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NPS Form 10-900
(Rev. 8-86)

OMB No. 1024-0018

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

1. Name of Property

historic name: Hagans Homestead

other name/site number: Barnes Hotel

Stone Manor Tourist Home

2. Location

street & number: 1 m. N on W.V. Rt. 26 from Exit 23 of I68 E.

not for publication: N/A

city/town: Brandonville

vicinity: N/A

state: WV county: Preston code: 077 zip code: 26525

3. Classification

Ownership of Property: Private

Category of Property: Building

Number of Resources within Property:

Contributing	Noncontributing	
1	1	buildings
<u>1</u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
2	1	Total

Number of contributing resources previously listed in the National Register: none

Name of related multiple property listing: N/A

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4. State/Federal Agency Certification
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As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this x 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 x meets _____ does not meet the National Register Criteria. _____ See continuation sheet

William C. Laman
Signature of Certifying Official

5/25/93
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

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5. National Park Service Certification
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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 Keeper

Date
of Action

Hagans Homestead, Preston County, W.V.

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6. Function or Use

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Historic: Domestic	Sub: Single Dwelling Hotel Multiple Dwelling
Current: Domestic	Sub: Single Dwelling Multiple Dwelling WORK IN PROGRESS

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7. Description

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Architectural Classification:
Greek Revival Mid-19th century:

Other Description: N/A

Materials: foundation: cut stone	roof: asphalt shingles wood shakes
walls: cut stone	other: wood porches

Describe present and historic physical appearance. See continuation sheet.

The "Hagans Homestead" is a large two and one-half story house built of native cut sandstone in the small hamlet of Brandonville, WV. Brandonville lies in the northernmost part of Preston county and has the distinction of being the county's oldest town. Built by Harrison Hagans in 1830, the massive structure embodies the spirit of a man whose ambitious vision left its mark not only on Preston county but on the state of West Virginia as well.

Hagans' son, Henry Clay Hagans, sold the house to Benjamin F. Huggins in 1892. The house was then sold to Jacob Peter Barnes in 1896. The Barnes family maintained the house as a hotel during the early 1900's. Nannie (Barnes) Burner, Jacob Barnes' daughter, operated a tourist home in the stone house during the late 1940's and 1950's. The house was divided into two apartments during the 1960's. Grant Irwin Burner, son of Nannie, sold the house to Harry and Rebecca Wolfe in 1970. It was then used as a single family dwelling until the Wolfes sold it to Paul and Tammy Webster in 1990.

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Work is currently in progress to readapt a portion of the house for use as a separate apartment.

MAIN HOUSE

The outside appearance of the house had changed little over the years. The engravings of what are presumably the stone masons, I. Newlon and C. Fuller (See Photographs #1 and #2, respectively) along with the date 1830 are still clearly visible on the front of the house (northeast and northwest elevations, respectively).

The minor changes to the house over the years are the replacement of the windows and the roof surfacing material. A circa 1896 photograph (See Photograph #3) illustrates that the house had windows which were 9/6 double hung and that the roof was covered with wooden shakes. The windows were replaced in the early 1900's with double hung single pane windows and the shake roof was replaced with slate. In 1975 the slate roof was replaced with asphalt shingles. Photograph #4 represents how the house appears today and is shot from the same angle as Photograph #3. Photograph #5 depicts how the house appears today from the west elevation with the current windows and roof. Photograph #6 (circa 1914) shows the house from this angle also.

The house is a basic L-shaped design approximately 48.5' wide across the front and 56.6' long. This part of the house is equally divided into four rooms on each floor with a staircase and hallway in the center of the house. The second floor has 4 bedrooms and a bathroom. On the back (south elevation) of the main house is a wing which measures approximately 28 feet by 24 feet. This area is the main kitchen with the top floor of this wing being the former servants' quarters, this area consists of two rooms and an enclosed porch.

The attic of the house is unfinished with exposed rafters and beams secured by mortise and tenon joints. The floor of the attic is tongue and groove pine planks.

ADDITIONS

Attached to the south wing of the house is a wooden structure which was used as a summer kitchen, wash room and indoor toilet. This structure measures approximately 20 feet by 20 feet, is one and one-half stories and contains a large stone fireplace in the bottom story. It is currently being readapted for use as a one bedroom apartment.

