

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1. Name of Property

historic name Bedford, Edwin and Nora Payne, House
other names/site number Payne, Thomas, House; Smith, Benjamin, House

2. Location

street & number 308 South Main Street [N/A] not for publication
city or town Fayette [N/A] vicinity
state Missouri code MO county Howard code 089 zip code 65248

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 [])

15 December 1997

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:	Signature of the Keeper	Date
[] entered in the National Register. See continuation sheet [] .	_____	_____
[] determined eligible for the National Register. See continuation sheet [] .	_____	_____
[] determined not eligible for the National Register.	_____	_____
[] removed from the National Register.	_____	_____
[] other, (explain:) See continuation sheet [] .	_____	_____

Bedford, Edwin and Nora Payne, House
Howard 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	2	buildings
<input type="checkbox"/> public-local	<input type="checkbox"/> district	0	0	sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	0	0	structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	0	0	objects
	<input type="checkbox"/> object	1	2	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

Current Functions

DOMESTIC/single dwelling

7. Description

Architectural Classification

Other: I-house
Late Victorian

Materials

foundation Stone
Concrete
walls Weatherboard
roof Metal
other _____

Narrative Description

See continuation sheet [x].

Bedford, Edwin and Nora Payne, House
Howard County, Missouri

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

Period of Significance

ca. 1860--1918

Significant Dates

N/A

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:

Bedford, Edwin and Nora Payne, House
Howard County, Missouri

10. Geographical Data

Acreage of Property less than one acre

UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	527605	4332595			

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 Historic Preservation Consultant date Sept. 15, 1997
 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 Rodney and Georgette Koelker
 street & number 308 S. Main St. telephone 816-248-2204
 city or town Fayette state MO zip code 65248

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1 Bedford, Edwin and Nora Payne, House
Howard County, Missouri

Summary: The Edwin and Nora Bedford House is located at 308 S. Main Street in Fayette, Howard County, Missouri. It is a three bay frame I-house with a wide front porch, and a two story rear ell. A two story side addition is set just behind the front part of the house, and a two level porch runs along the side of the rear ell. Part of the rear ell dates to before 1850; the front portion of the I-house was constructed ca. 1860. Various additions in the late 1800s and early 1900s, including a major remodeling in 1901, brought the house to its current form, and it has seen few alterations in the last three quarters of a century. It occupies a level lot of just over a half acre which is partially surrounded by low ornamental fencing, portions of which were installed before the turn of the century. There is a small frame building directly behind the house which dates to the mid 1800s; next to it is a long frame garage which was built around the turn of the century. Both outbuildings are counted as noncontributing buildings.

The interior of the house is distinguished by a large amount of ornamental woodwork which was created and installed by Edwin Walton Bedford Jr. before his death in 1918. Bedford's work includes two mantels, a door, a built-in china cabinet, parts of the ornate staircase, and a pair of scrollwork screens. The ground floor rooms of the house also feature elaborate parquet flooring. Both the interior and exterior of the house exhibit a high level of integrity of design, setting, materials, craftsmanship, and association, and it has changed very little since the death of Edwin Bedford in 1918. The period of significance for the property runs from the construction of the I-house, ca. 1860, to Bedford's death in 1918, by which time it had reached the form it takes today.

Elaboration: The Bedford House is three blocks south of Fayette's courthouse square, on south Main Street. The block of Main Street on which the house is located has exposed brick paving and curbs, and is lined with large residences, most of which date to the late 19th century. The houses on the street are all on relatively large lots, and most are set fairly close to the sidewalk. The house sits on a small rise close to the street. The lot is 110 feet wide and 255 feet deep. (See Figure One.) A low iron fence runs along the sidewalk in front of the house; it has openwork corner posts topped with gothic arches, and an ornamental front gate. The gate carries a decorative cresting with the name "Buckeye" from a forge in Springfield, IL. An older fence of wire loops runs along each side property line. The front fence is in good condition; the side fencing is somewhat deteriorated. Early photographs of the house reveal that the side fence originally ran along the sidewalk, and that the front fencing was installed sometime after the turn of the century. (See Photo 1.) All parts of the fence are at least 75 years old, and it serves to define the boundaries of the front part of the property, both current and historic.

United States Department of the Interior
National Park Service

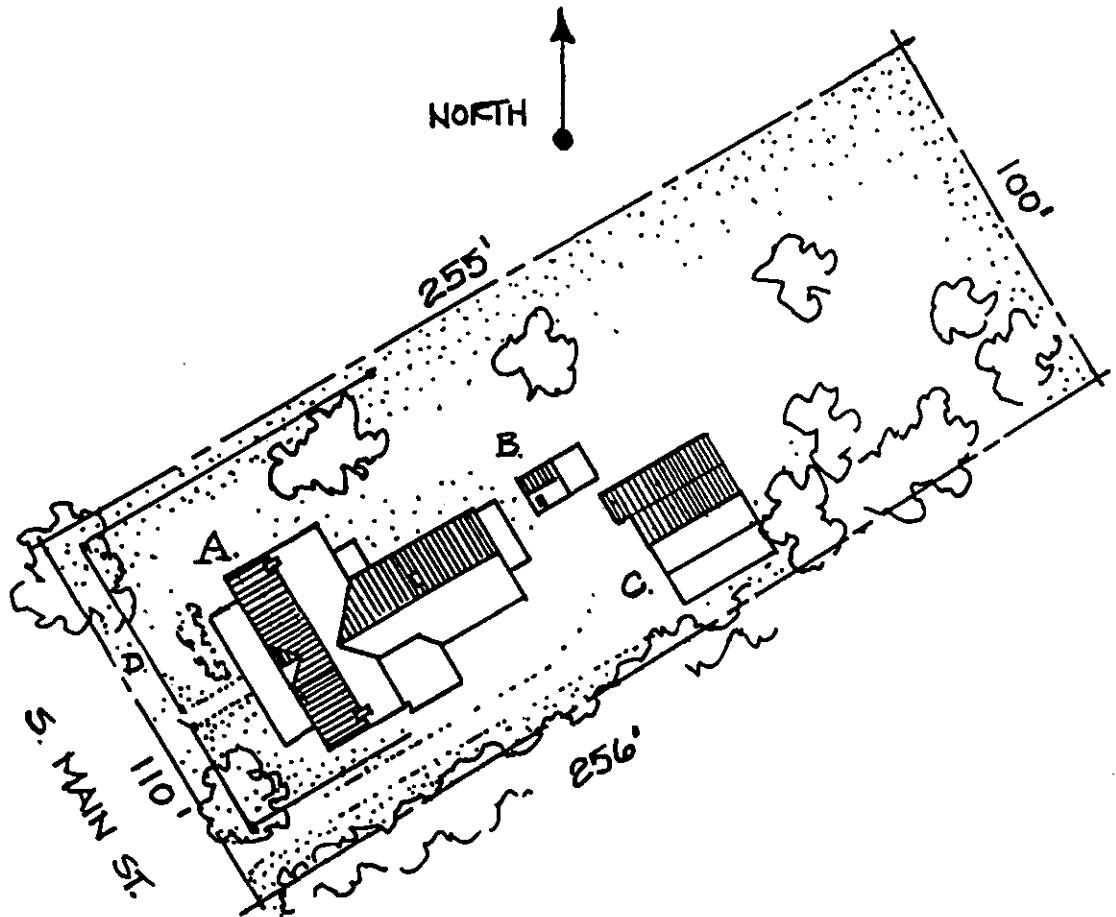
National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

Bedford, Edwin and Nora Payne, House
Howard County, Missouri

Figure One. Site Plan and Property Boundaries. Based on Howard County Tax Map #039-12-1-11-14. SCALE: 1" = 50'

- A. House, ca. 1860-1918.
- B. Summer Kitchen/toolshed, mid-1800s. (non-contributing)
- C. Garage, ca. 1890s. (non-contributing)
- D. Fence, sides ca. 1890,
front ca. 1906. (non-contributing)



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 3 Bedford, Edwin and Nora Payne, House
Howard County, Missouri

There are two frame outbuildings on the property, both located behind the house. A small building with a brick foundation and chimney sits just a few feet from the back wall of the house. It has a gable roof sheathed with standing seam metal roofing, and weatherboarded walls. There is a door in the end wall which faces the house, and 6/6 double hung windows in the side walls. A shed roofed extension along the back wall appears to be very early, as there is no break in the weatherboarding between the two sections. The back wall shows signs of a second rear addition, now gone. The building was reportedly built to serve as slave quarters or a summer kitchen, and later to have housed the family's cook.¹ It was converted to a tool shed in the late 1800s, and is in fair condition today. It was in this building that Edwin Walton Bedford is said to have done most of his woodworking. It is counted as a noncontributing building.

