

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 of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

### 1. Name of Property

historic name Hawkins, E.B., House  
other names/site number Hawkins-Ballard House

### 2. Location

street & number 120 Fayette Avenue N/A not for publication  
city, town Fayetteville N/A vicinity  
state West Virginia code W.Va. county Fayette code 019 zip code 25840

### 3. Classification

<b>Ownership of Property</b>	<b>Category of Property</b>	<b>Number of Resources within Property</b>	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	<b>Contributing</b>	<b>Noncontributing</b>
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>5</u>	<u>0</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>    </u>	<u>    </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>    </u>	<u>    </u> structures
	<input type="checkbox"/> object	<u>5</u>	<u>0</u> objects
			<u>0</u> Total

Name of related multiple property listing: N/A  
Number of contributing resources previously listed in the National Register N/A

### 4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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.  See continuation sheet.

William S. Garrison 12.15.89  
Signature of certifying official Date

State or Federal agency and bureau \_\_\_\_\_

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

Signature of commenting or other official \_\_\_\_\_ Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

### 5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.  
 See continuation sheet.

determined eligible for the National Register.  See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:) \_\_\_\_\_

\_\_\_\_\_  
Signature of the Keeper

\_\_\_\_\_  
Date of Action

**6. Function or Use**

Historic Functions (enter categories from instructions)

Domestic: Single Dwelling  
Secondary Structures

Current Functions (enter categories from instructions)

Domestic: Single Dwelling  
Secondary Structures

**7. Description**Architectural Classification  
(enter categories from instructions)

Late 19th and 20th Century Revivals  
Other: Colonial Revival, American

Materials (enter categories from instructions)

foundation Stone: Sandstone  
 walls Clapboard  
Wood Shingle  
 roof Asphalt Shingle  
 other \_\_\_\_\_

Describe present and historic physical appearance.

The Hawkins-Ballard House, at 120 Fayette Avenue, Fayetteville, is an exceptional period revival house in a small town setting. Of local significance, the house was built by a wealthy politician and occupied through the years by socially prominent citizens of the community. Built in 1906, the clapboard and shingle-sided mansion stands in a residential setting south of the downtown commercial area on a spacious wooded parcel.

Hawkins House is quite large; its gambrel roofs and rambling porches belie a rather commodious plan encompassing nearly 12,000 square feet. The house is finely appointed and carpentered with molding, trim and tile details throughout spacious, high-ceilinged rooms. A huge entrance foyer, dining room, upstairs living hall and ballroom are several of the house's noteworthy features.

The empty, deteriorating Colonial Revival house was purchased in 1988 by the present owners who are restoring the edifice to its former grandeur as a bed and breakfast inn. Several contributing outbuildings survive on the property.

A modified Colonial Revival style was selected by the builder who incorporated distinctive gambrel roofs with a street-facing main block and a deep rear wing. Numerous dormers and gable ends are sheathed with wood shingles painted green. At the first story level clapboard wall surfaces provide a traditional contrasting texture within which tall doublehung windows are positioned. Other ground story windows, for example those found in the sun room on the west side of the house, are the tall multi-paned casement variety. In all, 51 windows are contained in the house.

Porches are a major feature of the Hawkins-Ballard House. The entrance elevation porch, extending across the house front, features eight classical-style wood columns. The central access to the porch is provided by stone steps carved out of solid river bed rocks. Another columned porch, along the east side of the house, is long and narrow; its six wood columns carry a roof sheltering a side entrance and kitchen door.

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Entry to the Hawkins-Ballard House is provided through a handsome Colonial-style doorway with beveled and leaded glass sidelights and a large semielliptical fanlight. The interior, like the exterior, is constructed of and finished in oak. All rooms feature solid oak floors and fine crown moldings.

Dominating the south wall of the entrance foyer is the gracefully curved grand staircase, which ascends to the second floor. The stair railing is made of solid oak with wrought iron balusters. This staircase was constructed during the mid 20s by the third owner. The foyer doorways contain 3 double French doors (Each door panel has 15 individual beveled glass panes.) and an oak door.

