

United States Department of the Interior National Park Service
NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

1. Name of Property Lakin, James S. House

historic name: _____

other name/site number: _____

2. Location

street & number: 102 Aurora Avenue not for publication: N/A
city/town: Terra Alta vicinity: N/A
state: West Virginia county: Preston code: 077 zip code: 26764

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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 x meets _____ does not meet the National Register Criteria. I recommend that this property be considered significant _____ nationally _____ statewide x locally.
(____ See continuation sheet.)

William S. Lakin
Signature of Certifying Official

11/15/96
Date

State or Federal agency and bureau

Date

In my opinion, the property _____ meets _____ does not meet the National Register criteria. (____ See continuation sheet for additional comments.)

Signature of Certifying Official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

Date

Signature of Keeper

of Action

_____ 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): _____

Lakin, James S., House
Name of Property

Preston Co., West Virginia
County and State

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5. Classification

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Ownership of Property:

(Check as many boxes as apply)

☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing

Noncontributing

<u>1</u>		buildings
		sites
		structures
		objects
<u>1</u>	<u>0</u>	TOTAL

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register 0

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6. Function or Use

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Historic Functions

(Enter categories from instructions)

Domestic: Single Dwelling House

Current Functions

(Enter categories from instructions)

Domestic: Single Dwelling House

=====

7. Description

=====

Architectural Classification:

(Enter categories from instructions)

Late 19th & 20th Century Revivals:
Colonial Revival

Materials

(Enter categories from instructions)

Foundation	<u>Sandstone</u>
Walls	<u>Wood Shingles</u>
Roof	<u>Asphalt Shingles</u>
Other	<u>Wood</u>

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Lakin, James S., House
Name of Property

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8. Statement of Significance

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Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☒ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Commerce

Architecture

Period of Significance

1895-1934

Lakin, James S., House
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Significant Dates

1895

Significant Person

(Complete if Criterion B is marked above)

Lakin, James S.

Cultural Affiliation

N/A

Architect/Builder

N/A

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

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9. Major Bibliographical References

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Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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

Name of Repository: Preston Co. Historical Society, Terra Alta Library

Lakin, James S., House
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10. Geographical Data

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Acreage of Property: One acre

UTM References (Place additional UTM references on a continuation sheet.)

1	<u>17</u>	<u>624943</u>	<u>4366772</u>
	Zone	Easting	Northing

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

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11. Form Prepared By

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Name/Title: Charles A. Thomas, Preston Co. Historical Society
and John Sandor, WV SHPO Date: September 16, 1996

Street & Number: 102 Aurora Avenue Telephone: 304/789-2316

City or Town: Terra Alta State: WV Zip: 26764

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Additional Documentation

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Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Lakin, James S., House
Name of Property

Preston Co., West Virginia
County and State

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Property Owner

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(Complete this item at the request of SHPO or FPO.)

Name: Charles A. and June F. Thomas

Street & Number: 102 Aurora Avenue Telephone: 304/789-2316

City or Town: Terra Alta State: WV Zip: 26764

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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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Lakin, James S., House

Preston Co., West Virginia

Section number 7 Page 1

Situated on a hill on the corner of South Main Street and Aurora Pike is the frame, two and one half story Colonial Revival style house built by James S. Lakin in 1895. The plan of the house is T-shaped with an asymmetrical placed rear wing being the leg of the "T". The shape of the house is modified by various projecting bays at the sides and front and by a garage added at the rear. Four gables rise to a common ridge height to form the roof of the house. A porch extends the full width of the front and a small enclosed porch attaches at the rear.

The exterior of the house is covered in flat edged painted wood shingles with painted trim at the windows, eaves and porch. The foundation is rock-faced, regularly coursed sandstone. The roof is composed of asphalt shingles.

The facade of the house is a symmetrical composition except for a semicircular extension of one end of the porch and the difference in the way two of the window openings are divided. The facade centers on a wide shallow bay that has its corners cut back into curves. A vestibule extends further forward with the same rounded corners as the bay behind it. A gable steps out from the main roof to cover the center bay. Within the gable is a triple window topped by a deep entablature, semicircular panel and attenuated keystone that creates a Palladian motif. This feature is repeated in each of the end gables and modified in the broader rear gable.

The gables at both ends of the house extend beyond the body of the house to cover a three-part angled bay window. Shingle covered curved brackets support these gables at their outer edges. The bay window on the east elevation is a full two stories high, whereas the bay on the west is at the second floor level. The first floor space beneath the bay features a panel of applied scroll ornament between a pair of windows.