A long narrow garage is located east of the tool shed, at the end of a driveway which runs along the southeast edge of the property. The garage has a front facing gable roof, standing seam metal roofing, and a mixture of horizontal and vertical board sheathing. Shed roofed additions flank the main part of the building, which is one and one half stories tall. The addition to the south, which was put on sometime after 1925, when the property was mapped by the Sanborn Company, appears to have always been used for automobile storage. The addition to the north may have been made, or modified, to house pigeons or some sort of poultry. A long low rear extension that was shown on the Sanborn map is now gone. The ornamental bargeboards of the front gable end appear to be non-original, but early. The building is in fair to poor condition, and is counted as a noncontributing building.

The house is two stories tall, with twelve main rooms and two large halls. The front part of the house, which faces southwest, is a traditional I-house with a wide front porch and a central cross gable. It is two stories tall, one room deep and has two rooms and a wide hallway on each floor. The I-house utilizes balloon frame construction, with wall studs that measure roughly 3" x 5". The studs are mortised into the top plates, and large cross braces add stability to the walls.² A two story ell is located on the rear of the I-house, and another two story section is set into the junction of the front and rear parts of the house, on the east side of the building. An open two story porch runs along the southeast part of the rear ell, and there are small open porches on the rear and west sides of the house. (See Figures Two and Three, current floorplans.)

¹ Bill Zerbe, "The Bedford Home," (Typescript, May 19, 1943. Western Historical Manuscripts Collection. "Gaddis, Merrill E. Collection," File 43.)

² The structural members in many parts of the house were temporarily exposed during a recent insulation project.)

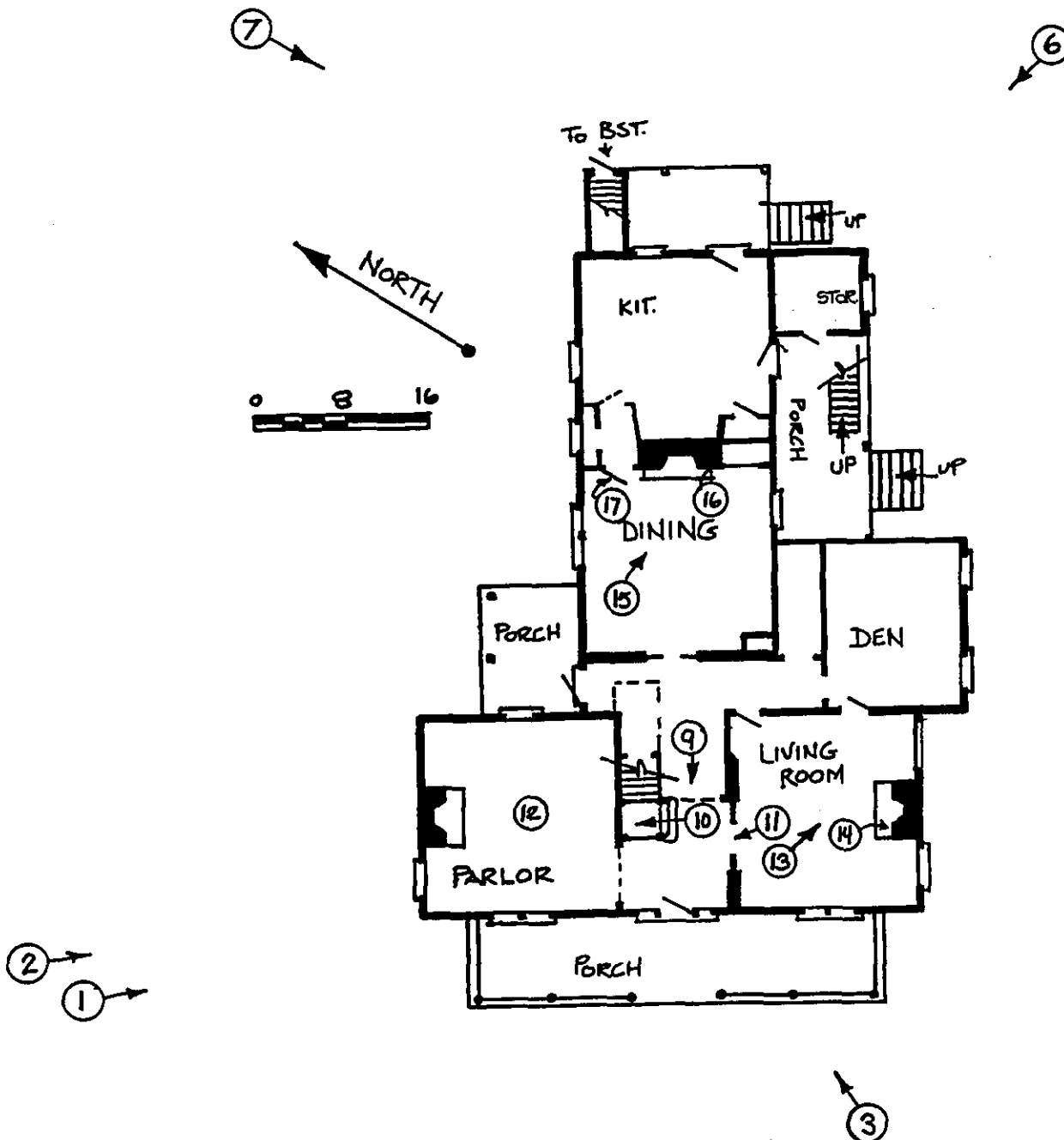
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 4

Bedford, Edwin and Nora Payne, House
Howard County, Missouri

Figure Two. First Floor Plan and Photo Key.
Drawn by Debbie Sheals.



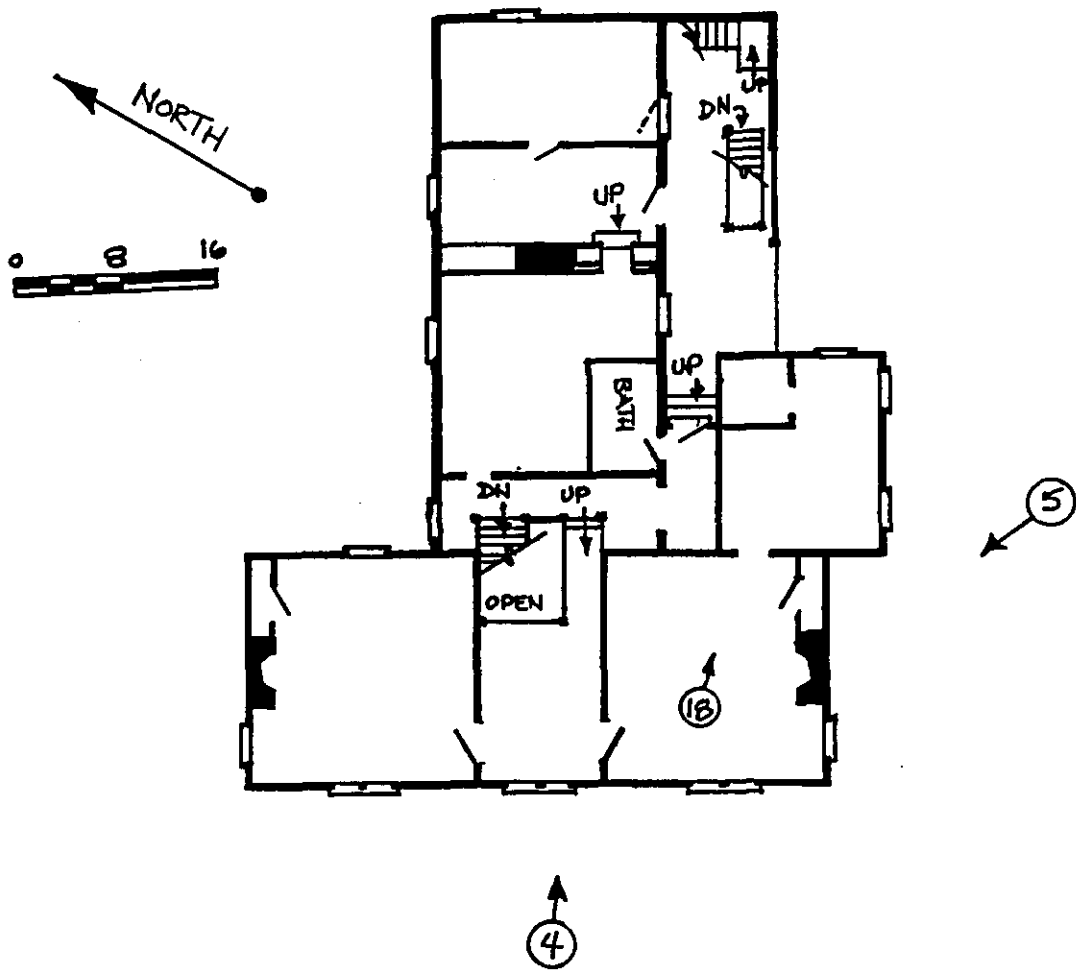
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 5

Bedford, Edwin and Nora Payne, House
Howard County, Missouri

Figure Three. Second Floor Plan and Photo Key.
Drawn by Debbie Sheals.