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PORCHES

The house has a roofed porch on the front (north side). The foundation is cut stone, but the flooring was replaced in the early 1970's with concrete. The wooden columns and doorway appear the same as seen in the 1890's photograph (Compare photographs #3 and #4). A porch also exists at the kitchen entry on the east elevation of the house. This porch joins the main kitchen with the summer kitchen. The foundation of this porch is cut stone with tongue-and-groove flooring and wooden support posts, with a vaulted ceiling.

INTERIOR

The interior of the house has been changed very little with the modernization of plumbing and electrical systems. Each of the downstairs rooms contains a fireplace with original mantels. The fireplaces upstairs have been walled over in all the rooms but one. All of the woodwork in the house appears to be original. Each of windows have "window seats" approximately 15" wide and they measure 40" width x 66.5" height, with some variation from the mean.

The floor of the house consists of soft pine boards which have been carpeted over. The main kitchen floor has been replaced with a hardwood floor. Each of the rooms is heated by cast iron radiators which circulate hot water.

The house has a partial unfinished basement (cellar) which houses the fuel and coal furnace that heats and circulates the water for the heating system.

OUTBUILDING

Adjacent to the house on the northwest side is a Victorian gazebo that at one time acted as a well house. Photographs taken in the late 1890's show this gazebo in the same location, this structure is a contributing resource of the property.

A two-car aluminum siding garage was built on the south side of the house, adjacent to the summer kitchen, in the early 1970's and is a non-contributing building.

The setting for the house is that of a quiet rural community. This area still retains much of the quaintness of yesteryear with many old buildings of the same era still standing.

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As of the summer of 1992, the exterior stone work of the house was cleaned with Masonry Cleaning-Sure Klean restoration cleaner solution applied as per manufacturer spec's with low water pressure rinse at 300 to 500 PSI. The stone was also tuck pointed with a mixture of fine screened brown sand, lime, Type N mortar cement, and Thoro Acryl-60. The mortar mixture was hand tooled to the size of the joint and compressed in layers. Old masonry joints were raked 1/2", joints cleaned and dampened to prepare for pointing work. A portion of the exterior woodwork was painted and repaired with the remainder of the woodwork to be finished during the late summer and fall of 1992. The windows scheduled for replacement at some future date are to retain the 9/6 design.

Hagans Homestead, Preston County, W.V.

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8. Statement of Significance
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Certifying official has considered the significance of this property in relation to other properties: Statewide

Applicable National Register Criteria: B

Criteria Considerations (Exceptions) : N/A

Areas of Significance:

Commerce
~~Economics~~
Industry
Invention
Politics/Government

Period(s) of Significance: 1830-1867

Significant Dates : 1854, 1861, 1863, 1866

Significant Person(s): Hagans, Harrison

Cultural Affiliation: N/A

Architect/Builder: Newlon, I.
Fuller, C.

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.
X See continuation sheet.

The Harrison Hagans' Homestead, built in 1830, meets National Register Criterion B for its historical association with an important individual. Harrison Hagans built the house in 1830 and lived there until 1867. He was a very prominent local and state businessman and politician.

To best illustrate the significant role that Harrison Hagans played in the development of Preston county and the state of West Virginia, and thus the historical importance of his homestead, one has to only look at the official map of this area in 1822. The site known today as Brandonville was then named "Hagans Store" and is so marked on this map. Several roads are shown leading into the site.

The son of Reverend George A. Hagans and Persis Eggleston Hagans, Harrison Hagans came to Preston County, Virginia from New England about 1815. In 1815, he moved to Brandonville, Virginia where he established the first of eight stores that he owned during his lifetime.

He was the postmaster at Brandonville and did much to enhance its mail service. He was very active in the promotion of a system of roads that would improve the connections of northern Preston County with the East and West. He successfully promoted four roads; one from Kingwood to the National Road; another from Brandonville to the North Western Turnpike; another from Brandonville to the Ohio River; and still another from Brandonville to the Baltimore and Ohio Railroad at Terra Alta.

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He attempted to bring the Baltimore and Ohio and West Virginia Central Railways into northern Preston County, and though he labored hard to accomplish this task, he was not successful.

