

Walnut Dollison Historic District
819 E. Walnut Street
Garrett W. Hackney House
Springfield
Greene County
Missouri

HABS No. MO-1252AA

HABS
MO,
39-SPRIF
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PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Rocky Mountain Regional Office
Department of the Interior
P.O. Box 25287
Denver, Colorado 80225

Historic American Buildings Survey Architectural and Historical Data

819 EAST WALNUT STREET

Garrett W. Hackney House

Location: Springfield, Greene County, Missouri
Cadastral grid : SW $\frac{1}{4}$ NE $\frac{1}{4}$, S24, T29N, R22W
USGS quadrangle: Springfield Missouri 7 $\frac{1}{2}$ '
UTM coordinates: 15. 474880.4117660

Present Owner: Nancy B. Hackney

Present Usage: single family residence

Statement of Significance: Acquired by Garrett W. Hackney, Springfield City Clerk, in 1885, this large two-story frame house has remained in Hackney family hands since. It was built ca. 1880 as a single-story el-shaped structure and was radically altered ca. 1900 with the expansion of the first story and addition of a full second. The result is a somewhat peculiarly proportioned building which displays stylistic characteristics of two distinct periods. Perhaps the oldest remaining house in the study area, the Hackney House has been well maintained and is in good condition today. It is probably the most significant domestic structure in the study area.

PART I. HISTORICAL INFORMATION

A. Physical History

1. Date of erection: ca. 1880; expanded ca. 1900.
2. Architect/builder: not known
3. Original and subsequent owners: 819 East Walnut Street is sited on a 60'x 320' tract of land legally described: beginning 8.5' north and 72' west of the southwest corner of Lot 5 of Charles Sheppard's Addition, north 120', west 56.25', south 120' to the east line of the Pipkin Lot, south 191.5', east 60' and north to the beginning. The following references are taken from the abstract for the property, presently held by the Land Clearance for Redevelopment Authority of the City of Springfield, Missouri:

1837 Plat 8ook of Entries, 1 December 1837. United States of America to James Dollison. Northeast quarter, S24, T29N, R22W.

1848 U.S. Land Patent, 1 September 1848; Recorded in 8ook 326, page 84. United States of America by President James K. Polk to James Dollison. (consideration: Certificate #4-205r).

1865 Warranty Deed, 17 June 1865; Recorded in 8ook N, page 138. James G. and Florence E. Dollison, James C. and Paulina Franklin, Samuel and Mary E. Gott and Nancy Williams (nee Dollison), heirs-in-law of James Dollison, deceased, to Edwin T. Robberson, "the four undivided one-fifth parts of the north-east quarter of Section 24, Twonship 29, Range 22, excepting about 58 acres sold by James Dollison during his lifetime." (consideration: \$4000.00).

819 East Walnut Street
page 2

- 1865 Deed of Attorney, 5 December 1865; Recorded in Book N, page 358. Sample and Emiline Orr by J.R.D. Thompson to Edwin T. Robberson, "the undivided one-fifth part of the north-east quarter of Section 24, Township 29, Range 22, remaining unsold by James Dollison, deceased, and being some 100 acres, more or less, of said tract which was the property of said James Dollison at the time of his death and by decent cost, the said undivided one-fifth part became the property of said Emiline Orr. (consideration: \$1250.00).
- 1866 Warranty Deed, 26 February 1866; Recorded in Book S, page 35. Sample and Emiline Orr, heirs of James Dollison, deceased, to E.T. Robberson, "undivided one-fifth part of the north-east quarter of Section 24, Township 29, Range 22, excepting about 58 acres sold by James Dollison during his life time." (consideration: \$1250.00).
- 1866 Warranty Deed, 6 October 1866; Recorded in Book O, page 638. E.T. Robberson to Fenton Young, "beginning at the southwest corner of Lot No. (5) Five C. Sheppard's Addition to the City of Springfield, Thence South (12) Twelve poles (17) Seventeen links to the North boundary of Walnut Street, Thence West (8) Eight poles to a point where Young's West boundary would if continued South strike Walnut Street, thence North to the said Young's lot & thence East along the South boundary line of said lot to the beginning point." (consideration: \$200.00).
- 1868 Warranty Deed, 8 January 1868; Recorded in Book Q, page 468. Fenton Young, Jr. to John Grigg. (consideration: \$3000.00).
- 1876 Warranty Deed, 4 January 1876; Recorded in Book 31, page 442. John and Ellen Grigg to Henry Ball, Jr., "beginning at a point Eight and one half (8½) feet North of the Southwest corner of Lot five (5) of Charles Sheppards Addition to the City of Springfield, Missouri, Thence South Two Hundred (200) feet, to the North side of Walnut Street, Thence West One hundred and thirty two (132) feet on North side of Walnut Street; thence North two hundred (200) feet; thence East One hundred and thirty two (132) feet to the beginning." (consideration: \$700.00).
- 1882 Warranty Deed, 13 February 1882; Recorded in Book 47, page 166. Henry Ball to Sue E.P. Hardin. (consideration: \$1800.00).
- 1883 Warranty Deed, 27 February 1883; Recorded in Book 48, page 484. Sue E.P. Hardin to Mary B. Hackney. (consideration: \$2100.00).
- 1895 Quit Claim Deed, 7 December 1895; Recorded in Book 146, page 323. Virginia S. Hackney to G.W. Hackney. (consideration: \$1.00).
- 1895 Quit Claim Deed, 7 December 1895; Recorded in Book 146, page 324. M. Fannie and Fred H. Wines to G.W. Hackney. (consideration: \$1.00).

