

Heseltine Properties

Bob Flander thought that these buildings were impressive and worthy of ^{an} documentation. When he realized that they had a commonality of ownership by last name it intrigued him and he applied for a grant. This is the result. While a large apple grower and shipper he could not document a lot of "superlatives" he hoped to see the Heseltine family. He did document that they were a large "Orchard" producer although buildings related to this are in "ruined" state. The residences that he located are certainly an impressive collection of masonry houses. I do not know if M.P.S. is designed to link properties through a family name. I would have felt more confident if the apple industry buildings were more intact.

~~Some~~ Several of the houses are impressive in Missouri and Greene County so they should be particularly eligible through architecture. I do not know if all the properties should be listed for the prominence of the Heseltine family.

Haseltine Orchards
Historic Area Survey

Report Text

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Greene County Historic Sites Board

June 15, 1994

Acknowledgements

Thanks to members of the Haseltine family who provided information and documents, especially Burton and Carleton Haseltine, Jean Haseltine Reed, and Jean Haseltine Knabb; Alice Avery, who provided devoted assistance as Graduate Assistant at the Center for Ozarks Studies in the summers of 1993 and 1994; Sara Whiteaker, secretary and administrative assistant, Center for Ozarks Studies; David Eslick, Greene County Historic Sites Board, who provided many of the Survey photographs.

And special thanks to Jean Woody, Greene County Historic Sites Board, for three years of research, investigation, collation, insight, encouragement, and friendship.

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Visual Research

To standard techniques of on-the-ground inspection and photography, this survey adds the study of *old aerial survey photographs*.

Aerial surveys of Greene County were accomplished in the 1930's and in 1953. Parts of the 1930's photo survey are not extant, including much of the Haseltine Orchards area. By 1953, little evidence of the orchards remained—a disappointment, because of the plan to rely upon photos of the orchards for knowledge of their precise location. (The orchards are now entirely disappeared.) Probable Haseltine orchard locations, based on dim aerial evidence, is indicated on the project map.

Other limitations of the aerial photos are their lack of technical clarity, and the fact that several relevant photographs were taken when leaves were on the trees. Significant details were consequently obscured.

Photos have been scanned to discover relevant structures not found in the ground reconnaissance. In the crucial area along Haseltine Road just north of Haseltine Station, now destroyed by I-44 and Chestnut Expressway, several houses and large barns appear in the photos. However, it has proved impossible to differentiate among them the Haseltine structures from those of other, later, builders. Nor is it possible to distinguish an apple barn from a dairy barn.

In one case the aerial survey photos proved particularly useful. Site Group #1, Spurgheim's Orchard, is revealed in both a 1930's and a 1953 photo. The 80 acre orchard appears clearly, as do the complex of relevant buildings within it. The two photos permit

analyses of and comparison between the conditions of this large orchard at different periods during the final decline of the Haseltine's commercial orchard business.

Document Research

Conventional methodology is used in document research. As in many such local history subjects, crucial documents are not extant or are so far unobtainable. In the Haseltine case, personal and business documents of the subject period, ca 1870-1930, are almost entirely missing at this stage of research.

Consequently, a wide range of other sources, as indicated in the bibliography, have been utilized. These include oral interviews with family members of the fourth generation, now in their seventies, who retain some childhood memories of significance to the project.

The Place

The location of the Haseltine Orchards Historic Area Survey is along, and within approximately one-fourth mile either side of, Haseltine Road. Haseltine Road is a north-south, early township line road five miles west of the Springfield Public Square. The surveyed structures and sites extend a distance of five miles from north to south, as indicated on the project map.

Though seeming to be somewhat scattered today, at the time of the death of patriarch Ira Sherwin Haseltine in 1899, a distinct locus existed at Haseltine Station, the point where the Frisco Railroad crosses Haseltine Road. The shadow of a traditional New England family hamlet was created there; part shipping point, part farm and orchard land. Particularly it was the location of family residences, which with the passage of time moved south along and to either flank of Haseltine Road.

“Haseltine Station” was apparently the Frisco demomination of the station stop. The local name was “Dorchester,” which may have preceded the Haseltine family’s arrival. Dorchester remained the name noted in the Springfield newspaper as late as 1899. (If “Dorchester” preceded the Haseltines, it also preceded the arrival of the railroad, which did not cross Haseltine Road until 1871—the year Ira Sherwin Haseltine first bought land there, including a lot along the railroad right-of-way.)

