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: 39 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not for publication: N.A.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 ___ 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 ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide ___ locally.

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: Signature of Keeper Date of Action

[ ] entered in the National Register
[ ] determined eligible for the National Register
[ ] determined not eligible for the National Register
[ ] removed from the National Register
[ ] other (explain):

5. Classification

Ownership of Property: Category of Property
(Check as many boxes as apply) (Check only one box)

[ ] private [ X ] building(s)
[ ] public-local [ ] district
[ ] public-State [ ] site
[ ] public-Federal [ ] structure

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing Noncontributing 1 buildings

1 structures

0 objects

1 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  
Monongalia County, WV  
County and State

6. Function or Use

<table>
<thead>
<tr>
<th>Historic Functions</th>
<th>Current Functions</th>
</tr>
</thead>
<tbody>
<tr>
<td>DOMESTIC: Single Dwelling</td>
<td>DOMESTIC: Single Dwelling</td>
</tr>
<tr>
<td>AGRICULTURAL SUBSISTENCE: Agricultural Outbuilding</td>
<td>COMMERCE: Specialty store, Bakery</td>
</tr>
</tbody>
</table>

7. Description

Architectural Classification:  
LATE VICTORIAN: Queen Anne

Materials  
Foundation: Sandstone  
Walls: Beveled Clapboard  
Roof: Asphalt Shingles  
Other

Narrative Description  
(See continuation sheets.)

8. Statement of Significance

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.

X 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 _______ Monongalia County, WV
Name of Property 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.)
9. Major Bibliographical References

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:

10. Geographical Data

Acreage 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  

**Monongalia County, WV**  
County and State

<table>
<thead>
<tr>
<th>11. Form Prepared By</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name/Title: Kris M. Knowles</td>
</tr>
<tr>
<td>Organization:__________ Date: <strong>February 19, 1999</strong></td>
</tr>
<tr>
<td>Street &amp; Number: 756 Augusta Avenue Telephone: 304 / 284-0421</td>
</tr>
<tr>
<td>City or Town: Morgantown State: WV Zip: 26505</td>
</tr>
</tbody>
</table>

**Property Owner**  

(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 |
The house at 89 Kingwood Street sits on a 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.
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.
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
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.
United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Name of Property  Hackett Place
County/State  Monongalia County, WV

Section number  9  Page  2

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.

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)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Name of Property  Hackney Place  Monongalia County, WV
County/State

Section number  PHOTO  Page

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
<table>
<thead>
<tr>
<th>Photo</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>8</td>
<td>Oak trim and base board, first floor.</td>
</tr>
<tr>
<td>9</td>
<td>Close-up of ceramic tile, first floor fireplaces</td>
</tr>
<tr>
<td>10</td>
<td>Second floor entrance, interior</td>
</tr>
<tr>
<td>11</td>
<td>Central foyer, second floor apartment. Woodwork is original.</td>
</tr>
<tr>
<td>12</td>
<td>Central foyer, second floor apartment.</td>
</tr>
<tr>
<td>13</td>
<td>Mantel in bedroom, second floor</td>
</tr>
</tbody>
</table>
| 14     | Stairs to second floor, from first floor
Camera looking down from second floor. |
| 15     | Oak staircase leading from second floor to attic.
Camera looking up from second floor. |
| 16     | View of finished attic.
Camera looking
89 KINGWOOD STREET
APARTMENT FLOOR
PLAN, (ATTIC AREA OF
STRUCTURE, SECOND
FLOOR OF APARTMENT)

Ref. Dwg.: KINGWO36.PL1

ATTIC CRAWL
SPACE
(UNHEATED
AREA)

NEW FRAMING
(KNEE WALLS)

NOTE: AREA OUTSIDE NEW FRAMING IS UNHEATED SPACE. ROOF PITCH IS 12:12.
89 KINGWOOD STREET
PROPOSED BAKERY
FLOOR PLAN
Ref. Dwg.: KINGWO18.PL1

COVERED WRAP-AROUND PORCH
SALES ROOM
EXISTING FIREPLACE
MIXING & SHAPING AREA
SALES ROOM
BAKING AREA
BRICK BREAD OVEN (GAS FIRED)
PROOFING ROOM
OFFICE
MATERIAL RECEIVING AND STORAGE AREA
GARBAGE CAN CONTAINMENT AREA

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

SCALE: 1/4" = 1 FOOT