
Texarkana Jr. College and Texas High School, Texarkana, Bowie County, Texas

Map 4: Sketch map depicts approximate boundary (dashed line) and contributing and noncontributing resources. Top edge of map is north. No scale. Note: the campus' historic-age cafeteria is not included within the boundaries of the nomination.



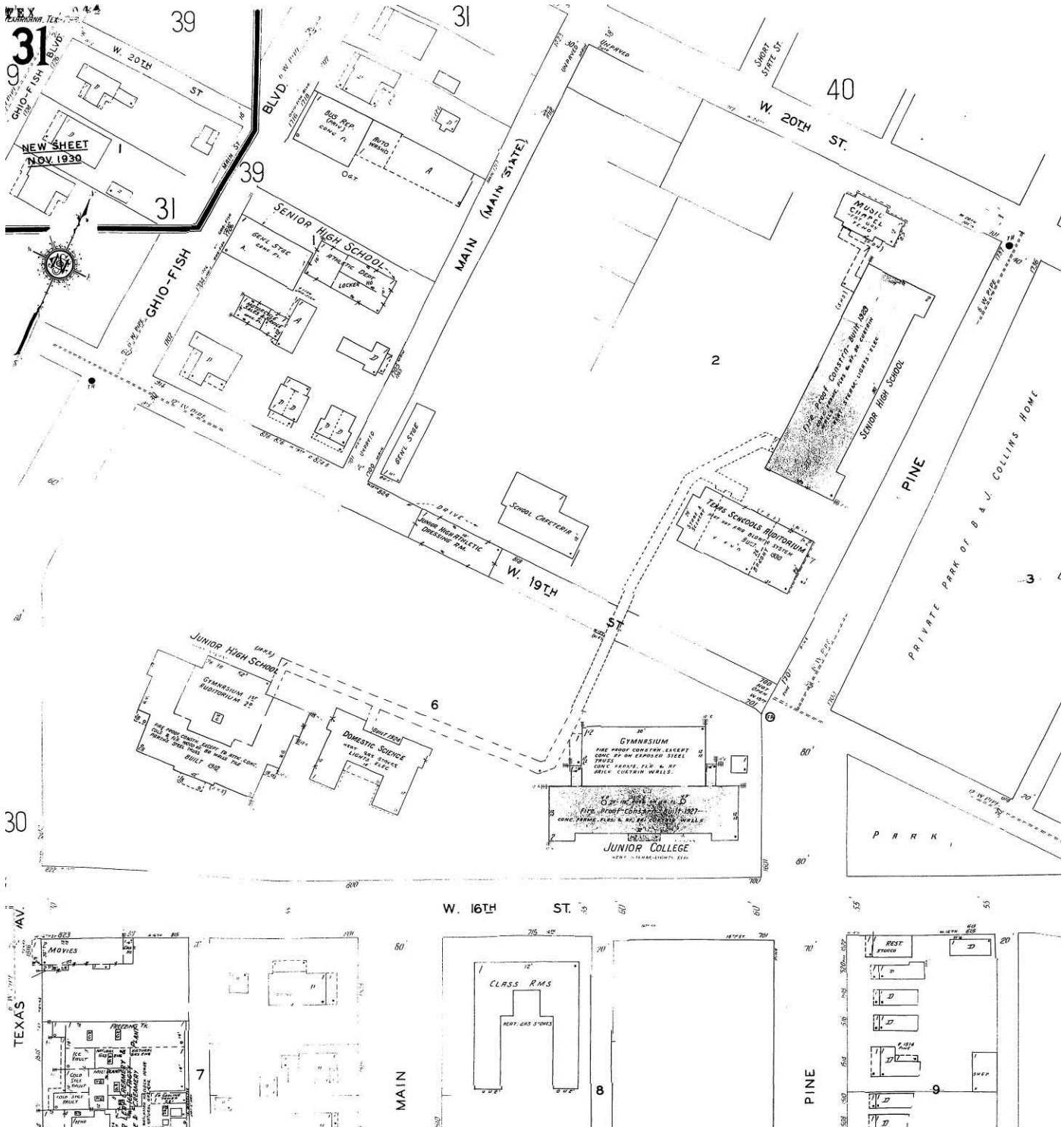
Texarkana Jr. College and Texas High School, Texarkana, Bowie County, Texas

Map 5: Detail of 1924 Sanborn map. This map pre-dates the construction of any of the nominated buildings. The high school building shown here was demolished in the 1970s.



Texarkana Jr. College and Texas High School, Texarkana, Bowie County, Texas

Map 6: Detail of 1951 Sanborn map.



Texarkana Jr. College and Texas High School, Texarkana, Bowie County, Texas

Figure 1: Undated photo of Henry Wesley Stilwell, Ph.D.

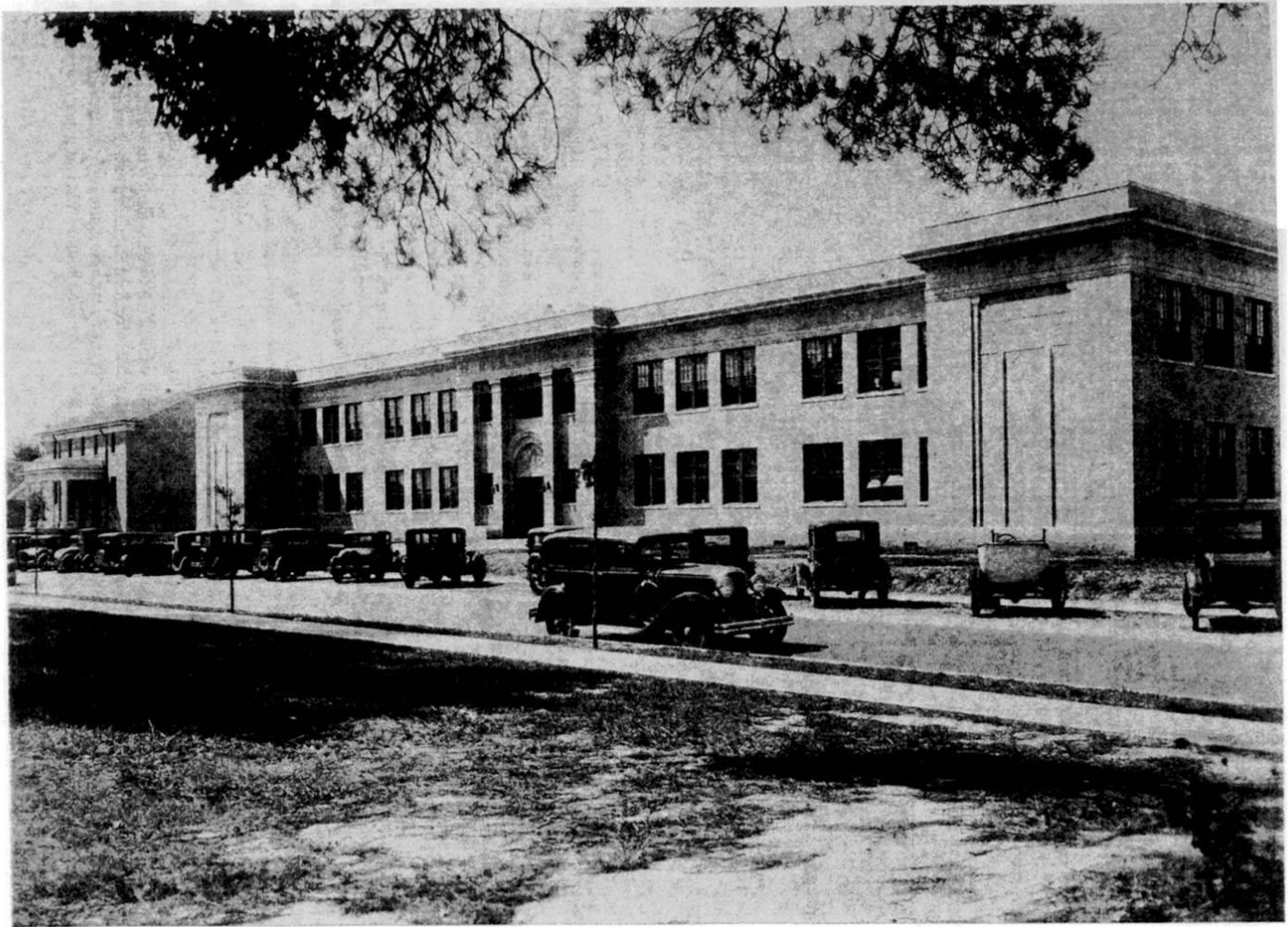


Figure 2: Undated photo of Fred H. Halsey, AIA, of Witt, Seibert & Halsey.



Texarkana Jr. College and Texas High School, Texarkana, Bowie County, Texas

Figure 3: Historic photo (c.1930s). View southwesterly to the Texas High School (foreground) and the Auditorium. Courtesy: *Pages from the Past: The First 100 Years of the Texarkana ISD, 1889-1999*.



Texarkana Jr. College and Texas High School, Texarkana, Bowie County, Texas

Figure 4: Historic postcard of Texas High School, c. 1940.



Figure 5: Historic postcard of Texarkana Jr. College, c. 1932.



TEXAS HISTORICAL COMMISSION

AGENDA

HISTORY PROGRAMS DIVISION

State Board of Review Meeting

PERRY ESTATE
701 EAST 41ST STREET
AUSTIN, TEXAS

January 18, 2014
8:30 a.m.

This meeting of the State Board of Review has been properly posted with the Secretary of State's Office according to the provisions of the Texas Open Meetings Act, Texas Government Code, Chapter 551. The State Board of Review may discuss and/or take action on any of the items listed in the agenda.

- I. Call to Order
- II. Announcements
- III. Election of Officers
 - a) Chairperson
 - b) Vice-Chairperson
 - c) Secretary
- IV. Approval of Minutes from the October 19, 2013 meeting
- V. Review of Nominations for the National Register of Historic Places:
 - 1. Broadway Cemetery Historic District, Galveston, Galveston County
 - 2. Mary S. and Gordon Griffin House, McAllen, Hidalgo County
 - 3. Glen Rose Historic District, Glen Rose, Somervell County
 - 4. Fort Worth Recreation Building, Fort Worth, Tarrant County
 - 5. Rosewood Courts Historic District, Austin, Travis County
 - 6. Texarkana Jr. College and Texas High School, Texarkana, Bowie County
 - 7. Methodist Church of Richmond, Richmond, Fort Bend County
 - 8. Chandor Gardens, Weatherford, Parker County
 - 9. Monte Verdi Plantation, Cushing vicinity, Rusk County
 - 10. First National Bank, Uvalde, Uvalde County
- VI. Adjournment

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS: Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, large print or Braille, are requested to contact Judy George-Garza at (512) 463-8452 at least four business days prior to the meeting so that appropriate arrangements can be made.

DEPARTMENT OF THE INTERIOR**National Park Service**

[NPS-WASO-NRNL-15089;
PPWOCRADIO, PCU00RP14.R50000]

**National Register of Historic Places;
Notification of Pending Nominations
and Related Actions**

Nominations for the following properties being considered for listing or related actions in the National Register were received by the National Park Service before February 15, 2014. Pursuant to section 60.13 of 36 CFR Part 60, written comments are being accepted concerning the significance of the nominated properties under the National Register criteria for evaluation. Comments may be forwarded by United States Postal Service, to the National Register of Historic Places, National Park Service, 1849 C St. NW., MS 2280, Washington, DC 20240; by all other carriers, National Register of Historic Places, National Park Service, 1201 Eye St. NW., 8th floor, Washington, DC 20005; or by fax, 202-371-6447. Written or faxed comments should be submitted by March 27, 2014. Before including your address, phone number, email address, or other personal identifying information in your comment, you should be aware that your entire comment—including your personal identifying information—may be made publicly available at any time. While you can ask us in your comment to withhold your personal identifying information from public review, we cannot guarantee that we will be able to do so.

