

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1. Name of Property

historic name Hunt, William B., House

other names/site number n/a

2. Location

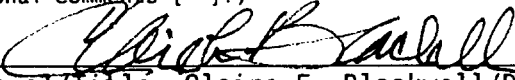
street & number 8939 W. Terrapin Hills Rd. [N/A] not for publication

city or town Columbia [x] vicinity

state Missouri code MO county Boone code 019 zip code 65203

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 [].)

 2 Dec. 1996
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 _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:

[] 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 [].

Signature of the Keeper _____

Date _____

Hunt, William B., House
Boone County, Missouri

5. Classification

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing	Noncontributing	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	1	1	buildings
<input type="checkbox"/> public-local	<input type="checkbox"/> district	0	0	sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	1	0	structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	0	0	objects
	<input type="checkbox"/> object	2	1	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 Functions

DOMESTIC/single dwelling
DOMESTIC/secondary structure

Current Functions

DOMESTIC/single dwelling
DOMESTIC/secondary structure

7. Description

Architectural Classification

Other: I-house

Materials

foundation Limestone
 walls Weatherboard
 roof Shake
 other Brick

Narrative Description

See continuation sheet [x].

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8. Statement of Significance

Applicable National Register Criteria

A Property is associated with events that have made a significant contribution to the broad patterns of our history

B Property is associated with the lives of persons significant in our past.

C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D Property has yielded, or is likely to yield, information important in prehistory or history.

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.

Narrative Statement of Significance
See continuation sheet [x].

9. Major Bibliographic References

Bibliography

See continuation sheet [x].

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

Areas of Significance

ARCHITECTURE

AGRICULTURE

Period of Significance

ca.1862-1903

Significant Dates

ca.1862

Significant Person(s)

N/A

Cultural Affiliation

N/A

Architect/Builder

UNKNOWN

Primary location of additional data:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

Name of repository:
University of Missouri - Columbia

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10. Geographical Data

Acreage of Property Approximately 5.6 acres

UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	545590	4307730			
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 Sept. 21, 1996
 street & number 406 West Broadway telephone 573-874-3779
 city or town Columbia state Missouri 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 FOP for any additional items)

Property Owner

(Complete this item at the request of SHPO or FOP.)
 name Perry and Rebekah Luetkemeyer
 street & number 8939 W. Terrapin Road telephone 573-445-4053
 city or town Columbia state Missouri zip code 65203

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Hunt, William B., House
Boone County, Missouri

Summary: The William B. Hunt house is a five bay frame I-House with a central two story portico. The house has narrow cypress weatherboards, a pair of brick and limestone chimneys, and a limestone foundation. It is located in southwestern Boone County, and sits on a hilltop near the town of Huntsdale, which Wm. Hunt founded in 1893. The I-house was built ca. 1862, around a two room log house which dates to ca. 1832. The original log house now comprises the first floor hall, and the west parlor. The house occupies a 5.6 acre lot which also contains an underground root cellar and the foundation of an early ice house; the root cellar is a contributing structure. Just west of the house is a nineteenth century log house which was moved to the site in 1995 and reconstructed around an existing brick and stone chimney; it is counted as a non-contributing building. The I-house has recently been carefully restored to its early appearance, and is in excellent condition. The front porch now in place is a close replication of the original porch, which was too badly deteriorated to salvage. The current porch is the second new porch to be built onto the front of the house. A porch which did not replicate the original design was added early in the rehabilitation project, but removed upon consultation with preservation technicians.

The house's interior finishes are very much intact; the interior woodwork, including a walnut staircase and heart pine flooring, is little changed and in very good condition. A non-original frame addition to the rear of the house was demolished before the present owners bought the property; it has since been replaced with a frame addition which is compatible to the I-house in scale and materials. The house has changed very little since the period of significance, which runs from the construction of the I-house in ca. 1862 to 1926, the year the farm left Hunt's immediate family. Both the interior and exterior of the house exhibit a high level of integrity of design, setting, materials, craftsmanship, and association, and it appears today much as it did when it was the center of activity for one of the largest farms in Boone County.

Elaboration. The house and outbuildings occupy a level area which sits high above the Missouri River valley, and the house faces southeast, towards the river, which is approximately 2/3 of a mile away. The house is surrounded by mature trees, including the largest sugar maple tree in Missouri. That tree was recently awarded Co-champion status by the Missouri Department of Natural Resources. The lot is fringed by trees on the north and east, and a newer road runs along the south and west of the property. The lot which now surrounds the house is the remaining core of a farm which contained approximately 1500 acres at the turn of the century.¹ The house and nearly 500 acres of the original farmstead were purchased in the early 1990s, and are currently being developed into a very low density

¹ Illustrated Atlas of Boone County, MO, (Philadelphia: Northwest Publishing Co., 1898) p. 10.

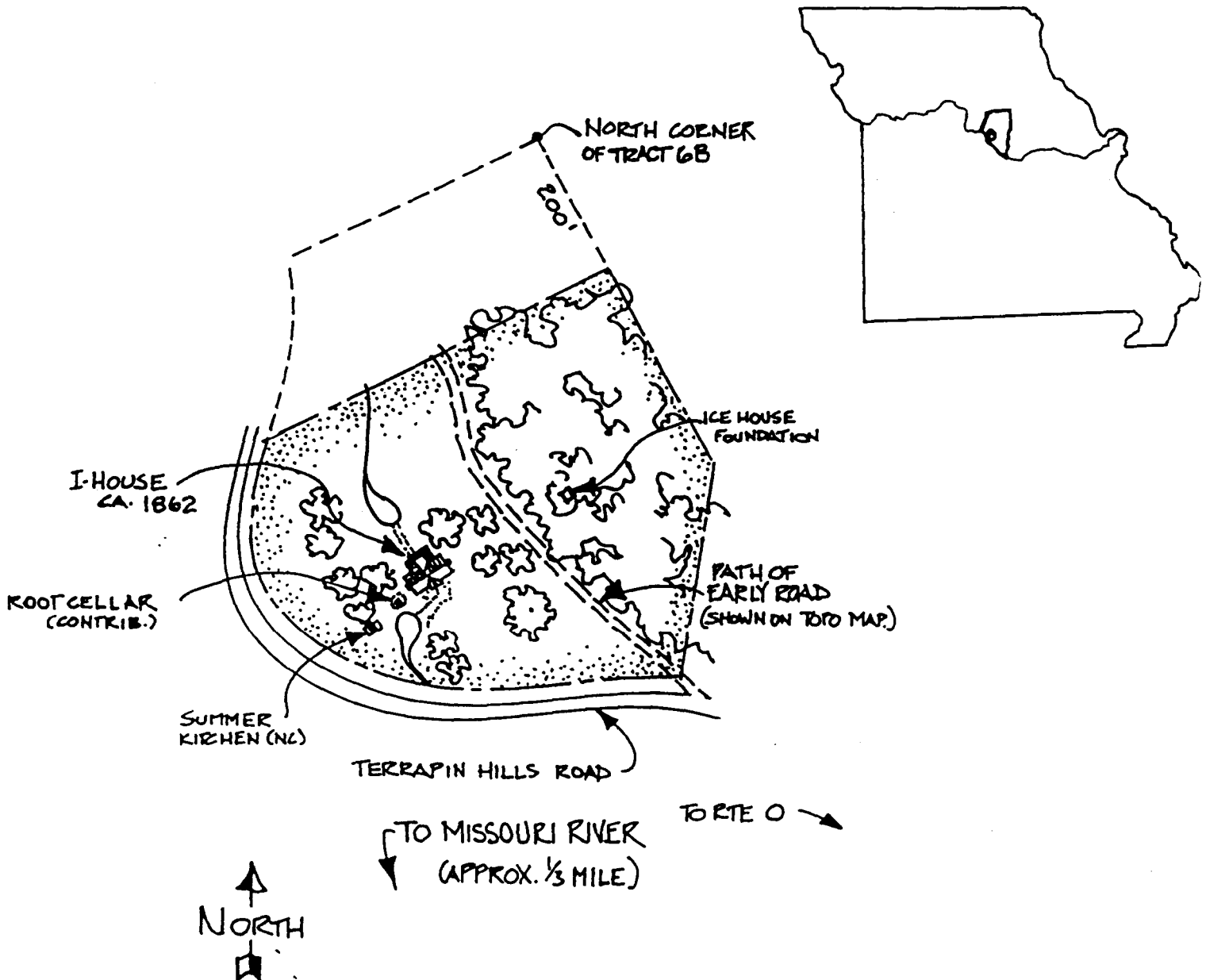
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Hunt, William B., House
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Figure 1. Site Plan and Location Map.
Site Plan Scale: 1"=200' (Based on Boone County Tax Map #15-900.)