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 6 Bedford, Edwin and Nora Payne, House
Howard County, Missouri

The exterior walls are all sheathed with heavy walnut weatherboarding that is in very good condition. The exterior woodwork, including the roof brackets and most door and window trim, is also intact and in good shape. The windows are of various ages and muntin patterns, and many are flanked by early or original louvered shutters. All except for five windows on the east date to the turn of the century or before. (New windows there were installed by the previous property owner.) The front part of the house sits on a stone foundation. A concrete block foundation recently replaced the deteriorated brick foundation of the rear of the building. All parts of the roof are covered with standing seam metal roofing which dates to before the turn of the century.

The wide overhang of the main roof is supported by large simple scrolled brackets, and the bargeboards of the cross gable are ornamented with delicate scrollwork. (See photo 4.) The cornice line of the east addition is accented with smaller, more ornate brackets, and a third set of brackets ornaments the roofline of the porch on the west side of the house. The facade of the house has a symmetrical facade, three bays wide. The front porch which spans the first floor was added ca. 1901. It is supported by round columns which have bands of simple ornamentation around their tops, and decorative balustrades set between them. (See photo 3.)

The porch shelters the front door and two sets of double windows. The windows are topped with heavy ornamental trimwork and flanked by operable shutters. The central front door has a transom and sidelights, and an ornamental screen door. The transom and sidelights, as well as the door itself, have small beveled leaded glass panes--octagonal in the sidelights and squared in the door. (See photo 9.) It is likely that the doorway itself is original to that part of the house, and that the leaded glass, screen door, and possibly even the door itself, were added during a 1901 remodeling.

The door opens onto a formal entry hall that is distinguished by a large amount of ornate woodwork, most of which has been attributed to Edwin Walton Bedford, who lived there from 1879-1918. A small landing at the base of the staircase is set off by a carved panel of wainscoting and ornate octagonal newel posts. (The staircase was installed in the early 20th century.) The wall panel contains two inset arched panels and is covered with high relief carving which depicts primarily botanical forms. (See photo 10.) The date 1911 is carved into the lower left corner, and the initials "EWB" are scrolled together in the lower right corner. A slender column atop one of the newel posts supports an ornate scrollwork screen which runs along the ceiling. The screen is also supported by matching pilasters set against the side walls. (See photo 9.)

A screen of similar scrollwork is set into a wide cased opening which leads to the front parlor. The parlor floor has a parquet border which echoes that of the entry hall, as well as a parquetry inset in the center of the room. Much of the other woodwork, including the mantel, appears to be early or original to the room. (The parquet floors throughout the house

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 7 Bedford, Edwin and Nora Payne, House
Howard County, Missouri

were installed in 1901.³) The living room, on the other side of the hall, is reached through an extremely wide pair of pocket doors which remain operable and in excellent condition. (See photos 11 and 13.) That room also has parquet floors, and a good deal of early or original woodwork.

The living room fireplace has also been credited to Edwin Bedford. It is said to have been his first carving project. It is ornamented with stylized foliage and scrollwork that is not as deeply modeled as some of the other carvings in the house. The bases of the flat pilasters along the side of the firebox are each adorned with the letter "B," and female profiles are set into rectangular panels above. (See photo 14.) A large medallion that was centered over the firebox is missing, reportedly damaged in a flue fire. Glazed ceramic tiles inside the mantel piece are adorned with allegorical female figures; they do not appear to be the same age as the mantel.

Opposite the front door in the hallway is a smaller set of pocket doors, which leads to the dining room. That room has parquet floors of a slightly different pattern than the front of the house, and is distinguished by three large examples of Bedford's work. A central fireplace on the northeast wall of the room sports a carved mantel piece and is flanked by a built in china cabinet and a heavily carved swinging door. (See photos 15 and 16.) The mantel features some of the highest relief of the carvings in the house. The side panels of the mantel have fernlike leaves along one side and flowers on the other.

The china cabinet is nearly as large as the door opposite it and is surrounded by very similar trim. The lintel pieces over both are adorned with carved swags. The china cabinet has three drawers and a solid door beneath glass doors. The carvings found there are relatively restrained and almost geometric in design. The dining room door, on the other hand, is richly carved, with both stylized and botanical forms. It features a pair of small panels into which are carved an elaborate set of Bedford's initials and an equally ornate rendering of the date, "1910." (See photo 17.)

The swinging door opens to a narrow hall which leads to the kitchen. A small intact ca. 1900 butler's pantry opens off one side of the hall. The kitchen is in the process of being modernized. It retains its original or early doors and windows. One door leads to the open back porch and one leads to the side porch. Just outside the kitchen door on the side porch is a late 19th or early 20th century cold storage room with a built-in ice chest and cabinets.

The side porch has a new set of steps which lead to the yard, and an older set which lead to the second floor. The second floor porch provides access to the upper rooms of the rear ell. A second set of steps there leads up to a separate attic entrance. There are a total of six main rooms on the second floor, three in the rear ell, two in the front part of the I-

³ Zerbe, p. 4-5.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 8 Bedford, Edwin and Nora Payne, House
Howard County, Missouri

house, and one in the east addition. The front part of the I-house also has a generous central hallway which is lighted by a set of double windows. The second floor rooms retain most or all of their original simple woodwork, including doors and windows, and the early hardwood floors are intact throughout.

Although the house went through many additions and alterations in its first fifty years, the last three quarters of a century have seen few changes. It looks today much as it did after Edwin Bedford installed his last piece of carving. Bedford's widow, Nora Payne Bedford, grew up in the house, and continued to live there after his death.

She would be pleased to see how well her home of 76 years has held up.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 9

Bedford, Edwin and Nora Payne, House
Howard County, Missouri

Summary: The Edwin and Nora Bedford house, at 308 S. Main Street in Fayette, Missouri is significant under Criterion C in the area of ARCHITECTURE. The main part of the house, which was constructed ca. 1860, is an I-house, a well documented vernacular house form which was widely popular in the mid to late 1800s. The house underwent a number of additions and interior alterations in the late 19th and early 20th centuries, including a major remodeling in 1901, and by 1918 reached the form it takes today. The turn of the century changes reflect the Picturesque movement in architecture and interior decoration. The house today provides a fine example of a vernacular form updated to reflect current architectural styles. Also, many of the changes have been directly attributed to then-owner Edwin Walton Bedford, and the house today reflects his mastery of the art of fine woodworking. The period of significance runs from ca. 1860 to 1918, beginning with the construction of the I-house and ending with Bedford's death, at which time all major additions and alterations had been completed. The house and its surroundings have changed very little since it was the home of Edwin and Nora Bedford, and it exhibits a high level of integrity of design, materials, craftsmanship, setting and association.

Elaboration: Fayette was named after the popular general Lafayette, in honor of his expected visit to the United States the year the town was laid out, 1823.⁴ It is located near the center of Howard County and is the county seat. The location of the town is said to have been chosen in part because of a small settlement which had grown up around a spring near two of the main roads in the county. A small group of settlers had camped there in 1818 to take advantage of the abundant water. After a severe drought dried up most other area springs, they decided to make their settlement permanent, and they were still in the area when it was time to establish a county seat. The spring they camped around was located on what was to become the Bedford property.⁵

The town grew quickly, and was incorporated in 1826. One of the trustees for that incorporation was Samuel T. Crews, the area's second practicing physician.⁶ Crews was active in community affairs during the earliest years of the town's history, and lived in Fayette for more than fifty years. One of his many land deals from that period included the 1828 purchase of 26 acres southeast of the city limits, west of what is now South Main Street. That acreage included the parcel upon which the Bedford house was later built. Crews is also credited with the construction of a

⁴ National Historical Company, History of Howard and Cooper Counties, (St. Louis: National Historical Company, 1883) p. 178.

