

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

For HCRS use only

received NOV 7 1980

date entered DEC 3 1980

See instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

1. Name

historic Van Pelt House

and/or common Van Pelt-Campbell House

2. Location

street & number 209 Tenth Street ___ not for publication

city, town Ballinger ___ vicinity of congressional district 21

state Texas code 048 county Runnels code 399

3. Classification

Category ___ district ___ building(s) ___ structure ___ site ___ object	Ownership ___ public ___ private ___ both Public Acquisition ___ in process ___ being considered	Status ___ occupied ___ unoccupied ___ work in progress Accessible ___ yes: restricted ___ yes: unrestricted ___ no	Present Use ___ agriculture ___ commercial ___ educational ___ entertainment ___ government ___ industrial ___ military	___ museum ___ park ___ private residence ___ religious ___ scientific ___ transportation ___ other:
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4. Owner of Property

name Mr. and Mrs. Jerome Wesley Campbell

street & number 209 Tenth Street

city, town Ballinger ___ vicinity of state Texas 76821

5. Location of Legal Description

courthouse, registry of deeds, etc. Runnels County Courthouse

street & number

city, town Ballinger state Texas

6. Representation in Existing Surveys

title Historic Sites Inventory has this property been determined eligible? ___ yes X no

date August, 1978, August 1980 ___ federal X state ___ county ___ local

depository for survey records Texas Historical Commission

city, town Austin state Texas

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		date _____

Describe the present and original (if known) physical appearance

The Van Pelt House is a two story rectangular frame dwelling. The entrance (northeast) front of the house consists of three irregular bays and a tower. The center door on the ground floor has diamond pane sidelights; to the north of the door is a 1/1 window with a repeating pierced fleur-de-lys decoration on the lintel (found on all but rear elevation windows), and to the east is a single pane with restored transom bay window. The weatherboarding is a type of novelty siding popular at the turn of the century. The second floor of the entrance front has a recessed center door with walls splayed inward on each side, and the downstairs bay and 1/1 windows are repeated. The hip roof is broken by a lateral gable over the bay windows; it contains two small single pane windows (surmounted by a fan motif tympanum) and a frieze ornamented by bullseye medallions. The tower on the north corner of the house consists on the first floor of a three sided bay at a 45° angle from the main house with narrow 1/1 windows on the sides and a single pane with transom in the center; these are divided by chamfered pilasters. The second floor of the tower appears octagonal in shape with four sash windows (diamond panes over single pane). A skirt-like projection with tin shingles is found at roof level, surmounted by an octagonal frame drum. The spire of the tower is supported by small brackets and covered with tin shingles; it is topped by a decorative finial. A veranda extends along most of the northeast and southeast elevations. Added in 1911, it consists of paired fluted Corinthian columns with full entablature (including dentils and modillions). The porch is placed above a stone block base, and it was formerly surmounted by a balustrade.

The northwest (Phillips Avenue) facade has a center door with sidelights and a transom at ground floor level; it is sheltered by a portico supported by four Corinthian columns and two pilasters. The portico has a hip shed roof and bullseye medallions on the frieze. The tower is to the north of the portico, and a bay window with single pane and transom to the west. The second floor has paired 1/1 windows at the center (surmounted by a lateral gable similar to that on the entrance front) and 1/1 windows at each side. The southeast elevation originally consisted of five bays on both floors, a central lateral gable with paired diamond pane windows and a full extension of the front veranda. The southern portion of the veranda, however, was enclosed about 1911 with a three window infill; the eastern portion of the porch was also infilled about 1940, but this later addition has recently been removed and the two 1/1 windows returned to their original position on the southeast wall. The center door with sidelights and transom, the five second floor 1/1 windows and the lateral gable on the roof remain, but broken diamond pane windows in the gable have been replaced with vents. The southwest (rear) elevation also has five bays on both floors. The center door downstairs is covered by a porch supported by turned posts. The 1/1 windows do not have the decorated lintels found on other facades, but there are corner pilasters. The hip roof is split to form a deep valley between the two sections.

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET

ITEM NUMBER

7

PAGE

2

The interior of the ground floor has been greatly altered. Originally the Van Pelt House had 16' x 18' rooms in each of the four corners and a Greek cross shaped network of hallways connecting the major rooms and the center exterior doors on each elevation. Drastic changes were made, however, when the house was converted successively into a funeral home, nursing home and apartments; many of the downstairs walls were removed or altered and architectural detailing was lost then and in later years when the house was repeatedly vandalized. The present owners are reconstructing walls following their original configuration and are seeking appropriate architectural elements.