The Haseltine Family

The Haseltine Orchards Historic Area Survey is concerned entirely with dwellings and commercial agricultural structures raised by three generations of the Haseltine family, beginning with Ira Sherwin and Augusta Haseltine. They arrived at Haseltine Station in 1871, the beginning of the historic period of the survey. The latest-built structure in the survey is the dwelling of Kirk Graber Haseltine, a grandson. It was built in 1919. (Most of the surveyed structures are undated, but may be inferred to have been built earlier than 1919).

Ira Sherwin Haseltine (1821-1899)

Ira Sherwin Haseltine (1821-1899) was born in Vermont, one of ten children. His parents were Connecticut-born; his father, Orien Haseltine, was also one of ten children. Augusta Thomas Haseltine (1828-1900), wife of Ira Sherwin, was also Vermont-born. Her parents were born in England.

The Haseltines moved to Wisconsin in 1843 with Ira’s father, Orien Haseltine. Ira was a farmer-merchant, who went into real estate by platting his farm in the Wisconsin River country of southwest Wisconsin into town lots. He named the town “Richland Center,” to be

the seat of Richland County.

Ira Haseltine was also active in politics. He was elected to the Wisconsin legislature, and attended the Wisconsin organizing convention of the Republican Party. He was a delegate to the 1860 national convention in Chicago that nominated Abraham Lincoln the party's presidential candidate. He was an abolitionist, and a supporter of the 1848 revolutions in Europe. He named a son, born 1853, Louis Kossuth, after the Hungarian revolutionary. A son born in 1855 was named Seward Augustus, after the abolitionist Senator William Seward (at least two of the children bear their mother's name, Augusta for Gertrude, Augustus for Seward). A son born in 1859 was named Sumner Charles, after abolitionist Senator Charles Sumner. The son born in 1868 was named Lincoln Abraham.

In addition to being an orchardist and cattleman, Ira remained a public figure, active in the progressive wing of the Republican Party. He won the Sixth Congressional District seat in the U.S. House in 1880 on the Greenback Party ticket. While in Congress he authored pioneering legislation to protect the safety of working men.

At his death the newspaper reported that he and Augusta "spent their summers in Wisconsin," where he retained property, though no mention was made of when the practice might have begun.

Ira and Augusta Haseltine's residence was on the east side of Haseltine Road just north of the Haseltine Station tracks. It was taken by the construction of I-44. No photo of that house has been found.

The Second Generation

Augusta Haseltine bore a total of nine children between 1849 and 1870. All were to

be heirs and owners of lands acquired originally by Ira in the Haseltine Orchards complex. Six of the nine resided with their own families along or nearby Haseltine Road. The nine children were:

Spurgheim Ira (1849-1921)
Louis Kossuth (1853-1926)
Seward Augustus (1855-1919)
Gertrude Augusta (1858-1943)
Sumner Charles (1859-1937)
Rosa (1868-1926)
Lincoln Abraham (1868-1952)
Vinnie (1870-1925)
Nellie (? - ?)

A resume of the land holdings of each within the area of the Haseltine Survey, as represented in the 1904 Greene County Plat Book, and certain other relevant facts, follows.

Spurgheim Ira Haseltine (1849-1921)

Spurgheim was 21 years old when the family moved to Missouri. The other eight children ranged in age from Kossuth (18), down to Vinnie, a baby. Spurgheim was station agent at Haseltine Station, and built a residence just south of the tracks fronting Haseltine Road on the east side (see old photograph).

In 1883 Spurgheim purchased 80 acres along the west side of Haseltine Road a mile north of the Station, and planted more than 3,900 Ben Davis apple trees on the tract. He subsequently built a large storage barn, a cider works, a tenant house, and other structures in the orchard. They are noted in the survey.

Spurgheim's Orchard is clearly revealed in the 1930's and 1953 aerial surveys of Greene County, together with its complex of structures. No other extant portion of the aerial photo survey so clearly reveals the old orchards and their buildings.

The 1904 Plat Map shows Spurgheim as owner of the property where his parents had dwelt (they died in 1899 and 1902). That plot, together with his other properties, totalled 188 acres.

Louis Kossuth Haseltine (1853-1921)

In 1904 L.K. Haseltine owned and operated Highland Farm, 220 acres south of the Mt. Vernon Road just east of Haseltine Road. All or most of it apparently orchard. He may have owned additional lands—a son, Louis Kossuth Jr., owned a house about a mile east on Mt. Vernon. Kossuth had the largest apple shed, a huge structure 75' x 75'. It was he who received the sole bequest of land at his father's death in 1899. His concrete block house and water tower are also in the survey.

