

60-48-400-61

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NR 8-11-75

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

RECEIVED  
DATE ENTERED

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC Ward-Hays House

AND/OR COMMON  
Zeb Ward House

2 LOCATION

STREET & NUMBER  
1008 West Second

CITY, TOWN  
Little Rock

STATE  
Arkansas

VICINITY OF  
CODE  
05

NOT FOR PUBLICATION  
CONGRESSIONAL DISTRICT  
Second  
COUNTY  
Pulaski  
CODE  
119

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER

4 OWNER OF PROPERTY

NAME  
Donald Robinson

STREET & NUMBER  
415 West Seventh

CITY, TOWN  
Little Rock

VICINITY OF

STATE  
Arkansas

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.    Circuit Clerk's Office

STREET & NUMBER  
Pulaski County Courthouse

CITY, TOWN  
Little Rock

STATE  
Arkansas

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

FEDERAL     STATE     COUNTY     LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

CITY, TOWN

STATE

# 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 checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The two and one-half storey Ward-Hays House was built about 1886 by Zeb Ward for his eldest son. The house is constructed of bricks from the old state penitentiary. Built by prison labor, the walls are eighteen inches thick and contain three layers of brick.

A two storey verandah is supported by four massive fluted Ionic capital columns and extends across the facade of the house. The columns rise from square brick bases. The cornice features two rows of dentils, with the larger upper row just below the roofline. The soffit of the verandah has bracket-like rectangular shaped trim. A gabled dormer projects from the hip roof on the facade and features a small, round window.

Shutters mark the uniquely shaped floor length exterior windows. Doors and windows feature arches with radiating voussoirs and cut stone lugsills. Four brick chimneys with decorative bands project from the high hipped roof. Decorative brackets found in pairs are located on the cornice of the main body of the house.

The plan of the house is rectangular with one projecting wing located on the east elevation. The basic floor plan is a simple side hall, two rooms deep. The rooms are of moderate size with high ceilings. Found throughout the house are wide baseboards and molded trim on doors and windows. Located on the west of the house is a double parlor, separated by large paneled sliding doors. In both parlors are found wooden fireplace mantels. These feature a rounded arch hearth opening with a keystone like panel set between the head of the arch and the mantel shelf. A large rectangular opening from the hall into the front parlor is trimmed with molded trim in a spool pattern.

The stairs leading to the second floor are steep and narrow, curving at the top. The stairway is marked by a paneled newel post which narrows at the top and turned balusters set in square bases. On the side of this stairway is a triangular shaped panel. There are four rooms upstairs and two fireplace mantels similar to those in the downstairs parlors.

Alterations to the house have been minimal. In 1900 John Q. Hays added the verandah and columns on the facade, thus differentiating the house from the other houses Ward built on the block, all basically of the same plan. After Hays died, his widow lived on in the house for many years. At her death, the residence became a boarding house until 1962 when the present owner acquired it. Since 1962 a sliding door between two rooms has been walled in, the kitchen floor replaced and a basement added.

The Ward-Hays House, still in excellent condition, has been restored in recent years to its turn-of-the-century appearance. Only a few concessions to convenience have been made by the present occupants of the house, a photographic firm. The house emphasizes how architectural and historic landmarks can be used for present purposes.

# 8 SIGNIFICANCE

1800 — HISTORIC — 1400-1499 — 1500-1599 — 1600-1699 — 1700-1799 <input checked="" type="checkbox"/> 1800-1899 — 1900-	— ARCHEOLOGY-PREHISTORIC — ARCHEOLOGY-HISTORIC — AGRICULTURE — ARCHITECTURE — ART — COMMERCE — COMMUNICATIONS	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW — COMMUNITY PLANNING — CONSERVATION — ECONOMICS — EDUCATION — ENGINEERING — EXPLORATION/SETTLEMENT — INDUSTRY — INVENTION	— LANDSCAPE ARCHITECTURE — LAW — LITERATURE — MILITARY — MUSIC — PHILOSOPHY — POLITICS/GOVERNMENT	— RELIGION — SCIENCE — SCULPTURE — SOCIAL/HUMANITARIAN — THEATER <input checked="" type="checkbox"/> TRANSPORTATION <input checked="" type="checkbox"/> OTHER (SPECIFY) prison system
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SPECIFIC DATES c. 1886

BUILDER/ARCHITECT

Zeb Ward

## STATEMENT OF SIGNIFICANCE

The primary significance of the Ward-Hays House lies with the two men associated with it. Zeb Ward contributed to many areas, but is mainly recognized for his leadership in the State Penitentiary System and for beginning the first public water works system in Little Rock. Ward built five houses, all in the same block, for his five sons. Only three of these houses are still standing. The Ward-Hays House was built for his eldest son. John Q. Hays, second owner of the house, was recognized as an outstanding leader in the railroad system and was nationally honored for his service with the Missouri Pacific Railroad. Thus, the Ward-Hays House is significant in its representation of Colonel Zeb Ward and John Q. Hays.

