

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED JUL 16 1979
DATE ENTERED SEP 6 1979

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC
Hotel McCartney
AND/OR COMMON

2 LOCATION

STREET & NUMBER
100 Block of State Line Avenue
CITY, TOWN
Texarkana
STATE
Texas
VICINITY OF
First
COUNTY
Bowie
CODE
048
CODE
037
NOT FOR PUBLICATION
CONGRESSIONAL DISTRICT

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input checked="" type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> ENTERTAINMENT
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> GOVERNMENT
		<input type="checkbox"/> NO	<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input checked="" type="checkbox"/> OTHER: Storage & Warehouse

4 OWNER OF PROPERTY

NAME
Twin State Corporation as Seller; American Development Corporation as Purchaser
STREET & NUMBER
Seller's address, P.O. Box 168; Buyer's address, Suite 970 Bryan Tower
CITY, TOWN
Seller, Texarkana; Buyer, Dallas
STATE
Buyer and Seller, Texas
VICINITY OF

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Bowie County Courthouse
STREET & NUMBER
CITY, TOWN
Boston
STATE
Texas

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
DATE
DEPOSITORY FOR SURVEY RECORDS
CITY, TOWN
STATE
FEDERAL STATE COUNTY LOCAL

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input checked="" type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Constructed in a commercial style of building that is typical of the early 20th century, the McCartney Hotel, the tallest building in Texarkana, remains a focal point for that city's skyline. Occupying the first town lot sold within the city, the hotel is located in the hub of the downtown commercial district, prominently sited across from Union Station Terminal, which became a major southwest railway station during the height of rail transportation. The hotel no longer functions as such; however, it has suffered no drastic architectural or interior alterations since construction and remains a fine example of the early 20th century commercial style with outstanding Art Deco interiors.

This ten-story, reinforced concrete structure faced with pre-cast concrete and brick reflects the Chicago School arrangement of base, shaft, and cornice. The structure is composed of a two-story, polygonal-shaped base from which rises an eight-story tower, the upper floor distinguished as a cornice through the use of architectural decoration. Oriented to the traffic and pedestrian flows of the street, the first two floors of the hotel (base area) are easily accessible from the south, east, and west facades. The main entrance to the hotel lobby is located on the south facade directly across from the entrance to Union Station Terminal. The triple arched openings of both buildings reflect one another and a strong axial tie is established with this architectural reinforcement. Secondary entrances on the east and west facades are defined by single arches and all hotel entrances are protected with ornate flat canopies supported by decorative cables attached to the face of the structure. The ground floor is faced with pre-cast concrete blocks and features large, store front windows separated by stylized pilasters, also of concrete blocks. The light-colored brickwork begins on the second level which is pierced with one-over-one, double-hung windows. These bracket-supported windows are faced with concrete blocks and feature a protruding keystone. The brackets are spanned with a concrete inset highlighted with a bull's eye motif. A strong horizontal emphasis is given to the base area with continuous courses of concrete blocks that encircle the south, east, and west facades. The polygonal shape of the base extends north and consists of two stories with a one-story, angular, projecting entrance to the garage. This flat-roofed base is terminated with a course of concrete blocks. The north facade of this structure was originally shielded by commercial structures facing Broad Street. Currently, these structures have been razed to allow the construction of the Bi-State Criminal Justice Center, which will also obstruct the view of the north facade. This unadorned brick facade is punctuated at regular intervals with six-over-six double-hung windows.

Rising an additional eight stories from the south end of the base is the shaft. Floors three through nine are treated identically; symmetrical, unadorned brick facades broken with regularly spaced, one-over-one, double-hung windows with slightly protruding sills. The tenth floor is distinguished by a continuous course of concrete blocks. The windows are faced with concrete blocks and rest on insets of fluted concrete. These windows are further enhanced with an enriched over-treatment. The south facade features windows with exaggerated cornices and three windows with broken pediment treatments.

