

United States Department of the Interior
National Park Service

APR 22 2016

National Register of Historic Places Registration Form

Nat. Register of Historic Places
National Park Service

1. Name of Property

Historic Name: Hotel Grim
Other name/site number: NA
Name of related multiple property listing: NA

2. Location

Street & number: 301 N. State Line Avenue
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Not for publication: Vicinity: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 local

Applicable National Register Criteria: A B C D

Mark Wolfe State Historic Preservation Officer Date: 4/13/16
Signature of certifying official / Title
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: _____

Barbara E. Nelson Date of Action: 6.7.16
Signature of the Keeper

Hotel Grim, Texarkana, Bowie County, Texas

5. Classification

Ownership of Property

<input checked="" type="checkbox"/>	Private
<input type="checkbox"/>	Public - Local
<input type="checkbox"/>	Public - State
<input type="checkbox"/>	Public - Federal

Category of Property

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property

Contributing	Noncontributing	
1	-	buildings
-	-	sites
-	-	structures
-	-	objects
1	-	total

Number of contributing resources previously listed in the National Register:

6. Function or Use

Historic Functions: Domestic/Hotel

Current Functions: Vacant/Not in Use

7. Description

Architectural Classification: Late 19th and 20th Century Revivals: Italian Renaissance Revival

Principal Exterior Materials: Stone, Brick, Stucco

Narrative Description (see continuation sheets 7 through 9)

Hotel Grim, Texarkana, Bowie County, Texas

8. Statement of Significance

Applicable National Register Criteria

<input checked="" type="checkbox"/>	A	Property is associated with events that have made a significant contribution to the broad patterns of our history.
<input type="checkbox"/>	B	Property is associated with the lives of persons significant in our past.
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	D	Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations: NA

Areas of Significance: Architecture, Community Planning and Development

Period of Significance: 1925

Significant Dates: 1925

Significant Person (only if criterion b is marked): NA

Cultural Affiliation (only if criterion d is marked): NA

Architect/Builder: Mann, George R.; Stern, Eugene John; McAnich, Arthur N.

Narrative Statement of Significance (see continuation sheets 10 through 14)

9. Major Bibliographic References

Bibliography (see continuation sheets 15 and 16)

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): NA

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10. Geographical Data

Acreeage of Property: 0.89 acres

Coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: NA

1. Latitude: 33.422744° Longitude: -94.043301°

Verbal Boundary Description: CITY/TRIGGS ADDN, LOTS 7-12 GRIM HOTEL, 2972/009 12/14/98, BLK/TRACT 13, 0.89 ACRES. Hotel Grim is bounded on the south by W. 3rd Street, on the west by Pine Street, and on the east by State Line Avenue.

Boundary Justification: The nomination includes all property historically associated with the building.

11. Form Prepared By

Name/title: Beverly J. Rowe, Ph.D.

Organization: NA

Street & number: 120 Olive Street

City or town: Texarkana **State:** AR **Zip Code:** 71854

E-mail: bjbhurst@yahoo.com

Telephone: 903-748-1235

Date: July 23, 2014

Additional Documentation

Maps (see continuation sheets 17 and 18)

Additional items (see continuation sheets 19 through 33)

Photographs (see continuation sheets 34 through 55)

Hotel Grim, Texarkana, Bowie County, Texas

Photographs

Hotel Grim
Texarkana, Bowie County, Texas
Photographed by Dr. Beverly J. Rowe, June 2014

Photo 1
Southeast elevation
Photographer was standing near Olive Street and East 3rd Street, looking northwesterly.

Photo 2
East elevation
Photographer is standing at corner of East 3rd Street and State Line Avenue, looking northwesterly.

Photo 3
East façade of Hotel Grim featuring the main entrance.
Photographer is on the east side of State Line Avenue, looking west.

Photo 4
Eighth floor area of East façade, directly above the main entrance.
Photographer is across State Line Avenue on its east side, looking west.

Photo 5
East and north facades of Hotel Grim along with the south end of the Rialto Building.
Photographer is standing at the intersection of Olive Street, State Line Avenue, and East 4th Street.

Photo 6
North end of Hotel Grim and the “V” shaped service area, along with the Pine Street side of the hotel. Photographer is standing in the alley behind the Rialto Building, facing southwest.

Photo 7
Wall along the north façade along with the interior side of the west façade (Pine Street side) wing.
Photographer standing in the alley behind the Rialto Building facing southwest.

Photo 8
West elevation.
Photographer was standing near the corner of Pine Street and West 4th Street, facing southeast.

Photo 9
West façade, showing water damage and missing windows.
Photographer was standing on the west side of Pine Street, facing southeast.

Photo 10
West façade.
Photographer was standing mid-block on Pine Street, between West 3rd and West 4th Streets, facing southeast.

Photo 11
The original hotel sign atop the Hotel Grim roof, visible from the west façade.
Photographer was standing mid-block on Pine Street, between West 3rd and West 4th Streets, facing southeast.

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Photo 12

Floors six through eight at the corner of West 3rd Street and Pine Street.
Photographer was standing near the corner of West 3rd Street and Pine Street, facing east.

Photo 13

Street level and second floor areas of the south façade (West 3rd Street).
Photographer was standing near the corner of West 3rd Street and Pine Street, facing east.

Photo 14

Lobby ceiling details.
Photographer facing south.

Photo 15

Doorway into Grim Drug Store area.
Photographer facing south.

Photo 16

Lobby showing the main registration desk.
Photographer was facing west.

Photo 17

Palm Court Restaurant.
Photographer facing north.

Photo 18

Palm Court tiles.
Photographer facing north.

Photo 19

Typical guest room on the hotel's upper floors.

Photo 20

Mezzanine area
Photographer facing northeast.

Photo 21

Mezzanine area.
Photographer facing south.

Photo 22

Typical Upper floor Hallway

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.

Hotel Grim, Texarkana, Bowie County, Texas

Narrative Description

Hotel Grim, located at 301 N. State Line Avenue in Texarkana, Texas, is an eight-story, plus basement two-part commercial building of reinforced concrete construction with a three-part façade consisting of stone, brick, and stucco. The building is located at the corner of West 3rd Street and State Line Avenue in the center of Texarkana's historic downtown business district. The building contains 103,200 square feet and when built, was the second tallest building in Texarkana. The building has a "V" shaped footprint with the bottom portion of the "V" on West 3rd Street and the right leg of the "V" extending 150' along State Line Avenue and the left leg of the "V" extending 150' along Pine Street towards West 4th Street. The building has two primary elevations on the east and west. These are similar in design and material featuring the three-part façade of stone, brick, and stucco. The main hotel entry is in the middle of the east façade, facing State Line Avenue, Texarkana's main north-south thoroughfare. The roof of this grand hotel is finished in Imperial Spanish tile (red) and the lobby area features wrought-iron railings on the mezzanine. Concrete stairs to the left of the registration desk in the Lobby lead up to all floors and two passenger elevators located in the same area also run from basement to roof-top garden and the grand ballroom on the eighth floor.

Setting and Site

Texarkana is actually two cities that straddle the state line between Texas and Arkansas – Texarkana, Texas, and Texarkana, Arkansas. It is located 178 miles east of Dallas, 143 miles southwest of Little Rock, and 72 miles north of Shreveport. Texarkana, Texas, was founded in December of 1873 by the Texas and Pacific Railroad and Texarkana, Arkansas, was founded in January of 1874 by the Cairo & Fulton Railroad. The Hotel Grim is strategically located on the main north-south artery into downtown Texarkana (State Line Avenue) and is one block north of Broad Street, Texarkana's main commercial district. The building is oriented east-west, with its primary entrance facing east towards Arkansas. The north elevation of the hotel faces an alley running behind the Rialto Building on the same block and vacant lots between it and West 4th Street.