The second floor of the Van Pelt House has fared somewhat better. Comparatively few partitions have been changed, and beaded architraves and other architectural details survive. Some original plumbing fixtures can also be found. The attic is unfinished, and the structure has no basement.

Outbuildings formerly associated with the house have all been demolished. These included a large barn, a two story wash house and a much later garage. Two of the five city lots on which the house was built have been partitioned, and the structure remains in an older primarily residential area in Ballinger.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1901 Builder/Architect- J.W. Whitt

Statement of Significance (in one paragraph)

The Van Pelt House is of interest as perhaps the oldest surviving substantial residence in Ballinger, and as a town landmark since its construction. While built at the very beginning of the present century, the Van Pelt House reflects more late Victorian stylistic traditions, and is a good West Texas manifestation of the Queen Anne style. It was constructed for A.H. Van Pelt, one of the first settlers in the town and later a prominent businessman and civic leader. Finally, after some years of considerable neglect and abuse, the house has become one of the area's pilot restoration/renovation projects.

* * *

Alvin Hutchison Van Pelt was both literally and figuratively one of the first citizens of Ballinger. Born in Rome, Georgia in 1858, young Van Pelt moved to Little Rock, Arkansas about 1870, after the death of his father in the Civil War. He learned the tinsmithing and hardware trades from a cousin, Danial Fones, and he later pursued his career in Morrilton, Conway County, Arkansas. At the time the Santa Fe railroad laid out Ballinger in West Texas, however, Van Pelt had already established a hardware business nearby in two tents on the banks of the Colorado River. He is also said to have had a pre-constructed frame house ready to locate in town as soon as lots were sold, which occurred 29 June 1886. Van Pelt went on to establish permanent hardware stores in Ballinger, Bronte and Winters which he operated until about 1940.

In March, 1901 Van Pelt purchased five lots in Ballinger for \$400.00, and in September of that year a Mechanic's Lien was recorded for the construction of a two story house on the property by Mr. J.W. Whitt for \$4200.00. That same month the Ballinger Banner-Ledger noted "Mr. Van Pelt is building a home... to eclipse any other," and three months later Van Pelt and his family moved into the completed house. Stylistically, the structure presented some interesting contrasts: the center and transverse halls separating four rooms of equal size on the first floor may have been a carryover from Greek Revival traditions; the exterior of the house, however, was a classic example of Queen Anne architecture (the very correct classical veranda was not added until a decade later). As befitted the home of a hardware magnate, the Van Pelt House featured many up-to-date conveniences, including central heating and what according to tradition was the first complete bathroom in Ballinger.

The house was occupied by Van Pelt, his wife (nee Nannie Sleeper), a son, Daniel, and three daughters, Alva, Bertha and Pauline. The family entertained extensively at the house, and were active in community and

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CONTINUATION SHEET

ITEM NUMBER 8

PAGE 2

church affairs. The house was sold in 1932, two years after Mrs. Van Pelt's death.

For the next forty years, the Van Pelt House underwent a series of unfortunate modifications. A few minor changes may have occurred after the Van Pelts' departure when the house became a rooming house. The most devastating alterations were made about 1940 after the structure became a funeral home, in which most of the ground floor was gutted (Alvin Van Pelt was buried from the house in 1943). In 1947, it was split into apartments, and in 1959 further alterations were made when it became a nursing home. A few years later it briefly served as an apartment house again, but it was abandoned altogether by the late 1960's.

The Van Pelt House had reached its nadir in 1974 when it was purchased by Mrs. J. D. (Robbie) Eoff of Ballinger. It had been empty for some time, had been mutilated by previous owners and vandals, and was a strong candidate for condemnation. Mrs. Eoff, an organizing member of the Runnels County Historical Commission, and her son-in-law and daughter, Mrs. and Mrs. Jerome W. Campbell, Sr., felt that the Van Pelt House was too important to the community to be lost, and they have spent the last six years rehabilitating the structure as a single family residence. The exterior of the house is being restored gradually and unsympathetic materials and additions removed; replacement siding for deteriorated areas was obtained when the local Santa Fe depot was demolished, and other elements are being repaired or reconstructed. Interior architectural features are being restored when possible and adapted when not. The restoration/renovation of the Van Pelt House has attracted considerable attention locally, and in an area of few Victorian residences it is hoped that the house will be recognized as an important link with the past and testimonial to the importance of historic preservation.

