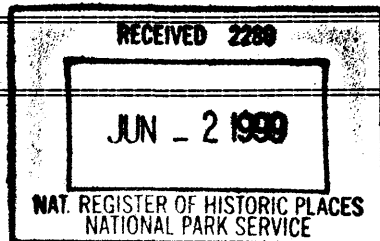


789

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

1. Name of Property HACKNEY PLACE



historic name: Hackney Home  
other name/site number: Hackney Place

2. Location

street & number: 89 Kingwood Street not for publication: N/A  
city/town: Morgantown vicinity: N/A  
state: WV county: Monongalia code: 061 zip code: 26505

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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.

Susan M. Pierce 5/27/99  
Signature of Certifying Official 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 Date

Hackney Place  
Name of Property

Monongalia County, WV  
County and State

**4. National Park Service Certification**

I, hereby certify that this property is:

*Edson H. Ball*  
Signature of Keeper      Date of Action  
*Edson H. Ball*      *7-1-99*

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): \_\_\_\_\_

**5. Classification**

**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	
1		buildings
		structures
		objects
1	0	TOTAL

Name of related multiple property listing N/A

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

Number of contributing resources previously listed in the National Register N/A

Hackney Place  
Name of Property

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**6. Function or Use**

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**Historic Functions**

DOMESTIC: Single Dwelling  
AGRICULTURAL/SUBSISTENCE:  
Agricultural Outbuilding

**Current Functions**

DOMESTIC: Single Dwelling  
COMMERCE: Specialty store, Bakery

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**7. Description**

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**Architectural Classification:**

LATE VICTORIAN:  
Queen Anne

**Materials**

Foundation Sandstone  
Walls Beveled Clapboard  
Roof Asphalt Shingles  
Other \_\_\_\_\_

**Narrative Description**

(See 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.

Hackney Place  
**Name of Property**

Monongalia County, WV  
**County and State**

**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**

Architecture

**Period of Significance**

1892

**Significant Dates**

1892

**Significant Person**

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Hackney, Samuel B.

**Narrative Statement of Significance**

(See continuation sheets.)

Hackney Place  
Name of Property

Monongalia County, WV  
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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: \_\_\_\_\_

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## 10. Geographical Data

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Acreege of Property: Less than one acre

### UTM References

17 589928 4386725 Morgantown North Quad Map  
Zone Easting Northing

### Verbal Boundary Description

(See continuation sheet.)

### Boundary Justification

(See continuation sheet.)

Hackney Place  
Name of Property

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County and State

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**11. Form Prepared By**

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Name/Title: Kris M. Knowles

Organization: \_\_\_\_\_ Date: February 19, 1999

Street & Number: 756 Augusta Avenue Telephone: 304 / 284-0421

City or Town: Morgantown State: WV Zip: 26505

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**Property Owner**

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

Name: Donald and Sandra Knowles

Street & Number: 756 Augusta Avenue Telephone: 304 / 296-2974

City or Town: Morgantown State: WV Zip: 26505

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National Park Service

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The house at 89 Kingwood Street sits on well-proportioned lot at the corner of Brockway Avenue and Kingwood Street. The house itself is set back on the property providing for a comfortable space between the house and the two roads. The original property continued back along Brockway Avenue to what is now Hackney Street, approximately 800-1000 feet from the corner. When the home was constructed, the property was a small subsistence farm which had outbuildings that included a chicken coop and barn.

The house was built in two sections. The first section, constructed in 1892, was square in shape with a Queen Anne entrance porch. A twelve by twelve foot, two-story addition was added to the right side of the structure at some point early in the house's history. The addition's foundation, frame construction, and finish work, however, appear to be consistent in design with the original structure. The house sits on a stout cut sandstone foundation. The walls vary in thickness from 18 to 25 inches. There is a full basement under the original structure with the addition having only a crawl space. The current T-shaped plan house is balloon construction, common for the time, with a 12/12 peaked roof with gabled ends. There are original 1/1 double-hung sash windows, molded exterior trim, and five-inch face, horizontal tongue-and-groove clapboard siding. The gable ends of the roof are sided with wood shingles and there is an arched design with keystone over the round arch gable end windows. The fascia and soffit exhibit many curves in the moldings, and there are original metal box gutters. There are two chimneys with corbeling at the top in a Queen Anne style. The roof is irregular with both gables and hipped areas.