He was a pioneer in the manufacture of iron in Preston County. In 1836-1837 he was president of the Greenville Furnace and Mining Company and in 1854 built the Virginia Furnace on Muddy Creek.

Harrison Hagans' other accomplishments were many, from 1827-1849 he successfully operated a fulling mill at Bruceton Mills, Virginia and from 1842-1843 owned and operated an oil mill on Spruce Run. He was an inventor of a threshing machine, a washing machine and a mowing machine. He was a trustee of the Brandonville Academy and did much to further education in his county.

He was a member of the Wheeling Conventions of June and August, 1861 where he aided in reorganization of the government of Virginia and erecting the new state of West Virginia. In 1863, he went to Washington D.C. and aided greatly in influencing members of Congress to vote for the admission of West Virginia as a state. In 1866-1867, he was a member of the West Virginia Legislature and was chairman of the Committee on Roads and Internal Navigation of the House of Delegates. In addition to these offices, he was for a number of years a justice of peace of Grant District and a member of the County Court of Preston County. He accumulated over eight thousand acres of land in Preston County and was part owner of some two thousand acres of oil land in Wirt County, West Virginia.

Harrison Hagans died May 7, 1867 at the age of seventy-one. His accomplishments and vision left their mark on Preston County and West Virginia. The stone house that he so solidly constructed stands proudly as a testament to the life and times of this great man.

Hagans Homestead, Preston County, W.V.

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9. Major Bibliographical References

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Barnes, Ralph M. Early Days in Clifton Mills. Parsons, W.Va.:McClain Printing Co., 1985.

▪Brandonville Homecoming-Centennial July 1958. The Preston County Journal, Kingwood, West Virginia, Thursday, July 17, 1958.

Cuppett, Reardon S. Harrison Hagans and His Times. Masters of Arts Thesis, West Virginia University, 1933.

Deed Books, Preston County. Preston County Courthouse, Kingwood, West Virginia.

Morton, Oren F. A History of Preston County West Virginia. Kingwood, West Virginia, 1914.

Wiley, S.F. History of Preston County West Virginia. Langwood, W.Va.: The Journal Printing House, 1882. Reprinted. Parsons, W.Va.:McClain Printing Company, 1968.

Hagans Homestead, Preston County, W.V.

See continuation sheet.

Previous documentation on file (NPS): N/A

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, West Virginia University

Other -- Specify Repository: West Virginia and Regional History Collection

Hagans Homestead, Preston County, W.V.

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10. Geographical Data
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Acreage of Property: 1.093 acres

UTM References: Zone Easting Northing Zone Easting Northing

 A 17 618125 4391345 B
 C D

Verbal Boundary Description: __ See continuation sheet.

Beginning at a 5/8-inch iron pin found on the southern right-of-way limits of West Virginia Route 26, corner to Paul Graham; thence with the southern right-of-way limits of WV Rt 26, S 84 degrees 40' 58" E, 147.8 feet to a 1/2-inch iron pin set, corner to Hugh Beeghly; thence with two lines of Beeghly S 5 degrees 37' 22" W 124.00 feet to a 1/2-inch iron pin set; thence S 84 degrees 22' 28" E 29.40 feet to a 1/2-inch iron pin set; thence with two arbitrary lines through Harry Wolfe tract s 31 degrees 13' 20" W 168.94 feet to a 1/2-inch iron pin set; thence n 86 degrees 48' 52" W 172.03 feet to a 5/8-inch iron pin found corner to Paul Graham; thence with line of Graham N 3 degrees 15' E 299.57 feet to the place of beginning.

Boundary Justification: __ See continuation sheet.

The boundary for the Hagans Homestead property is defined in the enclosed plat map.

The boundary reflects the traditional spacing and setting of the Hagans Homestead residence and dependencies.

