NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1. Name of Property

historic name Hackman, Samuel E., Building

other names/site number Barner, A.L., Hardware Company Building

2. Location

street & number 30 South Second Street [n/a] not for publication

city or town Hartsburg [n/a] vicinity

state Missouri Missouri code MO county Boone code 019 zip code 65039

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.
(See continuation sheet for additional comments [ ].)

Claire F. Blackwell 2 Nov. 98

Signature of certifying official/Title Claire F. Blackwell/Deputy SHPO Date

Missouri Department of Natural Resources
State or Federal agency and bureau

In my opinion, the property [ ] meets [ ] does not meet the National Register criteria.
(See continuation sheet for additional comments [ ].)

Signature of certifying official/Title

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is: Signature of the Keeper Date

[ ] 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
See continuation sheet [ ].

5.Classification

Ownership of Property

[X] private
[ ] public-local
[ ] public-State
[ ] public-Federal

Category of Property

[X] building(s)
[ ] district
[ ] site
[ ] structure
[ ] object

Number of Resources within Property

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

Name of related multiple property listing.

N/A

Number of contributing resources previously listed in the National Register.

N/A

6. Function or Use

Historic Function

COMMERCE/TRADE/department store
HEALTH CARE/medical business office
SOCIAL/meeting hall

Current Functions

COMMERCE/TRADE/specialty store

7. Description

Architectural Classification

LATE VICTORIAN

Materials

foundation Limestone
walls Weatherboard
Iron
roof Asphalt
other

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

8.Statement of Significance

Applicable National Register Criteria

[X] **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.

Criteria Considerations

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
COMMERCE

Periods of Significance
1897-1948

Significant Dates
1897
ca. 1903

Significant Person(s)
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.)

9. Major Bibliographic 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:

[X] 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

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	560120	4282930			
C. Zone	Easting	Northing	D. Zone	Easting	Northing

[ ] 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.)

11. Form Prepared By

name/title Debbie Sheals

organization private consultant date May 10, 1998

street & number 406 West Broadway telephone 573/874-3779

city or town Columbia state MO zip code 65203

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 SHPO or FPO.)

name William and Karen Rotts

street & number 21560 Slate Creek Road telephone 573/657-2837

city or town Hartsburg state MO zip code 65039

Summary: The Samuel Hackman Building is a two story frame commercial building which is located at 30 South Second Street in Hartsburg, Boone County, Missouri. It consists of a pair of two story sections, each with a rectangular plan and flat facade. The large primary space, which was built in 1897, originally contained a store on the ground floor and a theater above. The smaller side wing, which was added ca. 1903, served as a doctor's office for most of its early history. The original storefronts on both parts of the building are intact and in excellent condition. The main part is fronted with a prefabricated iron and frame storefront, and the lower portion of the side wing has a simpler frame storefront which is similar in scale. The interior of the building has seen few significant alterations, and original interior finishes include beadboard ceilings, wood floors and simple door and window trim. Much of the building has recently been rehabilitated; it again functions as a store, and is in excellent condition overall.

Elaboration: The building sits close to the road, facing west to South Second Street, which is one of the main entrances to Hartsburg from the north. The former roadbed of the MKT Railway, now a hiking and biking trail, runs just a few hundred feet to the south. South Second Street was historically one of Hartsburg's busiest commercial areas, and three other relatively intact late 19th century commercial buildings occupy the same block. There are also several modern buildings nearby, including a new restaurant to the south, and a mid- to late-twentieth century building directly across the street. The lot to the north is vacant.

The Hackman building underwent rehabilitation in 1996 and 1997, a project which largely reversed the effects of many decades of deterioration, as well as the results of serious flood damage.[1] The building was already in need of repair in 1993, when record flooding of the Missouri River engulfed much of Hartsburg. Water reached several feet up the walls of the ground floor during that time, causing significant damage, especially to interior finishes. The flood damage was exacerbated by the fact that the building sat empty from the time it was flooded in 1993 until rehabilitation began in 1996. There was, however, little irreversible damage, and the building today appears very much as it did at the turn of the century.

The oldest part of the building is also the largest and the most highly ornamented. The tall two story facade of the original section of the store is fronted with an elaborate iron and frame storefront. The ground floor of the storefront is primarily of frame construction, with cast and sheet metal accents. It is symmetrically arranged, with a recessed central entrance

[1] The rehab project was done for federal tax credits, and has received preliminary certification from the National Park Service.

flanked by large plate glass display windows. The double front doors are original, and in excellent condition. Raised panels adorn the lower sections of the front doors and the spaces beneath the display windows. Sheet metal panels along each side of the storefront are molded to resemble stone blocks, and there is a stylized cast iron pilaster on either side of the entrance. Both pilasters have small panels which read "Mesker Bro's; Front Builders; St. Louis, Mo." A new canvas awning shelters the ground floor of the main part of the building, and smaller awnings top the other front door and each of the windows on the facade.

The second floor of the main storefront, which is sheathed entirely in sheet and cast metal ornamentation, is the most highly decorated part of the building. Six short cast engaged columns separate five narrow bays, each of which is topped with an embossed arched panel. The three central bays contain large windows; the side bays feature filigreed sheet metal panels. (Two of the original double-hung windows have been replaced with single sheets of glass; the openings are unchanged and the sash will be reinstalled later if finances allow.) A narrow band above the arches features a row of *fleur-de-lis*, and a bracketed cornice runs along the top of the building. The cornice features small molded brackets and a row of embossed swags. The ends of the cornice are supported by larger brackets which are ornamented with scrollwork and more *fleur-de-lis*.

The storefront of the side wing, though simpler, is of comparable scale. The doorway is on the north side, next to a large display window. The door is topped by a transom, and similar lights run along the top of the display window. Simple fluted pilasters run along each edge of the storefront, as well as the side of the doorway. All elements of the ground floor storefront appear to be original or very early.

The second floor of the side wing is much simpler than that of the main storefront. It is sheathed with narrow weatherboards which are early or original, and a double-hung window is centered in the wall. (The window appears to be fairly early, but is not original.) Mid-century photos of the building show that a small bracketed cornice originally ran along the top of that part of the facade; it was removed between 1971 and 1987.[2] The loss of that cornice, which does not have an overwhelming impact, represents the most notable change to have occurred to any part of the facade in the last century.