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Hunt, William B., House
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residential neighborhood. The plans for the development took the historic value of the house into account, and every effort was made to plat the land so as to preserve its historic setting. The Hunt house sits near the front of the development and retains integrity of setting due to the generous lot size and the buffering effect of the surrounding trees.

The house sits back from the road, and the front yard slopes slightly up toward the street. (See photo 8, and Figure 1.) There is an early covered root cellar directly west of the house which appears to be nearly as old as the house itself. Just west of the root cellar sits a small log building which is roughly 15 feet square with a gable roof that extends out from both sides to form a porch and carriage shed. (See photo 7.)

Although the log building is not original to the property, it does date to the nineteenth century. It was moved to the site from another location in the county during the restoration of the main house, and reassembled around a large chimney which is original to the site. The chimney, which appears to date to the mid to late nineteenth century, is built of limestone and brick, and probably served a summer kitchen during the period of significance. Judging from the remnants of a foundation which were found around the chimney, the log building now in place is similar in size and shape to the original. The root cellar is counted as a contributing structure, and the log house, because it was moved from another location, as a non-contributing building. The lot slopes down to the east of the house, and becomes heavily wooded. The foundation of an early icehouse sits in those woods, roughly 200 feet east of the house. It is built of limestone blocks, and is approximately 10 feet square and 12 feet deep. (See photo 9.) The ice house is not counted in the resources count.

Although the road which now runs west of the house is new, most of the lane leading to it follows the path of an older road, which came from the east and ran between the house and the barn. The depression from the original path of that road is still apparent east of the house. It is likely that Hunt used that road to travel to the large parcel of land he owned which is southeast of the hill the house occupies. Early atlas maps show that the original lane from the house ran straight out from the front door and more directly south, toward the river.² (See Figure 4, from the 1875 atlas.) Further evidence of that original path was discovered during the restoration project, when the remains of a brick drive were found to stretch from the front door nearly to the existing road. The road changes represent common minor alterations to the site, and the house and its setting today appear very much as they did when Hunt was raising a family there.

The house has been carefully restored, and is little different today than it was in the 1800s. Although the building had been vacant for a

² See An Illustrated Historical Atlas of Boone County, Missouri, (Philadelphia: Edwards Brothers, 1875) p. 81, and Standard Atlas of Boone County, MO, (Chicago: Geo. A. Ogle and Co. 1917) p. 40.

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number of years prior to the restoration, it remained structurally sound and remarkably intact. The stone foundation remained in good condition, and the framing of the house had suffered very little decay. The large chimneys were in need of immediate stabilization, but were fairly intact. The original wood siding was in generally good repair, and the roof had no major leaks. The front porch had not fared as well, and much of it was badly rotted and structurally unsound. Interior surfaces showed little damage from exposure to the elements, and the vast majority of the woodwork was intact, including doors and mantels, a walnut staircase, and pine floors. In spite of the high level of integrity overall, there was much work to be done to make the house livable; it had no utilities and no kitchen, bathroom, or plumbing of any kind. The lack of modern amenities was solved by the rear addition, which contains all of the utility areas, leaving the original house much as it was a century ago. (See figures 2 and 3 for current floor plans.)

The fenestration pattern of the five bay facade is extremely typical of large I-houses in Missouri and elsewhere; each story features a wide central doorway between two pairs of evenly spaced double hung windows. The windows were originally shuttered, and the hardware remains in place. The shutters were removed at an early date, as revealed by a photo of the house taken ca. 1940. (See photo 3.) The eight windows of the facade supplied most of the natural light for the house; there are only two rear windows, and one in the southwest end of the house. The original windows were too badly deteriorated to be salvaged, and were replaced in kind during the rehabilitation project. The new windows are very similar to the originals in scale and muntin pattern, and the historic openings were not altered by the change. All of the interior or exterior trim around the windows was retained, and the overall impact of the replacement is minimal. One original window was salvaged and remains in place in the east parlor; it occupies a wall which now adjoins the rear ell. (The original window is visible in photo 11; photo 13 shows a replacement.)

The facade of the building has changed little from the period of significance, and a comparison of current and historic photos reveals few differences. (See photos 2 and 3.) The front of the house is dominated by a large two story open porch which is topped by a front facing gable roof. The porch is supported by slightly tapered square columns at each level, and is distinguished by a carefully executed triangular pediment roof and ornate balusters along the second floor railing. The second floor balcony of the porch is reached from the upper hallway, and commands an impressive view of the Missouri River valley. Most of the original porch fabric was severely decayed and had to be replaced during the recent work on the house. The entire roof structure and the majority of the balusters are original; the rest of the porch was carefully replicated, using the remaining original parts for a pattern.

The porch was initially replaced with a structure that differed significantly from the original design. The first replacement featured two pairs of untapered two-story columns which extended in an unbroken line

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from the ground to the pediment. (The pediment remained unchanged.) The second floor door opened onto a small cantilevered balcony, which sat behind the plane of the columns. When consultation with a historic preservation consultant and an architect from the state Historic Preservation Office revealed that the new porch was not appropriate for this particular house, the owners made the decision to remove it and start over. The parts from the original porch were still on site, and were used as patterns for the new porch.

Although the porch was obviously meant to be the most important element of the facade, the foundation of the house also reveals the builder's desire to present an impressive facade. Although the limestone blocks used on the side and rear foundation walls are roughly squared and laid in random courses, the blocks used on the front wall are highly dressed and of a uniform size and shape. The large exterior end chimneys also add a formal air to the front of the house. The stone bases of the chimneys are laid in the same random ashlar pattern used on the secondary foundation walls, and the upper sections are of high quality red brick. All of the original exterior walls have retained most of their original narrow weatherboards; the small percentage that were decayed have been replaced with matching new cypress boards. The new rear ell was sheathed with the same cypress siding, and the new foundation walls were built with a limestone block veneer to complement the existing walls. Overall, the exterior of the house remains very much intact, and the new addition does little to detract from the historic appearance.

The plan of the house follows a typical I-house layout; each floor contains two main rooms, and the wide part of the house is set parallel to the street. The entrance is centered in the facade and opens into a formal stair hall. The hall of the Hunt house is exceptionally spacious, and is nearly as large as the main rooms. The generous proportions of the hall appear to stem from the fact that the I-house was built around a two room log cabin, which means that the current ground floor hallway once accounted for nearly half of the house's square footage. The original house consisted of what is now the central hall and the southwest parlor. Those rooms have walls of horizontal logs, and the rest of the house features stud construction and sawn structural members. (See Figure 2, first floor plan.) The I-house measures 48'-6" x 18'-6", and the cabin measured 30' x 18'-6".

The log walls are exposed inside the house, and reveal much about the construction of the original small house. (See photos 10 and 12.) The wall timbers are hewn logs roughly 12" deep, with V-notched corners. A log wall divides the rooms as well. The logs of the dividing wall are notched into the continuous logs of the long exterior walls, leading to the conclusion that both rooms of the early house were built at the same time. Also, the log walls continue up approximately two and one half feet above ceiling level, which indicates that the original house contained a sleeping or storage loft above the main rooms. There is a 7' wide opening in the north wall of the west room which led to the early rear ell, and which now

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provides access to the new addition. That opening appears to date to the 19th century, and may have been added or enlarged when the I-house was built, or when the earlier rear ell was added to it.

The fireplace in what was the main room of the log house is different than that in the other parlor of the I-house, and appears to be original to the early dwelling. (The chimney would have been raised or rebuilt when the I-house was erected.) The fireplace surround features smoothly worked stones which are ornamented with a pattern of incised grooves; a refined touch for an out-county house of the 1830s. The original log house, though small in comparison to the I-house, was sizable for a frontier house, and it represents an important part of the property's history.

The interior finishes in general have suffered very little damage and few alterations over the years. The recent rehabilitation of the house involved few additional changes to the historic fabric of the interior, and the majority of the original woodwork was simply cleaned or painted. Almost all of the woodwork is intact, including baseboards, door and window trim, and mantels in all four large rooms. The mantels of the second floor appear to have been merely decorative; those rooms were serviced by stove flues. The early four panel interior doors have also survived, and retain their original doorknobs and other hardware. The wide door units of the facade are replacements, but again, the openings were unchanged and no trim work was lost. The door size and window patterns of the replacements closely match the originals.

The east parlor is in especially pristine condition, and appears today much as it did during Hunt's residency. The mantel in that room and the door which leads in from the stair hall have both retained early paint which was applied with a decorative false graining pattern. (See photo 12.) The stone surround of that fireplace is even more elaborately worked than that in the west parlor. The faces of the stones are extremely smooth, and spiraling starbursts are carved into their upper corners. The room also has a decorative plaster ceiling medallion which represents a high style touch for a country farmer's house. (See photo 11.)