The front porch has a shallow hipped roof above an extremely deep entablature that is supported on Tuscan columns resting on low shingled pedestals. The center third of the porch projects forward beneath a broad low gable with a swag leaf pattern. A shingled skirt creates a solid base for the porch.

The rear elevation has a small porch with details similar to those of the front porch. A shingled enclosure is set just behind the slender columns filling the space of the porch. A modern garage addition has been built into the angle formed by the rear wing. Though its broad low massing and wide modern doors distinguish it from the original house, its placement and matching materials help to keep it unobtrusive.

The eaves of the house are a notable feature. The roof flairs out to terminate in a simple cornice ornamented by regularly spaced supports which are more in the form of decorative joist ends than of brackets. The cornice runs as a continuous line around the top of the house, closing the base of all four gables.

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Lakin, James S., House

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Section number 7 Page 2

With few exceptions the windows are 1/1 double-hung sash openings. The triple window of the center front bay and windows in the gables have wood muntins forming small diamond panes. Leaded glass is used in the vestibule windows.

The plan of the house has living and dining rooms flanking a center stair hall with an unusually large kitchen and secondary stair at the rear.

The main stair is the most elaborate feature of the interior. Naturally finished woodwork defines four arches across the back wall of the hall. The stair begins at one side of the room, ascends to an opening beneath the first arch, and turns to continue to the second floor behind the paneling, spindles and fretwork that fills the space beneath the two center arches. The door to the kitchen is beneath the fourth arch. Pocket doors connect the hall to the living and dining rooms at either side and a columned mantel enhances a fireplace on a side wall.

The second floor has a large central hall with stairway to a finished attic. Off the hall are four bedrooms and two and one half baths. The ceiling heights which are twelve feet on the first floor are reduced to ten feet on the second. The stair to the attic opens into a large center room with another three rooms around it. The room to the west once housed a metal lined tank which was part of the house's water supply system.

The basement is divided into four rooms, the largest one is the laundry with chutes opening into it from the upper floors. Another room has a trough supplied with water for cooling.

Woodwork throughout the house is oak. Interior doors are five panels. Floors are oak on the first floor, and pine on the second and third levels. Walls are plaster on wood lath. Original radiators continue as part of the heating system.

Mechanical systems and roofing have been replaced, but except for the change to a rear window and the addition of the garage, the house has been little altered since it was built. In setting too, the house retains its original appearance. Though specific site features such as many of the trees, a tennis court, and the windmill which pumped water from a well to the attic tank are now gone, the house continues to command its prominent hilltop setting.

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Lakin, James S., House

Preston Co., West Virginia

Section number 8 Page 1

The James S. Lakin House is significant for its association with the prominent local businessman from whom the house takes its name. It is also significant as a good example of the Colonial Revival style which characterized much of the state's residential architecture at the turn of the century. James Lakin's activities in commerce and banking made important contributions to the development of the local community. His sphere of influence moved from local to statewide as he served in a variety of politically appointed offices. This house meets Criterion B because it was built as the home of James Lakin, and its period of significance coincides with his residence. The architecture of the house represents a distinctive interpretation of the Colonial Revival style as it emerged from the earlier Queen Anne style and as such meets Criterion C.

James S. Lakin was born March 1, 1864 in Moundsville, West Virginia. He received his higher education at Fairmont Normal School, Fairmont, West Virginia, and Ohio Wesleyan University, Delaware, Ohio. His father, the Reverend Calvin H. Lakin, was appointed Presiding Elder of the Methodist Church of the Oakland, Maryland District, where he served for many years. It was in Oakland, which is ten miles east of Terra Alta, that James received much of his business training from D.E. Offutt, already a successful businessman.

In September 1889, Offutt and Lakin entered into a partnership at Cranberry Summitt, later Terra Alta, to form the Offutt-Lakin Company. The first enterprise was an elegant department store under the complete control of James, which was immediately successful. The Offutt-Lakin enterprises expanded to include saw mills, lumbering and other wood products.