Both parts of the building have slightly sloped roofs set behind stepped parapet side walls. There is a full basement beneath the main part

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[2] The building was photographed for James Darrough, et. al. A Boone County Album, (Columbia, MO: Kelly Press, 1971, p. 77), and as part of a college research project done by Debbie Oakson Sheals, (Debbie Oakson, "The Buildings of Hartsburg, MO," Columbia, MO: typescript, Dec. 1987.)

of the building, and a crawl space under the side wing. Both foundations are built of limestone blocks. The side and rear walls are sheathed with narrow cypress weatherboards, nearly all of which are modern replacements. The new boards are identical in size and profile to the originals, which were too deteriorated to salvage. Many of the original double-hung windows of the secondary elevations also had to be replicated. Most of the side and back windows were removed and lost many years before the rehab began; the remaining windows and trim were used as a pattern for the replacements. (The originals were two-over-twos; the new sash have single lights.) The two-over-two windows on the side wing, which are the closest to the street, are original.

The rehab project also included an addition to the rear of the side wing. The addition is similar in form and materials to the original parts of the building. It has a flat roof with a side parapet wall, and matching weatherboards; differences in door and window trim mark it as a later addition. The new ell is in the same location as an early brick "pill vault," which collapsed, along with part of the rear wall of the side ell, as a result of the flood damage.

The addition was built to house an interior stairway to the second floor rooms, which were historically reached only by exterior stairs. (The interior stairs themselves will be built during a later phase of the rehabilitation.) An early second floor door on the north wall of the side ell provides the only evidence of a stair to that area; the stairs which led to it have been missing for at least a decade. The second floor now is reached via a new exterior metal stairway, which runs along the south wall. The new stair is similar in size and form to the original, which was wooden.

The interior spaces in the building have changed little, and function today much as they did during the period of significance. The ground floor, which has been fully rehabilitated, houses a retail bicycle shop. There is also a small mezzanine along the rear part of the building which, while not original, has been in place for well over fifty years.[3] The mezzanine is currently used for office space, and has seen no alterations of note. The second story rooms have experienced only minimal rehabilitation, they are in fair to poor condition and are currently used only for storage.

The ground floor contains a large retail area, a smaller retail area and bike shop, a storeroom, and the new stair addition. (See Figures One and Two, floor plans.) The storeroom continues in its original function, and the large retail area for the bike shops occupies the former retail area of the hardware store. New restrooms between the sales floor and the storeroom constitute the only notable change to the room layout.

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[3] Interview with Mr. Lester Barner, son of A. L. Barner, Feb. 12, 1996. Mr. Barner remembers the mezzanine from before the 1940s.

Figure One. Ground Floor Plan, with photo key.