Structure

Hotel Grim is an eight-story, plus basement building of reinforced concrete with stone, brick, and stucco construction on its south and east facades. On its west façade it is a seven-story building of the same construction and finishes, topped with a rooftop garden area. The building is a three-part vertical block (a category of commercial building that was first described by architectural historian Richard Longstreth in *The Buildings of Main Street: A Guide to American Commercial Architecture*) with primary facades composed of three distinct parts – a cream-colored storefront base, a red brick shaft, and a white stucco capital with Italian Renaissance Revival detailing. The building has a "V" shaped footprint and the interior of the V allowed light to reach interior rooms and suites. A brick headhouse is located on the north side of the base of the V, mid-way between the two hotel wings, and a rather plain stairwell located next to the two passenger elevators gave access to the hotel's upper floors. Floors and load-bearing columns are reinforced concrete. Hotel Grim contains 103,200 square feet of space.

Exterior

The building's two primary elevations – the east elevation facing State Line Avenue and the west elevation facing Pine Street – are similar in design and material, featuring stone, brick and stucco. The main entry is on the east elevation and features three large (nearly two stories) arches with the center arch housing the main door and being flanked by large flagpoles. On the west façade there is a single arched doorway (one story tall) situated between two stairways leading down to the basement level.

Hotel Grim, Texarkana, Bowie County, Texas

At the ground floor level, the original storefront openings are located one on the south end of the east elevation and the other on the north end of the same elevation. These entries have been enclosed with cinder blocks. The main doorway, arched windows, and all other ground floor windows have been boarded up. The original windows remain on the ground floor and to the left and right of the main entrance are the remains of awning supports, located below the flag holders. On the east and south elevations of the eighth floor are large double windows with ornamental, wrought-iron balconies.

Beginning with the mezzanine level and continuing up to the seventh floor level, the windows are three-over-three wooden framed windows with mullions, and there are very few of these that are not broken out and the wooden sashes falling out. None of the windows above the street level are boarded up. The original metal fire escape is located on the interior of the west wing of the building, near the north elevation, and has been modified so that there is no access from the street level. On the north elevation of the east wing of the hotel are large, metal exhaust fans located on floors three through seven. The south elevation of the hotel has the same three-part façade treatment of algonite stone, brick and stucco and contains no entry doors. There are three, large windows on this side of the hotel at the ground level that are a single, nine-pane window enclosed in a large frame with each of the nine panes also being enclosed with a frame (Mullion). On the east elevation of the hotel are three more of these nine-pane windows, and on the west elevation are ten windows at the street level, two of which are larger than the other eight. Configuration of these windows was hidden by boards and it is not possible to go inside this area to see them from the interior.

Interior

Hotel Grim features a mixture of one-bedroom hotel rooms, multi-room suites, penthouse areas, and commercial/retail space at the southeast and northeast corners of the building. On the first floor, the main hotel lobby is roughly rectangular, located on the east side of the building. To the south of the lobby is the hotel's drug store area and to the north is the coffee shop. The main registration desk is directly west of the main entry door on the east façade, and centered within the lobby's west wall. To the left of the registration desk, moving west and interior is the bank of two passenger elevators and the staircase. Through the passage in which the elevators and stairs are located, and west, behind the main registration desk is the hotel's main dining room with the Palm Room on its northern end. On the north end of the lobby, moving into the coffee shop area, the hotel's main kitchen is located directly west. The kitchen is located in a one-story building between the two wings of the hotel.

The lobby space retains some original detailing such as plaster ceiling moldings and decorative column capitals visible on the mezzanine level. The original wrought-iron mezzanine railings remain and have a decidedly Mediterranean flavor. Several years ago the owner of the hotel sold off most of the marble, light fixtures, furniture, bathroom fixtures – anything portable -- and the building remains barren. Original tile work is visible in the Palm Room entry and a fountain arch on the north end. The orange, green, black, and blue tiles are in a geometric pattern and also carry a Mediterranean theme.

The mezzanine level is U-shaped with the middle of the U forming an atrium above the lobby. There is no grand staircase leading down to the lobby from the mezzanine level, only the basic staircase located near the elevators. This mezzanine level is ornate and retains some of its original charm, however, peeling paint and water damage are visible and will be a challenge to restore.

The third through the seventh floors are likely identical, though access to these floors was denied. From available photographs it appears that each wing of the hotel had a central hallway with rooms on each side of the hall. The rooms were a mixture of single and double occupancy and suites. Elevator lobbies are located at the south end of each wing near the center of the building. All of the original plaster-finished walls are in very poor condition with many holes resulting from vandalism over the years. Doors are mostly original with many, many coats of paint that is now

Hotel Grim, Texarkana, Bowie County, Texas

peeling due to water damage within the hotel. The flooring throughout the upper floors is now bare concrete, though they were once covered with carpet.

The basement level originally housed the hotel's barber shop, beauty shop, bake shop, and maintenance areas. Some of the basement area has collapsed and will have to be excavated.

Integrity

Hotel Grim retains sufficient architectural integrity to qualify for individual listing on the National Register of Historic Places. There have been no alterations to the building's exterior and though it looks very rough, it is a strong building built of reinforced concrete. The interior has also received little alterations to its original configuration. There is a great deal of graffiti and trash in most areas and in the main kitchen, the roof has completely collapsed. The upper floors retain the central hall with rooms on both sides of the hallway, and in some bedrooms the floors have given way and some green mold is growing. Taken as a whole, there is very little architectural alteration to undo and Hotel Grim retains its integrity of setting, feeling, association, location, workmanship, design, and materials.

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Statement of Significance

Hotel Grim in Texarkana, Bowie County, Texas, is an eight-story reinforced concrete building with a stone, brick, and stucco veneer, designed for mixed residential and commercial use, with retail spaces occupying the ground floor. Completed in 1925, it satisfied a long standing need for a modern hotel with maximum guest space first voiced in 1912 and later in 1920. When completed, the building was the second tallest building in Texarkana and became the hub of downtown and community activity. The property is nominated to the National Register under Criterion A in the area of Community Planning and Development at the local level. The building is also nominated at the local level under Criterion C in the area of Architecture, as a distinctive high-rise hotel within the downtown commercial district, designed by well-known Little Rock architects George R. Mann and Eugene John Stern and built by local contractors with locally-made products. The building's period of significance is its date of construction, 1925.

The city of Texarkana is a "twin" city composed of Texarkana, Texas, and Texarkana, Arkansas. Texarkana, Texas, was founded in December 1873 by the sale of town lots owned by Texas & Pacific Railroad. Texarkana, Arkansas, was founded in January 1874 by the sale of town lots owned by the Cairo & Fulton Railroad. The city quickly became a railroad center with nine railroad companies serving the region, including the St. Louis, Iron Mountain & Southern Railroad, Texarkana, Shreveport and Natchez, St. Louis and Southwestern, Kansas City Southern, Texas & Pacific, and the Intercontinental.¹ With the addition of these companies, Texarkana became a regional center for commerce and immigration. The city's downtown developed along the axis of State Line Avenue and Broad Street because the city did not have a courthouse square to designate its center point. It had two of everything including mayors, city councils, police departments, county officials, and jurisdictions. By 1880, Texarkana's downtown area had numerous dry goods stores, jewelry stores, drug stores, grocers, hardware stores, bars and gambling houses, several newspapers, and two grand opera houses. In the 1880 U.S. Census, Texarkana's combined population was listed as 2,500 persons; in 1890 it was 6,380 and in 1900 it was 10,170.² These statistics show the tremendous growth Texarkana experienced during its first quarter-century and the reason it gained the title of "Gateway to the Southwest."³ By 1931 the city had a population of 27,366, as well as 57 churches, 5 hotels with combined total of 561 rooms, a retail trade area of 50 miles (341,000 population), and was a crossroads for U.S. Highways 59, 71, 67, and 82. It also had three hospitals with a total of 400 beds and a total street mileage of 160.8.⁴