The Baltimore and Ohio Railroad crossed the Appalachian plateau in 1852. At Cranberry Summitt the railroad intersected with the Frederick Maryland-Parkersburg Turnpike and the Aurora-Brandonville Pike, creating a natural commercial center. Terra Alta became an incorporated town with local industries such as barrel making, also referred to as cooperage and shook. The railroad provided a means for the timber industry to have access to the hardwood forests which supplied the nation with wood products. The railroad also brought food and manufactured products to the community. The Lakin department store was conveniently located at the junction of the railroad and the turnpikes.

James Lakin's success is indicated by his membership on the board of directors of the oldest bank in Preston County, the Terra Alta Bank. However, Lakin left the Terra Alta Bank to become the first president of the First National Bank of Terra Alta when it was formed in 1903. That bank was located in the Offutt-Lakin building between 1903 and 1907. When national banks were permitted to issue currency, Mr. Lakin, as president, signed the currency issued by the First National Bank.

Lakin's community involvement was not limited to business. In 1899 along with Captain Buckner F. Scott, Lakin as a First Lieutenant was authorized to form Company "M" of the West Virginia National Guard. James

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Section number 8 Page 2

Lakin served as a member of the Republican Executive Committee of Preston County, chaired the State Republican Committee, and in 1920 represented West Virginia at the Republican National Convention in Chicago. In 1900 he was appointed as director of the Huntington State Hospital, in Huntington, West Virginia. Lakin was a candidate for Congress in 1905, but was defeated by a very narrow margin. Because of his business qualification he was appointed that same year to the Public Service Commission.

The State Board of Control was established in 1909 to provide greater efficiency in the management of state operated institutions. Governor Glasscock appointed Lakin as its president at that time. Here he proved his ability as an organizer and executive overseeing the management of dozens of departments, institutions, and state parks. Mr. Lakin held membership in the Board of Control from 1909 to 1928 and was reappointed for another term of office before his death in March 1934.

The Lakin home's architectural significance derives from its high level of integrity and its distinctive representation of a style that was typical for large houses throughout the state around the turn of the century. In the last decade of the nineteenth century classical principles came to supplant the inventive motifs and picturesque forms of late Romantic styles. The Lakin house blends aspects of both eras, exemplifying the sort of transition that was common as one style gradually replaced the fashion of an earlier one.

The near symmetry of the facade, the strong classical details of the porch and the Palladian motif in the gables are aspects of the Lakin house that are typical of the Colonial Revival. Features such as the angled bay windows, the semicircular porch and the details of the stair hall are more typical of the preceding Queen Anne style. The shingled walls and curves of the front bay are features that can be commonly found in the Shingle style, yet it is the Colonial Revival style that dominates the character of the house.

The house on Aurora Avenue is the one surviving building most directly associated with James Lakin, being built for his home. The house and its site has changed very little from the time that this prominent local businessman and state official made his home there. It represents with great integrity a late nineteenth revival style as it emerged from the late Victorian styles of that century.

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Bibliography

- Adjutant General of West Virginia, BIENNIAL REPORT, 1899-1900.
Charleston, WV: The Tribune Company, 1900, pp. 41, 86, 87.
- HISTORY OF WEST VIRGINIA, Volume II. Chicago, IL: The American Historical Society, Inc., 1923, p. 250.
- Morton, Oren F. A HISTORY OF PRESTON COUNTY, WEST VIRGINIA. Kingwood, WV: The Journal Publishing Company, 1914, pp. 576-589.
- Teets, Joan. FROM THIS GREEN GLADE. Terra Alta, WV: Pioneer Press of West Virginia, 1978, p. 155.
- WEST VIRGINIA IN HISTORY, LIFE, LITERATURE, AND INDUSTRY, VOLS I & II, Chicago, IL: Lewis Publishing Company, 1928, p. 145, 280.
- White, Betty. THE PAST IS THE KEY TO THE FUTURE. Parsons, WV: McClain Printing Company, 1990, p. 289-294.

Section number 10 Page 1

Verbal Boundary Description

Irregular lot, between Aurora Avenue, South Main Street, and Highland Avenue. Lot Ringer Addition-Lakin.

Beginning at a post, the same being the Northwest corner to the Catholic Church lot; thence with the line of said church lot S 39° 15' W 100 feet to a post, the same being the southwest corner to said church lot; thence with another line of said church lot S 50° E 16 feet to a stake; thence with the old original Fairfax line S 41° 15' W 22 feet to a stake in the northern boundary lines of said street as laid out by W.P. Ringer; thence with three of said boundary lines of said street N 46° 30' W 223 feet to a stake; N 10° E 48 feet to a stake at a board fence; thence N 46° 30' E 66 feet to a post at the limits of the Aurora Pike; thence to the southern limits of the Aurora Pike S 22° 30' E 314 feet to the place of the beginning.