The wide stair hall is also impressive. The early rail and balustrade of the staircase are intact and in very good condition. All of the original four panel doors remain in place on the first floor, one to each of the ground floor parlors, one to a closet beneath the stairs, and one opposite the front door, which now leads to the rear addition. The ground floor of the addition contains the new kitchen and utility areas, and additional living and dining spaces. The dark red and cream checkerboard pattern now painted on the downstairs floor replicates an earlier paint job; traces of similar painted squares were found on the floor during the recent work on the house. The stairs lead up to the second floor hall and bedrooms, all of which are very much intact. (See photos 10 and 13.) The second floor of the addition is reached via a short set of steps off the rear of the landing; a design feature which allowed the original plan of the second floor to remain essentially unchanged. The second floor of the addition contains bathrooms and the master bedroom, and all finishes in the

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addition are compatible to those found in the original house.

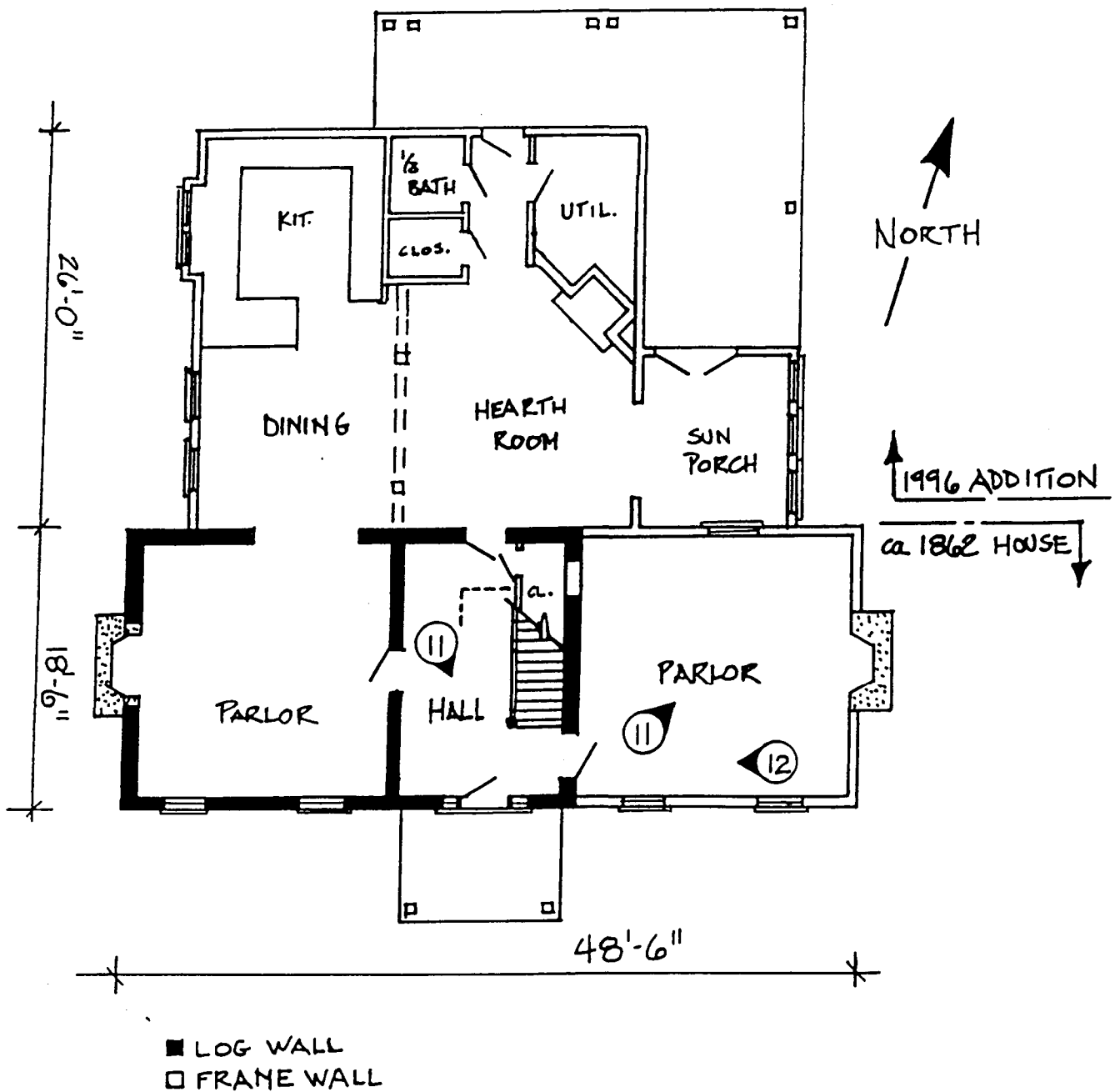
The house and grounds have suffered remarkably few changes since the I-house was erected 134 years ago, and the recent work done on the house has only highlighted its historic qualities. The few changes which were made to the 1860s part of the house during that project had minimal impact on historic elements, and a major effect on its continued longevity. The work transformed an empty house in danger of demolition into a fully functioning home which will be liveable for at least another century and a half. The house exhibits several refined touches for a mid-nineteenth century Missouri farmhouse, and the Hunts would be happy to know how well it has withstood the passage of the years.

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Figure 2. First Floor Plan. With camera angle keys.



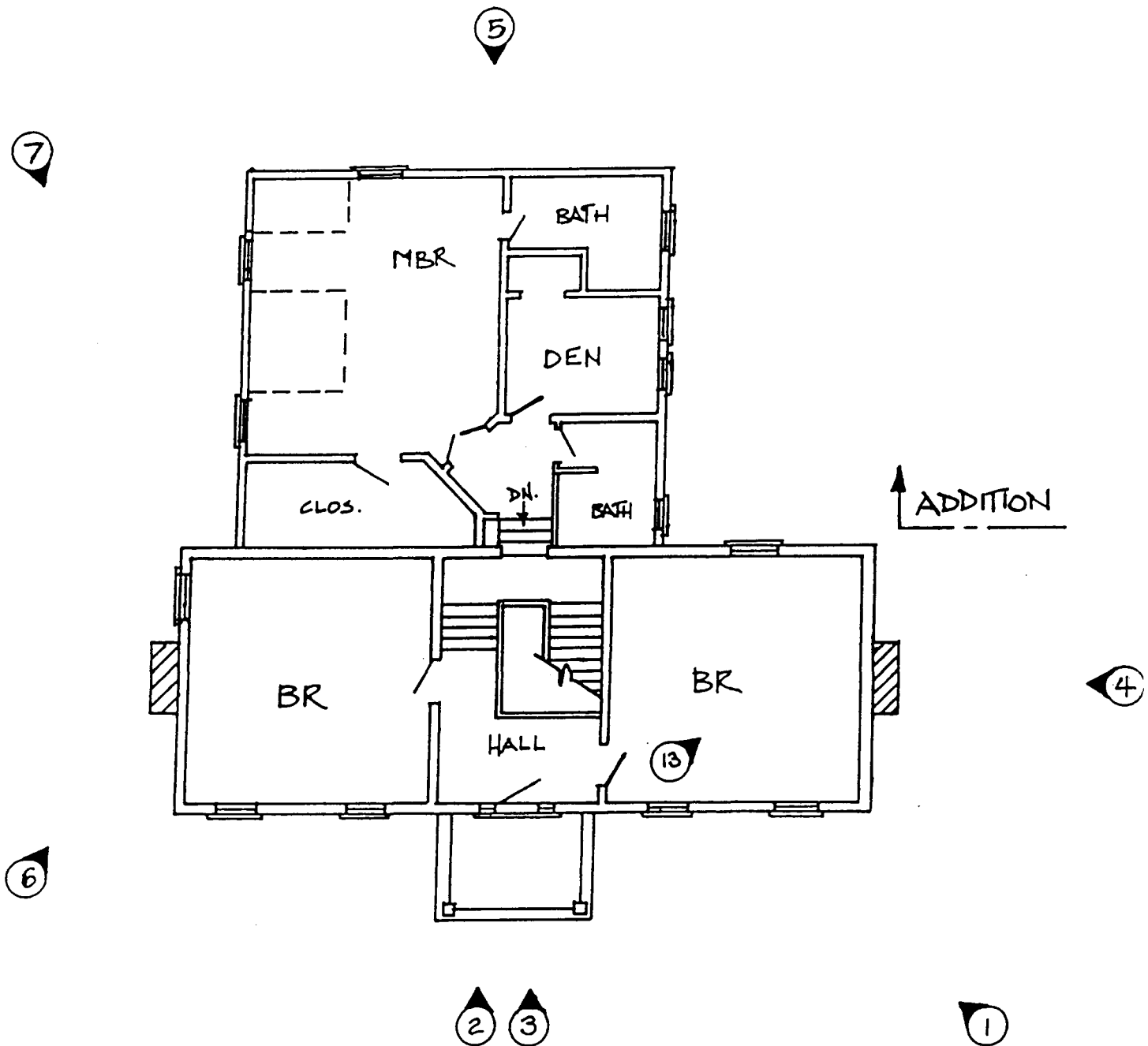
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Figure 3. Second Floor Plan. With camera angle keys.