As Texarkana grew during the late nineteenth-century and early twentieth-century, so did the size and prominence of its hotels. The city's earliest hotels were also its railroad depots. Texas & Pacific Railroad built the Lyon Hotel to serve its Texas passengers, and the Cairo & Fulton built the Marquand House Hotel on the Arkansas side of town to serve its Arkansas passengers. These were timber buildings that burned in the mid-1880s.⁵ The Cosmopolitan Hotel, owned by J.V. Davis was built in 1876. It was a two story timber hotel that was demolished in 1878 by William H. McCartney, its second owner. McCartney built a three-story, brick building with fifty rooms, also named the Cosmopolitan Hotel, located near the corner of State Line Avenue and Front Street in Texarkana, Texas. The Huckins House Hotel, owned by Joseph Huckins, was built in 1886. This building was built in the shape of a "U" with its first floor entry facing the corner of Front Street and Vine Street. It had more than one-hundred guest rooms and was the "official" eating house

¹ Leet, William D. *Texarkana: A Pictorial History*. Norfolk, VA: Donning Company, 1982, 32.

² U.S. Department of Interior. *Tenth Census of the United States*. Population Schedule. Washington, D.C.: United States Census Office, 1880; U.S. Department of the Interior. *Eleventh Census of the United States*. Population Schedule. Washington, D.C.: United States Census Office, 1890; U.S. Department of the Interior. *Twelfth Census of the United States*. Population Schedule. Washington, D.C.: United States Census Office, 1900.

³ "Texarkana: the Gate City of Texas!" *Gate City News*, 2 January 1875.

⁴ Polk. R.L. *Polk's Texarkana City Directory, 1931*. Dallas, TX: R.L. Polk & Co., 1931, 11.

⁵ McCartney, W.H. Scrapbook. 1875.

Hotel Grim, Texarkana, Bowie County, Texas

(dining room) for the Arkansas railroads.⁶ In the mid-1880s the Benefield Hotel was built on W. Broad Street by James M. Benefield. This hotel building was built in the shape of an “L,” with one side extending along W. Broad Street and the other along Maple Street.⁷ Numerous other small and large hotels operated in Texarkana during the late 1800s and early 1900s, including the Baltimore Hotel (c. 1900), the Hotel Swan (c. 1901), and the Brockhaus Hotel (c. 1907).⁸ However, the Huckins House Hotel and the Cosmopolitan Hotel enjoyed the bulk of traveler patronage. By 1912, local newspapers carried articles about the need for more hotels in Texarkana.⁹ “The lack of rooms and dining rooms proved the immediate need for enlarged hotel facilities. Members of Texarkana’s Board of Trade began putting together plans and contacting architectural firms to see what this project might cost.”¹⁰

Late in the spring of 1914 a small group of members of the Board of Trade met in their conference room with George R. Mann, of Little Rock, architect for the State Capitol Building of Arkansas. There, Mann laid out plans for an eight-story, 200 to 225 room hotel that would cost approximately \$350,000 without furnishings. Frederick William Offenhauser, a member of the Board of Trade, offered the use of several lots he owned as a site for the new hotel.¹¹ Offenhauser was born in Chilicothe, Ohio in 1861, and came to Texarkana by 1891 when he formed the Gate City Building and Loan Association. The lots he offered had become known locally as “Offenhauser Park,” and were Lots 7, 8, and 9, of Block 13, Trigg’s Original City Addition, Texarkana, Texas.¹²

A group of Texarkana’s most prominent men organized The Hotel Texarkana Company under the leadership of Clyde E. Palmer and W.R. Grim. Palmer was a newspaper publisher who was born at Spirit Lake, Iowa in 1876, and came to Texarkana in 1909 to become manager of the *Texarkana Daily Courier*.¹³ Grim was a banker, railroad executive and lumber manufacturer who was born in Boyertown, Pennsylvania in 1860. He came to Texarkana in 1890 to accept a position as cashier of the Texarkana National Bank.¹⁴ These two men gathered eighty-five prominent Texarkana citizens and formed the Texarkana Hotel Company in 1919. The stockholders of this company included men and women, doctors, lawyers, insurance men, lumber men, investors, and business men and women. Officers of the new company were George T. Conway, president; Louis Heilbron, vice-president; John W. Wheeler, secretary and treasurer; and directors Noah P. Sanderson, William Temple, F.W. Offenhauser, J.M. Carter, Louis Heilbron and George T. Conway.¹⁵

The Hotel Texarkana Company commissioned the Little Rock, Arkansas, architectural firm of Mann & Stern to design the new hotel building. George R. Mann was trained at the Massachusetts Institute of Technology and his later design achievements included the Marion Hotel, the Southern Trust Building, the Bank of Commerce, the State Bank Building, Blass Department Store, and the Arkansas State Capitol Building.¹⁶ Eugene John Stern, a native of Budapest, Hungary, studied at the Institute of the Beaux Arts in Atelier, New York. His architectural contributions include the Albert Pike Hotel in Little Rock, the Arlington Hotel in Hot Springs, Simmons First National Bank Building in Pine

⁶ Rowe, Beverly J. *Once Upon a Time in Texarkana*. Marceline, MO: D-Books Publishing, 2005, 14, 23.

⁷ *Ibid.*, 102.

⁸ *Ibid.*, 98, 90; Rowe, Beverly J. *Twice Upon a Time in Texarkana*. Marceline, MO: D-Books Publishing, 2006, 47.

⁹ “Texarkana Needs More Hotel Buildings.” *Four States Press and Texarkana Courier*. 4 February, 1912, 4.

¹⁰ “Took Long, Hard Effort to Make Hotel Possible.” *Four States Press*. 25 January 1920, 3.

¹¹ *Ibid.*

¹² Chandler, Barbara Overton and Ed. Howe. *History of Texarkana and Bowie & Miller Counties Texas-Arkansas*. Shreveport, LA: J. Ed. Howe Publishing, 1939, 271; “Took Long, Hard Effort to Make Hotel Possible.” *Four States Press*. 25 January 1920, 3.

¹³ Chandler, Barbara Overton and Ed. Howe. *History of Texarkana and Bowie & Miller Counties Texas-Arkansas*. Shreveport, LA: J. Ed. Howe Publishing, 1939, 356.

¹⁴ *Ibid.*, 275.

¹⁵ “Took Long, Hard Effort to Make Hotel Possible.”

¹⁶ “George Richard Mann (1856-1939).” *The Encyclopedia of Arkansas History & Culture*.

<http://www.encyclopediaofarkansas.net/entry-detail.aspx?entryID=2117>. 10 August 2014.

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Bluff, and the Union County Courthouse.¹⁷ Contractor on this large project was Ralph P. Taylor of Texarkana.¹⁸ He is listed as a general contractor in the 1920 Texarkana City Directory with an office at 605 Locust Street in Texarkana, Arkansas.¹⁹

As reported in the *Four States Press*, the Hotel Texarkana (the hotel's original working name) would be an imposing and distinguished building of eight stories with a basement, and plan specifications called for the "highest quality of the modern builder's art." It would be located right in the center of the twin city and would be beautifully furnished with every device and convenience known to the hostelry business. It would have 196 bed rooms, luxurious lobbies, writing rooms, and sample rooms. On the ground floor, the Mann & Stern design called for five attractive store rooms opening on State Line Avenue.²⁰ Texarkana residents were enthusiastic and hoped this grand hotel would ensure the city's position as a regional economic powerhouse.

