

Old Stagecoach Stop Report

by William Bodley Lane, A.I.A.

THE BUILDING TODAY

The exterior of the building now looks much as it did about 1890 having been restored to this appearance in 1983-84. It has a simple but handsome two story gallery porch on the street front. In the back a lean-to addition of an early date extends the full width of the building. Its hand hewn studs indicating that it was always largely closed in rooms. Its roof rafters are in line with the second floor roof forming a long slope in the back from the main ridge line down to the first floor ceiling line, broken only by two almost identical dormer windows.

All of this was built before 1900 (except for the north dormer, window) so it is unlikely that there was ever a two story gallery porch to the rear as suggested in the National Register documentation.

It is immediately obvious to any observer that the chimneys on the north and south gable ends are of different design and workmanship and therefore probably built at different times. They both have been extended from a one story height to that required by the present two story building. The first stage of the 1983-84 restoration left the interior untouched so it is easy to see that within this an earlier core structure of two separate log rooms about ten feet apart existed.

The possibility that the chimneys are different because they were originally different but neighboring log cabins is unlikely since the floors of the two one story log units are on the exact same level in line with each other and built of similar size Red Oak logs. It is more likely that they are two large rooms of a two room log building with "dog trot" semi-open room between the two log rooms. This type building was very common in Missouri in the 1840s through the 1860s.

We had Richard Guyette of the University of Missouri Department of Forestry take samples of the logs of the two main rooms and attempt to date them in a computerized system at the University. From his work Guyette says there is no doubt that the two sets of logs were cut in the spring of the same year. Because of the small number of annual rings in the samples there is less certainty about the year but he is almost sure that it was 1860.

The "Summary of Chain of Title" by William Morgan ties in with the above mentioned evidence for Morgan suggests that loans made in 1860 and 1861 by Pulaski County to the owner W.W. McDonald for a total of \$284 might well have been to finance the original construction. McDonald sold the building to William Mitchell and his wife Nancy in 1870.

THE McDONALD LOG BUILDING

All the visual evidence indicates that the south room was used for residential purposes much before the north room. The fireplace is bigger (for cooking) yet of more primitive workmanship. The logs were whitewashed at first yet the fireplace already had a

mantle piece at that time. Then vertical rough cut boards were installed on the walls (they are square cut and still on the walls) and fitted around the then existing mantle piece. The cracks between boards were sealed with narrow strips of paper then whitewashed. The base boards then were only five inches high according to whitewash indications. Later the present seven and a half inch base was installed. Until this time the only interior finish on the walls of the north room was whitewash applied directly on the squared off logs.

EARLY WALLPAPER

When the earliest existing wallpaper design was applied to the whitewashed wall boards in the south room the same design paper was installed in the north room as the first finish on the then new vertical paneling. The fireplace and chimney were there by that time. We have not yet been able to date that wallpaper. Three layers of wallpaper were applied to this board surface. The second of these is very handsome and found only in the north room. It consists of two shades of gray-green leaves on an off white ground (vertical repeat 15 inches, horizontal repeat 10 inches) forming an overall random pattern of green leaves. This paper should be documented and might be worthy of reproduction. It may be hard to find a sample of this paper intact since the white field has been largely eaten away by insects years ago. The green leaves have survived probably because "paris green" a poison with high arsenic content was used to make the color.

After the first three layers of wallpaper were applied in the north room a layer of heavy craft paper was applied to better cover the cracks between

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boards. After that six or seven more layers of wallpaper have been applied through the years.

If samples are carefully kept and separated and noted in their order of application in the various rooms of this building we would have a good start on a history of wallpaper in South-Western Missouri from the earliest days well into the 20th Century.

THE MISSING MANTLE PIECES

One of the most surprising things about these two earliest and little

changed rooms is that both of the large original mantle pieces are missing. Usually in rooms so little changed the fireplace openings are closed up and with stoves installed for better heat the mantles are left alone and survive by default.

For some reason these were both removed. Three reasons come to mind how such mantles might be removed.

1. They are attractive to collectors at a time when the building is rundown but these seem to have been removed before this happened.

2. The commercial use of the building made the wall space gained by removal an important matter.

3. Up grading of wall finishes with heavy paper or wallboard provide a good opportunity to remove the mantles and modernize the rooms.