To the left of the front door (east side), through one set of French doors, is the library. The focal point of this room is the south wall which features a brick fireplace with oak mantel standing approximately 5 1/2 feet high. The brick itself is embellished with a recessed cross pattern design. Two floor-to-ceiling, built-in oak bookcases stand on either side of the fireplace.

To the right of the front door (west side), through another set of French doors, is the principal parlor. An oak parquet floor, plastered walls graced with picture moldings, and double French doors, on the south wall, appoint the room.

Through the French doors of the main parlor and the oak door in the foyer, is the sun room. Two walls of this room (south and west) are almost entirely composed of windows, consisting of 4 sets of casement windows with each single window having 20 panes each. All windows can be opened. The windows admit natural light into the room, giving it a light and airy appearance.

French doors in the south wall of the foyer open into the main downstairs hallway. To the immediate left (east) is a study with oak-manteled fireplace.

Down the hall to the left (east), is the side entry door and a very large powder room where original black and white ceramic tiles grace the floor and walls. On the north wall stands a porcelain pedestal sink.

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Off the hall is the back staircase with hand carved, solid oak railing leading to the second floor.

The hall leads to the dramatic, spacious dining room which spans the entire width of the house. There is a hidden sliding oak paneled door in the entry way. Shoulder high oak paneling surrounds the room. The most outstanding characteristic of the room is a continuous mural above the wainscot, which was hand painted in Paris (oil on canvas). It features ancient Egyptian ruins, trees, peacocks and flowers in muted tones of numerous colors. This was installed by the second owner during the 1920s. On the south wall is a fireplace with an oak mantel which frames the entire opening to 6 feet. It seems to be of a medieval design, featuring crosses and crests. Of the six large windows in the room (3 on each east and west wall), the two larger center windows feature hand-blown, 1/4-inch thick glass.

On the south wall of the dining room, through a swinging oak door with brass kick plate, is the butler's pantry. On the north wall are built-in, two-sectioned oak cabinets, extending from floor to the ceiling. The bottom consists of drawers and the top, glass and oak-paneled cupboards were probably used to store crystal, china and linens for the dining room. On the south wall is a four-legged cast iron/porcelain sink.

To the left off the butler's pantry, through another swinging oak door, is the main kitchen. The kitchen wall behind the fireplace is painted brick with a brick mantel shelf. Shoulder high oak paneling, which was painted over, surrounds the room. On the east wall is a four-legged cast iron/porcelain sink approximately 8 feet long. On the north wall are built-in cabinets from floor to ceiling.

On the south wall of the butler's pantry, through a swinging door, is a multi-purpose room.

Upstairs, at the top of the grand staircase, is a large upstairs living hall. Off this hall are 4 spacious bedrooms, 2 bathrooms (one being off one of the bedrooms) and a large cedar closet. On the south wall of the foyer/living hall is a hallway with the back staircase landing.

The hallway leads to a large room, which spans the width of the house, used in earlier years as a ballroom. There are two large windows on each east and west wall. Located on the south wall is a fireplace with an oak mantel.

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A doorway in the south wall opens into the master bedroom, which again runs the width of the house. Off the master bedroom is a full bath with four-legged porcelain sink.

Inventory of Contributing Properties

1. Hawkins, E.B., House, c. 1905-06. Colonial Revival, gambrel roofed frame house featuring a front-facing cross gambrel and deep rear wing. Contributing
2. Guest House, c. 1918. Cottage bungalow used by guests and later by servants. Constructed of white-painted clapboard with small porch; one story. Contributing
3. Garage, c. 1910. One story-and-a-half frame building featuring three large doubledoors that occupy the principal bays of the building. Contributing
4. Barn, c. 1905-06. One story-and-a-half frame barn featuring vertical board siding, end gable loft opening, and large open loft. Contributing
5. House, c. 1918. Frame cottage similar in design to the guest cottage; one story. Used possibly by servants or tenants. Contributing

The complex comprises five elements associated with a small farm operation within a small town. Each building served the dual purpose of supporting the main house; for example, the garage housed some of the area's earliest automobiles, while other buildings were ancillary to small-scale farm operations necessary to support the estate. This complex is the last of its type known to exist in Fayetteville.