⁵ Zerbe, p. 7.

⁶ National Historical Company, p. 178.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 10 Bedford, Edwin and Nora Payne, House
Howard County, Missouri

brick I-house just southeast of the Bedford house, which is still there today.

What is now South Main Street served as the main southern entrance to the city in early years; it was referred to as the "Columbia Road" in deeds from the 1850s, and an 1876 atlas labeled it the "Rocheport Road." (Both are towns south of Fayette.) The road also provided access to the MKT railroad depot, which sat on the southern edge of town.

The Bedford house as it appears today represents an extended construction project. It started out as a small one story dwelling with only a couple of rooms. It was expanded and improved many times over the next half century or so, and is believed to have reached its present form no later than 1918. (See Figure Four.) Clues for dating the changes come from a number of sources. A current restoration and rehabilitation project temporarily exposed structural members in many of the rooms, and other construction details are visible in the attic and basement. There are also a number of historic photos of the property, including a photo of the house that was published in a local pictorial in 1905, and several others that were taken by family member Thomas Bedford in the late 1890s.⁸ (See Photo 1.) Additional information was provided by a brief written history of the house prepared by a local college student in 1942, based on interviews with Thomas Bedford.⁹

The small one story dwelling that is the core of the Bedford house was constructed before 1850, under the ownership of Samuel Crews. In July of 1850, Crews sold a one acre parcel of his property to Beverly A. Shepperd and his wife for \$250. (He had paid about \$20 per acre in 1828.) The property was described as "fronting on the Columbia road....to include a spring on the lower and East end of said lot adjoining the city of Fayette."¹⁰ The Bedford house today occupies the front part of that one acre parcel, and the spring is reportedly the one described above. (The spring site is no longer part of the property, and the spring itself no longer flows.)

Inexplicably, Shepperd was able to sell the same one acre parcel on

⁷ Howard County Deed Records, Book Z, p. 529, and "Walking Tour of Historic Fayette," Fayette Rotary Club, 1981.

⁸ See Verne Dryson, Picturesque Fayette and Its People, (Fayette: Press of the Fayette Advertiser, 1905) p. 42. The Bedford photos are part of a collection of prints made by area photographer Dale Graham from Thomas Bedford's original glass plate negatives, which were auctioned off with the Bedford house in 1986. The negatives are believed to have been made between 1895 and 1901.

⁹ Zerbe.

¹⁰ Howard County Records, Deed Book 11, p. 249.

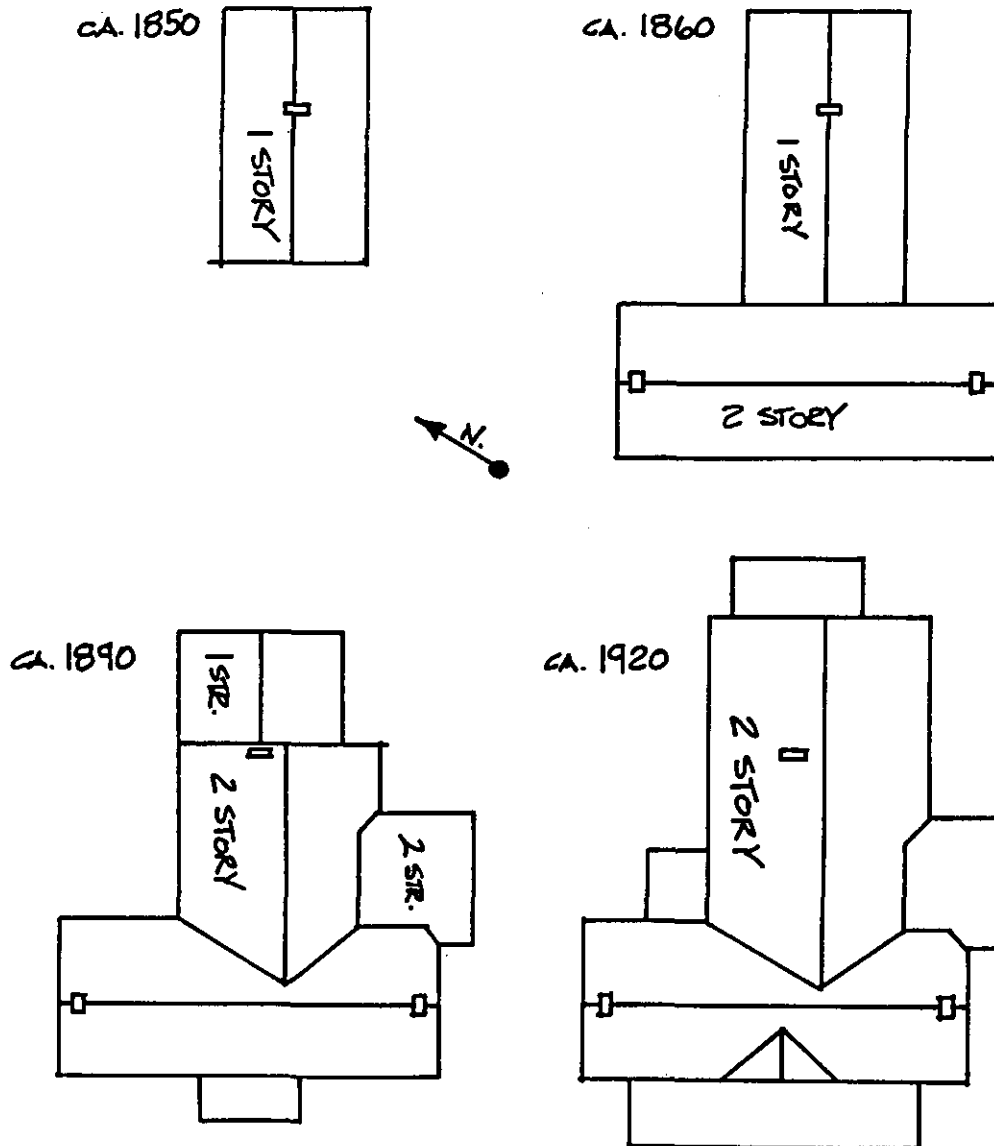
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 11

Bedford, Edwin and Nora Payne, House
Howard County, Missouri

Figure Four. Probable Construction Chronology.
Drawn by Debbie Sheals.



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 12 Bedford, Edwin and Nora Payne, House
Howard County, Missouri

the same day he bought it from Crews, at a profit of \$200. It may be that Shepperd had been living on the land for a time, and that he and Crews were simply formalizing an earlier agreement. If that is the case, it is likely that Shepperd built the small original dwelling. Whatever the reasoning behind the second sale, a sales price of \$450 for one acre of land (or even \$250) indicates that a building had been erected on the property by 1850.

That early house now serves as the dining room and part of the kitchen in the Bedford House. The original house, though small, was apparently nicely appointed; the existence of hand split laths indicates that plastered walls were an early feature. (The laths were exposed when the plaster was replaced during a recent insulation project.) A large brick fireplace in what is now the rear wall of the dining room provided heat and winter cooking facilities. The framing members for the original part of the house consist of small round log "studs" with larger squared timber cross braces, all held together with mortise and tenon construction. (The rear part of the kitchen utilizes more modern materials, and appears to have been added later.) The slave quarters or summer kitchen behind the house is believed to have been built shortly after the original house.

The small house and one acre of land changed hands in 1853, and again in 1854, when it was purchased by Benjamin Smith, an English immigrant who had been living in the area for a number of years.¹¹ The one acre parcel is known to have been his home for at least part of the time he owned it; a later deed of sale identified it as "being the same property heretofore occupied by Benjamin Smith as a residence."¹² His wealth apparently grew along with the new town, as the value of his real and personal property rose from \$1,000 in 1850 to a total of \$19,000 in 1860.¹³ One expression of that prosperity came in the form of the large frame I-house which he had built across the front of his house on the Columbia road. An early description of the Bedford house noted that "Mr. Ben Smith...had the present front part of the house built on. The front was built or either contracted to be built by a Mr. McGraw."¹⁴

County records support that claim, as the value of the property increased significantly under Smith's ownership. Deed records show that he bought the property for \$800, and sold it seven years later for \$4,500. Also, tax records indicate that the expansion was complete by September of 1864, the date of the earliest available tax assessments for Fayette.

¹¹ Howard County Records, Deed Book 4, p. 288.

¹² Howard County Records, Deed Book 11, p. 249.

