



# Feasibility Study

# Sabine High School Revitalization

*A tool for not only memorializing, but for looking forward to providing a new place of inclusion and community for the Northwestern Louisiana region.*

**The Twelfth District, Number Three, Association, Inc.**

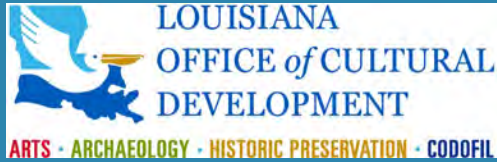
**850 Highland Avenue, P.O. Box 123**

**Many, Louisiana 71449**

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United Way  
of Northwest Louisiana

## NORTHWEST LOUISIANA Community Development Corporation

[Remnant Schools: Faculty Are Repurposing the Legacy of Jim Crow Across Louisiana](#) | ArchDaily



The preservation of Sabine High School is supported by a grant from the Division of Historic Preservation, Office of Cultural Development, Louisiana Department of Culture, Recreation and Tourism.

This study was supported in part by a grant from the National Trust Preservation Fund, National Trust for Historic Preservation.

Sabine High School is listed in the National Register of Historic Places for its Black Heritage and significance in the education of African Americans in Sabine Parish.

Sabine High School is listed on the Louisiana Trust for Historic Preservation's 2020 Most Endangered Places.

### ***The Twelfth District, Number Three, Association, Inc. Exploratory Committee***

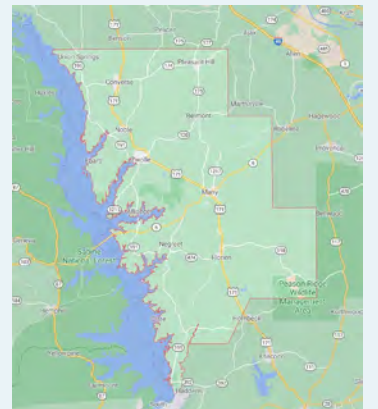
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Sonja Warfield  
Priscilla Wolf-King  
Fred King  
Delois Pegues  
Richard Woods  
Karl St. Romain (Deceased)  
Ora Holmes

### ***The Twelfth District, Number Three, Association, Inc. Member Churches***

Saint Peter Baptist Church  
Bright Star Baptist Church  
New Ebenezer Baptist Church  
Pilgrim Star Baptist Church  
Redland Baptist Church

New Jerusalem Baptist Church  
Antioch Baptist Church  
New Hope Baptist Church  
Morning Star Baptist Church  
Bethel Baptist Church



For more information, please visit:  
[www.sabinehighschoolrevitalizationproject.com](http://www.sabinehighschoolrevitalizationproject.com)



The activity that is the subject of this report has been financed in part with federal funds from the National Park Service, U.S. Department of the Interior, through the Department of Culture, Recreation, and Tourism, Office of Cultural Development, Division of Historic Preservation. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior nor the Department of Culture, Recreation, and Tourism, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior.

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# THE SECRETARY OF THE INTERIOR'S **STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES**

WITH  
**GUIDELINES FOR  
PRESERVING,  
REHABILITATING,  
RESTORING &  
RECONSTRUCTING  
HISTORIC  
BUILDINGS**



U.S. Department of the Interior  
National Park Service  
Technical Preservation Services



# Sabine High School Revitalization

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MR. T. A. MAXIE

*Principal  
Sabine Parish Training School  
1941-1957  
Sabine High School  
1957-1970*





# Sabine High School

A Legacy

Empowered • Equipped • Challenged  
for the REBIRTH of Sabine High School



*NATIONAL REGISTER of HISTORIC PLACES*



*LOUISIANA TRUST for HISTORIC PRESERVATION*



# Many & Sabine Parish

[Manny] [SUH-bean]

Sabine Parish was created in 1843, carved out of Natchitoches Parish. The 1850 census listed 3,347 free persons and 1,168 enslaved persons in the parish, whose original seat was Baldwin’s Store, located on the El Camino Real, an important trade route connecting Louisiana to the Western U.S. and Mexico. Named for Colonel James Many, the town later became the parish seat. Forty acres of land were donated and platted for the town, which consisted of a public square and eight streets. In 1880, the population of Many was 147. In 1896 the Kansas City Southern Railroad was constructed through the town and by 1901 the town of Many was growing, expanded to be one square mile in size. Major industries included lumber and oil, which was discovered in 1926.

## Many, Louisiana

Population 2,853

Elevation 276 ft above sea level

Avg Precipitation 10.83 inches month

Avg. High Temp 77                      Avg. Low Temp 52

Demographics – 48% African-American, 46.4% White, 1.9% Hispanic, four or more races, 3.7%

Median Age 36, Percent of Population Over 65 is 18%

Median Family Income is \$24,329

Living in Poverty – Families 28%, Population 36%

Percentage Living in Poverty Under 18 is 47%, Over 65 is 26%



Demographic percentages from: <http://www.city-data.com/city/Many-Louisiana.html>

## Largest Employers

- Sabine Parish School District\_\_\_\_\_653
- Boise Cascade Company\_\_\_\_\_453
- Big Star Supermarket\_\_\_\_\_250
- Weyerhaeuser Zwolle\_\_\_\_\_208
- Parish of Sabine\_\_\_\_\_140
- Wal-Mart Stores\_\_\_\_\_130
- Sabine Medical Center\_\_\_\_\_125
- LA Dept. of Transportation\_\_\_\_\_114
- ARC of Sabine\_\_\_\_\_105
- Cypress Bend Golf Course\_\_\_\_\_100

## Toledo Bend Lake

Located in Louisiana and Texas on the Sabine River, Toledo Bend forms a portion of the boundary between the two states. The reservoir is 65 miles in length and covers an area of 186,000 acres with 1,200 miles of shoreline. It is the largest man-made body of water in the South and the fifth largest in surface acres in the United States. It offers unlimited opportunities for fishing and recreational activities and has been routinely named one of the best bass fishing lakes in the country.



# Community

*"Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it's the only thing that ever does." – Margaret Mead*



- The Twelfth District, Number Three, Association, Inc. (12<sup>th</sup> District) is a non-profit religious corporation located in Many, Louisiana (Sabine Parish).
- A 501 (c )(3) organized as a public charity under the laws of the State of Louisiana in October 2017.
- Comprised of 17 Sabine Parish churches with total membership under 2,000 and approximately 10 active participant churches. Average age of membership is approximately 55.
- On March 7, 1918, through an Act of Donation from the 12th District, a 5.608-acre tract in Many was donated for the building of Sabine High School, a K-12 school for African-American children.
- In October 2002, the Sabine Parish School Board conveyed the property back to the 12th District.
- In February 2019, the 12th District established a committee to explore options for usage and improvements to the land and buildings.



# Story

*"The historic status of Sabine High School and the story it represents is important..."*



In November of 1903, Robert E. Jacobs established the Sabine Normal and Industrial Institute in his hometown of Converse in Sabine Parish. Jacobs had attended public schools and gone on to the historically black Coleman College in Gibsland, Louisiana. He was able to secure support from the Slater and Jeanes Funds for his school and in 1914, the Sabine Normal and Industrial Institute boasted eight faculty members and seven buildings plus land and livestock. The buildings included dormitories for boarding students from out of the area, including from Texas, to access this quality education. In 1916, a study by the US Department of the Interior documented its attendance as 137 in elementary and 31 in secondary. In this study, Sabine was listed with Gaudet Industrial Home and School in New Orleans as the only two big important schools with independent boards of trustees in the state. Five schools of lesser size or importance were noted, but not named. This Sabine was a leader in private African American education in the state, and it is in this school, that Sabine High School has its roots.

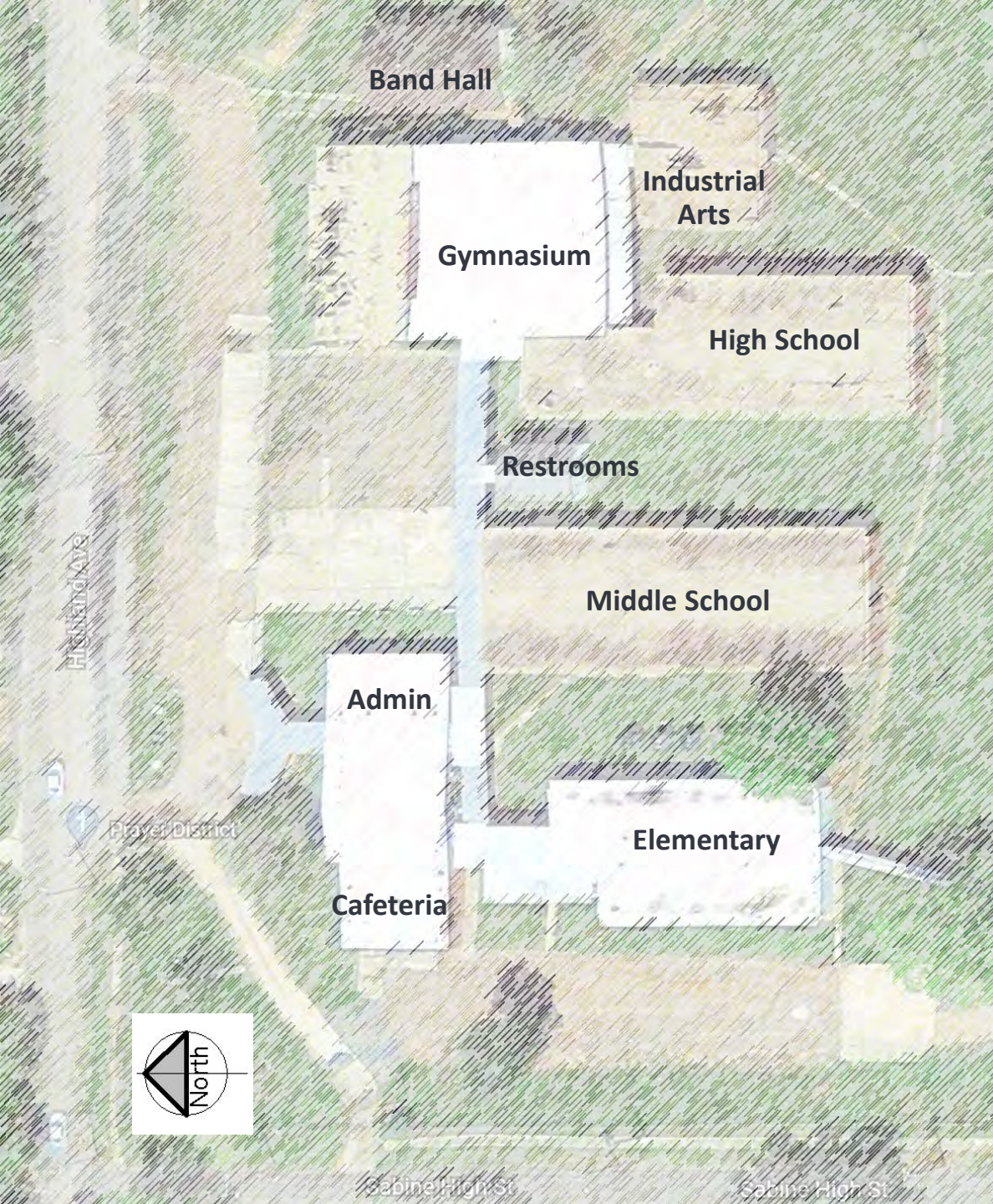
In 1928, a Rosenwald school was constructed on the site of the current Sabine High School, and in 1936 became the Sabine Parish Training School. This facility operated until the new campus was constructed from 1957-1960, becoming Sabine High School, and serving Kindergarten through 12<sup>th</sup> Grades.

In 1970, the campus was integrated and became Many Junior High School. Teachers and students alike were sent to the previously all-white Many High School. It was a new experience for everyone. A small number of African-American students stopped attending school during desegregation because of the unwelcoming environment. Some students were thankful to see some familiar faces at Many High in their former SHS teachers. Teachers, including William Ruffin and Evelyn Bush, stated that desegregation was difficult for them as well: "It was just as much of an adjustment for us (teachers). The only thing they (the white schools) had more of was space and equipment. They didn't necessarily have more knowledge than us or our students."

The SHS site was closed in 2002 and transferred back to the 12<sup>th</sup> District, Sabine High School leaves a legacy of historic importance for African American education in Sabine Parish, that produced a number of strong, smart, and influential leaders who went on to do great things locally, statewide, and nationally.







## Empowered • Equipped • Challenged

### for the REBIRTH of Sabine High School

Sabine High School, listed on the National Register of Historic Places, is a significant resource in the areas of education and ethnic heritage, as it provided important educational opportunities for African Americans in Sabine Parish, Louisiana. First founded as the Sabine Parish Training School in 1928, the campus has a long history at its location on Highland Avenue. The existing buildings were constructed in 1957 to replace a circa 1928 Rosenwald School. Sabine High School was desegregated in 1970, at which point the campus became Many Junior High School until its closure in 2001. Soon thereafter, the Twelfth District, an African-American non-profit, secured the property with the intent of rehabilitating the school into a multi-use community resource.

The buildings have not changed significantly over time, and the campus retains a high degree of Historic integrity of location, setting, materials, design, workmanship, feeling, and association.



# Campus



- 49,666 square feet
- 5.608 acres
- Majority original 1957 construction
- Several buildings at risk from roof failure and weather damage

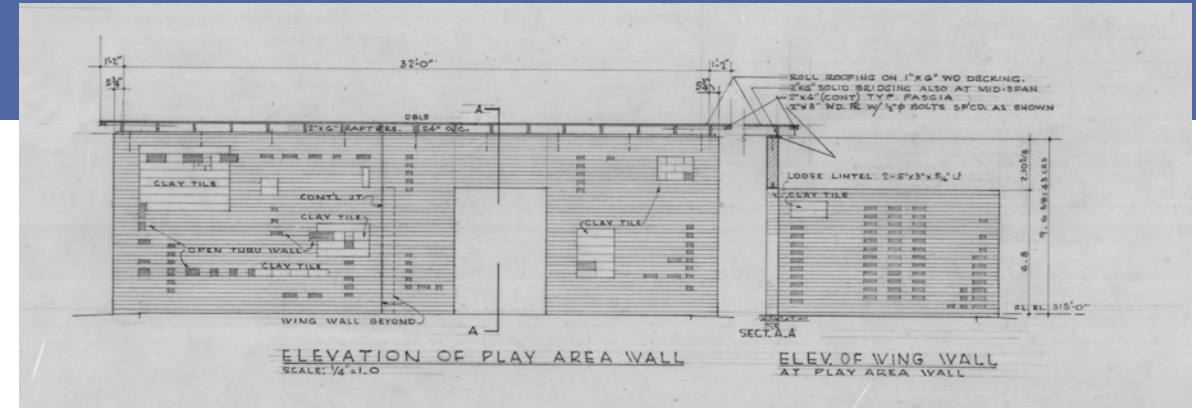
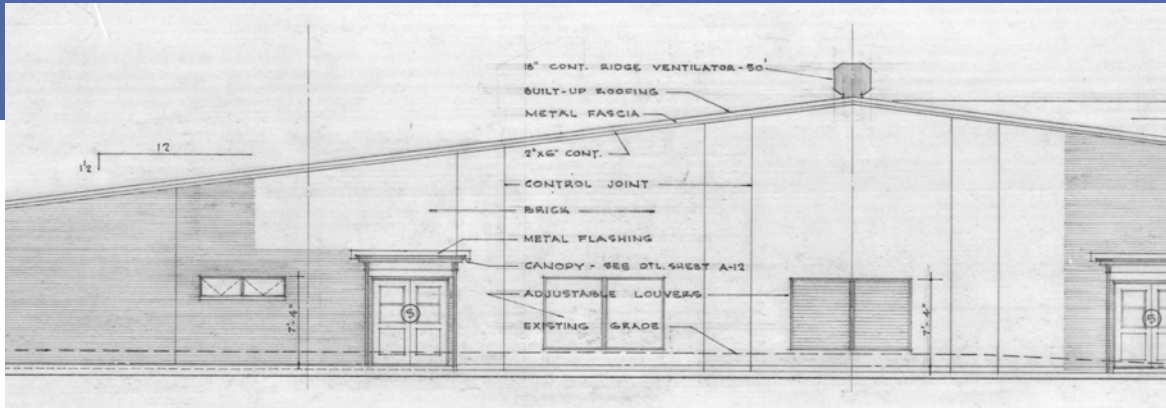




# Campus

"Sabine High School: Iconic local landmark worthy of preservation."

www.newsbreak.com | June 9, 2020





# Campus



**Architect: Van Os & Flaxman [Shreveport, LA]**



**Architectural Style: Mid-Century Modernism**





# Critical Obstacles to Rehabilitation



## Water Intrusion



## Environmental Cleanup

- Exterior envelopes must be secured against further deterioration of materials
- Roofs must be fitted with temporary roofing, until replacement systems can be put in place long-term
- Hazardous materials must be removed from buildings
- Buildings must be upgraded and modernized to current codes for occupancy



# Vision



## **The Sabine High School Revitalization...**

*A tool for not only memorializing, but for looking forward to providing a new place of inclusion and community for the Northwestern Louisiana region.*



# Rehabilitation Opportunities

## Rationale

- Total rehabilitation of entire campus complex at once not feasible from a cost perspective
- Programs have not been identified to occupy entire campus
- No income has been identified to pay for daily operational costs (heating & cooling, maintenance, janitorial expenses)
- **A revitalized Sabine High School Community Center would promote and encourage revitalization and further development within Many, Sabine Parish, Northwestern Louisiana, and throughout Louisiana**
  - Must be done sequentially in a systematic manner
  - The vision must be consistent with available funding
    - Grants
    - Private Donations
    - Foundation Fundraising
    - Leased space income

## Need

### IDENTIFIED USES AND NEEDS SURVEYS

#### Recreation

- site-based park
- gymnasium sports

#### Health and Wellness

- Fitness, exercise space, yoga rooms, dance
- Healthy food program, teaching kitchen
- Garden space, food demonstrations, farmer's market
- Home health care agency, other wellness lease tenants

#### Entertainment

- Conferences and events – public, private
- Music venue, performances, fine arts education

#### Economic development

- Classroom training space
- Workforce training

#### Educational

- After school programs and tutoring
- Early childhood education programs (Head Start)
- GED programs, adult literacy classes, ESL instruction
- Community College or University remote learning center

#### On-Site Museum

- Civil Rights History presentations
- Tell the story of Civil Rights events in and around NW Louisiana
- Show history and impacts of Separate But Equal laws



The historic status of Sabine High School and the story it represents is important...



# Plan: A Community Center for the “Center of a Region”



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Community  
Partnerships

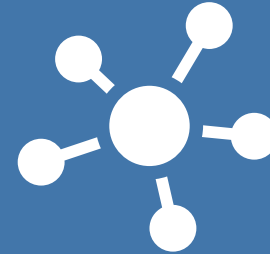
Educational  
Partnerships

Workforce  
Partnerships

Positive Relationship  
Building

Economic  
Development

Better Health and  
Wellness Outcomes



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Regional  
Connectedness

Greater Many and  
Sabine Parish

Northwest Louisiana  
Natchitoches to  
Shreveport

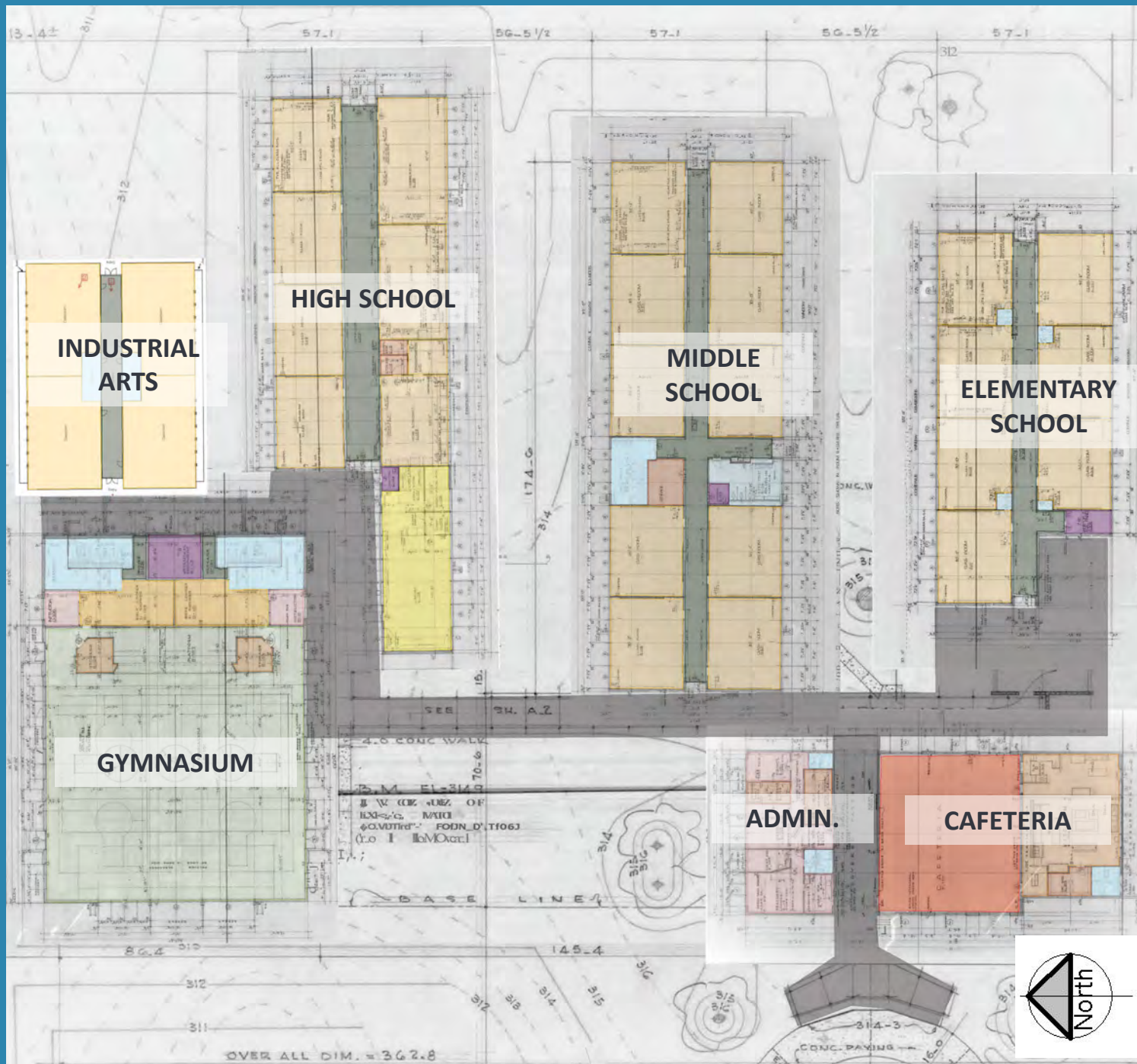
Realistic Goals

Practical Use of  
Resources

Accountability to the  
12<sup>th</sup> District  
Membership &  
Partners







# Plan

## REVITALIZE

To be a multipurpose community center for Many, Sabine Parish, and Northwest Louisiana.

## RESTORE

An intact significant Architectural Example Of Mid-Century Modernism.

## NARRATIVE

About “Separate But Equal,” an original 1890 Louisiana law that was later adopted in the Jim Crow South as a disenfranchisement tool against African Americans.

## PROCEED

Through progressive partnerships, long-term economic development, and educational/recreational opportunities.



# Plan: Interior Rehabilitation Concepts



ART EDUCATION



CLASSROOM



PRESENTATIONS



INDOOR GATHERING



OUTDOOR GATHERING



COMPUTER LAB



RECEPTION



ENTERTAINMENT



KITCHEN



MEETING SPACE



BANQUET SPACE



EARLY CHILDHOOD



# Plan: Exterior Rehabilitation Concepts



ADMIN CAFETERIA FACADE



ADMIN CAFETERIA FACADE



ADMIN CAFETERIA FACADE



OUTDOOR SPACE



COVERED OUTDOOR SPACE



ADMIN CAFETERIA FACADE



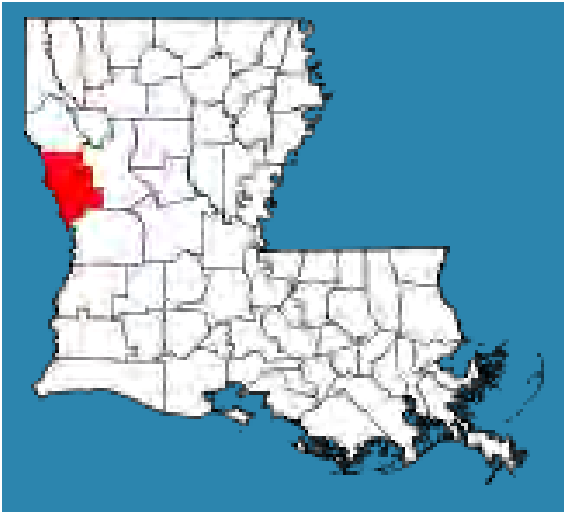
OUTDOOR SPACE



OUTDOOR SPACE



# Need



## Potential Partnerships

Town of Many  
Sabine Parish  
Northwestern State University  
United Way  
Boise Cascade Co.