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11. Form Prepared By
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Name/Title: Paul M. and Tammy K. Webster

Organization: N/A

Date: August 10, 1992

Street & Number: Box 3
 Brandonville Heights

Telephone: (304) 379-7223

City or Town: Brandonville State: WV ZIP: 26525

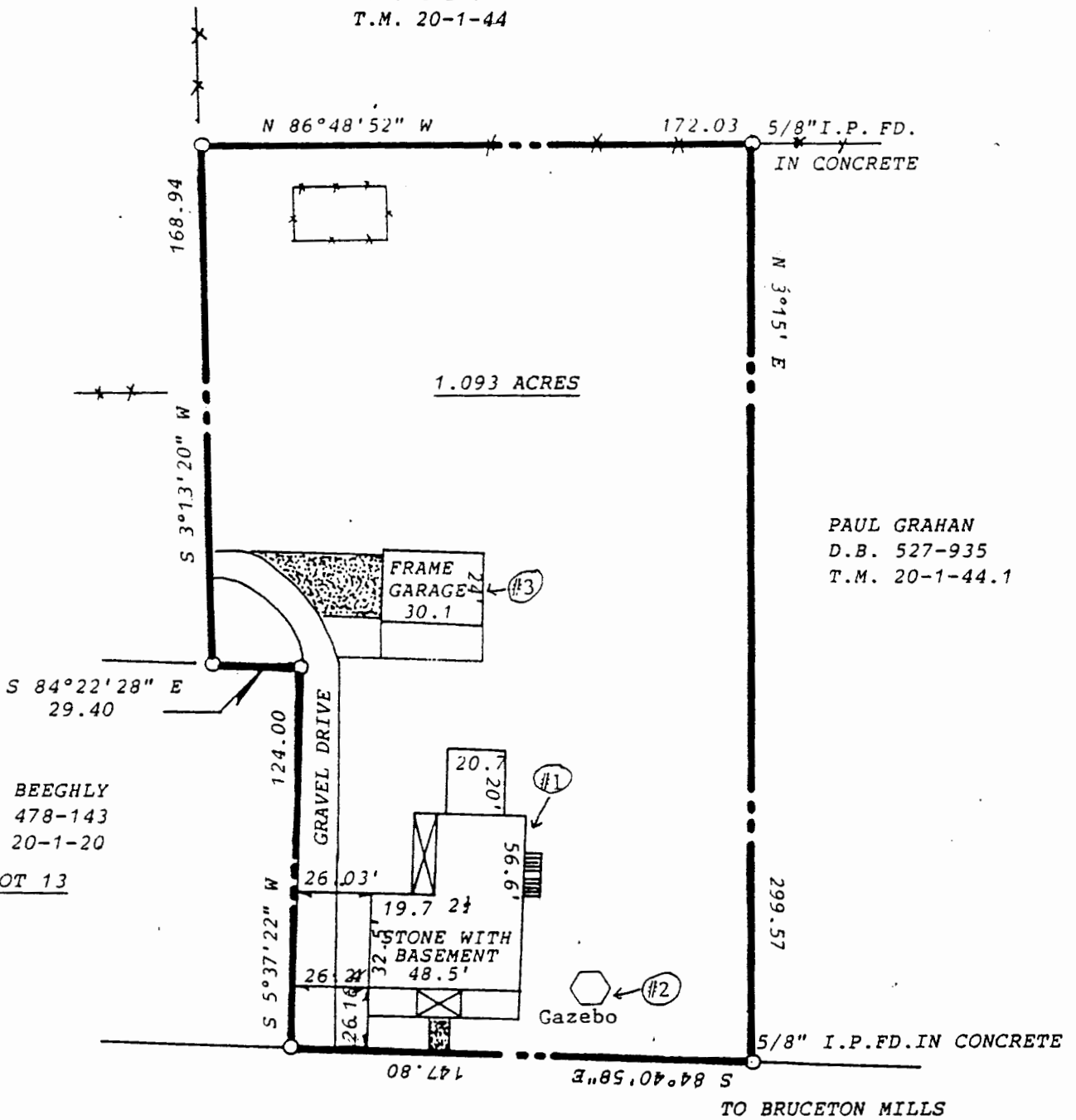
Hagan's Homestead, Brandonville, Preston Co., West Virginia

KEY:
#①, ② - Contributing
#③ - Noncontributing

Scale: 1" equal 50'



HARRY & REBECCA WOLFE
D.B. 412-1
T.M. 20-1-44



PAUL GRAHAN
D.B. 527-935
T.M. 20-1-44.1

HUGH BEEGLY
D.B. 478-143
T.M. 20-1-20

LOT 13

Brandonville, West Virginia
Preston County

GRANT DISTRICT