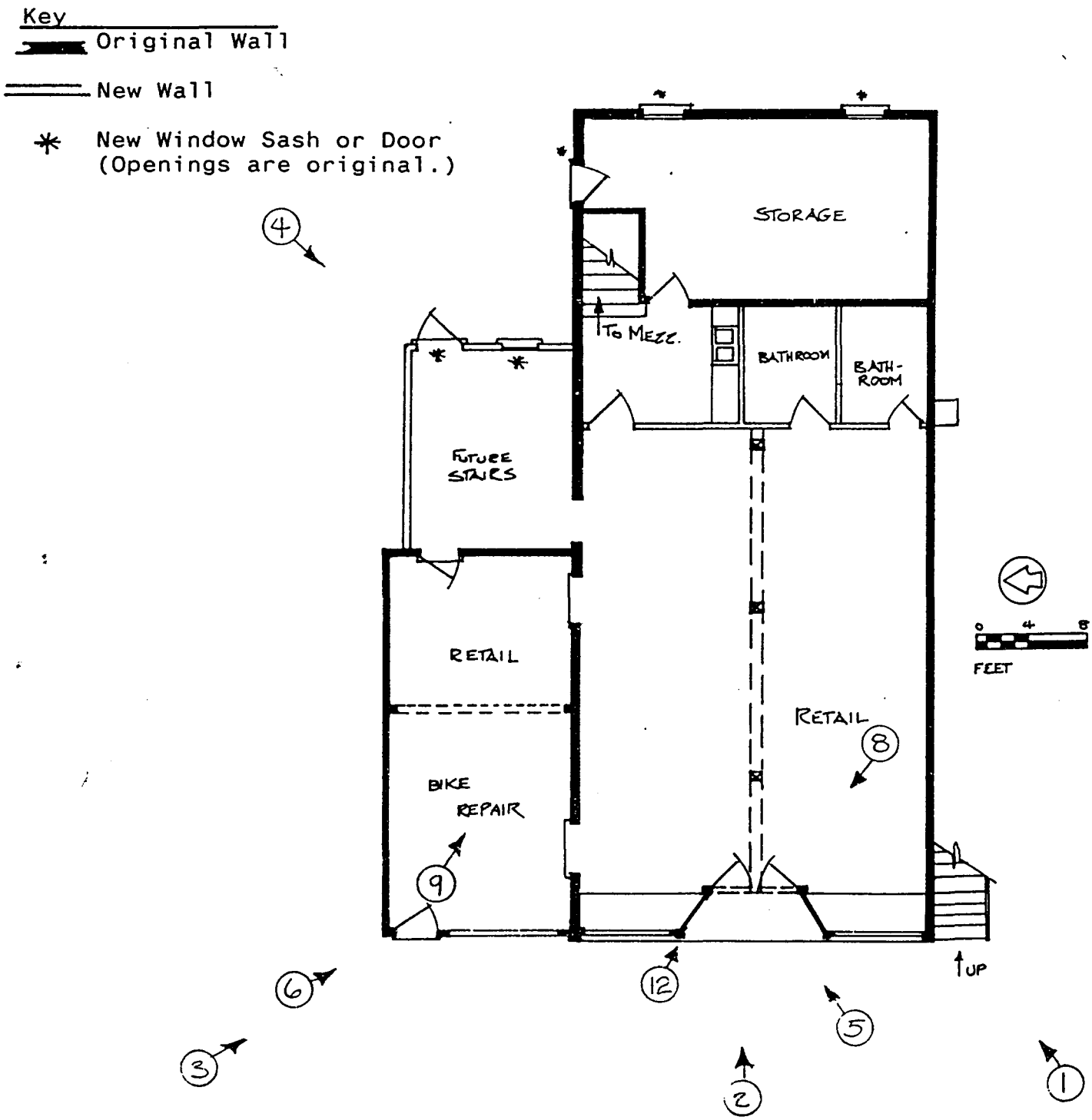
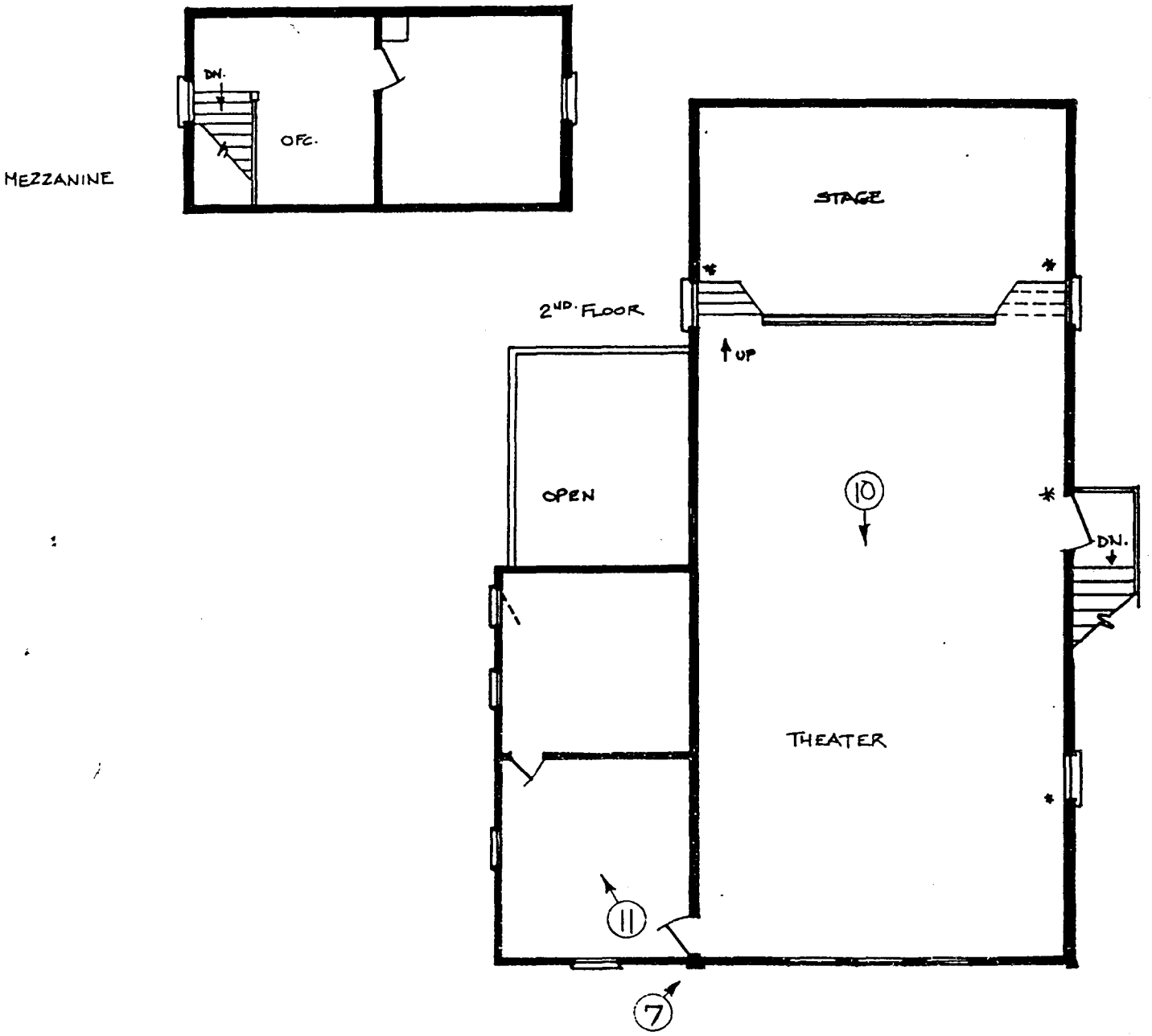


Figure Two. Mezzanine and Second Floor Plans, with photo key.



The smaller retail area is in the first floor rooms of the side wing, an area which suffered extensive flood damage. (The rear wall and part of the floor was totally destroyed, and the interior wall surfaces were down to studs note. The second story rooms have experienced only minimal rehabilitation, they are in fair to poor condition and are currently used only for storage.

The ground floor contains a large retail area, a smaller retail area and bike shop, a storeroom, and the new stair addition. (See Figures One and Two, floor plans.) The storeroom continues in its original function, and the large retail area for the bike shops occupies the former retail area of the hardware store. New restrooms between the sales floor and the storeroom constitute the only notable change to the room layout.

The smaller retail area is in the first floor rooms of the side wing, an area which suffered extensive flood damage. (The rear wall and part of the floor was totally destroyed, and the interior wall surfaces were down to studs in many places.) The wall between the two original side rooms was largely removed during the rehabilitation to create a more workable space.

The second floor contains three original rooms and the new stair addition. There are two small rooms in the side wing; and one large theater in the main part of the building. The theater consists of a single open room with a raised stage at one end. The stage sits above the mezzanine rooms below, and though not original, appears to be very early. The stage was originally reached by a single short flight of steps that spanned the entire width of the room. A subsequent alteration covered most of that early stairway, leaving just two narrow runs, one on each side of the stage. The south stairway has since been removed as well.

The original second story rooms, though in poor condition, remain largely intact. The ceiling plaster is gone, due to deterioration from a long term roof leak, but much of the early wall plaster remains in place. The side rooms have their original doors; a new door has been installed in the south doorway of the theater. The early doors in the theater have five horizontal panels, as does the door separating the two rooms of the mezzanine. Most of the woodwork is also intact, including wood floors, molded baseboards, and simple door and window trim. The doorways of the theater are surrounded by flat grooved trim set off with ornamental corner blocks.

Overall, the Hackman Building today looks and functions much as it did during the period of significance. The building in general exhibits a high level of integrity of design, materials, setting, association and craftsmanship. The most prominent architectural feature, the ornate storefront, differs only in color from the days the building housed the local hardware store.