9. Major Bibliographical References

Robbie Jones Eoff, "Van Pelt-Campbell House," essay, 10 October 1979, on file at the Texas Historical Commission, Austin; Ballinger Ledger, 28 October 1943; Frank D. Jenkins (ed), Runnels County Pioneers (Abilene: R. & R. Reproduction Company, 1975)

10. Geographical Data

UTM NOT VERIFIED

Acreeage of nominated property .578

ACREAGE NOT VERIFIED

Quadrangle name Ballinger

Quadrangle scale 1:24000

UMT References

A

1	4	4	0	9	8	0	0	3	5	1	1	6	7	1	0
Zone				Easting				Northing							

B

Zone				Easting				Northing							

C

Zone				Easting				Northing							

D

Zone				Easting				Northing							

E

Zone				Easting				Northing							

F

Zone				Easting				Northing							

G

Zone				Easting				Northing							

H

Zone				Easting				Northing							

Verbal boundary description and justification Lots 1,2 and 3 (each measuring 60' x 140') in Block 97, First Railroad Addition, Ballinger, Runnels County, Texas - Feliz Itz, County Surveyor, 26 March 1975

List all states and counties for properties overlapping state or county boundaries

state	code	county	code

state	code	county	code

11. Form Prepared By

name/title Peter Flagg Maxson, Preservation Officer
Texas Chapter

organization Victorian Society in America date 29 September 1980

street & number 713 Graham Place telephone (512) 472-4177; GR4-4589

city or town Austin state Texas

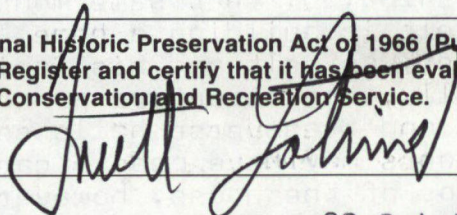
12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature



title State Historic Preservation Officer

date 20 October 1980

For HCRS use only

I hereby certify that this property is included in the National Register

Beth Grosvenor
Keeper of the National Register

date 12/3/80

Attest:

date

Chief of Registration

Property

Van Pelt House

80004146

State

K, Runnels

Working Number

11.7.80, 2779

TECHNICAL

CONTROL

Photos

7

Maps

1

Good example of the regional interpretation of the Queen Anne style.

HISTORIAN

*accpt
Grover
12/3/80*

ARCHITECTURAL HISTORIAN

ARCHEOLOGIST

OTHER

HAER

Inventory _____

Review _____

REVIEW UNIT CHIEF

BRANCH CHIEF

KEEPER

National Register Write-up _____

Send-back _____

Entered DEC 3 1980

Federal Register Entry

2.2.82

Re-submit _____



Van Pelt House
209 Tenth Street
Ballinger, Runnels County, Texas

Photographer unknown, date of photograph approx. 1940.
Photo courtesy of Mrs. Eoff. Negative of copy on file
at Texas Historical Commission.

East oblique, camera facing west.

Photo 1 of 7.

NOV 7 1980

DEC 3 1980



Van Pelt House
209 Tenth Street
Ballinger, Runnels County, Texas

Photo by Carol Kennedy, August, 1980. Negative on
file at Texas Historical Commission.

East oblique, camera facing west.

Photo 2 of 7.

NOV 7 1980

DEC 3 1980



Van Pelt House
209 Tenth Street
Ballinger, Runnels County, Texas

Photo by Carol Kennedy, August, 1980. Negative on
file at Texas Historical Commission.

North oblique, camera facing south.

Photo 3 of 7.

NOV 7 1980

DEC 3 1980



Van Pelt House
209 Tenth Street
Ballinger, Runnels County, Texas

Photo by Carol Kennedy, August, 1980. Negative on
file at Texas Historical Commission.

Northeast elevation, camera facing southwest.

Photo 4 of 7.