Dated: February 21, 2014.

J. Paul Loether,

*Chief, National Register of Historic Places/
National Historic Landmarks Program.*

ALABAMA**Lee County**

Pepperell Mill and Mill Village Historic District, Pepperell Pkwy., 28th St. N., 1st Ave. & 30th St. N., Opelika, 14000090

MISSOURI**Clay County**

Elms, The, Historic District, (Excelsior Springs, Missouri MPS) Roughly 400 blk. Regent Ave., 500 blk. Elms Blvd., 500-600 blks. Kansas City Ave., Excelsior Springs, 14000091

NEW YORK**Kings County**

Crown Heights North Historic District, Roughly portions of Pacific, Dean & Bergen Sts., Eastern Pkwy., Bedford, Nostrand, New York, Brooklyn & Kingston Aves., Brooklyn, 14000092

Steuben County

Myrtle, Henry C. House, 7663 Cty. Rd. 13, Bath, 14000093
Quick, Martin A., House, 123 W. Morris St., Bath, 14000094

PENNSYLVANIA**Montgomery County**

Fisher, Dr. Norman & Doris, House, 197 E. Mill Rd., Hatboro, 14000095

Philadelphia County

Brownhill and Kramer Hosiery Mill, 406-426 Memphis St., 1421-1437 E. Columbia Ave., Philadelphia, 14000096
Juvenile and Domestic Branches of the Municipal Court, 1801 Vine St., Philadelphia, 14000097

TEXAS**Bell County**

Killeen Downtown Historic District, Roughly bounded by Ave. A, Santa Fe Plaza, N. 4th & N. 8th Sts., Killeen, 14000098

Bexar County

Perez Rancho Site and Delores Crossing, (El Camino Real de los Tejas National Historic Trail MPS) Address Restricted, San Antonio, 14000099

Bowie County

Texarkana Junior College and Texas High School, W. 16th & Pine Sts., Texarkana, 14000102

Dallas County

511 Akard Building, 511 N. Akard, Dallas, 14000103

Nacogdoches County

D'Ortolan, Bernardo, Rancho Site, (El Camino Real de los Tejas National Historic Trail MPS) Address Restricted, Nacogdoches, 14000101
D'Ortolan, Raphael, Site, (El Camino Real de los Tejas National Historic Trail MPS) Address Restricted, Nacogdoches, 14000100

Rusk County

Monte Verdi Plantation, 11992 Cty. Rd. 4233 W., Cushing, 14000104

Tarrant County

Inspiration Point Shelter House, Roughly 250 yds. S. of 2400 blk. of Roberts Cut Off Rd., Fort Worth, 14000105

Uvalde County

First National Bank, 100 S. East St., Uvalde, 14000106

WEST VIRGINIA**Wood County**

Bethel Presbyterian Church, 7132 Ols St. Marys Pike, Waverly, 14000107

[FR Doc. 2014-05305 Filed 3-11-14; 8:45 am]

BILLING CODE 4312-51-P

DEPARTMENT OF THE INTERIOR**Bureau of Ocean Energy Management**

[OMB Number 1010-0187]

**Information Collection: Project
Planning for the Use of OCS Sand,
Gravel, and Shell Resources in
Construction Projects That Qualify for
a Negotiated Noncompetitive
Agreement; Submitted for OMB
Review; Comment Request**

ACTION: 30-day notice.

SUMMARY: To comply with the Paperwork Reduction Act of 1995 (PRA), the Bureau of Ocean Energy Management (BOEM) is notifying the public that we have submitted an information collection request (ICR) to the Office of Management and Budget (OMB) for review and approval. This ICR concerns the paperwork requirements that respondents will submit to BOEM to obtain Outer Continental Shelf (OCS) sand, gravel, and shell resources for use in shore protection, beach and coastal restoration, and other authorized projects that qualify for a negotiated noncompetitive agreement. This notice provides the public a second opportunity to comment on the paperwork burden of this collection. **DATES:** Submit written comments by April 11, 2014.

ADDRESSES: Submit comments on this ICR to the Desk Officer for the Department of the Interior at OMB-OIRA at (202) 395-5806 (fax) or OIRA_submission@omb.eop.gov (email). Please provide a copy of your comments to the BOEM Information Collection Clearance Officer, Arlene Bajusz, Bureau of Ocean Energy Management, 381 Elden Street, HM-3127, Herndon, Virginia 20170 (mail) or arlene.bajusz@boem.gov (email). Please reference ICR 1010-0187 in your comment and include your name and return address.

FOR FURTHER INFORMATION CONTACT: To obtain information pertaining to this notice and/or the Marine Minerals Program, contact the Program at (703) 787-1215. You may review the ICR online at <http://www.reginfo.gov>. Follow the instructions to review Department of the Interior collections under review by OMB.

SUPPLEMENTARY INFORMATION:

OMB Control Number: 1010-0187.

Title: Project Planning for the Use of OCS Sand, Gravel, and Shell Resources in Construction Projects that Qualify for a Negotiated Noncompetitive Agreement.

Abstract: Under the authority delegated by the Secretary of the



TEXAS HISTORICAL COMMISSION
real places telling real stories

[BLOG](#) | [CONTACT US](#) | [DONATE](#)

[HOME](#) • [ABOUT US](#) • [PRESERVATION](#) • [PROJECT REVIEW](#) • [NEWS & EVENTS](#) • [GET INVOLVED](#) • [LEARN TEXAS](#) • [EXPLORE TEXAS](#)

[Home](#) > [Project Review](#) > How THC Reviews Projects

How THC Reviews Projects

Sponsors of development projects that trigger compliance with the [National Historic Preservation Act](#) or the [Antiquities Code of Texas](#) are required to consult with the Texas Historical Commission (THC). Each year, the agency's team of project reviewers process 13,000-18,000 submissions, examining proposed actions for potential impacts to historic buildings, archeological sites, and other properties of historical significance.

Reviewers from three divisions within the THC—Archeology, History Programs, and Architecture—work together to conduct reviews. Depending on various factors, including the scope and nature of the project and whether historic resources are present, an archeologist, historian, and architectural reviewer may make assessments relative to your project. All projects are logged into a computer database to track each review to the appropriate staff. The agency strives to examine all projects within 30 days, and most projects are reviewed in a shorter time.

Please consult the list of agencies and counties on the [Project Reviewers](#) contact page to determine who will be handling your submission.

Archeological Review

Archeologists examine new construction for potential impacts to archeological sites and are most concerned about subsurface disturbance within the construction footprint. They check the locations of known cultural resources and areas where archeological surveys have been conducted in Texas. If no sites are plotted and a professional has surveyed the area, there is usually no need for additional archeological investigation. Most projects are determined to have no effect on important archeological sites.

If the project area has not been surveyed and it contains landforms considered likely to contain important cultural resources, the reviewer will recommend a survey be conducted. For federal projects, the survey needs to be undertaken by professionals who meet the [Secretary of the Interior's Professional Qualifications Standards](#). For surveys on Texas public lands performed under the Antiquities Code of Texas, professionals must meet the qualifications for a principal investigator found in Chapter 26 of the Texas Administrative Code, available in [Statutes, Regulations, and Rules](#). See [Hiring a Preservation Consultant](#) for information on how to find a qualified professional for your project. The results of the survey are submitted to the THC for review. If no cultural resources were found, no further consultation is necessary. If cultural resources may be eligible for inclusion in the National Register of Historic Places, the THC staff will discuss measures to avoid or mitigate the effect of the project on the archeological deposits.

Review of Standing Structures

If a proposed project has the potential to affect a building, structure, site, object, or district 45 years old or older, historians will review the project. For Section 106 review, historians will consider an area of potential effects larger than the construction footprint in order to take into consideration visual and other indirect impacts. Staff will examine the historical importance or architectural merit of any buildings or other resources 45 years old or older that will be directly affected by construction or close enough to the project site to be indirectly affected.



In This Section

- [National Historic Preservation Act](#)
- [Antiquities Code of Texas](#)
- [Preservation Covenants and Easements](#)
- [How THC Reviews Projects](#)
- [What to Send for a Project Review](#)
- [Finding and Hiring a Preservation Consultant](#)
- [Guidance and Agreement Documents](#)
- [Statutes, Regulations, & Rules](#)
- [Project Review Resource Links](#)
- [Tribal Consultation Guideline](#)
- [Tribal Consultation FAQ](#)
- [Project Review FAQ](#)



HISTORIC SITES ATLAS

The Atlas features nearly 300,000 site records, including markers, historic places, courthouses, museums, and sawmills across the state.

[Learn More >>](#)

If historians determine that a building or structure is eligible for listing in the National Register of Historic Places, architectural reviewers will determine the effect of the project on the historic property. Please see the [National Historic Preservation Act](#) for a more in-depth explanation of the Section 106 process.

The Antiquities Code of Texas does not require assessment of indirect or visual effects; however, a project that will directly impact a building or structure will be evaluated by a historian and architectural reviewer. Please see the [Antiquities Code of Texas](#) for an explanation of the notification requirements and review procedures for historic buildings and structures.

For More Information

For the *Request for SHPO Consultation* form and an outline of the material that must be submitted for project reviews, please see [What to Send for a Project Review](#).

If you have questions regarding what to submit or how the THC reviews projects, please contact the applicable [project reviewer](#) for your agency or county.

Forms »

Publications »

[Home](#) | [About Us](#) | [Preserve](#) | [Project Review](#) | [News & Events](#) | [Get Involved](#) | [Learn](#) | [Explore Texas](#)
[Statewide Preservation Plan](#) | [Historic Sites Atlas](#) | [Contact Us](#)
[Site Map](#) | [Report A Website Problem](#)
© 2014 Texas Historical Commission. | [Policies](#) | [Texas.gov](#) | [TRAIL Search](#) | [Texas Veterans Portal](#)
Site by: [TradeMark Media](#)



Updated: 02/28/2014 - 2:19

Attachment: 2014-041R ATTH 04 How THC Reviews Projects _ Texas Historical Commission (1074 : Res No. 2014-041 City Council Objection to



TEXAS HISTORICAL COMMISSION
real places telling real stories

[BLOG](#) | [CONTACT US](#) | [DONATE](#)

[HOME](#) • [ABOUT US](#) • [PRESERVE PROJECT REVIEW](#) • [NEWS & EVENTS](#) • [GET INVOLVED](#) • [LEARN TEXAS](#) • [EXPLORE TEXAS](#)

[Home](#) > [Preserve](#) > [Buildings and Property](#) > Building Codes

Building Codes

Please note that the Texas Historical Commission does not review buildings for compliance with building codes.

Introduction to Building Codes

The purpose of all codes is to provide minimum requirements for new and renovated buildings in order to protect the health, safety, and welfare of the public. Fire prevention and life safety are their primary focus. Building code requirements vary depending on the occupancy or function of the building and the type of construction.

In Texas, there is not a state building code, though state regulations do govern certain aspect of new construction or rehabilitation (see [Other Rules That May Apply to Historic Buildings](#)). Local governments officially adopt a specific building code, such as the International Building Code. A local code may contain amendments or changes particular to the local environment or conditions. The authorities may also adopt different codes for mechanical or electrical work, for example.

Contact your local building authority to learn what codes govern your project.