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Hunt, William B., House
Boone County, Missouri

Summary: The William B. Hunt house is significant under Criterion C, in the area of ARCHITECTURE, and Criterion A, in the area of AGRICULTURE. It stands as an intact early example of an I-house, a well documented vernacular house form which was widely popular in the mid to late 19th century. I-houses have been strongly identified with early agricultural operations, and the Hunt house is no exception. W. B. Hunt built the house around an existing two-room log house ca. 1862, and lived there as he developed the surrounding countryside into one of the largest farms in Boone County. Hunt and his family lived in the house until his death in 1903, and the period of significance therefore runs from ca. 1862-1903. Hunt's activities while residing at the house included the development of his farm, which contained nearly 1500 acres at the turn of the century, and the founding of the small nearby town of Huntsdale, which was platted from a section of Hunt's farmland in 1893. The house and root cellar are the only resources to survive intact from the days of Hunt's ownership. The house and its immediate surroundings have changed very little since it served as the center of activity for one of the largest farms in Boone County, and it exhibits a high level of integrity of design, materials, craftsmanship, setting and association.

Elaboration: The earliest settlements in Boone County pre-date its organization as a separate county in 1820. Scattered settlement started around 1812, and within five years had begun in earnest. Many of the earliest residents settled on what were called "Madrid locations." Madrid locations were tracts of land awarded by the government to people who had suffered earthquake related losses in New Madrid in 1811-1812.³ Government-issued New Madrid Certificates could be traded for tracts of land of the recipient's choice, and many of the Madrid locations predated the survey of Boone County which imposed the more standard cadastral survey based on sections, townships, and ranges.⁴ Because of that, New Madrid locations, like Spanish land grants, are often easily identified on plat maps by their skewed orientation.

The William B. Hunt house is located near the center of one of the largest Madrid locations in Boone County, Survey No. 2457 from New Madrid Certificate 64. A private survey of the land which was done "for Samuel Harrison or his legal representatives" in January of 1817 identified "640 acres of land located by virtue of a New Madrid Certificate."⁵ Harrison's

³ William Switzler, History of Boone County, Missouri, (St. Louis: Western Historical Company, 1875, Reprint, Ramfre Press, 1970) pp. 130-131.

⁴ Surveying for the grid system in Boone County took place 1816-1818. See An Illustrated Historical Atlas of Boone County, 1875, p. 8.

⁵ Survey records on file with the Missouri State Archives, Microfilm Roll F663, No 2457.

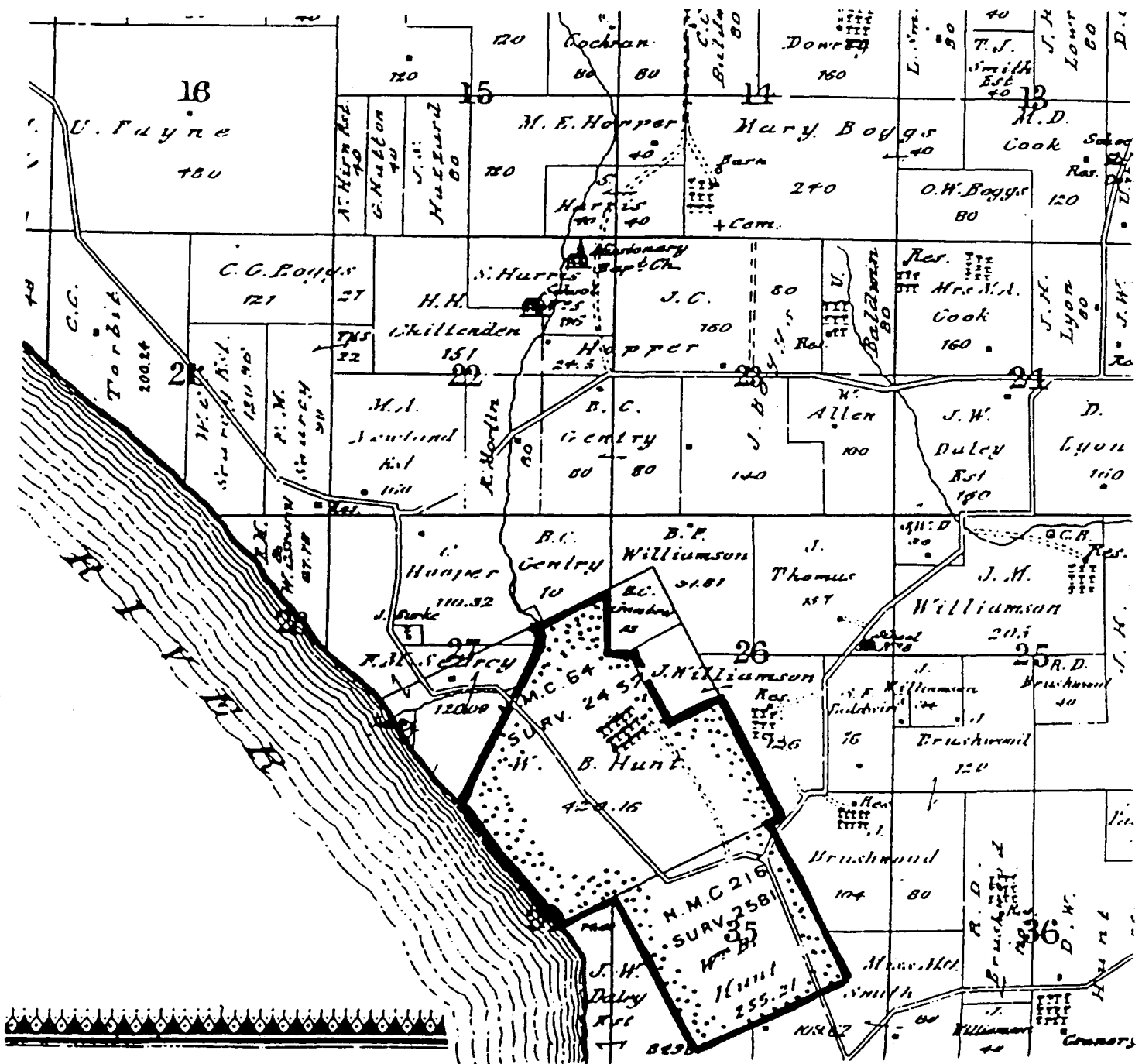
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Figure 4. Atlas map of 1875.



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survey was located on the Missouri River, and the square plot of ground was laid out to parallel the bank of the river. (See Figure 4.) A second New Madrid location just south of Harrison's laid claim to another 300 arpens, or 255.21 acres. The smaller survey was done for Richard Masters shortly after Harrison's was completed, and is known as Survey No. 2561 from New Madrid Certificate 216.⁶ William Hunt added the land in that survey to his landholdings in 1872, and it was there that he laid out the town of Huntsdale in 1893.⁷

The first person to occupy the part of Harrison's survey which contains the Hunt house appears to be David Gentry, who bought 320 acres of it in 1831.⁸ Gentry bought the land from the estate of Joel Shaw, who, along with James Irvin had also "located" the land in the smaller of the Madrid locations.⁹ (The men apparently bought the right for the Certificate from Masters.) Shaw was living in Pike County when he died in 1831, and neither man was listed in the Boone County census of 1830. It appears therefore, that neither man lived in the area, and that their interest in the properties was purely speculative. David Gentry, on the other hand, made his home on the property, and lived there until his death sometime before 1852. Gentry's heirs sold the land after his death, and the deed recording that transfer described the land as "being the same tract on which the said David Gentry resided a short time before his death, and which is now occupied by James and Fayette Gentry."¹⁰

The construction of the two room log house now contained within the larger I-house is therefore attributed to David Gentry. A comparison of the names of landowners compiled from early deed and census records shows that Gentry had definitely established a residence in the area by 1840, and that his sons were living there in 1850. As it would be reasonable to assume that Gentry erected a permanent shelter soon after purchasing the property that was to be his home for nearly two decades, the construction date of the log house has been set at ca. 1832. Judging from a published description of one of the first houses to be built in the early Boone County settlement of Smithton, the 1-1/2 story, two room log house that Gentry erected was of a common form for the time. When Smithton, (which

⁶ Survey records on file with the Missouri State Archives, Microfilm Roll F663, No 2561.