NOV 7 1980

DEC 3 1980



Van Pelt House
209 Tenth Street
Ballinger, Runnels County, Texas

Photo by Carol Kennedy, August, 1980. Negative on
file at Texas Historical Commission.

Detail of northeast elevation, camera facing southwest.

Photo 5 of 7.

NOV 7 1980

DEC 3 1980



Van Pelt House
209 Tenth Street
Ballinger, Runnels County, Texas

Photo by Carol Kennedy, August, 1980. Negative on
file at Texas Historical Commission.

Southeast elevation, camera facing northwest.

Photo 6 of 7.

NOV 7 1980

DEC 3 1980



Van Pelt House
209 Tenth Street
Ballinger, Runnels County, Texas

Photo by Carol Kennedy, August, 1980. Negative on
file at Texas Historical Commission.

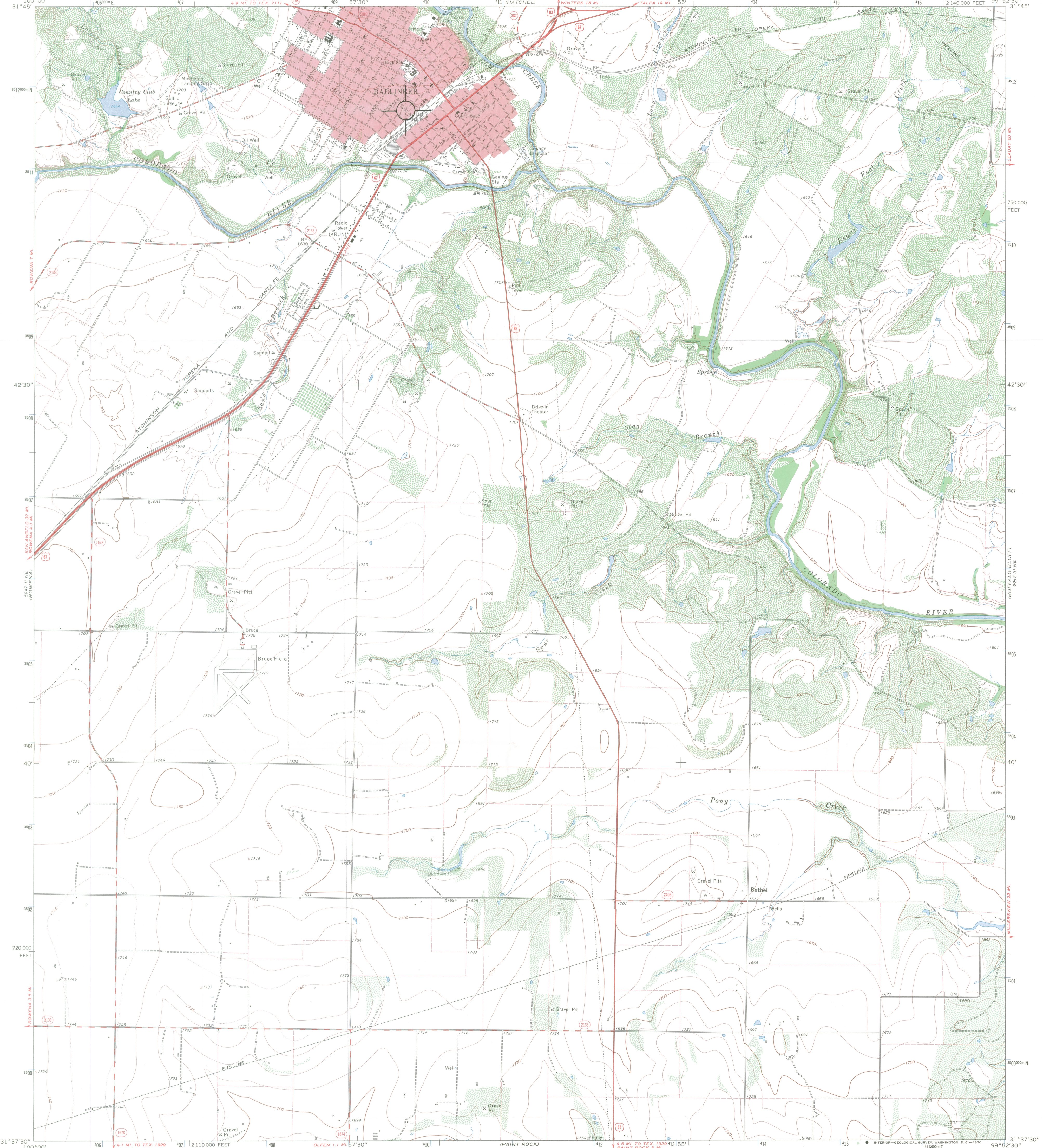
Southwest elevation, camera facing northeast.