Building Codes and Historic Buildings

Some historic buildings were constructed prior to any building codes, others to codes that were very different from the current standards. This does not necessarily mean the buildings are unsafe. When permits are required for building alterations, or other permits needed (such as for occupancy), the building may be deemed out of compliance with the current code. The Texas Historical Commission does not have the authority to overrule a local code official. However, the ruling of the local code official may be appealed to a higher local official or board.

Some building codes have sections that specifically reference work on historic buildings. For example:

International Building Code 2006, Section 3407, Historic Buildings

3407.1 Historic buildings. The provisions of this code relating to the construction, repair, alteration, addition, restoration and movement of structures, and the change of occupancy shall not be mandatory for historic buildings where such buildings are judged by the building official to not constitute a distinct life safety hazard.

Be aware that rehabilitating a historic building may be a complicated process, and the professional services of an architect, engineer, or other building consultants may be advisable or required by law. To avoid expensive surprises in the rehabilitation process, consult with your local code officials early in the project planning stage.



In This Section

- [Archeology](#)
- [Buildings and Property](#)
 - [Standards and Guidelines](#)
 - [Building Codes](#)
 - [Providing Access to Historic Properties](#)
 - [Historic Preservation and Sustainability](#)
 - [Cultural Landscapes](#)
- [Projects and Programs](#)
- [Toolkits](#)
- [Community Development](#)
- [History](#)
- [Texas Historic Sites Atlas](#)



HISTORIC SITES ATLAS

The Atlas features nearly 300,000 site records, including markers, historic places, courthouses, museums, and sawmills across the state.

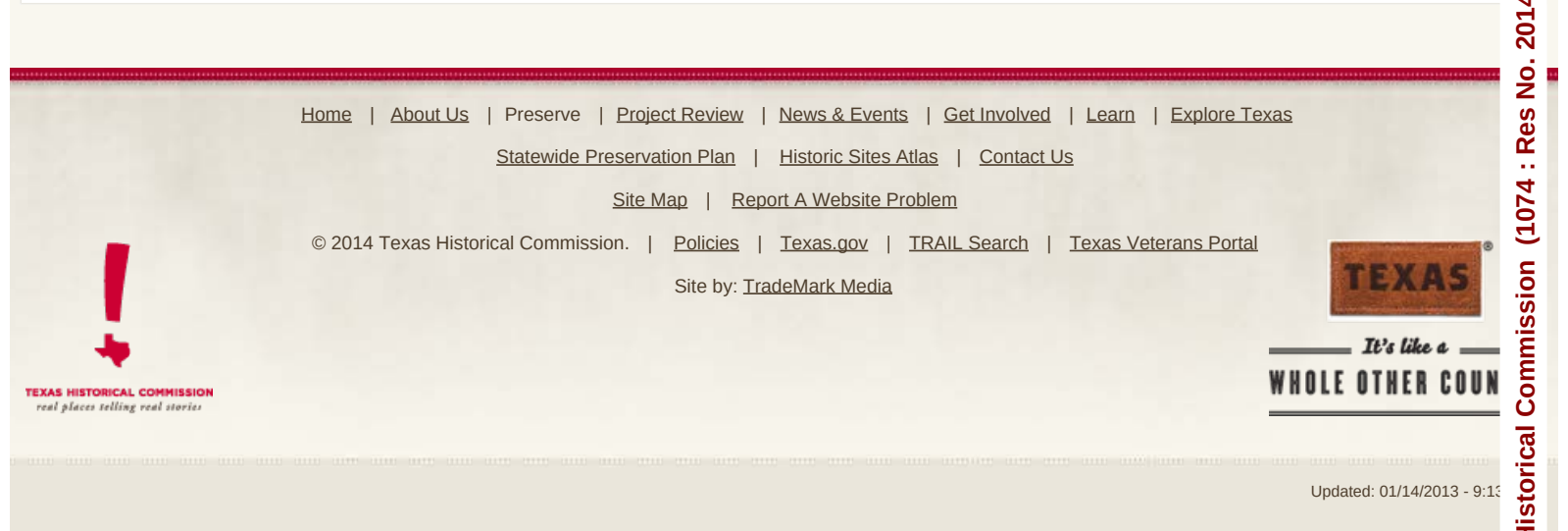
[Learn More >>](#)

The Keys to Finding Code Solutions for Historic Buildings

Understand the intent of the code and how the applicable code treats historic buildings. Understand the constraints of the code official and how to utilize variance and appeal boards, if necessary. Determine the preservation priorities and explain them to the code official. And remember: consult early and often!

Other Rules That May Apply to Historic Buildings

- [Texas Accessibility Standards](#) (Texas Department of Licensing and Regulation). See also [Providing Access to Historic Properties](#).
- [Lead Paint Rules and Regulations](#) (Texas Department of State Health Services)
- [Asbestos Rules and Regulations](#) (Texas Department of State Health Services)
- [Energy Conservation](#) (State Energy Conservation Office)
- [Fire Safety Inspections](#) (State Fire Marshall's Office)





TEXAS HISTORICAL COMMISSION
real places telling real stories

[BLOG](#) | [CONTACT US](#) | [DONATE](#)

[HOME](#) • [ABOUT US](#) • [PRESERVE PROJECT REVIEW](#) • [NEWS & EVENTS](#) • [GET INVOLVED](#) • [LEARN TEXAS](#) • [EXPLORE TEXAS](#)

[Home](#) > [Preserve](#) > [Buildings and Property](#) > Standards and Guidelines

Standards and Guidelines

The Secretary of the Interior's Standards

The [Secretary of the Interior's Standards for the Treatment of Historic Properties](#) were inspired by the International Restoration Charter, adopted at the Second International Congress of Architects and Specialists of Historic Buildings held in Venice, Italy in 1964. This resolution, also known as the [Venice Charter](#), provided basic principles for the conservation of historic resources around the world. The development of the Venice Charter was an effort to treat historic resources not as unchangeable works of art but as important parts of our entire built environment. The National Park Service (NPS), on behalf of the Secretary of the Interior, developed Standards for the Treatment of Historic Properties in an effort to establish concepts and guide decisions regarding maintaining, repairing, and altering historic properties in the U.S.

Four Approaches to the Treatment of Historic Properties

The Standards are intended to aid the public in making sound historic preservation decisions. The Standards and associated Guidelines offer four distinct approaches to the treatment of historic properties: preservation, rehabilitation, restoration, and reconstruction.

Preservation

Preservation involves the maintenance and repair of existing historical materials and retaining the property's form as it changes over time.

Rehabilitation

Rehabilitation involves altering or adding to a historic property to meet continued or changing uses while at the same time retaining the historic character of the property. The Standards for Rehabilitation were the first standards developed by NPS and remain the most commonly applied.

Restoration

Restoration involves depicting a historic property at a particular period in its history, and usually involves the removal of evidence of later time periods.

Reconstruction

Reconstruction involves recreating missing or non-surviving portions of a historic property for interpretive purposes .

Choosing an Appropriate Treatment



In This Section

- [Archeology](#)
- [Buildings and Property](#)
 - Standards and Guidelines
- [Building Codes](#)
- [Providing Access to Historic Properties](#)
- [Historic Preservation and Sustainability](#)
- [Cultural Landscapes](#)
- [Projects and Programs](#)
- [Toolkits](#)
- [Community Development](#)
- [History](#)
- [Texas Historic Sites Atlas](#)



HISTORIC SITES ATLAS

The Atlas features nearly 300,000 site records, including markers, historic places, courthouses, museums, and sawmills across the state.

[Learn More »](#)

[Choosing the particular treatment](#) depends on factors such as the property's historical significance, physical condition, proposed use, building code requirements, and intended interpretation.

Historical Significance

Buildings designated as National Historic Landmarks for their exceptional significance in American history and many buildings individually listed in the National Register of Historic Places warrant Preservation or Restoration. Buildings contributing to the significance of a historic district but not individually listed in the National Register of Historic Places are often candidates for Rehabilitation projects.

Physical Condition

If distinctive materials, features, and spaces that convey the historical significance of the building are intact, then Preservation may be the most appropriate approach. However, if more extensive repairs are required, or if alterations or additions are required to change the use of a building, then Rehabilitation may be a more appropriate treatment for the building.

Proposed Use

Some historic buildings will continue to be used for their original purpose following a Preservation or Restoration project. During a Rehabilitation project, many historic buildings can be adapted for new uses without causing serious damage to their historic character. However, some historic properties that were originally designed for a specialized use, such as jails, grain silos, ice houses, cold-storage warehouses, and manufacturing facilities may be very difficult to adapt to a new use without major alterations that may result in the loss of historic character.

Building Code Requirements

Whether the project involves Preservation, Rehabilitation, Restoration, or Recreation, [building code](#) requirements must be taken into consideration during the project planning process. Poorly designed or hasty code-required work may result in irreversible damage to a building's materials and historic character. Abatement of hazardous materials such as asbestos and lead also has the potential to cause irreparable harm to historic finishes, if not carefully executed. The installation of life safety upgrades, such as fire alarms, egress stairways, and fire suppression systems should be carefully planned to avoid damaging the features that define the historic character of the building. Alterations and new construction to meet [accessibility](#) requirements should also be designed to minimize loss of historic materials and changes to the overall appearance of the building.

Intended Interpretation

In situations where it is important to convey a certain period of history, such as a house museum that depicts the lives of farmers during the 1880s, a Preservation, Restoration, or Reconstruction project may be the most appropriate treatment for that site. However, a private, single-family historic house or commercial building that contributes to the significance of a historic district may be a candidate for Rehabilitation.

Program Requirements

Certain programs for historic properties mandate use of a particular treatment. The [Texas Historic Courthouse Preservation Program](#) funds Restoration of historic county courthouses. The 20% tax credit available under the [Federal Historic Preservation Tax Incentives Program](#) and the 25% tax credit under the [Texas Historic Preservation Tax Credit Program](#) require that work meet the Standards for Rehabilitation.

Applying the Standards

The Secretary of the Interior's Standards for the Treatment of Historic Properties are generally advisory, but the Texas Historical Commission applies the Standards when performing [project reviews](#) under state and federal laws and programs for historic properties.

[Home](#) | [About Us](#) | [Preserve](#) | [Project Review](#) | [News & Events](#) | [Get Involved](#) | [Learn](#) | [Explore Texas](#)
[Statewide Preservation Plan](#) | [Historic Sites Atlas](#) | [Contact Us](#)

[Site Map](#) | [Report A Website Problem](#)

© 2014 Texas Historical Commission. | [Policies](#) | [Texas.gov](#) | [TRAIL Search](#) | [Texas Veterans Portal](#)

Site by: [TradeMark Media](#)



Updated: 03/10/2014 - 9:42

Attachment: 2014-041R ATTH 06 Standards and Guidelines of the Texas Historical Commission (1074 : Res No. 2014-041 City Council Objection

Search:

My Account

[Sign-up for Free Breaking News Email Alerts!](#)

[Sign out](#) | [joy.sartor](#) [Print Edition](#) · [Buy Photos](#) · [Breaking News](#) · [Place Ad](#) · [Subscription Rates](#) · [Forms](#) · [Contact Us](#) · [About I](#)



News

Opinions

Features

Events

Extras

Business

Sports

Obituaries

Classifieds

Blogs

Publications

Seeking spot on historic registry

Owner of Pine Street School property hopes to gain national recognition

By: Becky Bell - Texarkana Gazette

The owner of Pine Street School property at West 16th and Pine streets is seeking its designation on the National Register of Historic Places.

Texas Historic Commission approved the designation during its January 2014 meeting.