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CONTINUATION SHEET 1

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The east and west facades feature a central window of Palladian inspiration flanked by identical corniced windows. Visible above the surrounding commercial structures, the north facade of the tower which is asymmetrical in composition, features bracketed and broken pedimented windows. Small, four-paned windows indicate a service shaft on the north side of the tower. The cornice features insets of turned concrete balusters which span the south, east, and west facades and extend around to either side of the north facade. Rising from the north side of the tower is a penthouse complex which houses the mechanical equipment of the structure.

Constructed at the height of the Art Deco period, the interior of the structure is an outstanding statement of that era. The first floor housed the hotel lobby and registration desk as well as cafes and other supporting businesses. The second floor offered a mezzanine and ballroom, the latter of which opened onto a roof deck. Floors three through ten, accessible from the lobby by stairs and elevators, were designated as sleeping quarters. The lobby and mezzanine were decorated in a bold display of Art Deco forms and decorative motifs, brilliantly accented in gold and silver. A curved marble staircase with Deco inspired railings connects the lobby and mezzanine, both of which feature marble wainscoting. The ceilings are accented with ornate, three-dimensional cornice molding and the mezzanine features an elaborate skylight. Preformed plaster figures and Deco light fixtures further enhance the overall feeling.

The late 1950's and early 1960's saw a cessation of rail passenger service and an increase in automobile travel. This shift in reliance from rail to highway decreased the importance of the McCartney's location and eventually, a lack of patronage closed its doors. In 1976 the hotel was used as a movie set followed by usage as a storage facility. The hotel has been zoned historic by the city of Texarkana and the new owners plan to renovate the building with respect to its historical integrity, adapting it for use as retail and office space.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input checked="" type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input checked="" type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1929

BUILDER/ARCHITECT Joseph Finger of Houston, Texas

STATEMENT OF SIGNIFICANCE

Rising ten stories above the Texarkana skyline, the McCartney Hotel serves not only as a focal point for the city, but also as a visual reminder of the prominence Texarkana enjoyed as a major southwest railway center during the height of rail transportation. Reciprocally related to the Union Station Terminal, the hotel offered a variety of facilities to travellers and local residents alike. The structure is a good example of the commercial style of building prevalent in the early 20th century and features outstanding Art Deco interior architectural and decorative detailing.

The McCartney Hotel stands today as a reminder of the thriving commercial and industrial economy Texarkana boasted during the first half of the 20th century. Designed in the grand hotel style of the 1920's by Houston architect Joseph Finger, the hotel is prominently located across from Union Station Terminal, a major railroad center of the southwest. This convenient association enabled a symbiotic relationship to develop between the two structures which are located in the central business district. The hotel was an accommodating establishment for businessmen and tourists alike. Texarkana was established in 1873 at the site where the great Southwest Trail, for centuries the main route from Mississippi River Indian villages to those of the south and west, passed by a Caddo Indian village. In 1874 two major railroads were joined in this city which is located on the state line of Texas and Arkansas. By 1928 four major railroads included Texarkana in the vast network of rails woven across the continent. This railway connection enabled the economy of Texarkana to expand, based on the rich timberlands, arable farmland, and abundant and diversified mineral deposits of the area.

Mc'el → The site of the McCartney Hotel was the first town lot sold in the city, and was previously occupied by the three-story Cosmopolitan Hotel, noted for its appeal to travelling theatrical troupes and said to have hosted Will Rogers and Lilly Pons. The Cosmopolitan was razed in 1929 by owner W.A. McCartney, Sr. to make way for the larger, more accommodating McCartney Hotel, which remains the tallest building in Texarkana. The reinforced concrete and brick structure became a focal point for the city's skyline. Rising ten stories above the city, the structure bears a modified resemblance to the skyscrapers of the Chicago School. The first two floors relate to the street, the third through eighth floors are identically void of decoration and the top floor is emphasized with window trim and intermittent insertions of balusters at the parapet level. Mr. McCartney was a prominent resident of Texarkana, coming to the city in 1874 at the age of four years. In the 1940's and 1950's McCartney, who had then