Certainly there is ample evidence of conditions number 2 and 3. There is even evidence that they were charming and in the pioneer spirit of even earlier times, if so we may even have reason number 1.

We can tell quite a bit about the mantles from the holes left in the early paneling and other evidence of where they were installed against the stone work of the chimneys. There is also evidence of how much of the stonework was intended to show around the fireplace opening and in the case of the north room fireplace the exposed stonework was actually painted a dark red.

It is interesting to note that the two mantles were exactly the same size (width 77 inches, height 66 inches) even though the fireplace openings are different in dimensions. The south fireplace opening is 42 inches wide and 42 inches high. The north fireplace opening is 39 inches wide and

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33 1/2 inches high.

If the two were in fact a pair of identical mantles they may have been made elsewhere and shipped in. This was quite common in early Missouri and they were often a matter of pride and often of finer wood and workmanship. It is certainly worth checking the county for evidence of similar old mantles in size especially, most 1860 mantles are smaller than this.

THE 1863 PICTURE OF WAYNESVILLE

Before we trace this building's expansion to its present two story configuration let us consider the idea that this building might be identifiable in the 1863 drawing of Waynesville Mo. by Major Waldemar Fischer, U.S.A.

If it is to be found in the lithograph by Major Fischer we should look for a one story building with a single stone chimney since the evidence in the log portion and the later enlargement to its two story configuration indicate that it would not have become a two story building in 1863. Well, the Major seems to be very much taken with the big stone chimneys he found in Waynesville. He shows six of them exaggerating their size by quite bit.

Assuming that the large building near the center is the first County Courthouse, our building could be the one second to the left of the Courthouse. It is low, long and narrow with one stone chimney as we might expect. There is no two story building shown in that area that is wide enough to represent our fifty foot

COME TO THE

GAZETTE

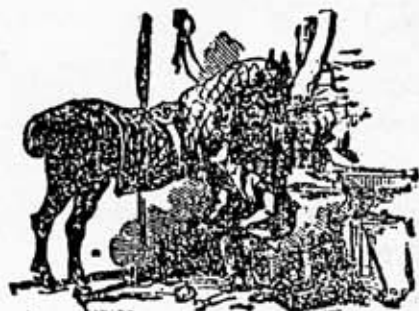
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building.

As encouraging as these observations may be considering the scale and the military purpose of the drawing, this is an interesting guess at best.

THE EXPANSION TO TWO STORIES

The expansion of the building to its present two story configuration probably took place all at once or within three or four years. The same type of saplings were used as wall studs in the back first floor extension and the second floor new construction. Unfortunately the University of Missouri people were unable to date these studs at this time.

The National Register Nomination Form states that "following the Civil War the building was used again as a stop for travelers and known as the Pulaski House under the management of Mrs. M.L. Davis during the 1870's. The Davis name is not mentioned in the chain of title so Mrs. Davis must have operated the place under someone else's ownership before or after the two story expansion.

In 1870 William H. Mitchell and his wife Nancy bought the building and borrowed \$150 from the County. They sold it in 1874 to A. Bryan and his wife Mary and they owned it for more than ten years. If our information on Mrs. Davis is correct it is likely that she operated Pulaski House during the Bryan ownership.

In 1888, E.G. Williams bought the place and the next year he and his wife Emaline borrowed \$600 from W. L. Bradford. This amount of money would have been enough to enlarge the building to two stories and the loan was made a year after purchase so it was not a part of the purchase deal.

Although the present two story building could date from the 1870's I believe it most likely dates from about 1890 based on my investigations and the above mentioned information. Further research on all of the above mentioned individuals might give us more accurate dates.

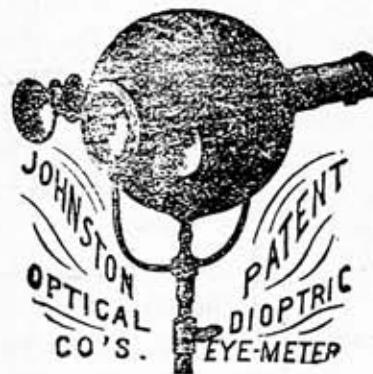
THE ROUND COLUMNS ON FRONT GALLERIES

Even though we are restoring the Old Stagecoach Stop to an earlier date a few words should be said about the later major remodeling probably made in the early 1920s. This work replaced square columns on the front gallery porches with plain round classical columns so popular at the time. The bathrooms were probably added at about that time as well as the second dormer window (the north one) in the back roof. New and more decorative porch railings were added to the second floor at this time and the sheet-metal roof was probably installed about then too.