Ward 3 Council Member Tina Veal-Gooch lives in Highland Park, said the clock is ticking for residents who oppose the idea of this property's being named on the National Register, because the 15-day public comment opened on Wednesday and ends March 26.

Staff photo by Jerry Habraken Pine Street School

Veal-Gooch said all comments should be emailed to Edson Beall at edson_beall@nps.gov. The National Register reference number is 14000102-Texarkan Junior College and Texas High School. Veal-Gooch said she is encouraging everyone she knows to speak up about the property and even posted about it on her Facebook page.

"We, as citizens, have to put a stop to these ... (private) investors who make grandiose promises and never deliver," Veal-Gooch wrote in an email Wednesday.

The dilapidated property—described by many citizens and members of Texarkana, Texas, City Council as an eyesore—has been discussed much over the past year. The property includes seven vacant school buildings on nearly 12 acres that have served a school campus since the late 1920s. It has housed Texarkana Junior College, Texas High School and Pine Street Middle School.

Residents in the Highland Park neighborhood have voiced concerned about the look of the building and what impression it gives people about Texarkana, as it is near a key thoroughfare of the city. Key officials of the city's police and fire departments have concerns because the property has been cited as a safety hazard.

However, John M. Stone, president and chairman of John M. Stone Co. Real Estate, Oil & Gas, a developer who acquired the property from Texarkana Independent School District in 2003, said he plans to convert the property into loft apartments for

Attachment: 2014-041R ATTH 07 Newspaper Article Seeking Spot on Histroc Registry [Revision 1] (1074 : Res No. 2014-041 City Council

Packet Pg. 97

<http://www.texarkanagazette.com/news/2014/03/13/seeking-spot-on-historic-registry-644682.php>[3/15/2014 2:12:33 PM]

seniors. He said he has been saying this since 2005, but economic challenges such as the bankruptcy of Wadley Regional Hospital and significant downturns in the economy have stood in the way of renovating the building. He said his reasons to not have the building demolished are personal.

Stone said he has spent hundreds of thousands of dollars on the property since obtaining it and has put new roofs on two buildings on the property. He said the process of getting a designation from the state and now the federal level are extremely time-consuming and something he has done because he believes the property should be reconverted to honor its past.

“I went to school there, and I grew up half a block away from there. I was student body president and in the Key Club. This school means something to me, and I want to see it restored,” Stone said.

bbell@texarkanagazette.com

Published: 03/13/2014

Leave a Reply

1 Comment

Texarkana Gazette.com

d Login ▾

Sort by Best ▾

Share ☐

Favorite ☐



Join the discussion...

 **texark66** · 2 days ago

In my view, Texarkana has waited way, way, to long to tear down many crumbling structures based on renovation promises by owners that never happen. These buildings, many in downtown, are not only an eyesore, but a real danger to the community with crime and many fire hazards.

☐ | ☐ · Reply · Share >

Search:

My Account

AdChoices

[Sign-up for Free Breaking News Email Alerts!](#)

[Sign out](#) | [joy.sartor](#)

[Print Edition](#) · [Buy Photos](#) · [Breaking News](#) · [Place Ad](#) · [Subscription Rates](#) · [Forms](#) · [Contact Us](#) · [About Us](#)



Texarkana Gazette

"Serving the Four States Area"



News

Opinions

Features

Events

Extras

Business

Sports

Obituaries

Classifieds

Blogs

Publications

Many unhappy with school's disrepair

Some wonder if national registration will help Pine Street

By: Becky Bell - Texarkana Gazette

The rich history of the Pine Street School property at West 16th and Pine streets is something one Texarkana, Texas, City Council member said needs to be remembered in ways other than its present state of disrepair.

"I say that sometimes you have to allow history to go into the books and the museums in order to create new history for the next generation," said Ward 3 Council Member Tina Veal-Gooch. "Let's raze this building and have something new, something greater, some new history."

The property has been a topic of discussion among the council members and within the community, but interest in it has revived because its owner, developer John M. Stone, president and chairman of John M. Stone Co. Real Estate, Oil & Gas, is applying for it to be placed on the National Register of Historic Places.

The 15-day public-comment period opened Wednesday and ends March 26. Comments about the building's being put on the registry should be emailed to Edson Beall at edson_beall@nps.gov. The National Register reference number is 14000102-Texarkana Junior College and Texas High School. Built in the 1920s, the school has served as Texarkana Junior College, Texas High School and Pine Street Middle School.

He has submitted the 33-page document to the U.S. Department of the Interior. Texas Historic Commission granted the property state historical designation in January. Stone wants to turn the property into independent-living loft apartments for seniors. He said downturns in the economy and the bankruptcy of nearby Wadley Regional Medical Center several years ago have caused delays in his project.

"It is almost like (I) am being punished for wanting to do something good," he said.



Staff photo by Evan Lewis Pine Street School



Staff photo by Evan Lewis Pine Street School

Sponsor



Featured Business

Enjoy a happier, more confident student!

Are you concerned about your child's self-confidence?

ANSWERS ARE A PHONE CALL AWAY.

903-838-0303

LearningRx

5602 Richmond Rd. Suite 104



LearningRx

5602 Richmond Road, Richmond Moores Crossing, Suite 104
Texarkana, TX 75503
(903) 838-0303
[Read more about this business](#)
[Visit Website / View Map](#)

<http://www.texarkanagazette.com/news/2014/03/14/many-unhappy-with-school-s-disrepair-80450.php>[3/15/2014 2:45:38 PM]

Packet Pg. 99

Attachment: 2014-041R ATTH 08 Newspaper Article Many Unhappy with School's Disrepair (1074 : Res No. 2014-041 City Council Objection to

Pine Street School property is in Veal-Gooch's ward, and she and other council members have been hearing citizens demand that the city take action to destroy properties such as the Pine Street School for months.

Veal-Gooch said she thinks Stone's track record with another property, McCartney Hotel, near Bi-State Justice Building, gives her no confidence in what he will do with the Pine Street property with a federal designation.

"Stone received historical designation at the state and federal levels on the McCartney Hotel 38 years ago," Veal-Gooch said. "Thirty-eight years ago, and he has done nothing!"

Citizens such as Betty Williams, who lives in Highland Park, have made several presentations to the City Council and held meetings on their own to discuss revitalization of the area. Williams has been taking her concerns about the neighborhood to City Hall, picking up trash in the city and encouraging others to take pride in their homes for the past 10 years. She said joining with other interested citizens of Highland Park has resulted in a resurgence of her activism this past year.

The common consensus among these citizens is that the Pine Street property gives residents the burden of having their home values decline because they live near the Pine Street property.

"(Stone) does nothing to help the community," said Williams, who lives about two blocks away from the property. "My children went there, and we did need to save it 20 years ago, 10 years ago ... but all the windows are knocked out; someone dumped a couch and a chair out there earlier this week. It's like people think, 'Nobody cares about this, so, well, I can just dump things here.'"

Stone said his response to those who live in the neighborhood and have watched its steady decline over the years is that they should realize the property already was falling apart when he acquired it from Texarkana Independent School District in 2003. He also said he is among the neighbors because he owns a home half a block away. He said until recently, he had relatives who also lived in the neighborhood and had for more than 30 years. Stone owns many properties in Texarkana, but also does a great deal of business in Dallas.

"They all know it takes time to get things done," Stone said. "If you look around the neighborhood, it was in a state of disrepair before we even got the property. The auditorium before had three holes in the roof in the auditorium, 8 feet in diameter. The school district was not managing the property at all. The neighbors knew it then, and they know it now."

When Stone acquired the property from TISD, there was first talk of Stone's making a purchase from the district, but it later was agreed upon between Stone and the district that a trade of land could be made. Stone gave the district 6.25 acres west of Summerhill Woods Apartments and north of the softball field. Stone said the school traded that area for the 4.11 acres occupied by seven buildings on the Pine Street property.

TISD Superintendent Paul Norton said he would like the district to be able to get the property back from Stone because he said Stone did not deliver on the promises he made to the district. Norton said he thinks the property would be a great place for the district to build an elementary school. The school district owns 8 acres of the property outside of the fences that surround the school. Stone said he thinks that idea is foolish; he said it would be too dangerous of a location because of the amount of traffic around the area.

"We would love to get the properties back," Norton said. "It is very disappointing to see the conditions."

bbell@texarkanagazette.com



Weather

Weather Forecast | Weather Maps | Weather Radar

Featured Business

Oxygen Rich Respiratory &



Home Medical Equipment

Oxygen Rich Respiratory & Home

Published: 03/14/2014

Leave a Reply

0 Comments Texarkana Gazette.com d Login ▾

Sort by Best ▾ Share □ Favorite □



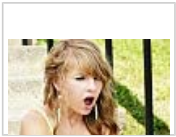
Start the discussion...

Be the first to comment.

From Around the Web



JFK and FDR had 1 weird trick that can let you retire 100% tax-free.



Compare High Yield CD Rates From FDIC Insured Banks. Plus Tips.



Rumor has it this stock might explode. Can you turn \$5,000 into \$500,000?



Check your pockets... Do you have these rare coins mixed with your pocket change?



Little Known Way To Pay Off Mortgage

ADVERTISEMENT

Health Equipment
880 Kings Way
Texarkana, TX 75501
903-831-7424
[Read more about this business](#)
[/ View Map](#)

Business Directory

- [Texarkana Auto Sales](#)
- [Texarkana Banking](#)
- [Texarkana Beauty Care](#)
- [Texarkana Dentists](#)
- [Texarkana Florists](#)
- [Texarkana Insurance](#)
- [Texarkana Lawyers](#)
- [Texarkana Movers](#)
- [Texarkana Physicians](#)
- [Texarkana Restaurants](#)
- [Texarkana Real Estate](#)

[Discover and Review More Local Businesses »](#)
[Browse in house online business directory »](#)

[Terms and Conditions](#) | [Privacy Policy](#) | [Contact Us](#) | [Place an Ad](#) | [Resources](#) | [Dropbox](#)



27,011,258 visitors since April 26th, 2007

2014 (c) Copyright

Web design by: Joe Regan
Owner of: WebProJoe.com [Web Design Texarkana](#)

Search:

My Account

AdChoices

[Sign-up for Free Breaking News Email Alerts!](#)

[Sign out](#) | [joy.sartor](#)

[Print Edition](#) · [Buy Photos](#) · [Breaking News](#) · [Place Ad](#) · [Subscription Rates](#) · [Forms](#) · [Contact Us](#) · [About Us](#)



Texarkana Gazette

"Serving the Four States Area"



News

Opinions

Features

Events

Extras

Business

Sports

Obituaries

Classifieds

Blogs

Publications

Residents speak out about Highland Park improvements

By: Becky Bell - Texarkana Gazette

A group of Highland Park residents are developing ideas and goals to share with the Texarkana, Texas, City Council about how improvements can be made in their neighborhood.

The group, Neighbors United for a Better Highland Park, met for the first time Thursday evening at the David Nelson Meeting Room at the Texarkana Public Library.

The meeting was attended by 17 residents; three police officers, Officer Jeff Estes, and members of the Problem Oriented Police unit, Sgt. Mike Jones and Officer Dustin Thompson; and Daphnea Ryan, environmental services unit manager of the Texarkana, Texas, Environmental Services Unit, whose duties include code enforcement.

Lesley Sandlin, who served as Public Services Librarian for 10 years and retired a year ago, said she knew before retiring where her energy would go once she was no longer working, and she let co-workers know her plans.

She lives with her sister, Phyllis McGee, in their childhood home at 1423 Wood St.

"I told them I was going to be the city's worst nightmare when I retired when it came to cleaning up Highland Park," Sandlin said.