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Pamphlets: "Now I Am 80," by W.A. McCartney, Sr., Texarkana, 1950.
 Newspapers: The Texarkana Gazette, December 25, 1950.
The Texarkana Gazette, December 13, 1950.
 People Interviewed: Mr. W.A. McCartney, Jr., 715 Pine Street, Texarkana, Texas,
 March, 1979.
 Mr. J.O. Mahaffey, Jr., 810 Pine St., Texarkana, Texas.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than one

UTM REFERENCES Quadrangle Name: Texarkana, Texas - Ark.

Quadrangle Scale: 1:24000

A	1	5	4	0	3	0	2	0	3	6	9	8	1	8	0	B							
	ZONE			EASTING			NORTHING			ZONE			EASTING			NORTHING							
C																D							

VERBAL BOUNDARY DESCRIPTION

All of lots numbered Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16) and Seventeen (17), all in Block numbered Twenty-Eight (28), City of Texarkana, Texas.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Linda C. Flory

ORGANIZATION

Texas Historical Commission

DATE

June 27, 1979

STREET & NUMBER

Box 12276

TELEPHONE

CITY OR TOWN

Austin

STATE

TX 78711

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

[Handwritten Signature]

TITLE State Historic Preservation Officer

DATE June 27, 1979

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

[Handwritten Signature]

DATE

9-6-79

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

KEEPER OF THE NATIONAL REGISTER

ATTEST: *[Handwritten Signature]*

DATE

9/6/79

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

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CONTINUATION SHEET 2

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become known as the city's "unofficial historian," hosted gatherings at the hotel for national, regional, and local dignitaries, civic leaders, business leaders, and friends. From these prestigious meetings grew efforts led by McCartney which eventually resulted in the convergence in Texarkana of four major U.S. highways. Over the last twenty-five years the increase in highway transportation brought about the gradual decline in the importance of Texarkana as a railway center. As a result, the hotel ceased to operate as such in the early 1970's and in 1976 was sold and used for storage. Current plans are to restore the facade of the structure and convert into retail and office space.

Property Hotel Mc Carney

State Md. (Bowie) Working Number 7.16.79.1689

79002920

TECHNICAL

Photos 9

Maps 1

CONTROL

with nice interior Art Deco details; **OK 7.18.79** *PK*

A good example of the early 20th C. Commercial style in Texarkana is an architectural focal point for the city. There are architectural similarities between the hotel and the RR station to faces, and the history of the hotel mirrors the growth and decline of the city's RR economy. Restoration for retail and office space is planned.

HISTORIAN

accept
B. Grosvenor
9/6/79

ARCHITECTURAL HISTORIAN

ARCHEOLOGIST

OTHER

HAER

Inventory _____

Review _____

REVIEW UNIT CHIEF

accept
B. Grosvenor
9/6/79

BRANCH CHIEF

KEEPER

National Register Write-up _____
Federal Register Entry 10-2-79

Send-back _____
Re-submit _____

Entered SEP 6 1979



HOTEL
MCCARTNEY

Hotel McCartney
100 Block of State Line Avenue
Texarkana, Bowie County, Texas
Photo: David Forgy, 1979
Northwest Oblique
Photo # 1

JUL 16 1979

SEP 6 1979



Hotel McCartney
100 Block of State Line Avenue
Texarkana, Bowie County, Texas
Photo: David Forgy, 1979
Southwest Oblique
Photo # 2

JUL 16 1979





Hotel McCartney
100 Block of State Line Avenue
Texarkana, Bowie County, Texas
Photo: David Forgy, 1979
Southeast Oblique
Photo # 3

JUL 16 1979

SEP 6 1979



Hotel McCartney
100 Block of State Line Avenue
Texarkana, Bowie County, Texas
Photo: David Forgy, 1979
Southeast Oblique
Photo # 4