The Queen Anne porch is L-shaped with a low hip roof, turned posts and spindle rails, and a small pediment with ornamentation over the steps. The porch has a painted, tongue and groove floor, while the ceiling has painted bead boards. The front elevation has a gable end with eave returns. The first floor of the house has an angled projecting bay window with a triptych of recessed panels. An exterior stairway has been added to the north side. This is considered a reversible element.

The interior of the house has a simple elegance and matches the scale of the exterior. The walls and ceilings are all original plaster and lath, and both floors have 9'-4" ceilings. The entire first floor is trimmed in oak with an intricate, 10-inch base trim, broad window casings with molded top piece, a highly detailed banister post, and transoms. The oak woodwork has been stripped of the paint layers that have been added over time. The front entrance door is a massive, detailed, solid oak piece with a functional mechanical ringer. There are two oak mantels of differing design on the first floor with decorative color tile around the fireplace opening and on the hearth. Flooring in the entrance, parlor, and dining room is a tongue and groove white oak.

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The second floor of the house is trimmed with pine, which is similar in scale to the first floor, but is of a slightly different design. There is a central foyer area which has four doors leading to original bedrooms. These are original panel doors with fully intact transoms. There are three fireplaces on the second floor with three more oak mantels. These mantels are not as detailed, however, as those on the first floor. The flooring on the second floor is yellow poplar, and the central staircase in the house is completely oak, running up to the attic. The attic is large and has been refurbished for residential use. All of the hardware in the house is original, including the detailed hinges and bow tie knobs.

Recent changes have taken place following Secretary of the Interior Standards for Rehabilitation in order to rehabilitate the home as a commercial establishment. These changes include:

- 1) "the addition of an exterior stairway to the north side of the building to allow access to the upstairs living space. This structure is barely visible from the street and is considered a reversible element.
- 2) The second floor and attic now comprise a large, two-floor living space consisting of 3 bedrooms, eat-in kitchen, living space (in attic) and two baths. All interior elements were restored and returned to their original condition when this conversion took place.
- 3) The interior staircase was temporarily partitioned in order to separate the upstairs living space from the first floor. This is considered a reversible addition.
- 4) An addition was added to the rear of the building in order to accommodate necessary activities related to the business that will occupy the first floor. Well-hidden behind the house, the addition was done tastefully to blend with the original structure. The addition replaced a deteriorated porch that was removed in 1998.

The Hackney home is a Queen Anne dwelling which was built on the edge of what is now the South Park Historic District. The house predates other homes in the neighborhood by 20-30 years. The house retains its original exterior and interior architectural elements and building materials. It is a beautifully preserved example of late 19th century Queen Anne architectural influences.



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**Statement of Significance**

Hackney Place is significant under Criteria C for Architecture. The Queen Anne residence is one of the oldest and more architecturally noteworthy homes built across Decker's Creek from downtown Morgantown. This neighborhood quickly changed after the turn of the century and the land surrounding the house was subdivided into lots. The period of significance is 1892 for the year it was built.

The Queen Anne dwelling originally sat on a 3 acre parcel of land which was surrounded entirely by rural farmland, forest, and pasture. It began as part of the community known as Greenmont, which incorporated as a town late in the nineteenth century. At the time that Hackney Place was built, the only means of crossing Decker's Creek was a wooden covered bridge at the bottom of the gorge which separated downtown Morgantown from the Greenmont side. An artist's sketch illustrates what the view from Downtown might have been at this time. A small cluster of houses is visible, located precisely in the general area where Hackney place is built. It was not until the turn of the century that a project was undertaken to build high-level bridges spanning the gorge and connecting downtown to the opposite side. This was done in order to accommodate the increasing demand for fine suburban housing as Morgantown began to industrialize and experience a population boom. Once the high-level bridges were in place, the area across Decker's Creek began to change quickly and drastically. Large pieces of property, including the Hackney farm, were sold off and subdivided in order to provide building lots for the construction of new houses. In a remarkably short period of time the neighborhood of South Park sprang up on what was once pasture and farmland.

Samuel Hackney purchased the 3 acres of land where the house sits in 1870 from his friend, Alexander Wade, and the Hackney family continued to own the property until 1953. Samuel and his wife Sarah built a two-story frame house as well as a barn and chicken coop in 1892. These buildings stood on the end of what became a city block from Kingwood to Hackney Street. The house first appeared on a Morgantown city map in 1911 as 65 Kingwood Street. On May 26, 1896, the Hackneys deeded the house and land to their daughters Carrie B. and Lillian M. Hackney.