Sandlin, McGee, and Betty Williams, who lives at 1424 Olive St., coordinated the meeting at the library to express their concerns and hear from other neighbors about what they would like to see changed in Highland Park.

They passed around a survey asking participants to list their concerns about the Highland Park neighborhood and what specific problems they would like to see the neighborhood group focus on.

They also asked participants to sign petitions for the removal of the Pine Street School in the Highland Park neighborhood and the old Masonic Lodge building on 217 West Seventh St.

Williams and the group voiced concern that the buildings were eyesores in town and



DOES MEDICARE MAKE YOU WANNA PULL YOUR HAIR OUT?

As a matter of fact, Ronny Voltz can keep your hair in tact!



"Serving my clients for life"

RONNY VOLTZ INSURANCE

1301 Hazel • Texarkana, TX
903.793.1068 • 1.800.259.2428

*Not connected with or endorsed by the US Govt. or the Medicare Program.

Sponsor

HOBBY LOBBY

YOUR Creative OUTLET

DESIGN IT. DECORATE IT. CELEBRATE IT!

START GETTING CREATIVE TODAY!



REDEEM NOW!

COUPON FOR IN-STORE USE

40% OFF

Featured Business

Rushing Pest Control



903-792-7533 RushPest@aol.com

Rushing Pest Control

2202 N Robison Rd
Texarkana, TX 75501
(903) 796-7533
[Read more about this business](#)
[/ View Map](#)

Kerry: US Won't Recognize Crim...
AP Mar 14, 2014



Attachment: 2014-041R ATTH 09 Newspaper Article Residents speak out about Highland Park improvements (1074 : Res No. 2014-041 City

created a negative image of Texarkana, particularly the Masonic Lodge, which is near East Funeral Home.

"I would hate for someone in town to attend a funeral to see that, as that area is the gateway to downtown Texarkana," Williams said.

The Pine Street School building is owned by John Stone, a businessman who does not live in Texarkana.

Stone, president of John M. Stone Co., which deals in real estate, oil and gas and is based in Dallas, owns several properties in Highland Park. Stone also owns his childhood home, which is near Pine Street School, where he and his parents attended school.

He said Friday by phone the school is a pre-construction site and his intent is to put a senior individual living center on the property once economic conditions are right.

Since he acquired school property in November 2005, the economy has seen little improvement, said Stone, who has 43 years of experience in real estate. He said his critics might be unaware of all the factors that go into refurbishing an old property.

"We are diligently working on the property to make something happen there," Stone said. "Are they unaware of the unsettled nature of the mortgage market in our country?... We are influenced by a large scale of real estate development. No property exists in a vacuum. ... When Wadley went into bankruptcy, that scared a lot of lenders, and since then the economy hasn't gotten any better."

The old Masonic Lodge is no longer owned by the Masons, as they have a usable building in Wake Village. Rod and Lesa LaGrone are listed as owners of the building, according to taxnet.usa.

The LaGrone's could not be immediately reached for comment.

Williams said the neighbors would prefer the owners to address the conditions of the buildings they own, and they have voiced their concerns in certified letters to both the owners.

"The city does not have the money to take that kind of project on," Williams said.

Ed Hasley, who lives across from Sandlin and McGee at 1416 Wood St., said he agreed that the city cannot afford to remove the number of buildings needed to be demolished around town.

"We can get in here and raise Cain, but it is not feasible to take taxpayer money to take old buildings down," Hasley said following the meeting Thursday night. "This is not something that can be done overnight."

After listening to myriad complaints about Highland Park from the residents, Scott Lawrence, who also resides in Highland Park, recommended the group organize and prioritize a limited amount of goals the next time they are ready to speak in front of the city council.

He also said it would be best to offer the city council members solutions so that the problems would be easier to solve.

"You can't go to the city council with all of this, you have to pick your fight, so to speak," Lawrence said. "Everybody is pretty aware of the issues, and the (city council members) are sympathetic to the issues, but their hands are tied from a financial standpoint. You have to give them very specific targets, take baby steps."

Williams and the other group leaders commended the work of Texarkana police officers for their response to calls in the neighborhood and thanked Ryan of the Texarkana Environmental Services Unit for working tirelessly with them to focus on properties that do not meet city ordinances within the neighborhood.



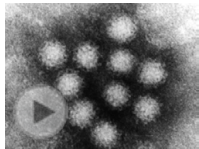
Kerry: US Won't Recognize Cri...



Obama Welcomes Irish P.M. to t...



Obama Warns Russia Again of 'c...



Viral Outbreak Closes VA School

Weather

Weather Forecast | Weather Maps | Weather Radar

Featured Business



Cedar Ridge Apartments
4615 Summerhill Road
Texarkana, TX 75501
903-831-5491 (Karen)

Ryan said she was optimistic about what changes could be made in the neighborhood and complimented the leaders in the group for already making positive changes.

“We are starting to see them re-engage in their community, and they are trying to take the community back to its original glory,” Ryan said. “This was a great turnout, and it is promising to see so many engaged citizens in one neighborhood.”

Jones from the police force agreed.

“It is good to members of the police force, the city and neighbors coming together to make the neighborhood better,” he said.

The group plans to meet at the library on the second Thursday of each month. Their next regularly scheduled meeting will be at 7 p.m. Oct. 10 at the David Nelson Meeting Room.

However, the group will meet at 6:30 p.m. Oct. 1 at the library in recognition of National Night Out.

bbell@texarkanagazette.com

Published: 09/14/2013

[Read more about this business](#)
[Visit Website](#)

Business Directory

- [Texarkana Auto Sales](#)
- [Texarkana Banking](#)
- [Texarkana Beauty Care](#)
- [Texarkana Dentists](#)
- [Texarkana Florists](#)
- [Texarkana Insurance](#)
- [Texarkana Lawyers](#)
- [Texarkana Movers](#)
- [Texarkana Physicians](#)
- [Texarkana Restaurants](#)
- [Texarkana Real Estate](#)

[Discover and Review More Local Businesses »](#)
[Browse in house online business directory »](#)

Leave a Reply

0 Comments [Texarkana Gazette.com](#) [Login](#)

Sort by Best Share Favorite



Start the discussion...

Be the first to comment.

From Around the Web



Rumor has it this stock might explode. Can you turn \$5,000 into \$500,000?



Check your pockets... Do you have these rare coins mixed with your pocket change?



Little Known Way To Pay Off Mortgage



401(k) money managers desperately hope you don't find out about this - free video reveals why



Compare Today's High Yield CD Rates From FDIC Insured Banks. Plus Tips.

ADVERTISEMENT

[Terms and Conditions](#) | [Privacy Policy](#) | [Contact Us](#) | [Place an Ad](#) | [Resources](#) | [Dropbox](#)



27,011,268 visitors since April 26th, 2007

2014 (c) Copyright

Web design by: Joe Regan
Owner of: WebProJoe.com [Web Design Texarkana](#)



Attachment: 2014-041R ATTH 09 Newspaper Article Residents speak out about Highland Park improvements (1074 : Res No. 2014-041 City

Staff comments regarding historic designation for Pine Street School property:

Abandoned properties are chronic problems for police and a source of uneasiness for citizens in the area. Abandoned buildings attract crime by providing cover, concealment, and opportunity for criminals. Criminals are drawn to an abandoned property because it suits their needs and has very few factors that might limit a criminal's behavior or the amount of time spent in and around the property. As the building's reputation becomes known to other criminals, the property is used by even more offenders. This cycle continues and eventually the location becomes the epicenter of crime and disorder. No one is present to guard the area and deter criminal behavior which naturally erodes any sense of caring and ownership of the property. The criminal behavior extends outward from the location making the surrounding neighborhood increasingly vulnerable to crime, fear, nuisance behavior, and sharply declining property values.

Abandoned properties contribute to a self-perpetuating cycle of blight. Surrounding tenants and building owners will not rehabilitate and reinvest in their property when property values are plummeting and the environment is tainted with crime and the fear of crime. Abandoned properties are markers indicating no one cares about the neighborhood; the message to onlookers is that the area is unmanageable, no one is willing to challenge another's behavior, and there is no deterrent to criminal conduct. Fear of victimization in the area leads residents to venture outdoors less frequently, which affects their physical and psychosocial health, furthering their feelings that they have been abandoned by both the police and city officials.

In the case of the Pine Street School property, the police and City government are limited in their ability to fundamentally improve the Highland Park neighborhood when the area is beset by abandoned properties. Allowing this dilapidated building to remain, especially in light of its size and proximity, is completely contrary to the welfare of citizens and the revitalization of the Highland Park neighborhood.

Let me know if there is anything else I can do to help.

Danny

Captain Danny Presley, M.S., CPM, FBINA
Operations Division Commander
SWAT Commander
Texarkana, Texas Police Department
(903) 798-3132 Office
(903) 798-3107 Fax
Presleyd@txkusa.org

The information contained in this e-mail is subject to the provisions of the Texas Public Information Act, Texas Government Code, Chapter 552. The information may be shared with others.

Concerning the property located at W.16th and Pine St. (AKA Pine St. Middle School). While we understand and appreciate the historical relevance of this property, the Texarkana, Texas Fire Department believes the structures on this parcel create a clear and present danger to the citizens and our firefighters. The state of disrepair is evident by the collapsing roof, broken windows and other deterioration visible from the exterior. If one of these structures were to be involved in a fire, we would not send our firefighters inside for extinguishment. The potential for collapse of the buildings is too great to risk their lives for interior operations. Texarkana has a number of homeless people that look for a place to stay, especially when the weather is cold. These types of structures lend themselves to being available for inhabiting and nefarious acts due to their lack of being secured from entry. Any building that sits idle (vacant) for a long period of time will result in this type of condition. Without someone who has the resources and time to maintain such structures, we will lose them to weather, vandalism, and fire.

Sincerely,

Chris Black

Assistant Fire Chief/Fire Marshal
Texarkana, Texas Fire Department
Office: (903)798-3994
Fax: (903) 793-4731
Email: cblack@txkusa.org

Search:

My Account

AdChoices

[Sign-up for Free Breaking News Email Alerts!](#)

[Sign out](#) | [joy.sartor](#)

[Print Edition](#) · [Buy Photos](#) · [Breaking News](#) · [Place Ad](#) · [Subscription Rates](#) · [Forms](#) · [Contact Us](#) · [About Us](#)



Texarkana Gazette
"Serving the Four States Area"

[News](#) [Opinions](#) [Features](#) [Events](#) [Extras](#) [Business](#) [Sports](#) [Obituaries](#) [Classifieds](#) [Blogs](#) [Publications](#)

Mature old buildings seek plans, purpose

By: Les Minor - Texarkana Gazette

A guilty pleasure of mine is the 1986 flop "The Best of Times" starring Robin Williams and Kurt Russell. The film centers around a mild-mannered banker (Williams) who believes his life could be re-energized if only he could do over one football game—a game where the winning touchdown pass slipped through his hands, and with it any sense of confidence and self-worth he might have had.

He has stumbled through life ever since, fixating on the humiliating drop, replaying it over and over.

As he struggles with what might kindly be termed an early mid-life crisis, he comes up with the idea of replaying the game. Getting the arch-rivals back together 13 years later so that, from his perspective, his honor could be restored, and from the broader perspective, the effort would lift the town out of lethargy. In essence, he wants to rewrite history.

He gets his wish through some conniving manipulation of local folk, and in the run-up to the big game, the town starts to physically reshape itself. Camera pans down the main drag, where people are painting buildings, putting up new store fronts, restoring and reopening a classic theater, showing some pride.

That's kind of what I see and imagine now when I look around downtown Texarkana, a town that needs to be pulled out of lethargy, that needs a new coat of paint.