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally  statewide  locally

Applicable National Register Criteria  A  B  C  D

Criteria Considerations (Exceptions)  A  B  C  D  E  F  G

Areas of Significance (enter categories from instructions)

Architecture  
Politics/government

Period of Significance

1905-06 - c. 1925

Significant Dates

1905-09;  
c. 1925

Cultural Affiliation

N/A

Significant Person

Hawkins, E.B.

Architect/Builder

Not Known

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Hawkins-Ballard House is significant because it is an exceptionally well-preserved Fayetteville, West Virginia, early twentieth-century residential architectural landmark. Local historic resource surveys document the house as a locally unique example of modified Colonial Revival architecture featuring many details such as expertly carpentered woodwork, leaded glass, and hardwood floors. In addition to Criterion C, the house meets Criterion B because it is associated with E.B. Hawkins, a person significant in past political affairs of Fayette County.

The distinctive feature of the house at 120 Fayette Avenue is the front-facing gambrel roof with a cross gambrel and wing at the rear. A less common variety of the American Colonial Revival, the Fayetteville example is distinguished by its selected surfaces of wood shingle siding, recalling perhaps traditions of the late 19th-century Shingle Style. Evocative of the style also are the deep front porch, fanlighted entry, and steeply pitched roofs containing rows of dormers. Among interior details of consequence are large, airy rooms connected with French doors which accentuate the flow of space.

Within the rear wing the dining room provides the major formal area. Its paneling and continuous, hand-painted scenic wall paper are details unique in Fayette County.

Builder of the Hawkins-Ballard House (specifically mentioned in the Peters-Carden history of Fayette County as the "handsome E.B. Hawkins residence property"), was E.B. Hawkins, who played significant roles in the political history of Fayette County and in the development of the county seat of Fayetteville. Not long after the incorporation of Fayetteville in 1883, Hawkins served as the town's mayor. From 1885-97, Hawkins held the office of Clerk of Fayette County, and during the period from 1905-09 served as Sheriff of Fayette County.

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In 1920, Dr. J.E. Coleman, founder of the Fayette Hospital, chose the Hawkins House as a location to fulfill a government contract to provide hospitalization for soldiers who had contracted tuberculosis during World War I. However, Dr. Coleman ran into unexpected opposition from the citizens of Fayetteville when they learned of his plans. Their fear of the spread of tuberculosis from the hospital forced Dr. Coleman to agree to resell the property if a buyer could be found. In July 1920, a concerned group of citizens from Fayetteville purchased the property from Dr. Coleman, and later sold it to coal operator V.S. Veasey, who used it as a summer residence.

The Veasey's sold the property to a local judge, C.W. Dillon, during the late 1920s. Following the death of Judge Dillon, the house again went on the market as part of their estate in the late 1930s.

The building stood empty for 7 years before being purchased by William Ballard in 1941. During the 1970s, Mrs. Ballard was voted West Virginia's Mother of the Year. After the Ballards passed away in the 1970s, one of the heirs inhabited the house until 1983. The house stood empty from 1983 until 1988 when the Voslers purchased it.

The Hawkins-Ballard House has achieved significance because it survives as one of the county's primary architectural landmarks. Its association with the builder, E.B. Hawkins, who was elected to important local offices, is another factor of significance.

The complex comprises five elements associated with a small farm operation within a small town. Each building served the dual purpose of supporting the main house; for example, the garage housed some of the area's earliest automobiles, while other buildings were ancillary to small-scale farm operations necessary to support the estate. This complex is significant because it is the last of its type known to exist in Fayetteville.