Zeb Ward was born of Scotch-Irish parentage on January 14, 1822, at Cynthiana, Kentucky. His early years were spent on the family farm near his birthplace. At a young age Ward became a clerk on a Mississippi River steamboat line known as the Ohio Steamboat Company and continued in this occupation for several years. During the time he spent on the steamboats, Ward's health began to fail him. In an attempt to regain his health, he made trips to various places, the most time being spent either in Nashville, Tennessee or in Cuba. When the Mexican War broke out, Ward returned to Kentucky and enlisted in the army.

After the Mexican War ended, Ward was caught up in another endeavor, this one being the California Gold Rush. In 1849 he made the journey to California by way of Panama and remained there two years. In 1851, having returned to Cynthiana, Kentucky, Ward married Mary E. Worthen and resumed his former occupation with the Ohio Steamboat Company. Ward bought a farm in Woodford, Kentucky and settled there. He was selected by the bondsmen of the Sheriff of Kentucky (Kenton County) to take charge of the sheriff's office and untangle the scandals the former sheriff had been involved in. Having successfully operated the sheriff's office, Ward leased the Kentucky Penitentiary and profitably managed it for four years. In 1860 he was elected to the Kentucky legislature. With the outbreak of the Civil War, Ward became involved in the debate. He led a strong anti-secession contingent in Kentucky and later served on the Federal troop staff. After the end of the Civil War, Ward moved to Nashville, Tennessee where he became one of the lessees of the Tennessee Penitentiary.

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CONTINUATION SHEET

ITEM NUMBER 8 PAGE one

In 1872 Zeb Ward moved to Little Rock and in the winter of that year secured a ten year lease on the Arkansas Penitentiary. Ward achieved great success in managing the prison system, which he operated with firmness and as a constructive business enterprise. When the yellow fever epidemic was raging in many southern states in 1874, Ward tendered the services of the entire force of the state convicts to place Little Rock in a proper sanitary condition as a precaution against the advent of pestilence. This act achieved for Ward a large amount of local esteem.

In 1880 Ward built and was part owner of the Little Rock Oil Mills and Cotton Compress. He built and owned the first public water works in Little Rock in 1884. Ward was the contractor for the construction of the railroad line between Little Rock and Pine Bluff and was President of the Little Rock and Mississippi Railroad Line. Ward died on December 28, 1894 and is buried in Little Rock's historic Mount Holly Cemetery.

The second owner of the house was John Quitman Hays, who was born in 1850 in Hardin County, Ohio. He volunteered in the Federal Army at the age of fourteen and served eighteen months with the 66th Ohio Infantry. In 1865 he began his railroad career as fireman on the Indiana Central, working for his uncle. Four years later he was promoted to engineer.

On May 14, 1874, Hays moved to Little Rock and was employed as engineer on the Cairo and Fulton Railroad (now part of the Missouri Pacific Railroad). At that time the railroad was not completed to Texarkana and his first service was on a work train, completing the line to that southwestern Arkansas city. Hays worked on one run, between Little Rock and Popular Bluff for forty years. He worked a total of fifty-nine years for the railroad.

John Q. Hays' railroad career is celebrated as being one of the most distinguished services of anyone in the railroad system. He lived in the Ward-Hays House for over thirty years until his death in the spring of 1936.

The Ward-Hays House is a significant structure because of the men associated with it. It has been well preserved and is representative of the five houses all built by the same man on the same block. The Ward-Hays House is also a good example of adaptive preservation.

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Arkansas Gazette, June 9, 1940.  
 Arkansas Gazette, December 29, 1894.  
 Hays, John Q. Biographical File, Archives, Arkansas History Commission, Little Rock, Arkansas.  
 Robinson, Donald. Personal interview, Little Rock, Arkansas, May 5, 1975.