Some activity is bubbling up downtown these days—just how serious and lasting is yet to be established.

The Main Street Matters program sponsored by Benjamin Moore Paints has kicked off and, if the weather holds, several blocks of Broad Street in Texarkana will get needed facelifts. There wasn't any noticeable activity Friday morning, but the next two weeks or so should be busy ones.



Internet Sales Team
Go to
petemankins.com
Or Call James Otwell
@ 903-280-2762

Sponsor

How To Remove Dark Spot



A Weird Trick To Remove Dark Spots Without A Doctor

Featured Business

Rushing Pest Control


903-792-7533 RushPest@aol.com

Rushing Pest Control

2202 N Robison Rd
Texarkana, TX 75501
(903) 796-7533
[Read more about this business](#)
[/ View Map](#)

AdChoices

Protests in Moscow Ahead of Cri...
AP Mar 16, 2014

AP

Texarkana won the contest through an amazing local social media effort. The buildings selected to be painted are basically in front of the Bi-State Justice Building and two blocks to the east and west of it. In the old days, this was the center of town. State Line Avenue bisects Broad Street there, and everything once important to Texarkana resided in and around this confluence of commerce. But that is not all.

On Wednesday of this week, there is a meeting at Texarkana, Texas, City Hall to discuss the 90-year-old Hotel Grim, once among the grandest of all grand hotels. In recent years, it has sat vacant, fallen on hard times and continues to decline. Plans to revitalize it have come and gone with some regularity over the last two decades, but nothing tangible has emerged. Maybe this time will be different. Maybe not.

The Perot Theatre is getting fitted for carpet. The historic theater, known originally as Saenger Theatre, got poked, prodded and measured last week in advance of newly tailoring floor covering. And this isn't just any old carpet. This is high-brow stuff, the kind off foot-fluff that will turn heads and make shoes take notice.

Installation is more than a year away, but it is much needed. Although eyes seldom turn downward at the Perot, it is part of the upkeep necessary in maintaining a fully restored theater. But that is not all.

About 15 blocks north-northeast of Broad Street, on the edge of traditional downtown, the old Pine Street Middle School campus also was getting attention last week. Its owner, John Stone, who obtained the property in a land swap with the local school district a decade ago, is trying to get it placed on the National Register of Historic Places. Sounds good on the surface.

The property was in decline when Stone acquired it and has continued to decline. In the months before this deal, after the school district announced plans to demolish the buildings, Stone stepped up and provided an exciting alternative. Those who were fighting the district to save the property—largely because of its deep heritage—saw Stone as a hero. But other than securing the property and doing some repairs to protect his investment, nothing much has happened.

That is troubling to some. Those who wanted to save and repurpose it back then didn't expect this. For all their dreams of preservation, they'd rather see it leveled than existing indefinitely in its current and decaying condition. They see it as a blight on the city and a drag on the surrounding neighborhood.

For his part, Stone couldn't have expected this to happen. Investors buy property to make money, not to have it rot on them. And Stone even has acknowledged a personal fondness for the campus, which previously served as Texas High School and Texarkana Junior College. He grew up less than a block away.

He is right when he says the campus already was falling apart when he took ownership of it. He is right when he says the surrounding neighborhood, mainly to the north and east, was already in decline.

While all this is true, it is also obvious that he owns the single most significant piece of this neighborhood, and little will change until it does.

In fairness, Texarkana is not the only city with old, dilapidated buildings dotting the skyline. If there is enough interesting stuff going on around them, they can be ignored—take Fort Worth, for instance. And property owners have rights, too.

But what kind of obligation does a city have to its citizens to regulate long-vacant properties? And when, if ever, does a city look at these old building and say this is bad for business? It makes us look dated and downtrodden.

Certainly, there have been more stable and less ramshackle properties than this that have been condemned—particularly in residential areas. Rules don't always seem to be applied evenly.



Protests in Moscow Ahead of Cri...



Comedian David Brenner, 'Tonig...

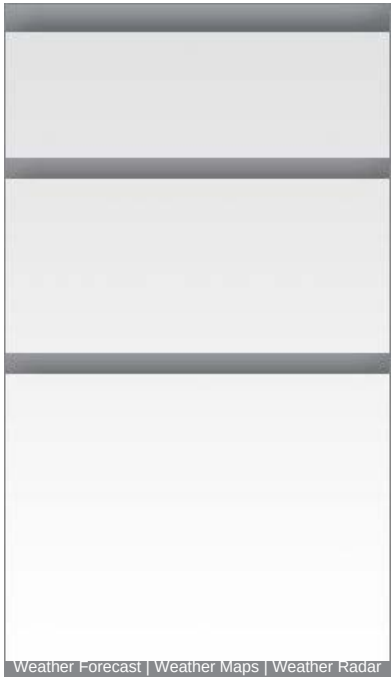


Missing Plane Investigation, Sea...



Tensions High Ahead of Crimea ...

Weather



Weather Forecast | Weather Maps | Weather Radar

Featured Business

Enjoy a happier, more confident student!

Are you concerned about your child's self-confidence?

ANSWERS ARE A PHONE CALL AWAY.

903-838-0303

LearningRx

Under the Science, get smarter. Guaranteed.

5602 Richmond Rd. Suite 104

LearningRx
5602 Richmond Road, Richmond Moores

Texarkana Independent School District is now showing some interest in buying the property back, maybe for consideration as an elementary school campus. Mr. Stone doesn't think this would work because there is too much traffic, but I would respectfully disagree.

There isn't much traffic on Pine Street anymore in front of the school, and the traffic on Texas Boulevard is irrelevant. All elementary school playgrounds anymore are fenced. Protecting young charges from traffic is a top priority.

Pulling old Texarkana out of the of lethargy also should be a top priority.

There's a lot of activity going on along this front right now. Next in line is more constructive movement.

Published: 03/16/2014

Leave a Reply

0 Comments

Texarkana Gazette.com

d Login ▾

Sort by
Best ▾

Share ☐ Favorite ☐



Start the discussion...

Be the first to comment.

From Around the Web



Little Known Way
To Pay Off
Mortgage



401(k) money
managers
desperately hope
you don't find out
about this - free
video reveals
why



Rumor has it this
stock might
explode. Can you
turn \$5,000 into
\$500,000?



Compare Today's
High Yield CD
Rates From FDIC
Insured Banks.
Plus Tips.



Check your
pockets... Do you
have these rare
coins mixed with
your pocket
change?

ADVERTISEMENT

Crossing, Suite 104
Texarkana, TX 75503
(903) 838-0303
[Read more about this business](#)
[Visit Website / View Map](#)

Business Directory

- [Texarkana Auto Sales](#)
- [Texarkana Banking](#)
- [Texarkana Beauty Care](#)
- [Texarkana Dentists](#)
- [Texarkana Florists](#)
- [Texarkana Insurance](#)
- [Texarkana Lawyers](#)
- [Texarkana Movers](#)
- [Texarkana Physicians](#)
- [Texarkana Restaurants](#)
- [Texarkana Real Estate](#)

[Discover and Review More Local Businesses »](#)
[Browse in house online business directory »](#)

[Terms and Conditions](#) | [Privacy Policy](#) | [Contact Us](#) | [Place an Ad](#) | [Resources](#) | [Dropbox](#)



27,025,179 visitors since April 26th, 2007



CITY OF TEXARKANA TEXAS

PUBLIC NOTICE

**THIS BUILDING IS UNSAFE AND ITS USE OR
OCCUPANCY HAS BEEN PROHIBITED BY THE
BUILDING OFFICIAL.**

ADDRESS:

1915 PINE

DATE:

12 / 9

2013

Authorized by: Lynn Henry, Chief Building Official

REMOVAL OF CARD IS A VIOLATION OF CITY CODES

CODE VIOLATIONS (as checked)

- ☒ 1. The building, structure, or any part thereof is liable to partially or fully collapse because of:
- (a) Dilapidation, deterioration, or decay
 - (b) Faulty construction
 - (c) The removal, movement or instability of any portion of the ground for support
 - (d) The deterioration decay or inadequacy of the foundation
 - (e) Any other cause _____
- ☒ 2. The building, structure of any part thereof was constructed or maintained in violation of any provision of the city's building code, or any other applicable ordinance of law of the city, county, state or federal government NOTE: (~~See Housing Inspection Report~~)
- ☐ 3. Any wall or other vertical structural members list, lean or buckle
- ☐ 4. The foundation or the vertical or horizontal supporting members are twenty-five (25) percent or more damaged or deteriorated
- ☐ 5. The nonsupporting coverings of walls, ceilings, roofs, or floors are fifty (50) percent or more damaged or deteriorated
- ☐ 6. The structure has improperly distributed loads upon the structural members, or they have insufficient strength to be reasonably safe for the purpose used
- NOTES: _____
- ☒ 7. The structure or any part thereof has been damaged by fire, water, earthquake, wind, vandalism, or other cause to such an extent that it has become dangerous to the public health, safety and welfare
- NOTES: _____
- ☐ 8. The structure or any part thereof has inadequate means of egress as required by the city's building code
- ☐ 9. The structure does not have adequate light, ventilation, or sanitation facilities as required by the city's building code and plumbing code
- ☐ 10. The structure is not wired so as to provide in operating condition electrical circuits sufficient to safely carry a load imposed by normal use of appliances and fixtures
- ☒ 11. The structure constitutes a fire hazard
- ☒ 12. The structure is not in compliance with the requirements of the city's ☒ building code, ☒ electrical code, ☐ plumbing code, ☐ fire code, ☐ or other applicable codes of the city such that said structure constitutes a menace or hazard to the public health or safety
- NOTES: _____
- ☒ 13. The structure is so dilapidated or substandard as to be unfit for human habitation and a hazard to the public health, safety, and welfare
- ☒ 14. The building is so deteriorated or constructed or permitted to be constructed as to constitute a menace to the health or safety, including all conditions conducive to the harboring of rats or mice or other disease-carrying animals or insects, reasonably calculated to spread disease, including such conditions hazardous to safety as inadequate bracing or use of deteriorated materials.
- ☒ 15. The structure, regardless of the structural condition, is unoccupied by the owner, lessee, or other invitee and is unsecured from unauthorized entry to the extent it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children

ADDRESS: 1915 PINEDATE: 12/9/13





























City of Texarkana, Texas

Version: D

Update Date: 3/12/2014 1:03 PM

Briefing Sheet

Lead Department: Police **Action Officer:** Danny Presley, Captain
Ordinance No. 2014-038 amending Chapter 13, "Motor Vehicles and Traffic",
Article v, "Stopping, Standing and Parking", Division 1, "Generally", Section
13-96, "Penalties for Overtime Parking" and Sec. 13-97, "Fine Deposit Boxes"
Subject: of the Code of Ordinances of the City of Texarkana, Texas.

Briefing: 3/24/2014 **Public Hearing:** 4/14/2014 **Second Briefing:** April 28, 2014 **Council Vote:** 5/12/2014

Item Schedule

Schedule 1: Brief twice - vote once (six weeks)

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Parking in the downtown area has been a challenge for residents and business owners alike. The matter is exacerbated by a lack of parking in the downtown area and the absence of a parking attendant to enforce the two-hour parking. Staff feels that it is in the best interest of the community to amend the Code by removing the two-hour parking restrictions. Afterwards the two-hour signs in the downtown area will be removed. A vacant lot in the downtown area may soon be improved to allow for additional parking.

Potential Options:

No other recommended options known

Fiscal Implications:

None

Staff Recommendation:

Staff feels that it is in the best interest of the community to amend the Code by removing the two-hour parking restrictions. Staff recommends that the two-hour signs in the downtown area be removed. Staff also recommends the improvement of a vacant lot along Front Street between Main St. and Texas Blvd. to allow for additional parking in the downtown area.