Between January 18, 1920, when the original contract for the hotel was signed at the Conway Brothers office in the State National Bank Building and the Hotel Grim's grand opening on July 15, 1925, there were many changes to the Mann & Stern drawings. The original 196 bed rooms grew to 250. The hotel's name – Hotel Texarkana – was changed to honor local businessman William Rhoads Grim – becoming Hotel Grim. The number of store rooms facing State Line Avenue shrunk from five to two. The building's 103,200 square feet of space included four restaurants – the Main Dining Room, the Palm Room, the Coffee Shop, and the Rooftop Terrace; which were served by four, well-equipped kitchens. In the basement were a bake shop and a butcher shop, along with the mechanical equipment. The eighth floor housed the ballroom, the ground floor housed the drug store, coffee shop, and lobby, and the basement had a barber shop, and a beauty shop. The Lobby was striking with its walls of Caen stone, rich Kascota marble wainscot, and black Belgian marble base. The floor here is of white Alabama marble, laid in basket weave pattern. The lobby ceiling is made up of intricate panels, flat surfaces, and scrolls in relief, all colored in dull red, old gold, ivory, pale blue, and mottled amber. The hotel boasted five three-room suites, consisting of a living room, two bedrooms, each with a private bath, all three opening into a private vestibule. Six other suites consisted of a living room, bedroom, and bath. The living room in these two-room suites contained a Murphy door-bed, and all of these suites were equipped with ceiling fans. Employees were uniformed as follows: bellboys wore Cadet Gray suits trimmed with black braid and blue piping. Pages wore bright blue uniforms resplendent with brass buttons. Waitresses wore white uniforms with matching white caps trimmed in apple-green. Carpets and draperies were custom made for Hotel Grim by Albert Pick & Company of Chicago, who sent their own team of experts to Texarkana to be sure all furnishings were properly executed.²¹

When completed, Hotel Grim was the second tallest of the three tall buildings in Texarkana, just behind the ten-story Texarkana National Bank Building, at the corner of State Line Avenue and W. Broad Street completed about 1918. The six-story State National Bank Building was the third of this trio, built in 1904 at the corner of State Line Avenue and E. Broad Street.²² There were three, three-story buildings on Broad Street – the Hardin Brothers Building (1909), the O'Dwyer & Ahern Building (1887), and the Silver Moon Hotel Building (c. 1910). All other downtown buildings were single or two-stories. Earlier in Texarkana's history three-story timber buildings had been built and owners found that the third story spaces went largely unrented.²³

¹⁷ "Joseph Taylor Robinson Memorial Auditorium, Little Rock, Pulaski County." *Arkansas Historic Preservation Program*. <http://www.arkansaspreservation.com/historic-properties/search-nomination-popup.aspx?id+2319>. 10 August 2014.

¹⁸ "Took Long, Hard Effort to Make Hotel Possible."

¹⁹ *Texarkana City Directory, 1920-1921*. Little Rock, AR: Southern Directory Company, 1921, 420.

²⁰ "Took Long, Hard Effort to Make Hotel Possible."

²¹ *Ibid.*; "The Hotel Beautiful: The Hotel Grim Texarkana." Grand Opening Booklet published by the Hotel Texarkana Company.

²² Rowe. *Once Upon A Time in Texarkana*. 37, 10-11.

²³ McCartney, Wm. "Scrapbook 1885." Located in the Texarkana Museums System archive, 219 State Line Avenue, Texarkana, Texas.

Hotel Grim, Texarkana, Bowie County, Texas

The importance of the construction of Hotel Grim to the local economy is shown in the rapidity with which it was built. Groundbreaking ceremonies were held in April of 1924, and the grand opening ceremony was held July 15th, 1925. Not only was the hotel constructed quickly, it filled quickly, as well. By opening night, the storerooms were occupied and every hotel room available was filled. Several hundred people who tried to make reservations were disappointed. Dignitaries of the Kansas City Southern Railroad and the Texas & Pacific Railroad reserved 160 dinner places and guests lucky enough to have a ticket heard Hon. W.L. Estes, Federal Judge for the Eastern District of Texas; U.S. Senator Morris Sheppard of Texas; and Governor Tom Terrall of Arkansas, give remarks at the dinner. A total of 1,200 people enjoyed dinner at the hotel on its opening night.²⁴

The *Four States Press* published a special edition – the “Hotel Grim Edition” – in which other hotels in Texarkana congratulated their new competition on its successful completion. Advertising space in the edition was purchased by Buhrman-Pharr Hardware Company, Hotel Holman, and the Saenger Theatre, as well as numerous other local companies. Texarkana Paint Company noted that it had supplied 2,188 gallons of Pee-Gee Paints and 2 tons of Eagle Lead in Oil paints to cover the walls of the new hotel, in their advertisement. Other ads noted that John E. DeGrazier was the new manager of the Hotel Grim Drug Store, Mrs. Bettie Cohn managed Hotel Grim Millinery Shop, Roy Bounds managed Hotel Grim Barber Shop, Miss Grace Dunleddy managed Hotel Grim Beauty Shop, Horace F. Endsley operated Hotel Grim Tailor Shop, and Charles Firman opened Firman’s Printing Company in the hotel basement.²⁵

Hotel Grim quickly became the center of Texarkana’s white social life when civic clubs moved their meetings to the hotel. The Lion’s Club, Rotary Club, and Kiwanis Club announced their move to the hotel in the *Four States Press* of July 12, 1925.²⁶ Additionally, the successful completion of the hotel prompted talk of a great “White Way” from Fourth Street to Third Street along Pine Street, from State Line Avenue to the alley between Pine and Main Streets. In this area new three-story buildings designed by Mann & Stern, including the Presbyterian Book Store and the Sears Building, would be illuminated with spectacular street lighting making the whole area, including Hotel Grim’s location, bright as day, even late at night. “The group block is a specialty of Mr. Mann’s, who says it has worked out successfully...in Kansas City...and has succeeded in creating a new center of trade each time.”²⁷ In fact, both the Presbyterian Book Store Building and the Sears Building were built shortly after the Hotel Grim was finished. In 1934, radio station KCMC moved its studio into the hotel building and remained there until 1941, when it moved across Pine Street into the *Texarkana Gazette* Building.²⁸

Ownership of Hotel Grim passed from the Hotel Texarkana Company to the Hotel Grim Company sometime prior to December of 1984. By 1970, hotel occupancy rates were in decline and the hotel offered “No high tourist rates, 200 comfortable rooms and apartments, Special Weekly and Monthly rates on request.”²⁹ The decline continued until the late 1980s when the hotel’s main residents were vagrants, feral cats, and a few paying tenants. The Hotel Grim was officially closed on October 20, 1990.³⁰ Texarkana attorney William Harrell bought the property after 1990 and continues to own it in 2014. Early in 2015, Harrell and Jim Sari of Sari & Company will pursue New Market Tax Credits in a joint venture with the city of Texarkana, Texas, to secure renovation and reuse of Hotel Grim.³¹

²⁴ “The Hotel Beautiful: The Hotel Grim Texarkana.”

²⁵ Ibid.

²⁶ “Luncheon Clubs to Meet on Grim Mezzanine Floor.” *Four States Press*. 12 July 1925, 2.

²⁷ “Hotel Grim Will Be Focus of A New Center of Trade.” *The Daily Texarkanian*. 23 June 1925, 4.

²⁸ “Hotel Grim.” *Abandoned Arkansas*. <http://www.abandonedar.com/hotel-grim>. 15 December 2013, 11 August 2014; Polk, R.L. *Polk’s Texarkana City Directory 1940*. Dallas, TX: R.L. Polk & Co., 1940, 523.