Photo 7 of 7.

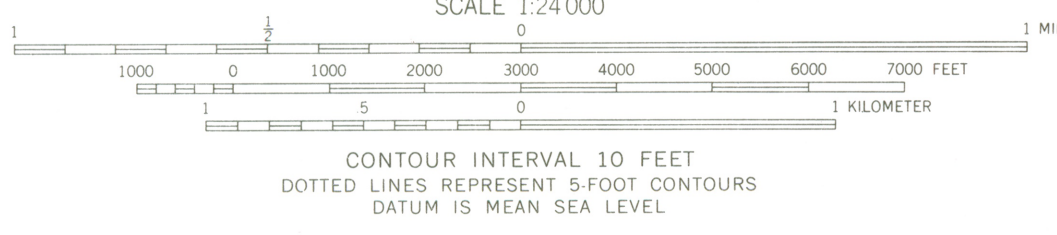
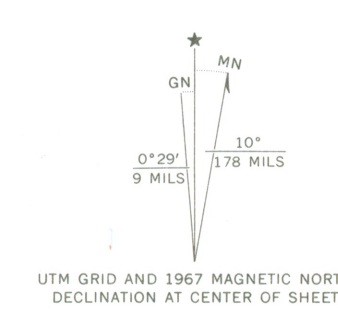
NOV 7 1980

DEC 3 1980

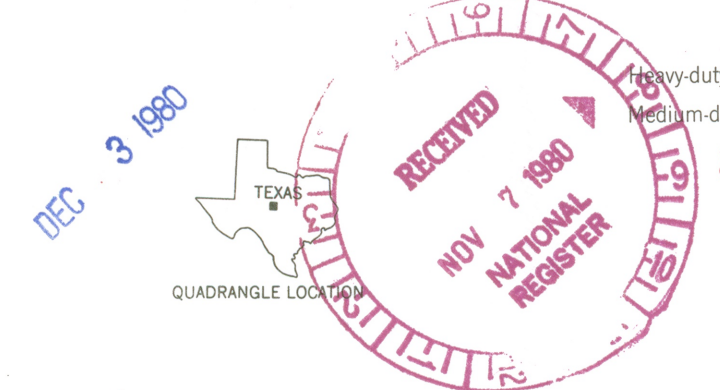
VAN PELT HOUSE
209 TENTH STREET
BALLINGER
COLEMAN COUNTY, TEXAS
UTM REF: 14/409600/3511670



Mapped, edited, and published by the Geological Survey
Control by USGS and USC&GS
Topography by photogrammetric methods from aerial
photographs taken 1966. Field checked 1967
Polyconic projection. 1927 North American datum
10,000-foot grid based on Texas coordinate system,
central zone
1000-meter Universal Transverse Mercator grid ticks,
zone 14, shown in blue
Red tint indicates areas in which only landmark buildings are shown
Fine red dashed lines indicate selected fence lines



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR WASHINGTON, D.C. 20242
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



ROAD CLASSIFICATION
Heavy-duty
Medium-duty
Unimproved dirt
U.S. Route
State Route

BALLINGER, TEX.
N3137.5—W9952.5/7.5
1967
AMS 6047 III NW—SERIES V882

3199 -323

ENTRIES IN THE NATIONAL REGISTER

STATE TEXAS

Date Entered

DEC 3 1980

Name

Location

Courtlandt Place Historic District

Houston
Harris County

Weeks House

Wichita Falls
Wichita County

Van Pelt House

Ballinger
Runnels County

Also Notified

Honorable Lloyd Bentsen

Honorable John G. Tower
Honorable Mickey Leland
Honorable Jack E. Hightower
Honorable Thomas G. Loeffler

State Historic Preservation Officer
Mr. Truett Latimer
Executive Director
Texas State Historical Commission
P.O. Box 12276, Capitol Station
Austin, Texas 78711

NR

Byers/bjr/1/6/81

For further information, please call the National Register at (202)343-6401.