819 East Walnut Street
page 3

- 1896 Quit Claim Oeed, 18 January 1896; Recorded in Book 146, page 325. William F. and Laura M. Hackney to G.W. Hackney. (consideration: \$1.00).
- 1899 Quit Claim Deed, 13 January 1899; Recorded in Book 163, page 99. Sarah R. and F.S. Jones to G.W. Hackney. (consideration: \$300.00).
- 1901 Warranty Deed, 30 November 1901; Recorded in Book 199, page 79. Laura M. Hackney (widow) and Frances Hackney Atchison (daughter) and Lloyd H. Atkinson (son-in-law), only heirs of William T. Hackney, to G.W. Hackney. (consideration: \$100.00).
- 1963 Quit Claim Deed, 17 December 1963; Recorded in Book 1338, page 583. Theodore E. and Fannie Bell Hackney to Nancy B. Hackney. (consideration: \$1.00).
- 1964 Quit Claim Oeed, 3 February 1964; Recorded in Book 1351, page 293. Lee W. Hackney to Nancy B. Hackney. (consideration: \$1.00).
- 1964 Quit Claim Deed, 3 February 1964; Recorded in Book 1542, page 1210. William N. and Josephine Hackney to Nancy B. Hackney. (consideration: \$1.00).
- 1973 Quit Claim Deed, 20 June 1973; Recorded in Book 1579, page 590. Nancy B. Hackney and William N. and Josephine Hackney to George Lee Hackney, trustee for Nancy B. Hackney. (consideration: \$10.00).
4. Original plans, construction of the house: The original house built probably by Henry Ball ca. 1880 was a story-and-a-half frame structure laid out in a vernacular el. The front facade was massed as a projecting corner gable on the west side with a single-story open porch infilled between that and the side gable on the east side. The front 1½-story section featured a slanted bay window centered on the first floor. One double-hung window was placed in each facet of the bay, with two more centered on the wall above. The front porch appears on a pre-1900 drawing to have a slanted corner, with chamfered square columns, brackets and decorative balustrade. The main roof consisted of moderately pitched, wood shingled gables with scroll sawn brackets and moulded cornice. At the rear was a small shed-roofed kitchen.
5. Around the turn of the century the building underwent a radical change which dramatically altered its character. With a major expansion and remodeling, it was transformed from a relatively modest mid-Victorian vernacular structure into an impressively scaled and detailed Late Victorian masterpiece with Queen Ann massing and classical ornamentation. The half story upper level was extended to a full story with a half-story attic above by removing the original roof and replacing it with another. At the same time the front wall under the

819 East Walnut Street
page 4

corner gable was moved forward over the slanted bay on the first floor, removing the roof over the bay and enlarging the front bedroom on the second floor. The front entrance was moved from under the open porch on the southeast corner to a door under a new, much larger, porch in the southwest corner. The original front porch has been replaced with an enclosed porch in the same position. The windows were also changed significantly: the single window in the center facet of the slanted bay was replaced with tripled double-hungs, the two windows on the second floor east wall have been replaced with a single one centered under the gable, shutters have been removed, enframements replaced and a modified Palladian window has been added in the center of the second story on the front corner gable. Extensive changes have been made to the interior as well, with expansion and addition of spaces and almost complete replacement of interior finishes and trim.

Other alterations to the building have been comparatively minor, involving principally replacement of architectural elements for maintenance reasons. A new side door and small entry hall was added on the west side, cutting down the size of the kitchen at the rear of the building. (This was later plumbed and made into a small half-bath.) In 1913 the shed-roofed rear kitchen was replaced with another rear addition, providing a kitchen, pantry, closet and rear stair on the first floor and a bedroom, bathroom and closets on the level above. Alongside the west wall of this rear wing was a two-story open porch, the upper level of which has more recently been enclosed to form a narrow sleeping porch. Other minor alterations include: reflooring the front porch east section with concrete and glass sheets, covering the original wood shingles on the roof with asphalt, adding built-in cabinets to the north wall of the kitchen and adding a small half-bath to the southwest corner of the front bedroom upstairs.