¹³ U. S. Census, Population Figures for Howard County, 1850, 1860.

¹⁴ Zerbe, p. 2. Details about McGraw remain a mystery. No "McGraws" were listed in the Howard County census records for 1850 or 1860, and he is not mentioned in any other historical accounts.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 13 Bedford, Edwin and Nora Payne, House
Howard County, Missouri

Smith was assessed \$2,800 for his land at that time, an amount which indicates the presence of a substantial building on the property. The assessments for the property over the next 60 years remained close to that amount, ranging between \$2,000 in 1884 to \$2,500 in 1915. Since a construction project during the Civil War would have been highly unusual, it has been assumed that the I-house was built around 1860.

The choice of the tall formal I-house form for the new dwelling is not surprising; I-houses were very popular in the region during much of 19th century. (The Crews house right next door is also an I-house.) I-houses are by definition one room deep and 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 ellis were common, either as a later addition, or as the original house as is the case here. 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."¹⁵ 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."¹⁶

The popularity of such houses in the area can be largely attributed to the fact that a majority of the earliest settlers there 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."¹⁷ During another intensive survey of vernacular housing in Virginia, Glassie found that 70 of the 146 houses in the study group were, like the Bedford house, central hall I-houses with end chimneys.¹⁸

A more locally specific study of vernacular architecture was done in the "Little Dixie" region of Missouri (which includes Howard 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

¹⁵ Fred Kniffen, "Folk Housing: Key to Diffusion." Annals of the Association of American Geographers, Vol. 55, No. 4, Dec. 1965, p. 553.

¹⁶ Ibid. p. 553.

¹⁷ Henry Glassie, Pattern in the Material Folk Culture of the Eastern United States, (Philadelphia: University of Pennsylvania Press, 1968) pp. 65-66.

¹⁸ Henry Glassie. Folk Housing in Middle Virginia, (Knoxville: University of Tennessee Press, 1975) p. 162.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 14 Bedford, Edwin and Nora Payne, House
Howard County, Missouri

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."¹⁹

Although there are nearly endless variations in the plans of individual I-houses, central hall plans were extremely popular in Missouri; 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 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 hall of the Bedford house measures a generous ten feet wide, and would have provided an impressive entry even with its original staircase, which had to have been somewhat smaller than the one found there today.

In January of 1867, Benjamin Smith sold the house and a total of 2.57 acres of land to Thomas Payne, an area banker and community leader.²⁰ The property remained in Payne's family for the next 119 years. Upon Payne's death it became the property of his daughter Nora and son-in-law Edwin Walton Bedford, and later belonged to their son Edwin Jefferson Bedford. Both Thomas Payne and Edwin Walton Bedford resided in the house on South Main while engaging in the banking business, and both were leading citizens of Fayette. Nora Payne Bedford, who lived in the house from the earliest years of her childhood until her death at the age of 86, was also highly regarded in the community. Edwin and Nora Bedford's son, Thomas Payne Bedford, lived in the house most of his life as well. He was also active in the community. He twice served as the state representative for Howard County, and is still remembered by longtime area residents. The significance of the house is bolstered by its long association with one of Fayette's leading families.

Thomas Payne was born in Scott County, Kentucky in 1820, and moved to Missouri with his parents in 1822, a year before the town of Fayette came into existence.²¹ His father, Robert Payne, was one of the county's earliest and most prominent settlers. Thomas Payne lived on or near his father's farm south of Fayette until the Civil War came to Missouri. According to one account, "Union soldiers were menacing his farm and he did

¹⁹ Howard Marshall, Folk Architecture in Little Dixie, (Columbia and London: University of Missouri Press, 1981) p. 32.

²⁰ Howard County Records, Deed Book 11, p. 249.

²¹ "Thomas J. Payne," Fayette Democrat-Leader, (Obituary) March 3, 1901, p. 1.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 15 Bedford, Edwin and Nora Payne, House
Howard County, Missouri

not think the atmosphere was the kind he wanted his family to live in."²² He moved his wife and young daughter into Fayette about 1862, and in 1867 he bought the property from Smith. He lived there with his family until his death 34 years later.

Thomas Payne was educated in Fayette, and was active in community and business affairs there throughout his adult life. He dabbled in real estate, and even platted a small subdivision of some of the land across the street from his house on Main Street. He formed a partnership with R. M. and B. R. Patrick to create Payne and Patrick's Addition to Fayette in 1873.²³ He also served as a Notary Public from 1862 to 1870, and spent many years as the county surveyor. His primary business, however, was finance, and he was associated with area banks for decades.

Payne entered the banking business before he bought the house on Main Street, and he remained in that profession the rest of his life. He began as a clerk in the "State Bank," where he worked with cashier Adam Hendrix. In 1865, he and Hendrix opened the private bank of "A. Hendrix and Co." That establishment was the town's second bank. Payne sold out to Hendrix in 1869, and his next venture, the Fayette Bank, opened in 1871.²⁴ One of his longtime banking associates later wrote that "of this bank, Thomas J. Payne was the ruling spirit and manager, and so continued until his death."²⁵

The Fayette Bank remained in operation, and in Payne's family, until the Great Depression. The bank operated out of a building located just a few blocks north of the house, on the courthouse square. The original building burned down in 1894, but was immediately rebuilt.²⁶ The second bank building still stands at the south corner of Main and Morrison Streets. It is located within the boundaries of an historic district which at the time of this writing is under review for inclusion in the National Register of Historic Places.

Payne's daughter Nora grew to adulthood in the Main Street house, and attended both the Boonville Seminary and Howard-Payne College in Fayette. (The "Payne" in Howard-Payne is to honor Moses U. Payne of Boone County, who was not a close relative.) In April of 1879, Nora Payne married Edwin Walton Bedford. Bedford was born near Lexington, Missouri in 1853, and spent his childhood on a farm there. He attended Central College in

²² Zerbe, p. 3.

²³ Howard County Records, Plat Book, p.7, and Deed Book 18, p. 697.

²⁴ National Historical Company, p. 179.

²⁵ "Thomas J. Payne," p. 1.

²⁶ Smith, T. Berry, et. al. History of Chariton and Howard Counties, (Topeka-Indianapolis: Historical Publishing Company, 1923) p. 201-202.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 16 Bedford, Edwin and Nora Payne, House
Howard County, Missouri

Fayette in the early 1870s, which is probably where he met Nora Bedford. He left town after his graduation to pursue other business interests, but moved back for good upon his marriage. He was appointed cashier of the Fayette Bank the same year he married Nora, a position he retained until his death.²⁷ The newlyweds set up housekeeping with Nora's parents, and never moved out of the house on Main Street.

Edwin and Nora started a family right away; their eldest son, Thomas Payne Bedford, was born in 1880. Thomas Bedford's birth may have been the catalyst for the first expansion of the house under Payne's ownership; the two story addition to the east was added around that time. That addition contains a study or den downstairs, and a sitting room upstairs, which is reached through the south bedroom. Local history holds that the sitting room served as Thomas Bedford's bedroom when he was an infant, which would mean that the addition dates to around the year he was born. The room was definitely built before Payne died in 1901, as he is included in a family photo taken in the downstairs den.²⁸

Thomas Payne also added a second story to part of the rear ell sometime in the late 1800s. (The second floor appears in the historic photograph of the house taken by Thomas Bedford; see Photo One.) The attic space above the rear ell shows that its second floor was built after the front of the house, and before the standing seam roofing was added. Several of the original roof brackets, as well as the original shake shingles, are still visible where the two sections meet. It is likely that installation of the roofing was the finishing touch for that expansion, as the historic photo shows it in place on all parts of the house.

The staircase was also enlarged to its present size, either as part of that project or soon after. The staircase in its present configuration extends into the upper level of the rear ell, and had to have been built after the rear ell was enlarged upward. Payne's addition to the rear ell may have been made in reaction to another increase in the size of his household. Census records show that the Bedfords' youngest son, Edwin Jefferson, was born in 1892, and that Thomas Payne's nephew, also named Thomas Payne, was living with them in 1900.

The year 1901 brought many changes. Thomas Payne died on March 1, 1901. His front page obituary was subtitled "Death of One of Fayette and Howard County's Leading Citizens and Businessmen." A long tribute by his business partner of thirty years proclaimed:

"He has left an impress upon the community for honor and fair dealing, justice and integrity that will be long remembered.... was prominent in politics and finance for more than 50 years. He was the compeer, associate and friend of many of the men whose names are interwoven with the history of the State... He was

²⁷ Smith, p. 513.