By 1924 four of the nine lots closest to present-day Hackney Street were sold. In April of the same year part of the land that ran along Brockway Avenue was deeded to the city to widen the road. In 1925 the address was changed to 89 Kingwood street. The barn and chicken coop were removed from the behind the house two years later. The Hackney's daughters lived in the house alternately until the house was purchased by Stanley and Della Harris in June 1953. Harris worked as registrar at West Virginia University. The property was sold again in September 1996 to the

(NPS Form 10-900)

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present owners, Donald and Sandra Knowles.

Hackney Place today sits outside of what has been designated the South Park Historic District, but possesses remarkably well-preserved architectural details and building materials. Most importantly, Hackney Place predates all of the homes in South Park by twenty to thirty years and retains the styling, character, and mood of the late nineteenth century Queen Anne.

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**BIBLIOGRAPHY**

Will Book 17, pp. 235 and 456. Monongalia County Courthouse, Morgantown, WV.

Deed Book 6, p. 480 and Deed Book 43, p. 204. Monongalia County Courthouse, Morgantown, WV.

Collection of personal papers of Lillian J. Waug. WVU Centenary Archives, Center for Women's Studies.

Core, Earl. THE MONONGALIA STORY: A BICENTENNIAL HISTORY. 1982.

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**BOUNDARY DESCRIPTION**

That certain unnumbered lot, together with the improvements thereon, starting at the eastern intersection of Kingwood Street and Brockway Avenue; thence with the northern line of Brockway Avenue, a distance of 105.4 feet, thence in a generally northern direction with the line of Lot No. 9, a distance of 87.73 feet, thence in a generally western direction to Kingwood Street, a distance of 109.21 feet; thence in a generally southern direction with the eastern line of Kingwood Street, a distance of 92.6 feet, to the point of beginning. The same is shown, laid down and designated on a plat of "Hackney Addition", which said plat is of record in the Office of the Clerk of the County Court of Monongalia County, West Virginia, Map Book No. 1.

**BOUNDARY JUSTIFICATION**

These boundaries are those described in the Deed Book in the County Court of Monongalia County, West Virginia.

(NPS Form 10-900)

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National Park Service**

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**Name of Property** **County/State**

**Section number** PHOTO **Page** 1

Name Hackney Place  
Address 89 Kingwood Street  
Town Morgantown  
County Monongalia County, WV

Photographer: Kris Knowles

Date: December 1997/January 1999

Negatives: Kris Knowles, Morgantown, WV

Photo 1 of 16: Front Facade, West Elevation  
Camera facing Northeast (1/99)

Photo 2 of 16: View of porch, close-up  
Camera looking East (1/99)

Photo 3 of 16: Side entrance stairs to second floor apartment  
Camera looking East (taken before exterior painting 12/97)

Photo 4 of 16: Southeastern elevation, taken from Brockway Avenue.  
Camera looking Northeast (1/99)

Photo 5 of 16: Oak banister in front foyer

Photo 6 of 16: Oak window surrounds in hall, first floor

Photo 7 of 16: Oak mantel in dining room, first floor

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- Photo 8 of 16:                      Oak trim and base board, first floor.
- Photo 9 of 16:                      Close-up of ceramic tile, first floor fireplaces
- Photo 10 of 16:                      Second floor entrance, interior
- Photo 11 of 16:                      Central foyer, second floor apartment. Woodwork is original.
- Photo 12 of 16:                      Cental foyer, second floor apartment.
- Photo 13 of 16:                      Mantel in bedroom, second floor
- Photo 14 of 16:                      Stairs to second floor, from first floor  
Camera looking down from second floor.
- Photo 15 of 16:                      Oak staircase leading from second floor to attic.  
Camera looking up from second floor.
- Photo 16 of 16:                      View of finished attic.  
Camera looking

From: MONONGALIA STORY: BICENTENNIAL HISTORY

CHAPTER ONE HUNDRED TWENTY-THREE

1899

Under a headline, "Greenmont decides that it wants to be a town," a local newspaper, early in 1899, said:

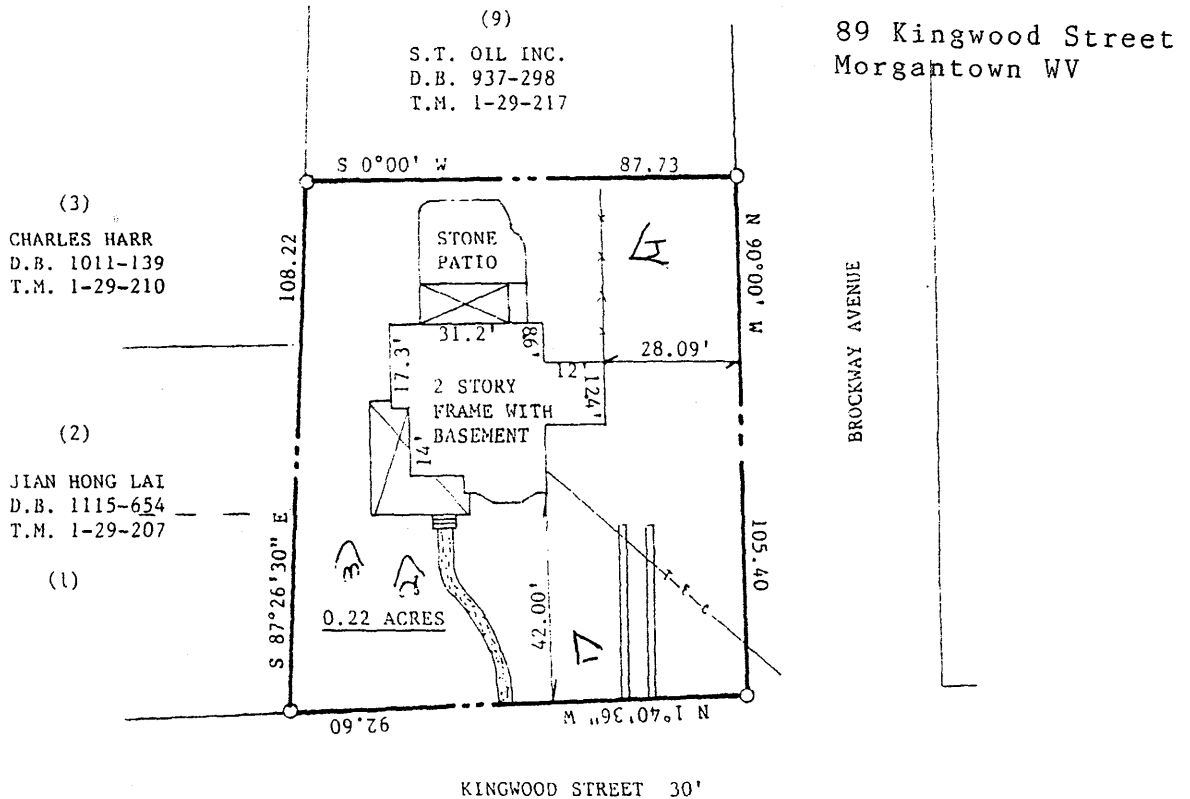
"Greenmont voted on the proposition to incorporate on Saturday and the affirmative carried the day by a vote of forty-two to seven. The papers in the case were presented to the court on Monday and he passed on them ruling that they had been prepared in proper form and that the incorporation had been achieved in accordance with the law.

"The town of Greenmont in consequence is now an entity and the first election for town officers will be held within a few weeks



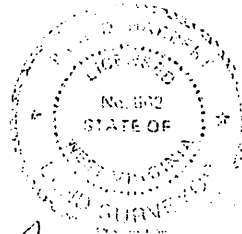
Kingwood Street  
based on relation  
to Kingwood St.,  
lay of the land,  
and appearance of  
the house, I  
suspect that this  
might be the  
same property.

Fig. 51. Greenmont is to the left of Deckers Creek in this excerpt from Fowler's sketch (see Fig. 48).



NOTE: ALL CORNERS 1" IRON PINS SET.  
 THIS PROPERTY IS NOT LOCATED IN A FLOOD ZONE.  
 COMMUNITY PANEL NO: 540141 0004 C ZONE C  
 DEED REF. 498-381  
 PLAT REF. MAP CABINET 1 FILE 28A  
 TAX MAP 1-29-206

PLAT OF 0.22 ACRES  
 BEING PART OF THE HACKNEY ADDITION  
 LOCATED AT 89 KINGWOOD STREET  
 TO ACCOMPANY DEED TO  
 DONALD F. & SNADRA B. KNOWLES  
 2ND WARD CITY OF MORGANTOWN  
 MONONGALIA CO. WEST VIRGINIA  
 SCALE 1"=30' SEPTEMBER 1996



