

NPS Form 10-900  
(Rev. 10-90)

OMB No. 1024-0013

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 How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

=====

1. Name of Property

=====

historic name Ballance, Ellsworth and Lovie, House

other names/site number N/A

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2. Location

=====

street & number E. Side M.V. Australia Lane, 0.1 mi. S. of Stowe Landing Road  
not for publication N/A  
city or town Hatteras vicinity N/A state North Carolina code NC  
county Dare code 055 zip code 27943

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3. 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. I recommend that this property be considered significant      nationally      statewide X locally. (      See continuation sheet for additional comments.)

Catherine Crow SHPD  
Signature of certifying official

4/2/01  
Date

North Carolina Department of Cultural Resources  
State or Federal agency and bureau



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6. Function or Use

=====

Historic Functions (Enter categories from instructions)

Cat: <u>Domestic:</u>	Sub: <u>Single Family Dwelling</u>
<u>Domestic:</u>	<u>Secondary Structure</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Current Functions (Enter categories from instructions)

Cat: <u>Domestic:</u>	Sub: <u>Single Family Dwelling</u>
<u>Domestic:</u>	<u>Secondary Structure</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

=====

7. Description

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Architectural Classification (Enter categories from instructions)

OTHER:Two-story T-plan house

\_\_\_\_\_

\_\_\_\_\_

Materials (Enter categories from instructions)

foundation Brick

roof Wood: Shingle

walls Wood: Board and Batten

other \_\_\_\_\_

\_\_\_\_\_

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

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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.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a 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)

Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance 1915  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates 1915

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

Cultural Affiliation N/A  
\_\_\_\_\_  
\_\_\_\_\_

Architect/Builder Unknown  
\_\_\_\_\_

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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(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: Hatteras Village Civic Association

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10. Geographical Data

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Acreage of Property \_\_\_\_\_

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

	Zone	Easting	Northing	Zone	Easting	Northing
1	<u>18</u>	<u>437480</u>	<u>3897740</u>	3	_____	_____
2	_____	_____	_____	4	_____	_____

See continuation sheet.

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

=====

name/title Nancy Van Dolsen

organization \_\_\_\_\_ date 28 July 2000

street & number 1601 Highland Drive telephone 252.243.7861

city or town Wilson state NC zip code 27893

=====  
Additional Documentation  
=====

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)

=====  
Property Owner  
=====

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

name Stoney Creek Associates, LLC

street & number P.O. Box 631 telephone 252.972.1800

city or town Rocky Mount state NC zip code 27802-0631

=====  
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 the 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 Reductions Project (1024-0018), Washington, DC 20503.

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Section 7 Page 1

Ellsworth and Lovie Ballance House  
Dare County, North Carolina

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Description

Setting

The Ellsworth and Lovie Ballance House stands on a small lot, approximately one-third of an acre, on the Outer Banks of North Carolina, within the unincorporated village of Hatteras. The village was never formally platted, and as a result, the houses sit at angles to the street with a great variation in setback, on lots that differ greatly in size and shape; the Ballance House is no exception. The house faces south-southeast, with the rear elevation of the building less than twenty feet from M.V. Australia Drive. Between the house and the road stand a concrete cistern and a low, rusticated concrete block wall. A one-story, frame, board-and-batten outbuilding was constructed approximately twelve feet from the rear corner of the house in 2000. The odd-shaped lot features a small pond southeast of the house. Surrounding the pond, and scattered throughout the lot, are live oak trees (*Quercus virginiana*) and Yaupon hollies (*Ilex vomitoria*), native vegetation of the Outer Banks. Houses dating to ca. 1910 stand on the lots northeast and southwest of the Ballance House. A small cemetery of less than ten marked graves is located on the lot northwest of the Ballance House, adjacent to the common property line. Back Creek (also known as Muddy Creek), a waterway providing access to the sound, stands approximately one-hundred yards north of the house.