JUL 16 1979

SEP 6 1979



Hotel McCartney
100 Block of State Line Avenue
Texarkana, Bowie County, Texas
Photo: David Forgy, 1979
Southwest Oblique
Photo # 5

JUL 16 1979

SEP 6 1979



Hotel McCartney
100 Block of State Line Avenue
Texarkana, Bowie County, Texas
Photo: Courtesy of John M. Stone, 1979
Interior, Lobby Staircase
Photo # 6

SEP 6 1979

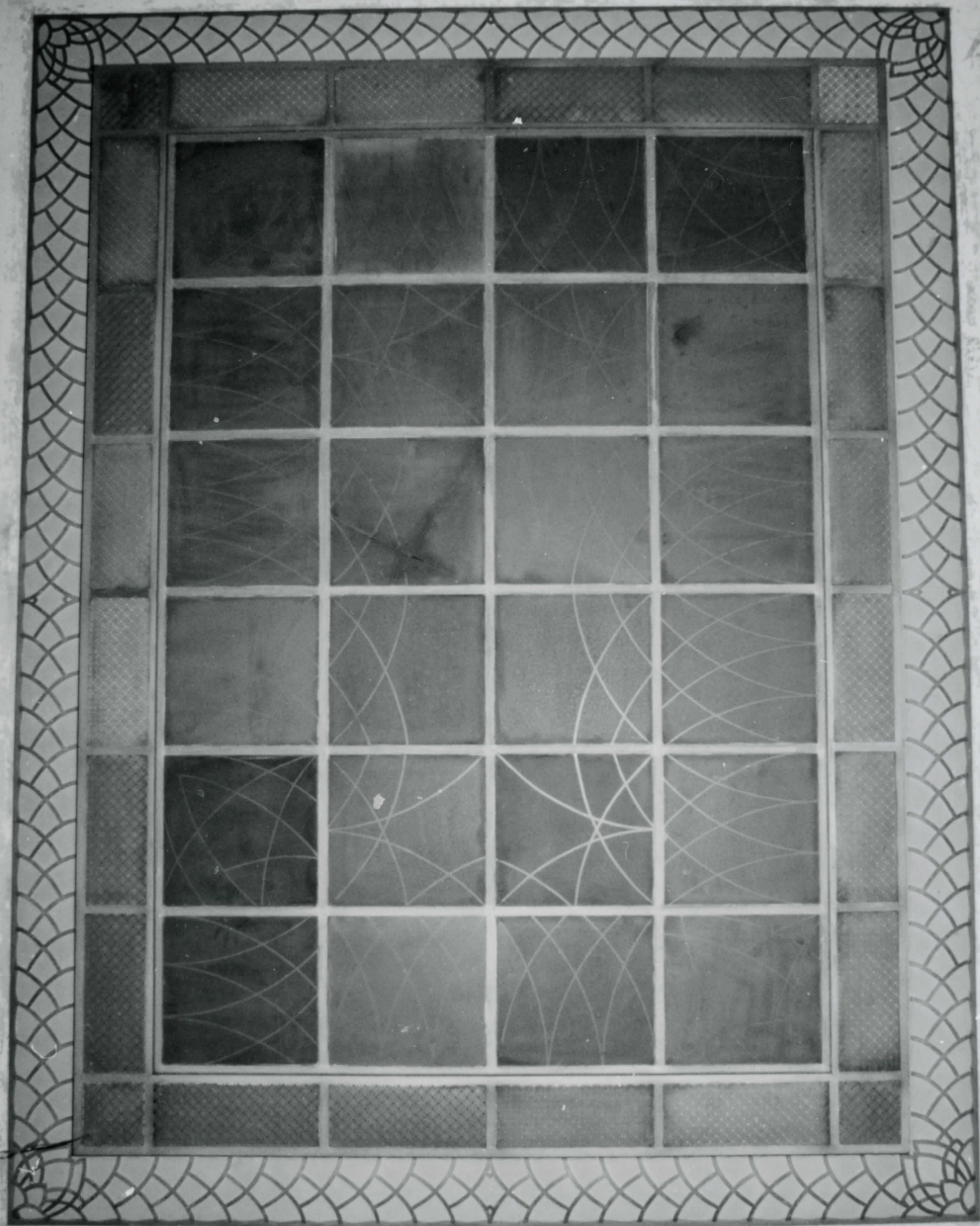
JUL 16 1979



Hotel McCartney
100 Block of State Line Avenue
Texarkana, Bowie County, Texas
Photo: Courtesy of John M. Stone, 1979
Interior, Decorative Cornice Molding
Photo # 7

JUL 16 1979

SEP 6 1979



Hotel McCartney
100 Block of State Line Avenue
Texarkana, Bowie County, Texas
Photo: Courtesy of John M. Stone, 1979
Interior, Mezzanine Skylight
Photo # 8