## Community

The Sabine High School Revitalization must be a people-centered, forward focused mission, aimed at improvement to the conditions of the individuals, families, businesses and entities in partnership.



## History

The story must be told. African Americans in Louisiana were historically denied educational access through “Separate But Equal” laws, passed in 1890 and used throughout the Jim Crow South to implement racial segregation.



## Funding

The Sabine High School Revitalization Project will take dedicated funds. Grants, donations, government funding mechanisms, and private giving will be the only way to realize the vision.



# Cost Requirements

## REHABILITATION COST PHASING



	<b>CRITICAL SECURING AND PROTECTION</b>	
Part 1	Secure windows, doors, temporary roof coverings	
	ROOF COVERING COST:	\$165,095
	WINDOW SECURING COST:	\$18,180
	<b>TOTAL COST:</b>	<b>\$183,275</b>
Part 2	Roof replacement	\$353,895
Part 3	Remediation / Cleanup	\$103,996
	<b>CRITICAL SECURING AND PROTECTION:</b>	<b>\$641,166</b>
	<b>PHASED REHABILITATION</b>	
Part 4	Gymnasium Rehabilitation	\$658,726
Part 5	Admin. / Cafeteria Rehabilitation	\$515,380
Part 6	Elementary Building	\$437,760
Part 7	Remove Non-Contributing	\$17,000
Part 8	Covered Walkways Repairs	\$60,000
Part 9	Site ADA and Parking Enhancements	\$65,000
	<b>PHASED REHABILITATION</b>	<b>\$1,538,407</b>
	<b>FUTURE REHABILITATION</b>	
Part 10	High School	\$418,200
Part 11	Middle School	\$521,900
Part 12	Industrial Arts	\$245,000
	<b>FUTURE REHABILITATION:</b>	<b>\$1,118,600</b>
	<b>TOTAL ANTICIPATED COST OF REVITALIZATION</b>	<b>\$3,513,048</b>



# Phasing Diagram

Critical (ASAP) .....\$641,166

1. Secure windows, doors
2. Secure roofs temporarily
3. Remediation and debris cleanup

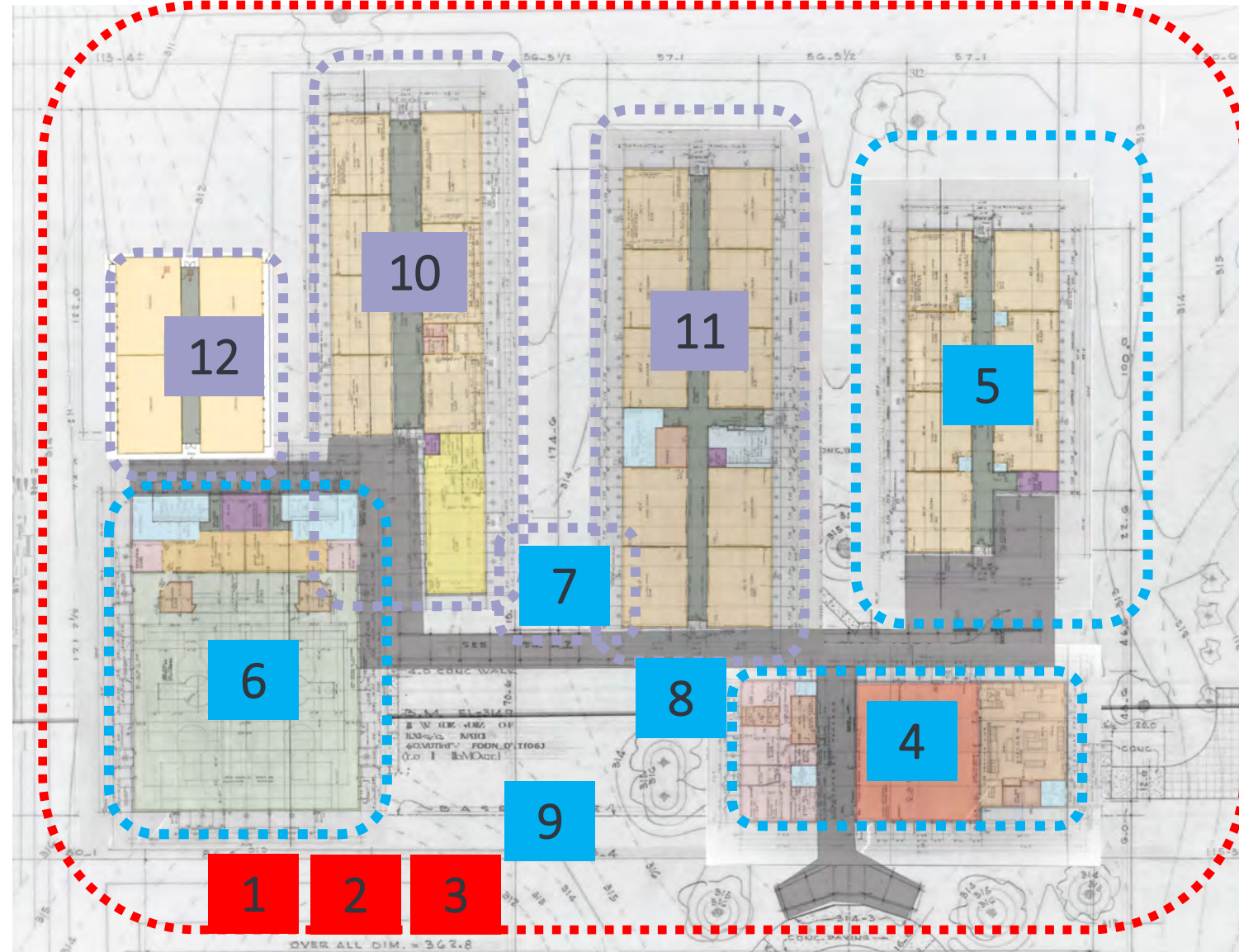
Phased Rehabilitation .....\$1,538,407

4. Administrative Cafeteria
5. Elementary
6. Gymnasium
7. Remove Non-Contributing Elements
8. Covered Walkways
9. Site ADA and Parking Improvements

Future Rehabilitation .....\$1,118,600

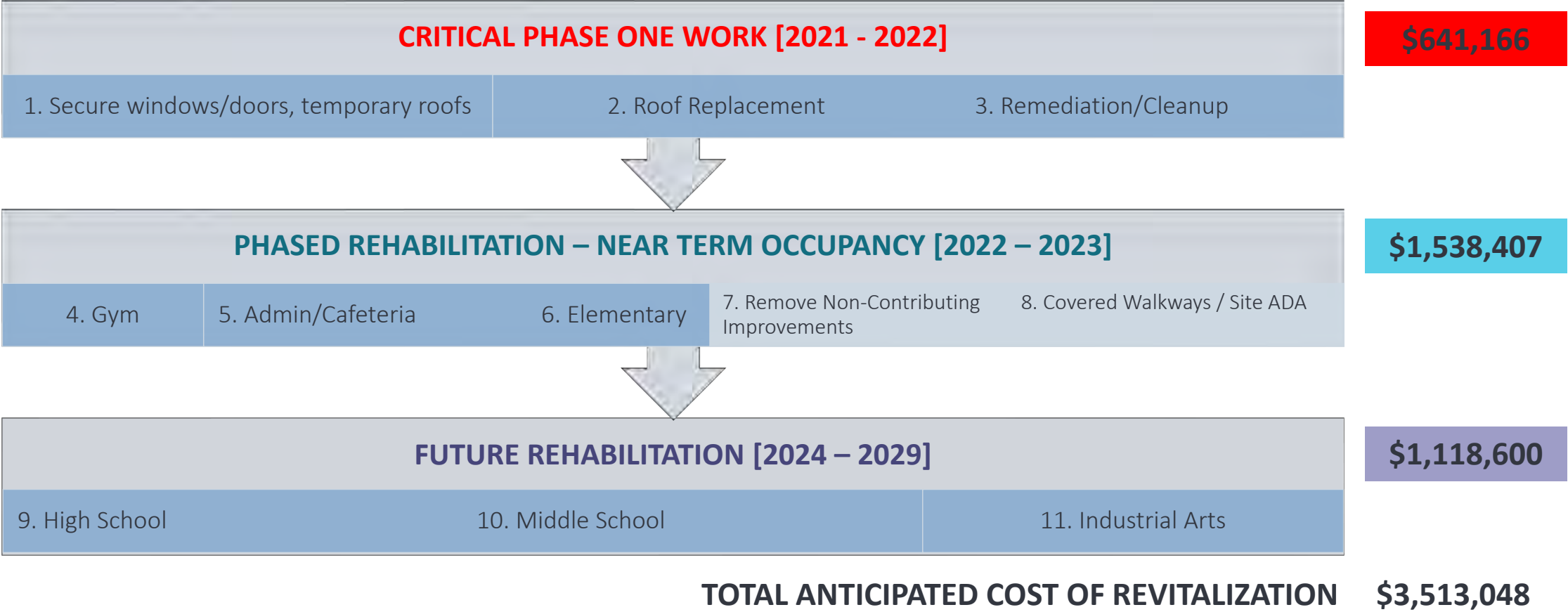
10. High School
11. Middle School
12. Industrial Arts

**TOTAL ANTICIPATED  
COST OF REVITALIZATION .....\$3,513,048**





# Proposed Timeline: 8 Years





# Exhibit Section



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Potential Alliances & Development Opportunities

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Health Care Crisis & Opportunity – Rural America

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Select Achievements & Recognition

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Sabine High School Revitalization  
Project Site Location Attributes

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# Potential Alliances & Development Opportunities

## Innovative Community Investment Strategies:

Partnerships between hospitals and health systems, public health and community development sectors and community-based organizations represent a major opportunity to significantly improve the health of neighborhoods and the people who live in them.

[www.centerforcommunityinvestment.org](http://www.centerforcommunityinvestment.org) and  
<https://connect.xfinity.com/appsuite/#>

## African American Cultural Heritage Action Fund:

National Trust for Historic Preservation - <https://savingplaces.org/african-american-cultural-heritage#.YCQWUC10IIQ>

## National Trust Community Investment Corporation (NTCIC):

National Trust for Historic Preservation <https://ntcic.com/>

## Fund helps National Park Service restore African American historical sites:

### National Park Foundation

<https://www.thedenverchannel.com/news/national/fund-helps-national-park-service-restore-african-american-historical-sites>

### National Park Service

### Rivers, Trails, and Conservation Assistance (RTCA) Program:

[www.nps.gov/orgs/rtca/index.htm](http://www.nps.gov/orgs/rtca/index.htm)





# Health Care Crisis & Opportunity – Rural America

Rural Americans face numerous health disparities compared with their urban counterparts. More than 46 million Americans, or 15 percent of the U.S. population, live in rural areas as defined by the U.S. Census Bureau. A series of studies from CDC is drawing attention to the significant gap in health between rural and urban Americans. Rural Americans are more likely to die from heart disease, cancer, unintentional injury, chronic lower respiratory disease, and stroke than their urban counterparts. Unintentional injury deaths are approximately 50 percent higher in rural areas than in urban areas, partly due to greater risk of death from motor vehicle crashes and opioid overdoses. In general, residents of rural areas in the United States tend to be older and sicker than their urban counterparts. Children in rural areas also face challenges. A recent CDC study finds that children in rural areas with mental, behavioral, and developmental disorders face more community and family challenges than children in urban areas with the same disorders.

These challenges highlight the need for additional attention and resources aimed at improving health in rural America. Rural areas could benefit from improved public health programs that support healthier behaviors and neighborhoods, and better access to healthcare services.

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“The coronavirus pandemic shined a light on just how critical issues surrounding disparities really are,” says Allen Karp, executive vice president of healthcare management and transformation at Horizon Blue Cross Blue Shield of New Jersey (Horizon BCBSNJ). “There is no more time to waste in addressing these socioeconomic factors that are wreaking havoc on communities across the country.”

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# Select Achievements & Recognition

## **“Sabine High School: Iconic local landmark worthy of preservation”**

[www.newsbreak.com](http://www.newsbreak.com) June 9, 2020...

## **Historic African American High Schools Preservation and Repurpose Initiative**

Sabine High School Revitalization (SHSR) was featured in Tulane News (8.20.2020) and The Architect’s Newspaper (9.17.2020). See news articles links below. Under a program highlighted in the Tulane News article, SHSR could 1) serve as a model for the Historic African American High Schools Preservation and Repurpose Initiative in the state of Louisiana and 2) become part of a state wide network of historically preserved and repurposed African American schools in Louisiana.

## **“Tulane researchers receive grant for preservation of historic African American schools”**

August 20, 2020, [bbronst@tulane.edu](mailto:bbronst@tulane.edu)

<https://news.tulane.edu/pr/tulane-researchers-receive-grant-preservation-historic-african-american-schools>

## **“Remnant Schools “At Tulane, faculty are re-purposing the legacy of Jim Crow across Louisiana”**

September 17, 2020, By Anna Marcum • Editor's Picks, Feature, Preservation, Southwest

<https://www.archpaper.com/2020/09/tulane-faculty-are-repurposing-the-legacy-of-jim-crow-across->



# Sabine High School Revitalization Project Site Location Attributes

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Western Louisiana region popular destination for a variety of outdoors activity, with access to Toledo Bend Reservoir, Hodges Gardens, and features nine additional listings on the National Register of Historic Places.

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Many, Louisiana - The “Seat” of Sabine Parish

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Many (Sabine Parish) Louisiana - The “Heart of Toledo Bend”. One of the first eight Certified Retirement Communities announced by Governor Nungesser in 2018.

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Many (Sabine Parish) Louisiana - Home of The Twelfth District, Number Three Association, non-profit faith-based organization

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SHSRP site - 1.5 miles from Many, Louisiana central business district

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SHSRP site - less than 50-100 yards south of Highway 6 (San Antonio Avenue - main Toledo Bend route) on Highland Avenue

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SHSRP site - one block from Martin Luther King, Jr. Avenue

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SHSRP site - within walking distance of two churches, two apartment complexes and one or more residential community(s)

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SHSRP site - 20 plus miles west of Interstate 49

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SHSRP site – Fort Jesup, located on Louisiana Highway 6 (also known as the El Camino Real de los Tejas National Historic Trail), seven miles northeast of Many.

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# Thanks and Appreciation

*Pastor Donny Edmonson, President, 12<sup>th</sup> District, Number Three Association, Inc.*

We are a faith-based organization representing 17 churches in Sabine Parish. We are people of faith and we are grateful to those individuals and organizations with whom God has allowed us to find favor thus far in **Sabine High School Revitalization** journey. We have a hope that others will join 12th District as it seeks - *the preservation of the legacy of one of the Historic African American schools in the State of Louisiana; and the repurpose of its administration and education buildings, gymnasiums, auditoriums and fields... for the benefit of the health and wellness of rural and urban communities in Sabine and surrounding parishes in Northwestern Louisiana.*

## Thank You Friends & Supporters

### Sabine High School Alumni

**Kenneth Freeman** | Mayor, Town of Many

**Robert Hable, Jr.** | Mayor-Elect, Town of Many

**Mike McCormic** | President, Sabine Parish Police Jury

**William Ruffin** | Sabine Parish, Police Juror

**Linda Curtis-Sparks** | Tourism Director, Sabine Parish

**Jack Skaggs** | President and CEO, Coordinating & Development Corporation

**Andy Ferrell** | Deputy Director, National Center for Preservation Technology and Training, National Park Service

## Special Thanks

**Laura Ewen Blokker** | Tulane School of Architecture, Preservation Studies Program

**Biennial Richard L. Blinder Award 2020 Grant** | Preservation of Historic African American Schools

**Tulane News** | August 20, 2020 Article

**Architect's Newspaper** | September 17, 2020 Article

**Benny Puckett** | Office of Cultural Development, Louisiana State Historic Preservation

**Brian Davis** | Executive Director, Louisiana Office of Cultural Development

**Laura Ewen Blokker** | Interim Director, Tulane School of Architecture Preservation Studies Program

**Tracey Antee** | Director, Opelousas General Hospital Foundation (OGHF), St. Landry Parish Alliance, South City Park Walking Trail

**Suzanne Williams** | Grant Writer, Mayor's Office, Town of Many

**BlueCross BlueShield of Louisiana (BCBSLA)** Foundation – Virtual Learning Series

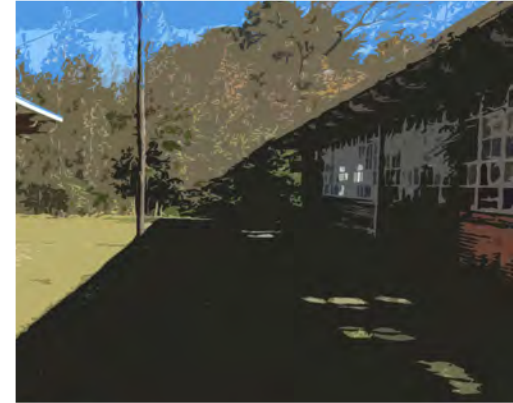
**Exploratory Committee**

**SHSRP Advisory Group**



# Acknowledgements

- Sabine Parish School District
- Louisiana Trust for Historic Preservation
- LSU-Shreveport Library Archives
- Laura Blokker, Tulane University, SE Preservation
- Twelfth District Exploratory Committee Members
- Division of Historic Preservation, Office of Cultural Development, Louisiana Department of Culture, Recreation and Tourism
- National Trust for Historic Preservation





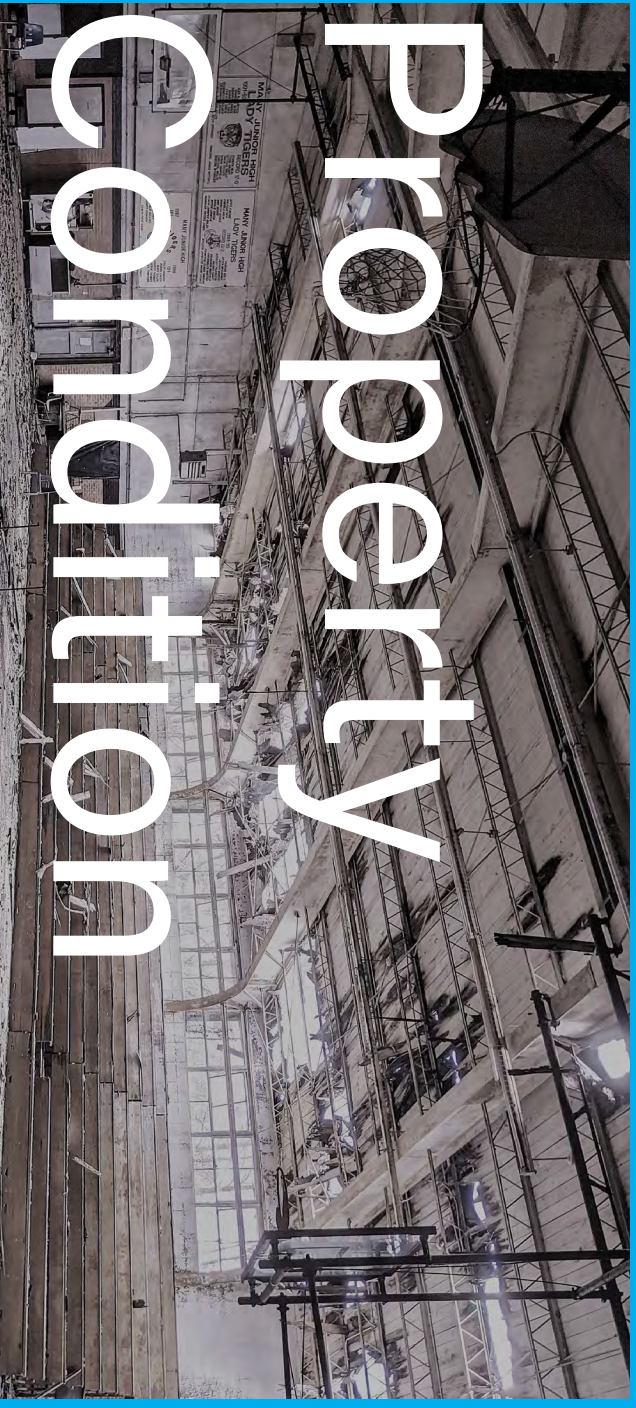
# Appendix

- A. Property Condition Assessment – October 8, 2020
- B. Sabine High School National Register Nomination Form
- C. Marketing Graphic Documents

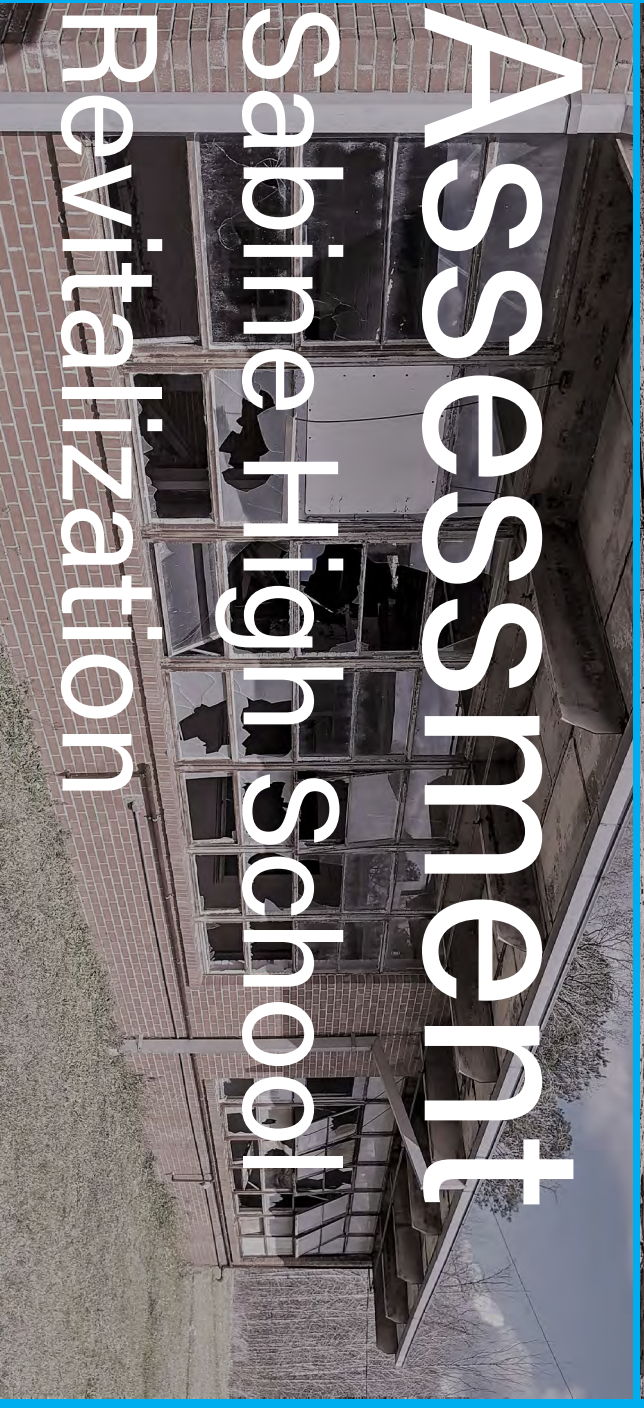




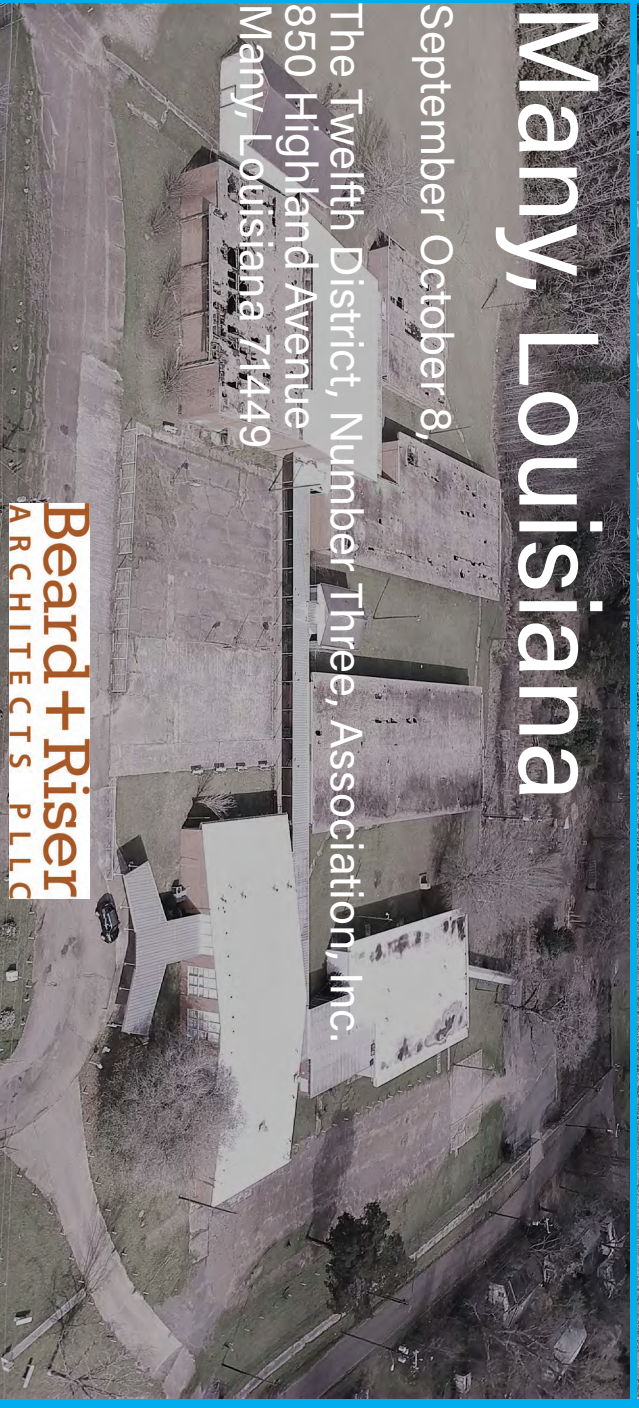




# Property Condition



# Assessment Sabine High School Revitalization



## Many, Louisiana

September October 8,

The Twelfth District, Number Three, Association, Inc.  
850 Highland Avenue  
Many, Louisiana 71449