²⁹ Polk, R.L. *Polk’s Texarkana City Directory, 1970*. Dallas, TX: R.L. Polk & Co., 1970, 371.

³⁰ Rowe. *Twice Upon a Time in Texarkana*. 46.

³¹ “New Market Tax Credits for Hotel Grim Restoration.” City of Texarkana, Texas.

Hotel Grim, Texarkana, Bowie County, Texas

Hotel Grim is locally significant under Criterion A in the area of Community Planning and Development as an integral part of Texarkana's development during the first half of the twentieth century and as a mark of the city's importance to the regional economy. By 1900, Texarkana was a thriving railroad hub serving nine railroad companies. It was known for its lumber and cotton production, as well as for being an entry point for migration into Texas. Many small and medium sized hotels and boarding houses served the twin city, but it was construction of Hotel Grim that set Texarkana apart as a fully progressive and modern metropolis in East Texas. As evidenced by Architect Mann's plans for a "Great White Way" downtown, construction of Hotel Grim was part of a much larger plan by local businessmen and civic leaders to capture a growing slice of the regional economy.

Hotel Grim is also locally significant under Criterion C for Architecture. It is an excellent example of a three-part vertical block, a category described by architectural historian Richard Longstreth in *The Buildings of Main Street: A Guide to American Commercial Architecture*. Longstreth separated central and neighborhood commercial buildings into different categories based on the composition of the primary façade. The composition of a three-part vertical block features three distinct zones, similar to the zones of a classical column. A one-to-two story base visually grounds the building; a middle zone, or shaft, comprises the majority of the building's façade and is generally the least decorated, and an upper zone, or capital, of one to three stories. Hotel Grim is a good example of this with its two-story stone base, its five-story, red brick shaft, and its one-story stucco capital – the building's eighth story. This building is in the Italian Renaissance Revival style and features the use of heraldic shields in a horizontal row between the seventh and eighth floors. Its design makes Hotel Grim stand out among Texarkana's tall buildings.³²

Hotel Grim is also an example of late 1800s and early 1900s mid-rise commercial hotels that served train and highway travelers well. As Texarkana's population grew, so did the importance of Hotel Grim as a social and commercial center of the community. George Mann's and Eugene Stern's design gave the city a luxurious place to hold meetings, graduations, and other community milestone events while it provided additional income to the building's owners through the commercial spaces such as the drug store, beauty shop, barber shop, and tailor shop. Hotel Grim provided public spaces for the community in the building's lobby, mezzanine, eighth-floor ballroom, and rooftop terrace areas, while providing private spaces for travelers on its third through seventh floors. Its double-loaded corridors were filled with 250 well appointed, quiet bed rooms and its Albert Pick & Company carpet and draperies treated both local citizens and travelers to a level of luxury not seen before in Texarkana.

http://texarkanacitytx.iqm2.com/Citizens/Detail_LegIFile.aspx?Frame=&MeetingID=1008&MediaPosition=4344.790&CssClass=
28 April 2014.

³² Longstreth, Richard. *The Buildings of Main Street: A Guide to American Commercial Architecture*. Washington, D.C.: The Preservation Press, National Trust for Historic Preservation, 1987, 93.

Hotel Grim, Texarkana, Bowie County, Texas

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Hotel Grim, Texarkana, Bowie County, Texas

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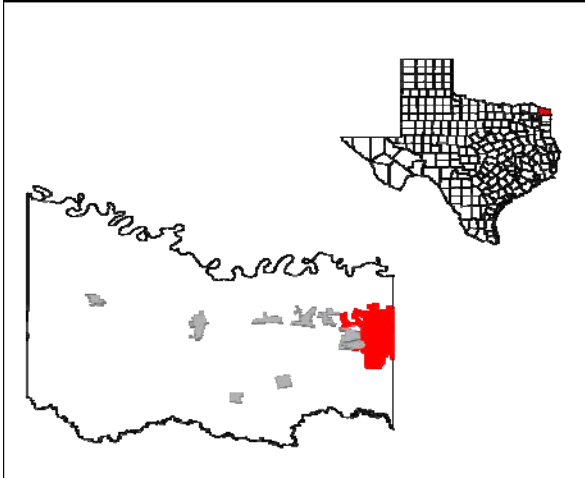
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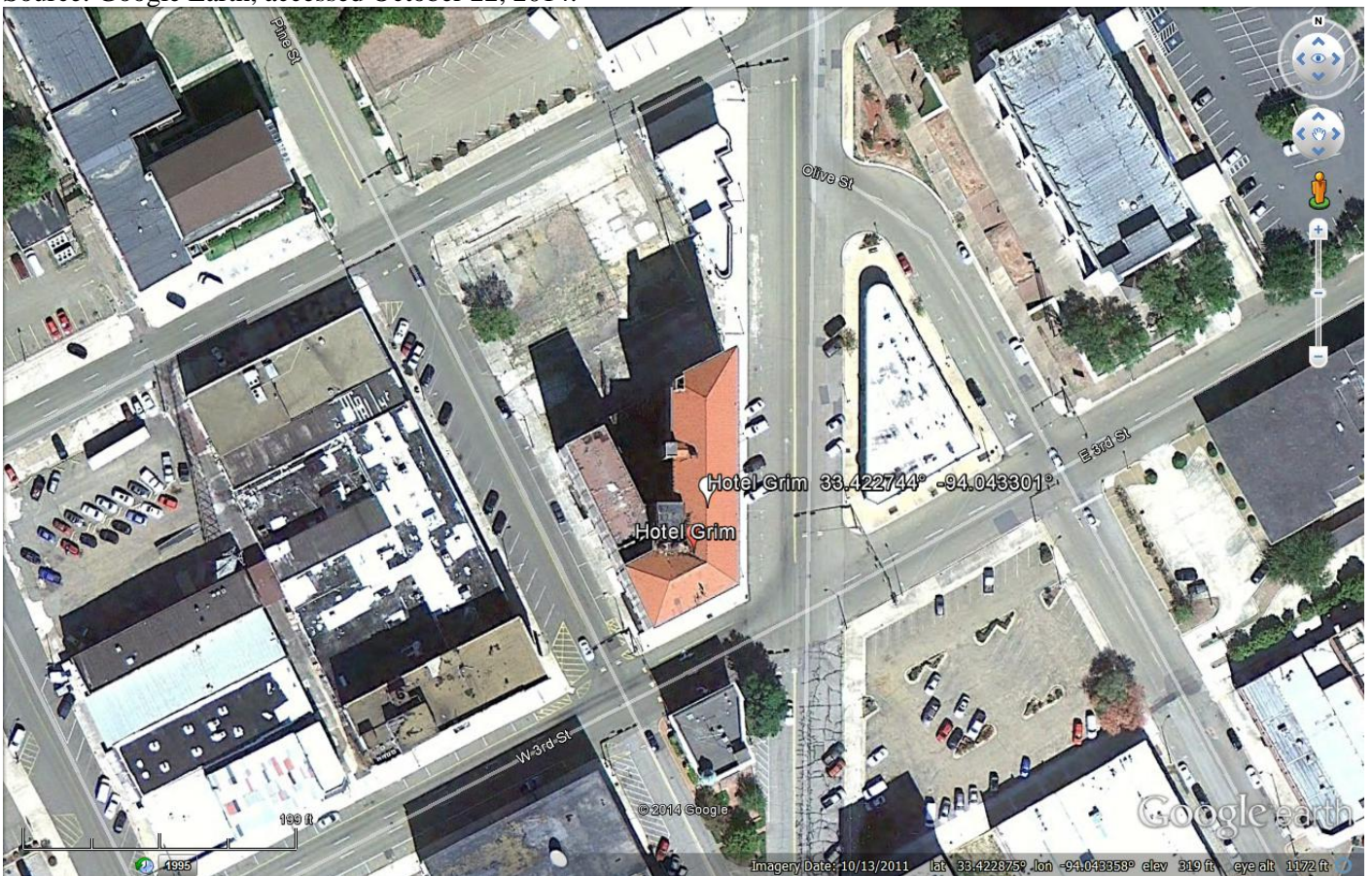
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Hotel Grim, Texarkana, Bowie County, Texas