⁷ Boone County Records on file with Boone County Recorder, Plat Book 1, p. 12. and Collection 3629 of the Western Historical Manuscripts Collection, "Papers of Sanford Conley Hunt," folder 3, Warranty Deed dated 11-4-1872.

⁸ Boone County Records, Deed Book D, pp. 38-40.

⁹ Deed Book D, pp. 38-40, and S. C. Hunt Papers, folder 3.

¹⁰ Boone County Records, Deed Book U, p. 655.

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later relocated and became the county seat of Columbia,) was founded, the trustees of the town contracted for the construction of a house fitting the following description: "a double hewed-log house, shingled roof and stone chimneys, one story and a half high..."¹¹ It also appears likely that David Gentry would have been familiar with that earlier house, as it was occupied by Gen. Richard Gentry, who was of approximately the same age as David Gentry, and in all likelihood a relative.¹²

William Birch Hunt was born about the time Gentry built the log house, and he grew up less than two miles from Gentry's home. William Hunt's father was Lenaus B. Hunt, a Virginia native who moved to Boone County with his wife Rebecca (Brushwood) Hunt in 1821.¹³ In 1822, he bought 80 acres of land located on a ridge near the river bottoms, just a short distance southwest of Hickman's land.¹⁴ Lenaus Hunt was apparently a wealthy man, and early deed records refer to numerous mortgages which were filed to secure loans he made to his neighbors. He expanded his landholdings throughout the early decades of the century, and the agricultural census of 1850 recorded his ownership of some 360 acres, 100 of which were improved and being farmed.

Not long after being recorded for the census, Lenaus Hunt decided to follow the "gold rush" to California. He left Missouri in 1850, taking along two sons, William B., or Birch, and Juda W., a younger brother. The trip was less than successful for the family; Juda W. died en route, and Lenaus died in California on July 31, 1851. Birch Hunt, who was just 20 years old when his father died, remained in California and mined for gold until around 1854, when he returned to Missouri via New Orleans.¹⁵

Family history holds that Birch Hunt did well in the gold fields, and came home a wealthy man. In any event, it appears that he was ready to settle down when he returned from California. By the end of 1858, he had

¹¹ History of Boone County, p. 145.

¹² Although genealogical information about the Gentry family was not researched, an early Boone County history noted that Richard Gentry had 16 brothers and that his family was well represented in the area. See History of Boone County, p. 869.

¹³ History of Boone County, p. 1038.

¹⁴ Hunt is recorded as the owner of the W 1/2 of the SE 1/4 of Section 36, T 48 R 14 in a historical atlas compiled by James S. Rollins in 1854. Rollins' atlas is believed to have been compiled primarily to record original owners of Boone County lands. The atlas is part of the collections of the Boone County Historical Museum.

¹⁵ History of Boone County, pp. 361-362, and 1038, and "Notes on the children of John and Martha Brushwood" from the S. C. Hunt papers. folder 174

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married the daughter of a prominent Boone County pioneer, had the first of six children, and purchased the land that was to be his home for the next half century. He married Mary Ann Conley in 1855, and in 1857 their first child was born.¹⁶ Mary Ann Conley was the daughter of Benjamin Conley, a pioneer settler of Boone County later described as "one of the largest landholders in the county."¹⁷ In December of 1858, William B. Hunt bought a 351.53 acre tract of land from Jas. S. Rollins, a prominent Boone Countian who owned countless parcels of land during that time period. That tract included the Gentry farmstead and log house, which Rollins had purchased from the Gentry estate in 1852.¹⁸

Records indicate that the new family lived in Gentry's log house for the first few years they owned the land, and they appear to have concentrated on developing the farm operation in those early years. A comparison of agricultural census figures for James Gentry in 1850 and Wm. B. Hunt in 1860 reveal numerous improvements in the farming operation. Although Hunt owned more land in 1860 than Gentry had ten years earlier, the number of improved acres between the two entries is comparable. Hunt had obviously invested more heavily in farming equipment; his valuation was ten times the amount credited to Gentry in 1850. Hunt had also added a good deal more livestock; Gentry's valuation was set at \$50, a figure which increased to \$645 under Hunt's ownership. Also, Hunt was raising more crops in 1860, including more than twice as many bushels of corn. The maturation and likely expansion of an orchard which was probably started by Gentry is also indicated. Gentry's orchard products were valued at \$40, Hunt's at \$300. It is of course difficult to compare the two entries too directly; ten years had passed, and although no entry was found in the 1860 agricultural census for David Gentry's other heir, Fayette Gentry, he may have been farming another section of the same property. (Fayette was found several pages away from James in the population census, with a real estate valuation of only \$400, compared to \$1,200 for James.) Even with those differences, the figures show a marked increase in the value and scale of the farming operation, and it is little wonder that the Hunts had no time to build a new house right away.

The farming operation had apparently settled down enough by the early 1860s that the couple could turn their attention to the expanding space requirements of their new family. Mary Ann had a third baby in 1862, and a two room house would have been a bit cramped for a family of five. It is also likely that Birch was ready, and had the time and money, to build a more impressive dwelling to serve as the headquarters for his growing

¹⁶ History of Boone County, p. 1038, and U. S. Census population figures for 1870.

¹⁷ History of Boone County, p. 657.

¹⁸ Boone County Records, Deed Book U. p. 655 and Book 28. p. 483-484.

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agricultural operation. Wm. B. Hunt's real estate tax receipts for the years 1861-1863 show that although he bought no additional acreage, his tax bill jumped more than 60% between 1862 and 1863.¹⁹ Also, the value of his real estate listed in the agricultural census more than doubled between 1860 and 1870, and nearly quadrupled in the population entries. It appears therefore, that in spite of the Civil War, the I-house was erected in late 1862 or early 1863.

Hunt's choice of the tall formal I-house for the new dwelling is not surprising. The I-house form was exceedingly popular for farmhouses in his parents' homeland of Virginia, as well as throughout Boone County and many other Missouri counties.²⁰ I-houses are by definition one room deep, at least two rooms wide, with the wide part of the house set parallel to the road to create the broadest possible facade. One and two story rear kitchen ells were common, either as part of the original house or a later addition. The I-house was one of the first vernacular house types to receive scholarly attention, and the type has been described as "by far the most widely distributed, notably as a rural dwelling."²¹ The term "I" house was coined by geographer Fred Kniffen in the 1930s, based on his observation that the builders of such houses in Louisiana often came from Illinois, Indiana, and Iowa. Also, as he noted, "the "I" seems a not inappropriate symbol in view of the tall, shallow house form it describes."²²

The popularity of such houses in Boone County can be largely attributed to the fact that a majority of the area's earliest settlers came from Virginia and Kentucky, where I-houses were extremely common. In a now-classic study of material folk culture, Henry Glassie noted that in the "source area of the Chesapeake Tidewater...the folk houses are one room deep..." and "...the most common type is the two story I-house."²³

¹⁹ Although no Boone County tax records from that era have survived, the papers of W. B. Hunt's son, Sanford Conley Hunt, included three receipts for property taxes which were issued to Wm. B. Hunt for the years 1861-83. S. C. Hunt papers, folder 1.

²⁰ The list of other Boone County I-houses in the National Register of Historic Places includes the David Gordon House in Columbia and the Moses Payne House near Rocheport. The Payne house is only a few miles from the Hunt House and similar to it in construction materials and fenestration.

²¹ Fred Kniffen, "Folk Housing: Key to Diffusion." Annals of the Association of American Geographers, Vol. 55, No. 4, Dec. 1965, p. 553.

²² Ibid. p. 553.

²³ Henry Glassie, Pattern in the Material Folk Culture of the Eastern United States, (Philadelphia: University of Pennsylvania Press, 1968) pp. 65-66.

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Glassie also conducted an intensive study of folk architecture in Virginia, in a study area just a few miles east of Lenau Hunt's birthplace. During that study he found that 70 of the 146 houses in the study group were, like the Hunt house, central hall I-houses with end chimneys.²⁴ Glassie's description of the chimneys found on his study properties reveals another similarity between the Hunt house and the I-houses found in the area where his father was raised; the Hunt house is like those studied in Virginia in that the base of the chimneys are of stone, and the upper portions are brick.²⁵ (See photos 1 and 4.)