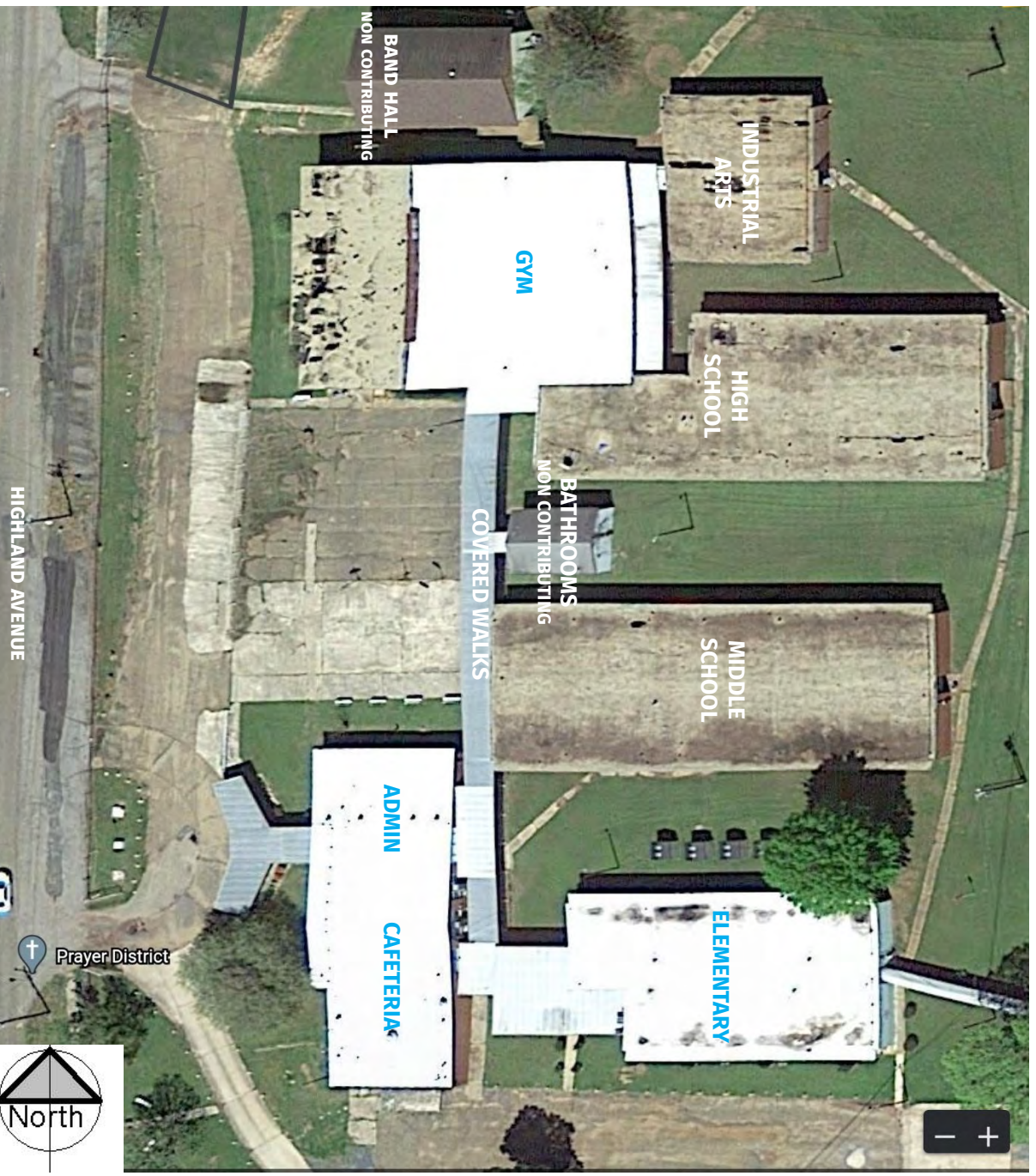
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ARCHITECTS PLLC

Greenwood - Oxford  
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## Sabine High School Revitalization

# Property Overview



61 of 63: View of the original bleachers in the gym; camera facing southwest.

Sabine High School, listed on the National Register of Historic Places,, is a significant resource in the areas of education and ethnic heritage because it provided very important educational opportunities for African Americans in Sabine Parish, Louisiana. First founded as the Sabine Parish Training School in 1928, the campus has a long history at its location on Highland Avenue. The existing buildings were constructed in 1957 to replace a circa 1928 Rosenwald School. Sabine High School was desegregated in 1970, at which point the campus became Many Junior High School until its closure in 2001. Soon thereafter, the Twelfth District, Number Three, Association, an African-American non-profit, secured the property with the intent of rehabilitating the school into a multi-use community resource.

Sabine High School is a significant intact example of Mid-Century Architectural Design.

Few modifications or renovations have been made. As such, the 12 acre campus retains a high degree of integrity of location, setting, materials, design, workmanship, feeling, and association.





## Sabine High School Revitalization

# Property Condition Assessment



The objective of the Property Condition Assessment is to develop an understanding of the subject property, through interviews, review of existing conditions, and documents. Using this information, we compare conditions against new construction and recommend follow up action. Order of magnitude costs to implement the recommendations are developed. The Property Condition Assessment should be considered a report of existing conditions only, not one that evaluates future actions regarding the property.

## Methodology

A standardized rubric was used to quantify each building's general condition, including major systems and construction means, accounting for age of facility and history of upgrades. Components reviewed include major systems - roofing, structure, exterior and interior walls and finishes, mechanical, plumbing and electrical systems, life safety condition, and general analysis of condition of property related to age, deferred maintenance, energy efficiency, site conditions, and hazardous materials.

Buildings are rated [168] *best condition* to [840] *worst condition*.

Sabine High School Revitalization

Assessment  
Summary



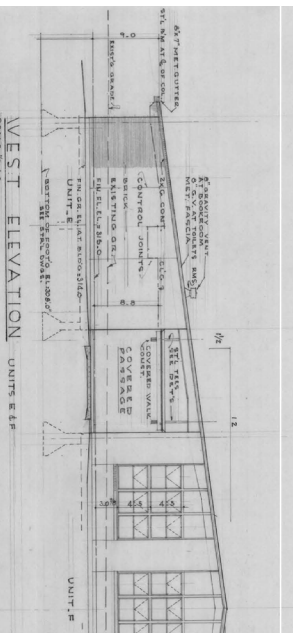
SABINE HIGH SCHOOL REVITALIZATION		Property Condition Assessment	Property Condition Assessment			
BUILDING	SCORE	RECOMMENDATION	YEAR BUILT	AGE	SQ. FT.	
Administration Building/Cafeteria	725	Renovate or Replace	1957	63	8,448	
A Elementary School	730	Renovate or Replace	1957	63	6,408	
B Middle School	752	Renovate or Replace	1957	63	9,438	
C High School	763	Renovate or Replace	1957	63	8,349	
D Industrial Arts	759	Renovate or Replace	1957	63	3,600	
Gymnasium	725	Renovate or Replace	1957	63	10,448	
F Band Hall	N/A	Remove	1970	50	2,100	
G Bathroom Building	N/A	Remove	1970	50	875	49,666

PROPERTY CONDITION ASSESSMENT		
SCORING MATRIX	Low End	High End
Superior Condition	168	265
Adequate Condition	198	385
Needs Maintenance	298	460
Renovate	373	586
Renovate or Replace	498	840

Elevators and Stairs removed from scoring consideration

All of the five primary campus buildings were ranked in the worst category, scoring between 725 and 763, with a recommendation to renovate or replace the facilities. For the most part, all buildings are in generally poor condition internally, although if immediate steps can be taken to enclose the envelopes from further weather damage and decay, the five major buildings all have good structure and exterior envelopes. The largest needs are roofing and roof deck, new mechanical, electrical, and plumbing systems, new interior finishes throughout, replacement of all windows and doors, and abatement of existing hazardous materials and debris removal. Given the historic significance of the property, we recommend full rehabilitation of the five primary buildings, with removal of the two non-contributing buildings.





**Administration / Cafeteria Building**  
*Protected by newer membrane roof*  
*Exterior and interiors in good condition*  
*Interiors in generally good condition*  
*Needs all new systems (MEP, fire safety)*  
*Needs interior finishes and doors*  
*Needs brick repair, repointing, windows*

**Features most Mid-Century detailing**  
*Asymmetrical front elevation gables*  
*Typical ribbon windows*  
*Breezeway between two buildings*  
*Perforated brick screen wall*  
*Front canopy design intact*

**Front Door to Campus**  
*Should be brought back to original*  
*Should be focal point of entrance*





### Elementary Building

Newer membrane roof holding water  
Exterior and interiors in good condition  
Interiors in generally good condition  
Needs all new systems (MEP, fire safety)  
Needs interior finishes and doors  
Needs brick repair, repointing, windows



### Best condition of three classroom wings

Typical flat roof with overhangs  
Typical ribbon windows  
Brick painted from original unpainted



42 of 63: View from courtyard outside

### Good candidate for rehabilitation

Smallest classroom wings 6,408 s.f.  
Likely easiest to restore relative to cost  
No structural failure or damage  
Proximity to Administration entry point







### **Middle School Building**

*Original roofing, failure allows water in*

*Exterior in good condition*

*Interiors need substantial renovation*

*Needs all new systems (MEP, fire safety)*

*Needs interior finishes and doors*

*Needs brick repair, repointing, windows*

**Moisture control to interior is critical**

*Water has allowed biological growth*

*Must be assumed to contain mold*

*All interior surfaces require removal*

**Decent candidate for rehabilitation**

*Largest classroom wing 9,438 s.f.*

*Likely expensive to restore*

*Some structural failure and damage*

*Faces Highland Avenue and parking*







### High School Building

*Original roofing, failure allows water in  
Exterior in good condition*

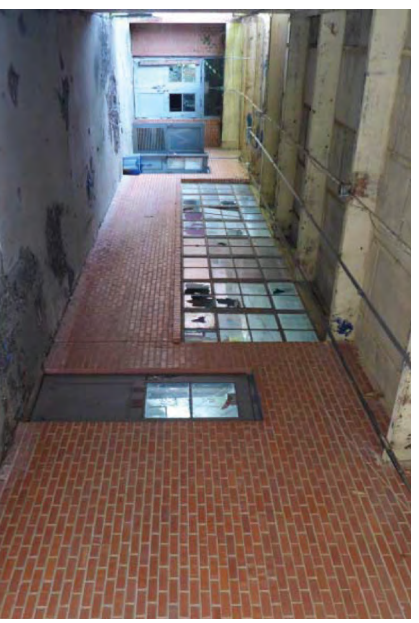
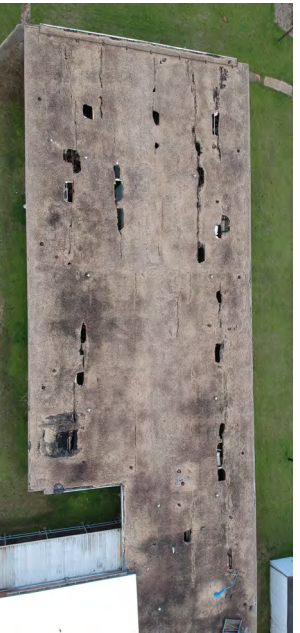
*Interiors need substantial renovation  
Needs all new systems (MEP, fire safety)  
Needs interior finishes and doors  
Needs brick repair, repointing, windows*

#### **Moisture control to interior is critical**

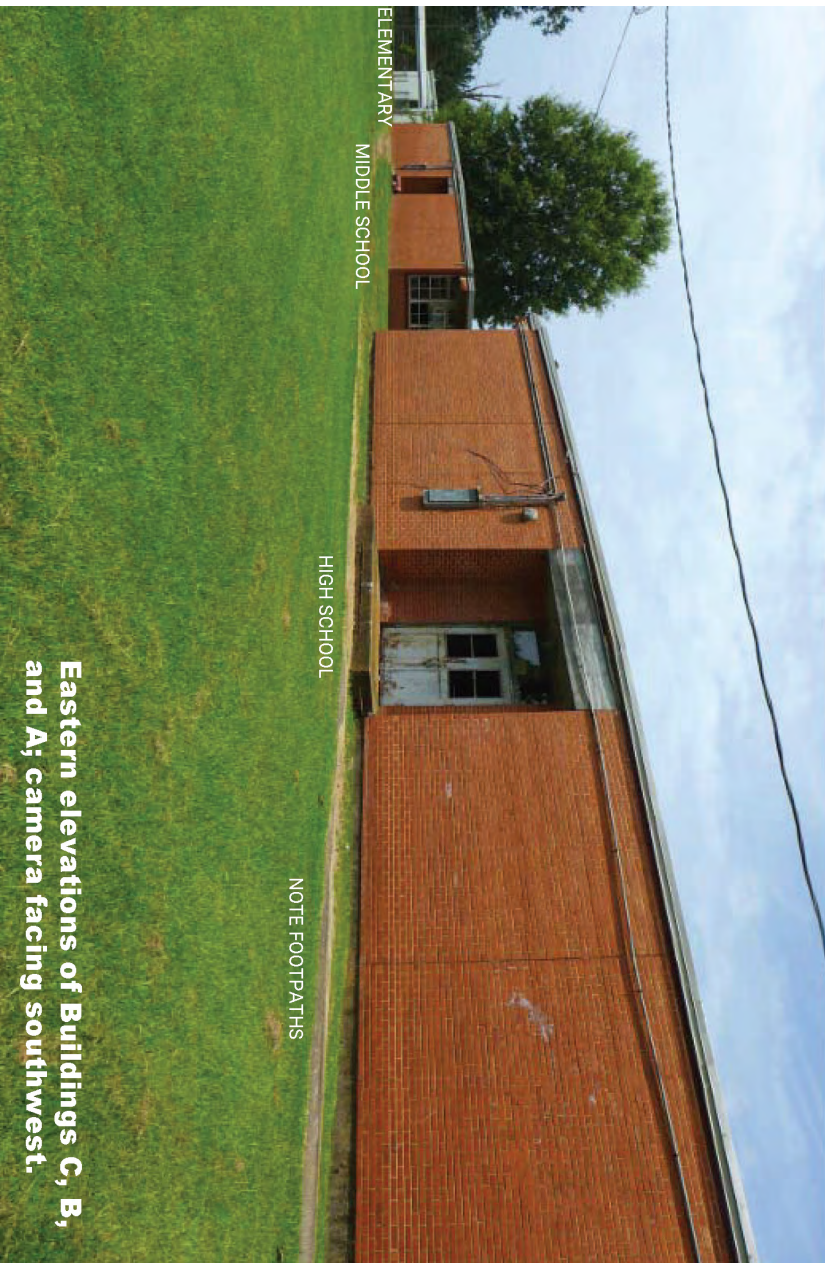
*Water has allowed biological growth  
Must be assumed to contain mold  
All interior surfaces require removal*

#### **Decent candidate for rehabilitation**

*Likely expensive to restore  
Moderate structural failure, damage*







### Industrial Arts Building

*Original roofing, some water intrusion  
Exterior in average condition  
Interiors need substantial renovation  
Needs all new systems (MEP, fire safety)  
Needs interior finishes and doors  
Needs brick repair, repointing, windows*

### Moisture control to interior is critical

*Must prohibit further degrading  
All interior surfaces require removal*

### Good candidate for rehabilitation

*Small space at 3,600 s.f.  
Fewer windows to replace  
Is located at back of campus*







### **Gymnasium**

*Original roofing west side, new on east*

*Exterior in very good condition*

*Interiors need substantial renovation*

*Needs all new systems (MEP, fire safety)*

*Needs interior finishes and doors*

*Needs brick repair, repointing, windows*

### **Control of elements is critical**

*Must prohibit further degrading*

*Special surfaces to be repaired*

*Wood bleachers, gym floor, stage*

### **Good candidate for rehabilitation**

*Large space ideal for gathering, events*

*Significant architecturally*

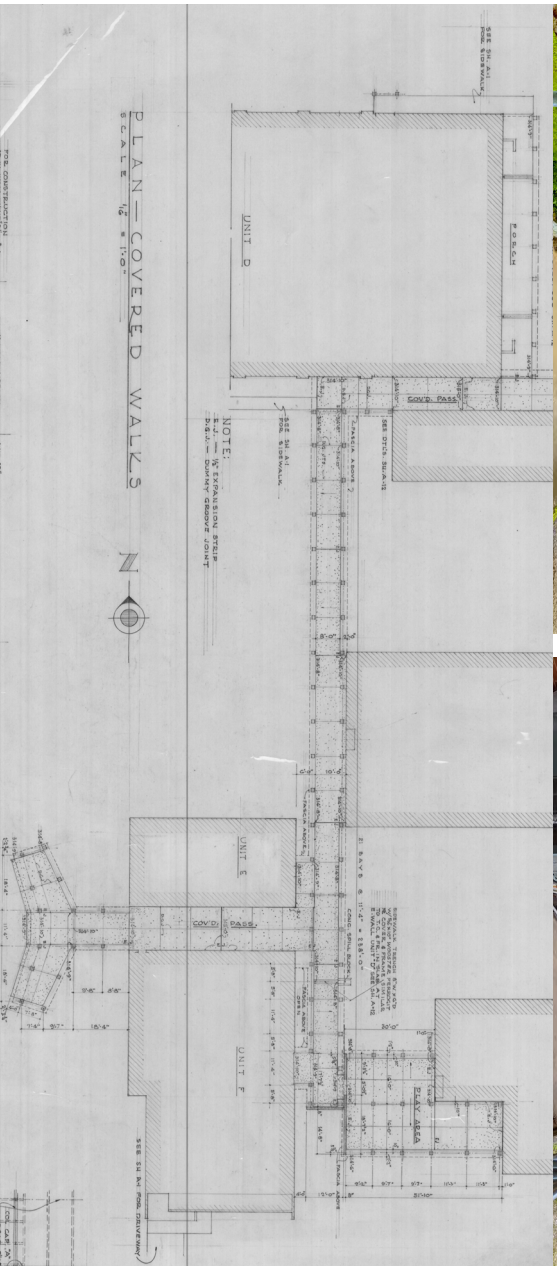






### **Covered Walks**

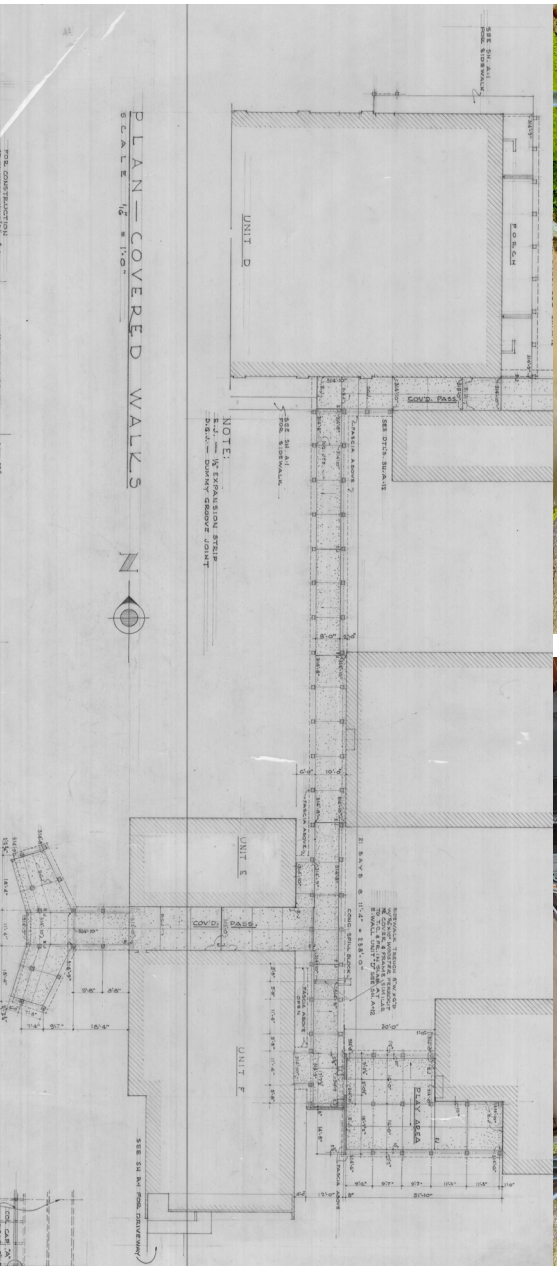
*Original to 1957 design  
Connect all buildings  
Architecturally significant  
Structure in good condition  
Repair or replace roofs*







**Covered Walks**  
*Original to 1957 design  
Connect all buildings  
Architecturally significant  
Structure in good condition  
Repair or replace roofs*





## Sabine High School Revitalization

# Preliminary Cost Opinion

### 1. Equivalent Replacement Cost

- 46,690 square feet (not including Band Hall, Bathroom)
- Low end \$125 to high end \$175 per square foot
- Cost to build new: \$6M to \$8M roughly

### 2. Rehabilitation - Phase I Cost

#### • **Hazardous Waste Abatement and Debris Cleanup**

- Assume asbestos in all buildings: roof, floor except Admin/Cafeteria and Elementary
- Assume mold in all buildings without new roof
- Abatement cost range \$3 to \$5 per square foot
- Cost to Abate and Clear: \$95,500 to \$159,700

#### • **Securing Against Further Damage**

- Lightweight temporary membrane roof covering
  - 33,019 s.f. of roof @ \$3 to \$5/s.f.
- Cost to secure: \$99,057 to \$165,095
- Secure window openings with plywood shutters
  - 3,030 s.f. of windows @ \$4 to \$6/s.f.
- Cost to secure: \$12,120 to \$18,180

### 3. Total Phase I Cost Range - \$206,177 to \$342,975

**[Median Phase I cost of \$274,576]**

# ROOFING

## Protect Against Further Damage



### Lightweight Temporary Membrane Roof

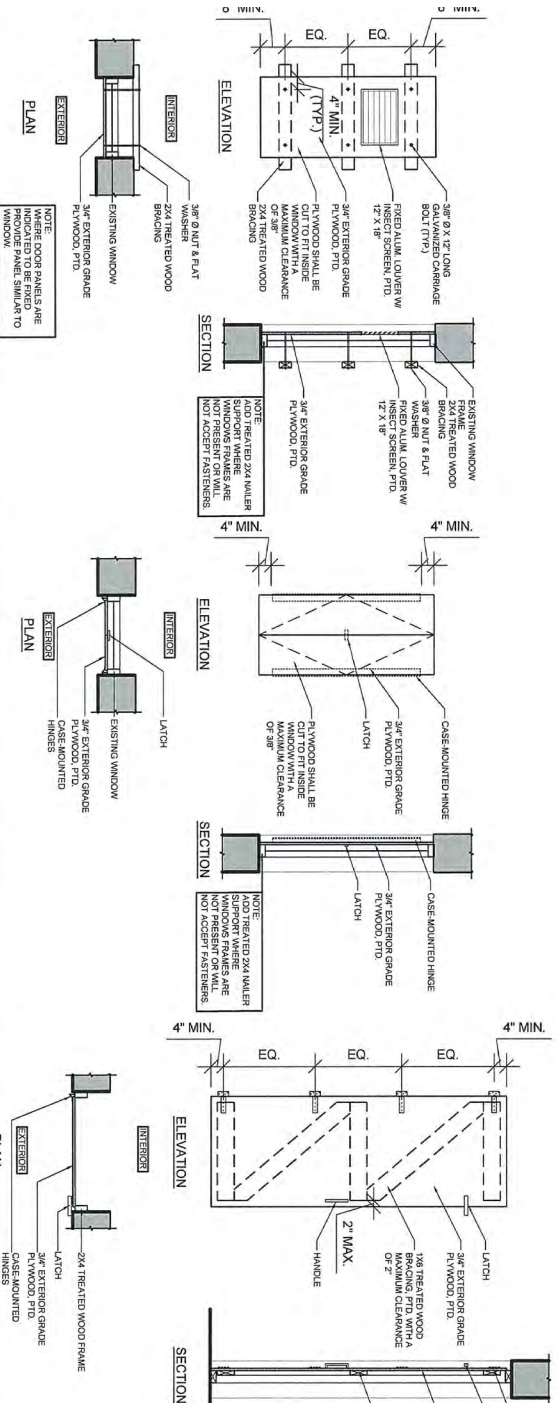
- Coating provides UV resistance for up to one year
- Fabric reinforcement to resist tears and punctures
- Does not carry warranty
- Can be glued or screwed down
- 100 inch wide by 100 foot long rolls