B. Historical Persons and Events Associated with the House

The house is thought to have been built ca. 1880 by Henry Ball, Jr. In 1883 it was purchased by Mary B. Hackney, Wilson Hackney's widow and Garrett Hackney's mother. The history of the house from that time to the present has been inextricably associated with that of the Hackney family, having served for five succeeding generations. The family first came to Springfield in 1840 when Mary Hackney accompanied her husband from Tennessee. Mary bought the house for her son, Garrett, and may have lived in it with him and his family. Garrett Hackney was City Clerk for Springfield for a reported twenty-five years before his death at 61 in 1916. The house was passed to his widow, Aurora, who later willed it to their son, William, a bank examiner for the Union National Bank. The fourth and fifth generations - William's daughter and her children - live in the house at present. The Hackneys were representative of the people living along East Walnut Street when the neighborhood was developed around the turn of the century - middle and upper-middle class merchants and professionals well known in the early city. The construction of substantial town houses around 1900 all around the Hackney House probably provided the impetus for the

819 East Walnut Street
page 5

major remodeling at that time; it was a successful effort to expand and update the building to match its neighbors.

C. Sources of Information

1. Old views: A pre-1900 drawing of the south and east facades of the house has been located by the Center for Archeological Research in the initial cultural resources survey for the University Plaza Project.
2. Bibliography
 - a. Primary Sources

Engler, Mrs. Ora, interview with Clayton Fraser, 16 July 1982.

Sanborn Insurance Map, New York, N.Y.: Sanborn Map Company, 1910 and 1933.

Springfield City Directories, 1895-1930, various publishers.

Tax Records: 819 East Walnut Street, Greene County Assessor's Office, Springfield Missouri.

Water Tap Records: 819 East Walnut Street, City Utilities, Springfield Missouri.
 - b. Secondary Sources

Fine, Patrick C. "The Hackney House," unpublished paper, Southwest Missouri State University, undated.

Flanders, Robert, Principal Investigator. "A Cultural Resources Survey of the Proposed University Plaza Project, City of Springfield, Greene County, Missouri: 1981," Southwest Missouri State University Center for Archeological Research, October 1981.

Quick, David. "Historic Inventory," inventory card for 819 East Walnut Street, Missouri Office of Historic Preservation, Jefferson City Missouri, May 1981.

PART II. ARCHITECTURAL DESCRIPTION

A. General Statement

1. Architectural character: A relatively modest vernacular structure remodeled dramatically into a Late Victorian showpiece, the Hackney House is probably the most architecturally significant residence in the study area. It combines Queen Ann massing and spatial arrangement with classical detailing in a somewhat oddly proportioned 2½-story frame building - a notable example of its period and type.
2. Condition of fabric: Good. The building has undergone regular maintenance, but is beginning to show its age. To be moved.

819 East Walnut Street
page 6

B. Description of Exterior

1. Overall dimensions: 35'0"x 53'9"
2. Foundations: coursed ashlar stone perimeter walls with concrete parging under main section of house; brick perimeter walls under front porch.
3. Walls: base - sloped watertable with plain fascia; body - horizontally placed beveled siding with plain corner boards, which have built-up moulded caps at the top, and imbricated wood shingles in gable pediments; cap - plain board frieze panels.
4. Structural system: lightweight framing using milled lumber.
5. Porches: (see Alterations and Additions section) A single-story open porch extends along the south and west walls of the building. An addition to the original building made during the 1900 renovation, this porch is a strong design element and is configured in classic Queen Ann fashion. Its detailing, however, indicates its rather late construction date, displaying Tuscan columns with moulded bases and caps, turned balusters and massive square newels and a pedimented gable roof with boxed, moulded and dentiled cornice. The porch has been extended on the south side of the building with the construction of a series of glass floor panels and a raised concrete slab. Along the west wall of the rear addition is a two-story porch, covered by the main roof gable. The first floor is open-sided and the second has been screened to create an open sleeping porch. Detailing on this rear porch is much simpler than on the front, with chamfered square wood posts and simple square balustrades. Brick stairways lead up from the north and south to the front porch and from the north on the rear.
6. Chimneys: One interior and one exterior end chimney serve the den fireplace, kitchen stove and furnace in the basement. Both are brick with corbeled caps.
7. Openings
 - a. Doorways and doors: The main entrance is situated in the southwest corner of the building, in the south wall of a small entry/stair hall. It is a single-leafed doorway containing a multi-lighted door with plain board enframingent.
 - b. Windows: A variety of window sizes, types and styles can be seen, indicating a Victorian penchant for the picturesque and at least the one major remodeling. The most striking window is the modified Palladian centered on the second floor front corner gable wall; it has a center round-headed fixed light with leaded clear glass flanked by elongated 1/1 double-hungs. Other window types found on the house include: lattice/1 double-hungs in the front gable, 1/1 double-hung on all walls, 9-light fixed, 20-light fixed in the front enclosed porch, 1-light fixed and 1-light awning. All of the windows have plain board casings with slip sills; some have moulded dripcaps, others have the heads let into continuous band courses.