A more locally specific study of vernacular architecture was done in the "Little Dixie" region of Missouri (which includes Boone County) by Howard Marshall in the 1970s. Marshall's research documented the widespread popularity of the I-house in the region, as well as the way various vernacular housing forms reflected the southern roots of their builders. According to Marshall, "the most telling house type in Little Dixie is the I house, which developed in lowland areas and the Kentucky Bluegrass (though it has clear antecedents in Britain) and was carried to Missouri and planted firmly as the main farmhouse of the successful settler."²⁶ The term "farmhouse" is not casually applied there; the I-house has been strongly identified with agricultural settings throughout its history. Kniffen wrote that "the 'I' house became symbolic of economic attainment by agriculturists and remained so associated throughout the Upland South and its peripheral extensions," and that it had an "almost exclusive association with economic attainment in an agricultural society."²⁷ Marshall put it more simply when he referred to the I-house as "the Farmer's Mansion."²⁸

Although there are endless variations in the plans of individual I-houses, central hall plans were extremely popular in Missouri, and Marshall referred to them as "the ultimate subtype" in the Little Dixie region. Glassie noted in his study that the formal central stair hall which became common in later I-houses of the Tidewater region was "after the Georgian fashion," referring to the emphasis on symmetry and formality found in houses of the Georgian era. The popularity of the central hall plan in Little Dixie no doubt reflects its earlier development in British-American

²⁴ Henry Glassie. Folk Housing in Middle Virginia, (Knoxville: University of Tennessee Press, 1975) p. 162.

²⁵ Ibid. p.133.

²⁶ Howard Marshall, Folk Architecture in Little Dixie, (Columbia and London: University of Missouri Press, 1981) p. 32.

²⁷ "Folk Housing: Key to Diffusion," p. 555.

²⁸ Folk Architecture in Little Dixie, p. 62.

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settlement areas to the east, a fact attested to by the frequent absence of such halls in Missouri I-houses built by German-Americans. The stair hall in the Hunt house is unusually wide, measuring nearly 12 feet across (as compared to the more common 7 or 8 feet) and gives the interior of the house a formality lacking in I-houses of more modest proportions. The hall, the two story portico, five bay facade, and generous width of 48'-6" combine to make the Hunt house one of the more impressive I-houses to survive in the area. Although the front porch now in place is largely of new material, it represents a carefully executed reproduction, and in no way detracts from the historic appearance of the house.

With the exception of the porch changes, and the rear additions, (the one in place now and the one which was demolished in the early 1990s) the house has seen few alterations since the time of the Civil War. It served as the Hunt family home and operations center for the farm for many decades. It appears that the farm was relatively unaffected by the war, and that Hunt did not join the army of either side. A notice in the Columbia paper which was published in the summer of 1864 included Hunt's name in a list of approximately 50 men whom the "board of enrollment" had exempted from the draft. Hunt may have felt it was more important to stay home with his growing family, or may have been opposed to fighting for moral reasons. He did not seem to be avoiding public service per se, as he joined the local Militia soon after the war ended, and was a Boone County delegate to a convention on the constitution and reconstruction which took place in October of 1865.²⁹

Hunt could have inherited pacifist views from his parents, who named their two youngest sons after the "Great Pacificator" Henry Clay, and Clay's fellow congressman and political ally, Daniel Webster. Daniel Webster Hunt later occupied and expanded Lenaus' original farm, and named it the Sunnyside Farm. A biography of D. W. Hunt which was written in the 1880s noted that he "traveled," mostly to western states, during the war; it appears that neither man served in a military capacity. Birch Hunt's parents' penchant for naming their children after political figures may have begun at his birth in 1831; there was a William Burch who served two terms in the Missouri House of Representatives at the time William Birch Hunt was born, and who later spent four years as the county sheriff. William Burch also owned land in and around Harrison's survey during the 1830s, and would therefore have been Lenaus and Rebecca's neighbor when their son Wm. B was born.³⁰

Whatever his reasons for staying out of the war, it is clear that Hunt spent the decade of the 1860s improving and expanding his farming operation. The agricultural census of 1870 recorded several improvements,

²⁹ Columbia, Missouri Statesman, Sept. 1, 1865, and Oct. 27, 1865.

³⁰ History of Boone County pp. 1143-1144, and Boone County Deed Records of the 1830s.

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and the values given for area farms indicate that his was by far the largest in the immediate area. The changes he made during the 1860s included expanding his equipment inventory and adding another portion of Harrison's original survey to the farm. That seventy acre plot was purchased from his brother, D. W. Hunt, and their mother, Rebecca.³¹ Earlier deed records indicate that land had been in their possession when he bought the other tract in 1858. The deed which transferred the land from Rollins to Wm. B. Hunt included a lengthy boundary description that mentioned intersections with "Hunt's corner" and "Hunt's line."³² Less than a month after Birch bought the 70 acres, he sold his interest in other tracts to D. W. Hunt, who was in the process of buying out all of his relative's interest in Rebecca Hunt's estate. (It was that estate which Daniel Webster Hunt later developed into Sunnyside Farm.) Birch's household expanded almost as much as his farm during that decade. Population census records show that by 1870 the couple had five children, and that Mary Ann had the assistance of a live-in housekeeper.

The entry in the agricultural census of 1870 also indicates that Birch Hunt spent the 1860s diversifying his farming operation and increasing efficiency. While his cultivated acreage merely doubled, the number of bushels of grain grown there more than quadrupled. In 1860, his only major cash crop was corn, of which he produced 1250 bushels. That yield increased to 2,800 bushels in 1870, and his wheat production jumped from 30 to 2,030 bushels; impressive increases for only 115 more improved acres. Production figures for oats were also included in both entries, and the 1860 figure of 10 bushels grew to 100 in 1870. It is likely that the oats were raised to provide food for his livestock, which represented an increasingly important facet of the operation. He owned 50 animals in 1860, a number which increased to 69 in 1870. The total value of his livestock more than tripled in that period.

The raising of livestock played an growing role in the business of the farm, and the 1880 agricultural census entry recorded marked increases in the number of sheep and pigs being raised by the Hunts. There were only 7 sheep and 50 pigs on hand in 1870; 187 sheep and 250 swine were counted ten years later, and a more modest increase in the number of cattle was also noted. Those figures align well with statistics for the county which were recorded during a special census in 1876. That Boone County census showed that hogs were the most numerous of the county's farm animals; sheep were the second most common, followed by cattle, horses, and mules.³³ Hunt also kept horses and mules, but the small numbers indicate they were work animals more than income producers. The increasing emphasis on raising

³¹ Deed Book 40, p. 344.

³² Deed Book 28, pp. 483-484.

³³ History of Boone County, p. 522.

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livestock at the farm is further reflected in the depiction of the land which appeared in an 1898 county atlas, in which the farm is given the title of the "Huntsdale Stock Farm." (See Figure 5.)

Crops were not ignored during the expansion of Hunt's stock holdings, and 1880 found him cultivating more acres than ever. The most notable land acquisition for that period was Hunt's purchase of the entire neighboring Madrid location; he bought all 255 acres of Survey 2561 in November of 1872.³⁴ Unlike the relatively hilly tract the house sits on, the smaller Madrid location consists primarily of rich bottom land, and Hunt appears to have put most of that land into production right away. His corn production increased 25%, and wheat jumped more than 55% in that decade. Those figures also align with more general production statistics for the area. Missouri ranked third nationwide in corn production that year, and eighth in wheat production. Most of the state's wheat was grown on land like Hunt's which was close to the Missouri River.³⁵

The more detailed entry of the individual 1880 agricultural census also revealed that the family owned enough bees to produce 200 pounds of honey that year, and that they had started a modest vineyard. The 1/4 acre dedicated to growing grapes had no reported yield for 1880. The vines may have been too young, or there could have been a killing frost, which would also explain why a total of 405 fruit trees produced only \$15 worth of fruit.

Missouri has a rich agricultural history, and the Hunt farm played an important role in that history while under his stewardship. Although his farm was typical in the things produced there, it ranked far above average in size and quantity of production. Stock farms were extremely common in Missouri at the turn of the century, and one source from that time noted that the "live stock industry of Missouri is the principal source of profit to a million of its most stable citizens.....Missouri stands at the head of all other states in the Union in number of stock farms."³⁶ Boone County contributed greatly to that number, and was credited in 1903 as being "among the foremost counties in livestock."³⁷ Statistics also show that Hunt's choice of crops paralleled that of other grain producers. Missouri consistently played an important role in the nation's grain production during the period of significance, and corn and wheat have traditionally been the most frequently grown crops in the state. Hunt does appear to

³⁴ From a deed in the S. F. Hunt Papers, folder 3.

³⁵ U. S. Census Bureau, Report on the Productions of Agriculture as Returned at the 10th Census, (Washington, D. C.: GPO, 1893) p. xvii.

³⁶ Walter Williams, The State of Missouri, Columbia, MO: Stephens Press, 1904) p. 98.

³⁷ Ibid., p. 334.