# WINDOWS

# Protect Against Further Damage



# Plywood Window Shutters

- *Protect openings*
- *Prevent moisture damage*
- *Can be fixed or operable if needed*
- *Paint with protective coating*
- *Will require approval from Historic Preservation authorities*

## Sabine High School Revitalization

# Schedule Review



### Feasibility Study Schedule and Deliverables

#### September 29

Deliver Facility Condition Assessment and Phase I Cost Estimate

September 30 - October 15

Develop Draft Space Planning Concepts & Phasing Plans

**October 16:** deliver Draft Space Planning Concepts & Phasing Plans

October 17 - 30

Revise Draft Space Planning Concepts & Phasing Plans

October 30: review Draft Space Planning Concepts

November 1 - 12

Revise Space Planning Concepts, begin Cost Estimate

November 12 -14 Site Visit to Many

**November 13 Saturday** : Outreach: Public Workshop #1

November 16 - 30

Incorporate feedback into Space Planning Concepts

**December 3:** Deliver Draft Feasibility Study Preliminary Space Planning, Cost Estimates

**January date TBD** second Outreach: Public Workshop #2 to share plan January/February finalize revisions to concepts, cost estimates, phasing

**February 20** deliver Feasibility Study





**United States Department of the Interior  
National Park Service**

**National Register of Historic Places Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, How to Complete the National Register of Historic Places Registration Form. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

**1. Name of Property**

Historic Name: Sabine High School

Other Names/Site Number: Sabine Parish Training School, Many Junior High School

Name of related multiple property listing: N/A

**2. Location**

Street & Number: 850 Highland Avenue

City or town: Many

Not for Publication: ☐

State: LA

County: Sabine

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 level(s) of significance:

☐ national ☐ state ☒ local

Applicable National Register Criteria: ☒ A ☐ B ☐ C ☐ D

**Signature of certifying official/Title:** Kristin Sanders, State Historic Preservation Officer

**Date**

**Louisiana Department of Culture, Recreation, and Tourism**

**State or Federal agency/bureau or Tribal Government**

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

**Signature of commenting official:**

**Date**

**Title:** **State or Federal agency/bureau or Tribal Government**



**Sabine High School** \_\_\_\_\_  
Name of Property

**Sabine Parish, LA** \_\_\_\_\_  
County and State

**4. National Park 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**

**5. Classification**

**Ownership of Property** (Check as many boxes as apply.)

	Private
X	Public – Local
	Public – State
	Public – Federal

**Category of Property** (Check only **one** box.)

X	Building(s)
	District
	Site
	Structure
	object

**Number of Resources within Property** (Do not include previously listed resources in the count)

Contributing	Non-contributing	
1	2	Buildings
		Sites
		Structures
		Objects
1	2	Total

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

**6. Function or Use**

**Historic Functions** (Enter categories from instructions.): Education: School

**Current Functions** (Enter categories from instructions.): Vacant/Not in Use; Social: meeting hall

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## 7. Description

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

**Materials:** (enter categories from instructions.)

foundation: Concrete

walls: Brick

roof: Poured in place

other: N/A

## Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

## Summary Paragraph

Sabine High School is located one mile northeast of downtown Many in Sabine Parish, Louisiana. The twelve-acre site is bordered by Sabine High Street to the south, N. Robinson Street to the east, Highland Avenue to the west, and properties fronting onto San Antonio Avenue to the north. The school complex consists of 8 buildings, 6 of which are contributing and date to 1957 and c. 1960 arranged in a finger plan. The administration/cafeteria building and gymnasium form the ends from which Buildings A, B, C, and D project from the west to the east. The non-contributing band hall is located to the north of the gym and the non-contributing bathroom building is located between Buildings B and C. Buildings A, B, C, the Administration/Cafeteria Building, and the Gym were all constructed in 1957. Building D was added shortly thereafter c. 1960. The two non-contributing buildings were added after 1970 when the school was used as Many Junior High. These one-story buildings are designed in the modern style with large expanses of ribbon windows set amidst red brick construction. The gym and administration/cafeteria buildings have low-pitched gabled roofs while the lettered buildings have flat roofs. The school was historically the African American school for the entire parish, serving grades K through 12. After desegregation in 1970, the building served as the junior high for all of Many through 2001. The buildings have not changed much, if at all, since they were used as Sabine High School and thus, the campus itself retains a high degree of integrity of location, setting, materials, design, workmanship, feeling, and association.

## Narrative Description

### Site

The twelve-acre school campus includes 8 buildings. Two – the band hall and bathroom building – were constructed after 1970, when the school was desegregated and became Many Junior High School. Of the remaining 6, 5 were built in 1957. The sixth – Building D, the Industrial Arts Building - was constructed c. 1960. In front of Buildings B and C, there is an open courtyard that has basketball courts. Originally, this was a grassy yard as seen in the below historic photo.

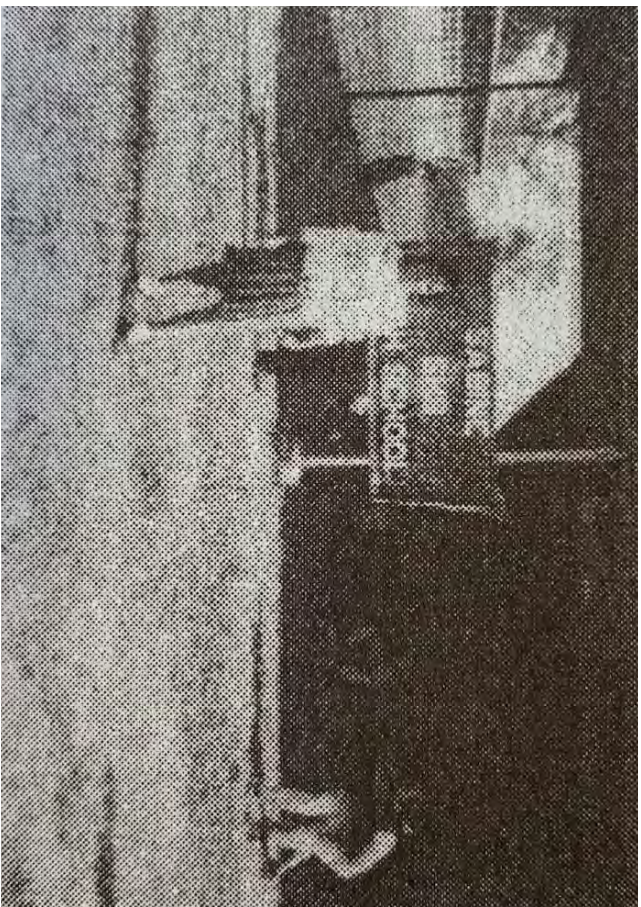


**Sabine High School**

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*Figure 1. View of the green space in front of Buildings B and C. This photo also shows the space between these two wings, where the bathroom building now stands. "History of Sabine High School and Black Education in Sabine Parish: Many, Louisiana Sept. 1850 - May 30, 1970."*

To the north of the school buildings, there is a large field that was previously used for football and baseball (See Figures 2-6). Based on historic photos, there were a couple smaller, older buildings located in this field, but by the period of significance for the school (1957-1960), they were no longer standing.

The playground for the school was located to the east of the Building C in an area that today is overgrown and wooded. One can still see abandoned swing sets from the back of Building C.

**Original School Buildings**

Prior to the existing 1957-1960 buildings, there was an eight-teacher Rosenwald School on the site. It was built in 1928 at a cost of \$9,050<sup>1</sup>. Based on historic aerials, the school was located in the same spot as the existing school (See Figure 5). Per interviews with alumni and former teachers, the school was moved prior to construction of the 1957-60 buildings. This move is confirmed by a historic photo that shows Building C in the background, two smaller white buildings with exposed rafter tails, and the Rosenwald School (See Figure 9).

Several historic photos exist showing the front and rear of the Rosenwald school. Additionally, decades of class pictures were taken on the front steps of the school building giving detailed images of this area of the school. The facade of the Rosenwald school featured a central entry with a projecting front gabled porch. Flanking this entry were two sets of five windows. At each end of the building, there was a small wing projection with three windows. Every window in the building was a double hung 9/9 wood window. The main entrance had a set of double doors with a multi-lite transom above it (See Figures 7-8).

The rear elevation of the building (See Figure 5) also had a central entry, but it did not have a projecting porch over it. It was recessed within the elevation. There was a rear facing cross gable with attic vent. Flanking the central rear entry were two sets of five double hung windows. No pictures exist showing what the far ends of each side of the rear elevation looked like. It is assumed it mirrored the facade.

<sup>1</sup> Fisk database?



**Sabine High School**

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Research into the plan of an eight-teacher school proved fruitless in finding a good example of layout. Several seven teacher plans were found, but these all included large auditoriums. Based on photos, it is not believed that the Many Rosenwald School had a large auditorium. It may have had a smaller one incorporated into the plan, but it is not clear from the historic photos seen below.



Figures 2 and 3. Left: 1957 topo map showing the former Rosenwald School on site. Right: 1988 topo map showing the existing school layout consisting of buildings constructed in 1957-60. <http://historicalmaps.arcgis.com/usgs/>.



Figure 4. Historic Aerial from 1954 on the left showing the Rosenwald school in the same location as the existing school. The baseball field was located to the north. 2015 aerial is located on the right. Image courtesy of [www.historicaerials.com](http://www.historicaerials.com).



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Figure 5. Undated photograph of the Sabine High School men's and women's basketball teams. The original 1928 Rosenwald school can be seen in the background. This is the rear elevation. Image courtesy of William Curry.



Figure 6. The facade of the Rosenwald school that formerly stood on the site. The front entrance can be seen to the left of the tree. "History of Sabine High School and Black Education in Sabine Parish: Many, Louisiana Sept. 1850 - May 30, 1970."



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*Figure 7. The front entrance of the school seen in one of many class photos taken for the school. This is the class of 1945. "History of Sabine High School and Black Education in Sabine Parish: Many, Louisiana Sept. 1850 - May 30, 1970."*



*Figure 8. This is the last class photo where the old Rosenwald school is definitively standing. "History of Sabine High School and Black Education in Sabine Parish: Many, Louisiana Sept. 1850 - May 30, 1970."*



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### **1957 Buildings**

In 1957, five of the six school buildings were constructed. The Rosenwald school was moved to the north near the baseball field per alumni and former teachers. This is confirmed by the following photo which shows what is believed to be Building C in the upper left corner with older school buildings still extant. All of the 1957-1960 buildings are constructed out of smooth red brick, with flat roofs, and most have projecting roof canopies supported by exposed steel roof rafters. The general design of the school is typical of Mid-Century schools with large bands of steel windows set atop simple brick lintels.



*Figure 9. This photo shows Building A in the upper right corner and older buildings associated with the Rosenwald school in the background. Image courtesy of William Curry.*

### **Administration Building/Cafeteria (Contributing), 1957** (See Photos 1-3, 31-39)

Of the six school buildings, this building has the most Mid-Century modern design details. Originally constructed with a breezeway between the administrative offices and the cafeteria, this building has an asymmetrical front gabled roof with the majority of the elevation being on the right side where the cafeteria is.

Facade (see Photo 1): The central breezeway was enclosed at a later date to keep the space conditioned and has a set of glass double doors with glazing all around. To the left, where the administrative offices were, is a blank red brick wall. To the right, there are three large bays with windows (steel windows in wood frames) in almost the entirety of them. Each bay of windows has nine overall lites with the bottom two being double hung windows. The top three sashes are inoperable and extend all the way to the roofline. Between each bay, there is a slightly projecting pilaster. These windows form the main cafeteria space and provide a lot of natural light into the space. To the right of the cafeteria space is another large blank red brick wall, which the back of house for the cafeteria.

Southern Elevation (see Photo 3): This was the service side of the building with a small loading dock, recessed rear entry at the left and a boarded over central section.

Eastern Elevation (see Photo 7): This elevation almost mirrors the facade except for where one of the large window sections is. The southernmost bay, instead of being all windows, includes a set of double doors providing access into the cafeteria space from Building A. There is also one small entry door into the administrative section on the northern end of this elevation.

Northern Elevation (see Photo 26): This elevation features two 4/2 windows at the far left. There is a section of blank brick wall and then nine more 4/2 awning style windows. There are no doors on this elevation.

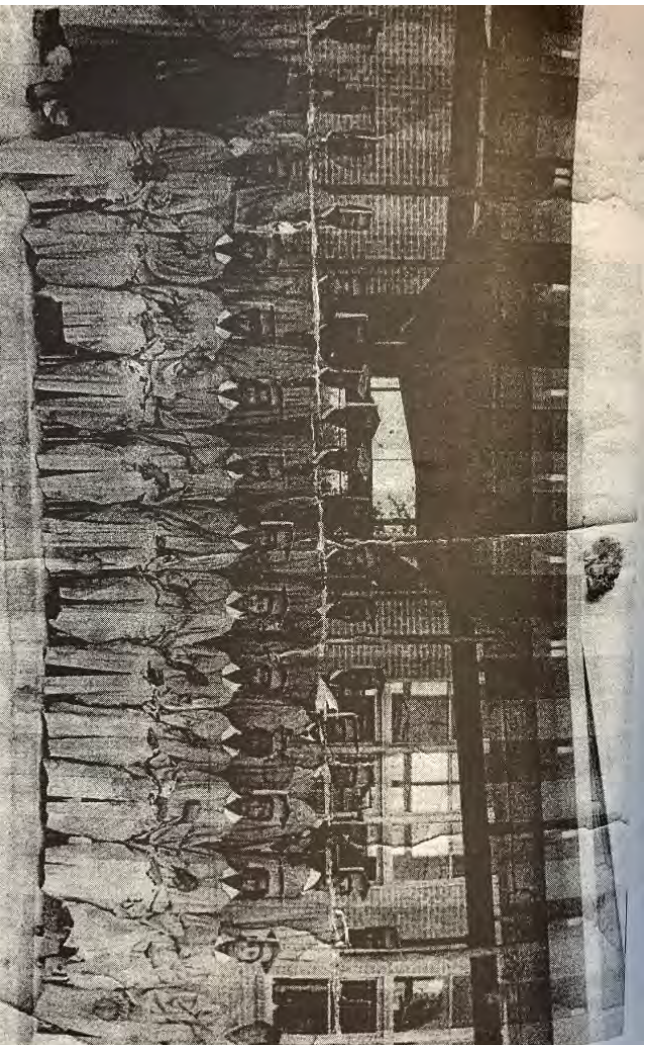
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Interior (see Photos 31-39): The central breezeway has a carpeted floor and the original exposed brick walls of each side of this building are painted. To the left are administrative offices and to the right is the cafeteria. The cafeteria itself is a large open room with a linoleum floor and acoustic tile ceiling. The service windows and doors are on the southern elevation of this room.



*Figure 10. The graduating class of 1958 in front of the administration/cafeteria building. Note the open breezeway at center. It was later enclosed. "History of Sabine High School and Black Education in Sabine Parish: Many, Louisiana Sept. 1850 - May 30, 1970."*

#### **Building A, Elementary School (Contributing), 1957 (See Photos 4-6, 40-42)**

A canopy connects all of the lettered buildings to the gym and administration/cafeteria buildings. An additional courtyard type space is located in between the admin/cafeteria building and Building A - the elementary school serving grades 1 through 3. It is currently enclosed with chain link fencing. This building served as the elementary school and is the only building that has been painted. The rest are the original exposed red brick. This building has seven classrooms arranged around a central hall.

Western Elevation: This elevation would likely be called the facade of this building and features a central recessed entry with double doors and single lite transom. There are no other openings on this elevation.

Southern Elevation: This elevation features a bank of 8 steel windows, a single door, a set of five steel windows, a door, a set of 8 steel windows, a third door, and two more windows. The windows on this building, as on all of these wings, are typical Mid-Century modern windows with sections that are awning style windows and open. The individual windows themselves are ten lites total with two four lite sections and two lite "transom" of sorts at the top. The bottom two lites of the bottom sash and the middle sash are the two sections of the windows that are operable. This elevation and the northern elevation have extended rooflines to form a canopy over the entirety of the building's length. The canopy is supported by numerous exposed roof rafters.

Eastern Elevation: The eastern, or rear, elevation of this building is blank save for the central recessed entry. It has double doors and a single lite transom above. A covered walkway leads from this rear entrance to a sidewalk connection to Building B and to the former playground behind the school.

Northern Elevation: This elevation has four classrooms facing onto the grassy space between it and Building B. There are four doors leading to the exterior, which replaced earlier windows per alumni. From east to west, there are six windows, a door, six windows, a door, 8 windows, a door, 7 windows, a door, and 1 more window.



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Interior (see Photos 40-42): The interior of this building is in the best condition of the classroom buildings. It has a central hall with tile floor and an acoustic tile ceiling, which is a more recent alteration (other classroom buildings have taller hallway heights). The classrooms have carpeted floors, chalkboards on the walls, and individual bathrooms as these were the elementary rooms.

**Building B, Middle School (Contributing), 1957 (See Photos 10-13, 43-45)**

Building B served as the middle school with grades 4 through 8. Like Building A, this building also has a projecting canopy supported by exposed roof rafters. There are 10 classrooms in this building arranged along a central west/east hallway.

Western Elevation: This elevation, which would likely be called the facade of the building, features only a recessed central entry with double doors and a single lite transom.

Southern Elevation (see Photo 10): This elevation has an almost centrally located recessed entry that connects to the main central hall of Building B. It has a set of double doors with a single lite transom. To its left are three steel windows set higher in the wall, as these are in the bathroom. There are then 16 steel windows matching those found on Building A. To the right of the side entrance, there are 24 windows.

Eastern Elevation (see Photo 12): This elevation, like all of the other classroom wings, features only a recessed central entry with double doors and a single lite transom.

Northern Elevation (see Photo 11): This elevation has no openings outside of 44 windows.

Interior (see Photos 43-45): This building was inaccessible outside of standing at the end of the hallway and taking photos through the windows as it is currently storing many pallets. The central hallway is painted cinder block and has a full height ceiling. Many of the glass panes in the windows have been broken and there are clearly roof leaks as there is biological growth inside the classrooms. Despite this water damage, the interior walls are intact and the classrooms remain in their original condition complete with chalkboards.

**Building C, High School (Contributing), 1957 (See Photos 14-16, 19, 46-49)**

Building C served as the high school with grades 9 through 12. It also has the library located at its western end. There are seven classrooms in this building arranged around a central hall. The library has a janitor's closet, a small office, and the librarian's desk arranged around the main library space.

Western Elevation: The facade of this building is blank along the library portion of the building. The classroom section of this building is set back from the library and has a recessed central entry with double doors topped by a single lite transom.

Southern Elevation (see Photo 14): The southern elevation of the library section has 12 steel windows. The classroom portion of the building has 29 steel windows.

Eastern Elevation (see Photo 15): This elevation has a recessed central entry with double doors and a single lite transom above.

Northern Elevation (see Photo 19): This elevation has 32 steel windows.

Interior (see Photos 46-49): The classroom portion of this building was locked and inaccessible. Photos were taken through the windows. The classrooms are in varying condition, but remain in better condition than those of Building B. They have vinyl tile floors, exposed ceiling structure, and chalkboards as seen in Building B. The central hall is painted cinder block. The library portion of the building has water damage and the interior walls creating the office space have been damaged. Many of the glass panes in the windows throughout the building have been broken, but the window frames and structure remain intact.

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**Building D, Industrial Arts (Contributing), c. 1960 (See Photos 17-20, 50-52)**

This building served as the Industrial Arts building and has four classrooms. They were used for shop classes, home economics, and agricultural classes.

Western Elevation (see Photo 50): This elevation has a recessed central entry with double doors.

Southern Elevation: This elevation has two sets of 7 steel windows.

Eastern Elevation (see Photo 17): This elevation has a recessed central entry with double doors.

Northern Elevation (see Photos 19 and 20): This elevation has two sets of 7 steel windows.

Interior (see Photos 50-52): The interior of this building includes a central hall of painted brick with a tall ceiling height and exposed structure. This building has quite a bit of water damage due to holes in the roof. Even with the water damage, most of the walls are intact and the classroom size remains in the original configuration. The chalkboards remain as well.

**Gym (Contributing), 1957 (See Photos 22-23, 25, 30, 53-63)**

This building served as the gym and also has a stage on the inside that was used for musical performances, plays, and other special occasions. There are locker rooms and storage located to the east of the stage.

Western Elevation (see Photos 24 and 63): This elevation has a set of ribbon windows, steel awning style, located along the roofline. There are a total of 12 windows with a projecting metal canopy above them. The elevation itself is divided into five bays with the three central bays having the windows in them. The two outer bays are blank brick walls.

Southern Elevation (see Photos 25 and 30): This elevation, which serves as the facade for the gym, has two entries, each with a set of double doors, located near the western and eastern ends. There are three sets of louvered vents on this elevation as well. There are four projecting columns of bricks dividing this elevation into five bays.

Eastern Elevation: This portion of the building is the back of the gym and has a centrally located set of double doors that lead to a storage room. To each side of this is a locker room. Doors directly next to the storage room and at the far end provide entrance into these locker rooms. There are windows located at the northern and southern ends of this elevation as well as four windows between the locker room doors.

Northern Elevation (see Photos 22-23): This elevation mirrors the southern elevation.

Interior (see Photos 53-63): This building has the original basketball court, bleachers, stage, and locker room/storage areas. A portion of the roof has been repaired over the eastern 2/3 of the building. The western 1/3 portion of the roof that has not been repaired has many holes that have allowed water to enter the building (see Photos 57-59). Despite this damage, the building retains a high degree of integrity. The stage is located to the east of the basketball court and features a rectangular proscenium. As seen in Figure 11, the interior near the bleachers remains unchanged from the historic period. The two locker rooms, storage areas, and bathrooms are located behind the stage.



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*Figure 11. An 8th grade class poses in the gymnasium. It appears much the same as it did then save for water damage.  
"History of Sabine High School and Black Education in Sabine Parish: Many, Louisiana Sept. 1850 - May 30, 1970."*

**Bathroom Building (Non-contributing), Post 1970, see Photos 28-29**

This building is constructed out of cinder block and has two doors on the front leading into the girl and boy bathroom spaces. It has a gabled roof running east to west. It is non-contributing due to the fact that it was constructed after the period of significance when the school was used as Many Junior High.

**Band Hall (Non-contributing), Post 1970, see Photos 21-24**

This building is constructed out of concrete block and has two blank walls. The southern and western elevations have a door opening with the one on the western elevation being double doors. The southern elevation has two single doors providing entry. The roof is a gable that is oriented east to west. It is non-contributing due to the fact that it was constructed after the period of significance when the school was used as Many Junior High.

**Integrity of the Site**

The Sabine High School campus retains a high degree of integrity as there have been very few modifications made to the school buildings after 1970. The buildings have suffered damage due to water infiltration and neglect since the buildings have ceased being used as a school over the last 20 years. The administration/cafeteria building and Building A are in the best condition as they have been continually used as office space and as a daycare in recent years. Other buildings have at least some roof damage and consequently, interior water damage. However, as these buildings were constructed on concrete slabs with steel structures and brick veneers, they are all amazingly solid. There has been no settling and the cores of the buildings are intact. The only known alterations have been the painting of Building A, addition of acoustic tile ceiling in Building A, the addition of a few doors to Buildings A and B, and the enclosure of the breezeway on the Administration/Cafeteria building. Outside of this, the Sabine High School campus buildings retain a high

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degree of integrity of location, setting, feeling, association, materials, design, and workmanship. For this reason, Sabine High School is eligible for listing on the National Register of Historic Places.

## 8. Statement of Significance

**Applicable National Register Criteria** (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

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

## Criteria Considerations:

X	<b>A</b>	Owned by a religious institution or used for religious purposes
	<b>B</b>	Removed from its original location
	<b>C</b>	A birthplace or grave
	<b>D</b>	A cemetery
	<b>E</b>	A reconstructed building, object, or structure
	<b>F</b>	A commemorative property
	<b>G</b>	Less than 50 years old or achieving significance within the past 50 years

**Areas of Significance** (Enter categories from instructions.): Education, Ethnic History: Black

**Period of Significance:** 1957-1970

**Significant Dates:** 1928, 1957, 1970

**Significant Person** (Complete only if Criterion B is marked above): N/A

**Cultural Affiliation** (only if criterion D is marked above): N/A

**Architect/Builder (last name, first name):** Unknown

**Period of Significance (justification):** The period of significance extends one year into the 50 year guideline as the campus was desegregated in 1970, thus ending its time as the only African American High School in Many.