Seward Augustus Haseltine (1855-1919)

Educated at Drury College and George Washington University (he was 26 when his father went to Washington) Seward became a successful patent attorney in Springfield. He resided with his wife Mildred and their family in the fashionable North Benton Street district of Springfield near the Drury campus. True to his New England roots, he was a member of the Congregational Church on North Benton, a congregation of New England-descended Springfieldians.

Mildred Livingston Haseltine, Seward's wife, was daughter of Chancellor Livingston, Mayor of Joplin. Her brother, Joel Livingston, was appointed Associate Justice of the U.S. Supreme Court in 1901. Mayor Livingston was grandson or great-grandson of the famous Robert Livingston of New York, titled "Chancellor." Robert Livingston was one of the three negotiators of the Louisiana Purchase Treaty. Mildred and Seward named one of their sons

Chancellor Livingston Haseltine.

Though Seward Haseltine seems not to have been engaged in the apple business, he owned 90 acres in the survey area.

Gertrude Augusta Haseltine Clark Davis Clark (1858-1943)

Gertrude Augusta married Clarence Marcellus Clarke in 1885 in Washington D.C. Subsequently widowed or divorced, she married Daniel W. Davis in 1901. Divorced from Davis in 1909, she retook the Clarke name.

“Aunt Gertrude,” as informants called her, lived in a large house across Haseltine Road from Ira and Augusta, her parents. A large apple barn was behind the house. Both were taken by Chestnut Expressway and I-44. She was recalled as having a luxurious Cord automobile.

The 1904 Plat Map shows her as owning 108 acres of land at Haseltine Station under the names “G.A.H. Clarke” and “G.A.H. Davis.”

Sumner Charles Haseltine (1859-1937)

Sumner Charles as an adult lived in Springfield and practiced law; but he was, with his wife Emma, also owner of Clover Dell Farm comprising 302 acres on the east side of Haseltine Road four miles south of Haseltine Station.

Sumner married Emma Kirchgraber in 1890 when he was 31 and she 26. Emma was the only child of Elizabeth and Joseph Kirchgraber, German immigrants who were in the orchard, nursery, and market garden business. The wedding was described in a newspaper account as a major event in “German society.” It took place at the bride’s home, where 125 guests were served a seated dinner. The groom’s bridal gift was a diamond pin, the only

jewelry Emma wore on her gown. The bride's parents' gift was a house next door on Fort Street in west Springfield (the 1904 Plat Map shows two residences at that location side by side, the only ones nearby. The owner of 52.5 acre plot at the site is identified as "Lizzie Kirchgraber"). Sumner died at that location 47 years later, suggesting that it was his and Emma's permanent residence, despite Clover Dell (the farm is three miles west and one mile south). The farm was apparently staffed with a permanent tenant family, who lived in the house in Site Group #5, Tenant House #1.

The significance of the Kirchgraber family is suggested by Sumner and Emma naming their first child Kirk Graber Haseltine; and Sumner's elder brother Seward named one of his sons Joseph Kirchgraber Haseltine. A scattering of papers in an outbuilding at Clover Dell Farm included German language newspapers and school books in German.

Kirk Graber Haseltine built a handsome house in 1919 at Clover Dell Farm in which he resided until his death. It was abandoned after his aged widow removed to a care facility. The house burned in the spring of 1994.

Rosa Haseltine Dreyfus (1868-1926)

Rosa Haseltine married Adolphus Dreyfus in 1891. Dreyfus (1857-1910), a New York-born Kansas Citian, was reported in a newspaper account to be "a wealthy businessman." Whatever his business, he moved to Haseltine Road where he and Rosa in 1897 raised a mansion named "Hazelcrest." The 22-room Haseltine-Dreyfus House, Greene County Register of Historic Sites, is a late Queen Anne-style limestone house of exaggerated rustication, very similar to several houses of the same period in the fashionable North Benton Boulevard neighborhood of Kansas City. Dreyfus lived for only nineteen years after the

marriage.