²⁸ The negative for the photograph is part of the Dale Graham collection.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 17 Bedford, Edwin and Nora Payne, House
Howard County, Missouri

quiet, modest and unassuming....true as steel, honest as death, never a dishonest dollar touched his hand or passed the counter of the bank....What a tribute to his life, as I looked into the faces of the vast number surrounding his grave and saw them white with sadness and tears. ²⁹

Just a few months after Thomas Payne's death, the Bedfords' bought the property on Main Street from his widow, Martha Payne.³⁰ Martha Payne was not part of the household when it was recorded in the 1910 census; it has been assumed that she died not long after her husband. That purchase was followed by an extensive remodeling project. The 1942 history of the property notes that in 1901 "the house was again changed. The front rooms were thrown open and hard wood floors with an inlaid design were added."³¹ The project included the installation of a "heating plant, with a hot water system." The early tanks for that water system remain in the attic today, although they are not in use.

It would be logical to assume that "throwing open" the rooms included the installation of the wide pocket doors and the scrollwork screen that divide the front rooms from the entrance hall. The border of the parquet floor is inlaid around the line of the stairs, thus proving that they also were installed no later than 1901. The interrelationship between the trim of the doorways and that on the staircase indicates that the scrollwork over the stairs was also installed as part of that project. Part of the staircase appears to have been prefabricated, and it has what looks like a mix of stock and custom ornamentation. The scrollwork, however, seems to have been custom made for the space it occupies, and is probably some of the earliest surviving examples of Edwin Bedford's craftsmanship. The 1942 historical account of the property noted that "Mr. Bedford first started out doing fancy scrollwork and then changed over to woodcarving."³²

That turn of the century remodeling project also involved exterior alterations. A comparison of two historic photos of the exterior of the house reveals that a number of changes occurred about that time. Thomas Bedford photographed the house some time before he left for college in 1901, and a photo with a nearly identical viewpoint was included in a pictorial of Fayette which was published in 1905.³³ There are several differences between the two views. The central cross gable was added, some

²⁹ "Thomas J. Payne," p. 1.

³⁰ Martha Payne sold the house to her daughter Nora in May of 1901, for \$3,000. Howard County Records. Deed Book 64, p. 462.

³¹ Zerbe, p. 4.

³² Zerbe, p. 8.

³³ Dryson, p. 42.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 18 Bedford, Edwin and Nora Payne, House
Howard County, Missouri

window changes occurred, and a large new porch was installed. The delicate scrollwork of the new cross gable was most likely done by Edwin Bedford, as were the ornamental window hoods of the ground floor front and northwest side windows. The additions to the window trim were started before 1901; the early photo shows hoods already in place on front windows. It was also about this time that 1/1 windows were substituted for some of the earlier multi-paned sash. The double windows of the facade appear to be original or very early; only the sash were altered in the remodeling.

The most notable exterior change was the installation of the front porch which remains on the house today. The porch shown in the Bedford photo was much smaller, spanning only the central bay of the facade. The older porch had Italianate style detailing and may have been installed by Thomas Payne in the 1870s. The new porch is much larger, and dominates the front of the house. The new columns are topped with simple square capitals that have delicately carved leaves at their corners--possibly Bedford's first venture into carving. It is also likely that the ornamental insets in the porch balustrades, and possibly the front screen door, were done by him.

The types of things added to the interior and exterior of the house during that remodeling are typical of Victorian era architecture. They reflect the Bedfords' desire to bring the house "up to date"-- to create a look that was appropriate for the home of one of the town's leading families. Many of the residences which now surround the house were new then, and exhibit the types of picturesque massing and ornamentation one would expect of large Victorian era residences. The strong simple lines of the old I-house must at the time have seemed dowdy in comparison.

The application of "Victorian" ornamentation to an essentially vernacular house was a common practice; some architectural historians refer to such buildings as "Folk Victorian."³⁴ Such embellishments could occur when the house was built, or as in the case of the Bedford house, as a later addition. One source defined Folk Victorian houses "by the presence of Victorian detailing on simple folk house forms...the primary areas for the application of this detailing are the porch and cornice line... ..Centered gables are often added to side gabled and pyramidal examples."³⁵

The varied architectural styles of the Victorian era are considered by many scholars to be more similar than discrete, and the guiding principals of Victorian architecture are sometimes referred to as "Picturesque Eclecticism." As architectural historian Alan Gowans put it--"it would seem logical to put under one umbrella all those styles whose common

³⁴ Lee and Virginia McAlester, Field Guide to American Houses, (New York: Alfred Knopf, 1986) pp. 309-316.

³⁵ Ibid, pp. 309-310.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 19 Bedford, Edwin and Nora Payne, House
Howard County, Missouri

picturesqueness is far more significant than differences in detail..."³⁶
That viewpoint seems especially appropriate when dealing with vernacular
architecture, which often mixes stylistic considerations with practicality
and tradition.

Heavy ornamentation of both interior and exterior surfaces is a
defining characteristic of Picturesque architecture. Gowans postulated
that "amounts of ornament increased steadily throughout the Picturesque
decades by a kind of inner necessity: once ornament was used for display
and eye appeal rather than from some specific ideological or emotive
association, every fresh increase in it had to be emulated, matched and
surpassed."³⁷ Such thinking can be seen in the progression of Edwin
Bedford's woodworking hobby. As his skill increased, so did the complexity
of the ornamentation on his pieces.

The Bedfords' continued to embellish the interior of the house long
after the exterior remodeling was done, primarily with examples of Edwin's
work. The living room mantel in the south end of the house is reportedly
his first large scale carving project.³⁸ The mantel has elements of the
Eastlake style, with simple lines and restrained ornamentation. The
botanical forms with which it is adorned are somewhat stylized, and the
carving is of a very low relief. The mantel in the dining room, which was
done later, reveals a growing mastery of his art, and a heavier application
of ornament. The plant forms which adorn the side panels of that piece are
more realistic and more deeply modeled, and the surfaces in general are
much more richly textured.

The china cabinet and the dining room door, which sit on either side
of the mantel, are also heavily decorated. The sides of every panel,
cabinet door or drawer front feature carved borders, many of which are
quite complex. The border above the beveled glass in the door, for
example, features a row of maple leaves which weave in and out of tiny
pointed arches, all of which is rendered with delicate precision.

The increasing complexity of Bedford's work was accompanied with
enough pride in his accomplishments that he began to initial and date his
projects. The earliest such piece to remain in the house is the door in
the dining room, which contains both his monogram and the date, 1910. The
other dated and initialed piece in the house is the panel of wainscoting
which was added to the wall at the base of the steps in 1911. The plants
depicted along the top and in the panels of that work are among the most
realistic and skillfully executed of the carvings found in the house today.

It should be noted that Bedford's woodworking was not limited to

³⁶ Alan Gowans, The Styles and Types of North American Architecture, (New
York: HarperCollins, 1992) p. 172.

³⁷ Ibid, p. 173.

³⁸ Zerbe, p. 8.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 20 Bedford, Edwin and Nora Payne, House
Howard County, Missouri

architectural adornment. He made several large pieces of furniture as well, much of which remained with the house into the 1980s. The 1942 history of the property included photographs and descriptions of several pieces. A large buffet made for the dining room matched the built-ins found there today, and a large bookcase for the living room featured various inlays of exotic woods. He also made a side chair and a large hall tree out of native cherry wood. The back of the chair featured a monogram very similar to the one on the dining room door. One of his last creations was a richly decorated walnut library table, a piece he is said to have called his "masterpiece."³⁹ An inscription on the bottom of the table includes not only his signature but an explanation of how he got the wood to build it. It was fashioned from a massive walnut plank from Virginia which was brought to the area by an early settler.⁴⁰

Unlike his early scrollwork, which was probably done with a jigsaw, following pre-set patterns, Bedford's carving involved a good deal of hand work and personal creativity. The historical account written in the 1940s noted that "most of Mr. Bedford's designs were original, but he got a few from wallpaper and some from nature."⁴¹ A biographical sketch which was published in a 1923 county history described Bedford as a "natural woodworker" who "during his life made many artistic pieces."⁴² Bedford's mastery of his craft is evident in the complexity of forms and the high level of craftsmanship involved in their execution. His work reveals not only a technical expertise, but an artistic finesse one might not expect of an aging small town banker.

It was also under the Bedfords' ownership that the house was enlarged yet again, to reach its current size and configuration. The kitchen was expanded rearward a few feet, and rooms were added above it to bring the entire rear ell to two stories. The open side porch was also expanded about the same time. It is extremely likely that the work was done before the death of Edwin Bedford in 1918, and was probably done before 1910.⁴³ Census records show that the Bedfords' had a surprisingly large household at that time, and would have needed those extra rooms.