**Criteria Considerations (explanation, if necessary):** The Sabine High School property is owned by Twelfth District Baptist No. 3, however it is being nominated for its significance in the areas of education and ethnic heritage: black.



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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Sabine High School is locally significant under Criterion A in the areas of education and ethnic heritage because it provided very important educational opportunities for African Americans in Sabine Parish. First founded as the Sabine Parish Training School in 1928, the campus has a long history at its location on Highland Avenue. An eight teacher Rosenwald school served the African American community of Many and the surrounding parish for almost 40 years when the existing buildings were constructed in 1957. The new school, termed an equalization era school, provided a superb quality education for African American students, many of whom would go on to pursue undergraduate, masters, and doctorate degrees. The period of significance begins with 1957, the year the current buildings were first constructed, and ends with 1970, the year the school was desegregated.

**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

**Brief History of Many**

When the Louisiana Purchase was made in 1803, the area that makes up Sabine Parish was under Spanish rule. After the Louisiana Territory was created, this section of the state became known as the Neutral Land as the Spanish governor and general in charge of the Louisiana Territory agreed to keep it neutral until their respective countries could come to an agreement. This led to fourteen years of no government in the Neutral Land, which soon became a haven for outlaws. The Treaty of 1819 ended the lawlessness for the Neutral Land as it became part of the Louisiana territory. Sabine Parish was created in 1843 and was carved out of Natchitoches Parish. The 1850 census listed 3,347 free persons and 1,168 enslaved persons in the parish.<sup>2</sup>

The original parish seat was Baldwin's Store, which was located on the El Camino Real, an important trade route connecting Louisiana to the west.<sup>3</sup> Many, named for Colonel James B. Many, was later named the parish seat. Forty acres of land was donated and platted for the town, which consisted of a public square and eight streets. In 1880, the population of Many was 147. Sixteen years later, the Kansas City Southern Railroad was constructed through Many. By 1901, the town of Many was expanded to be one square mile in size. Major industries in Many were lumber, from the first decade of the 1900s through the 1930s, and oil, which was discovered in 1926. Many consistently grew over the twentieth century and its most recent population was estimated at 2,790.

**African American Education in Louisiana, Sabine Parish, and Many**

**\*\***The following historic context for African American Education in Louisiana is taken from the John S. Dawson High School National Register Nomination. The original content is in italics. Further info that relates directly to Sabine High School is not italicized. **\*\*\***

As in the rest of Louisiana, educational opportunities in Sabine Parish were limited prior to the Civil War. Public sentiment did not favor taxation to support public schools and in 1843 there were only private schools in Sabine Parish and those existed in just a few communities. Generally, residents who sought a quality education had to leave the parish.<sup>4</sup> The first efforts to create a public system were made in 1850.<sup>5</sup> The Civil War radically disrupted education Louisiana along with everything else. At the end of the war, the Reconstruction government attempted to establish adequate public schools to serve white and African

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<sup>2</sup> John G. Bellisle, *History of Sabine Parish, Louisiana, From the First Explorers and Settlers to the Present*. Sabine Banner Press, 1912. Accessed via Sabine Parish, Louisiana, Genealogy and History Website.

<sup>3</sup> The El Camino Real is one of the oldest roads in American history. It starts in Natchitoches and goes all the way to Mexico City. It passes through Many, Milam in Sabine County, TX; San Augustine, TX; Nacogdoches, TX; and Crockett, TX. <https://toledobendlakecountry.com/history-el-camino-real>

<sup>4</sup> Bellisle, 166.

<sup>5</sup> Ibid., 167.

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American children across the state, but in a place where white residents were already predisposed against taxation for education even for white children, creation of an racially inclusive public system was an insurmountable challenge. Mismanagement and corruption further impeded educational progress. Sabine Parish provides a quintessential example of this fact. In 1871, six years into Reconstruction, the district superintendent reported that not a single school had been established in the parish.<sup>6</sup> The first record of a school board in the parish is from that year and at their November meeting, the school board authorized employment of teachers for Many white and colored schools.<sup>7</sup> Two years later, parish officials claimed that they now had twenty-nine schools, but that report was challenged when a resident complained in 1874 that there had not been a public school in operation in the parish for twenty-two months. This spurred investigation by the African American, Republican state superintendent, William Brown, which produced a revised report of just four schools in the parish for approximately 2,500 school-age children.<sup>8</sup>

Despite the difficult and uneven progress of public school development in Sabine Parish at the end of the nineteenth century, by 1909 the parish school board recorded 79 schools for white children and 26 for African American children. Among those schools categorized as colored in the school board records between 1896 and 1909 were Many, Pine Flat, Red Lick, Short Creek, Barr Lake, Elizabeth, Toro, and Camp Creek. In addition to these public schools, a new private school was created that would greatly enhance African American education in Sabine Parish. In November of 1903, Robert E. Jacobs established the Sabine Normal and Industrial Institute in his hometown of Converse in Sabine Parish. Jacobs had attended public schools and gone on to the historically black Coleman College in Gibsland, Louisiana. He was able to secure support from the Slater and Jeanes Funds for his school and 1914, the Sabine Normal and Industrial Institute boasted eight faculty members and seven buildings plus land and livestock (Figure 12).<sup>9</sup> The buildings included dormitories for boarding students from out of the area, including from Texas, to access this quality education.<sup>10</sup> In 1916, a study by the US Department of the Interior documented its attendance as 137 in elementary and 31 in secondary. In this study, Sabine was listed with Gaudet Industrial Home and School in New Orleans as the only two big important schools with independent boards of trustees in the state. Five schools of lesser size or importance were noted, but not named.<sup>11</sup> This places Sabine as a leader in private African American education in the state, and it is in this school, that Sabine High School has its roots.

*At the beginning of the twentieth century, public education in Louisiana was in a terrible state of affairs. The state constitution of 1898 had legally mandated the already status quo segregation of schools by race, and at that time students of all races were severely underserved. The state's public school system was characterized by crude, deteriorating school houses and abysmally low attendance. During the first two decades of the century, great improvements were made in school house construction, curriculum standardization, and attendance through transportation advances and consolidation. However, these developments generally applied only to the white schools. In Louisiana's underfunded dual school system, African-American schools received little to no investment from their parish school boards. The few schools that did exist for African Americans in rural areas were typically taught in African American churches or associated buildings on church property. The disparity this created between the two separate and supposedly equal school systems was blatant.*

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<sup>6</sup> *Annual Report of the State Superintendent of Education, 1873*, 101; Valmont Byles to State Superintendent William G. Brown, 14 March 1874, HRS, State Department to Education Records; J. F. Smith to State Superintendent William G. Brown, 13 April 1874, HRS, State Department of Education Records in Ted Tunnel, *The Ordeal of Carpetbagger Marshall H. Twitchell in the Civil War and Reconstruction* (Baton Rouge: Louisiana state University Press, 2001), 150.

<sup>7</sup> Bellisle, 170.

<sup>8</sup> Tunnel, 150.

<sup>9</sup> William Hicks, *History of Louisiana Negro Baptists from 1804 to 1914* (Nashville: National Baptist Publishing Board, 1915).

<sup>10</sup> Rolanda Teal, "The Community of Saline," Stephen F. Austin State University Heritage Center, [www.sfasu.edu/heritagecenter/3407.asp](http://www.sfasu.edu/heritagecenter/3407.asp) (accessed October 21, 2019).

<sup>11</sup> Department of the Interior, Bureau of Education, *Negro Education: A Study of the Private and Higher Schools for Colored People in the United States* Vol. 1 (Washington: Government Printing Office, 1917), 314.



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Figure 12. The faculty of Sabine Normal and Industrial Institute in 1914. William Hicks, History of Louisiana Negro Baptists from 1804 to 1914 (Nashville: National Baptist Publishing Board, 1915).

Public high school education, which was being so improved for white students, remained non-existent for African American students in Louisiana until the second decade of the twentieth century. It is indicative of the statewide circumstances that in 1900, the school board of the relatively progressive city of New Orleans officially reduced education for African Americans to just five grades.<sup>12</sup> Throughout the state, particularly in rural areas, there had never been much opportunity for secondary education for African Americans and the sentiment against it by parts of the white population was strong. A compromise between the demand of African Americans for secondary education and the reluctance of certain whites to provide it was found in the concept of "county training schools." An African American educator, Professor A. M. Strange of Louisiana's Tangipahoa Parish, first proposed the idea of a school that would emphasize agricultural training and home economics in 1910. Through his efforts, the Tangipahoa Parish Training School was opened in 1911. Many others across the south were soon to follow. In 1920-21, Sabine had one of nine parish training schools in Louisiana including Tangipahoa.<sup>13</sup> The Sabine Parish Training School developed out of the Sabine Normal and Industrial Institute. Professor Robert E. Jacobs worked with Superintendent W. S. Mitchell to establish it as the parish training school.<sup>14</sup> Becoming the parish training school was another step in the evolution of this institution.

*The quality of public Louisiana school buildings for African Americans saw some improvement in the early twentieth century, mostly through the support of the Rosenwald Fund, a national philanthropic foundation.* Through the years, the Rosenwald fund provided funding for six school buildings, plus two teachers' homes in Sabine Parish. The schools that received funding were Many (date unknown), Negreet (1923-24), Pine Flat (1928-29), Parish Training (1928-29), Converse (1929-30), and Pleasant Hill (1929-30). These were three, four, and five teacher school buildings except for the Parish Training school, which was an eight-teacher type. This building was constructed at a cost of \$9050.00 on the Highland Avenue property in Many where Sabine High School stands today.<sup>15</sup> This site was conveyed to the parish school board in 1918 through an act of donation from Della Armstrong who had been born into slavery in 1930. The land was given with the stipulation that if it ever ceased to be used as a school it would be conveyed to the Twelfth District Baptist

<sup>12</sup> Donald E. Devore and Joseph Logsdon, Crescent City Schools: Public Education in New Orleans, 1841-1991 (Lafayette: University of Southwestern Louisiana, 1991), 118.

<sup>13</sup> T. H. Harris, *State Superintendent of Public Education of Louisiana Session of 1920-1921 (Vol II, Part II, of Biennial Report)*, (Baton Rouge: Ramires-Jones Printing Co, 1922), 120.

<sup>14</sup> Edward D. Redclay, *County Training Schools and Public Secondary Education for Negroes in the South* (Baltimore: Monumental Printing Co., 1935), 30.

<sup>15</sup> Fisk University Rosenwald Database. <http://rosenwald.fisk.edu/>. Accessed July 2019.



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Church. It was with the erection of this building in 1928 that this site in Many was established as the new center for African American secondary education in Sabine Parish. Rosenwald records indicate that this facility included an elementary library and a high school library.

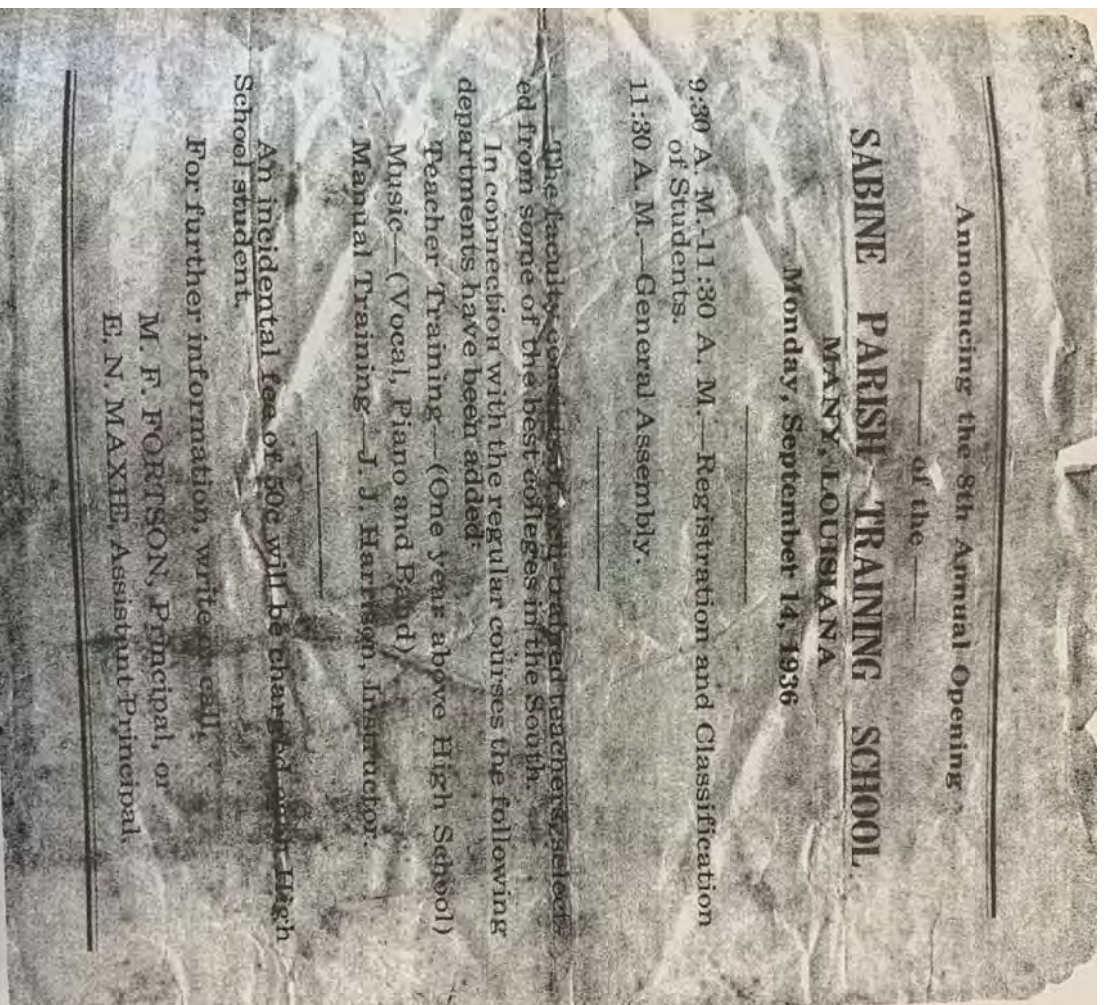


Figure 13. A program announcing the opening of the Sabine Parish Training School in 1936, eight years after it moved to the Many campus. "History of Sabine High School and Black Education in Sabine Parish: Many, Louisiana Sept. 1850 - May 30, 1970."

In the 1950s, further strides were made in the construction of quality school buildings for African Americans. By this time, the wide disparity between the number and quality of public school buildings for African Americans versus those for whites was undeniable. The 1950s were ushered in by the filing of multiple lawsuits across the country challenging the constitutionality of "separate but equal" schooling and calling for the integration of schools. In 1952, New Orleans attorney, A. P. Tureaud filed *Earl Benjamin Bush et al. v. Orleans Parish School Board* for the integration of New Orleans schools. A suit was also filed for the integration of schools in St. Helena Parish, which lays two parishes west of West Feliciana. In the meantime, suits from other states were coming before the Supreme Court. Five became consolidated as *Brown v. Board of Education of Topeka, Kansas*. As the case awaited review by the Supreme Court, some states, like South Carolina and Mississippi made a last ditch effort to protect segregation by implementing programs of school equalization. Louisiana did not institute such a statewide program, but whether individual districts attempted to hold off integration by



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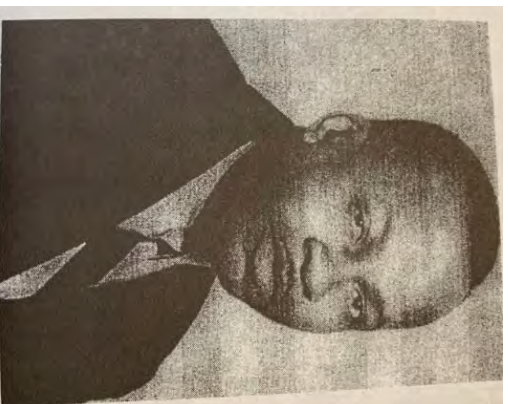
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*improving black schools in unclear. New modern facilities constructed for African Americans in the 1950s in Louisiana appear to have been derived from African American demands for equal facilities and from acknowledgement by school officials that new buildings were truly needed, even if white voters didn't always agree. Regardless of the impetus behind it, the construction of new modern schools in the 1950s provided African Americans with long awaited quality learning environments and were a source of pride for communities.* Sabine High School is an example of such a school.

## **HISTORY OF SABINE HIGH SCHOOL**

As described above, the original building on Highland Avenue was an eight teacher Rosenwald school (see Figures 6, 7 and 8) built on land donated by Della Armstrong.<sup>16</sup> In 1930, the principal of SHS was M.F. Fortson. Eight years later, an alumnus of SHS from the class of 1934, Thomas Andrew Maxie, joined the staff as a teacher. By 1941, he would become principal, a post he would hold until 1970 (Figure 14). Maxie was principal when modern new school plant that stands today was constructed in 1957. When the new buildings were erected, the school was no longer known as Sabine Parish Training, but as Sabine High School. In this iteration, it was an institution that was at once both very much a part of the modern mid-twentieth century and a bearer of tradition dating back to the establishment of Sabine Normal and Industrial Institute in 1903. As such, it continued the legacy of excellent education established and led by African American educators, but in modern masonry facilities with individual wings for elementary, middle, and high school and separate administrative, cafeteria, library, and gymnasium spaces.



*Figure 14. Principal Thomas A. Maxie. "History of Sabine High School and Black Education in Sabine Parish: Many, Louisiana Sept. 1850 - May 30, 1970."*

The school was a parish wide school and students who lived too far away to travel back and forth each day would board in town. Even after J. S. Clark High School for African Americans was established in the late 1950s at Zwolle, eleven miles away towards Converse, Sabine High School continued to serve students from a large section of the parish. In 1958-59, the enrollment was 149 with a graduating class of 33 and six teachers.<sup>17</sup> The elementary grades were first through third, middle school was fourth through eighth grade, and the high school was ninth through twelfth grade. Subjects taught in the elementary school were the basic subjects taught at most schools - math, science, English, writing, and spelling. One teacher would teach all of

<sup>16</sup> Personal Interview with Sabine High School alumni and former teachers, July 6, 2019.

<sup>17</sup> United States Education Office, *Directory of Public Secondary Day Schools, 1958-1959* (Washington, DC: US Government Printing Office, 1961), 62.

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the subjects. In middle school, other classes such as geography, music, and penmanship were added, and the students started to change classes as teachers had specializations. The high school included industrial arts (agriculture, home economics, shop class, ceramics), chemistry, biology, civics, geometry, and band. Alumni estimate that there were about 30 kids per classroom and multiple teachers per grade. William Ruffin remembers one year he had 48 students in one of his civics classes. As part of the home economics classes, taught by Evelyn Bush, the students (all girls) learned how to sew and design shorts. They would then have to wear the shorts they made to school.<sup>18</sup>

The biggest event of the year at SHS was Homecoming. A big dance was held as well as a parade. The elementary students helped to make the flowers that decorated the floats. The floats themselves were kept a secret until the day of the homecoming parade. A big lunch was held as part of the festivities and it was a large community-wide event. There were queens for each grade, including the elementary and middle school grades.



*Figure 15. The 1961 Homecoming queens at SHS. Image courtesy of "History of Sabine High School and Black Education in Sabine Parish: Many, Louisiana Sept. 1850 - May 30, 1970."*

Other extracurricular activities at the school include the band; basketball (both boys and girls), baseball, and football teams; and plays. One to two plays were held each year in the auditorium in the gym and these were a community-wide event. Many events at the school were part of the larger community as seen through the following figure for commencement activities across the course of a week in April.

Alumni and former teachers of Sabine High School share fond memories of their time at the school stating that the school "prepared us", "gave us a solid foundation", and "prepared us for life overall."<sup>19</sup> In addition, the school was much more than that. Education didn't stop in the classroom for the students. Many of the students and teachers lived in the surrounding neighborhood and it was common to have the local neighbors, parents, and teachers look out for students as they walked home. Many teachers had taught generations of families at the school and many alumni had returned as teachers and staff. The school and the community were intertwined creating a tight-knit family.

In 1970, this strong sense of community was impacted by desegregation. While desegregation was generally desired and would afford the students and teachers new opportunities and resources, a negative result was

<sup>18</sup> Personal Interview with Sabine High School alumni and former teachers, July 6, 2019.

<sup>19</sup> Personal Interview with Sabine High School alumni and former teachers, July 6, 2019.



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that this cultural connection would be lost. One alumni stated, "That's one of the sacrifices we had to make during integration. But we had to give it up because we gained a lot."<sup>20</sup> Teachers and students alike were sent to the previously all white Many High School. Sabine High School itself became Many Junior High. It was a new experience for everyone. Some students stopped attending school as desegregation because of the unwelcoming environment of the new school, but it was not a significant number. The students were thankful to have some familiar faces at Many High in their former SHS teachers. The teachers, including William Ruffin and Evelyn Bush, said that desegregation was difficult for the teachers as well: "It was just as much of an adjustment for us (teachers). The only thing they (the white schools) had more of was space and equipment. They didn't necessarily have more knowledge than us or our students."<sup>21</sup> This further proves that Sabine High School provided a solid foundation for its students.

Sabine High School was vital in its historical role for African American education in Sabine Parish through 1970. With a school motto of, "We become great from risk not security," it's no wonder that Sabine High School produced many strong, smart, and influential leaders who would go on to do great things locally, statewide, and nationally.

### **Developmental History/Additional historic context information**

After 1970, Sabine High School became Many Junior High. It remained open until 2001.

## **9. Major Bibliographical Resources**

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

Beisile, John G. *History of Sabine Parish, Louisiana, From the First Explorers and Settlers to the Present*. Sabine Banner Press, 1912. Accessed via Sabine Parish, Louisiana, Genealogy and History Website. <http://genealogytrails.com/lou/sabine/historybook3.html>. Accessed September 2019.

Blokker, Laura E. "The African American Experience in Louisiana." Historic context prepared for the Louisiana Division of Historic Preservation. [https://www.ct.state.la.us/Assets/OCD/hp/nationalregister/historic\\_contexts/The\\_African\\_American\\_Experience\\_in\\_Louisiana.pdf](https://www.ct.state.la.us/Assets/OCD/hp/nationalregister/historic_contexts/The_African_American_Experience_in_Louisiana.pdf). Accessed September 2019.

Bush, Evelyn Newton, and Clarence Thomas, Jr. *History of Sabine High School and Black Education in Sabine Parish: Many, Louisiana*. Unpublished book of photographs, information, and memorabilia from Sabine High School.

Carruth, Viola. "Towns & Communities: Many, Sabine Parish, La." Sabine Index, Many, LA, April 21, 1999. Accessed via US GenWeb Archives. <http://files.usgwarchives.net/la/sabine/history/many.txt>. Accessed September 2019.

National Register of Historic Places, John S. Dawson High School, St. Francisville, West Feliciana Parish, Louisiana, National Register #15000348.

Personal Interview with Sabine High School alumni and former teachers, July 6, 2019. Attendees included: Evelyn Bush, Tammy Reed, Victoria Reed, Jeweline Philyaw, Lew Bush, James Kennedy, William Ruffin, Gloria Ruffin, Ruby Palmer, Rev. Jacob Maxie, Debra L. Woods Jones, Tommy Holmes, Connie Howard, Dorothy McGaskey and Dolores Holmes Pegues.

<sup>20</sup> Ibid.

<sup>21</sup> Ibid.

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Fisk University Rosenwald Database. <http://rosenwald.fisk.edu/>. Accessed July 2019.

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**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 # \_\_\_\_\_  
\_\_\_\_\_ recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

\_\_\_\_\_ State Historic Preservation Office  
\_\_\_\_\_ Other State agency  
\_\_\_\_\_ Federal agency  
\_\_\_\_\_ Local government  
\_\_\_\_\_ University  
\_\_\_\_\_ Other  
\_\_\_\_\_ Name of repository: \_\_\_\_\_

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

**10. Geographical Data**

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**Acreage of Property:** 12.7785 acres

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

1. Latitude: 31.573134 Longitude: -93.474003
2. Latitude: 31.573174 Longitude: -93.473518
3. Latitude: 31.573056 Longitude: -93.473127
4. Latitude: 31.573004 Longitude: -93.472909
5. Latitude: 31.573019 Longitude: -93.472758
6. Latitude: 31.573019 Longitude: -93.472758
7. Latitude: 31.572922 Longitude: -93.472033
8. Latitude: 31.570773 Longitude: -93.472011
9. Latitude: 31.570761 Longitude: -93.474069

**Verbal Boundary Description** (Describe the boundaries of the property.)

A 4.61 acre tract location in the northwest quarter of the southwest quarter of Sec. 23-7-11, beginning at the southwest corner of the northwest quarter of the southwest quarter of said Section 23; running thence N0°24'5" west a distance of 447.03 feet to a P.K. nail; running thence N90°0'0" east a distance of 83.95 feet to a ½ inch iron rod; running thence a N0°13'45" west a distance of 45.38 feet to a ½ inch iron rod; running thence N89°18'09" east a distance of 305.04 feet to a ½ inch iron rod; running thence S0°33'1" east a distance of 524.27 feet to a ½ inch iron rod; running thence S89°43'35" west at 378.44 feet past a ½



Sabine High School

Name of Property

Sabine Parish, LA

County and State

iron rod; in all a total distance of 393.44 feet to the point of beginning. See submitted boundary map for clarification.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundaries chosen reflect the historic boundaries of the property.