The third child and only son, Adolphus Jr. (“June”) did not marry but remained at home after his mother’s death in 1926, presumably managing the vinegar distillery and the orchard, 125 acres athwart Haseltine Road a mile south of Haseltine Station. June grew up with a cousin Francis, son of Lincoln A., who lived next door; and the two boys, of similar age, grew to be close as brothers. In 1931 Francis was killed in an airplane crash. June became despondent, a depression exacerbated by loss of the house and orchard in the Depression. In 1933, on the second anniversary of Francis’ death, he went into the orchard and shot himself.

In 1937, the property passed into the hands of a Springfield physician, Dr. Francis H’Doubler, who resided there with his family for forty-eight years. Since 1985 it has been the residence of Mr. and Mrs. John Francis, who have restored it.

Lincoln Abraham Haseltine (1868-1952)

Lincoln and Rosa were born the same year, though they were not twins. They were born when their next oldest sibling (Sumner) was already nine. Perhaps their closeness in age abetted a relationship that influenced their becoming close neighbors. They owned plots of nearly identical size, 125 acres each adjacent to one another (1904 Plat Map). Forty of Lincoln’s was north across Grand Street road (the land upon which the as yet unidentified Haseltine dwelling is located). In addition, Lincoln owned an 11 acre tract at Haseltine Station. Lincoln’s total acreage: 136.

Lincoln’s house, “Ivy Place,” was an imposing structure, handsomely sited, which combines Queen Anne and Mission Revival elements. It is as yet undated.

Whereas the Dreyfus vinegar works was behind the house, Lincoln's was across Haseltine Road. In addition to vinegar, he canned vegetables commercially and had some stock, perhaps dairy cows.

Vinnie Haseltine Hinton (1870-1925)

The youngest of the Haseltine children, Vinnie owned 40 acres on the south side of Grand Street road, a quarter mile west of Haseltine Road. Her 40, 40 of Lincoln, and 80 of Rosa constitute the NE ¼ of Section 25, T29N R23W, bordered by Haseltine Road on the east and Grand Street road on the north. Vinnie resided in what is described as a small cottage on her land, now gone. However, the water tower that served the house remains.

Nellie Haseltine Byers (no dates)

Nellie moved to Kansas City, is not buried in or near Springfield (as far as is known at present), and knowledge of her is consequently small. Where she may have fitted into the sequence of children is unknown. She married a William Byers and had two children who were given the very German names of Willemena and Berthier. In 1904 she owned two tracts at Haseltine Station totalling 46 acres, including the plot upon which the extant shipping shed is located.

Conclusion

The Haseltine family was one of the many exceptional "Yankee" families arriving in the Ozarks after the Civil War who proved to be leaders in economic and social development. Other examples in Greene County are J.F.G. Bentley who made a fortune in real estate and banking; Homer Fellows, founder of the Springfield Wagon Company; and Jonathan Fairbanks, pioneer superintendent of the Springfield Public Schools. An even closer

analogy to the Haseltines is the Cyrus Russell family of Iron County who a generation earlier came from Connecticut to pioneer commercial agriculture and industry in the rural setting of Iron County's Arcadia Valley.

Haseltine exceptionalism was demonstrated in their devotion to education. Spurgheim, eldest son, matriculated two years at the University of Wisconsin. Other children attended Drury College, where three of them were in its first graduating class (Drury was very much a college in the New England tradition, founded by a Yankee, staffed by Yankees, and with close ties to the Congregational Church). Seward and Sumner were graduates of George Washington University law school. Apparently all the children of appropriate age attended Springfield schools, as did their children and grandchildren.

Though Ira and Augusta were modest in manner and lifestyle, and dwelt their entire lives in the country, Ira considered himself a public servant and a setter of standards—political, moral, religious, educational, and entrepreneurial. He was cosmopolitan in the manner of a New England country gentleman. When he died, the home funeral service was conducted by a favorite minister from Kansas City.

The Haseltine children in several known instances married "well." Sumner married a Kirchgraber. Seward married into the distinguished Livingston family. Rosa married Adolphus Dreyfus, a wealthy Kansas City man, perhaps of German Jewish descent. Gertrude, twice married, had enough money to afford an extensive ménage including a luxury automobile.

Of the nine children, six lived out their lives on the Haseltine lands accumulated in great measure by their father. In the third and fourth generations, many more moved to

town; but for many, that meant Springfield, where most of them had gone to school and college, and which was still “home.” Some never left the farm—Alfred (son of Spurgheim) and L.K. Jr., for example. In the 1990’s, several follow the most prominent profession of family tradition, which is the law. Many retain ownership of original Haseltine Orchard lands.