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

City of Texarkana, Texas

Attachments

- a. Goals and Perspectives (DOCX)
- b. 038 Repeal CH13-96-97 (DOC)

Staff Coordination

City Engineer 3:46 PM	Kyle Dooley	Review	Completed	03/04/2014
Police	Danny Presley 03/04/2014 3:48 PM	Department Head Review	Completed	
Public Information Officer		Lisa Thompson	PIO Review	Completed
	03/04/2014 3:53 PM			
City Manager 4:28 PM	John Whitson	City Manager Review	Completed	03/04/2014
City Council	Pam Burns	Meeting	Pending	

Meeting History

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

Perspectives	Goals
Serve the Community	☐ Promote an Environmentally Sensitive & Livable Community ☐ Provide a Safe Community ☐ Deliver Quality Services ☒ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☐ Maximize Partnership Opportunities ☐ Provide Courteous & Responsive Customer Service ☐ Model a Positive City Image ☒ Deliver Efficient Services ☐ Cultivate Community Involvement & Access
Manage the Resources	☐ Maintain Fiscal Strength ☐ Maximize Utilization & Resources ☒ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ Create a Positive & Rewarding Work Culture

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

Staff time required if item is approved: Low

Other Potential Impacts:

NONE APPLICABLE

Public Information Plan:

☐	Newspaper Notice (Required by Statute)	☐	Public Hearing (Required by Statute)
☒	Public Forum/Input Session	☐	Press Release
☐	E-News Distribution	☐	Website Notice
☐	Social Media (Twitter, Facebook, etc.)	☐	Special Mailing
☐	Flyers Posted	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	

Other:

ORDINANCE NO. 2014-038

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING CHAPTER 13, "MOTOR VEHICLES AND TRAFFIC", ARTICLE V, "STOPPING, STANDING AND PARKING", DIVISION 1, "GENERALLY", SECTION SEC. 13-96, "PENALTIES FOR OVERTIME PARKING" AND SEC. 13-97, "FINE DEPOSIT BOXES" OF THE CODE OF ORDINANCES OF THE CITY OF TEXARKANA, TEXAS, BY REPEALING THEM IN THEIR ENTIRETY; PROVIDING FOR PUBLICATION; PROVIDING FOR A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the repeal of this Ordinance is necessary due to the changing downtown business and retail environment which no longer necessitates a two-hour parking time limit; and

WHEREAS, the City no longer employs a parking attendant dedicated to enforcing the two-hour parking and it is currently not feasible to do so thus the two-hour parking is presently not enforced; and

WHEREAS, the City has developed plans for improvements in the downtown area and the repeal of the two-hour parking is a precursor to future improvements of streets, sidewalks, and parking areas in the downtown area.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That Chapter 13, "Motor Vehicles And Traffic", Article V, "Stopping, Standing And Parking", Division 1, "Generally", Section Sec. 13-96, "Penalties For Overtime Parking" And Sec. 13-97, "Fine Deposit Boxes" of the Code of Ordinances of the City of Texarkana, Texas, be and are hereby amended by repealing them in their entirety.

SECTION 5: That the City Secretary be and is hereby directed to publish the caption of this Ordinance for three (3) successive days in the Texarkana Gazette within ten (10) days of the passage of this Ordinance, as provided in Article XI, Section 3 of the Charter of the City of Texarkana, Texas.

SECTION 6: That in case a section, clause, sentence or part of this Ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair or invalidate the remainder of this Ordinance.

SECTION 7: That all ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 8: That this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the 12th day of May, 2014.

BOB BRUGGEMAN, MAYOR

ATTEST:

JENNIFER EVANS, CITY SECRETARY

Attachment: 038 Repeal CH13-96-97 (1060 : Ord. No. 2014-038 Repeal of Two-Hour Downtown Parking, Codes 13-96 and 13-97)

City of Texarkana, Texas

Version: C

Update Date: 3/11/2014 11:23 AM

Briefing Sheet

Lead Department: Public Works **Action Officer:** Debbie Burk
Subject: Consider Ordinance No. 2014-033 amending Section 3103.1.1 of the International Building Code as adopted in Chapter 5, Section 1.1 of the Code of Ordinances of the City of Texarkana, Texas pertaining to temporary structures.
Briefing: 3/24/2014 **Public Hearing:** 3/10/2014 **Second Briefing:** March 24, 2014 **Council Vote:** 4/14/2014

Item ScheduleSchedule 1: Brief twice - vote once (six weeks)**Updates/History of Briefing:****Executive Summary and Background Information:**

A letter was received by the mayor from Mr. Ken McClain at B & K Rentals, Inc. (see attachment) requesting the City to review the Ordinance concerning temporary structures. He requested that the limit on permits allowed be increased from 10 to 14 days and from 3 to 5 times in a calendar year. Staff has now reviewed usage over the past year for all temporary structures permitted. The most common temporary structure is a tent used for outdoor sales and events. These tents are also regulated by the fire department (see attachment).

Potential Options:

None

Fiscal Implications:

Small increase in permit fees due to additional usage.

Staff Recommendation:

Staff is in agreement with Mr. McClain's request. Staff has also recognized a need for a seasonal type permit for temporary structures, i.e. Christmas tree sales, mother's day sales. Therefore, staff recommends for approval of the proposed amendment to this Ordinance.

Advisory Board/Committee Review:

None

Board/Committee Recommendation:

Not applicable.

City of Texarkana, Texas

Advisory Board/Committee Meeting Date and Minutes:

Not applicable.

Attachments

- a. Goals and Perspectives (DOCX)
- b. Ord 2014-033 Temp structures (DOCX)
- c. Attachment Ordinance 2014-33 letter (PDF)
- d. Attachment to Ord. 2014-033 (redlined amend.) (DOCX)
- e. Attachment to Ord. 2014-033 (fire code for temporary structures) (DOCX)

Staff Coordination

Public Works	Shirley Jaster 02/12/2014 4:38 PM	Department Head Review	Completed	
Public Information Officer		Lisa Thompson	Review	Completed
	02/13/2014 11:18 AM			
City Attorney 12:42 PM	Jennifer Evans	Review	Skipped	02/18/2014
City Manager 12:42 PM	Jennifer Evans	City Manager Review	Skipped	02/18/2014
City Council 10:15 AM	Jennifer Evans	Meeting	Completed	03/13/2014

Meeting History

02/24/14 City Council MOVED FORWARD Next: 03/10/14
 03/10/14 City Council MOVED FORWARD Next: 03/24/14
 Shirley Jaster spoke to this item. Brandon Jones spoke in favor of this proposed ordinance.

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

Perspectives	Goals
Serve the Community	☐ Promote an Environmentally Sensitive & Livable Community ☐ Provide a Safe Community ☐ Deliver Quality Services ☐ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☐ Maximize Partnership Opportunities ☒ Provide Courteous & Responsive Customer Service ☒ Model a Positive City Image ☒ Deliver Efficient Services ☒ Cultivate Community Involvement & Access
Manage the Resources	☐ Maintain Fiscal Strength ☐ Maximize Utilization & Resources ☐ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ Create a Positive & Rewarding Work Culture

Perspectives and Goals Additional Comments:

None

Resource Impact:Staff time required if item is approved: [Select One By Clicking Here](#)**Other Potential Impacts:**

None

Public Information Plan:

☐ Newspaper Notice (Required by Statute)	☒ Public Hearing (Required by Statute)
☐ Public Forum/Input Session	☐ Press Release
☐ E-News Distribution	☒ Website Notice
☐ Social Media (Twitter, Facebook, etc.)	☐ Special Mailing
☐ Flyers Posted	☐ Banners Posted
☐ Survey	☐ Automated Phone Call
☐ None Required	☐

Other:

ORDINANCE NO. 2014 -033

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING SECTION 3103.1.1 OF THE INTERNATIONAL BUILDING CODE AS ADOPTED IN CHAPTER 5, SECTION 1.1, “AMENDMENTS, MODIFICATIONS, DELETIONS” OF THE CODE OF ORDINANCES OF THE CITY OF TEXARKANA, TEXAS, TO LIMIT THE USE OF TEMPORARY STRUCTURES, PROVIDING FOR A PENALTY CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING FOR A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, City staff has reviewed and makes the recommendation that Chapter 5, Section 1.1, *Temporary Structures*, be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That Section 5-1.1 “*Amendments, modifications, deletions.*” of the Code of Ordinances of the City of Texarkana, Texas, is hereby amended by the addition of the following language:

Section 3103.1.1 Permit required of the said International Building Code adopted by Section 5-1 herein, is hereby amended in its entirety to read as follows: “Temporary structures shall not be erected, operated, or maintained for any commercial purpose without obtaining a permit from the building official. A permit is valid for a period of time not longer than fourteen (14) days. A permit may not be granted more than five (5) times in each calendar year for any lot, premises, or location. Permits may not be granted for consecutive periods of time. The building official can approve a one-time seasonal permit for a period not to exceed forty-five (45) days i.e. Christmas, Valentine’s Day, Mother’s Day etc.”

SECTION 2: That the City Secretary be and is hereby directed to publish the caption of this Ordinance for three (3) successive days in the Texarkana Gazette within ten (10) days of the passage of this Ordinance, as provided in Article XI, Section 3 of the Charter of the City of Texarkana, Texas.

SECTION 3: That in case a section, clause, sentence or part of this Ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair or invalidate the remainder of this Ordinance.

SECTION 4: That all ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 5: That this Ordinance shall be in full force and effect ten (10) days after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the 14th day of April, 2014.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Attachment: Ord 2014-033 Temp structures [Revision 1] (1046 : Ord. No. 2014-033 (Amendment to code- temporary structures))

Mayor Bob Bruggeman

Municipal Building, 3rd and Spruce Street

Texarkana, TX 75501

Subject: Ordinance 173-08

Date 8-19-13

Dear Mayor Bruggeman,

The cited Ordinance requires permits and places limits for temporary structures such as tents that our business rents. It states that a permit is valid for a period of time" not longer than ten days and will not be granted more than three times in a calendar year for any lot, premises, or location."

As a partner in B & K. Rentals, Inc. I respectfully request that the limit on permits allowed be increased from ten to fourteen days and five times in a calendar year.

The extensions requested for permits would be not only beneficial for my business; but should also allow for payment of increased taxes to the city since these extensions would accommodate that. At the same time, these limited extensions, if allowed, would not open the door for establishments to have repeated sales and over usage of temporary structures.

Sincerely,


Ken McClain

B&K Rentals, Inc. dba The Big Event and Astrojump

Copy furnished to Ms. Shirley Jaster, Community Development and Code Enforcements

Attachment: Attachment Ordinance 2014-33 letter (1046 : Ord. No. 2014-033 (Amendment to code- temporary structures))

BELOW IS THE CURRENT SECTION HIGHLIGHTED IN RED WITH THE PROPOSED AMENDED CHANGES:

Section 3103.1.1 Permit required. of the said International Building Code adopted by section 5-1 herein, is hereby amended in its entirety to read as follows: "**Temporary structures** shall not be erected, operated, or maintained for any commercial purpose without obtaining a permit from the building official. A permit is valid for a period of time not longer than ~~10~~ **fourteen (14)** days. A permit may not be granted more than ~~three (3)~~ **five (5)** times in each calendar year for any lot, premises, or location. Permits may not be granted for consecutive periods of time." **The building official can approve a one- time seasonal permit for a period not to exceed forty-five (45) days i.e. Christmas, Valentine's Day, Mother's Day etc.**

(Ord. No. 001-06, § 1, 1-9-06; Ord. No. 173-08, § 1, 8-25-08)

2006 International Fire Code

Chapter 24 - Tents, Canopies and Other Membrane Structures

SECTION 2402 DEFINITIONS

2402.1 Definitions.

CANOPY. A structure, enclosure or shelter constructed of fabric or pliable materials supported by any manner, except by air or the contents it protects, and is open without sidewalls or drops on 75 percent or more of the perimeter.