819 East Walnut Street
page 7

8. Roof

- a. Shape, covering: The main 2½-story section is covered with an asymmetrical assemblage of asphalt shingled, moderately pitched gable roofs. The gables have flared eaves with returns.
- b. Cornices: boxed and moulded with returns and plain friezes; front porch cornice features dentils.
- c. Dormers: none.

C. Description of Interior

1. Floor plans: The building is long and narrow and the interior spaces are laid out in typical late Victorian pattern, with the principal rooms of the first floor accessible directly one-to-another through large openings rather than indirectly through a central hallway. Typically, the entry hall is located in a corner of the building, but the main stair is somewhat atypical in its placement along one wall of the living room and in its straight run, due perhaps to the need to match the organization of the earlier house configuration. The bedrooms upstairs are aligned along a center stair hall, which also is somewhat atypical in its U-shaped configuration.

The front entrance is located under the open porch in the southwest corner of the building; The doorway leads into a small entry/stair hall. East of this is the main living room, which is adjoined on the northeast, though a columned cased opening, by the den. South of the den is the enclosed front porch, in the position of the original main entrance. Behind (north of) the living room is the dining room. Northeast of the dining room is a rear stair hall, joining the dining room and den with the rear stair, kitchen and side entry hall (now a small half-bath). The kitchen occupies the entire rear of the rear wing, with its ancillary pantry and closet.

Upstairs the bedrooms fill the corners of the building, joined indirectly by a center U-shaped stair hall. There are four major bedrooms, a studio in the southwest corner and a screened sleeping porch in the northwest. A full bath is placed in the northeast corner, with a small half-bath adjoining the front bedroom on its west wall. The attic is unfinished, used for storage.

2. Interior finishes: Most of the interior finishes visible today date from the major 1900 remodeling. They are relatively restrained, indicating a relatively late construction date; the mid-Victorian trim - mouldings with bullseye corner blocks - has been removed from all the rooms except the middle bedroom on the second floor. On the first floor the living room and den feature textured wallpaper on the walls and ceilings and carpeted 2½" oak strip flooring. The dining room walls are paneled with wallpaper above and on the ceiling. The rear kitchen has painted plaster walls and ceiling with sheet vinyl flooring. Trim on the first floor consists of compound moulded baseboards with quarter round shoes, heavily moulded wall crown in the living room and den and more modest crown in the dining room and plain window and door casings.

819 East Walnut Street
page 8

Interior finishes upstairs are somewhat simpler than the first floor, with papered walls and ceilings, simple baseboards and shoes and plain window and door trim. There is one decorative fireplace in the house - on the west wall of the first floor den. The oak mantel has recently been stripped and stained; the Swedish tile hearth is still in place, although the firebox surround has been removed and is presently in an unfinished state.

3. Stairways: The main stair is a straight-run configuration rising east-west along the north wall of the living room into the second floor stair hall. Another element installed during the 1900 remodeling, the stair features a large, decoratively turned newel post at the bottom, tapered square balusters with a moulded bannister which is eased at the bottom newel butt and bullnose bottom treads. These treads are oak, the newel, risers and bannister walnut hand-grained pine and the balusters and stringer painted white. A double-turn rear stair is positioned along the east wall at the rear of the building. It is enclosed and, typically, much simpler than the main stair.
4. Doorways and doors: Interior doors are primarily four- and five-panel, with plain board enframements. The exception to this is the middle bedroom along the west wall upstairs. It retains its original pre-1900 moulded casings and bullseye corner blocks. The interior window treatment in this room is similar.
5. Mechanical systems: The building is plumbed, wired for electricity and heated with a central gas-fired furnace.

D. Description of Site

1. General setting and orientation: The Hackney House is located in a suburban residential neighborhood characterized by large frame single family residences. Developed around the turn of the century, these buildings post-date the original house built ca. 1880, necessitating the extensive expansion around 1900 by G.W. Hackney. The neighborhood is four blocks east of the central business district of Springfield, siting it well for its middle- and upper-middle-class residents. Although the area retains its overall residential character, many of the individual structures have been compromised through insensitive or deferred maintenance and subdivision into student housing. This house is one of the better preserved early buildings in the study area. The building is sited facing south in a mid-block site and is surrounded by the typical landscaping array of grass and ground cover, deciduous trees and foundation shrubbery. A notable site feature is the herringbone pattern brick driveway which extends along the west lot line to a parking area at the rear of the house.
2. Outbuildings: none.

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