In terms of rural lifestyle, a final note: at least three in the second generation, and one in the third, had running water in their houses, as evidenced by four water towers—the only known rural towers in Southwest Missouri.

Orchards and Apples

The rapid development of a commercial apple industry in Southwest Missouri in the forty years following the Civil War was the consequence of a national and international trend toward urbanization, the growth of markets among urban, middle class populations, general prosperity, and a number of technological developments—especially developments in rail and steamship transport.

The railroad first arrived in Springfield in 1871. It was the Atlantic and Pacific, later the St. Louis and San Francisco (“Frisco”). The line was quickly extended southwest through Indian Territory and on to California. Ten years later the Kansas City, Fort Scott, and Memphis Railroad reached Springfield from the northwest, building southeast. This line eventually reached the Gulf at Mobile, Alabama. The two lines crossed at a place called Nichols Station, just beyond the northwest corner of Springfield, and a mile east of Haseltine Station. Haseltine apples did not have far to go to be transferred to “the Memphis line,” as many of them were.

The railroad promoted the apple business using the most sophisticated advertising techniques of the time. They had railroad grant lands to sell, and needed freight to make their lines profitable. They needed resident populations along the tracks engaged in commerce. Thus the Ozarks became “The Land of the Big Red Apple.” Few heavy fruit (“pomme fruit”) orchards—apples, peaches, pears, and plums—were planted more than a few miles either side of the tracks. Perhaps the best known orchardists to be attracted by this railroad promotion were Laura Ingalls and Almonzo Wilder, who in 1894 abandoned Great Plains hardship in South Dakota to plant an orchard at Mansfield on “the Memphis line,” 40 miles east of Springfield.

Ira Sherwin Haseltine saw the railroad coming and arrived on the Grand Prairie west of Springfield the same year it did. At least his money arrived—he was still in Wisconsin—\$1000 down, \$1000 at 10% to be paid in two years, on “lots” of indeterminate acreage extending a mile along the east side of Haseltine Road in Section 19, T29N, R22W. The railroad pierced his purchases. Inferentially, the acreage may be estimated at about 80, making the price \$25 per acre. It was not cheap for land with presumably little, if any, improvement.

Ira was a pioneer in the large scale commercial orchard business in Greene County, though not the first planter of large orchards. The 1876 Atlas of Greene County shows other orchards schematically represented. A half-page perspective drawing of the farm of Col. A.L. Campbell was subscribed in the Atlas by with the following legend: “This Farm consists of 210 acres 100...of which are planted with Fruit Trees as Follows Apple Trees 4720 Peach 260 Pear 300.” The Campbell farm was in Section 25, T29N, R22W, near the

west edge of Springfield. Haseltine does not appear in the Atlas as a subscriber in the “Biographical Sketches” section, nor are his lands represented as being planted to orchard in the maps.

At the time of death, however, the newspapers represented him as being “the first orchardist,” even as owner of “the largest orchard in the world”(!). His orchard lands were said to total some 1600 acres, a very large area of fruit trees indeed. However, a total acreage of contiguous lands along Haseltine Road owned by the Haseltine children in 1904 (plus Spurgheim’s separated 80 acre orchard north of Haseltine Station and the separated 302 acre Clover Dell Farm of Sumner Charles four miles south of Haseltine Station) totalled some 1590 acres, close to the figure in the newspaper. The core 1200 contiguous acres had probably been accumulated by Ira Sherwin and distributed to the children before his death. Ira’s will left no land to the children, with one exception. Louis Kossuth received a grant of land contingent upon his making an annual payment of \$120 to his mother while she lived (she died three years later, in 1902). The other eight heirs received \$150 cash.

How long and how actively Ira Sherwin remained engaged in the apple business is not known. The 1890 Greene County personal property tax rolls shows him possessed of 20 horses, eight mules, and 284 neat cattle, total valuation \$4710. (By contrast, the only other Haseltines listed in the 1890 rolls were Spurgheim Ira, \$650; and Louis Kossuth, \$232.)

Ira was certainly a land dealer. Between 1870 and 1900 he and his children bought or sold 161 separate pieces of land across Greene County.

The most detailed historical account of Haseltine Orchard development is in the biographical sketch of Spurgheim Haseltine, in the Record of Greene County, 1893.