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have differed slightly from state and county norms in that he routinely raised more wheat than corn, and that he combined the two aspects of the agricultural industry in one operation. The farm clearly differed from the average in size. The average farm in Boone County in 1903 contained just 115.3 acres; Hunt owned nearly thirteen times that in 1898.³⁸

The house continued to serve as the Hunt family home and as the center of operations for the farm, and by the end of the century, Hunt owned nearly 1500 acres.³⁹ The farm produced a variety of products, and was widely regarded as one of the largest and best-run agricultural operations in Boone County. His biography, which was included in an 1882 history of Boone County, boasted that he "has been until recently the largest wheat grower in the county, and in 1882 made the largest yield. He has a splendid farm, handsomely kept, and showing unmistakable signs of thrift and culture. He raises corn, wheat and hogs, making however a specialty of wheat."⁴⁰ Hunt consistently produced large wheat crops, and in 1886 the Columbia paper wrote that "Mr. W. B. Hunt, the largest farmer in the county, says his wheat crop, which consists of 235 acres, never looked better than now."⁴¹

Even though operating such a large farm would keep anyone busy, Hunt found time to participate in community affairs as well. He served on the grand jury in 1867, and was the Boone county delegate to the Democratic Convention 4 times between 1868 and 1886.⁴² He was also interested in improving transportation facilities, and served on at least two railroad committees in 1882.⁴³ One of those committees was involved with the Hannibal and St. Joseph Railroad, which went through the northern part of the state, but the other may have been formed to encourage a railroad closer to home. In spite of early efforts, it was another ten years before a railroad finally laid tracks close to the farm; the Missouri Kansas and Texas (Katy) Railroad came through the area in the early 1890s. The Katy tracks were laid along the north side of the Missouri River, and crossed nearly 2-1/2 miles of Hunt's land. Hunt surely saw the coming of the railroad as business opportunity, and in April of 1893, he filed a plat for the town of Huntsdale, which was located on his land, along the tracks of

³⁸ The State of Missouri, p. 334.

³⁹ Illustrated Atlas of Boone County, MO, 1898, p. 10.

⁴⁰ History of Boone County, p. 1038.

⁴¹ Columbia, Missouri Statesman, May 14, 1886.

⁴² Columbia, Missouri Statesman, various issues.

⁴³ Columbia, Missouri Statesman, 9-22-1882, and 12-22-1882.

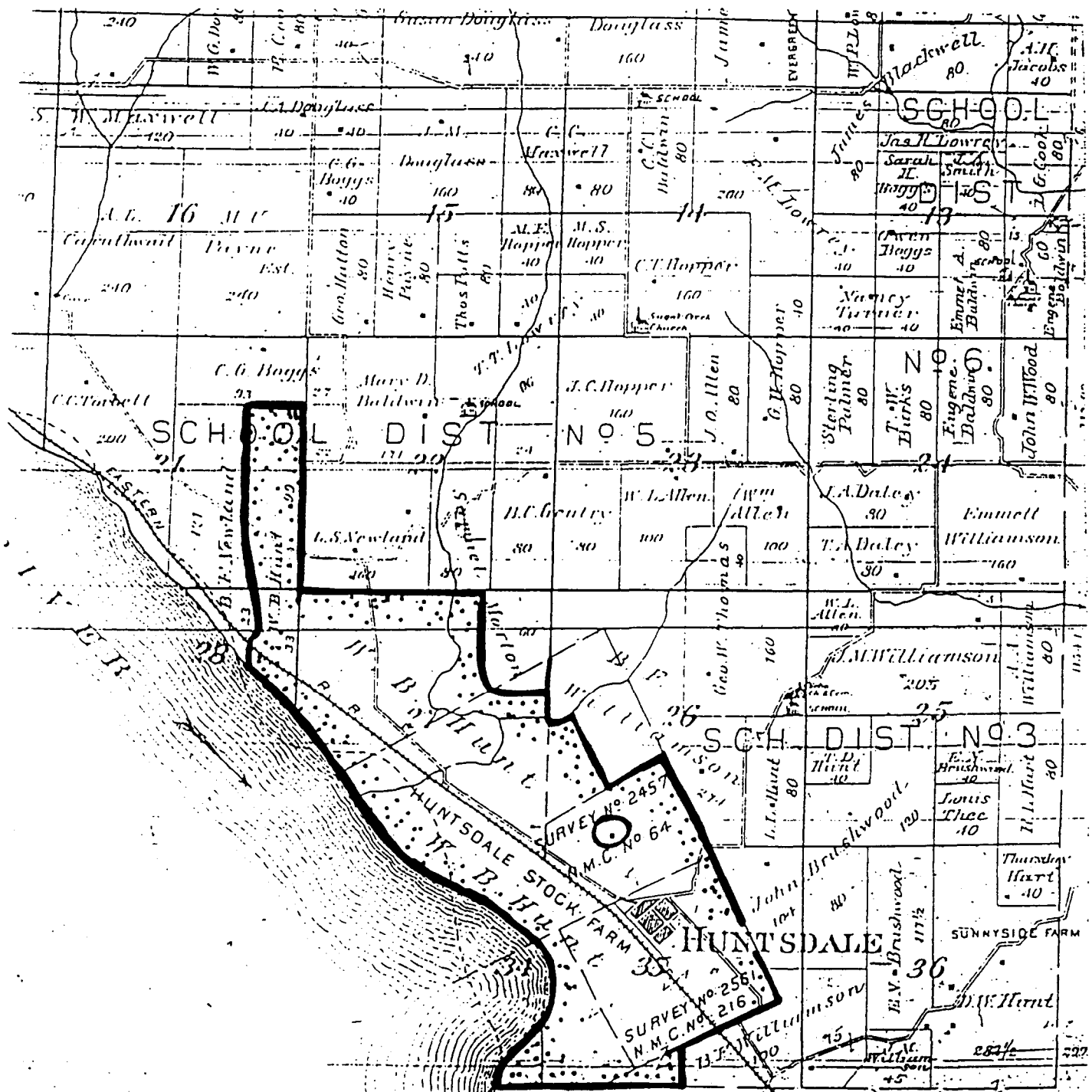
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Figure 5. Atlas Map of 1898.



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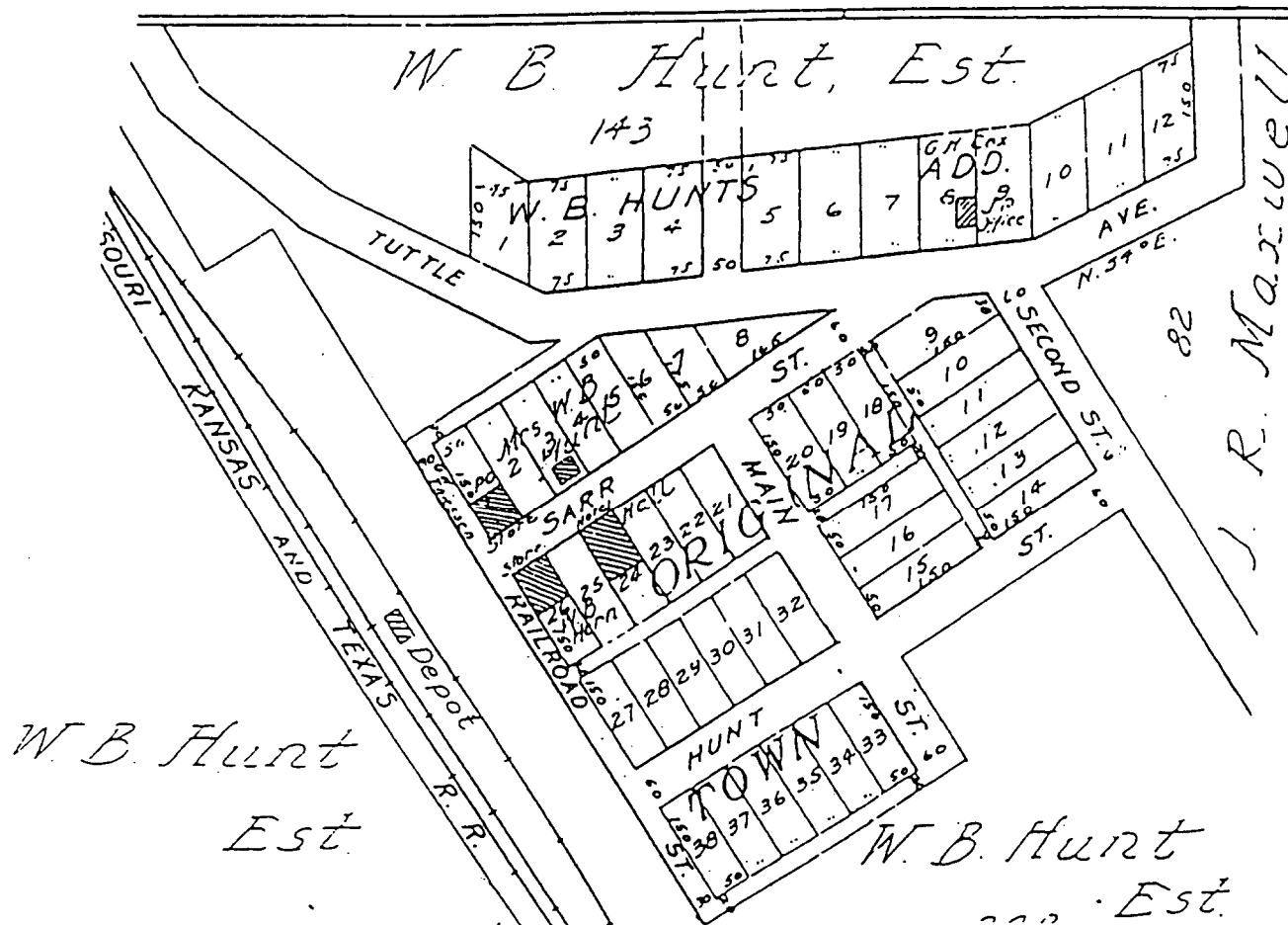
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Figure 6. Map of Huntsdale from the 1917 Atlas.

