

VLR-10/20/81 NRHP 1/10/84

LANDMARK



SURVEY

Eugenia Bibb
December 1977

IDENTIFICATION

Street Address: 1105 Park Street
 Map and Parcel: 47-7
 Census Tract & Block: 9-204
 Present Owner: David S. Walker, Jr.
 Address: 1105 Park Street
 Present Use: Residence
 Original Owner: John D. Watson
 Original Use: Residence

BASE DATA

Historic Name: Hard Bargain
 Date/Period: 1878
 Style: Victorian
 Height to Cornice:
 Height in Stories: 2
 Present Zoning: R-1
 Land Area (sq. ft.): 3½ acres
 Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

Hard Bargain is a particularly handsome and finely detailed Victorian house of white weatherboarding, two stories above a brick English basement. It is three bays wide with a projecting end pavillion with a one-storey bay window. A large two-storey addition covers the central bay of the rear. The slightly bellcast tin roof has a gable on each of the four sides. It has a box cornice with return, scroll brackets and pendants, and cornice board. The lower rear wing has a simpler gable roof and cornice without brackets. Two interior chimneys serve fireplaces in all nine original rooms. The shuttered windows are single-paned, double sash, very tall and narrow, arranged in pairs with cornice and frieze. Those in the wing are simple six-over-six. The bay window has a truncated bellcast hip roof with bracketed cornice and raised paneled spandrels under the windows, which have segmental-arched glazing. The flatroofed veranda has sawn balustrade, bracketed chamfered posts paired at the steps, and simple cornice brackets. A matching porch behind the parlor has been enclosed. There is also an open deck with sawn balustrade at the parlor end of the house. The original double entrance doors have been replaced with a Colonial Revival door with fan and sidelights. There are two rooms on one side of the wide central hall and a larger one on the other. Tall windows and high ceilings make the large rooms seen even more specious. The parlor is especially handsome with a black marble mantel with round-arched opening and cartouche. Originally it had French doors onto all three porches, but they have been shortened into windows to accommodate radiators below them. The old dining room under the parlor

HISTORICAL DESCRIPTION

still has its French doors. The ceilings are lower in the rear addition, the second level being at the level of the landing of the broad open-well staircase. The small, nicely detailed cottage is noteworthy for its elaborate elyptical sawn work in the front gable.

John D. Watson purchased 8 acres on the west side of the road to Cochran's Mill (Park Street Extd.) from Thomas L. Preston in 1876 and two adjoining acres from W.W. Flannagan of Rock Hill the following year. This marked the northern limit of 19th century suburban development along Park Street. A small building, perhaps the present cottage, was erected in 1876, and the main house was built in 1878. The large two-storey rear wing was probably added in the late 1890's, according to tax records. The Watsons lived here for 25 years, and after they sold it in 1903, it changed hands seven times in 18 years. Norman T. Shumate owned it from 1921 until 1936; and then it changed hands four more times in five years. The house was used as rental property much of the time, and that

GRAPHICS

and the Depression took their toll. It is said to have been scheduled for demolition before it was purchased by David Walker, Sr., in 1941. All of the plaster and some woodwork had to be replaced, but much original fabric still remains. Walker also built a back stairs in the wing, and in 1954 enclosed one porch and built a garage under the rear porch. Hard Bargain still has the spacious lawn that most of the other fine houses on Park Street once had. Behind the house are the stone foundation of an old barn and the remains of a mill on Schenk's Branch. Hard Bargain has now been the home of the Walker family for 36 years.

Deed References: ACDB 69-548, 71-226, 126-382, 176-25, 233-260; City DB 106-469.

CONDITIONS

GOOD

UTM: 17/721890/4213380

SOURCES

City/County Records
 Davis S. Walker, Jr.
 Mrs. Albert Pennybacker