JUL 16 1979

SEP 6 1979

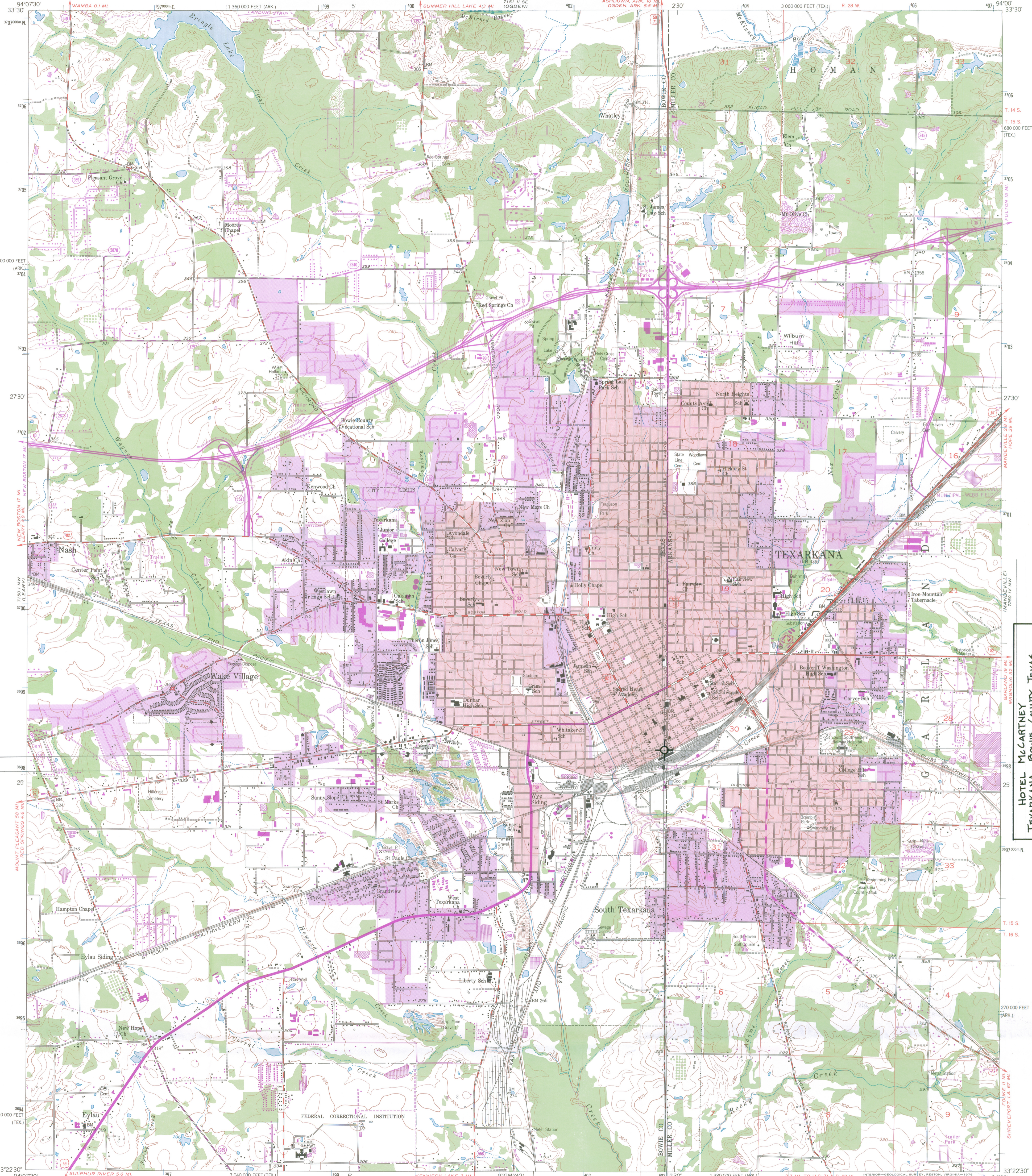


Hotel McCartney
100 Block State Line Avenue
Texarkana, Bowie County, Texas
Photo: Courtesy of John M. Stone, 1979
Interior, Fireplace Overmantle Detail