**11. Form Prepared By**

name/title: Jessica Richardson, Laura Blokker  
organization: N/A; Southeast Preservation  
street & number: 251 Linda Ave; 11627 Hwy 37  
city or town: Baton Rouge; Greensburg  
state: LA  
e-mail: [jgrichardson28@gmail.com](mailto:jgrichardson28@gmail.com); [lblokker@sepreservation.com](mailto:lblokker@sepreservation.com)  
telephone: 225-937-6022; 985-514-7802  
date: October 21, 2019

**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

**Photographs**

Submit clear and descriptive photographs. The size of each image must be 3000x2000 at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

**Photo Log**

Name of Property: Sabine High School  
City or Vicinity: Many  
County: Sabine Parish  
State: LA  
Name of Photographer: Laura Blokker  
Date of Photographs: July 6, 2019

- 1 of 63: Facade of the administration/cafeteria building; camera facing east.
- 2 of 63: Southern section of the facade of the administration/cafeteria building; camera facing east.
- 3 of 63: Southern elevations of the administration/cafeteria building and Building A; camera facing northeast.
- 4 of 63: Southern elevations of the administration/cafeteria building and Building A; camera facing northwest.
- 5 of 63: Eastern elevation of Building A; camera facing west.

Sabine High School

Sabine Parish, LA

Name of Property

County and State

- 6 of 63: Northern elevation of Building A; camera facing southwest.
- 7 of 63: Eastern elevation of the administration/cafeateria building; camera facing southwest.
- 8 of 63: Eastern elevation of the administration/cafeateria building showing brick screen between it and Building A; camera facing northwest.
- 9 of 63: View of breezeway between the administration/cafeateria building and Building A showing the brick screen; camera facing south.
- 10 of 63: View of the green space between Buildings A and B; camera facing west.
- 11 of 63: Southern elevation of Building B; camera facing northwest.
- 12 of 63: Eastern elevation of Building B; camera facing west.
- 13 of 63: Northern elevation of Building B; camera facing southwest.
- 14 of 63: Southern elevation of Building C; camera facing northwest.
- 15 of 63: Eastern elevation of Building C; camera facing northwest.
- 16 of 63: Eastern elevation of Building C and view towards former baseball field; camera facing northwest.
- 17 of 63: Eastern elevation of Building D; camera facing west.
- 18 of 63: Eastern elevations of Buildings C, B, and A; camera facing southwest.
- 19 of 63: Northern elevations of Building C and Building D; camera facing south.
- 20 of 63: Northern elevations of Building C and Building D; camera facing south.
- 21 of 63: Northern elevation of the Band Hall; camera facing south.
- 22 of 63: Western elevation of the Band Hall and northern elevation of the gym; camera facing southeast.
- 23 of 63: Walkways between the Band Hall and the northern elevation of the gym; camera facing east.
- 24 of 63: Western elevation of the gym; camera facing east.
- 25 of 63: Southern elevation of the gym and western elevation of the library in Building C; camera facing northeast.
- 26 of 63: Northern elevation of the administration/cafeateria building; camera facing south.
- 27 of 63: Western elevation of Building B; camera facing east.
- 28 of 63: Western elevation of the bathroom building; camera facing east.
- 29 of 63: Southern and eastern elevations of the bathroom building; camera facing northwest.
- 30 of 63: Southern elevation of the gym as seen from the administration/cafeateria building; camera facing northeast.



Sabine High School

Name of Property

Sabine Parish, LA

County and State

- 31 of 63: Central breezeway in the administration/cafeeteria building; camera facing east.
- 32 of 63: View from central breezeway in the administration/cafeeteria building looking towards Buildings A and B; camera facing east.
- 33 of 63: Construction plaque in the central breezeway of the administration/cafeeteria building; camera facing north.
- 34 of 63: View of the administrative side of the administration/cafeeteria building; camera facing southeast.
- 35 of 63: Interior view of the cafeteria; camera facing west.
- 36 of 63: Interior view of the cafeteria; camera facing east.
- 37 of 63: Interior view of the cafeteria; camera facing northeast.
- 38 of 63: Interior view of the cafeteria; camera facing southwest.
- 39 of 63: View of the service entrance of the administration/cafeeteria building; camera facing northeast.
- 40 of 63: Hallway of Building A; camera facing west.
- 41 of 63: General classroom view in Building A; camera facing northwest.
- 42 of 63: View from courtyard outside Building A looking towards Building B; camera facing northwest.
- 43 of 63: Hallway of Building B; camera facing west.
- 44 of 63: General classroom view in Building B; camera facing southwest.
- 45 of 63: View of awning windows and overhang on Building B; camera facing west.
- 46 of 63: View of entry into library and classroom section of Building C; camera facing east.
- 47 of 63: General classroom view in Building C; camera facing southeast.
- 48 of 63: View of walkway outside of the library in Building C; camera facing southeast.
- 49 of 63: View of the interior of the library space in Building C; camera facing southwest.
- 50 of 63: Western entrance on Building D; camera facing east.
- 51 of 63: Hallway of Building D; camera facing west.
- 52 of 63: General classroom view in Building D; camera facing northwest.
- 53 of 63: View from one of the southern entrances on the gym; camera facing north.
- 54 of 63: View looking towards stage in gym; camera facing north.
- 55 of 63: View of one of the locker rooms in the gym; camera facing east.

Sabine High School

Name of Property

Sabine Parish, LA

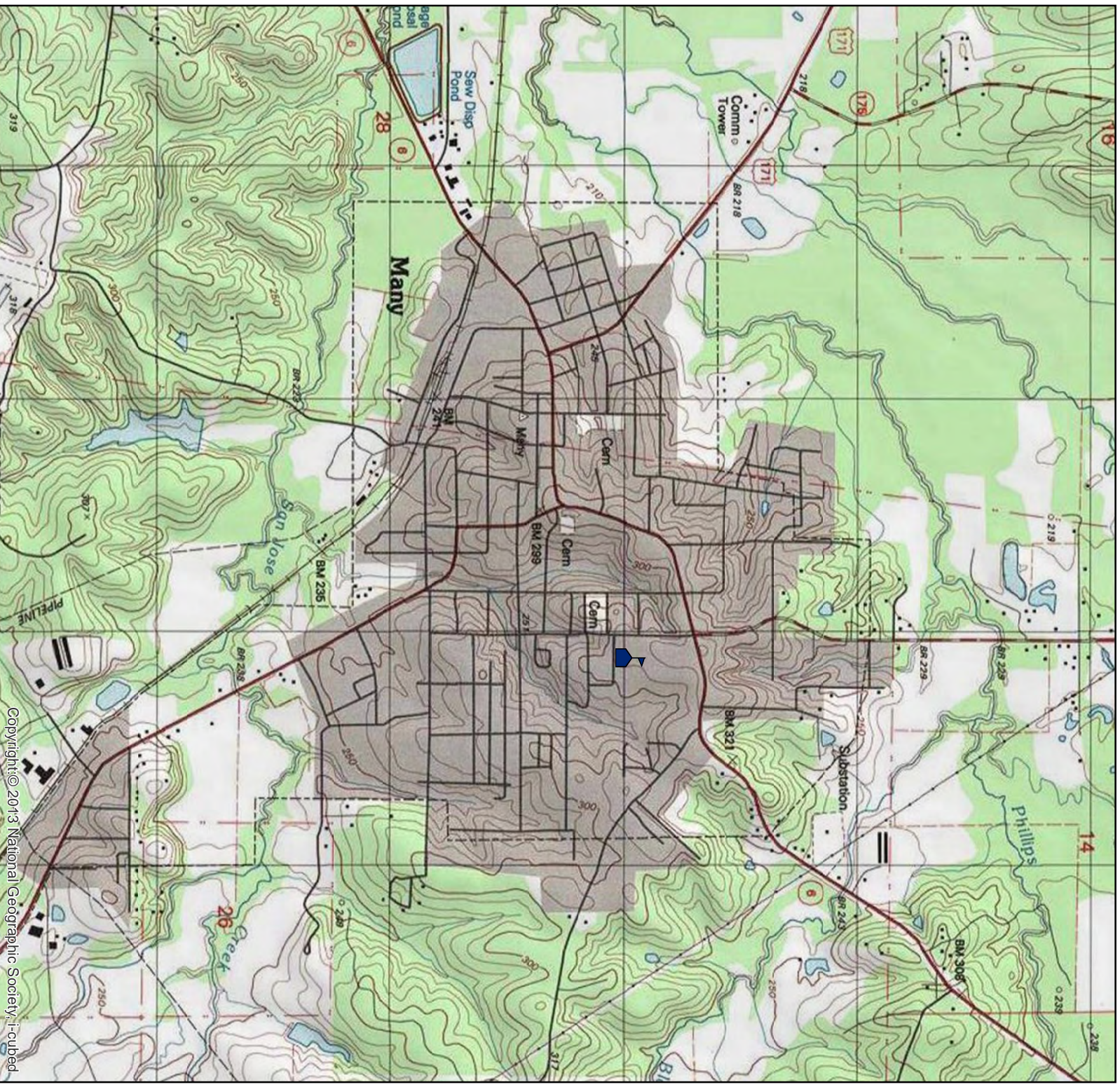
County and State

- 56 of 63: View on the stage looking towards the basketball court in the gym; camera facing northwest.
- 57 of 63: View from stage looking towards the basketball court; camera facing southwest.
- 58 of 63: View from stage looking towards bleachers; camera facing west.
- 59 of 63: View of bleachers from just inside one of the southern entrances to the gym; camera facing northwest.
- 60 of 63: View of stage from the basketball court; camera facing east.
- 61 of 63: View of the original bleachers in the gym; camera facing southwest.
- 62 of 63: View of the stage and northern elevation of the gym; camera facing east.
- 63 of 63: Close-up view of the wooden letters for "Many Junior High" on the western elevation of the gym; camera facing southeast.

**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.





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 Sabine High School

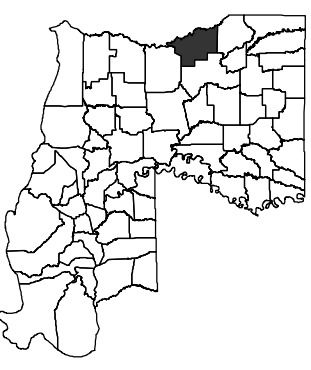
Latitude: 31.571395  
Longitude: -93.473214

## SABINE HIGH SCHOOL SABINE PARISH, LA LOCATION MAP

USGS 1:15000 QUAD MAP  
MANY QUADRANGLE



0 0.125 0.25 0.5  
Miles







Date Created: 7/16/2019  
Created By: actDataScout

Sabine High School  
Sabine Parish, LA - Boundary Map

1 inch = 214 feet

This map should be used for reference purposes only and should not be considered a legal document. While every effort has been made to ensure the accuracy of this product, the publisher accepts no responsibility for any errors or omissions nor for any loss or damage alleged to be suffered by anyone as a result of the publication of this map and the notations on it, or as a result of the use or misuse of the information provided herein.





Latitude/Longitude:

1.	31.573134, -93.474003
2.	31.573174, -93.473518
3.	31.573056, -93.473127
4.	31.573004, -93.472909
5.	31.573019, -93.472758
6.	31.573019, -93.472758
7.	31.572922, -93.472033
8.	31.570773, -93.472011
9.	31.570761, -93.474069

Note: These buildings are no longer extant. They were temporary classroom trailers.

Contributing

Non-contributing

Property Boundary

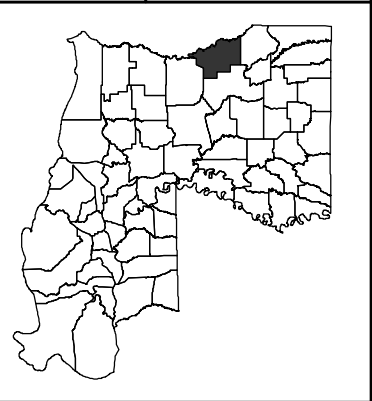
- School Resources**
1. Band Hall, Post 1970
  2. Building D - Industrial Arts, c.1960
  3. Gym, 1957
  4. Building C - High School, 1957
  - 4A. Building C - Library, 1957
  5. Bathroom Building, Post 1970
  6. Building B - Middle School, 1957
  7. Building A - Elementary School, 1957
  8. Administration/Cafeteria, 1957

**Sabine High School**  
**Sabine Parish, LA**

**Site Plan, Resource, Lat/Long Map**  
**and Exterior Photo Key**

N

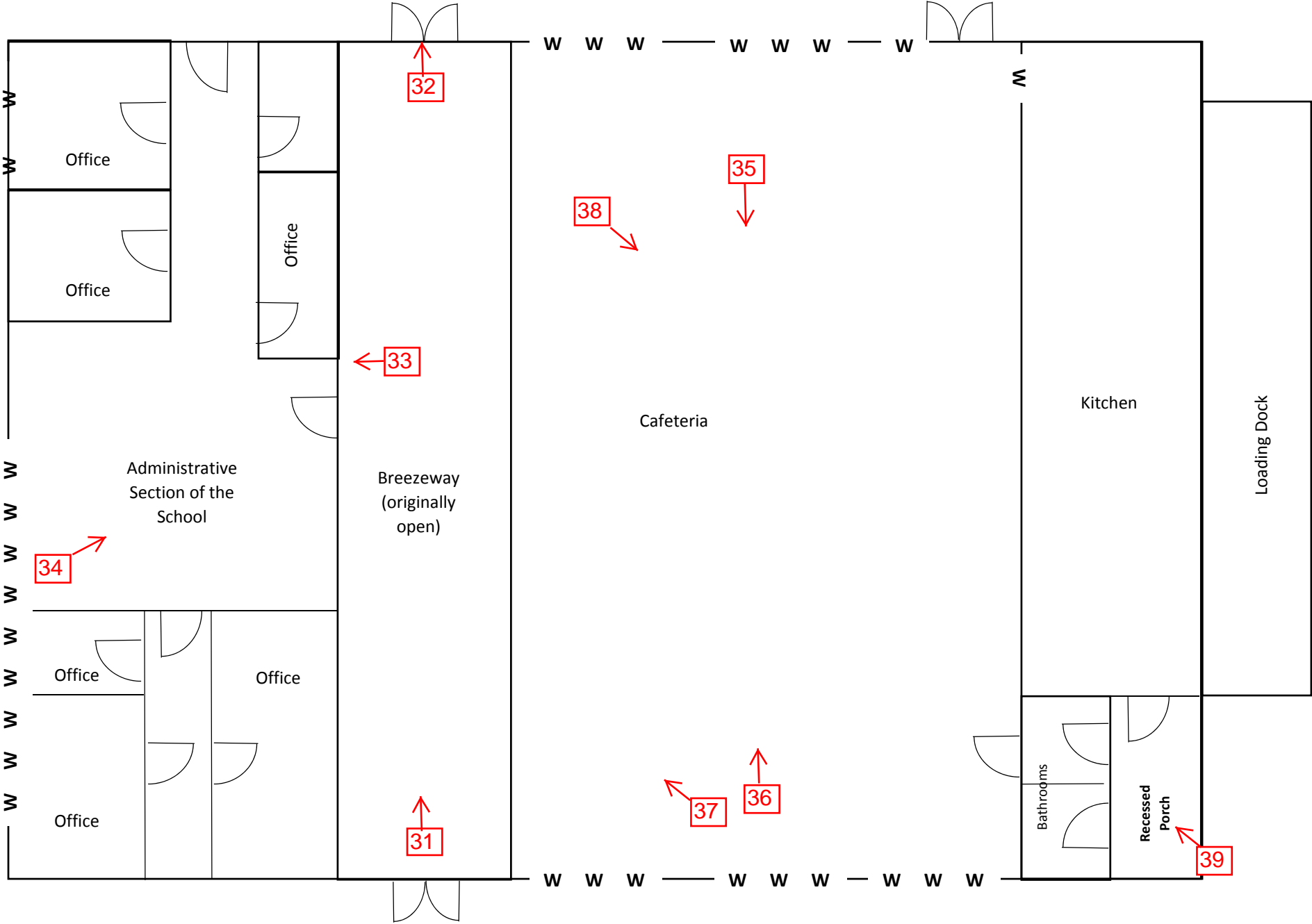
0 0.01 0.02 0.04 Miles



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Copyright© 2013 National Geographic Society, Inc.

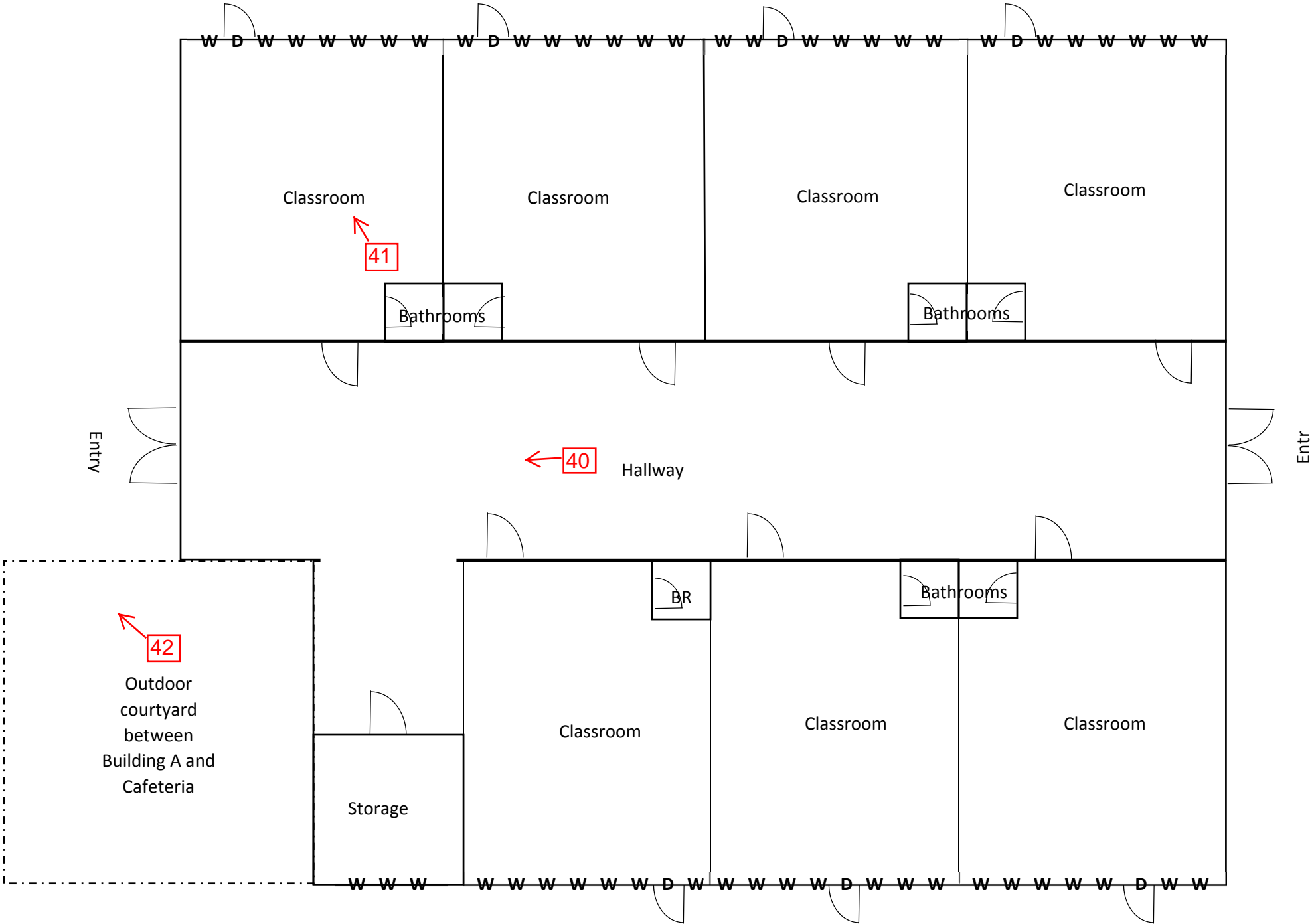
Sabine High School - Sabine Parish, LA – Administration/Cafeteria Building Floorplan and Photo Key  
(Note: Not to Scale)

z ←

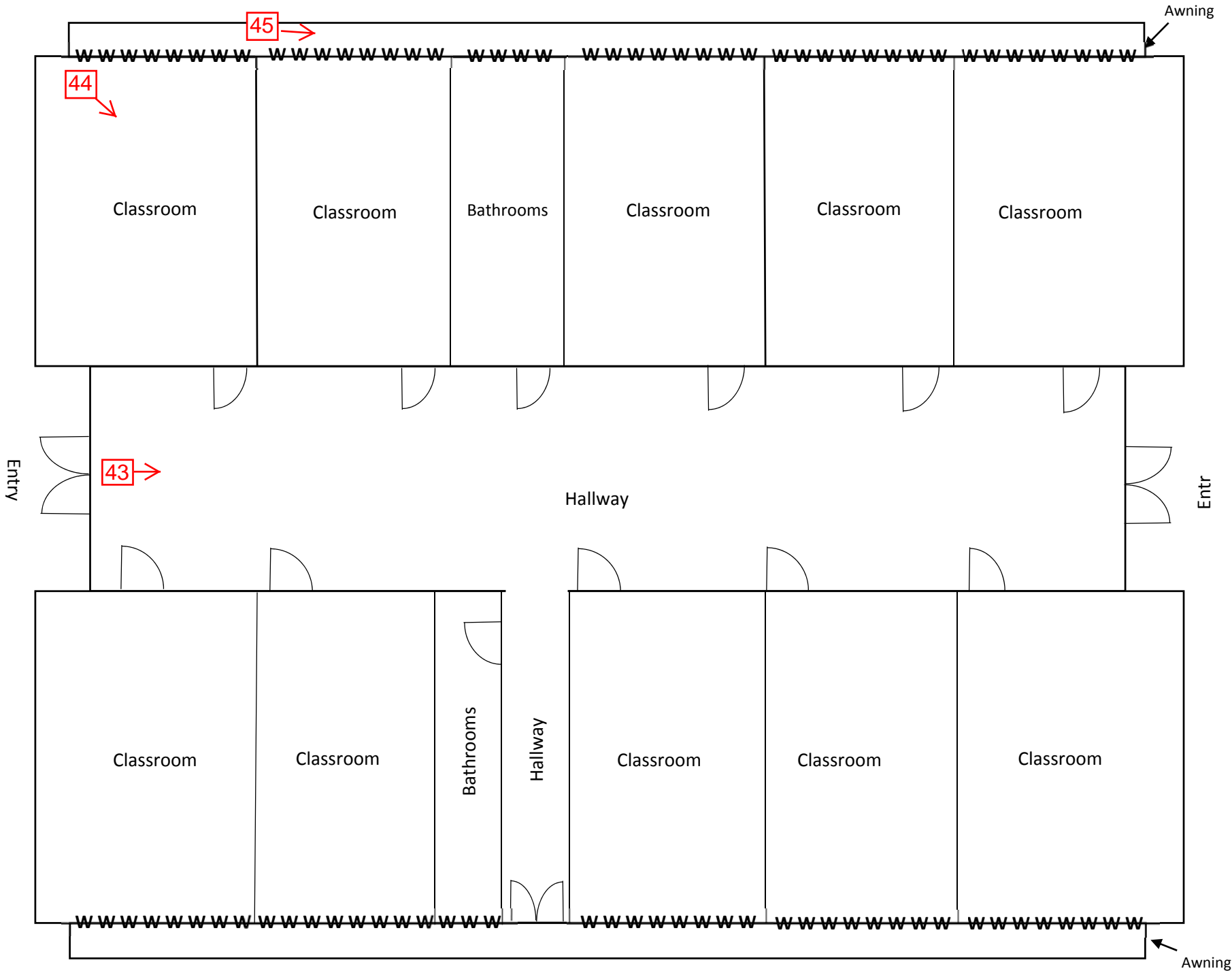




Sabine High School - Sabine Parish, LA - Building A Floorplan and Photo Key  
(Note: Not to Scale)