House, ca. 1900, contributing

The Ballance House is a T-shaped, two-story, three-bay, frame dwelling constructed ca. 1915. The main block is single pile, and the ell is two rooms deep. This house form was commonly constructed in Hatteras (and elsewhere in eastern North Carolina) between 1890 and 1920. The house retains its original board and batten siding (found when later asbestos shingles were removed in 1999) with tapered battens on the gable ends. A boxed cornice highlights the main block of the house, and the exposed rafter ends of the ell are treated decoratively, with a curved foot. The house stands on brick piers. An exterior brick chimney is located on the northeast gable end of the main block, and an interior brick chimney separates the two rooms of the ell. In the second quarter of the twentieth century, a one-story, shed-roof, frame addition was constructed along the rear ell's northeast elevation, filling the entire recess between that side of the ell and the main block. A one-story porch with turned posts and a hipped roof runs most of the length of the façade. The house features two-over-two sash windows. Seven sash are original and the rest are replications of the original window sash. The window surrounds, which are typical of early

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Dare County, North Carolina

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twentieth-century Hatteras dwellings, are comprised of boards that are topped by a drip cap above the lintel; a board is also located under the sill. The wood shingle roof on the addition is original; the shingle roof on the house was restored in Winter 1999/2000.

The first-floor main block, measuring approximately thirty-two feet by sixteen feet, originally featured a central stair passage flanked by two rooms, a parlor and a bedroom. As in many houses of this form in Hatteras, the wall between the passage and the parlor was removed (most likely during the 1940s or 1950s) to create a larger living area. The bottom two steps of the staircase are angled, as in other similar houses in the village, because the base of the staircase begins at the front wall of the house. A closet, with a horizontal four-panel door, is located under the staircase. The original balustrade for the stairs had been removed during a mid-twentieth century renovation; the existing balustrade, which features one turned baluster per step, was once located in the D.W. Ballance House (ca. 1910). The balustrade terminates in a robust, turned newel capped with a small finial. (The D.W. Ballance House, the residence of Ellsworth's parents and where he once lived, stands on an adjoining lot south of the Ellsworth and Lovie Ballance House, and is scheduled for demolition.) The mantel for the stove chimney in the parlor, and some of the rosettes adorning the window and door surrounds (similar ones had been removed from the house during the mid-twentieth century remodeling), were also acquired from the D.W. Ballance House.

Entrance to the first-floor bedroom is behind the staircase, indicating that this room was planned as a private space. The dining room and kitchen are located in the rear ell. The dining room, the larger of the two rooms, roughly measures 13.5 feet square. The kitchen, as in most of the contemporary historic houses in Hatteras, is smaller, measuring only 9.5 feet by 13.5 feet. The one-story addition to the ell contains a bath, laundry, and an alcove on the northeast side of the dining room.

The second-floor plan of the house is similar to that of the first floor, with the exceptions being an enclosed landing at the top of the stair, a passage running the length of the ell to provide access to the room above the kitchen, and the creation of two baths from the room above the dining room.

Inside, the original horizontal board walls and ceilings (beaded on the first floor and in the second-floor rooms in the main block; plain in the passage of the second-floor ell) have been exposed and restored. The original pine floors, with boards varying between three and five inches in width, are intact. All interior doors are original, featuring five horizontal panels with black ceramic knobs.

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Ellsworth and Lovie Ballance House  
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Cistern, ca. 1940, non-contributing

A rectangular, concrete cistern, approximately five feet by eight feet, is located at the rear of the house. The cistern is approximately three feet high and is no longer used.

Concrete block wall, ca. 1940, non-contributing

A rusticated concrete wall with a smooth concrete cap separates the property from M.V. Australia Drive. The wall stands two and three blocks high.

Outbuilding, 2000, non-contributing

A frame, one-story, one-room, outbuilding (measuring approximately twelve feet by fifteen feet) with an extended gable roof forming an inset porch, was built to the southwest of the original house in 2000. The building is used as storage for fishing equipment. The new building features board and batten siding, a wood-shingle roof, and two-over-two sash windows to complement the original building. The outbuilding has a wood porch floor and turned porch posts.