Summary: The Hackman building is eligible for inclusion in the National Register under Criterion A in the area of COMMERCE, and Criterion C in the area of ARCHITECTURE. It was one of the town's earliest business buildings, and was used for commercial purposes for the vast majority of its history. The ground floor hosted mercantile enterprises until 1990, and returned to that function in 1997. The second floor theater was utilized for various community events into the 1950s or beyond. The main part of the building was erected in 1897, and the side wing was added approximately six years later. The period of significance thus runs from 1897 to 1948, the arbitrary 50 year cut-off point. Historically, the building is best known as "Barner's Hardware Store." Armin Barner ran the hardware store from ca. 1915 until 1942, and owned the property from 1925 to 1942. The building played an important role in area commerce for the better part of a century, and is significant for its long association with the commercial and social activities of the town.

It is also important as a Late Victorian building which has changed very little over the years. Although Hartsburg once boasted several commercial structures of comparable size, the Hackman building is the largest and most ornate to survive the severe floods which inundated the town in 1993 and 1995. Compositionally, it can be classified as a "two-part commercial block," a building type commonly used for small and moderately sized American commercial buildings in the nineteenth and early twentieth centuries. Architecturally, the building is distinguished by an ornate, fully intact iron storefront, which was manufactured by the St. Louis firm of Mesker Brothers. The building today is in excellent condition, and still very much reflects the uses to which it was put during Hartsburg's most prosperous times.

Elaboration:

Hartsburg was founded when the Missouri, Kansas, and Texas (MKT) railroad started surveying for a new line through the area in 1892, and the town's most significant period of development to date occurred during the first three decades of its existence. The town was established on land formerly owned by brothers Luther D. and O. B. Hart. Luther Hart donated the initial right of way for the railway in 1892, and filed a plat for the town on September 12 of the same year.[4] Orelius Brown Hart platted the first

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[4] "Luther D. Hart." Hartsburg Truth. (Obituary.) Feb. 7, 1919, and Boone County Abstract Co., Inc. "Abstract of Title #14,289." Columbia, MO, Feb. 4, 1964.

addition to the town shortly after.[5]

By 1893, trains were running, and the area post office had moved to the new town, then known as Hart City. The first business building of any kind was erected in 1893, a two story brick store went up in 1894, and a newspaper was founded in 1895. The establishment of a lumber yard in 1896 contributed greatly to the pace of development; one source claimed that once there was readily available lumber, "buildings went up as fast as carpenters could get to them."[6]

The town was incorporated as Hartsburg around 1898, at which time it was home to 100 people. The population fluctuated during the period of significance, averaging around 160, with a high of 211 in 1920.[7] By 1898, the town was firmly established. Business listings in a statewide Gazetteer of 1898-1899 included a hotel, a drug store, a livery, a blacksmith, and two general stores. A description of the village published in an area paper a few years later described it as "a model small village. In municipal government and improvements it has set an example that Columbia and other larger towns might well follow."[8]

Hartsburg's commercial center developed close to the railroad tracks, along Main and Second Streets. By the turn of the century, the south end of Second Street boasted several two story commercial buildings, of both frame and brick construction. (Ironically, it is primarily the frame buildings that have survived to modern times.)

One of the largest and most ornate frame buildings on that block was constructed by or for Samuel E. Hackman, in the spring or summer of 1897. Hackman bought the unimproved land from community leader and local businessman Herman Gungoll in May of 1897.[9] Gungoll owned several parcels of land nearby, including property to the south of the Hackman building, on which the Globe Hotel still stands. The hotel was built by or for Gungoll

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[5] "O. B. Hart, 81, Dies Suddenly." Hartsburg Truth. May 12, 1927, and Standard Atlas of Boone County, MO, (Chicago: Geo. A. Ogle and Co. 1917.)

[6] History of Peace Church, Hartsburg, (ca. 1990s. Excerpt supplied by Cathy Salter, Hartsburg, MO.) p. 8.

[7] United States Census Bureau. Population Census figures, 1900-1970. The population in 1990 was 131.

[8] "About the Village of Hartsburg," Columbia Missouri Herald, April 10, 1903, p. 3.

[9] Deed Records, Boone County Recorder's Office. Deed Book 88, p. 461.

around 1895.[10] Hackman apparently started construction on the store building soon after purchasing the land, as he was assessed taxes for improved property later that same year. The construction date for the Hackman building, and therefore the beginning of the period of significance, has thus been set at 1897.

Samuel Hackman operated a general store out of the building for just a few years. He is listed as the proprietor of a "general store" in a listing of local businesses which was published in 1898, and presumably continued as such until he sold the building in August of 1899.[11] He sold the property to a partnership which consisted of former owner Herman Gungoll and Gustave Witte.

Gus Witte bought out Gungoll's interest in the property in 1901, and continued as sole owner for another quarter of a century.[12] The 1900 census shows that Witte, a German immigrant, was residing in the Globe Hotel at that time. Witte's occupation is not clear; he was listed as "clerk" in the census, and other business listings for the town include mention of "Witte and Sons" stonemasons.[13] There is no clear evidence that he was ever in the mercantile business in Hartsburg; his name is absent from all early business listings, and he does not appear as a town resident in the 1910 and 1920 census records. It would appear, therefore, that the building served primarily as rental property while in his possession. (Newspaper ads from that period indicate that a two story business building rented for about $35 month.[14])

It was under Witte's ownership that the building reached its present form. Deed records show that he and his wife borrowed money on the property six times between 1903 and 1917.[15] The first such deed secured a loan from Dr. C. C. Parmer and local lumber dealers Gibson and Enloe, which leads to speculation that the money was used to finance the construction of the side

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[10] Boone County Assessor's Office, Columbia, MO. Various Land Tax Records, 1897-1908.

[11] Missouri State Gazetteer and Business Directory, (St. Louis: R. L. Polk and Co., 1898-99) p.428, and Boone County Abstract Co., Inc., p. 24.

[12] Boone County Abstract Co., Inc., pp. 25-26.

[13] R. L. Polk and Co., p 428.

[14] Hartsburg Truth, June 25, 1909, classified ad.

[15] Boone County Abstract Co., Inc., pp. 26-30.

ell. The construction date for that part of the building has thus been set at ca. 1903.