Texarkana, Bowie County, Texas

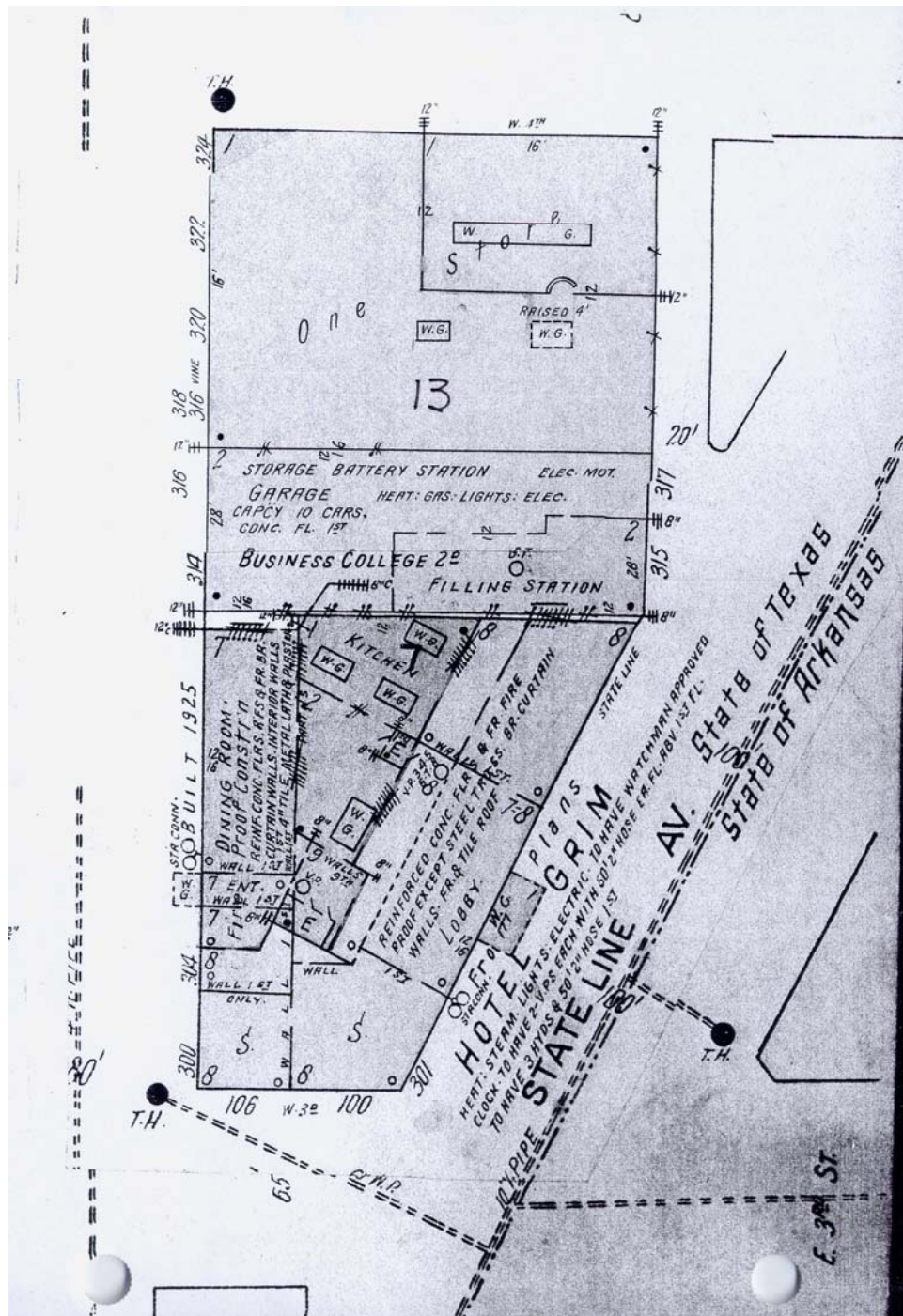


Source: Google Earth, accessed October 22, 2014.



Hotel Grim, Texarkana, Bowie County, Texas

1924 Sanborn Map detail, showing the hotel as drawn from plans, as the building was under construction at the time.



Hotel Grim, Texarkana, Bowie County, Texas

Photographer: Unknown

Date Photographed: Spring 1924

Groundbreaking ceremonies organizing in the spring of 1924.



Hotel Grim, Texarkana, Bowie County, Texas

Photographer: Unknown
Date Photographed: Spring 1924

Groundbreaking ceremony for Hotel Grim. Note the two sets of twins on the right side of the photograph. One set was chosen from the Texas side of Texarkana, and another from the Arkansas side. The twins are identified as Loma and Frances Fouke from the Arkansas side and Emma and Frances Berry from the Texas side.



Hotel Grim, Texarkana, Bowie County, Texas

Photographer: Unknown
Date Photographed: 1925

Construction has progressed to the point that the stone is on the lower two floors, brickwork is nearly complete on floors 3-7 and the 8th floor is incomplete. Photographer was standing at corner of E. Fourth Street and State Line Avenue, looking southwest. Corner of Rialto Building can be seen at right of photograph.



Hotel Grim, Texarkana, Bowie County, Texas

Photographer: Unknown
Date Photographed: 1925

Brickwork is complete on the façade at the eighth floor, but interior is still unfinished. This part of the façade will be covered in stucco when finished. Photographer was standing mid-block on State Line Avenue between E. Broad Street and W. Third Street, looking northwest. Rialto Building can be seen next to Hotel Grim. Spring 1925



Hotel Grim, Texarkana, Bowie County, Texas

Photographer: Unknown
Date Photographed: 1925

Hotel Grim is now completed – May-June 1925. Flags and awnings have not yet been installed. Building site has been cleaned up. Photographer was standing at corner of State Line Avenue and E. Third Street, looking west.



Hotel Grim, Texarkana, Bowie County, Texas

Photographer: Unknown
Date Photographed: 1925

Hotel Grim is open for business and the rooftop sign has been installed along with the building's two United States flags – August 1925. Photographer was standing in middle of E. Third Street at State Line Avenue, looking west.



Hotel Grim, Texarkana, Bowie County, Texas

Photographer: Unknown

Date Photographed: 1925-1927

Aerial photograph of downtown Texarkana area showing State Line Avenue (diagonal) and Hotel Grim about 1927. Hotel Grim is the large building in upper left area of photograph. Texarkana's first Union Depot is at bottom of photograph – at foot of State Line Avenue.



Hotel Grim, Texarkana, Bowie County, Texas

Photographer: Unknown
Date Photographed: 1925

Hotel Grim lobby showing Italian influenced railings and arched doorways. To the right is the hotel's main entrance on State Line Avenue and registration desk is at left. Photographer was facing north.



Hotel Grim, Texarkana, Bowie County, Texas

Photographer: Unknown
Date Photographed: 1925

Hotel Grim lobby showing bellmen at entrance. Hotel's main entrance on State Line Avenue is at right. Photographer was facing north.



Hotel Grim, Texarkana, Bowie County, Texas

Photographer: Unknown
Date Photographed: 1925

Hotel Grim Drug Store was located in the building's southeast corner on the State Line Avenue side of the hotel. This was a full service drug store complete with pharmacy and everything a traveler could need. There was an exterior entrance to the drug store near the corner. Photographer may have been standing near that entrance looking west.