Boundary Justification

These boundaries define the lot that historically has been associated with the house.

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Lakin, James S., House Preston Co., West Virginia
Section number PHOTO Page 1

James S. Lakin House
102 Aurora Avenue
Terra Alta, West Virginia
Preston County

Photographer: Charles Thomas

Date: March 1996

Negatives: Charles Thomas

Photo 1 of 5: Historic Photo, c. 1905
Camera looking Southeast

Photo 2 of 5: North and West Facades
Camera looking Southeast

Photo 3 of 5: North Facade
Camera looking South

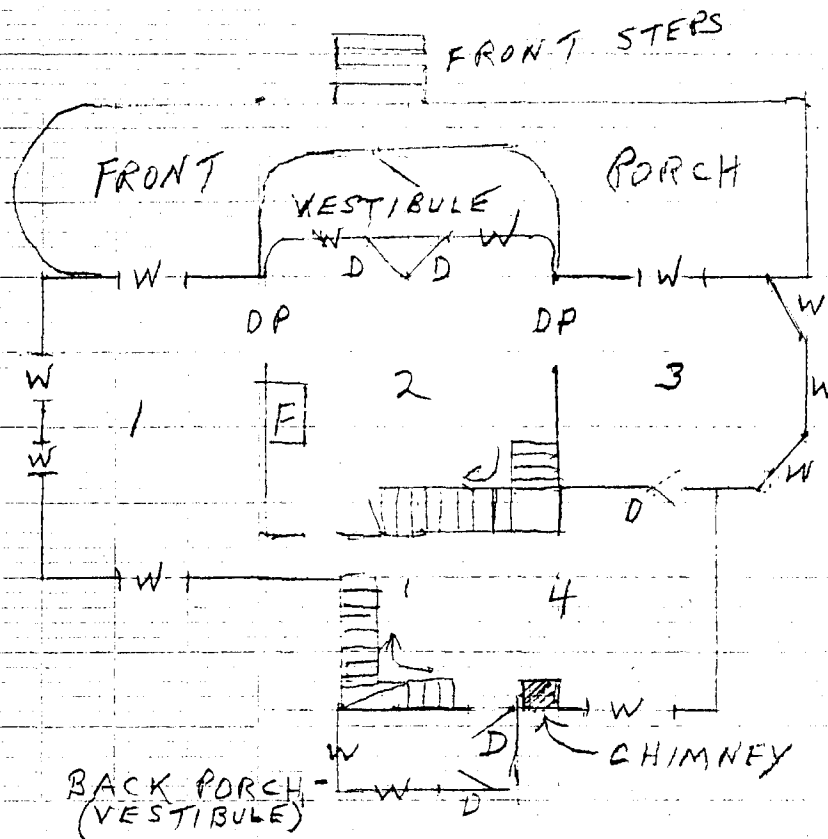
Photo 4 of 5: North or Front Facade
Camera looking South

