



Arkansas

THE NATURAL STATE

**DEPARTMENT OF
PARKS & TOURISM**

1 Capitol Mall
Little Rock, AR 72201
501-682-7777

Great River Road Division
501-682-1120
Arkansas.com

History Commission
501-682-6900 (TDD)
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Human Resources Section
501-682-7742 (TDD)

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**AN EQUAL
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AMERICANS WITH
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EMPLOYER**

September 19, 2013

Marty Garrity, Director
Bureau of Legislative Research
Room 315
State Capitol Building
Little Rock, AR 72201

Dear Ms. Garrity:

I am seeking the Arkansas Legislative Council's (ALC) favorable advice regarding the following priority land acquisitions:

- Historic Washington State Park (HWSP):

(1) The former 1874 Hempstead County Jail is available for acquisition and is one of the few remaining historical structures that is located on its original site. The building occupies an entire city block containing approximately one acre. The structure has been operated as a bed and breakfast in the past and now functions as a residence. With no hotel or motel like accommodations in HWSP, acquisition of this historic structure and site will help meet public demand for lodging.

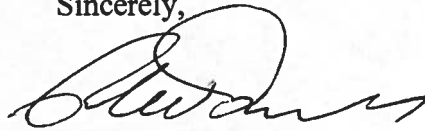
(2) A mid-twentieth century commercial building is located in the center of Historic Washington at the intersection of Arkansas Highways 278 and 195 and is available for acquisition. The structure sits in a very prominent location on one and a half lots containing 0.375 acres. It is highly visible to park visitors as they enter the historic core of the town and detracts from the 1800's setting we seek to preserve and interpret. The building has been operated as a convenience store in the past, but is currently vacant.

- Powhatan Historic State Park: A .25 acre improved property adjacent to the park is available for acquisition. The property contains a small dilapidated 20th century residence located adjacent to the park's administrative office. The property is across the highway from the 1872 Courthouse and conflicts with the park's historic setting. Acquisition will also provide necessary land required to replace the administrative offices septic system.

- Jacksonport State Park: The heirs to the Wallace Dyke property have offered to donate 3-4 acres adjacent to the northwest boundary of the park on Old Ferry Landing Road. The road was abandoned by the Arkansas Highway and Transportation Department when the Arkansas Highway 69 Bridge over the Black River was built upstream from the old ferry crossing. Our department owns the land from the centerline of the old road to the southeast and the Dyke property is from the centerline to the northwest. The old ferry landing is used as a boat ramp and the road provides access to other park lands for fishing and recreational use. Acquisition of this property would allow ASP to legally manage the access road and ramp, prevent erosion of current park land, and provide expanded facilities for a day-use at the confluence of the White and Black Rivers.

Attached is more information regarding each proposed acquisition. In accordance with ACA 22-4-106, I am respectfully requesting the ALC's favorable advice to complete these priority property acquisitions. If you have any questions or need further information, please call me at 682-2535, or Greg Butts at 682-7743. Thank you for your consideration.

Sincerely,



Richard W. Davies
Executive Director

Enclosures

Cc: Greg Butts
Randy Roberson
Jeff King
Mitchell Johnson

Historic Washington State Park - Proposed Acquisition

Property description:

The former Hempstead County Jail (ca. 1874) enlarged in 1918.

Located on Block 16, Washington Junior Addition to the Town of Washington, Hempstead County, Arkansas, containing one (1) acre, more or less.

Purpose:

The residence is one of the last historic buildings located on its original site. It was converted to a bed and breakfast several years ago, and is currently used as a private residence.

Essential to interpreting Washington's past, the 1874 jail is an opportunity to address an unmet demand for overnight lodging in Arkansas's premier historic village. The jail contains 8 bedrooms upstairs, each with a bath, and the first floor previously used as a residence can be converted into lodging accommodations.

Estimated Cost:

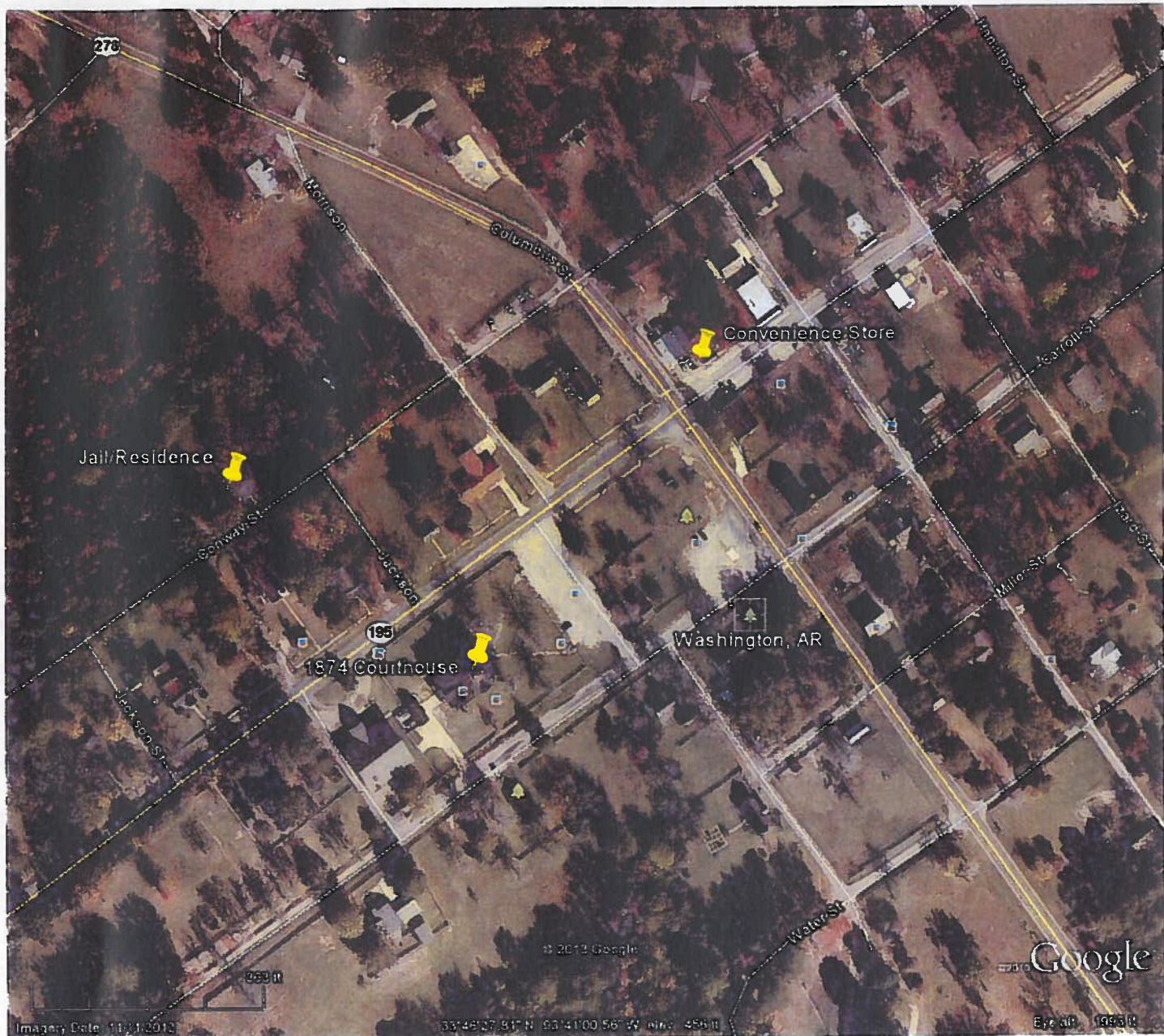
The property has been offered for sale to Arkansas State Parks, the seller has stated it can be acquired for approximately \$200,000.00. An appraisal will be completed.

Location Maps:

See Attachment.



1874 JAIL – HISTORIC WASHINGTON STATE PARK



Imagery Date: 11/11/2012

33°46'27.91" N 93°41'00.56" W Wind: 456 ft

Eye alt: 1995 ft

Historic Washington State Park – Proposed Acquisition

Property Description:

A former convenience store in the historic core of the town has been offered for sale to Arkansas State Parks. This twentieth century structure directly faces the 1874 Courthouse, is located at the intersection of Arkansas Highways 278 and 195, and is highly visible to visitors to the park.

Located on Lot 2 and the South ½ of Lot 3, Block 33, original Town of Washington, Hempstead County, Arkansas, containing one (1) acre, more or less.

Purpose:

Options include removing this 20th century structure or renovating it to an architectural style in keeping with the park's 1840-1880's interpretive period for adaptive reuse or removing the structure.

Estimated cost:

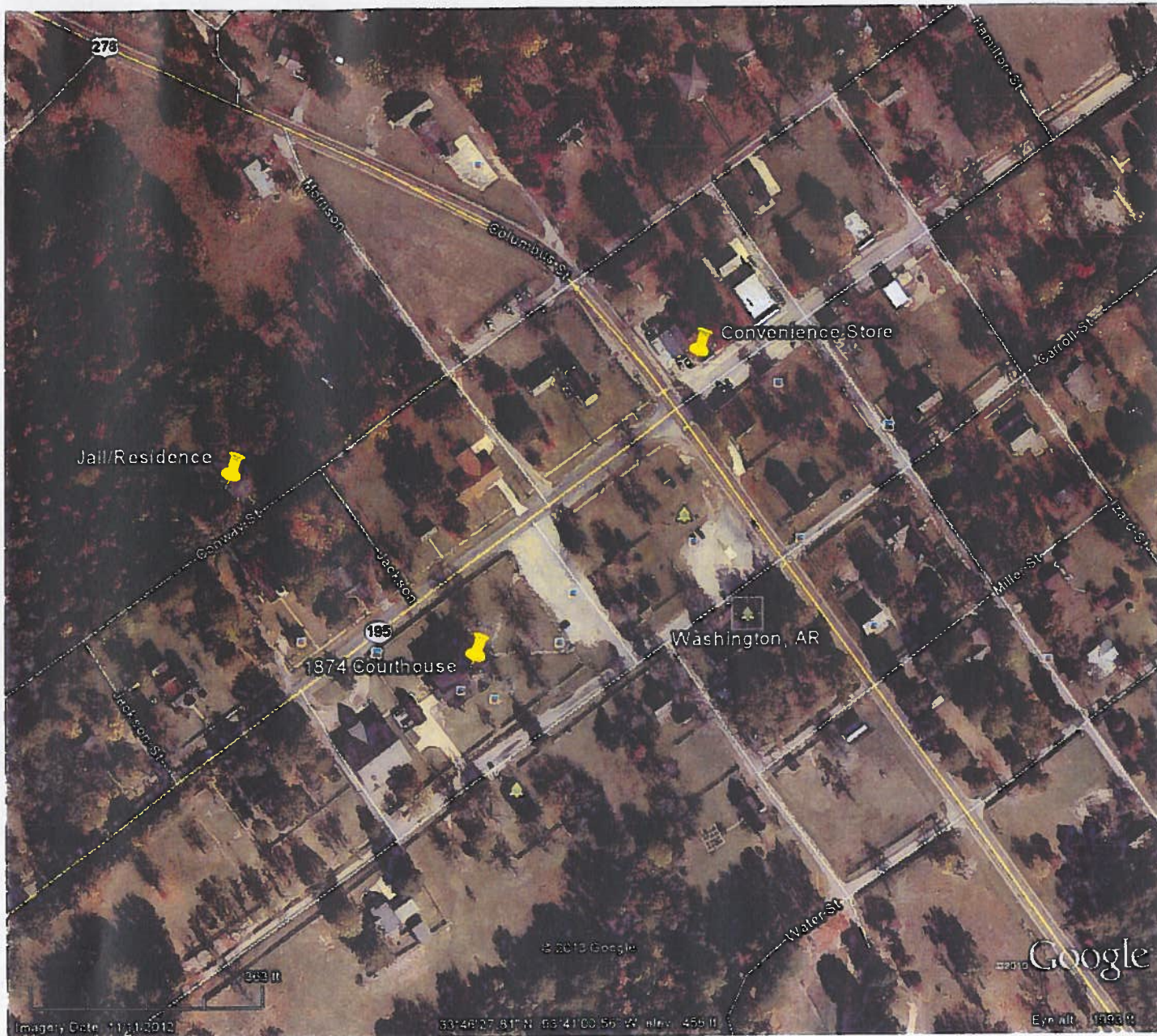
The property has been offered for sale to Arkansas State Parks, the seller has stated it can be acquired for approximately \$140,000.00. An appraisal will be completed.

Location Map:

See Attachment.



CONVENIENCE STORE – HISTORIC WASHINGTON STATE PARK



Powhatan Historic State Park - Proposed Acquisition

Property description:

A dilapidated residence located adjacent to the park's administrative office. Acquisition and demolition of the residence would provide much needed parking space and is needed for a new septic system for the park administrative office. The structure is also located east of, and across the highway from the park's historic courthouse.

Located on Lot 6 and a part of Lot 1, northwest of Arkansas Highway 25, Block 9, original Town of Powhatan, Lawrence County, Arkansas, containing 0.25 acres, more or less.

Purpose:

The deteriorated structure will be torn down.

Estimated Cost:

The Property has been offer for sale to Arkansas State Parks. The seller has stated it can be acquired for approximately \$40,000.00. An appraisal will be completed.

Location Maps:

See Attachment.



RESIDENCE – POWHATAN STATE PARK



Jacksonport State Park - Proposed Acquisition

Property description:

The Wallace Dyke property is adjacent to the northwest boundary of the park on Old Ferry Landing Road. The road was abandoned by the Arkansas Highway and Transportation Department when the Arkansas Highway 69 Bridge was built upstream from the old ferry crossing. ASP owns the land from the centerline to the northwest. The old ferry landing is now used as a boat ramp.

A part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 28, Township 12 North, Range 3 West, Jackson County, Arkansas, containing approximately 3-4 acres (to be determined by survey).

Purpose:

Acquisition of this property would allow ASP to close the road for public use during certain hours, better maintain the area, prevent erosion of current park land, and provide additional recreational opportunities near and at the confluence of the White and Black Rivers.

Estimated Cost:

The heirs of Mr. Dyke are willing to donate this property to Arkansas State Parks.

Location Maps:

See Attachment.



Proposed Acquisition

Park Property

Boat Ramp

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Google

Imagery Date: 4/9/2013

25°33'1.66" N 91°19'17.17" W elev: 213 ft

Elev: alt: 1015 ft