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Ellsworth and Lovie Ballance House  
Dare County, North Carolina

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### Summary

The Ellsworth and Lovie Ballance House, built ca. 1915, is eligible for the National Register of Historic Places under Criterion C in the area of Architecture as a well-preserved example of a characteristic Hatteras house form. The house retains its early twentieth-century appearance, setting, materials, workmanship, location, design, and association. The two-story, frame house with a kitchen/dining ell, wing, or separate building was one of the most popular house forms built by Hatteras families who prospered through marine activities during the early twentieth century. Prior to 1940, at least fifteen of these houses stood within the village; only five remain today, and one is scheduled for demolition. The Ellsworth and Lovie Ballance House is one of the best preserved of this locally significant, and increasingly rare, vernacular house form.

### Historical Background

Hatteras Village, located at the southern tip of Hatteras Island, on the Outer Banks, developed as a result of its natural harbor and its strategic location. The inlets separating Hatteras Island from Ocracoke Island to the south and Roanoke Island to the north were created during a surge flood caused by a hurricane during September 7 and 8, 1846.<sup>1</sup> The opening of the inlets, particularly the southern one, spurred the growth of the village, which had been settled since the 1780s.<sup>2</sup>

Although the village prospered as a result of the increased trade and important harbor created by the opening of the inlet between Hatteras and Ocracoke, Hatteras Village was never formally surveyed and continued to develop organically, with no plat, no lots neatly laid out, and no grid plan. Just prior to the Civil War, Hatteras was one of the largest communities on the Banks, and offered a greater variety of services than other villages on the island due to the commerce created by the new inlet. The village secured a post office in 1857.<sup>3</sup>

At the start of the Civil War, the Confederates constructed Forts Hatteras and Clark on the north side of Hatteras village. The Union forces seized the forts on August 28-29, 1861, and

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<sup>1</sup> David Stick, *An Outer Banks Reader* (Chapel Hill, NC: The University of North Carolina Press, 1998) 47.

<sup>2</sup> Gary S. Dunbar, *Historical Geography of the Carolina Banks* (Baton Rouge: Louisiana State Press, 1958) 24.

<sup>3</sup> Dunbar, 44; David Stick, *The Outer Banks of North Carolina* (Chapel Hill: University of North Carolina Press, 1958) 295.

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occupied them for the duration of the war.<sup>4</sup> After the Civil War, the village prospered, with thriving commercial enterprises and new house construction. Stores opened to cater to the growing population, boat building operations opened, and the fishing trade increased. During the late nineteenth century, goods were shipped in from Washington, New Bern, and Elizabeth City by freight boat, in exchange for fish. The federal government established a lifesaving station in the village in 1878 and a weather station in 1880.<sup>5</sup> The presence of these government agencies contributed to the prosperity of the village.

From the 1850s through the 1890s, Hatteras and Ocracoke were the only inlets on North Carolina's Outer Banks used by boats larger than fishing craft. Hatteras was the more significant inlet until sometime in the 1890s.<sup>6</sup> Although commercial traffic started to bypass Hatteras village during the 1890s, the 1896 business directory reveals that Hatteras continued to thrive. The population reached 500, and the town supported a hotel, four stores, and five boat-building establishments.<sup>7</sup>

The village of Hatteras flourished, primarily through the expansion of the fishing industry, from the 1890s through the early 1920s. Plants to process fish were opened in the village, and byproducts from fish, such as fertilizer and oil, were sold. A substantial trade in fresh fish also contributed to the prosperity of the village. Almost two-thirds of the pre-1950 buildings presently standing in the village were constructed between 1901 through 1940.<sup>8</sup> The Ellsworth B. and Lovie Ballance House was built during this period of active house construction.