HUNTSDALE

LOCATED IN SEC. 35
T. 48 N., R. 14 W. Scale: 300ft. to 1 in.



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the new railroad.⁴⁴ (See Figure 5.)

Huntsdale started out with seven small blocks, which contained 38 individual lots. The town got off to a good start, and by 1898 could boast of several houses, a depot, and a post office. There were also commercial ventures which would have benefitted Hunt and other area farmers. A stockyard was set close to the depot and the railroad tracks, and would have been very convenient for farmers who wished to ship their stock to market. Before Huntsdale and the Katy railroad came along, shipping any livestock would have involved transporting them several miles to the nearest town of Rocheport. On the opposite side of Huntsdale was a "Roller Mill," which processed winter wheat into flour. The existence of such a facility would have been very welcome in the area, especially to a farmer like Hunt who specialized in growing wheat.

Huntsdale continued to grow in the early decades of the twentieth century, as shown by a map of the town which was published in a county atlas in 1917. (See Figure 6.) That map showed the existence of two stores, a post office, a hotel with a meeting hall, and a justice of the peace.⁴⁵ The town had also expanded in size; W. B. Hunt's Addition of 1903 added 12 lots along the northeastern edge of the town. The new addition left room between two of those lots for a 50 foot wide lane which led to Hunt's "farmer's mansion," high above the town on the hill overlooking the river valley. Huntsdale grew very little after it was mapped in 1917, and today functions primarily as a bedroom community. The railroad right of way has been abandoned and converted to the cross-state Katy recreational trail, and there is no longer a post office or any commercial establishments. However, unlike many towns on the abandoned railway, it has not completely disappeared. Several of the original houses and business buildings are still standing, and the town is still home to many long time area residents.

As mentioned, Rocheport was the closest town before Huntsdale was founded, and Wm. B. and Mary Ann Hunt were active in that community during the 1870s and 1880s. Hunt was stockholder in the Rocheport Bank in the early 1880s, and both he and his wife were active in Rocheport social clubs. In 1876 Mary Ann Hunt received the undoubtedly high honor of being elected "Ceres" of the Rocheport Grange, and W. B. was a longterm member of the Hall of Rocheport Lodge.⁴⁶ In addition to in-town activities, the couple liked to entertain guests at their home, and their New Year's party of 1885 merited mention in the Rocheport paper. In early January of 1886, the Rocheport Commercial printed the following account-- "An enjoyable

⁴⁴ Boone County Records, Deed Book 80, p. 44.

⁴⁵ Map of the town from Standard Atlas of Boone County, MO, 1917, p. 21.

⁴⁶ Columbia Missouri Statesman, Jan. 28, 1876, and S. C. Conley Papers, folder 3.

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social party was given at the residence of Mr. W. B. Hunt on New Year's night. A large number of guests, both from Rocheport and the surrounding County were present and were royally entertained at the hospitable home of Mr. Hunt."⁴⁷

William Birch Hunt died on November 7, 1903, more than forty years after he built the large I-house on his new farm. He was well thought of in the community throughout his life, and was described in 1882 as "one of Boone's representative men, and one whom all respect."⁴⁸ His Lodge brothers from Rocheport were sufficiently saddened by his death to issue a long resolution praising his life and offering condolences to his family. The resolution proclaimed that Hunt, "by an upright life, integrity, and kindness, taught us the lessons of Faith, Hope, and Charity."⁴⁹ Hunt's affairs were in order when he died, and his will named his wife and children beneficiaries, with instructions that his youngest son, Sanford Conley Hunt, be placed in charge of the estate.

Mary Ann Hunt, who was 7 years younger than W. B., lived another 26 years, until August 28, 1929. She did not stay on in the family house until her death; the 1917 atlas map of the property identifies it as the "Res. of L. L. Hunt," (another son) and notes that the surrounding farmland belongs to "W. B. Hunt, est." The map of Huntsdale published in the same atlas includes a label near one of the buildings which reads "Mrs. W. B. Hunt." (See Figure 6.) It would appear therefore that Mrs. Hunt spent her widowhood in town. Sanford Conley continued to administer his father's estate, and even made the addition to Huntsdale in his name a month after his death. He supervised the operation of much of the original farm until 1926, when the house and 481 acres were sold to Suzie B. Wilhite, who was a cousin to the Hunts.⁵⁰ (The couple's daughter Laura married John Wilhite sometime before 1882, and Suzie Wilhite was related to him.⁵¹) Suzie Wilhite owned the farm and house into modern times, and made few changes to the house during her tenure.

The house eventually fell upon hard times, and had been vacant for a number of years when it was purchased by Linda Lenau in the early 1990s. The house sat vacant as the land surrounding it was subdivided for a new residential development, and in October of 1995, Perry and Rebekah

⁴⁷ Columbia, Missouri Statesman, Jan. 15, 1886.

⁴⁸ History of Boone County, p. 1038.

⁴⁹ Proclamation from the Hall of Rocheport Lodge, #67 A. F. & A. M., dated Nov. 8, 1903. S. C. Hunt papers, folder 3.

⁵⁰ Boone County Records, Inverted Index L.

⁵¹ From an interview with Linda Lenau, who sold the house to the present owners, and History of Boone County, p. 1038.

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Luetkemeyer bought the house and a 7.58 acre lot. The Luetkemeyer's are responsible for the carefully executed rehabilitation of the building, and the house now serves as their home. It must look today much as it did after receiving a new coat of paint in 1883, an event which merited notice in the Columbia paper. The Columbia, Missouri Statesman of May 11, 1883 included an item which said of the repainting that "Mr. W. B. Hunt's residence...when completed, will loom up among the forest trees resembling Count Cardevall's castle." It may not qualify for castle status, but the house today certainly reflects its long history as a "farmer's mansion."

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SOURCES

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Verbal Boundary Description

See Figure One, Site Plan, for a scale map of the boundaries. The boundary is further described as including all of Tract 6B of a survey recorded in Book 1134, p. 406, Records of Boone County, and being commonly known as Tract 6B of Terrapin Hills, except for the northwesternmost 200' of the tract. The current boundaries encompass approximately 5.6 acres.

Boundary Justification

The current boundaries encompass the remaining land and intact historic resources currently associated with the house. The northern portion of Tract 6B has been omitted from these boundaries so as to exclude a large outbuilding recently erected there.

Photographs

The following information is the same for all photographs:

Hunt, William B., House
8939 W. Terrapin Hills Road
Boone County, MO

All photos were taken by Debbie Sheals, except for no. 3, for which the photographer is unknown.

All photos were taken September, 1996 except for no. 3, which dates to ca. 1940

Negatives on file with Debbie Sheals

List of Photographs

See Figures 2 and 3 for camera angle keys.

- | | |
|---|---|
| 1. West corner. | 8. Long view of facade, root cellar and summer kitchen on left. |
| 2. Southeast elevation, facade. | 9. Foundation of early icehouse. |
| 3. Southeast elevation, historic photo. | 10. Stair hall, ground floor. |
| 4. Northeast elevation, side. | 11. Northeast parlor, with original mantel and ceiling medallion. |
| 5. Northwest elevation, rear. | 12. Door of northeast parlor with painted false graining and original hardware. |
| 6. Southwest elevation, side. | 13. Northeast bedroom, second floor. |
| 7. Looking southeast, root cellar in center, summer kitchen to right. | |