Photo # 9

JUL 16 1979

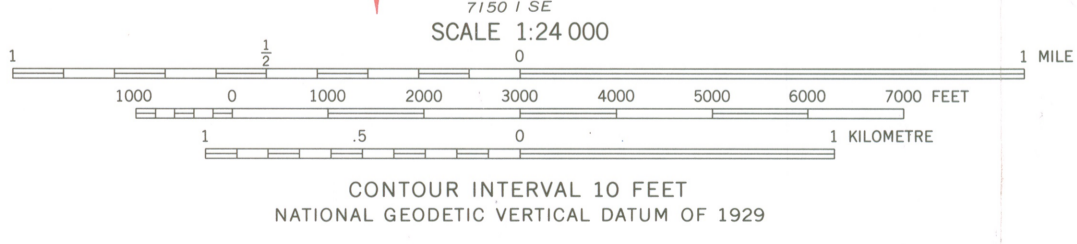
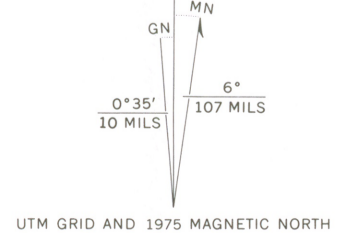
SEP 6 1979

25

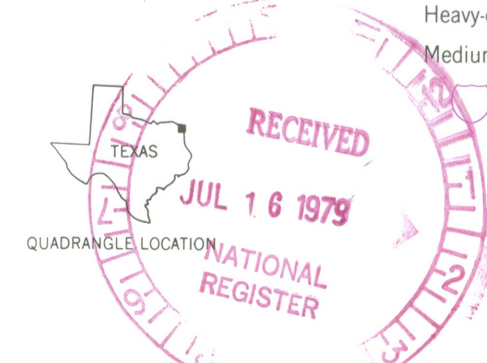
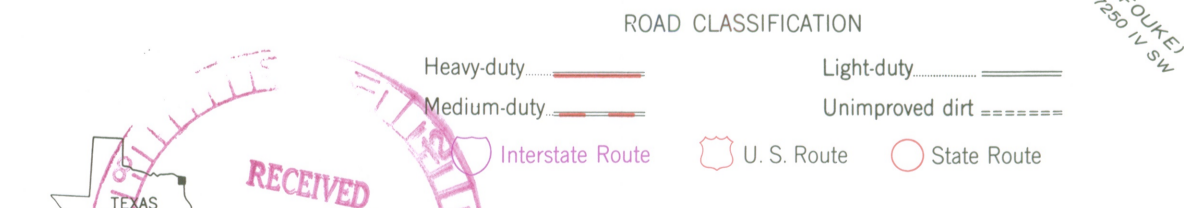