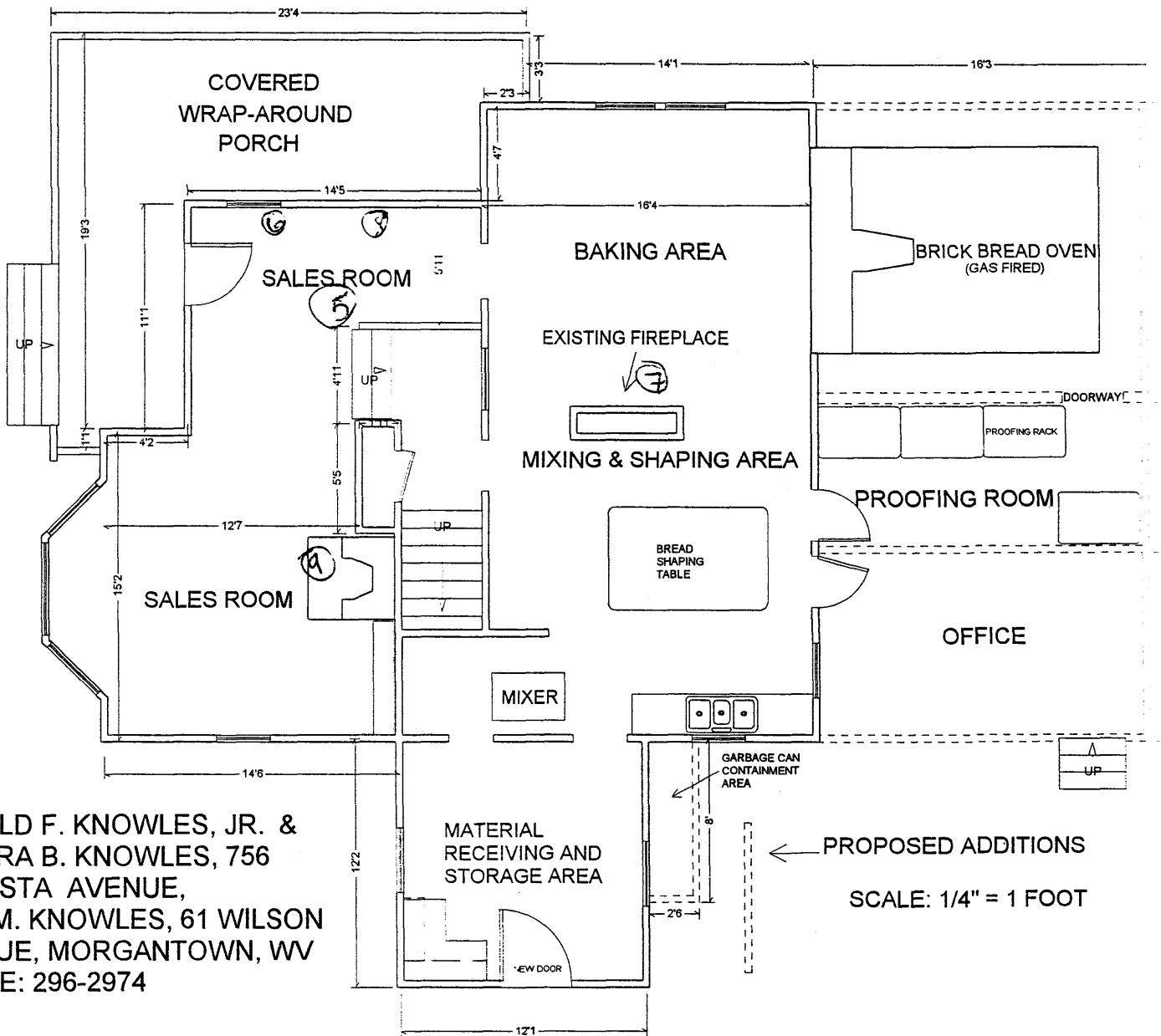
*Paul D. Harbert*  
 PAUL D. HARBERT, PS  
 MCCOY SURVEYING COMPANY, INC.  
 MONONGAH, WV