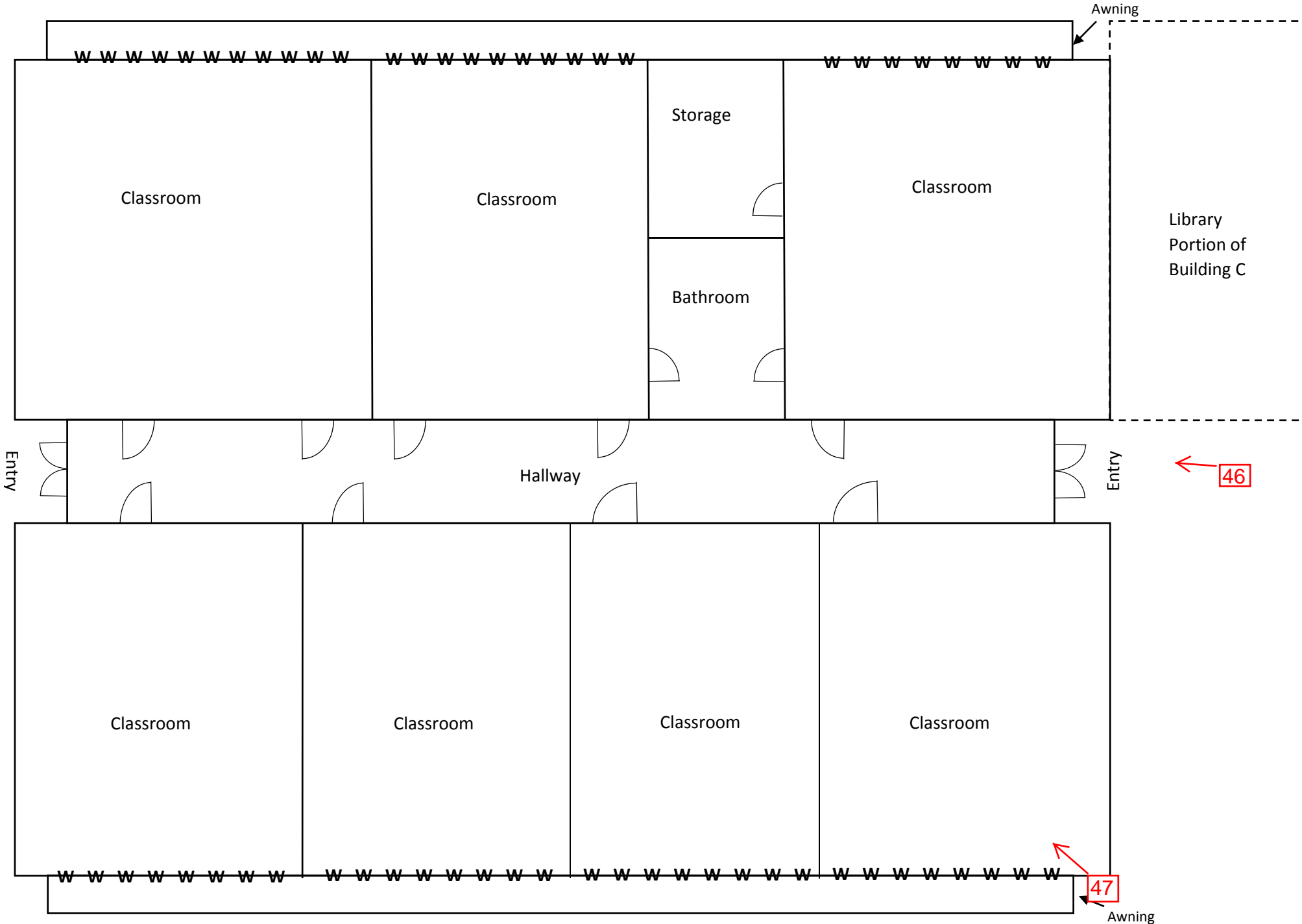
Sabine High School - Sabine Parish, LA - Building B Floorplan and Photo Key  
(Note: Not to Scale)





Sabine High School - Sabine Parish, LA - Building C Floorplan and Photo Key  
(Note: Not to Scale)

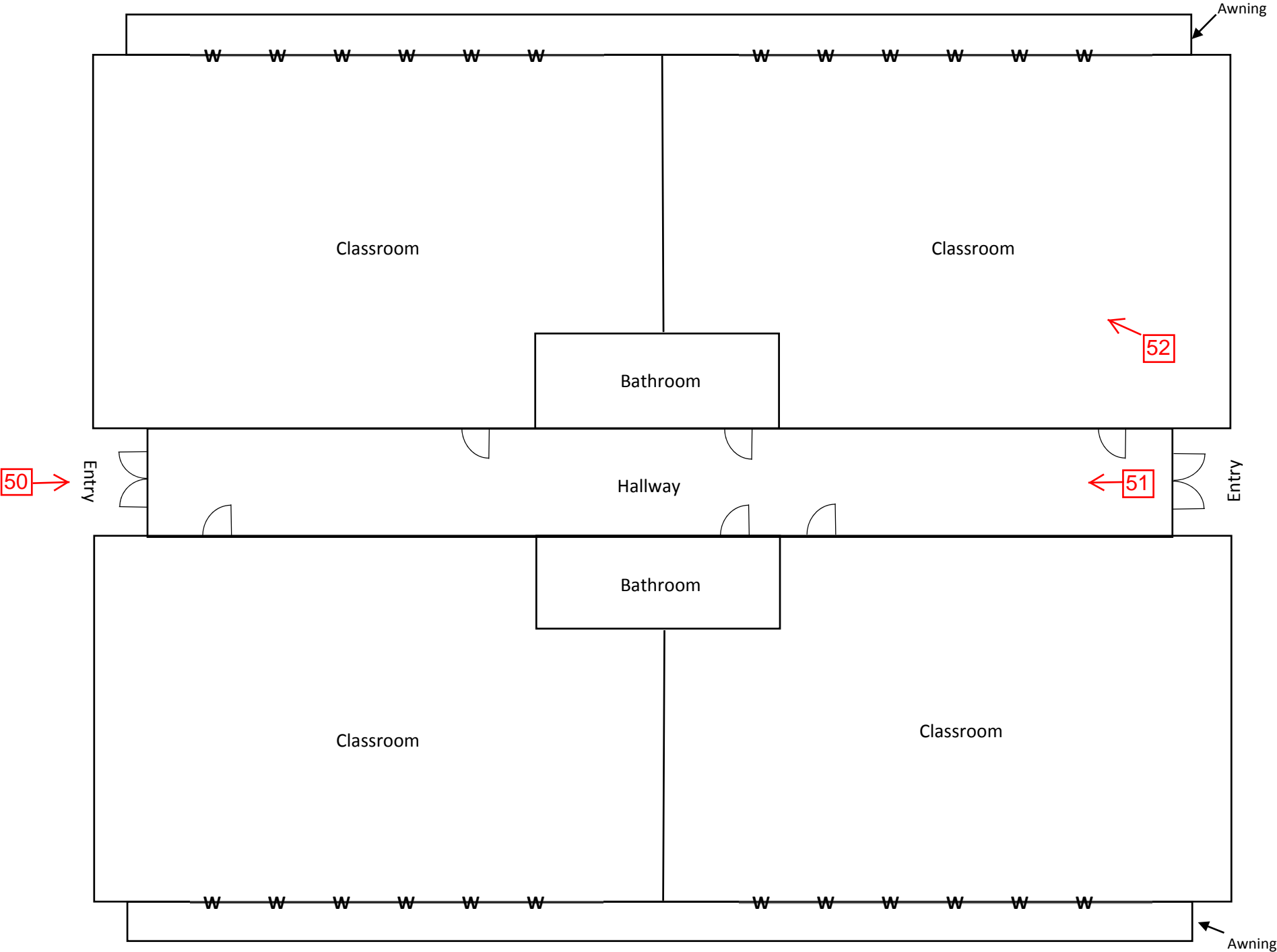
Note: This building was locked. The interior classroom photo was taken from the exterior through a window.



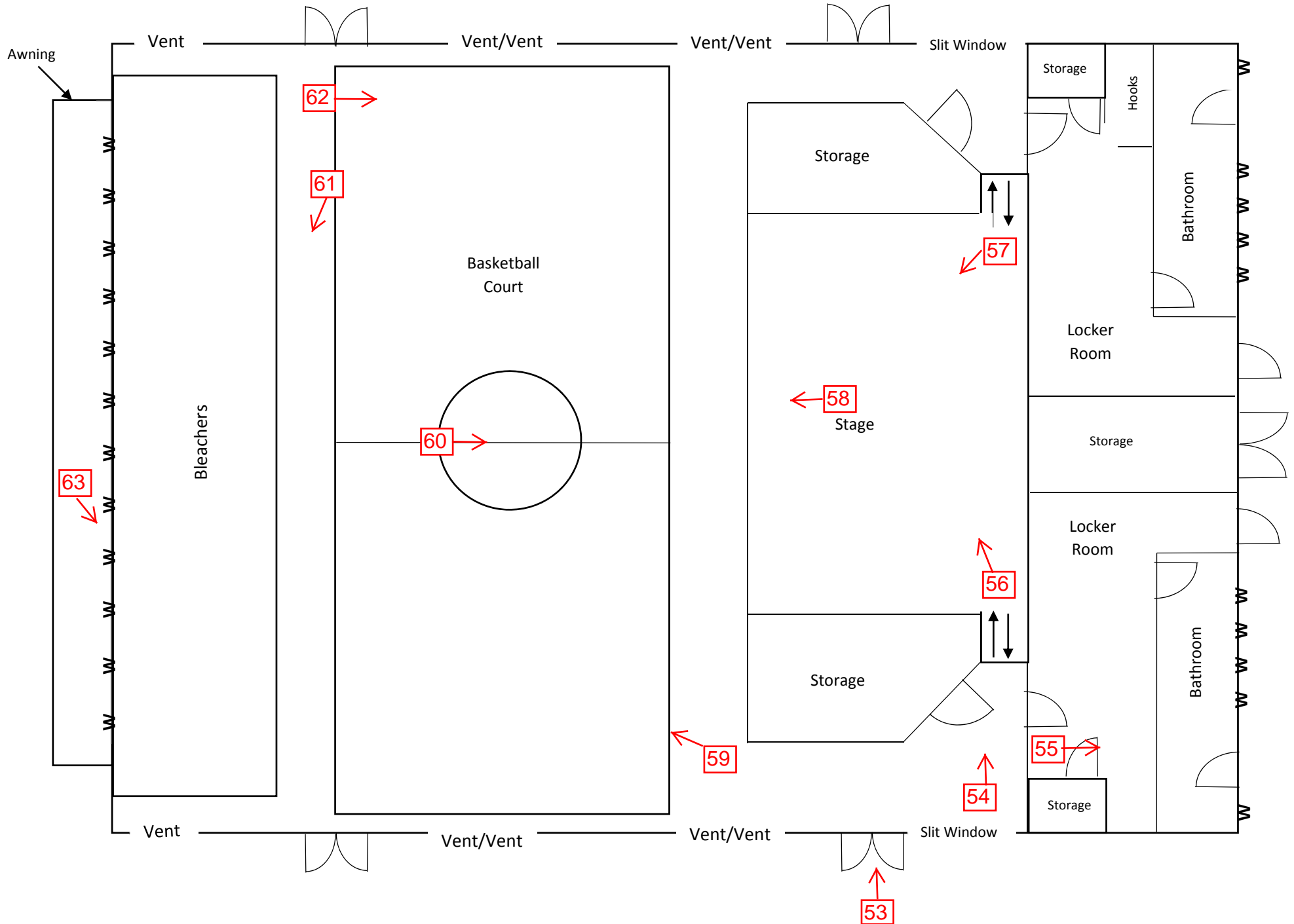
**N**



Sabine High School - Sabine Parish, LA - Building D Floorplan and Photo Key  
(Note: Not to Scale)



Sabine High School - Sabine Parish, LA - Gym Floorplan and Photo Key  
(Note: Not to Scale)































































































































SABINE HIGH SCHOOL

DEDICATED FOR SERVICE

1957

T. A. MAXIE, PRINCIPAL

CLASS OF 1957



















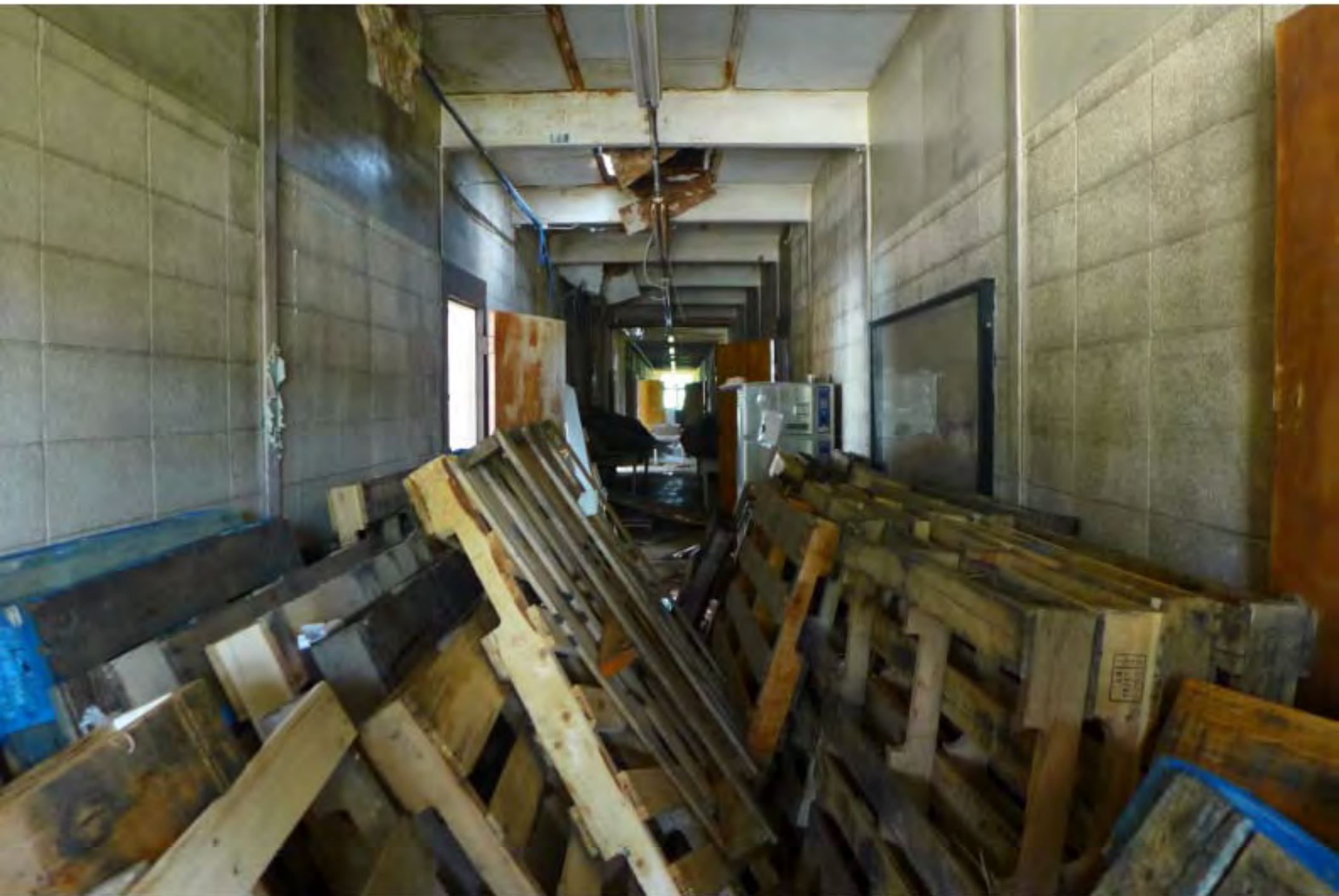






















































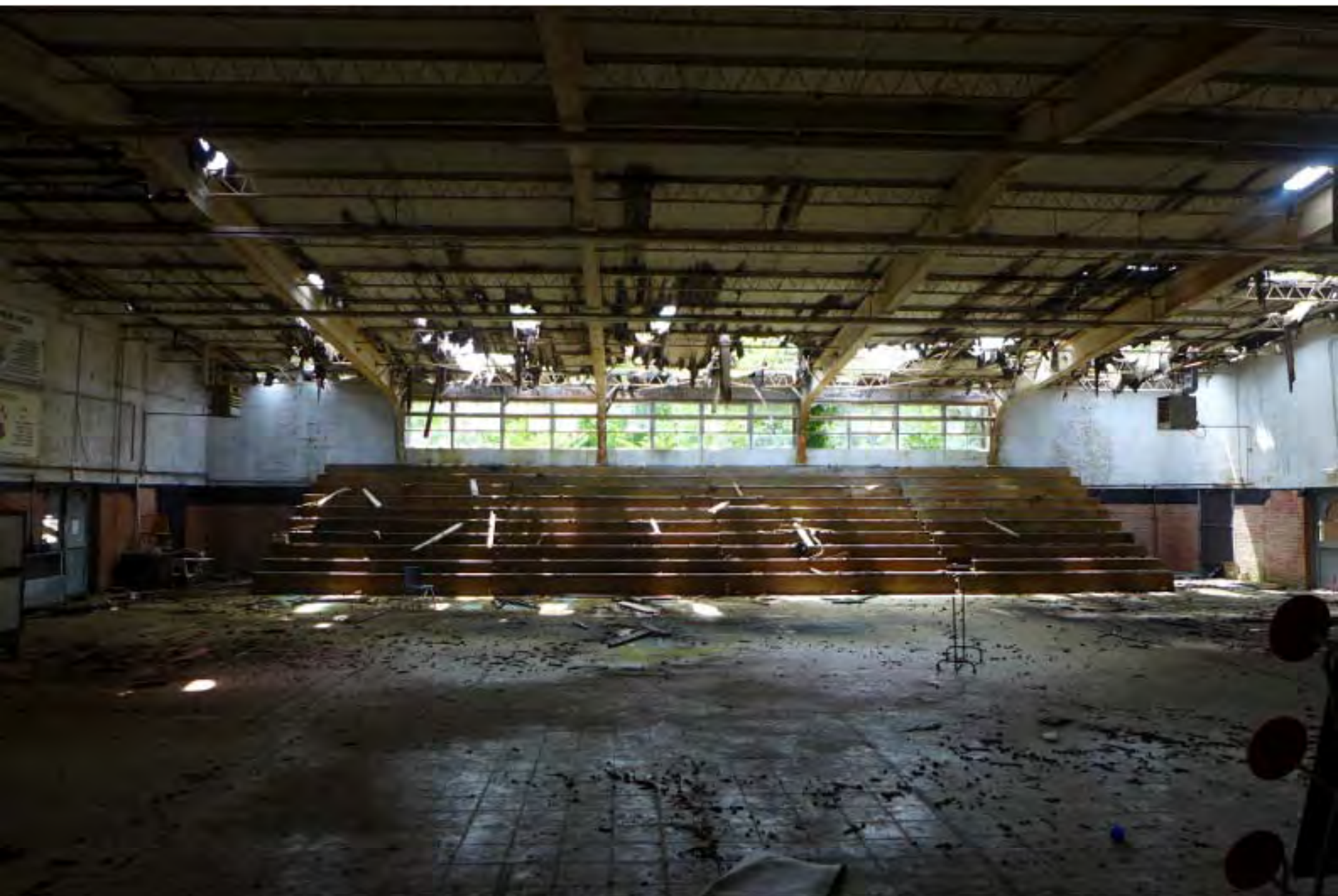
























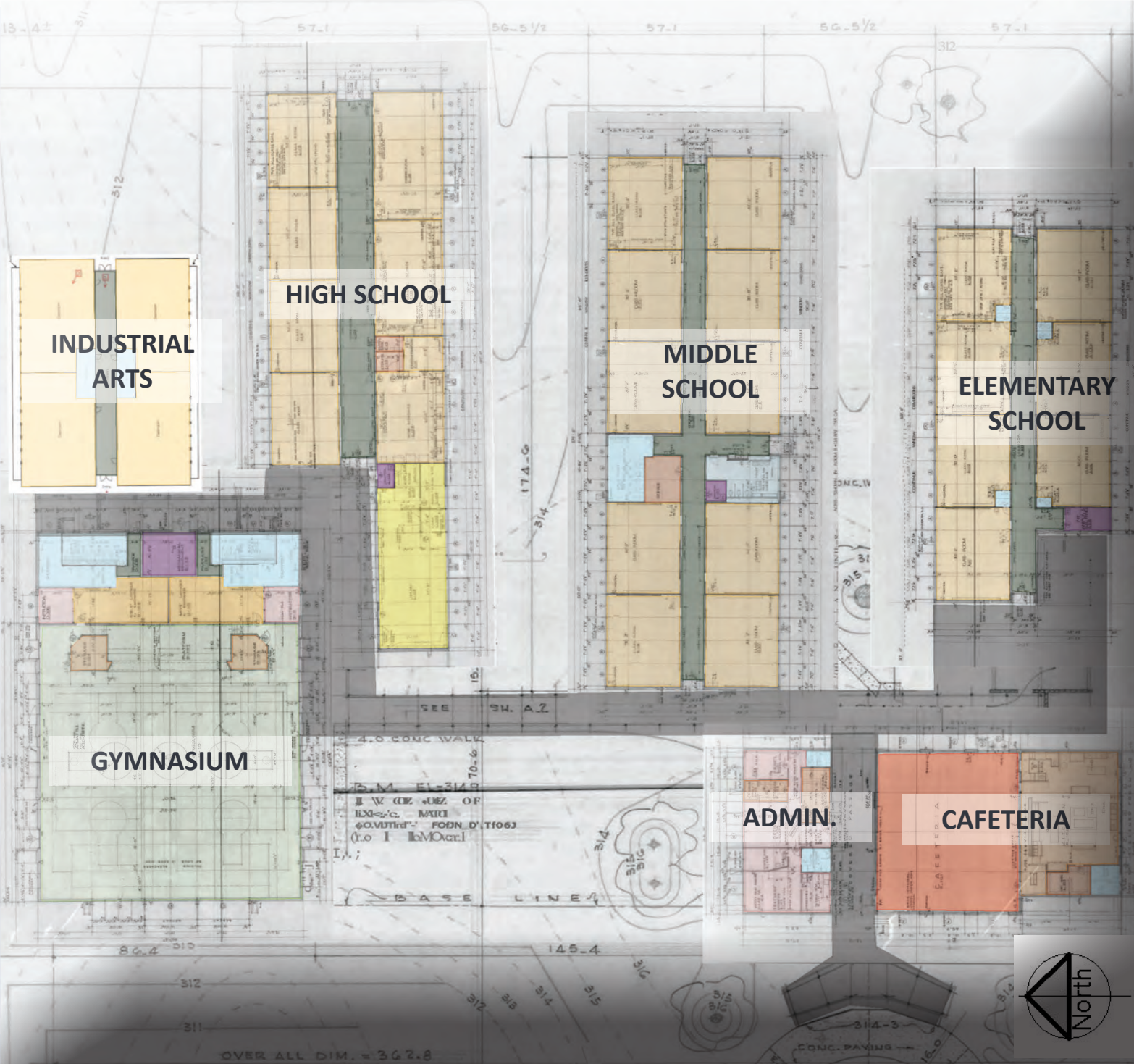












## REVITALIZE

To be a multipurpose community center for Many, Sabine Parish, and Northwestern Louisiana.

## RESTORE

An intact significant Architectural Example Of Mid-Century Modernism.

## NARRATIVE

About “Separate But Equal,” an original 1890 Louisiana law that was later adopted in the Jim Crow South as a disenfranchisement tool against African Americans.

## PROCEED

Through progressive partnerships, long-term economic development, and educational and recreational opportunities.



## COMMUNITY

# SABINE HIGH SCHOOL REVITALIZATION

MANY, LOUISIANA / SABINE PARISH

1

**Beard + Riser**  
ARCHITECTS  
1739 University Ave. #305, Oxford, MS 38  
Office: 662.455.2581  
www.beardriser.com





# VISION

A tool for not only memorializing, but for looking forward and providing a new place of inclusion and community for the Northwestern Louisiana region.