Ellsworth B. Ballance, the youngest son of David W. and Eliza C. Ballance, was born in 1890. The Ballance family had lived on Hatteras Island since the early nineteenth century. Ellsworth, like his father David and his brother Clarence, was listed in the 1910 census as a fisherman. Living in the David W. Ballance household in 1910 were David W. (age 66) and Eliza C. (age 51); their sons, David L. (age 30, a grocery clerk), Bernice (age 25, a surfman for the United States Lifesaving Service), Clarence (age 23, fisherman), and Ellsworth B. (age 20, sailor/fisherman); and three daughters, Livie T. (age 18), Grappie M. (age 15), and Addie

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<sup>4</sup> Dunbar, 39-40.

<sup>5</sup> Stick 1958: 295.

<sup>6</sup> Dunbar 49.

<sup>7</sup> Levi Branson, *Branson's North Carolina Business Directory* (Raleigh, NC: Levi Branson, Office Publisher, 1896) np.

<sup>8</sup> Nancy Van Dolsen, *The Historic Architecture of Hatteras Village, Dare County, North Carolina*. (Manuscript prepared for the Hatteras Village Civic Association, March 1999) 15.

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B. (age 10).<sup>9</sup> Sometime between 1900 and 1910, David W. and Eliza C. Ballance built a two-story, single-pile house with a separate kitchen/dining building on Back Street (now Kohler Street).<sup>10</sup>

Between 1910 and 1920, Ellsworth B. Balance married, and he and his wife Lovie constructed their house. Their lot adjoined that of his parents, David and Eliza Ballance. Ellsworth and Lovie built a house remarkably similar to his parents', with the exception that they housed their kitchen and dining room in an ell, and not in a separate building. By 1920, Ellsworth and Lovie had three children in their house, their two sons, Therman (age 6) and William W. (9 months), and a daughter, Myrtis (age 2).<sup>11</sup>

After World War II, life in Hatteras village began to change. In 1949, the Ballances signed an agreement for electrical poles to be placed on their lot with the Cape Hatteras Electric Membership, and an agreement for telephone lines with the Norfolk & Carolina Telephone & Telegraph Company in 1959.<sup>12</sup> Also, in 1952 and 1953 a hardtop road was built the length of the island, bringing more visitors to the village. The greatest change to the village occurred in 1964 with the opening of the Herbert C. Bonner Bridge over Oregon inlet, which allowed visitors to travel for the first time directly to Hatteras Island by car. Although there is still commercial fishing in the village, with the arrival of automobile traffic Hatteras became a seasonal resort and tourist destination.

The Ellsworth B. and Lovie Ballance House remained in the Ballance family until May 1998.<sup>13</sup> The present owners acquired the property in March 1999, and since their purchase, have carefully and meticulously restored the house to its ca. 1915 appearance.<sup>14</sup>

### Architectural Context

During the period 1890 to 1920, the village of Hatteras experienced a building boom. The town was prosperous: fishing was a lucrative business; the government provided well-paid jobs; and commercial businesses were doing well. Within the village, the period 1890 to 1920 is the first era from which a number of houses have survived. During this time, a

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<sup>9</sup> Hatteras Village, Dare County, North Carolina, Federal Manuscript Census, 1910.

<sup>10</sup> Hatteras Village Historic Resource Survey Form, DR331.

<sup>11</sup> Hatteras Village, Dare County, North Carolina, Federal Manuscript Census, 1920.

<sup>12</sup> Dare County Deed Book 127:126; 86:159.

<sup>13</sup> Dare County Deed Book 1182:727.

<sup>14</sup> Dare County Deed Book 1182:734.