For reasons unknown, they had six prisoners and a young lodger living with them in 1910. The lodger was a seventeen year old white girl, who may

³⁹ Zerbe, p. 9.

⁴⁰ The table is now owned by Pam and Stewart Huttzell, who live directly across the street, at 305 S. Main.

⁴¹ Zerbe, p. 10.

⁴² Smith, p. 513.

⁴³ It was definitely finished before 1925 when the property was mapped by the Sanborn Company.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 21 Bedford, Edwin and Nora Payne, House
Howard County, Missouri

have been a friend of their son Edwin Jefferson, who was the same age. The prisoners were all black or mulatto and in their twenties or thirties. The group included one woman and five men. Historical accounts give no clue as to why the household included so many prisoners. It is possible that they were hired labor, brought in to work on the extension, or that the Bedford's were helping out the local law enforcement with temporary lodging. In any event, it was not a practice that continued long; by 1920 the household was down to Nora Bedford and her sons.

Edwin Bedford died shortly after an operation in St. Louis on May 30, 1918, at the age of 64. He had been ill for only a short time, and his death came as a surprise to many who knew him in Fayette.⁴⁴ One of the local papers ran a front page notice with his photo the day after his death, and two papers devoted front page columns to coverage of his funeral, which is said to have drawn "hundreds of people from all over Howard County."⁴⁵ One paper described him as "one of Fayette's most highly respected and greatly beloved citizens. He had a wide acquaintance in the county and all who knew him were his friends."⁴⁶

Nora Payne Bedford continued to live in the house after the death of her husband. Her son Edwin Jefferson, who was still living at home, followed his father's footsteps in business and began working in the Fayette Bank. (Nora was a large stockholder in that business.) Her eldest son, Thomas Payne Bedford, moved back to the family home shortly after his father's death.

Nora Bedford was as well known in the area as her husband, and she was active in community affairs both before and after his death. She worked as a primary school teacher for forty years, and both she and Edwin were active in the Baptist Church. A family biography which was published in 1923 described her as "an intellectual and cultured woman and a highly respected citizen of Howard County."⁴⁷ She lived in her childhood home until her death in 1943, at which time she had lived there for 76 years.

Edwin Jefferson Bedford stayed on as an employee of the bank his father had founded until it was closed in the Great Depression of the 1930s. The bank managed to pay off 98 cents on the dollar, but never reopened. Edwin Jefferson made a permanent move to St. Louis shortly after

⁴⁴ "Fayette Banker Dies in St. Louis," Fayette Democrat-Leader, May 30, 1918, p. 1

⁴⁵ "Many Pay Tribute to Memory of E. W. Bedford," Fayette Advertiser, June 5, 1918, p. 1.

⁴⁶ "Bedford Funeral Held on Friday," Fayette Democrat-Leader, June 5, 1918, p. 1.

⁴⁷ Smith, p. 513.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 22 Bedford, Edwin and Nora Payne, House
Howard County, Missouri

that, where he worked for the Mercantile Bank company.⁴⁸ His qualifications were not based solely on family tradition; he had studied banking at the University of Wisconsin after graduating from Central College in Fayette.⁴⁹ The 1923 family biography mentioned that at that time Edwin was still writing in a diary that had been kept in the family for fifty years. Even though he was the youngest son, and his older brother was living in the Main Street house upon his mother's death, he inherited the house when she died.

Edwin's older brother, Thomas Payne Bedford, like his mother, spent most of his life as a resident of Main Street. He was born and raised there, left for about 18 years, and returned for good around 1919. Thomas Bedford graduated from college in 1901, and moved shortly after to Boston, where he attended MIT. After receiving a degree in electrical engineering from MIT, he worked in that profession in the Boston area.⁵⁰ While there he met and married a girl from Maine, who died less than a year later.⁵¹ Local history holds that he never got over her death.

Thomas Bedford took up photography at a young age, and photographed many scenes in Fayette before he turned 21. Several of his photos included views of the house, including interior views that were technically quite advanced for their time. He continued to take photos after moving to Boston, and early scenes with his young wife are included in his surviving works. He apparently stopped taking pictures when she died, as there are no photos in his collection that date much past 1910.⁵²

Thomas Bedford lived with his mother after his return to Fayette. He worked as an insurance broker and looked after the family farm. He was also very active in politics and community affairs. He is said to have been largely responsible for the building of hard surfaced roads in Howard County, and to have "devoted most of his time for two years in the promotion of the highway bridge over the Mississippi River in Glasgow."⁵³ Thomas Bedford also got involved with statewide politics, and in 1926 he was elected to the Missouri House of Representatives. He was re-elected in

⁴⁸ "Bedford Home Auction to Draw a Crowd," Fayette Advertiser, June 11, 1986, p. 1.

⁴⁹ Smith, p. 513.

⁵⁰ Smith, p. 513, and Charles Becker, Missouri Official Manual. Jefferson City: Botz Hugh Stephens Press, 1929-1930, p. 71.

⁵¹ Dale Graham, "Images of the Past: The Photographs of Thomas Bedford," (Typescript in Mr. Graham's possession. 1994.)

⁵² Ibid.

⁵³ Smith, p. 513.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 23 Bedford, Edwin and Nora Payne, House
Howard County, Missouri

1928. Sub-committees he was a member of include; Mines and Mining, Retrenchment and Reform, and Roads and Highways.⁵⁴

He founded the Fayette Commercial Club in July of 1921, and was active in several other social and business organizations. He was a member of the Knights of Pythias, the Shriners, the Masonic Lodge and many others. He was also very interested in archeology, and was a member of the State Historical Society of Missouri. He apparently continued to dabble with electronics as well, and several of his handmade radios remained in the house into the 1980s. He was well known in the community, and a local paper in 1986 described him as "a colorful Fayette widower many present-day residents remember fondly."⁵⁵

The Bedford brothers both died in the 1950s, Edwin Jefferson in 1953, and Thomas in 1958. The house sat largely vacant for several decades after that. Relatives of Edwin Jefferson Bedford stayed there for some of the summer months, but the house was empty the rest of the time. Finally, in 1986, Edwin J.'s widow and daughter auctioned off the house and its contents. Thomas Payne had made very few modifications to the house during his tenure there, and even the interior of the house had changed remarkably little since the early 1900s. The furnishings remained just as they had when Edwin and Nora were alive, and their clothes were still hanging in the closets.

The furnishings and other contents were sold separately from the house, and have been widely scattered, although a few small items were overlooked. The house had several different owners over the next few years, but experienced few alterations. Edwin Bedford's woodwork is very much intact and in excellent condition, as is the rest of the house. It is currently undergoing a careful rehabilitation, and looks today much as it did in when Nora was teaching school and Edwin was turning out new carving projects in the back toolshed.

⁵⁴ Becker, p. 72.

⁵⁵ "Bedford Home," p. 1.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 24 Bedford, Edwin and Nora Payne, House
Howard County, Missouri

Sources

- Becker, Charles. Missouri Official Manual. Jefferson City: Botz Hugh Stephens Press, 1927-1928 and 1929-1930.
- "Bedford Funeral Held on Friday." Fayette Democrat-Leader. June 5, 1918, p. 1.
- "Bedford Home Auction to Draw a Crowd." Fayette Advertiser. June 11, 1986, pp. 1 and 6.
- Caldwell, Dorothy, ed. Missouri Historic Sites Catalogue. United States: State Historical Society of Missouri, Von Hoffman Press, Inc. 1963.
- Dryson, Verne. Picturesque Fayette and Its People. Fayette: Press of the Fayette Advertiser, 1905.
- "Fayette Banker Dies in St. Louis." Fayette Democrat-Leader. May 30, 1918, p. 1.
- Fayette Family Album. Fayette: Fayette Area Sesquicentennial Corp., 1973.
- Graham, Dale. "Images of the Past: The Photographs of Thomas Bedford." Typescript in Mr. Graham's possession. 1994.
- Glassie, Henry. Pattern in the Material Folk Culture of the Eastern United States. Philadelphia: University of Pennsylvania Press, 1968.
- Gowans, Alan. The Styles and Types of North American Architecture. New York: HarperCollins, 1992.
- Howard County Atlas. St. Louis: Missouri Publishing Company, 1876.
- Howard County Records. Fayette, MO. Various Deed and Tax Records, 1828-1903; Tax Ownership Map #039-12-1-11-14.
- Kniffen, Fred. "Folk Housing: Key to Diffusion." Annals of the Association of American Geographers. Vol. 55, No. 4, Dec. 1965. pp. 549-577.
- "Many Pay Tribute to Memory of E. W. Bedford." Fayette Advertiser. June 5, 1918, p. 1.
- Marshall, Howard Wight. Folk Architecture in Little Dixie. Columbia and London: University of Missouri Press, 1981.
- McAlester, Lee and Virginia. Field Guide to American Houses. New York: Alfred Knopf, 1986.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 25 Bedford, Edwin and Nora Payne, House
Howard County, Missouri

National Historical Company. History of Howard and Cooper Counties. St. Louis: National Historical Company, 1883.