Period of Significance

The period c. 1905-06 to c. 1925 is generally associated with E.B. Hawkins when Hawkins was at the height of his political career. Hawkins who was Sheriff of Fayette County, 1905-09, built the house at 120 Fayette Avenue at the beginning of his term as sheriff. The house remained in his ownership until about 1919-20 when it passed into other hands. While other, later owners of the property are referenced in the nomination, their associations are provided as chronological context and are not included as part of the period of significance. About 1925, the grand stairway was added to the house, thus bringing to a close the period of the house's evolution.

**9. Major Bibliographical References**

Bragg, Melody. "Old Ballard Mansion Restored by New Owners, Cleon and Jane Vosler," The Fayette Tribune, Fayetteville, W.Va., Sept. 29, 1988, p. 5.

Fayette County Survey, Fayette County Historic Landmark Commission, Form and Map FV-5, Fayetteville, W.Va., 5/1988.

Peters, J.T. and H.B. Carden. History of Fayette County, West Virginia, Charleston, W.Va.: Jarrett Printing, 1926.

See continuation sheet

**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

N/A

**10. Geographical Data**

Acreage of property 24 acres approximately

**UTM References**

A 17 491340 4211560  
 Zone Easting Northing

C 17 491370 4211240

B 17 491540 4211320  
 Zone Easting Northing

D 17 491120 4211540

See continuation sheet

**Verbal Boundary Description**

The boundary of the nominated property follows the red line marked on the attached survey plot, Cleon and Jane Vosler Tract, Deed Book 460, p. 79, Feb. 23, 1988; and Plot of Survey, situate on the waters of House Creek, Fayetteville, Mar. 31, 1989; and inclusive of all tract boundaries for the purposes of this nomination with the exception of the southeast boundary, which is formed by the north bank of House Creek.

See continuation sheet

**Boundary Justification**

The nominated property is inclusive of the general acreage referred to in Peters and Carden's History of Fayette County, p. 396. Historically the house and complex of buildings has occupied the shaded tract within the corporate limits of Fayetteville; it retains its setting of open lawns, shade trees, and wooded acreage from the period beginning c. 1905-06. The acreage has supported a small farming operation within the

See continuation sheet

**11. Form Prepared By**

name/title Mrs. Cleon W. Vosler and Rodney Collins  
 organization owner: Division of Culture and History  
 street & number Cultural Center  
 city or town Charleston

date September, 1989  
 telephone (304) 348-0240  
 state WV zip code 25305



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Boundary Justification

corporate limits of the town, providing support to both the house and tenants in a self-contained complex.

UTM References

e. 17/491210/4211600

f. 17/491260/4211540

ETTE AVENUE 30' R/W

SANITARY SEWER LINE  
POWER & TELEPHONE LINE  
N 50° 36' E 419.02'

PT. & STREET

5/8" REBAR ON LINE (SET)

1/2" IRON PIPE ON LINE (FOUND)

N 44° 58' 11" W 200.00'

FLETCHER M. ARRIFF  
D. B. 152 PG. 503

CHARLES HESSE  
D. B. 435 PG. 516

S 44° 58' 11" E 200.00'

N 50° 36' E 94.00'

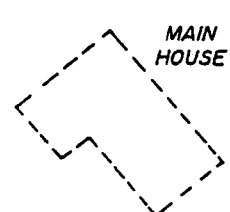
3/8" REBAR (FOUND)

5/8" REBAR (SET)

S 44° 58' 11" E 182.24'

N 50° 28' 39" E 28'

3/8" REBAR (FOUND)