In 1922 Mrs. Black, then a widow, made a loan on the Black Hotel, as it was called, that may have been used for this project. Eliza Black lost the place in 1925 due to a foreclosure on this loan.

SUMMARY OF CHAIN OF TITLE TO OLD STAGECOACH STOP REAL ESTATE

This land is a part of the Original Town of Waynesville, Missouri, which is a portion of the land for which Edwin Swink obtained a patent from the United States under date of Septem-



ber 10, 1844. Swink conveyed the property to William Moore who, in turn, conveyed "25 acres" to Pulaski County, Missouri, for a county seat.

The date of filing of the plat of the original town is not shown on the records now available. The chain of title for Lot 4 in Block 6 commences as follows:

1853 - Pulaski County to D.B. Lawrence

1854 - David B. Lawrence and Nancy Lawrence, h/w, to C.W. York

1854 - C.W. York to W.W. McDonald

The chain of title for Lot 2 in Block 6 commences as follows:

1853 - Pulaski County to J.J. York

1854 - J.J. York to William M. Story

No conveyance from William M. Story has been found but title to Lot 2 apparently came into the hands of W.W. McDonald because the following chain of title includes both Lots 2 and 4:

1860 - Mortgage from W.W. McDonald to Pulaski County (in that era the county was authorized to loan money and, in fact, it made many loans secured by real estate) to secure debt in principal sum of \$100

1861 - Mortgage from W.W. McDonald to Pulaski County to secure debt in principal sum of \$184 (It might be safe to guess that these loans were obtained to finance the original construction of the building or to finance some renovations of it, but there is nothing in the official records to confirm this.)

1870 - W.W. McDonald and Mary J. McDonald, h/w, to William Mitchell

1870 - Mortgage from W.H. Mitchell and Nancy E. Mitchell, h/w, to Pulaski County to secure principal sum of \$150

1874 - William H. Mitchell and Nancy Mitchell, h/w, to A. Bryan

1886 - A. Bryan and Mary A. Bryan, h/w, to James F. Vaughan

1888 - James H. Ross and Isabell Ross, h/w, to E.G. Williams

1889 - Deed of trust from E.G. Williams and Emaline Williams, h/w, to W.L. Bradford to secure principal sum of \$600

1890 - E.G. Williams and Emeline Williams, h/w, to J.L. Johnson

1890 - Deed of trust from J.L. Johnson and Mary A. Johnson, h/w, to E.G. Williams to secure principal sum of \$700

1894 - J.L. Johnson and Mary A. Johnson to Lewis Black (presumably the reference to the property among locals as the "Black Hotel" dates from this owner.)

1894 - Deed of trust from Lewis Black and Eliza M. Black, h/w, to Jefferson Rainey to secure principal sum of \$1400

1928 - Wilbert Shipman and Buck Shipman, her husband, to Sam T. Rollins and Cora Rollins; this deed recites that Wilbert Shipman (apparently a woman) is the only child and sole heir of Charley A. Black (presumably referring to Charles Black, one of the children of Lewis Black)

In 1935 a partition suit was filed in the Circuit Court of Pulaski County, Missouri, by Gurley T. Black as plaintiff against Sam T. Rollins and Cora Rollins, h/w, and G.W. Black, W.E. Black, Allie (Black) Noise, Lanease Bollinges, Theorald Bollinges, George Black, Lacy Black, Willie Black, Sophia (Black) Duncan, Roay A. Markley, Joe R. Markley, James E. Bostick, Gladys (Ellsworth) Nunn, George Ellsworth, Gene Willworth and Phoebe Shockley, Defendants. The pleadings in the suit recite that:

George T. Black died, leaving as his heirs: G.W. Black, W.E. Black, Allie (Black) Noise and Effie (Black) Bollinges; and that Effie (Black) Bollinges died leaving Lanease Bollinges and Theorald Bollinges as her heirs;

Lewis Black (apparently referring to the son of the original Lewis Black) died leaving as his heirs: Gurley T.