Sanborn Map Company. "Map of Fayette, MO." April, 1925.

Smith, T. Berry, et. al. History of Chariton and Howard Counties. Topeka-Indianapolis: Historical Publishing Company, 1923.

"Thomas J. Payne." Fayette Democrat-Leader. (Obituary) March 3, 1901, p. 1.

United States Census Bureau. Population Census figures, 1840-1920. Microfilm on file with the State Historical Society of Missouri.

"Walking Tour of Historic Fayette." Fayette Rotary Club, 1981.

Zerbe, Bill. "The Bedford Home," Typescript, May 19, 1943. Western Historical Manuscripts Collection. "Gaddis, Merrill E. Collection," Files 43 and 51.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 10, photographs Page 26

Bedford, Edwin and Nora Payne, House
Howard County, Missouri

Verbal Boundary Description

The front (southwest) portion of Outlot 26 of the City of Fayette, also known as parcel #12-1.0-11-004-001-015.000 as shown on Howard County tax map #039-12-1-11-14. Described as: beginning at the north corner of the intersection of South Main and Depot Streets in Fayette, MO, proceed northwest 615 feet along the northeast curbline of South Main St. to the south corner of the property. Then proceed northeasterly 256 feet, thence northeasterly 100 feet parallel to S. Main Street. Thence southwesterly 255 feet to the curbline of S. Main Street. Thence 110 feet southeasterly along the curbline of S. Main Street to the point of beginning, containing just under 2/3 of one acre. (See figure one for a scale map of the boundaries.)

Boundary Justification

The current boundaries encompass all remaining land directly associated with the Bedford property.

Photographs The following information is the same for all photographs, except for number 1.:

Bedford, Edwin Walton Jr. and Nora Payne, House
308 S. Main Street
Fayette, Howard County
Debbie Sheals
August, 1997

Debbie Sheals 406 West Broadway Columbia, MO 65203

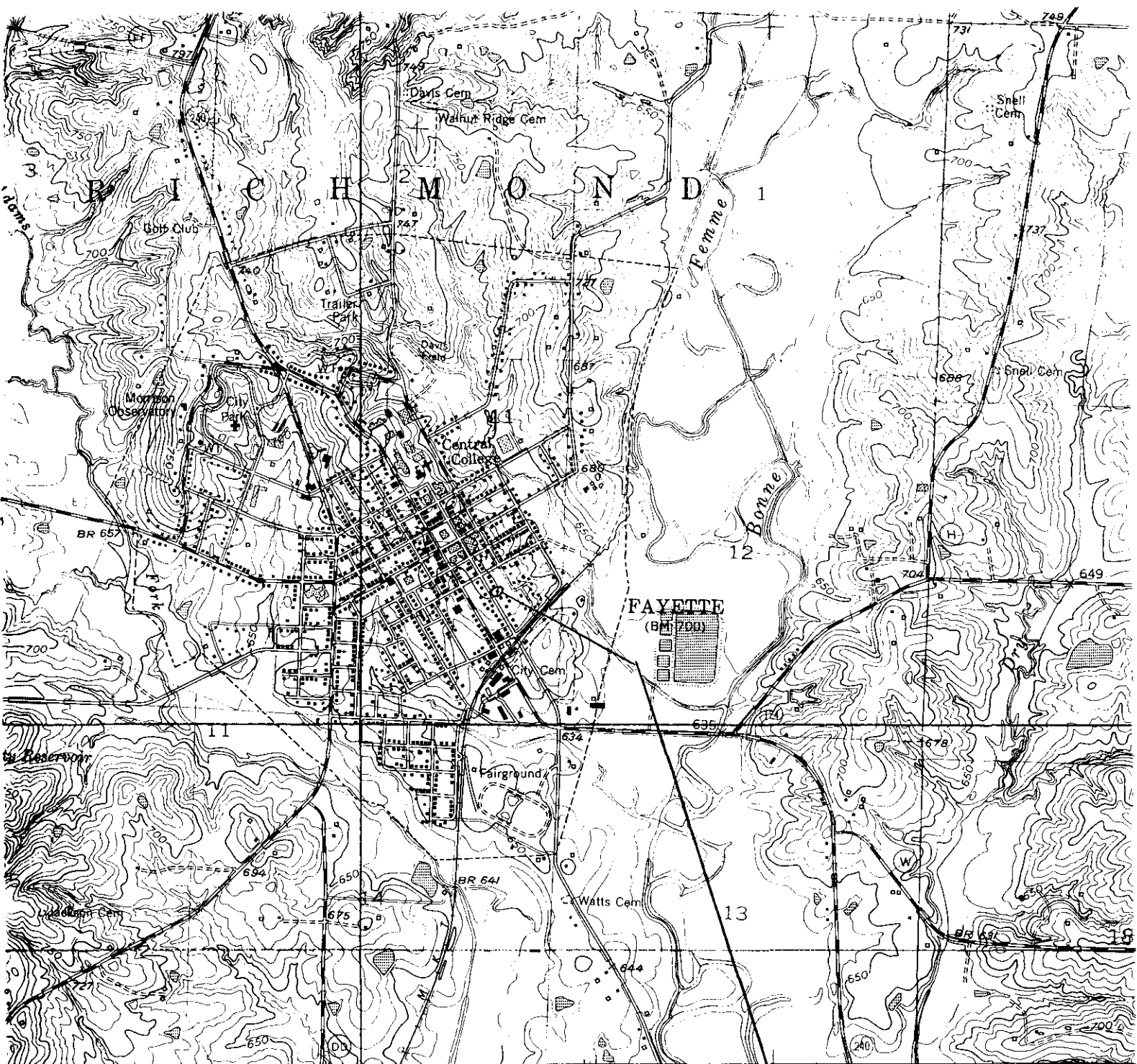
Photo Number 1. is a copy of a photograph taken by Thomas Payne Bedford which is believed to have been taken between 1895 and 1901. The original glass plate negative for the photo is part of a collection of similar plates owned by Dale Graham of Fayette.

List of Photographs

See Figures Two and Three for an indication of camera angles.

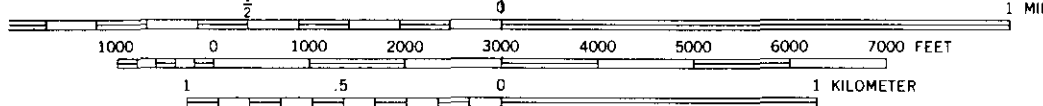
1. Main Street, looking south towards the house. (ca. 1890s.)
2. Same view in 1997.
3. Facade.
4. Detail, front cross-gable.
5. Detail, brackets on main roof, left, and east addition, right.
6. East rear corner.
7. North rear corner.
8. Early fence, sideyard northwest of house.
9. Entrance hall.
10. Detail, wainscoting on stairs.

11. Pocket doors in living room and screen to parlor.
12. Parquetry in parlor.
13. Living room.
14. Detail, lower south edge of living room mantel.
15. Dining room, wall by kitchen.
16. Detail, dining room mantel.
17. Detail, Dining room door.
18. Second floor south bedroom and east sitting room.
19. Rear of property, with outbuildings.
20. Wash house/tool shed, south corner.
21. Garage, west corner.



FRANKLIN T. 26 (NEW FRANKLIN) 7482 1 SW 40' R 16 W 11 MI TO U.S. 40 R 15 W 30 ROCHEPORT 11 MI

SCALE 1:24 000



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

BEDFORD EDWIN?
NORA PAYNE, HOUSE
FAYETTE, HOWARD COUNTY, MO

UTM REFERENCE:
15/527605/4332595



QUADRANGLE LOCATION

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092,
AND THE DIVISION OF RESEARCH AND TECHNICAL INFORMATION
MISSOURI DEPARTMENT OF NATURAL RESOURCES, ROLLA, MISSOURI 65401
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



