MAIN HOUSE



GARAGE



BARN



HOUSE

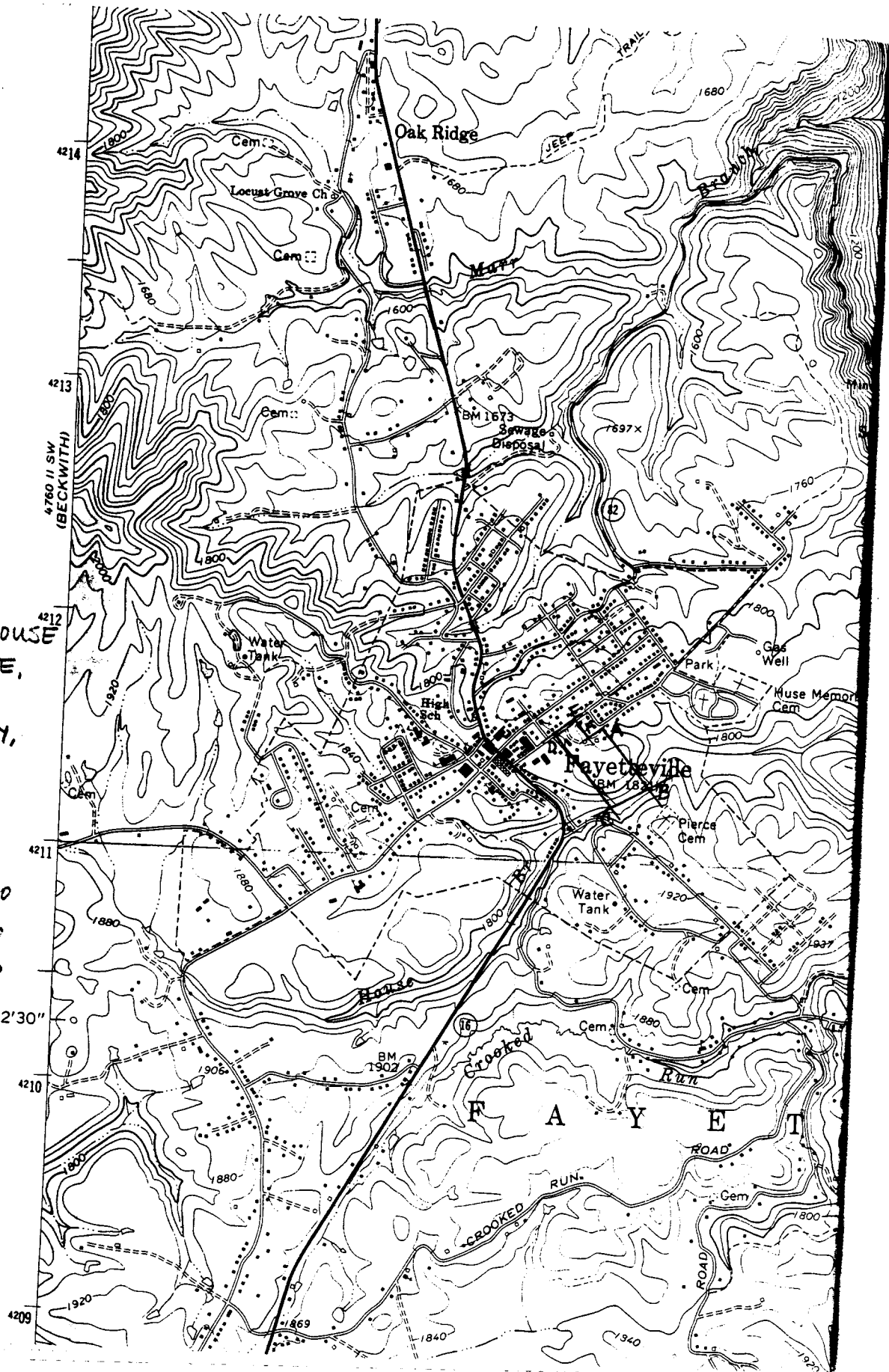


GUEST HOUSE

DELANCY CALDWELL  
D. B. 201 PG. 344

N 41° 50' W 889.30'

TRACT CONTAINII  
CLEON &  
D. B. FEE



HAWKINS, E.B., HOUSE  
 120 FAYETTE AVE,  
 FAYETTEVILLE,  
 FAYETTE COUNTY,  
 W.VA.

UTM: ZONE 17

- a. 491340 / 4211560
- b. 491540 / 4211320
- c. 491370 / 4211240
- d. 491120 / 4211540
- e. 491210 / 4211600
- f. 491260 / 4211540