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Black, George Blac, Lacy Black, Willie Black, Sophia (Black) Duncan and Goldie (Black) Markley; and that Sophia (Black) Duncan died leaving Roy A. markley and Joe R. Markley as her only heirs;

An affidavit made by J.W. Lane (father of George W. Lane) on October 26, 1946, recites that Lewis Black died more than 35 years prior to that date leaving his widow, Eliza M. Black, and leaving 9 children: William Black, Richard Black, George T. Black, Phoebe Shockley, Lewis Black, Lou M. Christeson, Charles Black, Grace Ellsworth, and Amanda Black. The affidavit further states that Amanda Black died without leaving any descendants, and that Lou M. Christeson (who was the widow of William H. Christeson) died February 21, 1925, without leaving any descendants.

1904 - Deed from George T. Black and Martha Black, h/w, and William Black and Lucy Black, h/w, and Lewis Black and Clara Black, h/w, and Edward Black, single, and Richard Black, single, and Phoebe Shockley and O.W. Shockley, her husband, and Lou Christeson and W.H. Christeson, her husband, and Grace Kelly and Edward Kelly, her husband, to Amanda E. Black; this deed recites that it conveys a life estate to Amanda E. Black, to terminate upon her death or upon her marriage.

1922 - Deed of trust from Eliza M. Black to Sam T. Rollins and Cora A. Rollins, h/w, to secure principal sum of \$300

1922 - Another Deed of Trust from Eliza M. Black to Sam T. Rollins and Cora A. Rollins referring to "all of her interest as the widow of Lewis Black, deceased". This deed of trust was foreclosed in 1925 by a sale to Sam T. Rollins and Cora Rollins, h/w

1927 - Deed from Lacy Black, single, to Sam T. Rollins and Cora Rollins, h/w; this deed recites that Lacy Black is the surviving wife of William J. Black, and that she is the sole beneficiary under his will, which was probated in Phelps County.

1927 - Phoebe E. Shockley, single, to Sam T. Rollins and Cora Rollins, h/w

Grace (Black) Ellsworth died leaving James E. Bostick, Gladys (Ellsworth) Nunn, George Ellsworth, Gene Ellsworth and Phoebe Ellsworth; and that the said Phoebe Ellsworth was subsequently adopted by Phoebe Shockley (nee Black) and is known as Phoebe Shockley, one being the

daughter of Lewis Black and the other being the granddaughter of Lewis Black.)

As a result of this partition suit, the property was sold at public auction by John Harris, Sheriff of Pulaski County, on March 17, 1936, to Sam T. Rollins and Cora Rollins, h/w, for their high bid of \$2001

1936 - Sam T. Rollins and Cora Rollins, h/w, to James Titterington and Leona Titterington, h/w

1936 - Deed of trust from James Titterington and Leona Titterington, h/w, to Waynesville Security Bank to secure principal sum of \$2000

1941 - James Titterington and Leona Titterington, h/w, to A.S. McNeese and Lulu McNeese, h/w. This deed conveys only Lot 4 so it would not convey the portion of the land adjacent to Highway 17.

1941 - Deed of trust from A.S. McNeese and Lulu McNeese h/w, to The State Bank of Dixon to secure principal sum of \$2500

1944 - James Titterington and Leona Titterington, h/w, to A.S. McNeese and Lulu McNeese, h/w. (This deed conveys Lot 2)

1944 - Deed of trust from A.S. McNeese and Lulu McNeese, h/w, to R.K. Breeden to secure principal sum of \$2000. (This deed of trust includes a recital "this deed of trust covers all furnishings and household goods in cabins")

1946 - A.S. McNeese and Lulu McNeese, h/w, to W.A. Underwood and Ollie Underwood, h/w, and Mary Underwood Crane; this deed recites that it conveys and undivided one-half interest to the Underwoods and an undivided one-half interest to Ms. Crane.

1946 - Deed of trust from the Underwoods and Ms. Crane to the State Bank of Dixon to secure principal sum of \$2000.