It also seems likely that the ell was built to house the office and drug store of Dr. Parmer, who was in business with Dr. J. E. Parmer at the time.[16] The addition later served as the office of Dr. Charles C. Megee, who was the town's only doctor in 1921, and was still in practice there in the 1940s.[17] It was used as a doctor's office, and sometimes drug store, throughout the period of significance, and later housed the local barber shop.[18]

In 1925, Witte and his wife sold the property to Armin Lewis Barner, who had apparently been renting space in the building for roughly a decade. An article about Hartsburg which ran in a local paper in 1924 noted that the A. L. Barner Hardware Co. had been in business since 1915, and a photo taken in 1920 shows Barner with friends and family in front of the South Second Street building. Barner also appears in the Hartsburg population census of 1920, with a listed occupation of "Salesman--Hardware Store." He was 33 at the time, married, with two children (he later had at least two more.) Barner and his wife Alma kept the property until 1942, when it was sold to the Bank of Hartsburg. His 27 year association with the building, by far the longest of any of owners, marks him as one of the most significant persons to be associated with the building during the period of significance.

Barner's hardware store was a fixture in Hartsburg for nearly three decades, and Barner was active in both business and community affairs during that period. He was described in 1924 as having "without a doubt...one of the best equipped stores of its class in Central Missouri. He is a live wire merchant and always ready to do anything that will help the town progress."[19] (The same article also noted that he was serving the city clerk at the time.)

The second story of his building was frequently used for community gatherings, including dances, school plays and other productions, and even movies. His son, Lester Barner, who worked in the store as a youth,

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[16] "About the Village of Hartsburg," p. 3.

[17] Interview with Lester Barner, and Clinton Smith, Boone County Missouri Directory, 1921, (Moberly, MO: Clinton Smith, 1921) pp. 536-540.

[18] Interview with Vera Jean Nichols, daughter of Armin Barner, Feb. 12, 1996, and "About the Village of Hartsburg," p. 3.

[19] "Busy Community," p. 5.

remembers the space being used for Saturday night dances as well as movies. (Westerns were particularly popular.) Local papers from the period of significance include several notices of activities which were taking place in the theater, including a 1936 ad for a PTA play in "Barner's Hall."[20]

Barner's primary business was hardware; the words "A. L. Barner--The Store of Good Hardware" were prominently painted on the front window for many years.[21] A 1921 directory of Boone County which included business listings for the town reveals that Barner carried goods in at least eight different categories, including general and builders' hardware, stoves and ranges, and "paints, oil and varnish."[22] He catered to both horse and automobile needs, carrying harness equipment as well as such things as car tires, gasoline and oil. His son Lester still remembers selling horse collars and saddles, and dispensing Sinclair gasoline out of the pump located in front of the store. The 1924 newspaper account mentioned that he also carried a full line of radio supplies, as well as guns and ammunition.

The Hackman building housed the town's only hardware store through most of the period of significance. A turn of the century business listing for Hartsburg shows that although there were two general stores and a number of other businesses at the time, there was no specific hardware store.[23] That had changed by 1903, when a description of the town noted that a P. A. Calvert was operating a hardware store there, and a local paper included an ad for "Brune and Co. Hardware."[24] It is possible that one of those businesses was renting Witte's building; tax records from the period show neither a Brune nor a Calvert owning any property in town at that time. Business listing from the 1920s show that Barner was the only hardware dealer in town then, and it has been assumed that he continued to be until he sold the property in 1942.

The building that housed Barner's business for so long can be classified architecturally as a Late Victorian style business building, of

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[20] "Hartsburg Truth," Feb. 13, 1936, classified ad.

[21] Lester Barner.

[22] Smith, p. 539.

[23] R. L. Polk and Co., p. 428.

[24] "About the Village of Hartsburg," p. 3.

the form sometimes referred to as a "two-part commercial block."[25] Architectural historian Richard Longstreth describes the two-part commercial block as "the most common type of composition used for small and moderate sized commercial buildings throughout the country. Generally limited to structures of two to four stories, this type is characterized by a horizontal division into two distinct zones."[26] The single story lower zones of such buildings were designed to be used as public or commercial spaces, while the upper floors were used for more private functions, such as offices, residences or meeting halls.

Two-part commercial blocks with Victorian detailing were extremely popular in America from 1850 into the first decades of the 1900s, and by the turn of the century, Main Streets throughout the country were lined with them. One scholar noted that the "buildings on Main Street reflect a standardization that became a fact of life in the American small town in the latter half of the nineteenth century."[27] In Missouri, one agent of such standardization was the railroad, which linked previously isolated areas with national markets and information networks. Towns along the MKT corridor, for example, share many features, ranging from such things as street plans oriented to the railroad tracks to a number of individual building types, including the two-part commercial block.[28]

Historic two-part commercial blocks in both frame and masonry construction can still be found all along the former railway; the Hackman Building is one of two remaining in Hartsburg. (The other is on the same block of Second Street, just to the southwest.) Early photos and historical accounts show that were originally several others in Hartsburg, all of approximately the same size, with a commercial space on the first floor and more private areas above. Early newspaper accounts reveal that several Hartsburg businesses had meeting halls above, and at least one also included

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[25] Richard Longstreth, The Buildings of Main Street, (Washington, D.C.: National Trust for Historic Preservation, 1987) p. 24.

[26] Ibid., p. 24.

[27] Richard V. Francaviglia, Main Street Revisited, (Iowa City: University of Iowa Press, 1996) p. 35.

[28] James Denny, et. al., "Cultural Resources Along the Missouri, Kansas and Texas (Katy Trail) Railroad Route." (Typescript. Jefferson City: MO Department of Natural Resources, Historic Preservation Program, Sept. 1986. Part of the Cultural Resource Inventory of the Historic Preservation Program, Jefferson City, MO.)

living areas on the second floor.