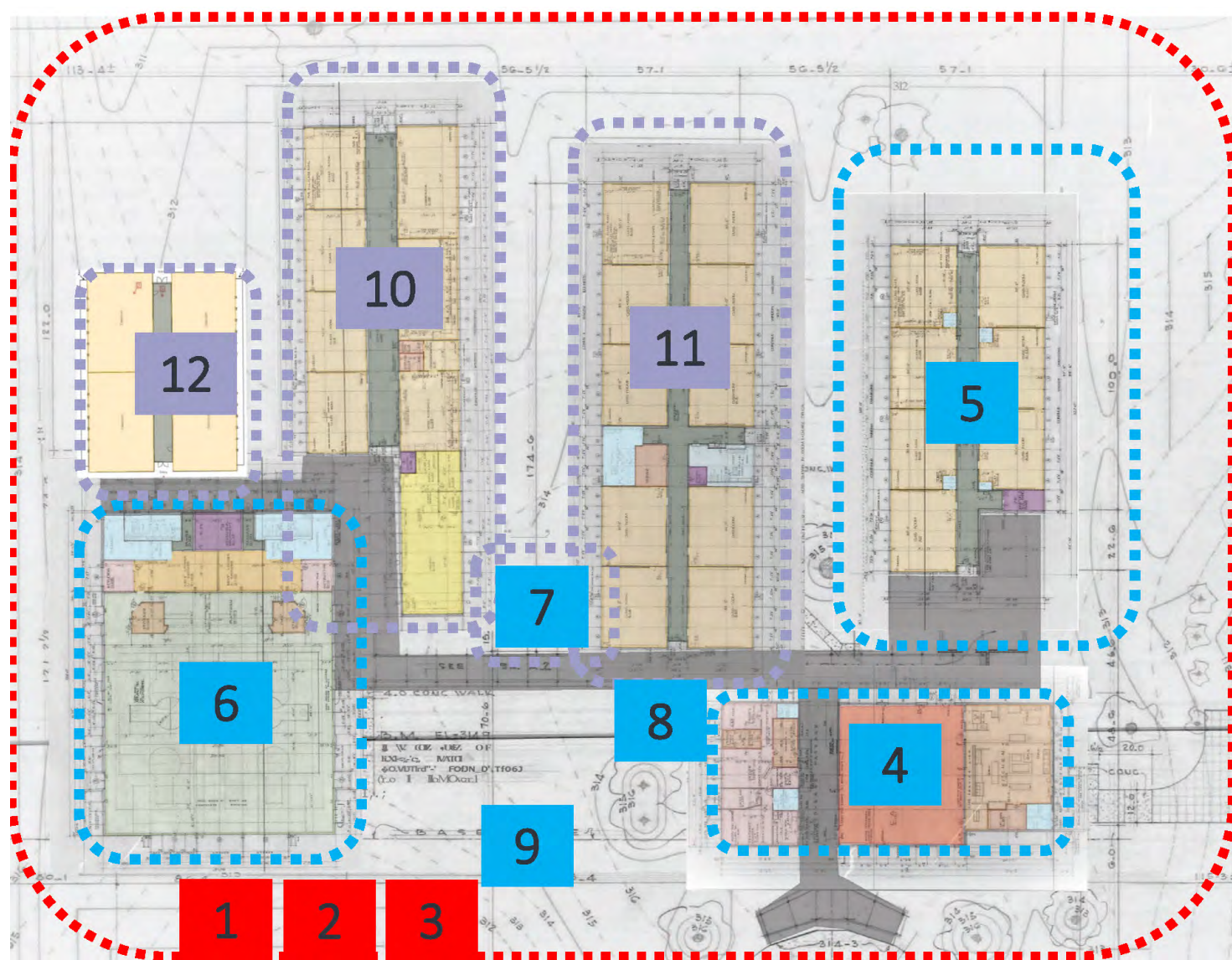


## A Community Center for the Center of a Region

### OPPORTUNITIES AND BENEFITS

- Community Partnerships
- Educational Partnerships
- Workforce Partnerships
- Positive Relationship Building
- Economic Development
- Better Health and Wellness Outcomes
- Regional Connectedness
- Greater Many and Sabine Parish
- Northwest Louisiana Natchitoches to Shreveport
- Realistic Goals
- Practical Use of Resources
- Accountability to the 12th District Membership & Partners

## OVERVIEW



CRITICAL PHASE ONE WORK [2021 - 2022]				\$641,166
1. Secure windows/doors, temporary roofs	2. Roof Replacement	3. Remediation/Cleanup		
PHASED REHABILITATION – NEAR TERM OCCUPANCY [2022 – 2023 as funding permits]				\$1,538,407
4. Gym	5. Admin/Cafeteria	6. Elementary	7. Remove Non-Contributing Improvements	8. Covered Walkways / Site ADA
FUTURE REHABILITATION [2024 – 2029]				\$1,118,600
9. High School	10. Middle School	11. Industrial Arts		
TOTAL ANTICIPATED COST OF REVITALIZATION				\$3,513,048





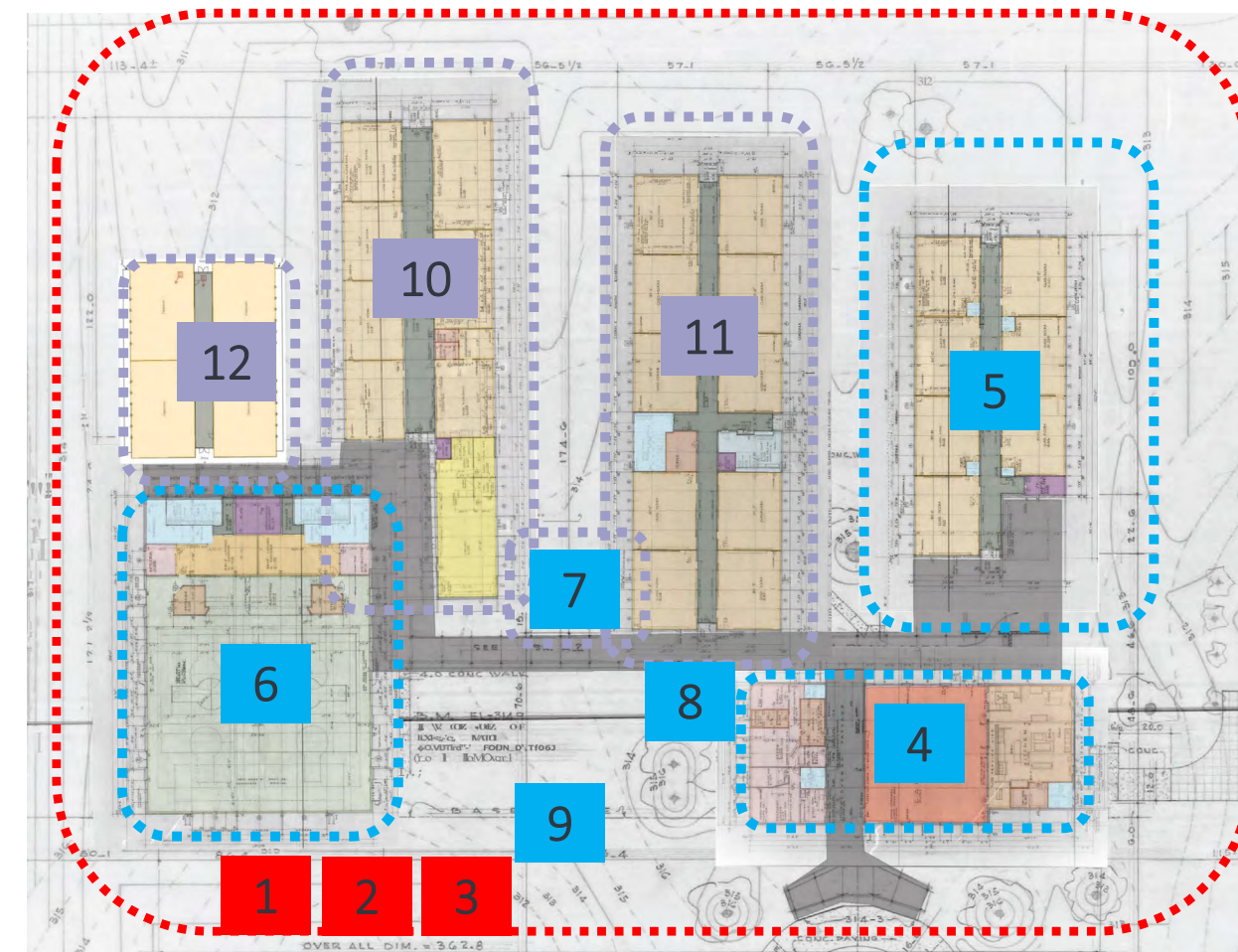
A revitalized Sabine High School Community Center would promote and encourage revitalization and further development within Many, Sabine Parish, Northwestern Louisiana, and throughout Louisiana.

- Must be done sequentially in a systematic manner
- The vision must be consistent with available funding
  - Grants
  - Private Donations
  - Foundation Fundraising
  - Leased space income

# PHASING

## Phasing Diagram

<b>Critical (ASAP)</b>	<b>\$641,166</b>
1. Secure windows, doors	
2. Secure roofs temporarily	
3. Remediation and debris cleanup	
<b>Phased Rehabilitation</b>	<b>\$1,538,407</b>
4. Administrative Cafeteria	
5. Elementary	
6. Gymnasium	
7. Remove Non-Contributing Elements	
8. Covered Walkways	
9. Site ADA and Parking Improvements	
<b>Future Rehabilitation</b>	<b>\$1,118,600</b>
10. High School	
11. Middle School	
12. Industrial Arts	
<b>TOTAL ANTICIPATED COST OF REVITALIZATION</b>	<b>\$3,513,048</b>



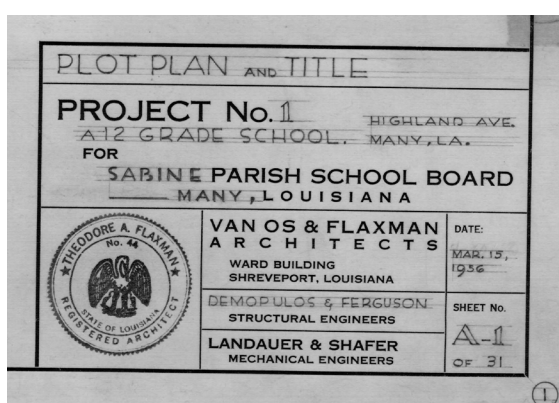
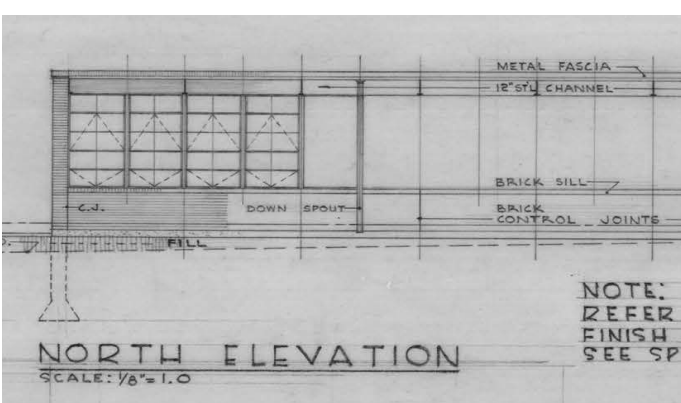
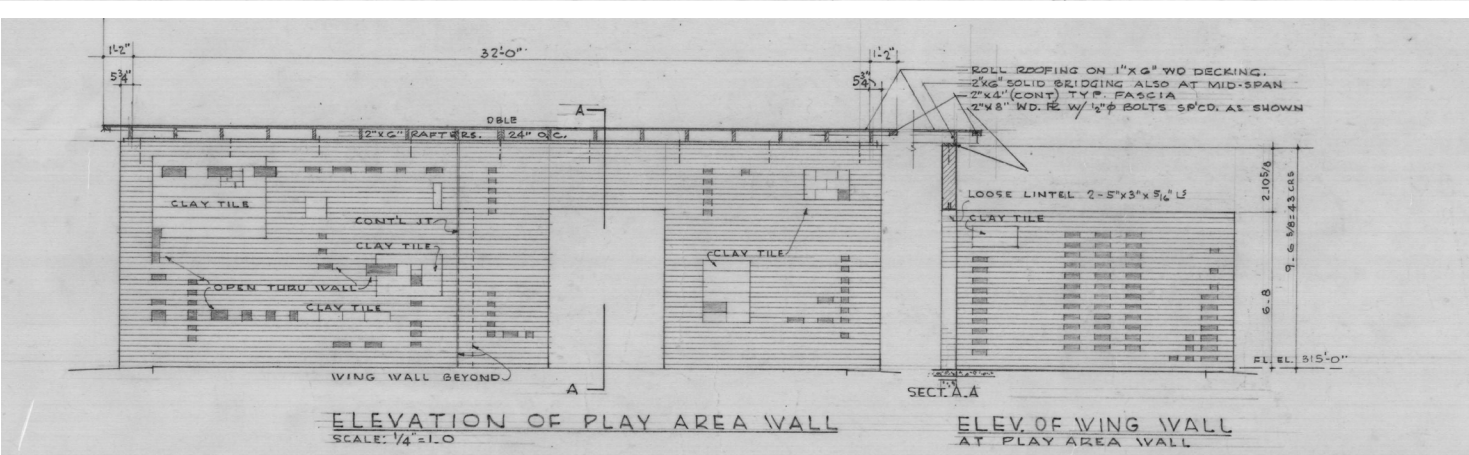
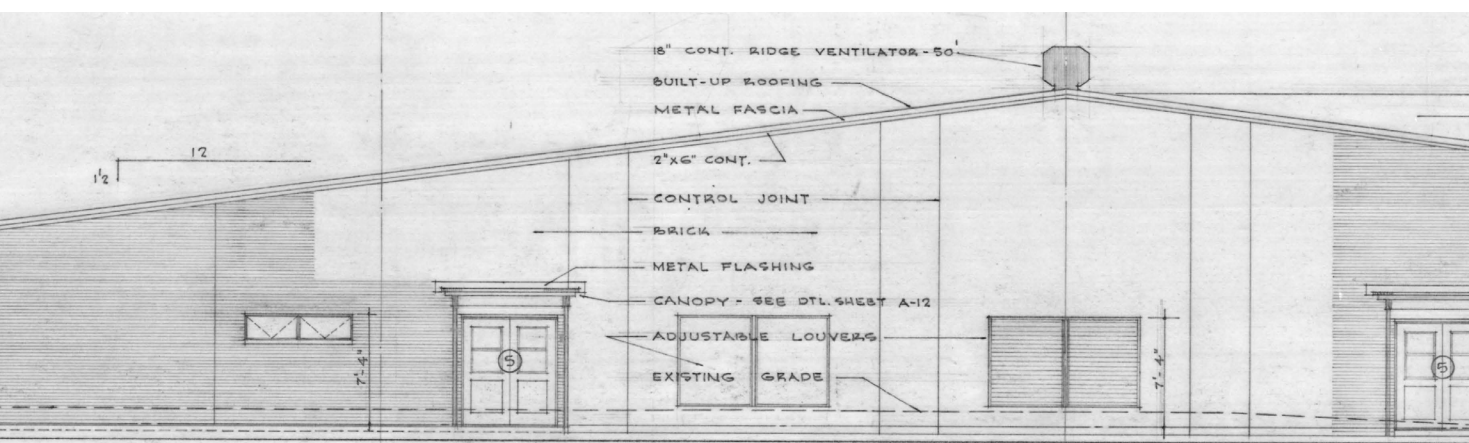
## BUILDING INFORMATION AND EXISTING CONDITIONS

The buildings have not changed significantly over time, and the campus retains a high degree of Historic integrity of location, setting, materials, design, workmanship, feeling, and association.

- 49,666 square feet
- Majority original 1957 construction
- Several buildings at risk from roof failure and weather damage

## CRITICAL OBSTACLES

- Exterior envelopes must be secured against further deterioration of materials
- Temporary roofs until permanent roofs can be constructed
- Removal of hazardous materials
- Buildings must be upgraded to current codes



## IDENTIFIED USES AND NEEDS SURVEYS

Recreation:  
site-based park | gymnasium sports

Health and Wellness:  
fitness & exercise spaces | teaching kitchen | garden space

Entertainment:  
public & private conferences / events | music venue | performances

Economic Development:  
classroom training space | workforce training

Educational:  
after school programs | tutoring | early childhood education program (Head Start) | GED programs | adult literacy classes |

On-Site Museum :  
Civil Rights History presentations | story of Civil Rights events in and around NW Louisiana | show history and impacts of Separate But Equal laws



## ORIGINAL DRAWINGS



## Sabine High School Revitalization

*"The historic status of Sabine High School and the story it represents is important..."*



## OUR STORY

In 1928, a Rosenwald school was constructed on the site of the current Sabine High School, and in 1936 became the Sabine Parish Training School. This facility operated until the new campus was constructed from 1957-1960, becoming Sabine High School, and serving Kindergarten through 12th Grades.

In 1970, the campus was integrated and became Many Junior High School. Teachers and students alike were sent to the previously all-white Many High School. A small number of African-American students stopped attending school during desegregation because of the unwelcoming environment. Teachers stated that desegregation was difficult for them as well: "It was just as much of an adjustment for us (teachers). The only thing they (the white schools) had more of was space and equipment. They didn't necessarily have more knowledge than us or our students."

The SHS site was closed in 2002 and transferred back to the 12th District. Sabine High School leaves a legacy of historic importance for African American education in Sabine Parish and Louisiana, producing a number of influential leaders who went on to importance locally, statewide, and nationally.

### THE VISION

"A tool for not only memorializing, but for looking forward and providing a new place of inclusion and community for the Northwestern Louisiana region."

### THE PLAN

**REVITALIZE** | To become a multipurpose community center for Many, Sabine Parish, and Northwestern Louisiana.

**RESTORE** | An intact significant architectural example of Mid-Century Modernism.

**NARRATE** | About "Separate But Equal," an original 1890 Louisiana law that was later adopted in the Jim Crow South as a disenfranchisement tool against African Americans.

**PROCEED** | Through progressive partnerships, long-term economic development, and educational and recreational opportunities.



## Sabine High School Revitalization THE PLAN

A tool for not only memorializing, but for looking forward to providing a new place of inclusion and community for the Northwestern Louisiana region.



**COMMUNITY**



**CAMPUS**



**STORY**



**VISION**

**The Twelfth District, Number Three, Association, Inc.**  
850 Highland Avenue  
P.O. Box 123  
Many, Louisiana 71449

<https://www.sabinehighschoolrevitalizationproject.com/>



# THE NEED

## REVITALIZATION PHASING PLAN



## REVITALIZATION PHASING COST

CRITICAL (ASAP)		
Part 1	Secure windows, doors, temporary roof.	\$183,575
Part 2	Roof replacement.	\$415,600
Part 3	Remediation / Cleanup.	\$165,700
		<b>\$641,166</b>
PHASED REHABILITATION		
Part 4	Administrative / Cafeteria	\$555,380
Part 5	Elementary	\$447,760
Part 6	Gymnasium	\$698,726
Part 7	Remove Non-Contributing Buildings	\$22,000
Part 8	Covered Walkways Repairs	\$75,000
Part 9	Site ADA and Parking / Improvements	\$85,000
		<b>\$1,538,407</b>
FUTURE REHABILITATION		
Part 10	High School	\$418,200
Part 11	Middle School	\$521,900
Part 12	Industrial Arts	\$245,000
		<b>\$1,118,600</b>
TOTAL ANTICIPATED COST OF REVITALIZATION		<b>\$3,513,048</b>

The Twelfth District, Number Three, Association, Inc.  
850 Highland Avenue  
P.O. Box 123  
Many, Louisiana 71449

<https://www.sabinehighschoolrevitalizationproject.com/>

# THANKS & APPRECIATION

Sabine High School Alumni  
**Kenneth Freeman** | Mayor, Town of Many  
**Robert Hable, Jr.** | Mayor-Elect, Town of Many  
**Mike McCormick** | President, Sabine Parish Police Jury  
**William Ruffin** | Sabine Parish, Police Juror  
**Linda Curtis-Sparks** | Tourism Director, Sabine Parish  
**Jack Skaggs** | President and CEO, Coordinating & Development Corporation  
**Andy Ferrell** | Deputy Director, National Center for Preservation Technology and Training, National Park Service  
**Benny Puckett** | Office of Cultural Development, Louisiana State Historic Preservation  
**Brian Davis** | Executive Director, Louisiana Trust for Historic Preservation  
**Laura Ewen Blokner** | Interim Director, Tulane School of Architecture Preservation Studies Program  
**Tracey Antee** | Director, Opelousas General Hospital Foundation (OGHF), St. Landry Parish Alliance, South City Park Walking Trail  
**Suzanne Williams** | Town of Many  
**BlueCross BlueShield of Louisiana (BCBSLA) Foundation**  
 Virtual Learning Series



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OFFICE of CULTURAL  
DEVELOPMENT  
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LOUISIANA TRUST  
for HISTORIC PRESERVATION



Beard  
+ Riser  
ARCHITECTS

United Way  
United Way  
of Northwest Louisiana

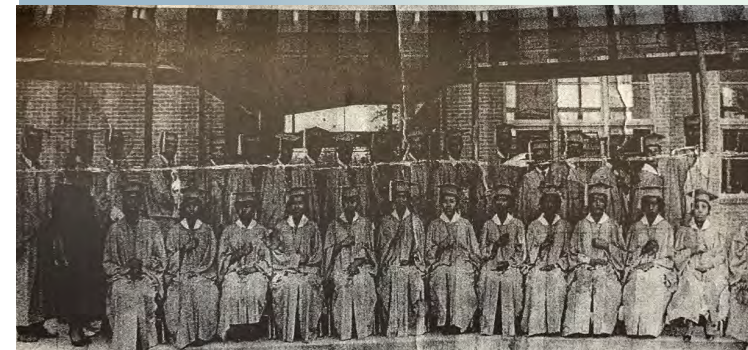
The Twelfth District, Number Three, Association, Inc.  
850 Highland Avenue • P.O. Box 123  
Many, Louisiana 71449

Email: [bluewavesrestoredproject@gmail.com](mailto:bluewavesrestoredproject@gmail.com)  
 Sandra Garner-Coleman 434.470.6305  
 Connie Levo Howard 713.304.9724

<https://www.sabinehighschoolrevitalizationproject.com/>



# THE CAMPUS



Sabine High School, listed on the National Register of Historic Places, is a significant resource in the areas of education and ethnic heritage, as it provided important educational opportunities for African Americans in Sabine Parish, Louisiana. The existing buildings were constructed in 1957 to replace a circa 1928 Rosenwald School. Sabine High School was desegregated in 1970, at which point the campus became Many Junior High School until its closure in 2001. Soon thereafter, the Twelfth District, an African-American non-profit, secured the property with the intent of rehabilitating the school into a multi-use community resource.

The buildings have not changed significantly over time, and the campus retains a high degree of Historic integrity of location, setting, materials, design, workmanship, feeling, and association.





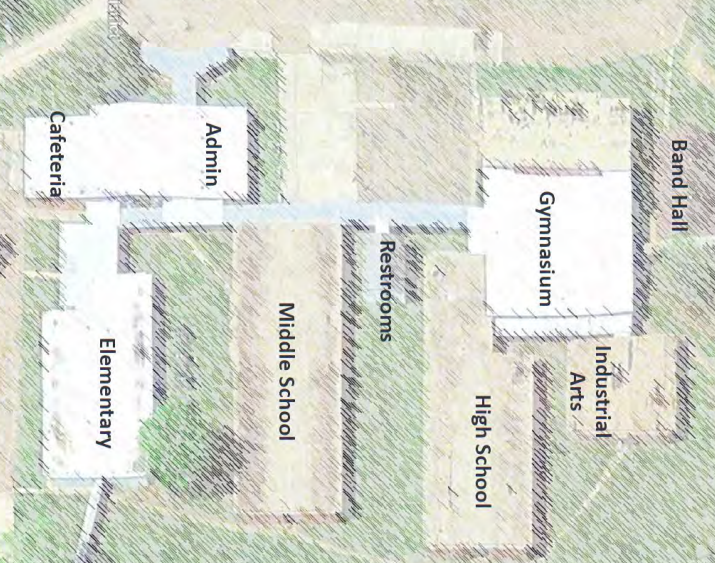
# SABINE HIGH SCHOOL REVITALIZATION



- Named for Colonel James Many, Many later became the parish seat of Sabine.
- Many has a population of 2,853
- The 12th District, Number Three, Association, Inc. is a non-profit religious corporation located in Many, LA, Sabine Parish.
- The 12th District comprises 17 Sabine parish churches with total membership under 2,000.
- The tract donated through an Act of Donation from the 12th District for the building of Sabine High School, a K-12 school for African American children.



- Named for Colonel James Many, Many later became the parish seat of Sabine.
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- The tract donated through an Act of Donation from the 12th District for the building of Sabine High School, a K-12 school for African American children.



- Sabine High School was first founded as the Sabine Parish Training School in 1928.
- Existing buildings were constructed in 1957 to replace a circa 1928 Rosenwald School.
- Sabine High School was desegregated in 1970, then became Many Junior High School until closing in 2001.
- Campus is 49,666 SQ. FT.
- Rehabilitation of buildings will require environmental cleanup, roof replacement systems, removal of hazardous materials, and brought to current occupancy codes.



# SABINE HIGH SCHOOL REVITALIZATION



- Recreation purposes
- Health and Wellness opportunities
- Entertainment venue
- Economic development opportunities
- Education opportunities
- On-Site Museum



- Rehabilitation cost is proposed in three phases: Critical, Phased, and Future rehabilitation.
- Proposed timeline = 8 years. Starting with the Critical phase in 2021 and ending in 2029 with Future rehabilitation phase.

## CRITICAL PHASE ONE WORK [2021 - 2022]

\$641,166

1. Secure windows/doors, temporary roofs	2. Roof Replacement	3. Remediation/Cleanup
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## PHASED REHABILITATION – NEAR TERM OCCUPANCY [2022 – 2023 as funding permits]

\$1,153,407

4. Admin/Cafeteria	5. Elementary	6. Gym	7. Remove Non-Contributing	8. Covered Walkways / Site ADA Improvements
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## FUTURE REHABILITATION [2024 – 2029]

\$1,118,600

9. High School	10. Middle School	11. Elementary School
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TOTAL ANTICIPATED COST OF REVITALIZATION \$3,513,048