Hotel Grim, Texarkana, Bowie County, Texas

Photographer: Unknown
Date Photographed: 1925

Hotel Grim Main Dining Room located on the Mezzanine, at the south end of the building. Photographer is at State Line Avenue side of hotel looking west.



Hotel Grim, Texarkana, Bowie County, Texas

Photographer: Unknown
Date Photographed: 1925

Hotel Grim's Main Kitchen was one of several scattered throughout the building. One was on the second floor, one near the Rooftop Garden, and in the basement were a Bake Shop and Butcher Shop. Hotel Grim's Main Kitchen was equipped with the latest in technology and service ware. Note the graduated pots displayed.



Hotel Grim, Texarkana, Bowie County, Texas

Photographer: Unknown -- Postcard
Date Photographed: circa 1930

Postcard from early 1930s showing State Line Avenue looking north to the new U.S. Federal Courthouse that was completed in September of 1933.



Hotel Grim, Texarkana, Bowie County, Texas

Photographer: Casteel
Date Photographed: 1940s

Photograph shows Pine Street at left and State Line Avenue on right. Patrons of Hotel Grim are enjoying a military parade on State Line Avenue in the 1940s. Photographer was on second floor of building near E. Broad Street, looking northwesterly.



Hotel Grim, Texarkana, Bowie County, Texas

Photographer: Bill Sharp
Date Photographed: 1972

Aerial view of downtown Texarkana taken in 1972. State Line Avenue is diagonal running towards U.S. Federal Courthouse at top of photograph. Hotel Grim is on left side of State Line Avenue opposite the new State First National Bank on the Arkansas side. Lots at Fourth Street and Pine Street sides of Block 13 have been cleared.



Hotel Grim, Texarkana, Bowie County, Texas

Photo 1

Photographer was standing near Olive Street and East 3rd Street, looking northwesterly.



Hotel Grim, Texarkana, Bowie County, Texas

Photo 2

Front façade (East) of Hotel Grim. Photographer is standing at corner of East 3rd Street and State Line Avenue, looking northwesterly.



Hotel Grim, Texarkana, Bowie County, Texas

Photo 3

East façade of Hotel Grim featuring the main entrance. Hotel has been boarded up for about twenty years. Photographer is on the east side of State Line Avenue, looking west.



Hotel Grim, Texarkana, Bowie County, Texas

Photo 4

Eighth floor area of East façade, directly above the main entrance. Photographer is across State Line Avenue on its east side, looking west.



Hotel Grim, Texarkana, Bowie County, Texas

Photo 5

East and north facades of Hotel Grim along with the south end of the Rialto Building. Photographer is standing at the intersection of Olive Street, State Line Avenue, and East 4th Street.



Hotel Grim, Texarkana, Bowie County, Texas

Photo 6

North end of Hotel Grim and the “V” shaped service area, along with the Pine Street side of the hotel. Photographer is standing in the alley behind the Rialto Building, facing southwest.



Hotel Grim, Texarkana, Bowie County, Texas

Photo 7

Wall along the north façade of Hotel Grim along with the interior side of the west façade (Pine Street side) wing. Photographer was standing in the alley behind the Rialto Building facing southwest.



Hotel Grim, Texarkana, Bowie County, Texas

Photo 8

Pine Street (west) side of Hotel Grim. The north façade of the hotel is in the center. Photographer was standing near the corner of Pine Street and West 4th Street, facing southeast.



Hotel Grim, Texarkana, Bowie County, Texas

Photo 9

West façade (Pine Street side) of Hotel Grim, showing water damage and missing windows. The original hotel sign is at the center of the photograph. Photographer was standing on the west side of Pine Street, near the Texarkana Gazette Building, facing southeast.



Hotel Grim, Texarkana, Bowie County, Texas

Photo 10

West façade of Hotel Grim shows the main floor and boarded up windows and doorways. Below the water damaged area is one of the two entries into the basement area of the hotel. Cats are a real problem here because someone comes by and feeds them. Photographer was standing mid-block on Pine Street, between West 3rd and West 4th Streets, facing southeast.



Hotel Grim, Texarkana, Bowie County, Texas

Photo 11

The original hotel sign still stands atop the Hotel Grim roof and is visible from the west façade. Photographer was standing mid-block on Pine Street, between West 3rd and West 4th Streets, facing southeast.



Hotel Grim, Texarkana, Bowie County, Texas

Photo 12

Floors six through eight at the corner of West 3rd Street and Pine Street. Photographer was standing near the corner of West 3rd Street and Pine Street, facing east.



Hotel Grim, Texarkana, Bowie County, Texas

Photo 13

Street level and second floor areas of the south façade (West 3rd Street) of Hotel Grim. Photographer was standing near the corner of West 3rd Street and Pine Street, facing east.



Hotel Grim, Texarkana, Bowie County, Texas

Photo 14

Lobby ceiling details. Photographer facing south.



Hotel Grim, Texarkana, Bowie County, Texas

Photo 15

Doorway into Grim Drug Store area. Later, this area housed a newspaper/books store. Photographer facing south.





Lobby showing the main registration desk. Photographer was facing west.

Photo 16

Hotel Grim, Texarkana, Bowie County, Texas

Photo 17

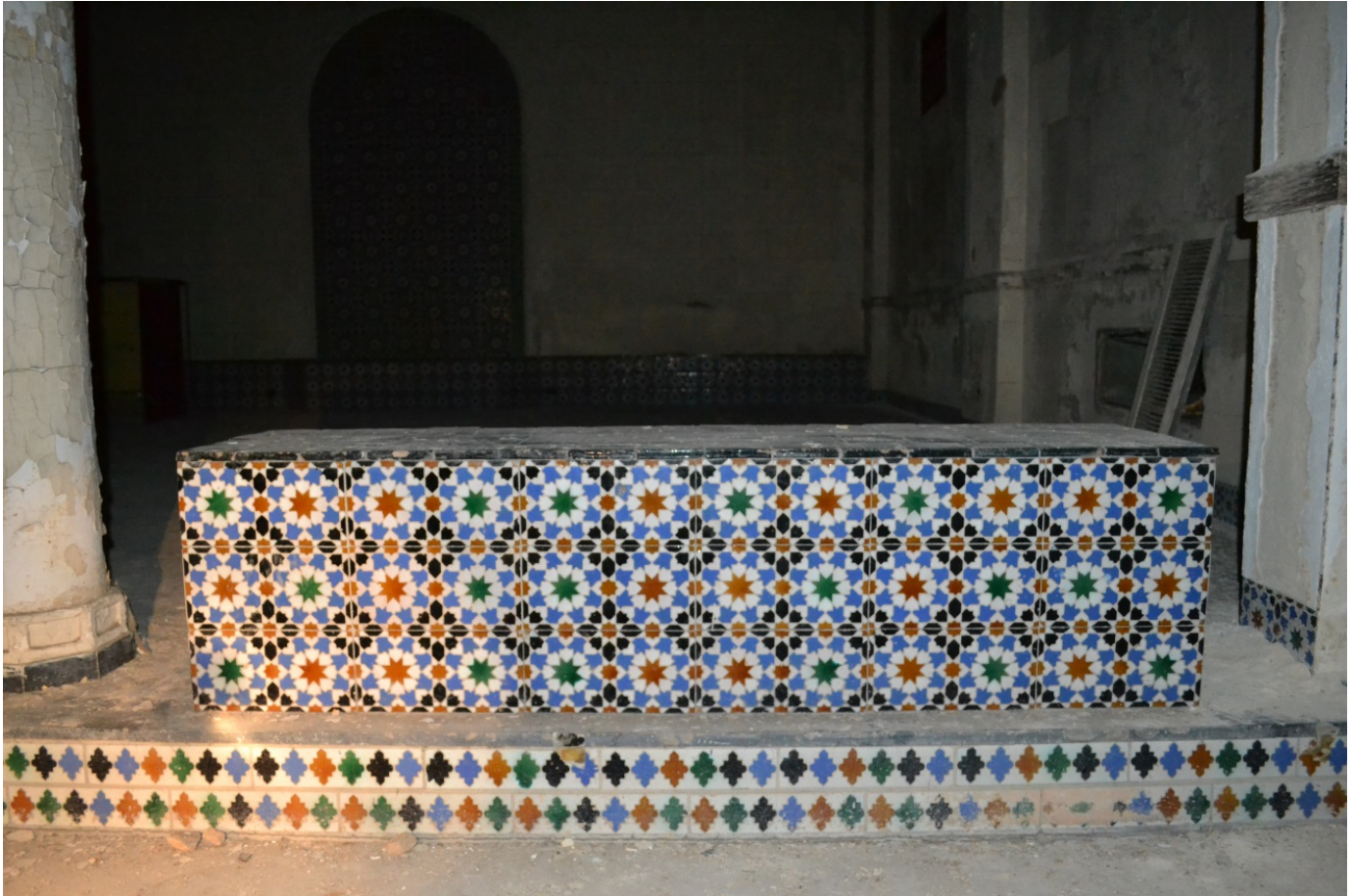
Palm Court Restaurant. Photographer facing northerly.