Physical layout and patterns of use were not the only standardized features of such buildings; many also used prefabricated ornamentation, often in the form of entire storefront "kits." Mass-produced architectural elements were available from a number of manufacturers, all easily shipped by rail to any interested building owner. Such components were especially attractive to small town merchants who wished to present an up to date image, but lacked access to affordable architectural design services. As one account noted: "Factory-produced architectural elements, sold by catalogue, offered small-town merchants....an opportunity to order complete "store fronts" for their buildings. Even without a local architect, the latest in eclectic and lavish ornament could be added to any kind of building, of any age, or any material."[29]

In Missouri and elsewhere, numerous commercial buildings were constructed with architectural elements manufactured by the St. Louis firm of Mesker Brothers. Mesker Brothers started producing iron building parts in St. Louis around 1880, under the leadership of brothers Bernard T. and Frank Mesker. The brothers were continuing a family tradition; their father John Bernard Mesker, started his own sheet metal business in Cincinnati in the 1840's, and later opened a factory in Evansville, Indiana. Another of John Mesker's sons, George L. Mesker, took over the family business in Indiana about the same time his brothers moved to St. Louis. The two companies, "Geo. L. Mesker and Co." and "Mesker Brothers Iron Works" operated independently thereafter, although producing similar products. Both companies routinely included embossed nameplates on all of their storefronts, as well as more subtle identifying characteristics; Geo. L. Mesker fronts often featured a stylized "morning glory" motif, while the Mesker Brothers fronts utilized the type of "fleur-de-lis" found on the Hackman building.[30]

Early records for the St. Louis firm show that Mesker Brothers sold and shipped over 5,200 fronts in less than 25 years.[31] Their factory operated in

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[29] Lee H. Nelson, ed., "The 1905 Catalogue of Iron Store Fronts Designed and Manufactured by Geo. L. Mesker and Co." Bulletin of the Association for Preservation Technology (Vol. IX, No. 4, 1977) p. 3.

[30] Ibid, p. 3.

[31] Ibid., p. 3.

St. Louis well into the twentieth century, and was still in use in 1952.[32] The brothers held numerous patents "relating to the construction of sheet-metal house fronts, rolled wrought iron and steel construction work, shapes for casement, and various types of doors."[33] Their business was based on mail-order sales; they are said to have printed and distributed half a million catalogues each year in the late 1900s.[34] A surviving turn of the century catalogue reveals an extensive line of prefabricated building components, ranging from sheets of galvanized steel "bricks", to entire storefront assemblies, complete with embossed decorative wall panels and glass for the display windows. (See Figure Three.) Building owners, or their carpenters, could order complete pre-designed storefronts, mix and match from various components, or take advantage of the company's free design service.

The company's ca. 1905 catalogue boasted: "We claim for our Fronts, as chief advantages, economy in price, artistic and modern design, durability, perfect and practical construction."[35] The claims appear to have been well-grounded, especially in the areas of durability and economy of price. The storefront on the Hackman Building shows very little wear after a century of use, and required only minor repairs during the recent rehabilitation. As to "economy in price," a check of the ca. 1905 catalogue shows that the front now on the Hackman building probably cost around $300 when it was installed.

The role of the Mesker Brothers and similar companies in the standardization of American commercial architecture has recently been noted by at least one scholar of small-town commercial architecture. In the 1996 book Main Street Revisited, Richard Francaviglia wrote:

> "Who were those Victorian-era designers who transported and translated the architecture of classical Europe into the Main Street of the American frontier? In contrast to artisans and

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[32] "$30-a-Month Family Grocery Bills Recalled in Razing of Old Building," St. Louis Post-Dispatch, March 27, 1953. (Clipping in the collections of the Missouri Historical Society, St. Louis, MO.)

[33] "In Memoriam: Frank Mesker," Bulletin, Missouri Historical Society, (January, 1953,) p. 199.

[34] Nelson, p. 3.

[35] Mesker Brothers Iron Works, "Catalogue," (St. Louis: Mesker Brothers Iron Works, ca. 1905. Part of the collections of the Missouri State Historical Society, St. Louis.) p. 4.

carpenters of earlier periods, many were industrious entrepreneurs like the Mesker Brothers, whose name appears on metal facades created in the late nineteenth century....from their St. Louis factory, they mass-marketed standardized facade components that found their way to every corner of the country."[36]

Mesker Brothers storefronts have been identified on other commercial buildings along the MKT, but few are as intact as that on the Hartsburg store. A brick commercial building in the town of Mokane, for example, sports a less preserved but nearly identical second story facade, and there are at least 2 stores in Pilot Grove which still have at least portions of their Mesker Brothers fronts.[37] The store which originally stood just south of the Hackman building also had Mesker Brothers components at the ground floor level; that building was demolished as a result of the flooding which occurred in the 1990s. The front on the Hackman building is the last to survive in Hartsburg, and among the most extensive and intact to be found in any nearby towns along the MKT roadway.

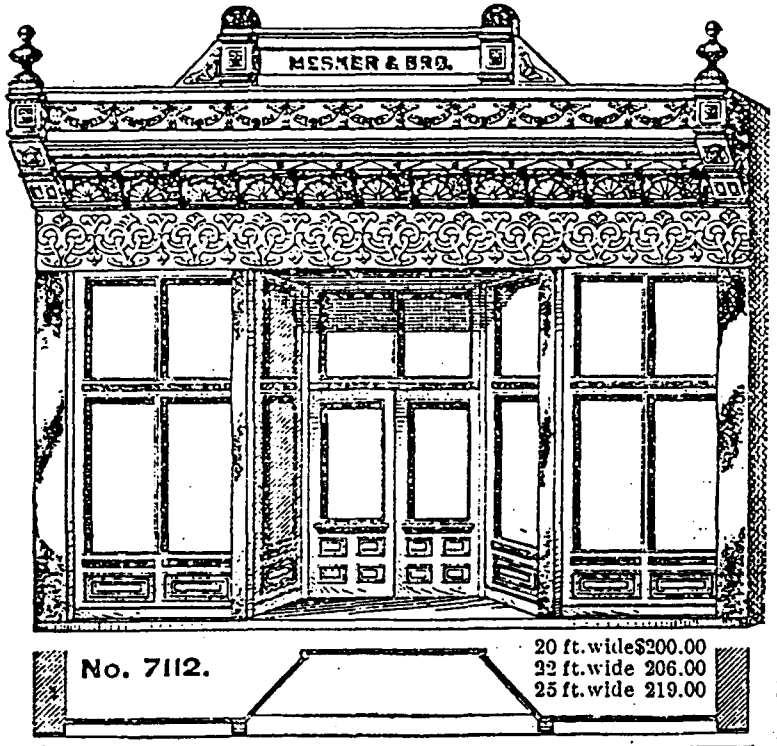
In spite of changing hands many times after leaving Barner's possession, the Hackman building suffered few significant alterations. The recent rehabilitation project reversed a good deal of deterioration without seriously affecting the integrity of the building, and has ensured that it will continue to serve in its present capacity for many years to come. The Samúel Hackman building today appears much as it did during Hartsburg's earliest period of development, and continues to function as a commercial structure. It merits recognition for both its long association with commerce in the town of Hartsburg, and as an intact example of a nineteenth century commercial building with a Mesker Brothers front. While Armin Barner would no doubt find the term "Late Victorian two-part commercial block" a bit grandiose for his old hardware store, he would have no trouble recognizing the building in which he spent his career.

* * *

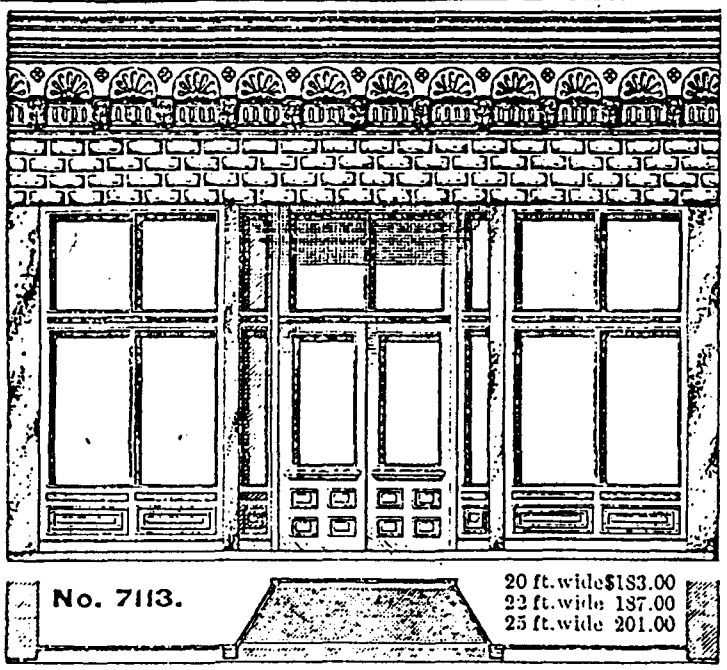
[36] Richard V. Francaviglia, Main Street Revisited, (Iowa City: University of Iowa Press, 1996) pp. 36-38.

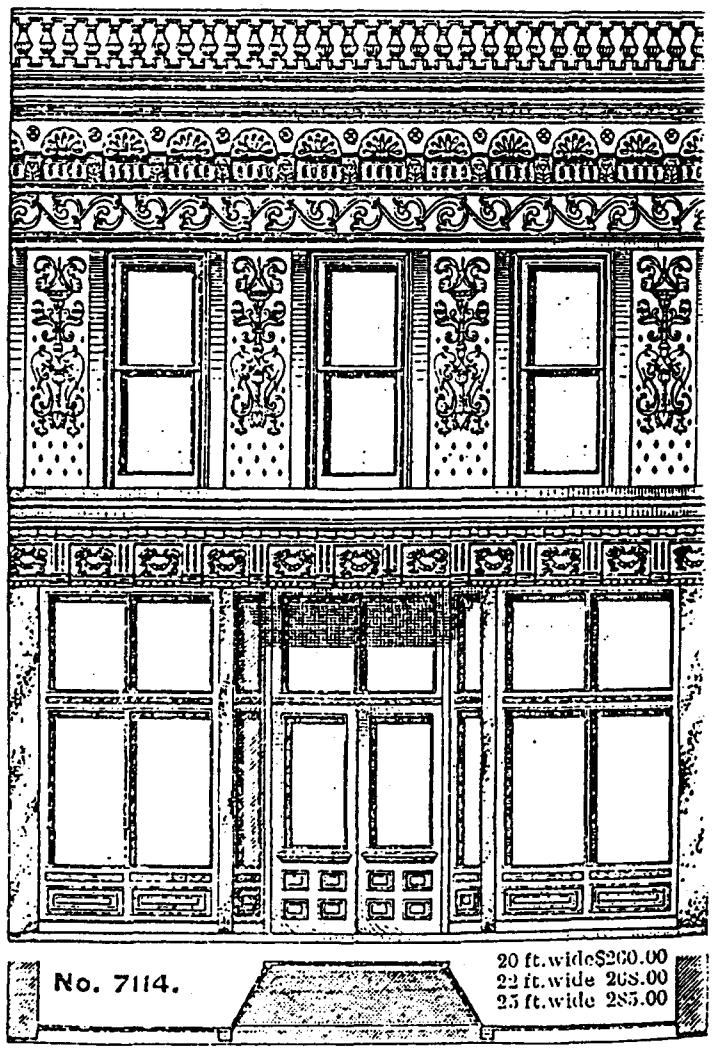
[37] James Denny, "The KATY-Missouri River Trail," Missouri Preservation News, Vol. 11, No. 3, Summer 1987, pp. 1, 4-10.

Figure Three. Mesker Brothers Catalogue Illustration From a ca. 1905 Catalogue.



To those contemplating the erection of buildings we furnish, free of charge, drawings for the Front to suit their requirements, upon receiving the size or frontage of lot, with such other information as may be necessary. For remodeling buildings where old fronts are to be torn out and new ones substituted, our styles and designs present such overwhelming advantages in cost and appearance as to defy competition.





30 South Second Street, Hartsburg
Chronology

***** The first part of the building was erected between March and June of 1897, and the side addition dates to ca. 1903.*****

1892 Sept. 12; Hartsburg is platted.

1897 March; Herman Gungoll sells undeveloped property to Samuel Hackman

***1897 June; Hackman assessed taxes for improved property.**

1898 Hartsburg incorporated, population 100.

1899 August; Hackman sells building to Gustave A. Witte and Herman Gungoll.

1901 Gungoll sells out to Gus Witte.

***1903 Gus and Augusta Witte borrow money on the property from private citizens and the local lumber dealer, possibly to finance the side addition.**

1915 Barner goes into business, probably in Hackman Building.

1920 Armin L. Barner in census as a clerk at a hardware store age 33. (Witte not found.) Charles P. MeGee in census as a physician, age 49.

1921 Business listings in Hartsburg city directory includes Barner's name for several hardware items, as well as an entry for MeGee.

1925 Gus and Augusta Witte sell to same Armin L. Barner.

1942 A. L. and Alma Barner sell to Bank of Hartsburg.

1944 Bank to James and Laura Bryant.

1947 Bryants to Martha Jane and Gerald Sanbothe.

A succession of owners and uses followed. The building was used for commercial purposes until 1990. It served as a residence from 1990-1993, when it was flooded, and sat empty until rehab work began in May of 1996.

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Interviews conducted by Debbie Sheals:
Vera Jean Nichols, daughter of A. L. Barner, Jan. 30, 1996
Lester Barner, son of A. L. Barner, Feb. 12, 1996

Verbal Boundary Description

Lot Three (3) and the North half (1/2) of Lot Four (4) in Block One (1) in Hart City, now Hartsburg, Boone County, Missouri, measuring 45 feet wide by 150 feet deep.

Boundary Justification

The current boundaries encompass all of the land ever associated with the store; the property boundaries are unchanged from the original date of construction.

Photographs

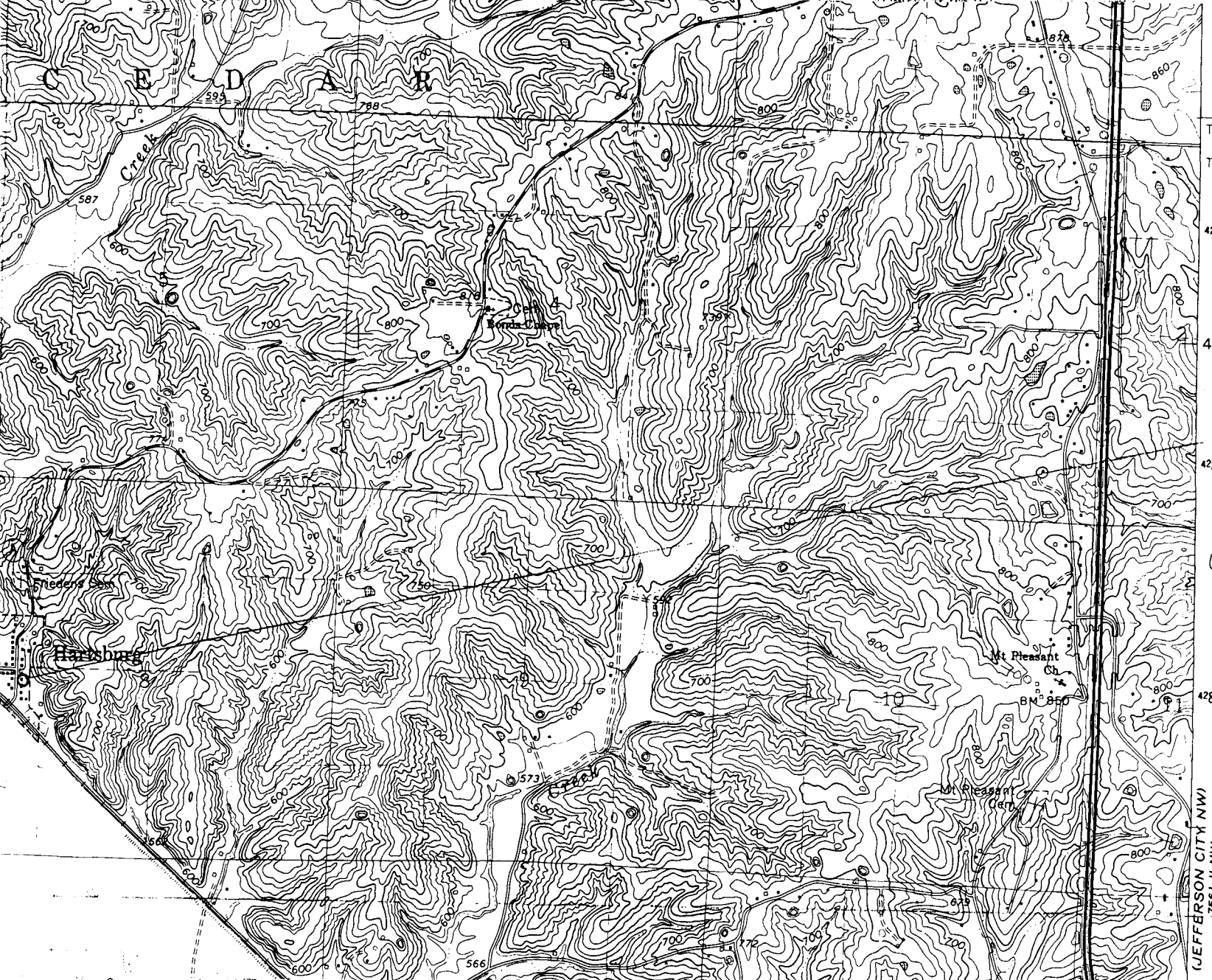
The following information is the same for all photographs:

Hackman, Samuel E., Building
30 South Second Street, Hartsburg
Boone County, Missouri Debbie Sheals
May, 1998
Negatives on file with Debbie Sheals, 406 W. Broadway,
Columbia, MO 65203

List of Photographs

See Figure One for an indication of camera angles.

1. Southwest corner.
2. Facade (west elevation.)
3. Northwest corner.
4. Northeast corner (rear.)
5. Main storefront detail.
6. Side storefront detail.
7. Main cornice detail.
8. Interior, main store, ground floor.
9. Interior, side rooms, ground floor.
10. Interior, theater, second floor.
11. Interior, side rooms, second floor.
12. Mesker Brothers nameplate.



HACKMAN, SAMUEL E, BUILDING.
HARTSBURG, BOONE COUNTY, MO
UTM: 15/560120/4282930

4282

CYCLE
DEPOT

OPEN
rentals - sales
service
RENT TO OWN
coffee bar
ice cream
snacks
T-shirts
flags - kites
windsocks
DOTT
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coffee bar
ice cream
snacks
T-shirts
flags • kites
windsocks
Coca-Cola

Coca-Cola

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Please use other door
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ice cream
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T-shirts
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cycling
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PED
WESTERN BROS
FRONT DOORS
ST. LOUIS