HOTEL MCCARTNEY
TEXARKANA, BOWIE COUNTY, TEXAS
UTM REFERENCE: 15/403020/5698180

Mapped, edited, and published by the Geological Survey
Control by USGS and USC&GS
Topography from aerial photographs by photogrammetric methods
Aerial photographs taken 1953. Field check 1954
Polyconic projection. 1927 North American datum
10,000-foot grid based on Texas coordinate system,
north central zone and Arkansas coordinate system, south zone
Red tint indicates areas in which only
landmark buildings are shown
1000-metre Universal Transverse Mercator grid ticks,
zone 15, shown in blue
Revisions shown in purple compiled from aerial photographs
taken 1970 and 1975. This information not field checked
Purple tint indicates extension of urban areas



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
AND ARKANSAS GEOLOGICAL COMMISSION, LITTLE ROCK, ARKANSAS 72204
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



TEXARKANA, TEX.-ARK.
NE/4 TEXARKANA 15 QUADRANGLE
N3322.5-W9400.7/5
SEP 6 1979
1954
PHOTOREVISED 1970 AND 1975
AMS 7150 1 NE-SERIES V882

JAN 77

3394-144

4/10
And standards,
tax brochure,
no brochure,
intention

Bowie
Co.

HOTEL Mc CARTNEY
7/31/79

JOHN M. STONE COMPANY
Real Estate, Oil & Gas

(TX)

John Morris Stone, C.C.I.M.
Mary Banks Stone, G. R. I.
John Madison Stone, G. R. I.

August 1, 1979
Reply to Dallas

Dr. William J. Murtagh
Keeper of the National Register
U.S. Department of the Interior
Heritage Conservation and Recreation Service
Attention: H32-NR
Washington, D.C. 20243

Re: [Hotel McCartney Building]
[Texarkana, Texas]

Dear Dr. Murtagh:

On July 24, 1979, you wrote my clients, Twin State Corporation, advising them of the above-captioned property's nomination to the National Register of Historic Places. In your letter, you mentioned that you were enclosing information about the Tax Reform Act of 1976's certain benefits and provisions pertaining to this property's depreciation, along with a general description of the National Register program. This information was not enclosed. Could you please send this information to:

Twin State Corporation	John M. Stone Company	Mr. Dick Johnson
P.O. Box 168	6060 N. Central Expwy.	American Development
Texarkana, Texas	Suite 512	Suite 970, 2001 Bryan
	Dallas, Texas 75206	Tower
		Dallas, Texas 75201

Please also include your guidelines called "Criteria for Evaluation".

Please also send a list of the standards for the "Do's and Don't" for rehabilitating old buildings.

Thank you very much for your prompt response.

Sincerely,

JOHN M. STONE COMPANY

John M. Stone, C.C.I.M.

JMS:wmt
cc: Mr. Stern Feinberg
Mr. Dick Johnson

THE NATIONAL BUREAU OF HISTORIC RECORDS

DATE **AUG 6 1979**

01/8/80

_____ FIVE-DIGIT ZIP CODE (ATTACHED)

_____ STREET ADDRESS

_____ TELEPHONE CODE (ATTACHED)

_____ CITY COUNCIL TAXES

_____ NOTES

ENTRIES IN THE NATIONAL REGISTER

STATE TEXAS

Date Entered SEP 6 1979

<u>Name</u>	<u>Location</u>
Hotel McCartney	Texarkana Bowie County

Also Notified

Honorable Lloyd M. Bentsen

Honorable John G. Tower
Honorable Sam B. Hall, Jr.

State Historic Preservation Officer
Mr. Truett Latimer
Executive Director
Texas State Historical Commission
P.O. Box 12276, Capitol Station
Austin, Texas 78711

NR Byers/bjr 9/11/79