Photo 5 of 5: Interior, Foyer
Front hallway and stairs

1 SQUARE = 1 FOOT

Scale: 1 square = 1 foot

James S. Lakin House, Terra-Alta, WV



1520 SQ. FT 1ST FLOOR
 1520 SQ. FT 2ND FLOOR
 1520 SQ. FT 3RD FLOOR
 1520 SQ. FT BASEMENT

W = WINDOW

D = DOOR

F = FIREPLACE

DP = POCKET DOORS

Total Square Feet 6080 -

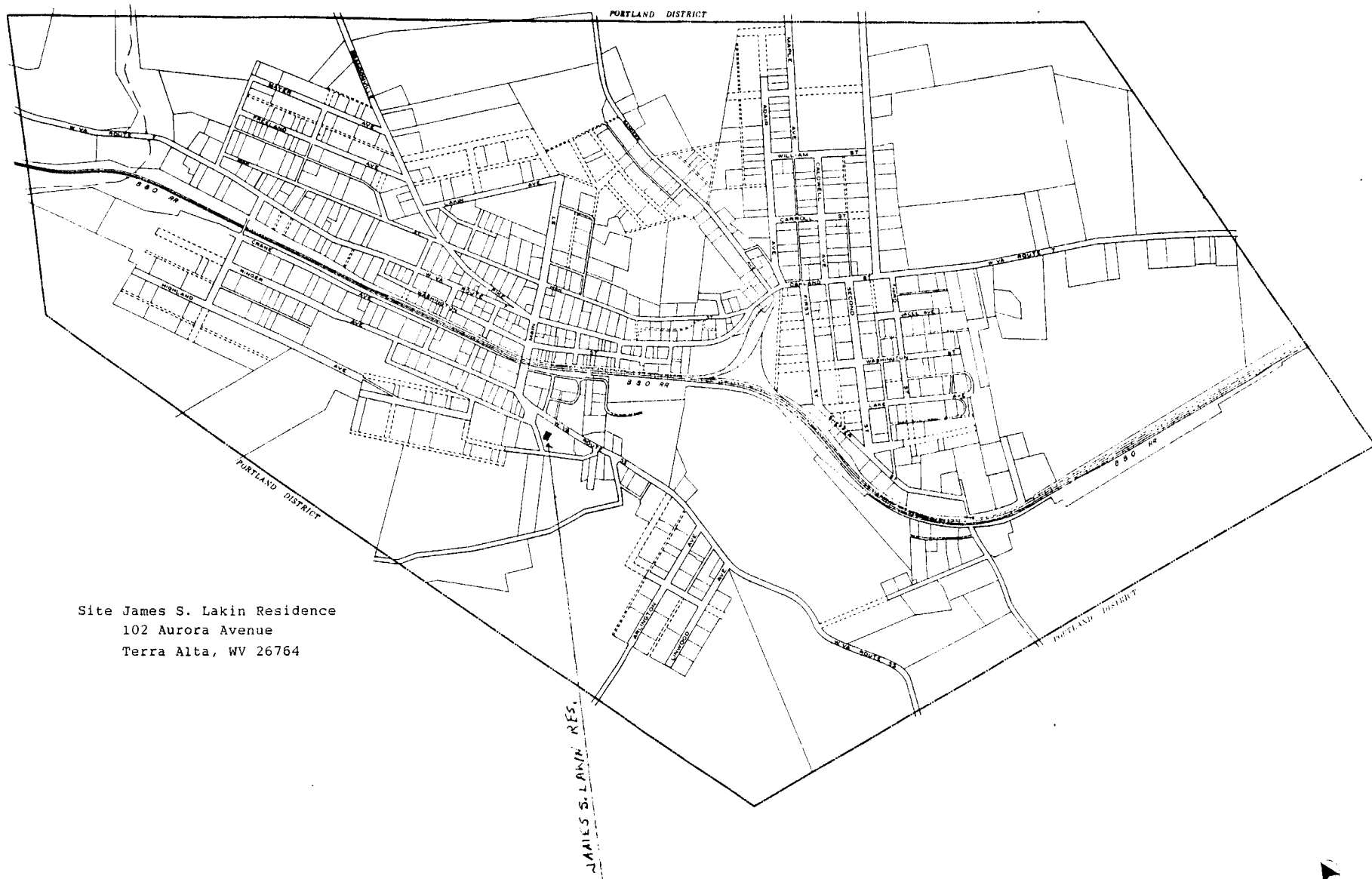
Does not
include porch
areas

1 - LIVING ROOM

2 - FOYER

3 - DINING ROOM

4 - KITCHEN - PANTY (ORIGINAL)



Site James S. Lakin Residence
102 Aurora Avenue
Terra Alta, WV 26764

RF-1-2,400

THE INFORMATION ON THIS MAP WAS OBTAINED FROM THE
AERIAL PHOTOGRAPHY OF THE TERRA ALTA AREA, AND
IS NOT TO BE USED FOR ANY OTHER PURPOSES.
THE MAP WAS PREPARED UNDER THE SUPERVISION OF THE
CONSULTANTS CANDEUB FLEISSIG AND ASSOCIATES, INC.

TERRA ALTA
PRESTON COUNTY, WEST VIRGINIA
CONSULTANTS CANDEUB FLEISSIG AND ASSOCIATES 1966

James S. Lakin Lot--Area 3 is the described property.

Lakin's Proposition per William D. Lakin
 No 1 Class plot all
 No 3 do do
 No 2 Part No 2 is described in D.A.
 No 2 And described in
 Book 80 P 284. Lakin W.P. Ringen to Title Insurance

Map of Lakin's Proposition
 per William D. Lakin
 to Title Insurance