TENT. A structure, enclosure or shelter constructed of fabric or pliable material supported by any manner except by air or the contents that it protects.

SECTION 2403 TEMPORARY TENTS, CANOPIES AND MEMBRANE STRUCTURES

2403.1 General.

All temporary tents, canopies and membrane structures shall comply with this section.

2403.2 Approval required.

Tents and membrane structures having an area in excess of 200 square feet (19 m²) and canopies in excess of 400 square feet (37 m²) shall not be erected, operated or maintained for any purpose without first obtaining a permit and approval from the fire code official.

Exceptions:

1. Tents used exclusively for recreational camping purposes.
2. Fabric canopies open on all sides which comply with all of the following:
 - 2.1. Individual canopies having a maximum size of 700 square feet (65 m²).
 - 2.2. The aggregate area of multiple canopies placed side by side without a fire break clearance of 12 feet (3658 mm), not exceeding 700 square feet (65 m²) total.
 - 2.3. A minimum clearance of 12 feet (3658 mm) to all structures and other tents.

2403.5 Use period.

Temporary tents, air-supported, air-inflated or tensioned membrane structures and canopies shall not be erected for a period of more than 180 days within a 12-month period on a single premises.

2403.6 Construction documents.

A detailed site and floor plan for tents, canopies or membrane structures with an occupant load of 50 or more shall be provided with each application for approval. The tent, canopy or membrane structure floor plan shall indicate details of the means of egress facilities, seating capacity, arrangement of the seating and location and type of heating and electrical equipment.

2403.8.2 Location.

Tents, canopies or membrane structures shall not be located within 20 feet (6096 mm) of lot lines, buildings, other tents, canopies or membrane structures, parked vehicles or internal combustion engines. For the purpose of determining required distances, support ropes and guy wires shall be considered as part of the temporary membrane structure, tent or canopy.

Exceptions:

1. Separation distance between membrane structures, tents and canopies not used for cooking, is not required when the aggregate floor area does not exceed 15,000 square feet (1394 m²).
2. Membrane structures, tents or canopies need not be separated from buildings when all of the following conditions are met:
 - 2.1. The aggregate floor area of the membrane structure, tent or canopy shall not exceed 10,000 square feet (929 m²).
 - 2.2. The aggregate floor area of the building and membrane structure, tent or canopy shall not exceed the allowable floor area including increases as indicated in the *International Building Code*.
 - 2.3. Required means of egress provisions are provided for both the building and the membrane structure, tent or canopy, including travel distances.
 - 2.4. Fire apparatus access roads are provided in accordance with [Section 503](#).

2403.12 Means of egress.

Means of egress for temporary tents, canopies and membrane structures shall be in accordance with Sections 2403.12.1 through 2403.12.8.

2403.12.1 Distribution.

Exits shall be spaced at approximately equal intervals around the perimeter of the tent, canopy or membrane structure, and shall be located such that all points are 100 feet (30 480 mm) or less from an exit.

2403.12.2 Number.

Tents, canopies or membrane structures or a usable portion thereof shall have at least one exit and not less than the number of exits required by Table 2403.12.2. The total width of means of egress in inches (mm) shall not be less than the total occupant load served by a means of egress multiplied by 0.2 inches (5 mm) per person.

TABLE 2403.12.2 MINIMUM NUMBER OF MEANS OF EGRESS AND MEANS OF EGRESS WIDTHS FROM TEMPORARY MEMBRANE STRUCTURES, TENTS AND CANOPIES

OCCUPANT LOAD	MINIMUM NUMBER OF MEANS OF EGRESS	MINIMUM WIDTH OF EACH MEANS OF EGRESS (inches)	MINIMUM WIDTH OF EACH MEANS OF EGRESS (inches)
		Tent or Canopy	Membrane Structure
10 to 199	2	72	36
200 to 499	3	72	72
500 to 999	4	96	72
1,000 to 1,999	5	120	96
2,000 to 2,999	6	120	96
Over 3,000 ^a	7	120	96

2403.12.5 Aisle.

The width of aisles without fixed seating shall be in accordance with the following:

1. In areas serving employees only, the minimum aisle width shall be 24 inches (610 mm) but not less than the width required by the number of employees served.
2. In public areas, smooth-surfaced, unobstructed aisles having a minimum width of not less than 44 inches (1118 mm) shall be provided from seating areas, and aisles shall be progressively increased in width to provide, at all points, not less than 1 foot (305 mm) of aisle width for each 50 persons served by such aisle at that point.

2403.12.6 Exit signs.

Exits shall be clearly marked. Exit signs shall be installed at required exit doorways and where otherwise necessary to indicate clearly the direction of egress when the exit serves an occupant load of 50 or more.

2403.12.6.1 Exit sign illumination.

Exit signs shall be of an approved self-luminous type or shall be internally or externally illuminated by luminaires supplied in the following manner:

1. Two separate circuits, one of which shall be separate from all other circuits, for occupant loads of 300 or less; or
2. Two separate sources of power, one of which shall be an approved emergency system, shall be provided when the occupant load exceeds 300. Emergency systems shall be supplied from storage batteries or from the on-site generator set, and the system shall be installed in accordance with the ICC *Electrical Code*.

2403.12.7 Means of egress illumination.

Means of egress shall be illuminated with light having an intensity of not less than 1 foot-candle (11 lux) at floor level while the structure is occupied. Fixtures required for means of egress illumination shall be supplied from a separate circuit or source of power.

2404.2 Flame propagation performance treatment. +

Before a permit is granted, the owner or agent shall file with the fire code official a certificate executed by an approved testing laboratory certifying that the tents; canopies and membrane structures and their appurtenances; sidewalls, drops and tarpaulins; floor coverings, bunting and combustible decorative materials and effects, including sawdust when used on floors or passageways, shall be composed of material meeting the flame propagation performance criteria of NFPA 701 or shall be treated with a flame retardant in an approved manner and meet the flame propagation performance criteria of NFPA 701, and that such flame propagation performance criteria are effective for the period specified by the permit.

2404.3 Label.

Membrane structures, tents or canopies shall have a permanently affixed label bearing the identification of size and fabric or material type.

2404.5 Combustible materials.

Hay, straw, shavings or similar combustible materials shall not be located within any tent, canopy or membrane structure containing an assembly occupancy, except the materials necessary for the daily feeding and care of animals. Sawdust and shavings utilized for a public performance or exhibit shall not be prohibited provided the sawdust and shavings are kept damp. Combustible materials shall not be permitted under stands or seats at any time. The areas within and adjacent to the tent or air-supported structure shall be maintained clear of all combustible materials or vegetation that could create a fire

hazard within 20 feet (6096 mm) of the structure. Combustible trash shall be removed at least once a day from the structure during the period the structure is occupied by the public.

2404.12 Portable fire extinguishers.

Portable fire extinguishers shall be provided as required by [Section 906](#).

2404.15 Heating and cooking equipment.

Heating and cooking equipment shall be in accordance with Sections 2404.15.1 through 2404.15.7.

2404.15.1 Installation.

Heating or cooking equipment, tanks, piping, hoses, fittings, valves, tubing and other related components shall be installed as specified in the *International Mechanical Code* and the *International Fuel Gas Code*, and shall be approved by the fire code official.

2404.15.2 Venting.

Gas, liquid and solid fuel-burning equipment designed to be vented shall be vented to the outside air as specified in the *International Fuel Gas Code* and the *International Mechanical Code*. Such vents shall be equipped with approved spark arresters when required. Where vents or flues are used, all portions of the tent, canopy or membrane structure shall be not less than 12 inches (305 mm) from the flue or vent.

2404.15.3 Location.

Cooking and heating equipment shall not be located within 10 feet (3048 mm) of exits or combustible materials.

2404.15.4 Operations.

Operations such as warming of foods, cooking demonstrations and similar operations that use solid flammables, butane or other similar devices which do not pose an ignition hazard, shall be approved.

2404.15.5 Cooking tents.

Tents where cooking is performed shall be separated from other tents, canopies or membrane structures by a minimum of 20 feet (6096 mm).

2404.15.6 Outdoor cooking.

Outdoor cooking that produces sparks or grease-laden vapors shall not be performed within 20 feet (6096 mm) of a tent, canopy or membrane structure.

2404.15.7 Electrical heating and cooking equipment.

Electrical cooking and heating equipment shall comply with the ICC *Electrical Code*.

2404.16 LP-gas.

The storage, handling and use of LP-gas and LP-gas equipment shall be in accordance with Sections 2404.16.1 through 2404.16.3.

2404.16.1 General.

LP-gas equipment such as tanks, piping, hoses, fittings, valves, tubing and other related components shall be approved and in accordance with [Chapter 38](#) and with the *International Fuel Gas Code*.

2404.16.2 Location of containers.

LP-gas containers shall be located outside. Safety release valves shall be pointed away from the tent, canopy or membrane structure.

2404.16.2.1 Containers 500 gallons or less.

Portable LP-gas containers with a capacity of 500 gallons (1893 L) or less shall have a minimum separation between the container and structure not less than 10 feet (3048 mm).

2404.16.2.2 Containers more than 500 gallons.

Portable LP-gas containers with a capacity of more than 500 gallons (1893 L) shall have a minimum separation between the container and structures not less than 25 feet (7620 mm).

2404.16.3 Protection and security.

Portable LP-gas containers, piping, valves and fittings which are located outside and are being used to fuel equipment inside a tent, canopy or membrane structure shall be adequately protected to prevent tampering, damage by vehicles or other hazards and shall be located in an approved location. Portable LP-gas containers shall be securely fastened in place to prevent unauthorized movement.

2404.17 Flammable and combustible liquids.

The storage of flammable and combustible liquids and the use of flammable-liquid-fueled equipment shall be in accordance with Sections 2404.17.1 through 2404.17.3.

2404.17.1 Use.

Flammable-liquid-fueled equipment shall not be used in tents, canopies or membrane structures.

2404.17.2 Flammable and combustible liquid storage.

Flammable and combustible liquids shall be stored outside in an approved manner not less than 50 feet (15 240 mm) from tents, canopies or membrane structures. Storage shall be in accordance with [Chapter 34](#).

2404.17.3 Refueling.

Refueling shall be performed in an approved location not less than 20 feet (6096 mm) from tents, canopies or membrane structures.

2404.18 Display of motor vehicles.

Liquid- and gas-fueled vehicles and equipment used for display within tents, canopies or membrane structures shall be in accordance with Sections 2404.18.1 through 2404.18.5.3.

2404.18.1 Batteries.

Batteries shall be disconnected in an appropriate manner.

2404.18.2 Fuel systems.

Vehicles or equipment shall not be fueled or defueled within the tent, canopy or membrane structure.

2404.18.2.1 Quantity limit.

Fuel in the fuel tank shall not exceed one-quarter of the tank capacity or 5 gallons (19 L), whichever is less.

2404.18.2.2 Inspection.

Fuel systems shall be inspected for leaks.

2404.18.2.3 Closure.

Fuel tank openings shall be locked and sealed to prevent the escape of vapors.

2404.18.3 Location.

The location of vehicles or equipment shall not obstruct means of egress.