May 25, 1983 - Mary Underwood Crane, Gail Underwood, and Ruby Hancock and floyd Hancock, her husband (heirs of W.A. Underwood and Ollie Underwood) to Gene Farnham and Maxine Farnham, h/w, and James E. Martin and Connie G. Martin, h/w

May 25, 1983 - Deed of trust from Farnham and Martin to Mary Underwood Crane, et al to secure principal sum of \$39,000

June 20 1983 - Gene Farnham and Maxine Farnham, h/w, and James E. Martin and Connie G. Martin, h/w, to Old Statecoach Stop Foundation

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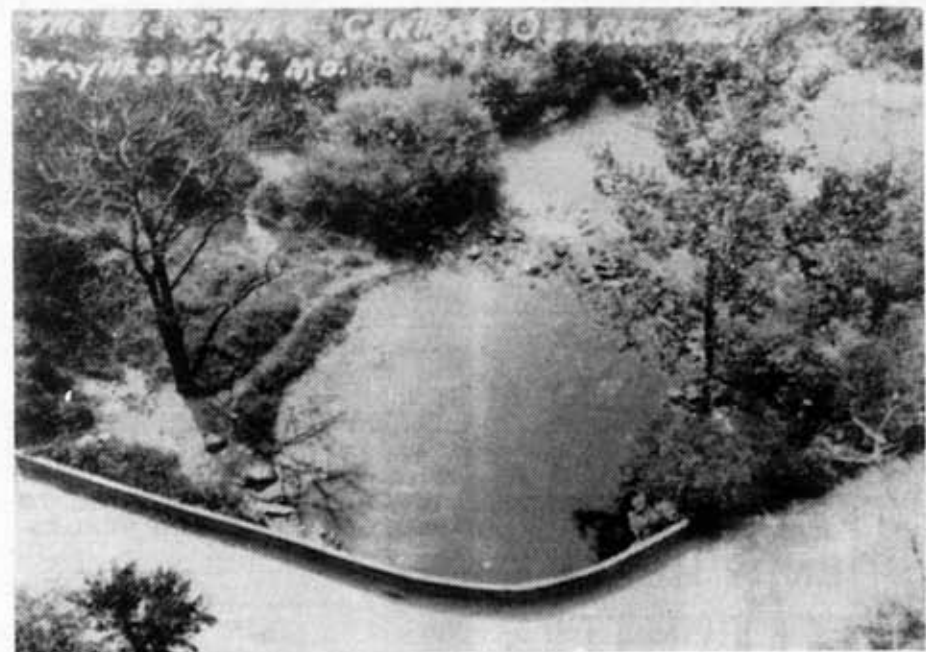
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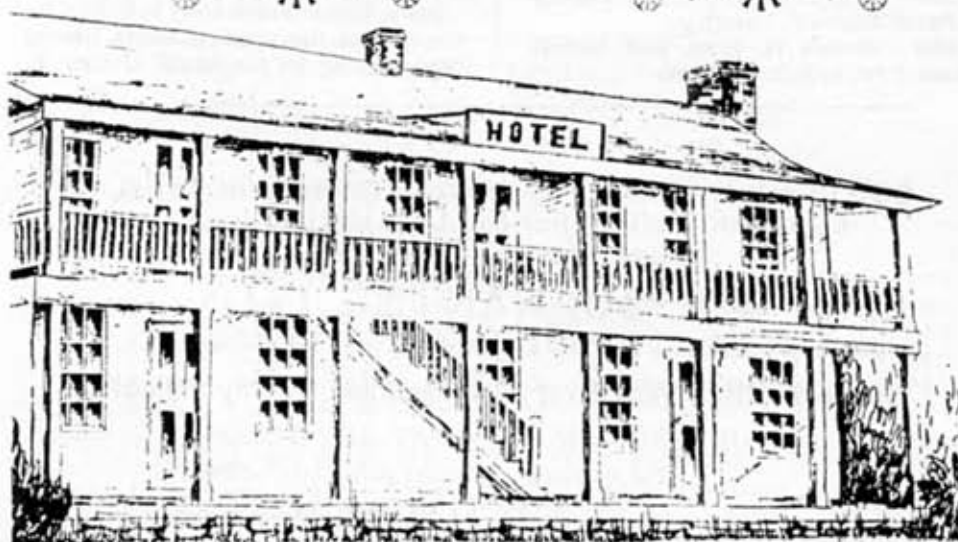
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Waynesville Big Spring. (Photo courtesy of Peggy McKenzie)



OLD STAGE COACH STOP