PS NO. 3



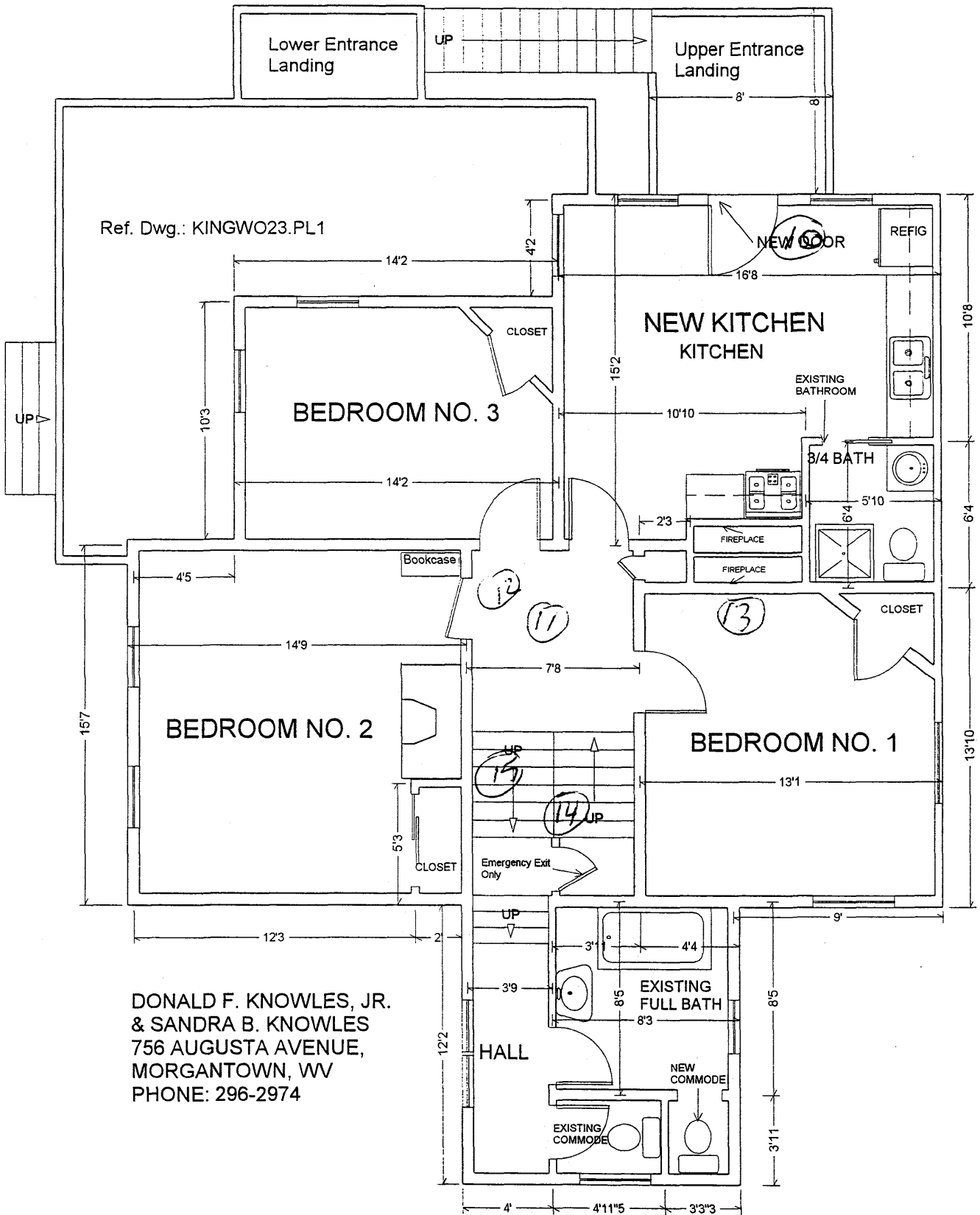
# 89 KINGWOOD STREET PROPOSED BAKERY FLOOR PLAN

Ref. Dwg.: KINGWO18.PL1



DONALD F. KNOWLES, JR. &  
SANDRA B. KNOWLES, 756  
AUGUSTA AVENUE,  
KRIS M. KNOWLES, 61 WILSON  
AVENUE, MORGANTOWN, WV  
PHONE: 296-2974

89 KINGWOOD STREET  
 APARTMENT FLOOR PLAN  
 (SECOND FLOOR OF  
 STRUCTURE, FIRST  
 FLOOR OF TWO-FLOOR  
 APARTMENT)



DONALD F. KNOWLES, JR.  
 & SANDRA B. KNOWLES  
 756 AUGUSTA AVENUE,  
 MORGANTOWN, WV  
 PHONE: 296-2974

LIVING AREA  
 1427 sq ft

# 89 KINGWOOD STREET APARTMENT FLOOR PLAN, (ATTIC AREA OF STRUCTURE, SECOND FLOOR OF APARTMENT)

Ref. Dwg.: KINGWO36.PL1