[Spurgheim] assisted his father to set out 7,000 apple trees in 1871-4 and the orchard is in good bearing condition. In 1883 Mr. Hazeltine bought eighty acres of land in East Center Township and set out 3,912 apple trees—mostly Ben Davis variety—one mile north of his residence. The trees began to bear in 1888 and a crop of 300 barrels were produced; in 1889 and in 1890, 2,400 barrels were produced, and in 1891, 3,600 barrels; in 1892 only 200 barrels were produced. This shortage was occasioned by continued wet and cold weather during the blooming season....

[Spurgheim's] orchard has received the best of care since it was set out, has been cultivated since planted, and hoed around the trees and mulched. For the season previous to this the entire orchard has been kept thoroughly cultivated, with the idea that but one crop should be taken from the ground each season. Mr. Hazeltine has erected two stone storage buildings on the "Frisco" track capable of holding 5,000 barrels of apples, and one in the center of his orchard with a capacity of 13,500 barrels. These buildings have three floors in each, are lined and have air spaces and are admirably adapted to the preservation of fruit, as they keep a cool and even temperature. Mr. Hazeltine has now one of the finest apple orchards in Missouri. He has carefully studied the business, and worked on an intelligent theory of his own, and has now a beautiful and thrifty orchard capable of producing in one year an ample remuneration for his labor. So far, the orchard has been moderately remunerative and is just now in condition to be very profitable. On Mr. Hazeltine's method it costs per year about \$1,000 to keep it in cultivation. He is a man of education, understanding botany and its application to the fruit business; and he is a horticulturist of experience and brings into his business the force of a skillful and educated mind. He has invented a tool called a "weeder," which is now generally used; with this tool, in connection with other tools, he removed the borers from the trees effectually.

The four great apple storage barns in this survey were to serve as pre-refrigeration winter storage facilities. The crop was to be stored through the winter and marketed after the harvest season when demand—and prices—would be higher. A newspaper account of December 2, 1899, reported 4000 bushels of apples being shipped out of Haseltine Station "on the Memphis line" bound for England for the Christmas trade. Their specific destination was Manchester, from whence a buyer had come to Springfield. Another 4000 bushels were to be shipped in a day or two, the report concluded. The shippers were "the Haseltine

brothers.”

The productive and profitable period of the Haseltine orchards paralleled the rise and decline of the orchard business in Greene County as indicated by the following table of bearing trees (the number of trees is a better indicator of industry size than bushels, due to the wide annual crop fluctuations due to weather):

<u>Greene County, Apple Trees*</u>		
1890	—	185,000 bearing age
1900	—	540,000 bearing age
1910	—	501,000 total trees
1920	—	224,000 " "
1930	—	220,000 " "
1940	—	100,000 " "

* The census does not provide a breakdown by county of the numbers of trees prior to 1890.

The drastic decline in the numbers of trees between 1910 and 1920 can be accounted for by the aging out of the earliest plantings (trees set in the 1870’s were between 40 and 50 years old); lack of care in many orchards during World War I; and the abandoning of marginal orchards due to the drop of commodity prices in 1919 and 1920. Recent years had also seen a rise in bark scale and insect infestations, for which treatment was as yet in its infancy.

The decade of the 1930’s saw another decline in trees due to the Depression and drought. The orchard business was capital-intensive, requiring large production loans for operations. These had doubtless accumulated unpaid balances during the agricultural depression of the 1920’s, and the near cessation of revenues in the 1930’s caused final foreclosures and consequent abandonment of orchards. This was the case of the Haseltine-Dreyfus lands.

Attempts were made to clear useless orchard lands for other uses, such as pasturing

for dairy herds. An informant recalled working at clearing a Haseltine orchard in the 1930's. His grandfather, wanting to employ young grandsons at remunerative labor, took a Haseltine contract to cut and clear apple trees at eight cents apiece. He did not realize the toughness and hardness of apple wood; and in desperation he sought, successfully, to void the agreement.

The Haseltines too aged out. The first to die was Seward Augustus, in 1919. In the succeeding eighteen years, five of his siblings died.