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Ellsworth and Lovie Ballance House  
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distinct form of house was constructed: a two-story, single-pile, central-passage, side-gable dwelling with a one-story porch across the façade and either a kitchen ell or wing with dining room, or a separate kitchen/dining building. Most of these houses, which were sheathed in board-and-batten siding, had turned porch supports, wood-shingled roofs, brick piers, and decorative wood trim at the cornice and at the gable peak. A form commonly found on the Outer Banks and throughout eastern North Carolina, in Hatteras, this type of house was the most common type of house built by successful fishermen and their families during the first two decades of the twentieth century. Prior to 1940, at least fifteen of these houses stood within the village; today only five remain, and one is scheduled for demolition. Two of these houses have been extensively altered with modern siding, replacement windows, and additions. Three of these houses (the L.N. Stowe House, the D.W. Ballance House and the Ellsworth and Lovie Ballance House) retain a high level of integrity. The Ellsworth and Lovie Ballance House represents a slightly different variation of the type than the Stowe and D.W. Ballance House, as it has a two-room deep ell (the L.N. Stowe House features a four-room ell, the D.W. Ballance House has no ell). The Ellsworth and Lovie Ballance is the only one of the houses to be completely restored.

The two-story, single-pile, central-passage house with the kitchen and dining room in an ell or separate building represents a continuation of the traditional house form found in the village and on the island which featured a separate kitchen building with an attached dining room. The two-story single-pile house with ell or wing continued the pattern of separation of food preparation and consumption from sleeping and living areas. The five standing houses of this form were all built by families (Stowe, Ballance, Peele and Austin) who had lived in the village since the mid-nineteenth century. This form, which allowed the residents to continue to live in their houses as they had for generations, prevailed over the bungalow form, which few families in Hatteras chose to build. The bungalow form represented a shift in living patterns, with all aspects of family life within one main block. The prosperous fishing families, who had resided on the island for at least three generations, chose to build a house that continued their traditional way of life. The Ellsworth and Lovie Ballance House, a well-preserved and increasingly rare example of this significant vernacular form, exemplifies this choice made by many of the families of Hatteras during the early twentieth century.

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**Bibliography**

Branson, Levi. *Branson's North Carolina Business Directory*. Raleigh, NC: Levi Branson, Office Publisher, 1896.

Dare County Deed Books, Dare County Courthouse, Manteo, North Carolina.

Dunbar, Gary S. *Historical Geography of the Carolina Banks*. Baton Rouge: Louisiana State Press, 1958.

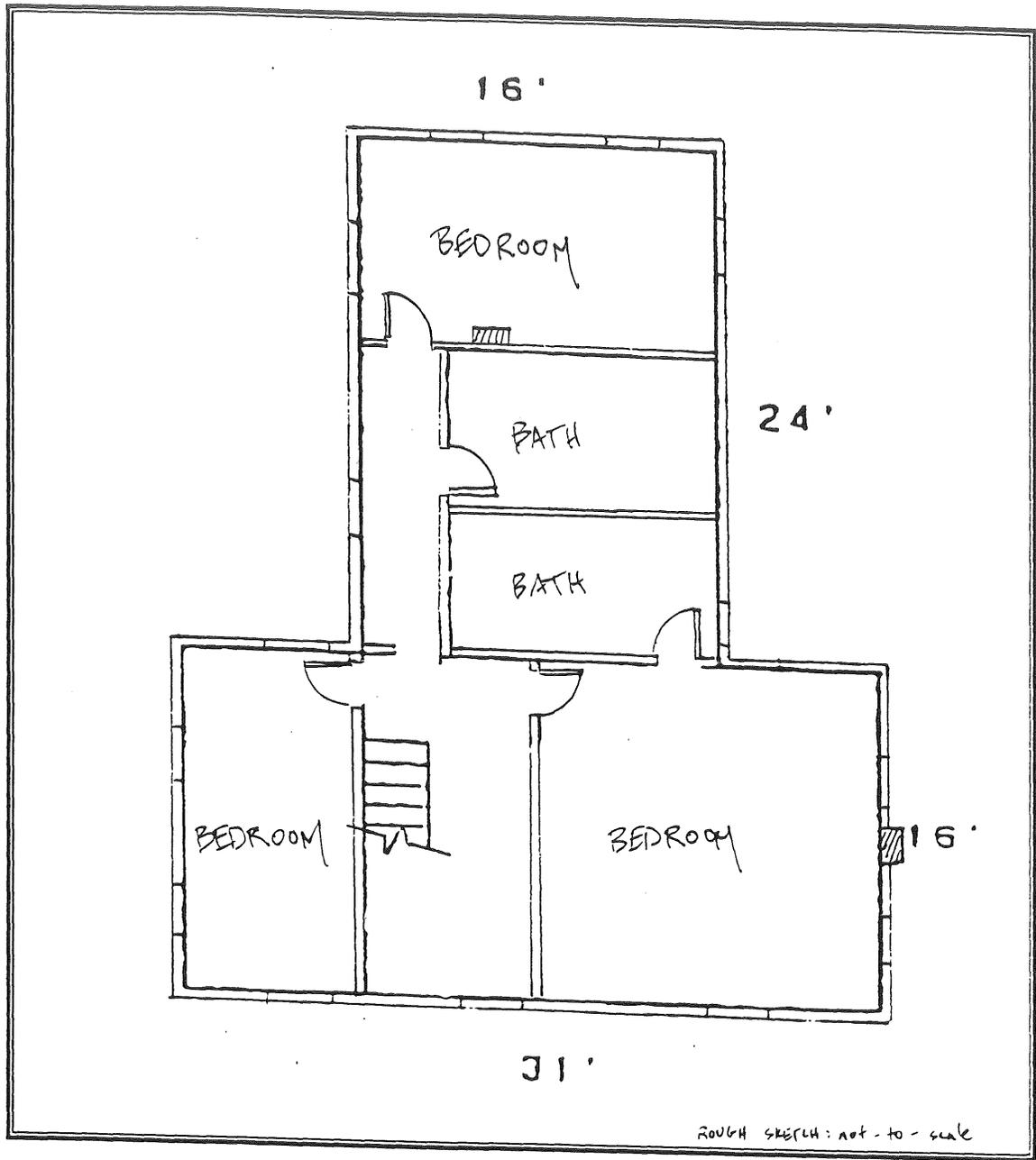
Federal Manuscript Population Census, Dare County, Hatteras District, 1890, 1910, 1920.

"Hatteras Unspoiled." *The Coastland Times* (Manteo, NC). 30 July 1948.

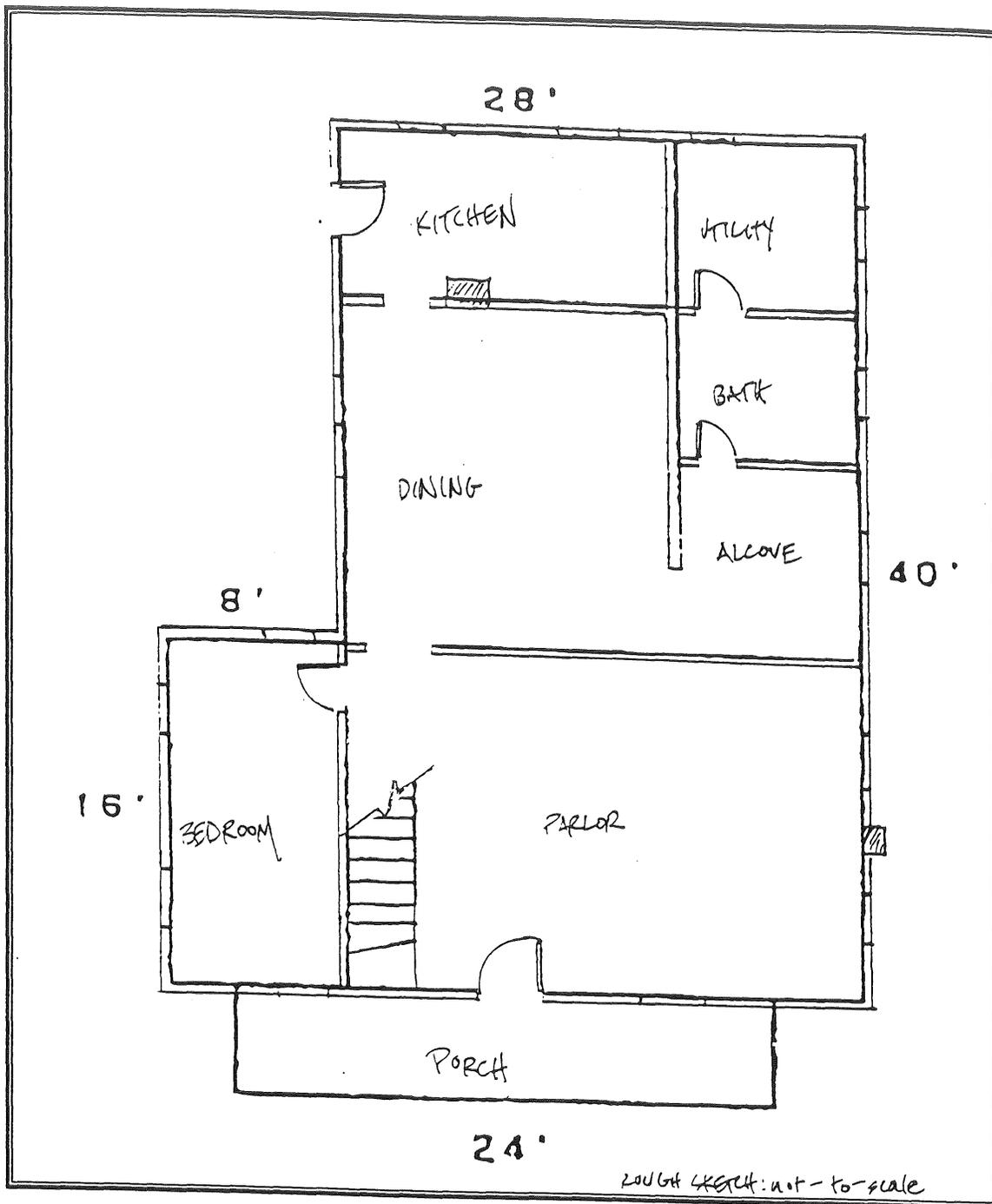
Stick, David. *The Outer Banks of North Carolina*. Chapel Hill, NC: University of North Carolina Press, 1958.

Stick, David, ed. *The Outer Banks Reader*. Chapel Hill, NC: University of North Carolina Press, 1998.

Van Dolsen, Nancy. *The Historic Architecture of Hatteras Village, Dare County, North Carolina*. Manuscript prepared for the Hatteras Village Civic Association, March 1999.



Second Floor Plan  
Ballance House, Hatteras Village, Dare County, North Carolina



First Floor Plan  
Ballance House, Hatteras Village, Dare County, North Carolina



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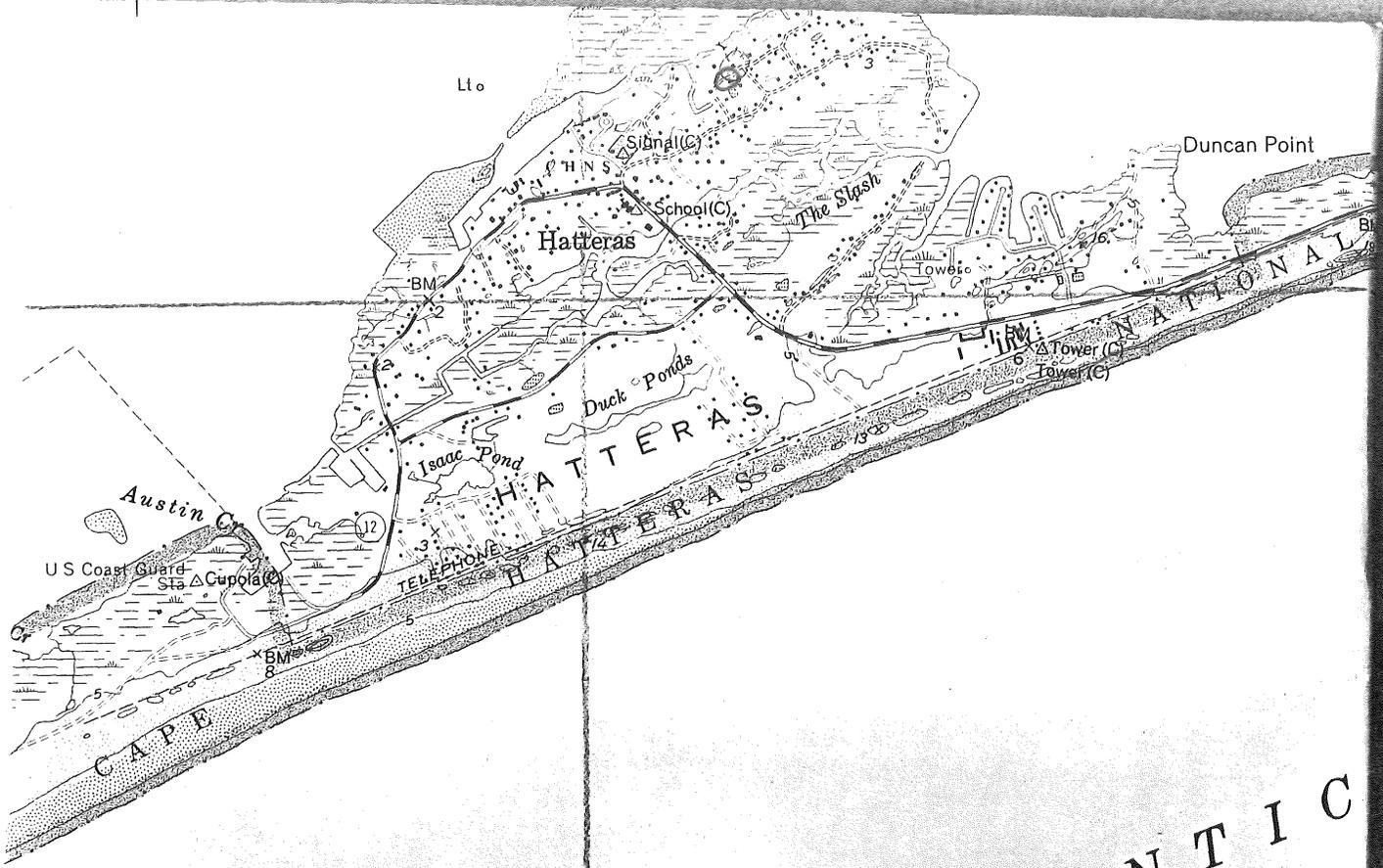
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**Verbal Boundary**

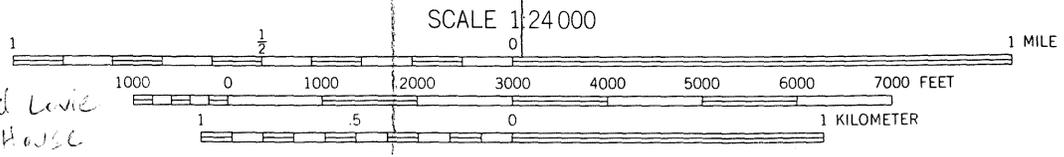
The historic boundary corresponds to the current legal parcels, Parcel 1 and Parcel 2, containing approximately 0.3 acres, recorded in Dare County Deed Book 1182, page 734.

**Boundary Justification**

The historic boundary includes the house and the land associated with the house. During the early twentieth century, two parcels were removed from the original three-acre property, and a house was constructed on each lot. The historic boundary includes the remaining 0.3-acre lot associated with the Ellsworth and Lovie Ballance House



ATLANTIC



*Filsworth and Lovie  
Balance House  
Hatteras, NC USGS  
E-18 E437480  
N 3697240*

CONTOUR INTERVAL 5 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929  
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER  
THE AVERAGE RANGE OF TIDE IS APPROXIMATELY 2 FEET

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U. S. GEOLOGICAL SURVEY  
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092

A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Map compiled by the  
State of  
Photographs

Map photos  
No major cul

Map edited 1983