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than one acre  
 UTM REFERENCES

A	1,5	5,6,5,7,6,0	3,8,4,5,2,3,0	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

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

Sandra Taylor, Historian

ORGANIZATION

Arkansas Historic Preservation Program

DATE

6-10-75

STREET & NUMBER

300 West Markham

TELEPHONE

501-371-1639

CITY OR TOWN

Little Rock

STATE

Arkansas

# 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 National Park Service.

FEDERAL HISTORIC PRESERVATION SIGNATURE

William E. Henderson



TITLE

State Historic Preservation Officer

DATE

6-10-75

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

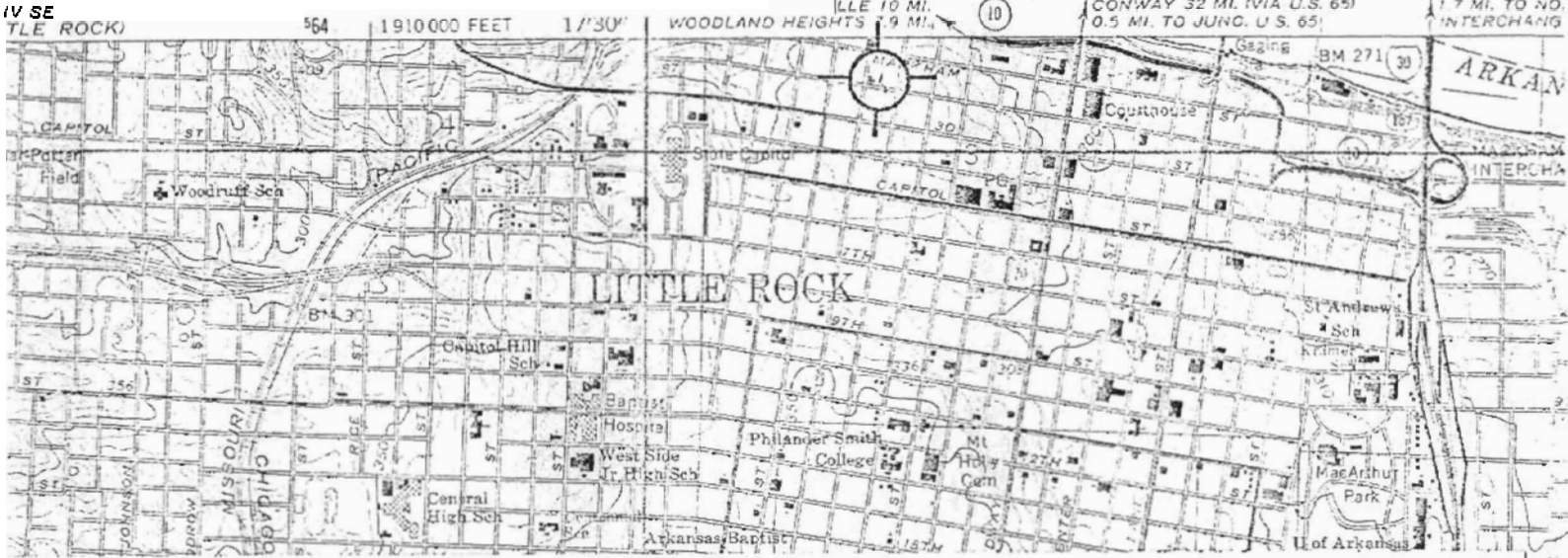


Ward-Hays House  
Little Rock, Arkansas

LITTLE ROCK  
ARKANSAS  
7.5 MINUTE SERIES  
NE 1/4 ALEXANDER 15'

AREA PLANNING  
PULASKI COUNTY

UTM Reference  
15 / 565 760 / 3845 230



Form No. 10-301  
(Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY MAP FORM**

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SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- ENCLOSE WITH MAP

**1 NAME**

HISTORIC Ward-Hays House

AND/OR COMMON Zeb Ward House

**2 LOCATION**

CITY, TOWN Little Rock VICINITY OF COUNTY Pulaski STATE Arkansas

**3 MAP REFERENCE**

SOURCE United States Geological Survey

SCALE 1:2400 DATE 1961 (photo revised 1970)

**4 REQUIREMENTS**

- TO BE INCLUDED ON ALL MAPS
1. PROPERTY BOUNDARIES
  2. NORTH ARROW
  3. UTM REFERENCES

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE


NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY PHOTOGRAPH FORM

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SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES ENCLOSE WITH PHOTOGRAPH


 NAME

HISTORIC

Ward-Hays House

AND/OR COMMON

Zeb Ward House

 LOCATION

CITY, TOWN

Little Rock

\_\_\_VICINITY OF

COUNTY  
Pulaski

STATE  
Arkansas


 PHOTO REFERENCE

PHOTO CREDIT


Bob Dunn

DATE OF PHOTO

1975

NEGATIVE FILED AT

Arkansas Historic Preservation Program

 IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME & STREET

Facade and west elevation, viewed from the southwest

PHOTO NO

1