Grouping and Listing of Surveyed Structures

The Haseltine Orchards Historic Area Survey consists of 18 properties, grouped into five site groups as follows:

Site Group #1: Spurgheim's Orchard

Spurgheim Haseltine Apple Barn (deteriorated)
Spurgheim Haseltine Cider Shed (deteriorated)

Site Group #2: Haseltine Station

Haseltine Station Shipping Shed (burned—walls only)
Alfred Haseltine House and ancillary structures (pristine)

Site Group #3: Louis Kossuth Haseltine

Louis Kossuth Haseltine Apple Barn (burned—walls only)
Louis Kossuth Haseltine House and Water Tower (high integrity)
Louis Kossuth Haseltine Jr. House and Water Tower (remodeled; first floor walls original)

Site Group #4: Haseltine-Dreyfus

Lincoln Haseltine House (high integrity)
Haseltine-Dreyfus House and Water Tower—Greene County Register of Historic Sites (pristine)
Lincoln Haseltine Cannery-Vinegar Still-Barns (burned—foundations, flues, silo only)
Aunt Vinnie's Water Tower (high integrity—associated house gone)
Unidentified Haseltine House (pristine)

Site Group #5: Sumner Charles Haseltine, "Clover Dell Farm"

Kirk Graber Haseltine House (burned, Spring 1994; survey photos made before fire)
Tenant House #1 (walls and roof intact; windows and interior fabric gone)

Tenant House #2 (burned—wall portions and interior stone partitions only)
Sumner Charles Haseltine Apple Barn #1 (burned—walls only)
Sumner Charles Haseltine Apple Barn #2 (burned—foundation only)
Sumner Charles Haseltine Barn #3, Hay and Stock (deteriorated)

Assessment

The survey contains 18 sites, as follows:

Haseltine dwellings - 7
Tenant dwellings - 2
Barns/production structures - 8
Single water tower - 1

Several of these sites possess ancillary structures, including three water towers and a vinegar still.

Integrity

Dwellings: 6 occupied, high integrity
2 burned, stone walls remain
1 structurally sound, but gutted

Storage/production structures:
3 standing, deteriorated
5 burned, walls only

Water tower:
1, structurally sound (as are three other water towers included as ancillary structures in various sites)

Endangerment

The entirety of Site Group #1 is threatened by the certain expansion of the adjoining airport, on whose land the site is located. The site will doubtless be cleared and irrevocably lost. The barn is uniquely important because among the four large storage barns, it has not burned, and thus provides the sole example of large apple storage design among the Haseltine properties.

NRHP Eligibility

The surveyed properties are eligible under criteria A and C as follows:

- A. related to the history of the orchard industry and the history of a pioneer orchard family.
- C. all buildings of stone construction
 - several laid up in distinctive formed masonry construction
 - water towers
 - Haseltine-Dreyfus House unique in Greene County
 - design of orchard industry structures
 - properties lend themselves to thematic, multiple property nomination.

Sources

Oral Interviews

Interview with Burton and Carleton Haseltine, by Jean Woody, May 25, 1993.

Interview with Glen Woods, by Alice Avery, July, 1993.

Interview with Jean Woody, by Alice Avery, July, 1993.

Interview with Jean Knabb and Jean Reed, by Alice Avery, Summer, 1993.

Taped conversation, Greene County Historic Sites Board tour of Haseltine properties, April, 1994.

Abstracts

Abstract of Title to Louis Haseltines Orchard Park Subdivision, Greene County, Missouri, comprising the west half of the northwest quarter of the southeast quarter, and the southwest quarter of the southeast quarter of section 19, township 29, range 22. Also the northwest quarter of the northeast quarter of section 30, township 29, range 22, all in Greene County, Missouri.

Abstract of Title to the west half of the southwest quarter section 19, township 29, range 22 west in Greene County, Missouri.

Abstract of Title to the southwest quarter of southwest quarter section 19, and south half of the northwest quarter, section 30, all in township 29, range 22 (and other lands).

Other Materials Used to Identify Lands

Illustrated Historical Atlas of Greene, County, Missouri. Brink, McDonough & Company, 1876. Reprinted in 1988 with revisions and surname index by the Ozarks Genealogical Society, Springfield, Missouri.

Greene County, Missouri Tax Assessors' List: 1890. Reprinted by the Ozarks Genealogical Society: Springfield, MO, 1992.

Greene County, Missouri Landowner Maps, 1927. Reprinted by the Ozarks Genealogical Society: Springfield, MO, (no date).

Gazetteer of the New Southwest, 1881 Directory.

A Directory of Towns, Villages, and Hamlets Past and Present of Dade County, Missouri. Compiled by Paul A. Moser, 1970. (Dorchester is mentioned.)

Greene County Directory, 1890-91.

Cumulative Name Index to Greene County, Missouri Histories. Compiled by William K. Hall, 1962.

Greene County Probate Court Files Index

Census Materials

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