Hotel Grim, Texarkana, Bowie County, Texas

Photo 18

Palm Court tiles. Photographer facing northerly.



Hotel Grim, Texarkana, Bowie County, Texas

Photo 19

This is a bedroom on one of the hotel's upper floors.



Hotel Grim, Texarkana, Bowie County, Texas

Photo 20

Mezzanine area looking northeasterly.



Hotel Grim, Texarkana, Bowie County, Texas

Photo 21

Mezzanine area. Photographer looking south.



Hotel Grim, Texarkana, Bowie County, Texas

Photo 22

Typical Upper floor Hallway

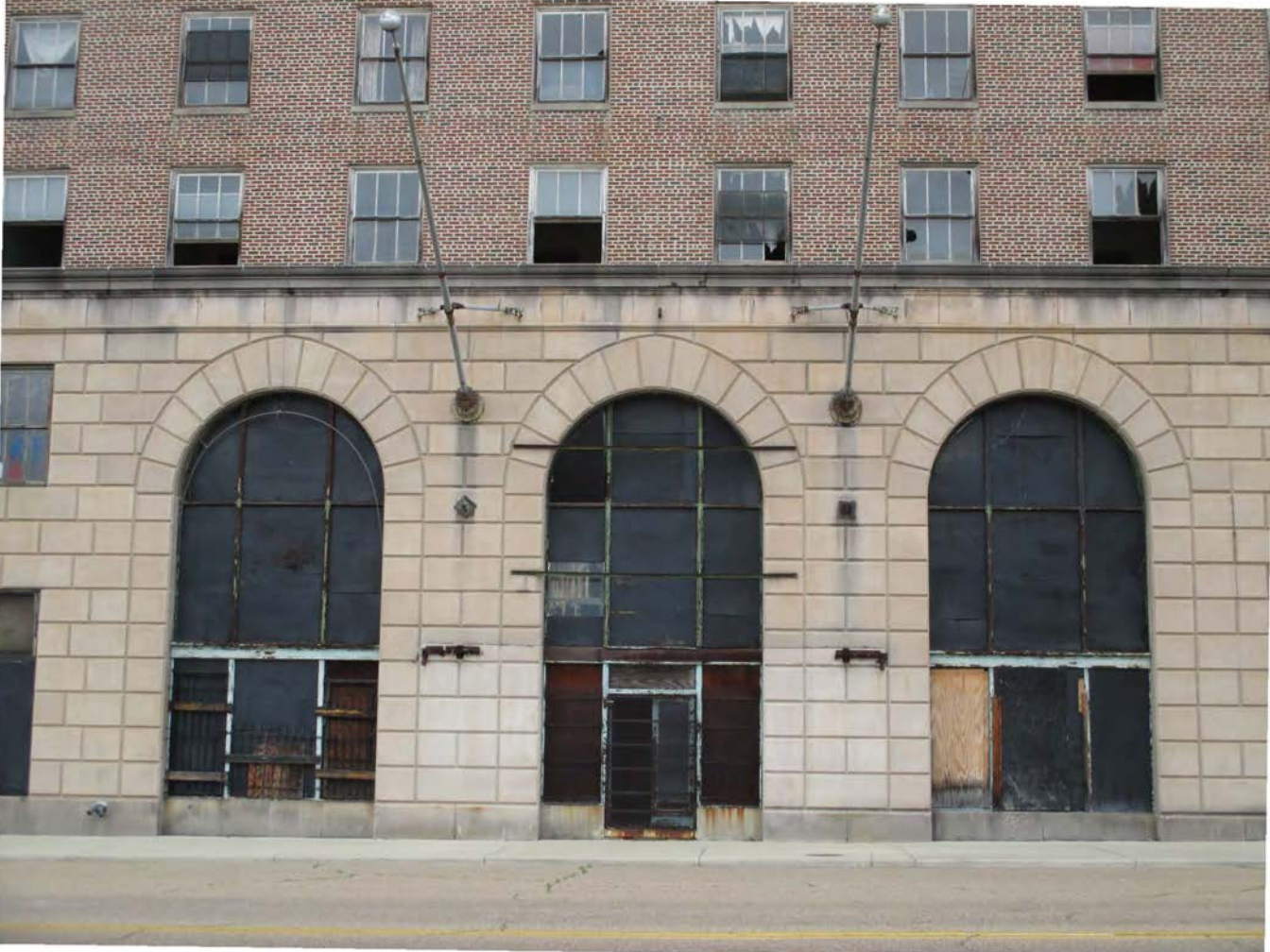


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Lebanon
Museum

















Hotel
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Hotel
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Hotel
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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Hotel Grim
NAME:

MULTIPLE
NAME:

STATE & COUNTY: TEXAS, Bowie

DATE RECEIVED: 4/22/16 DATE OF PENDING LIST: 5/25/16
DATE OF 16TH DAY: 6/09/16 DATE OF 45TH DAY: 6/07/16
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000348

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 6-7-16 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

TEXAS HISTORICAL COMMISSION
real places telling real stories

RECEIVED 2280

APR 22 2016

Nat. Register of Historic Places
National Park Service

TO: Edson Beall
National Park Service
National Register of Historic Places
1201 Eye Street, NW (2280)
Washington , DC 20005

FROM: Gregory Smith
National Register Coordinator
Texas Historical Commission

RE: Hotel Grim, Texarkana, Bowie County, Texas

DATE: April 11, 2016

The following materials are submitted:

<input checked="" type="checkbox"/>	Original National Register of Historic Places form on disk. The enclosed disk contains the true and correct copy of the National Register of Historic Places nomination for the Hotel Grim, Texarkana, Bowie County, Texas
	Resubmitted nomination.
<input checked="" type="checkbox"/>	Original NRHP signature page signed by the Texas SHPO.
	Multiple Property Documentation form on disk.
	Resubmitted form.
	Original MPDF signature page signed by the Texas SHPO.
<input checked="" type="checkbox"/>	CD with TIFF photograph files, KMZ file, and nomination PDF
	Correspondence

COMMENTS:

- SHPO requests substantive review (cover letter from SHPO attached)
- The enclosed owner objections (do) (do not) constitute a majority of property owners
- Other:

