

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1. Name of Property

historic name South Main Street Historic District
other names/site number _____

2. Location

street & number 200, 202, 204 and 208 - 312 South Main Street [N/A] not for publication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 [] 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 [] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [] locally. (See continuation sheet for additional comments [].)

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 [].	_____	_____

5. Classification

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing	Noncontributing	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	20	10	buildings
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	0	0	sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	3	0	structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	0	0	objects
	<input type="checkbox"/> object	23	10	Total

Name of related multiple property listing.

N/A

Number of contributing resources previously listed in the National Register.

1

6. Function or Use

Historic Functions

Domestic/ single dwelling

Current Functions

Domestic/ single family
Domestic/ institutional housing

7. Description

Architectural Classification

LATE VICTORIAN: queen anne
LATE VICTORIAN: italianate
OTHER: gabled ell
OTHER: hall & parlor

See continuation sheet [x].

Materials

foundation limestone
brick
walls brick
weatherboard
roof asphalt
slate
other _____

See continuation sheet [x].

Narrative Description

See continuation sheet [x].

**South Main Street Historic District
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

Community Development

Period of Significance

ca.1830 - 1935

Significant Dates

N/A

Significant Person(s)

N/A

Cultural Affiliation

N/A

Architect/Builder

Megraw, Joseph

Megraw, William Joseph

Primary location of additional data:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

Name of repository:

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Howard County, Missouri**

10. Geographical Data

Acreage of Property 8.75

UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	527460	4332750	15	527510	4332770

C. Zone	Easting	Northing	D. Zone	Easting	Northing
15	527580	4332720	15	527680	4332540

[x] 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 / Becky L. Snider
 organization Private Consultant date August 1998
 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 see continuation sheet
 street & number _____ telephone _____
 city or town _____ state _____ zip code _____

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South Main Street Historic District
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7. Description, continued.

Architectural Classification.

Mixed: composite

Bungalow/Bungaloid

Other: pyramid/square

Other: foursquare

Materials.

foundation concrete
concrete block

walls weatherboard
metal
vinyl

roof asbestos
metal
slate

Summary:

The South Main Street Historic District contains seventeen residential properties located on South Main Street in Fayette, Missouri. The properties are located between 200 South Main Street and 312 South Main Street. The district is located one block from the town square and covers approximately 8.75 acres. Main Street, originally known as 1st Main, runs Northwest to Southeast. It begins as North Main Street at the Central Methodist College campus on the north edge of downtown and becomes South Main Street just past the town square and Howard County Courthouse. The properties included within the district boundaries represent the most historically intact residential area of South Main Street. The boundaries of the historic district encompass the intact residential properties of South Main Street as well as the portion of South Main Street (the 300 block) where the brick paving remains intact. Resources within the district include twenty contributing buildings, three contributing structures, and ten noncontributing buildings. The vast majority of the primary residences within the district - 12 of 15 - are contributing buildings. Contributing structures include the portion of the street which retains its brick paving, as well as, a brick sidewalk and iron fence - both of which are in front of 312 South Main Street. (See Figure One.)

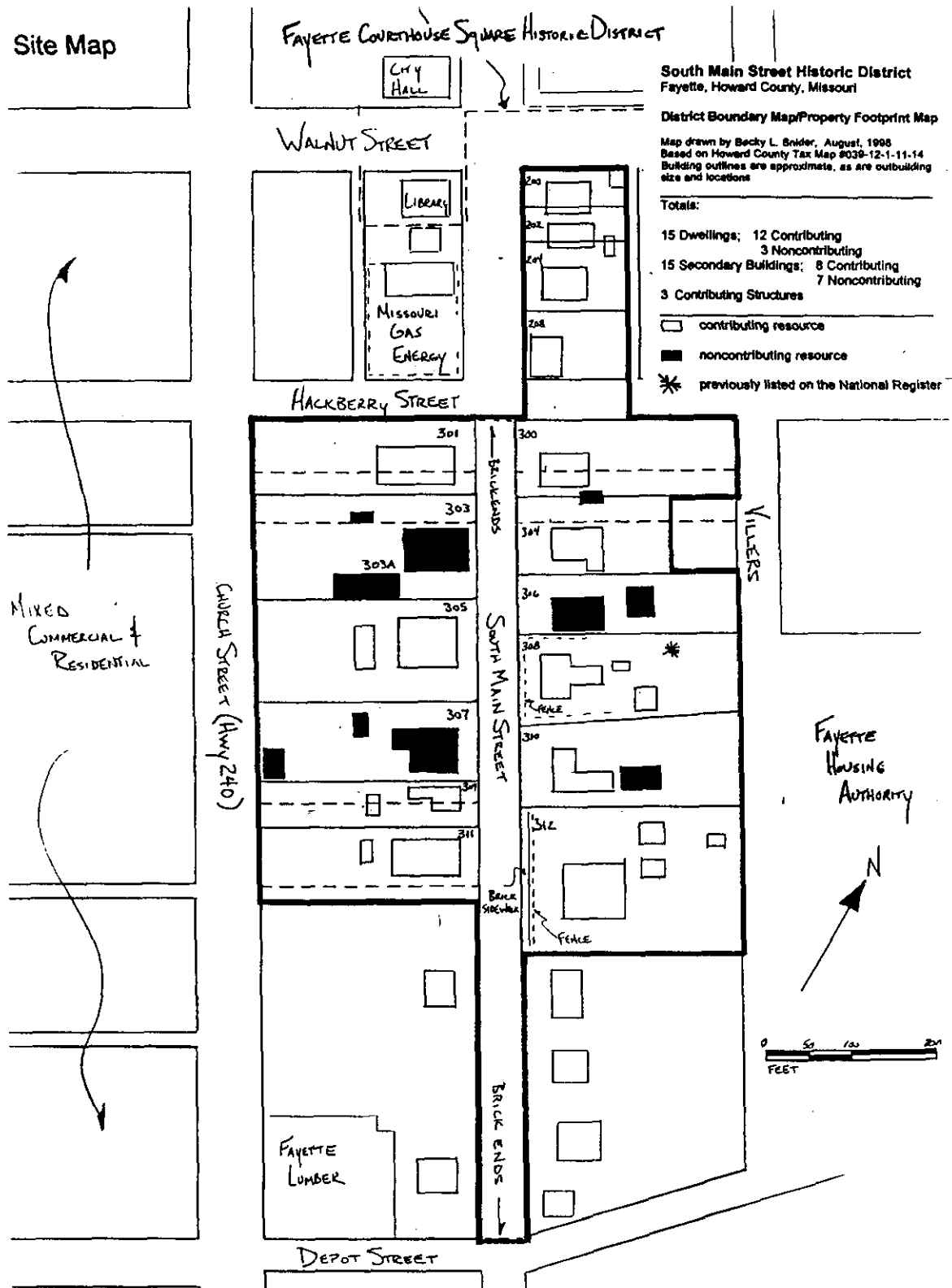
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Figure One. Site Map



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**South Main Street Historic District
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The houses in the district date from the mid-1820's to 1935; contributing resources were all built prior to 1935. Seven of the lots included in the district were part of the original plat of the town. The houses in the district represent a range of styles popular in the mid-19th to early 20th centuries including high styles such as Italianate, Queen Anne, Bungalow, and Colonial Revival, as well as vernacular combinations of styles and forms. The three earliest houses in the district are constructed of brick while the rest are frame. All of the houses in the district were originally constructed as single family dwellings, and all continue to serve in a residential capacity today, although that use has changed somewhat. Today, three are being used as residential care centers, one has been converted to apartments, and two are bed and breakfast accommodations.

Individual Descriptions

NOTE: The construction dates and historic names given here are based on property abstracts and the Land Tax and Land Assessment Books of Howard County. Circa construction dates are accurate to within five years. The historic names reflect the original or early occupants of the dwelling.

1. 300 Block of South Main Street - 1909. A brick street with brick block curbing. When the town of Fayette was laid out in 1823, South Main Street, then known as 1st Main, was the primary southern entry route into the town. Like the other early streets in Fayette, South Main Street is not oriented with the cardinal directions. Instead, it runs southeast to northwest. Between July and September, 1909, South Main Street from Depot Street to the Square, as well as the streets bordering the Square, were paved with brick. This area was the first part of Fayette to be paved. The 300 block of South Main Street is the only portion of this brick street which remains uncovered by asphalt paving. The main portion of the street was laid in running bond pattern. At the intersections, the bricks were laid on a 45° angle to the main portion of the street. The bricks in the intersection are separated from the main portion of the street by a band of bricks in running bond pattern. Many of the bricks used on the street bear the stamp of the manufacturer, Missouri Block Co. The curbing on the 300 block of South Main Street is composed of large brick blocks measuring 6 1/2" square, set vertically along the edge of the road. The 300 block of South Main Street is one of few streets in Fayette to retain its historic paving and curbs. **[Contributing structure]**

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South Main Street Historic District
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2. 200 South Main Street; ca. 1905; the V. M Grigsby house. A two story house with a flat top pyramidal roof, a large enclosed front porch and a stone and ceramic block foundation. The main elevation is dominated by the large front porch which has a ceramic block foundation and square wooden columns. The enclosed porch has unusual multi-paned sliding windows. Each window has two horizontal rows of small square panes at the top and four vertically oriented rectangular panes on the bottom. Centered above the porch is a large shed dormer with three six-over-six windows. An enclosed porch on the rear of the house has five pane vertical windows. Although this house has been covered by vinyl siding, the dimensions of the siding are comparable to the original weatherboards and the fenestration and trim remain intact. Furthermore, the house still retains it integrity of location, design, setting, feeling and association and contributes to the general historic character of the neighborhood. At the northeast corner of the property behind the house, there is a small gable roofed frame outbuilding of the same age as the house. This outbuilding has vertical board and batten siding and shed additions on the north and south ends. [House - contributing, Outbuilding - contributing]

3. 202 South Main Street - ca. 1923; the R. M. Moon house. A one and one-half story frame Bungalow with a front facing gable roof, a shed dormer and a full width front porch. The house sits on a ceramic block foundation and has composite siding that has been in place for more than fifty years. The front porch has a flat roof which is supported by wooden obelisk plinths on ceramic block piers. A ceramic block wall surrounds the porch. The centrally located front door is flanked by double hung windows with four vertical panes on the top and a single pane on the bottom. The gable end features a small window with four vertical panes just below the peak and two one-over-one double hung windows. The north elevation features the shed dormer with two one-over-one windows, a projecting rectangular bay with a central one-over-one window, and a shed roof supported by angle brackets over the side door. At the rear of the property, the side gable garage also has composite siding that has been in place for more than fifty years. [House - contributing, Garage - contributing]

3. 204 South Main Street - ca 1923; the Denneny sisters house. A one story frame Bungalow with a front facing gable roof, a gable roofed front porch, and original weatherboards. It is in excellent condition. Both the house and porch feature projecting eaves and exposed rafter tails, and both have Stick Style tie beams and pendants at the ridge. The porch is supported on wooden obelisks and ceramic block piers, and has a wooden spindle railing. Like the rest of the house, the ceramic block foundation of the porch is covered with concrete stucco. Above the porch roof in the gable end, there is a single three pane horizontal window. Windows on

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3. 204 South Main Street - continued.

the front and side elevations are double hung with four vertical panes on the top and a single pane on the bottom, and the front door has three vertical panes in the top section. A modern deck on the north elevation leads to a recessed side entrance. There are no outbuildings.

[contributing]

2. 208 South Main - ca. 1828; the Joseph Shepard house also known as the Joseph Davis house. A one story brick Hall and Parlor with a gable roof. This house is reputed to be the oldest residence in Fayette. The brick portion of the house appears to be the result of two major building phases, with the north half of the building being older. The brick in this portion of the house is laid out in a modified Flemish bond pattern, and the windows are placed high near the roofline and have straight wooden lintels. In the newer (ca. 1845) section of the house, the windows sit lower in the walls and are topped with brick segmental arches. The entrance is offset to the left, and inset into the facade. Wooden panels and Doric columns flank the doorway. A small truncated hipped roof supported by wooden angle brackets covers the steps leading up to the entrance. At the gable ends of the house, the roof projects past the wall approximately eighteen inches and has three wooden scrollwork brackets. A one-story rear addition of frame extends the length of the house. This addition appears on the 1889 Sanborn map for Fayette. The frame portion of the house has both gable roof and shed roof sections which are covered with asphalt shingles. The frame addition has two light horizontal windows on the south elevation and one-over-one double hung windows on the east elevation. **[contributing]**

3. 300 South Main Street - ca. 1907; the Joseph Howard house. A two and one-half story frame house with a brick foundation, an irregular plan, and Queen Anne and Stick style details. The house sits on the southeast corner of the intersection of South Main Street and Hackberry Street. A central hipped roof is flanked by smaller gables on each elevation. The windows are all one-over-one and have metal awnings. The main elevation has a gable end on the right with roof cresting along the ridge. A circular window is centered in the gable end. On the first floor, the right corner is clipped to allow a window on the diagonal. On the left side of the main facade, a single story porch with spindle trim and an openwork Stick style railing wraps around to the side elevation. The north side elevation, which faces Hackberry Street, is a mirror image of the main elevation. On the rear, a one and one-half story frame addition sits on a concrete block foundation. Although the house and addition are covered with relatively wide vinyl siding, the house still retains its integrity of location, design, setting, feeling and association and contributes to the general historic character of the neighborhood. A newer frame garage with a gable roof sits behind and to the side of the house. A white picket fence with an arbor extends from the rear addition out towards Hackberry Street. **[House - contributing, Garage - non-contributing]**

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4. 301 South Main Street - ca. 1910 ; the Judge A. W. Walker house. A two and one half story American Foursquare with a large one story front porch, original narrow weatherboards and a stone foundation. The hipped roof is covered with asphalt shingles. At the attic level, each elevation has a hipped dormer. On the main elevation, the full-width front porch has hipped roof with a centered gable and pediment. The porch is supported by three ashlar columns and features an ashlar pier to the right of the centered front steps, and a simple wooden railing. The front door with sidelights and the front steps are offset to the right on the main elevation. A modern handicap ramp covers half of the front steps.

The side elevations each have rectangular bay windows. The bay on the north elevation is single story and the one on the south elevation is two story. A single story frame ell with a hipped roof and hipped dormer window at the rear of the house is original. **[contributing]**

5. 303 South Main Street - ca. 1885; the Dr. H. K. Givens/Joseph B. Denny house. A two story gabled ell with a hipped roof and masonite siding. The integrity of this house has been lost due to several additions and many alterations. A modern one story shed roofed addition dominates the main elevation. There is a single story bay window to the right of this addition and another on the north elevation. There is shed-roofed addition covered with corrugated tin on the north elevation, and several frame rear additions. Behind the house, on the north end of the lot, a small gable front building with plywood siding sits on a high concrete foundation. It is being used as a residence. Behind the house on the south, there is a one story gabled ell house, 303A South Main Street, which was moved to this location from another lot in Fayette. Since there was a large increase in the assessed value of the property between 1920 and 1930, this house may have been moved to this location more than fifty years ago.

[Houses - non-contributing, Outbuilding - non-contributing]

7. 304 South Main Street - ca.1906; the J. A. Freeman/James R. Denny house. A two story frame house with a brick foundation, an irregular plan and Queen Anne and Stick style details. The central hipped roof is flanked on the west and south by attic level gables. The main elevation has a two story gable end on the left side and an ornate one story wraparound porch on the right. The porch is trimmed with Queen Anne style spindles and posts, has rosettes regularly spaced along the frieze and a Stick style railing. The porch roof is hipped, except over the front door, where a gable accentuates the entrance. Both of the side elevations have two story bay windows with gable ends. On the south elevation, a modern exterior staircase leads to a door above the porch. A modern single story frame addition with a hipped roof projects out to the south from the rear of the main house. Although vinyl siding covers the original weatherboards, the character-defining front porch is very much intact, and the house appears

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South Main Street Historic District
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7. 304 South Main Street - continued.

today much as it did during the period of significance. It still maintains integrity of location, setting, design, feeling, and association, and contributes to the general historic character of the neighborhood. [contributing]

8. 305 South Main Street - 1901; the Thomas Howard house. A two and one-half story Queen Anne style house with a large wraparound front porch, original wooden clapboard siding, diamond patterned asbestos roofing, and a brick foundation. The main block of the house, which faces east, is roughly square, with a steep hipped roof. Projecting bays on the facade and the south elevation are topped with pent gable roofs which feature rows of single light windows, fish scale shingles, and sunburst medallions. The second story of the house has narrow wooden clapboards and one-over-one windows which are early or original.

The front porch has a hip roof with a projecting square bay at one corner. The porch bay has a small cross gable which features a sunburst medallion like those found in the upper pent gables. The porch roof is supported by pairs of slender bulbous columns which rest on paneled bases. A plain wooden balustrade runs between the column bases. The rooflines of both the porch and the main house have boxed cornices and elaborate decorative bracketing.

The entire ground level of the facade is sheltered by the front porch, which also wraps around to cover part of the south elevation. The front door is set off to one side of the facade. It is topped with an art glass transom in which the name, "Howard," (the original owner of the house) is worked. There is a small art glass window south of the door, and a much larger double-hung arched window to the north. The upper sash of the larger window is also filled with art glass.

Behind the house, there is an older storage building which probably predates the house. This building has a steep metal gable roof with a chimney offset to the south and a porch underneath the gable on the north. It is covered in composite siding that is more than fifty years old. A small ceramic block shed-roofed addition sits on the south side of this building. [House - contributing, Outbuilding - contributing]

9. 306 South Main Street - ca. 1895; the Ida L. Keller/Robert W. Payne house. A two story frame house with an irregular plan, a central hipped roof, a brick foundation and two corbelled brick chimneys. The main elevation has two story, gable-roofed, projecting bays on each end. The bay on the north end is set on the diagonal, clipping the corner of the main and north elevations. A porch on the first floor wraps around from the diagonal bay across the main elevation to the bay on the south. The porch has rusticated stone piers, plain wooden obelisk columns and a simple wooden railing. The main entrance and front steps are offset to the right and a handicap ramp leads up to the porch on the left.

On the second floor, a smaller but more ornate porch runs between the two projecting bays. This porch has a boxed cornice with ornamental brackets, turned wooden columns,

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9. 306 South Main Street - continued.

scrollwork corner brackets, and a simple railing that matches the one on the porch below. A recessed doorway, in line with the front door on the first floor, provides access to this second story porch.

A two story projecting bay like those on the front elevation is centered on the south elevation. Two one story additions have been built onto the back of the house. The house is sheathed with flat asbestos shingles which have been in place for more than fifty years. The wall shingles, which do not obscure original door or wood trim, are being removed to expose original wooden clapboards. Although the house was built with three stories, it has taken this form for the last six decades; the upper floor was lost to fire prior to 1925. At the back of the house is a modern gable roofed garage. [House, Garage - noncontributing]

10. 307 South Main Street - ca. 1878; the J. D. Tolson house. A two story frame Gabled Ell with Italianate detailing, a standing seam metal roof, and three-quarter front porch. The porch spans the front of the side wing; it has heavy turned posts and a matching balustrade. The porch is a well-crafted, recently installed replication of the original, which was replaced earlier this century. The porch shelters two six-over-six windows and the front door of the house.

There is a one story polygonal bay window centered in the front wing of the house, and similar bays on either side wall. (The front bay is a modern replication, the sides are original.) The bay on the north is two stories tall; that on the south is one story. Most of the windows are six-over-six; there is a newer one-over-one on the facade just above the front door. The walls are sheathed with vinyl siding which runs vertically on the ground floor and horizontally on the second.

Although the house retains integrity of location, design, setting, feeling, and association, and therefore contributes to the general historic appearance of the neighborhood, the loss of original features renders it non-contributing.

Behind the house, there is a two-car gable roofed garage covered with composite siding that is more than fifty years old. At the back of the property, there is a large gable roofed metal outbuilding. [House, Garage, Outbuilding - noncontributing]

11. 308 South Main Street - ca. 1867; the Benjamin Smith house; also known as the Thomas Payne house and the Edwin Bedford and Nora Payne house. This house was listed on the National Register on January 23, 1998. A three bay frame I-house with a wide front porch and a central cross gable. 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. The front part of the house sits on its original stone foundation while the rear part of the house has had a new

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11. 308 South Main Street - continued.

concrete block foundation installed recently. A standing seam metal roof covers the entire house, and the walnut weatherboards are original and in excellent condition. 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.

There are two frame outbuildings behind the house. A small building, which was reportedly built as slave quarters or a summer kitchen, stands directly behind the house. It has a brick foundation, a gabled standing seam metal roof, weatherboard walls, and six-over-six double hung windows. East of the tool shed, a long narrow garage sits 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 roof additions flank the main part of the building, which is one and a half stories tall. Ornamental bargeboards in the front gable were added early, but do not appear to be original.

A low iron fence runs along the front property line. The fence has openwork corner posts topped with gothic arches and an ornamental front gate. There is also a wire loop fence, which appears to be older than the front fence, which runs along both sides of the property.

Although the property stands as an important collection of intact historic resources within the district, it is a previously listed property and therefore not included in the overall resource count.

12. 309 South Main Street - ca. 1935; the Robert Wilhoit house. A two-story side-gabled Colonial Revival house which sits on a concrete foundation. The house's Federal era styling can be seen in its strict symmetry, lack of overhanging eaves, pedimented dormers, and entry porch. The main elevation is divided into three bays. The centrally-located front entrance is covered by a gabled porch with a curved archway supported on Doric columns. Above the entrance porch, a single pane casement window is a modern addition. The side bays each feature eight-over-eight windows on the first floor, a six-over-six window on the second floor and a pedimented dormer at the attic level.

The north elevation has a central chimney on the gable end flanked by six-over-six windows on the first and second stories. The south elevation has similar fenestration, except a six pane casement window has replaced the lower rear six-over-six window. On the north side of the rear elevation, there is a two story gabled addition. Although the original clapboard has been covered by vinyl siding, the new siding is very close in width to the original clapboards. Furthermore, the house still retains its integrity of location, design, setting, feeling, and association, and therefore contributes to the general historic appearance of the neighborhood

A two-car shed roofed garage which has weatherboard siding sits behind the house. **[House - contributing, Garage - contributing]**

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13. 310 South Main Street - ca. 1830; the Dr. Samuel T. Crews house. Originally a Federal styled house, this two-story brick I-house was remodeled using Italianate ornamentation in the late-19th century. The house has an original two-story brick rear ell and sits on an ashlar foundation. A two-story brick addition was added to the rear of the house in the 1970's. This addition is smaller and slightly offset and is of comparable form and massing. The main part of the house is banded at the roofline with a boxed cornice, paired brackets and dentils. The hipped roof features corbelled chimneys inside the north and south elevations. Metal stars on all of the main block elevations mark the placement of metal tie rods in the walls.

The facade is divided into three bays, and a one-story porch extends almost the length of the house. The central bay features entrances on both the first and second stories. Each has a rectangular transom and sidelights. The doors at each level are flanked by windows with limestone lintels and lugsills and non-operational shutters. The porch, which has a flat roof, is supported by six rectangular posts with scroll-sawn spandrells. A simple wooden railing surrounds the roof of the porch. The porch ornamentation consists of a boxed cornice, paired brackets and a plain frieze that matches that of the main house.

The north and south elevations of the main block of the I-house are identical. Each elevation has single two-over-two windows with limestone lintels and lugsills on both the first and second stories. The right rear ell was originally connected to the main house with porches on both the first and second stories. These porches have been enclosed with wooden clapboard siding. The newer brick addition is behind the right rear ell. A new three-car gable-roofed garage with vinyl siding sits behind the house. [House - contributing , Garage - non-contributing]

14. 311 South Main Street - ca. 1882; the John D. Tolson/J. M. (Johnny) Reynolds house. A two-story three-bay I-house with original wooden clapboards and Italianate detailing. The house sits on a brick foundation and has a hipped roof with asphalt shingles. A two story open porch spans the facade; the lower level appears to date to the early twentieth century, while the upper section is a more recent addition. (Plans call for removal of the upper level in the near future.) The lower part of the porch is supported by short Doric columns set upon square ashlar piers, and slender Doric columns are used above. The central entrance and ground floor windows of the facade are all set into projecting bays. The rectangular front window bays are topped with ornamental diamond patterned friezes. A similar frieze runs between pairs of scrolled brackets at the main roofline.

An early or original two story rear ell is nearly as large as the front block of the house. All exterior walls are covered with early or original weatherboarding which is in good condition, and the early double-hung windows of the secondary elevations are topped with shallow pedimented lintel pieces. The rear ell has an open second story porch, and an enclosed one story back porch. A modern deck sits off to one side of the rear wall. A two car garage with a shed roof and weatherboard siding sits directly behind the house. [House - contributing, Garage - contributing]

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**South Main Street Historic District
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15. 312 South Main Street - 1883-4; the Julius Caesar and Margaret Ferguson house. The largest house in the district, one of only two brick buildings in the district and one of the most historically intact buildings in the district. The Ferguson house is a three-story Queen Anne house with brick bearing walls and an ashlar foundation. It is in excellent condition. The house's high hipped roof with secondary gable roofs is covered with two different shapes of slate shingles. The shingles form two patterns which divide the roof into a series of bands like the banding of the ashlar string courses which band the brick walls. These string courses connect the lintels for the first floor windows, and the lintels and lugsills for the second floor windows. A boxed cornice with a frieze and bracketing also serves to band the elevation.

The front (west) elevation is divided into two bays. The left side of the elevation has an elaborate one-story porch. The porch has a modified hipped roof with an arched pediment which is supported on round columns with turned capitals. The frieze and bracketing around the porch mimic that on the house. Curved wooden tracery between the columns recapitulates the arched pediment. An ornate iron balustrade runs along the top of the roof; it is early but not original. A modern iron railing surrounds the ground floor of the porch. A single one-over-one window is centered above the porch on the second story and a gabled dormer protrudes from the roof on the third story. The right side of the main elevation has a gabled end. Paired one-over-one windows are stacked on the basement, first, and second floor. A single one-over-one window centered in the pediment at the third floor level has a limestone lintel and lugsill which connect to the third floor limestone string courses. The pediment has a pointed arch cutout for the window, fishscale shingles and a boxed cornice.

The north elevation is dominated by a full-height polygonal bay. The limestone string courses continue around this elevation as does the cornice with its bracketing and frieze. However, the bracketing becomes less frequent as it continues past the central bay. The protruding bay has single one-over-one windows on its side facets and a corbelled chimney on the front facet. To the west of the bay is a newer chimney. Two one-over-one windows reveal the staircase placement on the west bay of the north elevation. On the east bay, a porch similar to the front porch, but with simplified ornamentation, shelters a side entrance. It has a standing seam metal roof.

The dominant features of the south elevation are a protruding gable, a first floor bay window in the center of the elevation, and a small porch. Single one-over-one windows on the first and second stories at each end of the elevation and over the porch match the windows on the other elevations. A basement window at the east end of the elevation is in line with the upper windows. The limestone string course continues onto this elevation, but does not extend past the central bay. As on the north elevation, the boxed cornice, frieze and bracketing from the main elevation continues onto the south elevation, but the bracketing becomes paired rather than continuous past the central bay. The pediment on the protruding gable has a pointed-arched window crowned with two rows of radiating voussoirs and wooden fishscale shingles. The bay window has six double hung windows which have single panes on the

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South Main Street Historic District
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15. 312 South Main Street - continued.

bottom and leaded glass on the top. Transoms above these windows are stained glass. Above the bay window is a pair of one-over-one windows with limestone lintels and lugsills. The bay window and the porch to the left of it have a standing seam metal roof. This porch is similar to the one on the north elevation in design and ornamentation, but this porch has no railing. There is a pair of similar porches on the rear of the house; both have been enclosed.

There are three frame outbuildings at the rear of the property, east of the house. All are in good condition and date to the same period as the house. The two larger buildings appear to have been servants' houses and the third may have always been a garage or buggy shed. The building immediately behind the house is "L" shaped with a gable roof. The gable ends have Stick Style decorations, and a cupola is located in the center of the main roof. A single horizontal window with four panes is centered under each gable, and a single four-over-four window is located on the first floor at each gable end. The front gabled roof extends down over a small porch at the junction of the "L". A single column, larger than but matching those on the porches of the main house, supports the porch roof. Two front doors lead into the house from the porch.

A second outbuilding sits to the north and east of the main house. It is a two-story gabled ell house with a shed roofed carport on the north elevation. The main entrance is in the west wall sheltered by a shed-roofed porch. Fishscale shingles and wooden tracery ornaments each gable end. This building has paired two-over-two windows.

The third outbuilding is a single story gable front building with vertical weatherboard siding and an asphalt roof. Fishscale shingles in each gable end provide the only ornament. A large opening on the west gable end provides access for a car as this building is now used as a garage. Two two-over-two windows on the south elevation bring light into the building.

An iron fence and gate which sit on an ashlar retaining wall line the front of the property and are in good condition. The ornate fence is a series of arches, each inset with a pointed spindle. The iron gate, detailed like the fence, reads "Iron Fence Co. Canton, Ohio." A brick walk in front of the iron fencing runs the length of the property.

[This property has the greatest number of historic resources in the district. All of the resources discussed are contributing resources. Thus, this property contains four contributing buildings - the main house and three outbuildings; and two contributing structures - the iron fence; and the brick sidewalk.]

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**South Main Street Historic District
Howard County, Missouri**

Summary: statement of significance

The South Main Street Historic District in Fayette, Howard County, Missouri is significant under Criteria A and C. The District is significant under Criterion A in the area of COMMUNITY PLANNING AND DEVELOPMENT. South Main Street's close proximity to the town square and its prominent location along the major southern entrance into town undoubtedly contributed to its establishment, early in Fayette's history, as a favored neighborhood for many of the town's most distinguished citizens. The area was home to Fayette's doctors, lawyers, bankers, business owners, and leading agriculturalists. Not only were the inhabitants affiliated through their business affairs, but many of the South Main Street residents were also related by blood or marriage. As a result, the neighborhood functioned as a tightly-knit community throughout the period of significance.

The residential buildings on South Main Street, as a group, are significant under Criterion C, in the area of ARCHITECTURE. The architectural styles and vernacular forms of the buildings in the district are typical of those found in cities and towns across America in the nineteenth and early twentieth centuries. Moreover, the chronological development of the residential buildings on South Main Street reflects the evolution of Fayette from its early settlement through its heyday in the late nineteenth century. The South Main Street Historic District, like the town of Fayette, largely completed its architectural development in the 1930's. Today, it continues to reflect the mix of architectural styles and types found throughout Fayette's residential areas in the early twentieth century.

The period of significance begins ca. 1825, the date of construction of the oldest house in the district, and runs until ca. 1935, the date of construction of the newest house in the district. Development of the neighborhood was almost continuous throughout the period of significance. However, more than half of the buildings in the district were built between 1880 and 1910; only one house was built after 1925. The majority of the buildings in the district retain integrity of design, materials, setting, and craftsmanship: of the fifteen primary dwellings in the district, twelve are contributing. In addition, eight outbuildings, the iron fence and brick sidewalk in front of the Ferguson house, and the brick street are also contributing resources.

Community Planning and Development

Hiram Fugate is credited as the first permanent settler of what is now the town of Fayette. He arrived in Howard County in 1812 and built a log cabin on the present site of Central Methodist College. Several years later, in 1816, Howard County was formed, and Henry Vest Bingham, the father of famed painter George Caleb Bingham, was elected the first judge of the

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South Main Street Historic District
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county. Bingham divided the county into seven townships and selected a committee to pick out the site of the county seat. The site where Fayette is now located "was chosen for its smoothness and the fact that it drained well."¹ In addition, 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. That spring was located just east of 308 South Main Street. 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 were still in the area when it was time to establish a county seat.² Hiram Fugate and another settler, Hickerson Burnham, each donated 25 acres of land for the county seat, which was named for the French hero of the American Revolution, Lafayette.

Alfred Morrison surveyed and laid out Fayette, and in 1823, the original town of Fayette was platted. "The original town was a rectangle, about three blocks wide and seven blocks long, with a public 'square' in the center."³ Curiously enough, Morrison did not orient the streets of Fayette with the cardinal directions. Instead, the square was platted with its sides running North 31°-West 30°. "Oral tradition within the Morrison clan ascribes the rationale for this decision as an attempt to have sunlight reach the street on all four sides of the Square for the maximum hours each day."⁴

The original plat included 150 lots, bounded on the north by Crib street, on the south by Hackberry Street, on the east by Mulberry Street and on the west by Water Street. The four streets which lead to the town square were 1st Main on the east, 2nd Main on the west, 1st Main Cross on the south, and 2nd Main Cross of the north. The confusion caused by this similarity in street names resulted in the names being changed around 1900. 1st Main became Main Street; 2nd Main became Church; 1st Main Cross became Morrison; and 2nd Main Cross became Davis.

¹ "No Wonder Fayette, Missouri, Celebrates," The Fayette Advertiser, October 18, 1923, p. 7.

² Bill Zerbe. "The Bedford Home," (Typescript, May 19, 1943. Western Historical Manuscripts Collection. "Gaddis, Merrill E. Collection," Files 43 and 51) p. 7.

³ T. Berry Smith et. al. History of Chariton and Howard Counties. (Topeka-Indianapolis: Historical Publishing Company, 1923) p. 88.

⁴ Mary Ellen McVicker. "Fayette and the Boonslick Region," Fayette, MO Survey Report. (1992) n.p.

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In 1826, the town of Fayette was incorporated, with Samuel T. Crews, Elijah Whitton, Lawrence J. Daly, Joseph Gill, and Robert Wilson serving as trustees. Fayette was reincorporated in 1830 and the first mayor, W. R. Snelson, was elected in 1855. The town prospered in its early years. Howard County's economy was based on agricultural products and many of Fayette's wealthier citizens owned large plantations outside the city limits. Many of these early inhabitants were farmers from Kentucky and the Upland South. Consequently, the area was extensively rooted in the traditions and agricultural practices of the agrarian South. The Civil War years were hard on Fayette, as it was occupied several times by Union forces who used buildings on what is now the campus of Central Methodist College as their headquarters.

In the years after the war, Fayette was fortunate to be the county seat. Rural citizens could come into town with business at the courthouse and also take advantage of the goods and services of local merchants. In addition, many families moved to Fayette so their children could be educated at one of the colleges.

By 1876, fifty years after the town was platted, only a few additions had been made to the city's boundaries; however, that was to change dramatically within the next fifty years. Fayette's first major expansion was organized by several of the town's prominent citizens who formed the Fayette Town Company in 1887 and made considerable additions to the south and west. By 1920, the Fayette city limits had grown to more than a square mile.

By the late 1800's, Fayette's economy once again was thriving as the railroad ferried people and products to and from Fayette, and many factories and new businesses opened up. Throughout the late nineteenth and early twentieth centuries, Fayette continued to prosper, and many of the large houses on South Main Street were built during this period. In 1909, the streets bordering the Square and South Main Street to Depot Street, the main southern entrance to town, were paved with brick. Several years later, South Church Street was paved from the square south 3/4 of a mile, and thereafter became the main southern entrance into town.

Residential development south of the commercial area probably began with the construction of the Joseph Shepard/Joseph Davis house at 208 South Main Street. It is the oldest house in the district, and one of the oldest brick residences anywhere in Fayette. In 1825, Joseph Shepard purchased Lot 43 in the town of Fayette for \$46.50. Three years later, he sold the property with a brick house and log cabin on it for \$370.⁵ Little is known about Shepard, as he does not appear in any of the local histories. However, based on a notice

⁵ Abstract for 208 South Main Street. Compiled by Geo. G. Smith & Son Abstracts, 103 E. Morrison, Fayette.

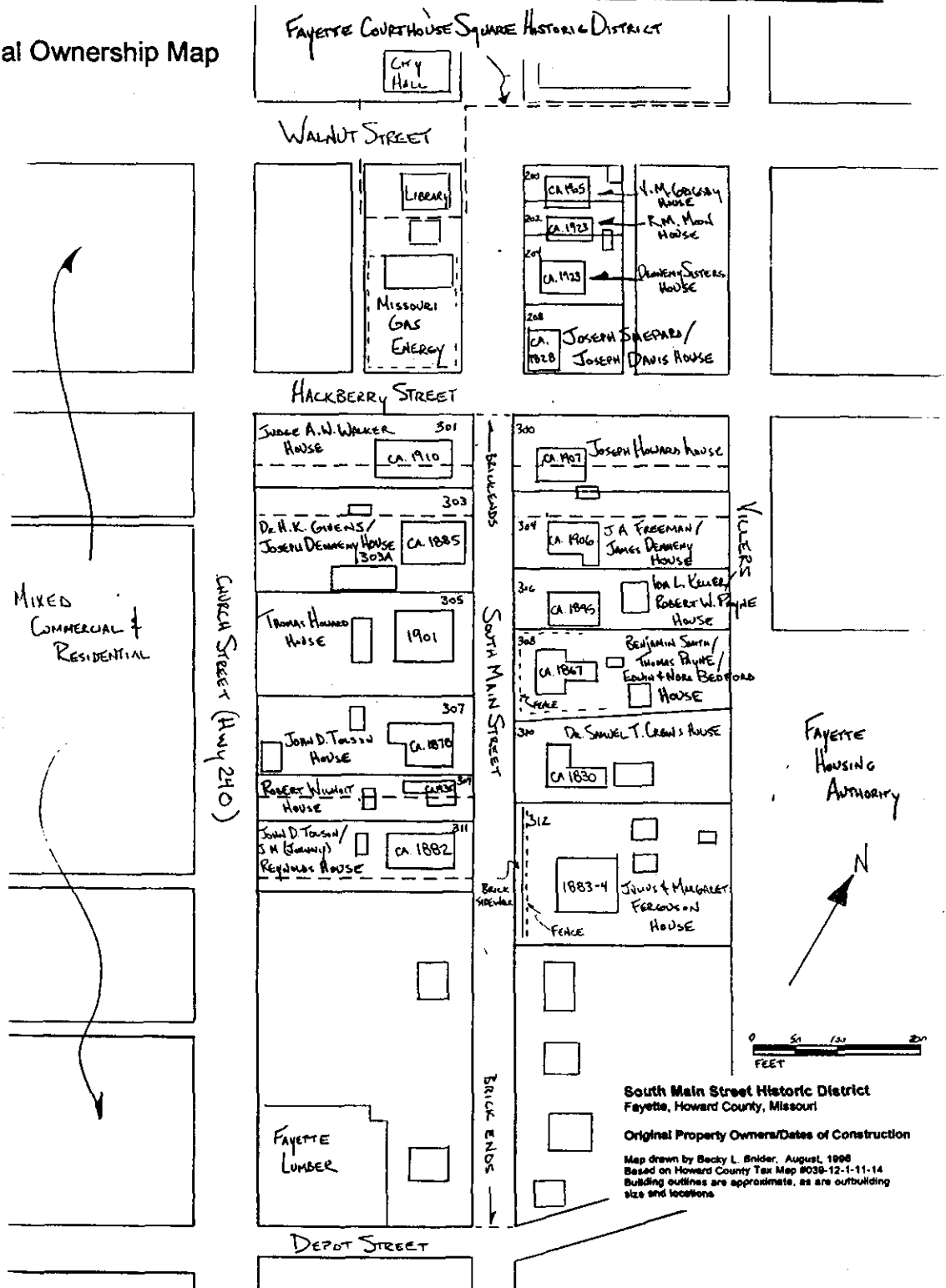
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South Main Street Historic District
Howard County, Missouri

Figure Two. Original Ownership Map



South Main Street Historic District
Fayette, Howard County, Missouri

Original Property Owners/Dates of Construction

Map drawn by Becky L. Brider, August, 1998
Based on Howard County Tax Map #039-12-1-11-14
Building outlines are approximate, as are outbuilding size and locations

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signed by Shepard for a special election for the Board of Trustees of Fayette which appeared in the Missouri Intelligencer in 1827, it would appear that he was either a city clerk or secretary or he was a member of the Board of Trustees of Fayette.⁶

In 1842, Shepard sold the property to Joseph Davis, who owned it until 1859. Davis is credited with the addition of the later brick portion of the house. A biographical sketch about Joseph Davis' son states that "Winchester Davis was born June 21, 1844, in the house built by his father at the northeast corner of Main and Hackberry Streets."⁷ Thus, it appears that the brick portion of the house reached its final form between 1842, the year Davis bought the property, and 1844, the year Winchester was born.

Joseph Davis was one of Fayette's most prominent early citizens. Davis was born in Kentucky in 1804, and moved to Missouri in 1818. He worked as a clerk in the land office in Old Franklin and, at the age of eighteen, was appointed a commissioner to mark and lay out the Santa Fe Trail from Missouri to New Mexico. He served as a colonel in the "Indian conflicts" and in the Mormon War and then moved to St. Louis to study law. Davis returned to the Boonslick and set up his law practice in Fayette. He served Howard County in the state legislature for two sessions and participated in many local civic activities. He is perhaps best known as the defendant in the first important criminal case in Fayette. Davis' altercation with General Owen was recounted in 1973 in the Fayette Democrat-Leader.

Davis (known as Colonel Joe Davis) was sitting in his office, ...in the fall of 1835. It was nearly noon. General Owen came to the door of the office and spoke threatening language to the colonel, intimating that he would take his life when he attempted to leave his office. Colonel Davis told the general, in a quiet way, that if he did not leave, he would kill him. Owen, however, remained, continuing to abuse Davis, until the latter was ready to go to his dinner. Davis having, in the meantime, had his gun (a rifle) brought to him, raised it, and took deliberate aim at Owen killing him almost immediately.⁸

Davis was acquitted of the murder on the grounds that he killed in self-defense.

⁶ Missouri Intelligencer. August 2, 1827, p. 2.

⁷ Smith, p. 418.

⁸ Fayette Democrat-Leader. March 3, 1973, p. 3.

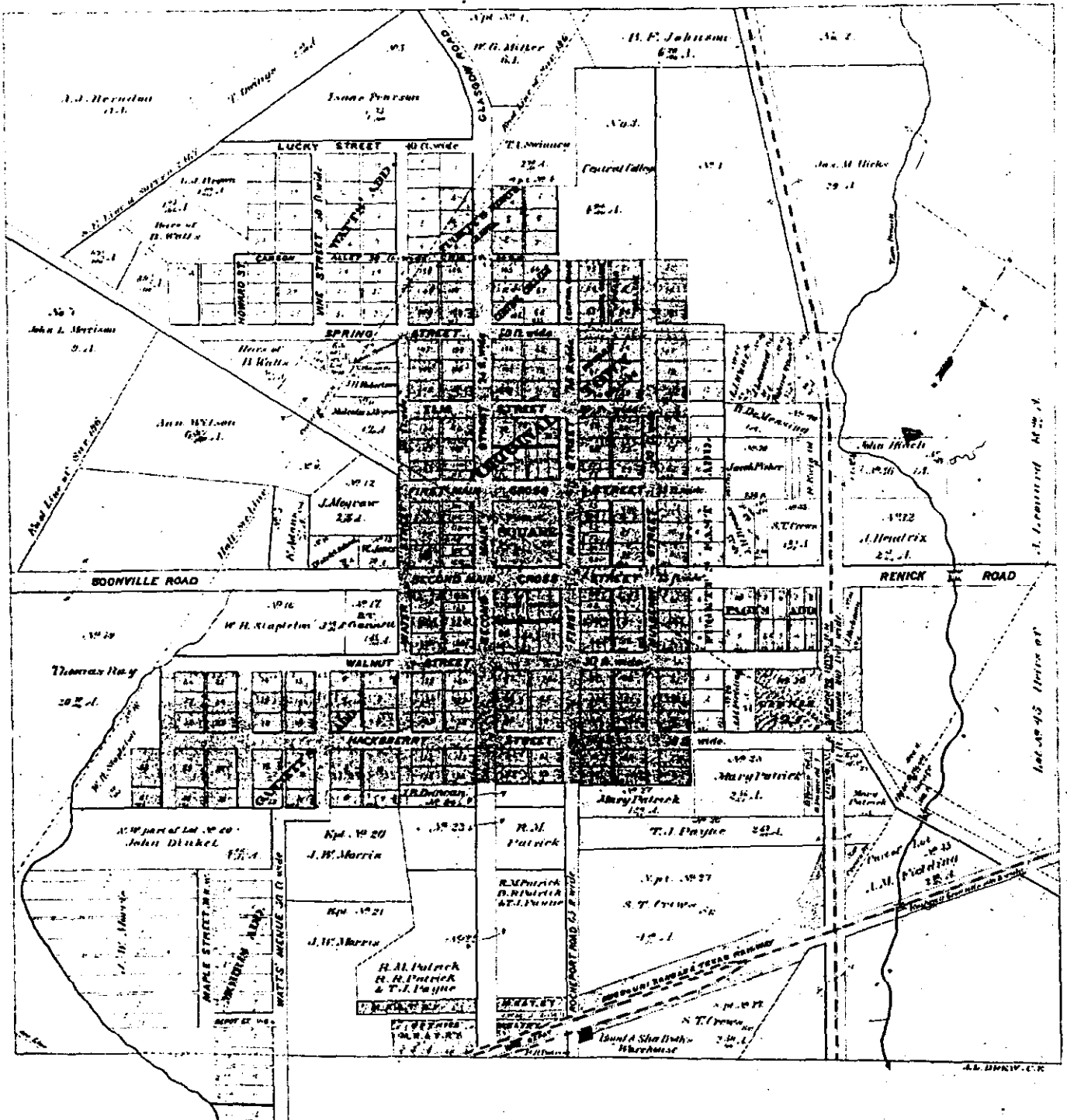
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Figure Three. Map of Fayette from the Illustrated Atlas Map of Howard County, 1876.



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In the late 1850's, Davis constructed his large country home, Woodlawn, and sold the brick house on South Main Street. In the history of Chariton and Howard Counties, T. Berry Smith refers to Davis as "one of the largest land and slave owners of Howard County."⁹

A contemporary of Joseph Davis and the second doctor in Fayette, Dr. Samuel Tribble Crews, built the second oldest house in the district, 310 South Main Street. Samuel Crews was born in Madison County, Kentucky in 1800. He received his medical training at Transylvania University in Lexington, Kentucky and then moved to Fayette in 1825. Dr. Crews' medical practice grew steadily as did his real estate holdings in Howard County and later in Texas and he quickly became a highly esteemed citizen of Fayette. He was one of the original trustees of the town and was active in Fayette's community affairs throughout his lifetime.

In 1828, Dr. Crews married Miss Elizabeth Ward, and it is likely that the construction of their brick I-house on South Main Street occurred about the same time. Apparently, Dr. Crews used the first floor of his home as his office and shared this space with John M. Ryland, a Fayette lawyer. On June 14, 1827, Ryland published a notice in the Missouri Intelligencer to inform the public "that his Law Office is kept in the front room of Doct. S. T. Crews' brick house in Fayette."¹⁰ In 1835, Dr. Crews moved out to his farm five miles east of town, where he lived until the close of the Civil War. After the war, he moved back to the house on South Main Street and lived there for the remainder of his life.

The 1876 Atlas of Howard County shows that Samuel Crews owned a large tract of land just south of the Fayette city limits; his land on the east side of Main Street extended south past the railroad corridor. (See Figure Three.) By the mid-1890's, however, Dr. Crews had sold the land south of his house to his son-in-law, Julius C. Ferguson, who built the largest and most elaborate residence on South Main Street.

In 1850, Samuel Crews sold a one acre plot of land north of his house (the property known today as 308 South Main Street) to Beverly Shepperd for \$250. The same day, Shepperd sold the same piece of property for a profit of \$200. Therefore, it is assumed that the property had a building on it by 1850. In 1853, the property and dwelling was purchased by Benjamin Smith. Smith, whose wealth apparently grew along with the new town of Fayette, had a large frame I-house added to the front of the original house. This addition was built by Joseph Megraw. Megraw and his son, William Joseph built many Fayette's large homes.¹¹

⁹ Smith, p. 418.

¹⁰ Missouri Intelligencer. June 14, 1827, p. 3.

¹¹ Walter Williams (ed.) History of Northeast Missouri. Vol. 3 (Chicago-New York: The Lewis Publishing Company, 1913) p. 1740.

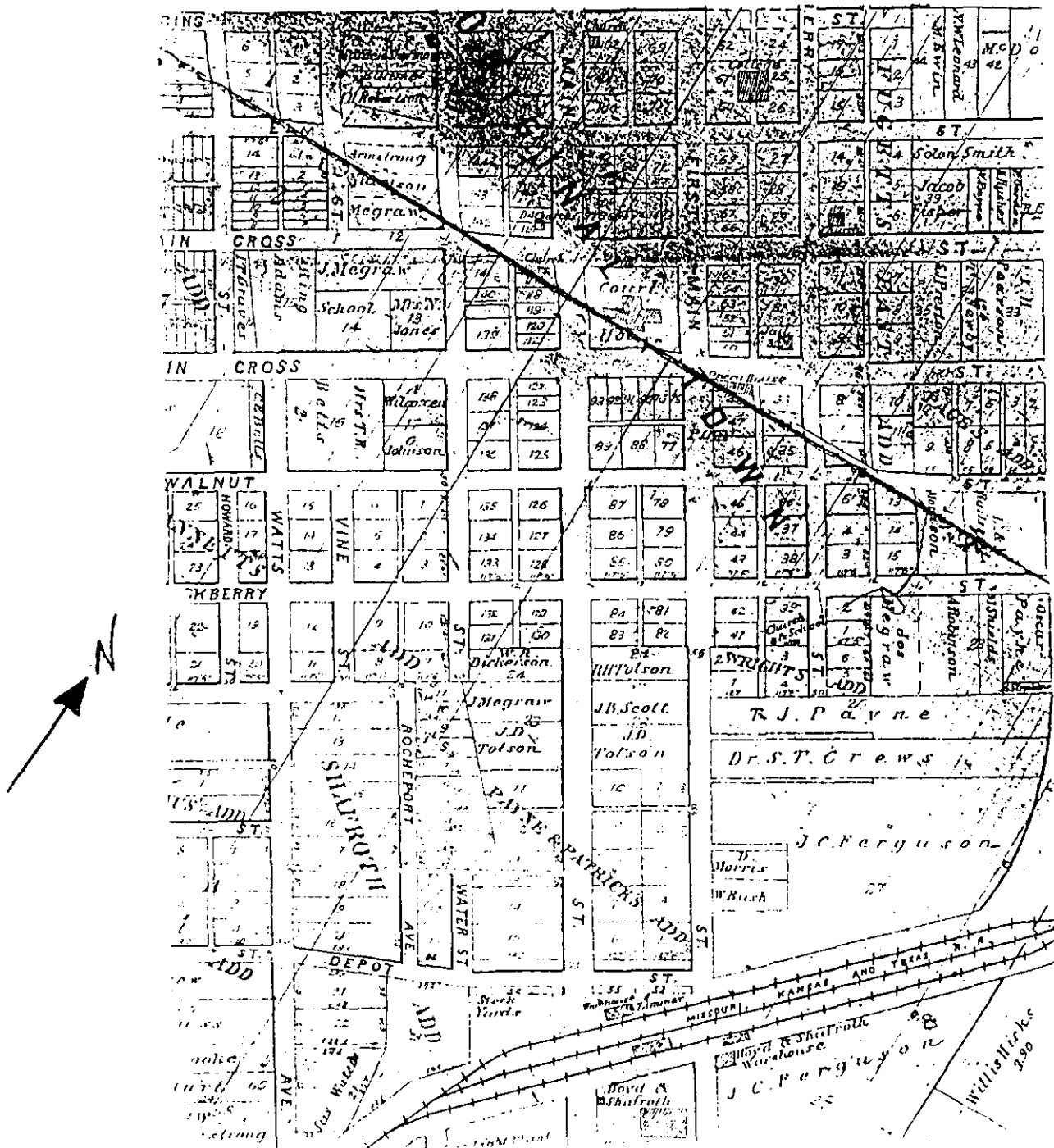
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Figure Four. Map of Fayette from the Standard Atlas of Howard County, 1897.



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Howard County, Missouri**

In January, 1867, Smith sold the house and a total of 2.57 acres of land to Thomas Payne, an area banker and community leader.¹² 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. Both Thomas Payne and Edwin Bedford were engaged in the banking business in Fayette.

Thomas Payne was born in Scott County, Kentucky in 1820, and moved to Missouri with his parents in 1822. Payne lived on his father, Robert Payne's, farm until the Civil War came to Missouri and he moved his wife and family into Fayette. Payne began his profession in the banking business as a clerk in the "State Bank" where he worked with cashier Adam Hendrix. In 1865, Payne and Hendrix opened the private bank of "A. Hendrix and Co." Payne sold out to Hendrix in 1869 and was instrumental in the creation and operation of the Fayette Bank until his death in 1901. Although banking was Payne's primary business, he also served as a notary public and county surveyor for many years.

Along with partners and neighbors, Robert and Benjamin Patrick, Payne platted a small subdivision across the street from his house on Main Street. Payne & Patrick's Addition was platted in 1877 along First and Second Main Streets just south of the southern city limits. (See Figure Four.) Despite the influx of new residents along South Main Street, the neighborhood remained close-knit. Payne and Robert Patrick also were co-owners in the building that housed the Fayette Bank on the southeast corner of the square. The business relationship between Thomas Payne and Robert Patrick is just one example of the many connections, which were both familial and business-related, between the residents of the South Main Street neighborhood. Thomas Payne's nephew, Robert Payne, and his family, lived next in the house just north of his uncle's and was vice-president of Fayette Bank for many years.

During the period of significance, four families owned twelve of the sixteen houses in the district. At the north end of the district, there were the Howard and Denny families - two sets of brothers. Joseph Howard and James Denny lived next door to each other at 300 and 304 South Main Street, and their brothers, Thomas Howard and Joseph Denny lived across the street at 305 and 303 South Main Street, respectively. Laura and Katherine Denny, the younger sisters of James and Joseph, also lived a few houses north at 204 South Main Street. The Payne family occupied the middle section of the district, Thomas Payne and, later, his daughter and son-in-law, Nora and Edwin Bedford, at 308 South Main, and Robert Payne at 306. Samuel Crews and his descendants owned the four houses at the south end of the district. Samuel Crews, lived at 310 South Main; his daughter and son-in-law, Margaret and Julius Ferguson lived at 312, and his granddaughter, Sarah Crigler Tolson, and her husband,

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

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Figure Five. Business Advertisements from Fayette Advertiser, December 18, 1913.

100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200	<p>H. E. Givens, President W. H. Davis, Cashier S. H. Brown, Vice-President C. W. Givens, Asst. Cashier</p> <p>Farmers & Merchants Bank</p> <p>Fayette, Mo. Established 1868</p> <p>Capital Stock \$25,000.00 Surplus and Undivided Profits \$30,000.00</p> <p>Safe Deposit Boxes for Rent Foreign Exchange</p> <p>Directors—H. E. Givens, S. H. Brown, W. H. Davis, Alfred De- grove, H. O. Raleigh, Wm. Geary and C. W. Givens.</p>
	<p>Thos. P. Howard, President L. W. Jacobs, Cashier W. H. Miller, Vice-President J. B. Galloway, Asst. Cashier</p> <p>COMMERCIAL BANK</p> <p>ESTABLISHED 1868</p> <p>Capital Stock \$10,000.00 Surplus \$15,000.00</p> <p>Safe Deposit Boxes for Rent</p> <p>Directors—L. W. Jacobs, J. B. Galloway, W. H. Miller, W. A. Falmer, Thos. P. Howard, J. L. Dougherty, Jasper Thompson.</p>
	<p>J. H. DeLongy, President E. W. Bedford, Cashier R. W. Payne, Vice-President Alva Kirby, Asst. Cashier</p> <p>FAYETTE BANK</p> <p>ESTABLISHED 1871</p> <p>Fayette, Mo.</p> <p>Receiving Deposits, Bills, Exchange and Make Collections.</p> <p>Directors—J. H. DeLongy, E. W. Bedford, Alva Kirby, R. W. Payne.</p>
	<p>Gift Brushes—</p> <p>Brushes are practical gifts—they combine usefulness and enduring qualities. Beauty is also an element in the better grades. We have a superb variety of hair brushes and cloth brushes and you buy them at the same reasonable prices that prevail here all through the year.</p> <p>CLOTH BRUSHES 50c to \$2.00 HAIR BRUSHES 50c to \$5.00</p> <p>Payne & Denneny, Druggists.</p>

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John, owned both 307 and 311 South Main Street. John Tolson's father, Judge B. H. Tolson also lived in the district for a short time at 303 South Main, the former home of Henry Givens and the future home of Joseph Denny.

The neighborhood was home to two judges, B.H. Tolson and A. W. Walker, and two doctors, Samuel Crews and Henry Givens. Other business relationships between the neighborhood residents included a partnership between Robert Payne and James Denny in the Payne and Denny Drug Company and between John Tolson and one of Samuel Crews' sons in the dry goods business of Tolson, Pankey and Crews. Officers for all three of the banks in Fayette were represented in the district. From the Farmer's and Merchants Bank, there was Henry Givens; from the Commercial Bank, there was Thomas Howard; and from the Fayette Bank, there was Joseph Denny, Thomas Payne, his nephew, Robert Payne, and his son-in-law, Edwin Bedford. (See Figure Five.)

Edwin Bedford, who married Thomas Payne's daughter, Nora, became a cashier at the Fayette Bank in 1879. In 1901, the Bedfords bought the Payne house at 308 South Main Street from Thomas Payne's widow and began an extensive remodeling of the house. (See the Edwin Bedford and Nora Payne House National Register Listing for a complete description of the development of the Bedford house.)

Edwin and Nora Bedford's first son, Thomas, lived in the house on South Main Street most of his life, but he did not follow in his father's profession. Instead, he studied electrical engineering at MIT and worked in Boston for several years before returning to Fayette to sell insurance and manage the family farm. Edwin Jefferson Bedford, Edwin and Nora's younger son, did, however, stay on with the Fayette Bank until it closed during the depression. Although Thomas and Edwin Bedford died in the 1950's, the property stayed in the Bedford family, used as a summer home, until the house and its contents were auctioned off in 1986.

One of the first high style houses to be built in the district was erected ca. 1878 for John D. Tolson at 307 South Main Street. Tolson, an entrepreneurial businessman, bought a one acre lot from Robert M. Patrick and his wife, Martha, in 1876. Tolson paid the Patricks \$1000 for the property, but by 1880, Tolson's property was assessed a valuation of \$3000 which leads to an assigned construction date of ca. 1879.¹³

John Tolson, was born in Howard County in 1843 and was educated at Central College until it was closed when the Civil War broke out. After the war, Tolson opened his own dry goods business, J. D. Tolson & Co. in Fayette. In 1865, he took on two partners and the firm became Tolson, Pankey & Crews, but he retired to farming two years later. In 1874, Tolson entered the mercantile business again, dealing in hardware and later adding groceries. In

¹³ Howard County Public Records, Land Tax Book of 1880, p.139.

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1877, he disposed of the grocery branch of his trade, but continued to deal in farming implements and machinery. In 1883, Mr. Tolson consolidated his farming implements and machinery business with the grocery, grain etc., firm of Boughner & Hughes. At the same time Mr. Hughes retired and Mr. Smith took his place and the restructured business became Boughner, Tolson and Smith.¹⁴ In the 1883 Missouri Gazetteer, John Tolson is listed at a manufacturer of corn planters. Later in life, he served as Fayette's postmaster. His house on South Main Street stayed in the Tolson family until 1946.

John Tolson also built the house at 311 South Main, the John Tolson/Johnny Reynolds house. In 1880, Tolson bought Lots 1, 2, 9, and 10 in Payne & Patrick's Addition, from Robert M. Patrick and his wife, Martha for \$600. Four years later, he sold Lot 1 to William Dudgeon for \$1700, a price which indicates that a house had been constructed on the property while Tolson owned it. Evidently, Dudgeon did not make payments on the \$1200 loan he had secured to buy the property, because in November, 1887, the property reverted back to Tolson. In March, 1888 John M. Reynolds bought the house, and it stayed in the Reynolds family until the late-1930's.¹⁵ John Reynolds is listed in the 1900 Howard County Census as a farmer, but he does not appear in any of the county histories.

The largest and most elaborate house on South Main Street was built in 1883 for Julius Caesar Ferguson and his wife, Margaret. J. C. Ferguson was born near New Franklin in Howard County, Missouri. He was educated at Central College in Fayette, Missouri University and the University of Virginia. After graduating from college, Mr. Ferguson returned to Howard County and became a prominent farmer. In 1858, he married Margaret Crews, the daughter of Dr. Samuel Tribble Crews, and they lived on their large farm outside Fayette. In the early 1880's, Mr. Ferguson bought most of his father-in-law Samuel Crews' land, except for the land around the Crews' house, and he hired an architect from St. Louis to build a house for him in Fayette. When the house was complete in 1884, he retired from farming and moved his family into town. According to the "Walking Tour of Historic Fayette", Mr. Ferguson was reputed to "have owned the most valuable land in Howard County and to have paid more real estate taxes than any other proprietor."¹⁶ In his later years, Mr. Ferguson helped organize the Rich Hill Bank, served as the bank's president for many years, and was very active in Fayette's civic

¹⁴ National Historical Company. History of Howard and Cooper Counties, Missouri. (St. Louis: National Historical Company, 1883) p. 416.

¹⁵ Abstract for 311 South Main Street. Compiled by Geo. G. Smith & Son Abstracts, 103 E. Morrison, Fayette.

¹⁶ Fayette Rotary Club. "Walking Tour of Historic Fayette," Item No 12.

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affairs. Mrs. Margaret Ferguson was also highly regarded in the community; the local chapter of the Eastern Star is named after her. The Ferguson house has never passed out of the Ferguson family. Today, it is owned and occupied by Elizabeth Ferguson, a descendant of Julius and Margaret Ferguson.

South Main Street's second doctor, Dr. Henry K. Givens, moved into the neighborhood in the mid-1880's. He built the house at 303 South Main but lived in it for less than ten years. Dr. Givens was educated at the St. Louis Medical College before setting up his practice with Uriel S. Wright in Fayette. In 1889, Dr. Givens retired from the medical profession to become cashier of the Farmers' and Merchants' Bank in Fayette. He was elected president of the bank in 1906 and served in this capacity for many years. Dr. Givens was also very active in the educational development of Fayette, serving as a curator for Howard Payne College for more than forty two years, and on the public school board for thirty-two years.

In the mid-1890's, Dr. Givens sold his house on South Main Street to Judge B. H. Tolson. Judge Tolson was a teacher and a farmer for many years, but he spent his later years as a Justice of the Peace and then a County Judge. Judge Tolson was the father of John D. Tolson, who lived a few doors down at 307 South Main Street. According to Howard County Tax records, the property passed from B. H. Tolson to a Sarah D. Stonum around the turn of the century and remained in her ownership until the mid-teens. Sarah Stonum is listed with the Denneny family in the Howard County Cemetary Records, but the relationship between Stonum and Denneny is unclear. However, a picture of this house in the 1905 Picturesque Fayette, is labeled as the "Home of J. B. Denneny" and later tax records do indicate that Joseph B. Denneny's wife, Linnie, owned the house from before 1920 into the 1950's. Joseph B. Denneny was born and educated in Howard County. In 1897, he became a bookkeeper for the Fayette Bank and soon moved up the ranks to the position of president.

Another member of the Denneny family is associated with the house across the street from Joseph Denneny's house at 307 South Main Street. The house located at 304 South Main Street was built in the 1890's for John A. Freeman, one of the proprietors of the Freeman & Blackwell clothing store. The Freeman house was one of the first houses built in the newly platted Wright's Addition. Wrights Addition, which consists of six lots along South Main Street and Mulberry Street, was platted in 1895. James R. Denneny, Joseph Denneny's older brother, purchased the property from John Freeman between 1905 and 1910.

Although James Denneny, was, like his brother, a successful businessman in Fayette, less is known about him. Their parents immigrated to America from Ireland in 1866, and soon made their way to Missouri. According to James Denneny's biography in the History of Northeast Missouri, James Denneny's parents "rented what is known as the Thomas J. Payne farm, a place on which [they] lived for the long period of thirty-six years. It was there that the good wife and mother passed away, November 1, 1876 and there that the children were

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reared."¹⁷ James R. Denneny was one of the proprietors of the Payne and Denneny Drug Company in Fayette. R. W. Payne, Denneny's partner in the drug store, was the nephew of Thomas Payne. Shortly after the turn of the century, around the time he began working for Joseph Denneny at the Fayette Bank, R. W. Payne bought the house between his former parter, James Denneny and his uncle, Thomas Payne. James Denneny and his wife lived in the house at 304 South Main Street for more than forty years.

Around the same time the Freeman/Denneny house was being constructed, ca. 1895, Ida L. Keller had her house built at 306 South Main. Keller is listed as a hay goods merchant in the 1900 Census and as a dry goods merchant in the 1898-99 Gazetteer, but little else is known about her, as she is not listed in any of the county histories. Shortly after the turn of the century, R. W. Payne purchased the Keller home, and the house stayed in his family through the mid-twentieth century. Robert W. Payne, the nephew of Thomas J. Payne who owned the house just to the south at 308 South Main Street, was born and raised in Howard County. After completing his college education, he entered into business with Joseph Denneny in 1888. For twenty-five years, he "assisted in conducting the leading and the most popular drug store in Fayette," the Payne and Denneny Drug Company.¹⁸ In 1908, he followed in his uncle's footsteps in the banking business and took the position of vice-president at the Fayette Bank. Payne must have felt fortunate to have the opportunity to buy the house next to his uncle, Thomas Payne, and former business partner, James Denneny and across the street from his boss, Joseph Denneny.

Another banker, Thomas Howard, and his brother, Joseph Howard, were responsible for the next two additions to the developing neighborhood. In 1901, Thomas Howard had the house at 305 South Main Street built for him and his family by William Joseph Megraw.¹⁹ Megraw's father, Joseph Megraw built the main part of the Payne/Bedford house at 308 South Main.²⁰

¹⁷ Williams, p. 1782.

¹⁸ Williams, p. 1751.

¹⁹ Verne Dyson. Picturesque Fayette and Its People. (Fayette: Press of the Fayette Advertiser, 1905) p. 110.

²⁰ Zerbe, p. 2. Megraw is listed as McGraw in the Zerbe paper. However, Joseph Megraw was one of the few carpenters in Fayette at the time the Smith house was constructed.

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Thomas Howard was born and raised in Howard County on his parent's large farm of more than 2,000 acres. In 1890, he began farming his own 500 acres, raising hogs and breeding Aberdeen Angus cattle. After retiring from farming and moving to town, he was instrumental in the organization of the Commercial Bank of Fayette. Howard served as the bank president from 1903 until 1922 when it became the Commercial Trust Company.²¹

A few years after Thomas Howard had his house built, Joseph Howard, his younger brother, built a house across the street, at the southeast corner of South Main Street and Hackberry Street. Like his brother, Joseph Howard was born and raised in Howard County. After graduating from Central College, he returned to his father's farm to continue his training as a agriculturalist. Within a few years, he had established his own farm, known as Sunny Slope, just south of Fayette. The Joseph Howard house at 300 South Main Street was built between 1905 and 1908 and stayed in the Howard family until the 1940's.

The last of large grand homes on South Main Street was constructed for Judge Allen Warren Walker between 1908 and 1911. Judge Walker was born in St. Charles County, MO, and came to Fayette to attend Central College. After he graduated in 1888, he taught school in Clarence, MO for three years and then returned to Fayette as principal of the Central College Academy. In 1895, Judge Walker was admitted to the Missouri Bar and began practicing law in Fayette. He served as city attorney and prosecuting attorney for two terms. Several years later, he was elected Circuit Judge and re-elected in 1922.²² In 1906, Judge Walker married Clementine Williams. Mrs. Walker was a graduate of Howard-Payne College and the Chicago Institute. The Walker's choice of house type, the American Foursquare, may have been influenced by Mrs. Walker's exposure to similar houses while she was in school in Chicago.

During the same period that the Walker house was being constructed, brick paving was installed on South Main Street from the square to Depot Street. Not only was South Main Street the main southern entrance into Fayette at the time, it is also likely that the wealthy residents of the neighborhood were some of Fayette's first automobile owners. Several years later, "the citizens of Main Street had the 'main' street moved one block west to South Church Street so that auto traffic would not lumber past their houses."²³

The residential development of the southern part of Main Street concluded in the first decades of the twentieth century with the construction of three relatively unpretentious

²¹ Maryellen McVicker. Survey of Fayette, MO. (1992) Survey Prop#50 supplement p. 2.

²² Smith, p. 480.

²³ McVicker. "Fayette and the Boonslick Region," n.p.

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bungalows and a modest Colonial Revival house. The bungalows were built in the half block between the commercial area surrounding the square (Fayette Courthouse Square Historic District) and the oldest house in the district, the Joseph Shepard/Joseph Davis house. These later houses were built by citizens of more modest means than their neighbors further down the block.

The house on the southeast corner of Walnut and South Main appears to have been built by local photographer, V. M. Grigsby. Grigsby was credited for most of the photographs included in the 1905 Picturesque Fayette and two pictures of the interior of his house, which we assume, based on the publication date of the book, to be 200 South Main Street, appear in the book. Only Grigsby's photography studio appears on the 1902 Sanborn Fire Insurance Map, but by 1910, the house had been built behind the photography studio. He apparently sold the house soon after, as the Howard County Tax Assessment Book of 1911 lists the widow of prominent Howard County farmer, C. J. Elkin, as the owner of 200 South Main Street.

Between 1920 and 1925, South Main Street's other two Bungalow Style houses were built. R. M. Moon, one of the proprietors of the Deatherage and Moon Automobile Company, built the house at 202 South Main Street. The Denny sisters, Laura and Katherine, are credited with the construction of 204 South Main. Laura and Katherine were the younger sisters of Joseph and James R. Denny. The 1913 History of Northeast Missouri notes that Laura and Katherine Denny were still living on their father's farm at that time. However, their father, John Denny passed away in 1913. The family farm was probably sold after his death and the two women moved to town.

Robert Wilhoit, the owner of Bob Wilhoit and Son Service Station, a business still operating on Highway 5 in Fayette, built the last house in the district, 309 South Main Street, but he owned the house for less than ten years. His Colonial Revival house was built on a small lot between the two houses built by John Tolson, 307 and 311 South Main, around 1935. The Wilhoit family achieved prominence throughout Missouri capitalizing on America's new found passion in the early twentieth century, the automobile. They owned service stations throughout the state.²⁴

The South Main Street Historic District has changed little in the years since the Wilhoit house was constructed. Although additions have been erected on several of the houses and three of the houses are now being used for institutional housing, the neighborhood still functions as a tight knit community. Two sets of sisters now live in the district: Sylvia and Peggy Forbes at 301 and 311 South Main Street respectively and Dorothy and Joe McClammer

²⁴ Williams, p. 1763.

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and Dorothy's sister, Henrietta Harper, at 307 and 208 respectively. Furthermore, the Ferguson house at 312 South Main continues to be owned and occupied by Elizabeth Ferguson, a descendant Julius and Margaret Ferguson, the original owners of the house.

Architecture

The houses of the South Main Street Historic District, are, as a group, typical of those found in cities and towns across America in the nineteenth and early twentieth century. Moreover, the chronological development of the residential buildings on South Main Street, from simple vernacular forms to high style architect designed houses, reflects the evolution of Fayette from its early settlement through its heyday in the late nineteenth century, to its current form.

Residential architecture is often categorized in terms of form, the shape of the building and the layout of its rooms, and in terms of style, which is influenced by trends which were in fashion when the house was built. Vernacular houses are based upon tradition and long-established patterns of use with little regard for architectural fashion. America's earliest settlers brought their culture's traditional house types with them. These immigrants from Germany, France and Scandinavia as well as from England "constructed their houses based not only on memories and tradition, but on local materials, geography, environment, social conditions, and in varying degrees, on housing standards set by the English in America."²⁵ Later as their descendants moved west, they carried the memories of these traditional house types with them.

In contrast, formally designed high style houses are based on architectural guidelines which often prescribe both form and decoration. In addition to providing shelter, high style houses project a message "that those who live or work within are doing rather well."²⁶ However, these categories frequently blend together, producing houses that are vernacular in form and high style in decoration.

The earliest houses in the South Main Street Historic District are vernacular buildings. The forms chosen, Hall & Parlor and I-House, were popular throughout the Midwest in the first half of the nineteenth century. However, in the late nineteenth and early twentieth century, as improved transportation and communication facilitated the rapid dissemination of new ideas

²⁵ Barbara J. Howe et. al. Houses and Homes. (Nashville: American Association for State and Local History, 1987) p. 97.

²⁶ Craig Whitaker, Architecture and the American Dream (New York: Clarkson N. Potter, 1996) p. 7.

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and fashions, and as Fayette prospered, the latest architectural styles began appearing on houses in Fayette's neighborhoods, particularly along South Main Street. Between 1880 and 1910, the largest and most elaborate houses on South Main Street were built. These houses were designed in the most popular styles of the period, Italianate, Queen Anne, and Vernacular Victorian. Later, after World War I when Fayette's and indeed, the nation's, economy began to falter, the more modest Bungalow and Colonial Revival houses in the district were constructed. (See Figure Six.)

The Joseph Shepard/Joseph Davis house, the oldest house in the district, and one of the earliest brick residences in all of Fayette, is the only Hall & Parlor house within the district boundaries. The Joseph Shepard/Joseph Davis House probably started as a single room house under the ownership of Joseph Shepard and was expanded into its Hall and Parlor form by Joseph Davis. (See Photo #3) The Hall & Parlor is a traditional British house form which was brought to Missouri predominately by settlers from Kentucky and Virginia.²⁷ Joseph Davis, like many of the original families that settled in Howard County, came from Madison County, Kentucky. Hall & Parlor houses typically are two rooms wide and one room deep and have a side gable roof. The chimney is frequently located on one of the gable ends, but may also be placed in the center of the gable. Common variations to the basic form include front porches and rear additions which expand the living space, as in the case with the Joseph Shepard/Joseph Davis house.

The South Main Street Historic District has three I-houses, the Dr. Samuel T. Crews house at 310 South Main Street, the Thomas Payne/Edwin Bedford house at 308 South Main Street and the John Tolson/Johnny Reynolds house at 311 South Main Street. The I-house form represented the next step in the architectural development of Fayette. While the modest Hall & Parlor houses were built almost solely for their value as shelter, I-houses demonstrated that their owners had evolved beyond mere subsistence living and could devote a greater amount of energy and money into building their houses. The term I-house was coined by geographer, Fred Kniffen, because so many homes of this type are to be found in Illinois, Indiana, and Iowa.²⁸ I-houses, also a traditional British house type, are by definition one room deep and at least two rooms. They may be two to five bays wide, have various chimney placements, have one or two story front porches, and often have high style decorative features.

²⁷ Howard Wight Marshall, Folk Architecture in Little Dixie. (Columbia & London: University of Missouri Press, 1981) p. 48.

²⁸ Fred Kniffen. "Folk Housing: Key to Diffusion." Annals of the Association of American Geographers. Vol. 55, No. 4, Dec. 1965. pp. 549-577.

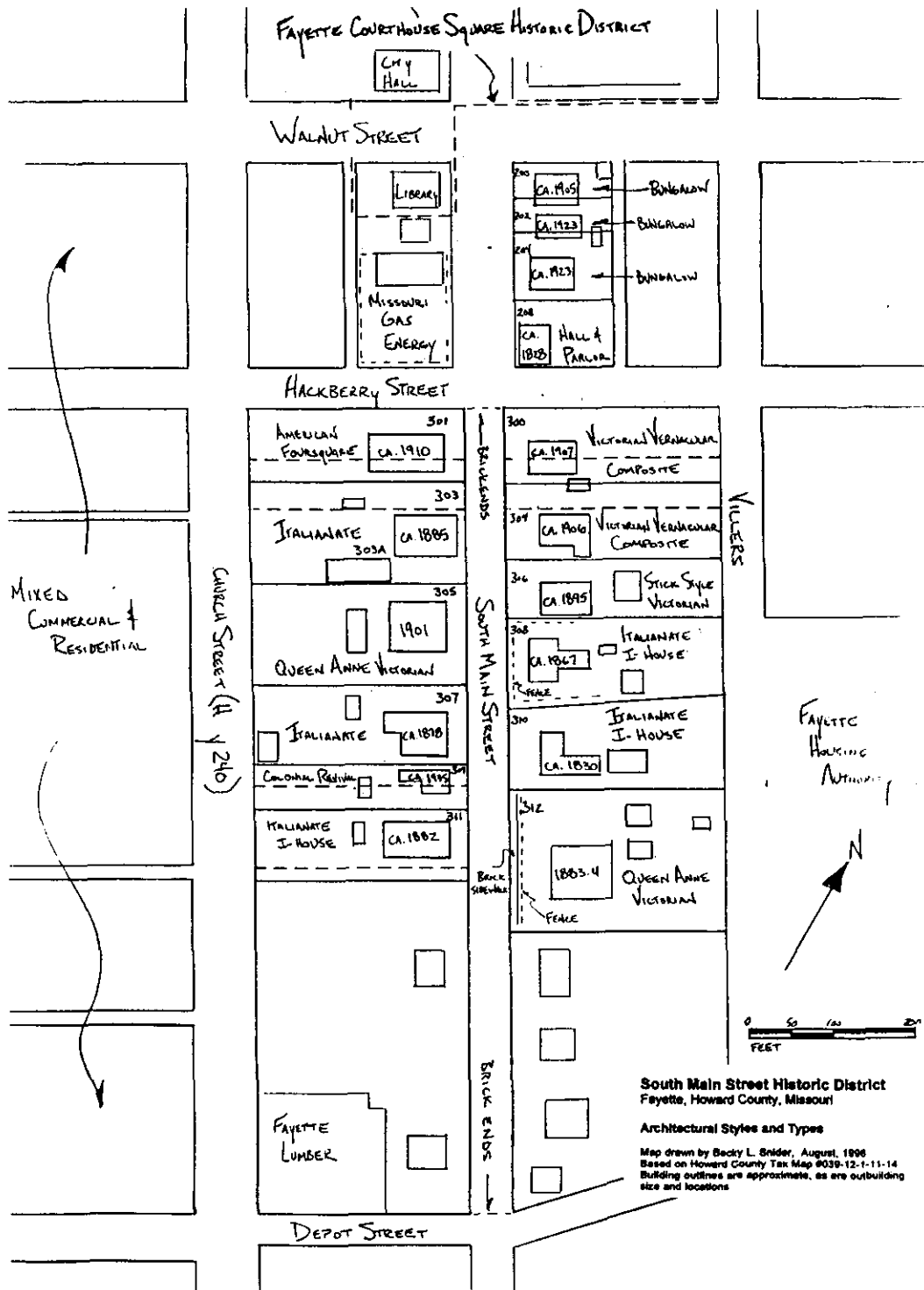
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Figure Six: Map of Architectural Styles and Construction Dates.



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One and two story rear kitchen ells were common, either as a later addition, or as the original house, as is the case with the Bedford house. The popularity of I-houses in Howard County may be attributed to the fact that a majority of the earliest settlers came from Virginia and Kentucky, where I-houses were extremely common.

The Dr. Samuel T. Crews house was the earliest I-house built on South Main Street, and it is the only brick I-house in the district. (See Photo #12) The Crews house, built in the 1830's, originally featured Federal Style detailing and a small portico over the front door. An early photo of the Bedford house, which was built in the 1860's, shows that it also originally featured the restrained decoration of the Federal Style. Like the Crews house, the Bedford house had a small portico over the front door, but had little other decoration.

In the latter part of the nineteenth century, Fayette prospered. On October 13, 1886, the editor of the Howard County Advertiser wrote, "While towns all around us show absolutely no life beyond a mere existence, Fayette is putting up a dozen or two houses, and more are in contemplation. Not a town within a hundred miles of us is doing better than Fayette, and not a half dozen so well."²⁹ During the last two decades of the nineteenth century, several factories opened in Fayette, including a feather renovating house, a creamery, and a bustle factory. It was during this period that many of the town's largest and most elaborate houses were built. Fayette's prominent citizens began remodeling their houses or building new houses to reflect the current architectural styles. Ten of the sixteen houses in the district were built between 1880 and 1910.

In the late nineteenth century, bolder Italianate Style ornamentation replaced the refined Federal detailing on both the Crews house (See Photo #12) and the Bedford house, and the John Tolson/Johnny Reynolds house (See Photo #13), the third I-house in the district, was built with Italianate ornamentation. Large front porches replaced the smaller porticos on the Crews and Bedford houses, and all three houses now feature the roof brackets and large friezes characteristic of the Italianate style.

John Tolson and H.K. Givens built the district's first two high-style Italianate houses. Tolson, a dealer of farming implements and machinery and one of the stockholders in the Best Bustle Factory built his house at 307 South Main Street around 1878. Approximately ten years later, Givens, a new young doctor in Fayette, built his house at 303 South Main. (See Photo #10.)

The Italianate style began in England as part of the Picturesque movement, a reaction to the formal classicism that had been popular for almost two centuries. In the United States, the style was popularized by the pattern books of Andrew Jackson Downing and others. Italianate

²⁹ Howard County Advertiser, October 13, 1886, p. 3.

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houses, generally two or three stories tall, have low pitched roofs, wide overhanging eaves with decorative brackets underneath, tall narrow windows, and front porches. According to Virginia and Lee McAlester, the authors of A Field Guide to American Houses, "the Italianate style dominated American houses constructed between 1850 and 1880. It was particularly common in the expanding towns and cities of the Midwest as well as in many older but still growing cities of the northeastern seaboard."³⁰

Elaborate Victorian styled houses also began appearing in Fayette during the 1880's. The Victorian, or Picturesque styles, as they were also known, were particularly well suited to displaying Fayette's new found prosperity. As Alan Gowans puts it in Styles and Types of North American Architecture, "Picturesque styles were particularly lively in the Midwest, the Rocky Mountain states, and the West, for there were found those new towns where the Picturesque was most at home. There were found that rawness and naiveté and naked love of gain that it expressed so well."³¹ Five houses in the district represent three of the principal styles of Victorian houses; two of the houses in the district are Queen Anne, two are Victorian Vernacular, and one, in its original form, was a Stick Style house.

In American architecture, the styles that were popular during the last decades of the reign of Britain's Queen Victoria, from about 1860 to 1900, are generally referred to as "Victorian." In their book, A Field Guide to American Houses, Virginia and Lee McAlester cite rapid industrialization and the expansion of the railroad as the largest contributing factors in the development of the Victorian styles in America. "Growing industrialization permitted many complex house components - doors, windows, roofing, siding, and decorative detailing - to be mass-produced in large factories and shipped throughout the country at relatively low cost on the expanding railway network. Victorian styles clearly reflect these changes through their extravagant use of complex shapes and elaborate detailing, features hitherto restricted to expensive, landmark houses."³²

Six styles are commonly identified with the Victorian period: Second Empire, Stick, Queen Anne, Shingle, Richardsonian Romanesque and Victorian Vernacular. These styles, which are loosely based on Medieval prototypes, freely overlap each other. Often detailing from more than one style will appear on a single house. All of these styles were heavily represented in

³⁰ Virginia and Lee McAlester. A Field Guide to American Houses. (New York: Alfred A. Knopf, 1986) p. 212.

³¹ Alan Gowans. Styles and Types of North American Architecture. (New York: Harper Collins, 1992) p. 172.

³² McAlester, p. 239.

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the architectural pattern books which proliferated in the late nineteenth century. Common features of Victorian houses include multi-textured or multi-colored walls, strongly asymmetrical facades and steeply pitched roofs.

The Queen Anne style gained recognition in America as a result of the display of several English Queen Anne style houses at the 1876 Centennial Exhibition in Philadelphia and remained popular through the first decade of the twentieth century. Queen Anne houses are characterized by irregularity of plan and massing and variety in color and texture. Eclecticism and creativity were the key features of the Queen Anne style. In American Architecture Since 1780: A Guide to the Styles, Marcus Whiffen distills the major characteristics of the Queen Anne style.

"Windows are of many forms, straight -topped or round-arched (never pointed-arched); they may be glazed with plate glass or, sometimes in their upper parts only,, with small panes set in lead or wooden sash. Bay windows are much employed. Roofs are high and multiple, their ridges meeting at right angles....Gables, often including a large porch gable, contribute much to the over-all effect and are given many different treatments. Chimneys also are treated as important features, frequently being paneled or otherwise modeled in cut or molded brick. Detail is generally classical and tends to be small in scale.³³

In 1883, Julius Caesar Ferguson had one of the grandest houses in town built at 312 South Main Street (See Photos #14,15,16). The Ferguson house was the first Queen Anne Victorian style house in the district and certainly one of the earliest Queen Anne houses in Fayette. It is the only brick Victorian house in the district and the only one known to be architect-designed. According to the "Walking Tour of Historic Fayette," "Mr. Ferguson commissioned a St. Louis architect to draft the plans for this home."³⁴ The other high style Queen Anne house in the district was built in 1901 for Thomas Howard at 305 South Main Street by one of the leading builders in Fayette, William Joseph Megraw (See Photos #8, 10). Almost all of the Victorian houses pictured in the 1905 Picturesque Fayette were built by Megraw.³⁵

Although the Ida L. Keller house (ca. 1895) at 306 South Main Street no longer exhibits many of its Stick style details, it is important to acknowledge the existence of this Victorian style in the South Main Street Historic District to further demonstrate the increased interest in and

³³ Marcus Whiffen. American Architecture Since 1780: A Guide to the Styles. (Cambridge, Massachusetts: The MIT Press, 1996) p. 115.

³⁴ Fayette Rotary Club, Item 14, back page.

³⁵ Dyson. pp. 30, 105-115.

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knowledge of high style architecture by the prominent citizens of South Main Street. An early photo of South Main Street shows the house's original wood cladding, horizontal banding and the tall square tower on south end of the main elevation. All of these features were typical of the Stick style which stressed the use of wall surface patterning as a major decorative element.

The Joseph Howard house (ca. 1907) and the J. A. Freeman/James R. Denneny house (ca. 1906) at 300 and 304 South Main Street respectively are labeled Victorian Vernacular because they have more simplified plans than any of the Victorian high styles, but they feature high style Victorian decorative detailing (See Photos #4, 7). By the time they were built, the Victorian era was drawing to a close, Fayette's boom years had passed, and there was a growing interest in simpler architectural styles.

Although the Judge A. W. Walker house (ca. 1910) is the only American Foursquare style house on South Main Street, it is important to acknowledge its contribution as a transitional house in the district. It retains the grand scale of the earlier houses in the district, but it also represents a shift toward the simpler, modest Bungalow and Colonial Revival styles which would emerge in the early twentieth century. Furthermore, whereas earlier Victorian home plans could be ordered through the mail or found in pattern books, entire Foursquare, Bungalow and Colonial Revival houses began to be offered through mail order companies such as Sears and Roebuck.

Foursquares are generally cubic in shape, two stories tall, with four rooms on each floor. They are topped with hipped, often pyramidal roofs, which have one to four dormers. The dormers have hipped or gable roofs. Most foursquares are set on a basement, and front porches in widely varying forms are extremely common. It is often the porches which carry the decorative elements of a particular architectural style. Window placement also varies, and some have bay windows, usually on a side elevation.

The three houses on the north end of the district, the V. M. Grigsby house at 200 South Main ca. 1905, the R. M. Moon house at 202 South Main (ca. 1923) and the Denneny Sisters house at 204 South Main Street (ca. 1923) as well as the Robert Wilhoit house at 309 South Main Street (ca. 1935) differ greatly from the earlier houses in the district (See Photos #1, 2, 11). Not only do these houses reflect a renewed interest in a pre-machine age and a simpler, more informal way of life, but also they mimic the more modest economy of Fayette in the early twentieth century. Although many of the businesses established during 1880's and 1890's lasted into the early decades of the twentieth century and beyond, Fayette's boom years were over by the turn of century.

The three bungalows in the district are clustered at the north end of the street between Fayette's commercial district and the oldest house in district. Although the bungalow originated as a form within the Craftsman style, today, the Bungalow is often considered a style of its own. The creation of the American Bungalow as a distinct style can be traced to the work of brothers

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Charles Sumner Greene and Henry Mather Greene, California architects who started designing large houses in the Bungalow style in the early 1900's. Bungalows are single storied, sometimes with rooms tucked into the space under the roof, lit by dormer windows. Windows are generally double-hung, often the top portion being divided vertically into three or four panes, the bottom portion a single pane. Full or partial front porches are extremely common, occasionally wrapping around to one side or extending to form a terrace. Many of the porches are set beneath the main roof of the house, and are an intrinsic part of the building's design. Porch roofs are often supported by tapered square columns which rest on large square piers, or by heavy square brick posts. Ornamentation was generally restricted to decorative beams and brackets under the eaves. The three houses at the north end of the district have features typical of Bungalow style. They are all one story houses with little or no ornamentation exterior ornamentation, and all have large front porches supported by square columns and square brick or ceramic block piers and double hung windows.

The last house to be built in the district, the Robert Wilhoit house at 309 South Main (ca. 1935) is the only Colonial Revival house on South Main Street. This house signaled the end of the architectural development of the district. It is interesting to note that the last house built in the district was built in a style that was a reaction against the modern architecture and was, in effect, squeezed into the heart of district unlike the bungalows which seem to have almost been relegated to the edge. The Wilhoit house fits Carole Rifkind's textbook example of a Period Revival house in the 1930's. It looks to early American houses for its form and detailing and is quaint and informal, but carefully disciplined. However, unlike Period Revival houses built earlier in the twentieth century, the Wilhoit house, like other Period Revival houses constructed in the 1930's "has simpler massing, less lavish use of materials, cruder detailing, and more economical scale."³⁶

Mary Ellen McVicker noted in her "History of Fayette and the Boonslick Area" in the summary report for the Fayette Survey that "In many ways one of the chief assets of Fayette is the fact that the town is still in [a] World War I time capsule."³⁷ This statement can also applied to South Main Street Historic District. The district is a time capsule of the architectural development of Fayette, the predominate styles and types are represented and few substantive changes have occurred since the period of significance. Overall, the South Main Street Historic District today appears very much as it did when family members and business associates lived side by side, and South Main was one of Fayette's preferred residential neighborhoods.

³⁶ Rifkind, p. 101.

³⁷ McVicker, "Fayette and the Boonslick Area," n.p.

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**Appendix: Ownership Histories (Based on Howard County Land Tax and Tax Assessment
Books and/or Property Abstract)**

200 South Main Original Town Lot 45

<u>Year</u>	<u>Owner</u>
1903	V. M Grigsby
1911	Mrs. C. J. Elkin
1930	A. B. Nickel
1938	Green Co. Bldg & Loan
1948	Wm. R. Jones & Wife

202 South Main South 1/2 Lot 45

<u>Year</u>	<u>Owner</u>
1930	R. M. Moon
1938	R. M. Moon
1948	H. M. Hackley

204 South Main Original Town Lot 44

<u>Year</u>	<u>Owner</u>
1930	Denneny Sisters
1938	Georgia Erle Eaton
1948	Georgia Erle Eaton

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Appendix: Ownership Histories

208 South Main Original Town Block 9 Lot 43

<u>Year</u>	<u>Owner</u>
1825	Joseph Shepard
1828	Sarah Patten
1836	Thomas Jones
1842	Joseph Davis
1859	Amanda Shepherd
1860	James Ferguson, trustee of Sabra B. Saunders
1869	Davis Todd and George Eaton
1875	John A. Woods
1882	Francis McCrary
1909	N. J. Dale
1911	Hettie Dale
1917	A. W. Walker
1943	Kathy and Maggie Nelan
1959	Virginia Iona Smith
1960	Mabel McClammer
1960	Bobby Joe and Dorothy G. McClammer

300 South Main Original Town Block 14 Lots 42, 39, N.1/2 40, 41

<u>Year</u>	<u>Owner</u>
1908	Joseph Howard
1911	Joseph Howard
1920	Joseph Howard
1930	Annie Howard
1938	Annie Howard
1948	Geo. P and Mannie May Buoy

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**South Main Street Historic District
Howard County, Missouri**

Appendix: Ownership Histories

301 South Main Original Town Lots 81 & 82

<u>Year</u>	<u>Owner</u>
1911	A. W. Walker
1920	A. W. Walker
1930	A. W. Walker
1938	A. W. Walker
1948	A. W. Walker

303 South Main Original Town Out Lot 24

<u>Year</u>	<u>Owner</u>
1888	H. K. Givens
1899	B. H. Tolson
1903	Sarah D. Stonum
1911	Sarah D. Stonum
1920	Linnie T. Denneny
1930	Linnie T. Denneny
1938	Linnie T. Denneny
1948	Linnie T. Denneny

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**South Main Street Historic District
Howard County, Missouri**

Appendix: Ownership Histories

304 South Main Lots 2, 3 Wrights Addition pt Out Lot 27

<u>Year</u>	<u>Owner</u>
1899	J. A. Freeman
1903	J. A. Freeman
1905	J. A. Freeman
1911	J. R. Denneny
1920	J. R. Denneny
1930	J. R. Denneny
1938	J. R. Denneny
1948	Mrs. J. R. Denneny

305 South Main Original Town pt Out Lot 23

<u>Year</u>	<u>Owner</u>
1900	Thomas Howard
1929	Mary F. Howard
1945	Mary A. Barron and Charles A. Barron
1946	Harry S. Devore and Anne Elizabeth Devore
1948	The Curators of Central College
1971	Rex G. and Mabel I. Galloway
1974	William H. Davis
1974	Ohmer A. Kunkel, Jr. and Susan S. Kunkel
1979	Stewart and Pamela Huttzell

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**South Main Street Historic District
Howard County, Missouri**

Appendix: Ownership Histories

306 South Main Lots 1,4 Wrights Addition

<u>Year</u>	<u>Owner</u>
1899	I. L. Keller
1903	Ida L. Keller
1911	R. W. Payne
1920	R. W. Payne
1930	Anna C. Payne
1948	Anna C. Payne

307 South Main Part of Out Lot 23

<u>Year</u>	<u>Owner</u>
1876	John D. Tolson
1923	John D. Tolson, Jr.
1946	Alfred E. and Mary Denny Ellerman
1958	Niels C. and Barbara S. Nielsen
1965	Jackie L. and Rochelle J. Viers
1967	Bobby Jo and Dorothy G. McClammer

308 South Main Outlot 26

See National Register Nomination Form for the Benjamin Smith, Thomas Payne, Edwin and Nora Bedford House

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**South Main Street Historic District
Howard County, Missouri**

Appendix: Ownership Histories

309 South Main Street Lot 1 Payne and Patricks Addition

<u>Year</u>	<u>Owner</u>
1938	Robert Wilhoit
1948	Orion W. Moore

310 South Main Outlot 27

<u>Year</u>	<u>Owner</u>
1880	Samuel T. Crews
1903	Mrs. M. W. Ferguson
1911	Mrs. M. W. Ferguson
1920	Mrs. M. W. Ferguson
1930	C. L. Fleece
1938	C. L. Fleece
1948	D. B. Denny & Grace

311 South Main Lot 1 Payne & Patricks Addition

<u>Year</u>	<u>Owner</u>
1880	John D. Tolson
1884	William A. Dudgeon
1887	John Tolson
1888	J. M. Reynolds
1945	Lenora Belle Jacobs
1961	Lilburn C. and Anna G. Hawkins
1968	Gwendol Ray and Dorothy Jean Cox

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**South Main Street Historic District
Howard County, Missouri**

Appendix: Ownership Histories

312 South Main Street Outlot 27

This house was built for Julius Caesar Ferguson. It remains in the Ferguson family today, owned by Elizabeth Ferguson.

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**South Main Street Historic District
Howard County, Missouri**

SOURCES:

- Abstracts: 208 South Main Street
Compiled by Geo. G. Smith & Son Abstracts, 103 E. Morrison, Fayette.
- 305 South Main Street.
Compiled by Geo. G. Smith & Son Abstracts, 103 E. Morrison, Fayette.
- 307 South Main Street.
Compiled by Geo. G. Smith & Son Abstracts, 103 E. Morrison, Fayette
- 311 South Main Street.
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**South Main Street Historic District
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**South Main Street Historic District
Howard County, Missouri**

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**South Main Street Historic District
Howard County, Missouri**

10. Geographical Data

UTM References:

E. Zone	Easting	Northing	F. Zone	Easting	Northing
15	527670	4332400	15	527520	4332480
G. Zone	Easting	Northing			
15	527420	4332620			

Verbal Boundary Description: The boundary of the South Main Street Historic District is shown as a heavy black line on the accompanying map entitled "District Boundary Map/Property Footprint Map." (Figure One, page 2.)

Boundary Justification: The boundaries of the South Main Street Historic District were drawn to encompass the intact residential portion of South Main Street and to include the street along the entire 300 block of South Main Street. This section of South Main Street was one of the earliest streets paved in Fayette and is one of the few brick streets in Fayette which has not been covered with asphalt. The district is roughly bounded on the north by Walnut Street and the southern edge of the Fayette Courthouse Square Historic District, on the South by Depot Street, on the west by Church Street, and on the east by Villers Street and the Fayette Housing Authority development. The boundary follows an irregular course on the south because the properties south of 312 South Main Street are either newer houses or exhibit low levels of integrity. The north edge of the district begins at Walnut Street and includes only the west side of South Main Street, as there are no residential properties on the west side of South Main between Walnut and Hackberry Streets. From Walnut Street, the district boundary follows the east side of South Main Street south to Hackberry Street. The boundary crosses Hackberry Street and then turns west and runs along the south side of Hackberry Street to Church Street. At Church Street, the boundary turns south again and runs along the western edge of the district properties to the southern property line of 311 South Main Street. The district boundary follows the southern property line of 311 South Main east to its intersection with South Main Street. From this point, the district boundary turns south and runs along the west side of South Main Street to Depot Street. At Depot Street, the boundary crosses South Main Street and runs north along the east side of South Main Street to the southern property line of 312 South Main Street. There it runs east to the rear property line, and continues north along the eastern property lines of the properties located on the east side of South Main Street, to Hackberry Street, excluding a new house at 204 Villers which is located on the same property as 304 South Main Street. At Hackberry Street, the boundary turns west and runs along Hackberry and the northern property line of 300 South Main Street. The boundary crosses Hackberry and runs north to Walnut Street along the alley behind the properties on the west side of the 200 block of South Main Street.

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**South Main Street Historic District
Howard County, Missouri**

Photographs

The following information is the same for all photographs:

South Main Street Historic District
Fayette, Howard County, Missouri
Becky Snider
August, 1998
Missouri Cultural Resource Inventory, MO Department of Natural
Resources, Jefferson City.

List of Photographs

Camera Angles are indicated on the Photo Key Map

1. South Main Street, looking northwest. Left to right: the southern edge of the Fayette Courthouse Square Historic District, 200 South Main St., 202 South Main St., 204 South Main St.
2. 204 South Main Street, looking north.
3. 208 South Main Street, looking east.
4. South Main Street, looking east. Left to right: 300 South Main St., 304 South Main St.
5. 300 Block South Main Street, looking south. Brick paving and curbs.
6. South Main Street, looking south.
7. 304 South Main Street, looking north.
8. 305 South Main Street, looking northwest.
9. 305 South Main Street, outbuilding behind house, looking south.
10. South Main Street, looking south. Left to right: 307 South Main St., 305 South Main St.
11. 309 South Main Street, looking south
12. 310 South Main Street, looking north.

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**South Main Street Historic District
Howard County, Missouri**

13. South Main Street, looking northwest. Left to right: 311 South Main Street, 309 South Main St., 307 South Main St.
14. 312 South Main Street, looking east.
15. 312 South Main Street, outbuilding to north of house, looking southeast.
16. 312 South Main Street, iron fence and brick sidewalk, looking north.
17. South Main Street, looking east out of the district.
18. *306 South main St.*

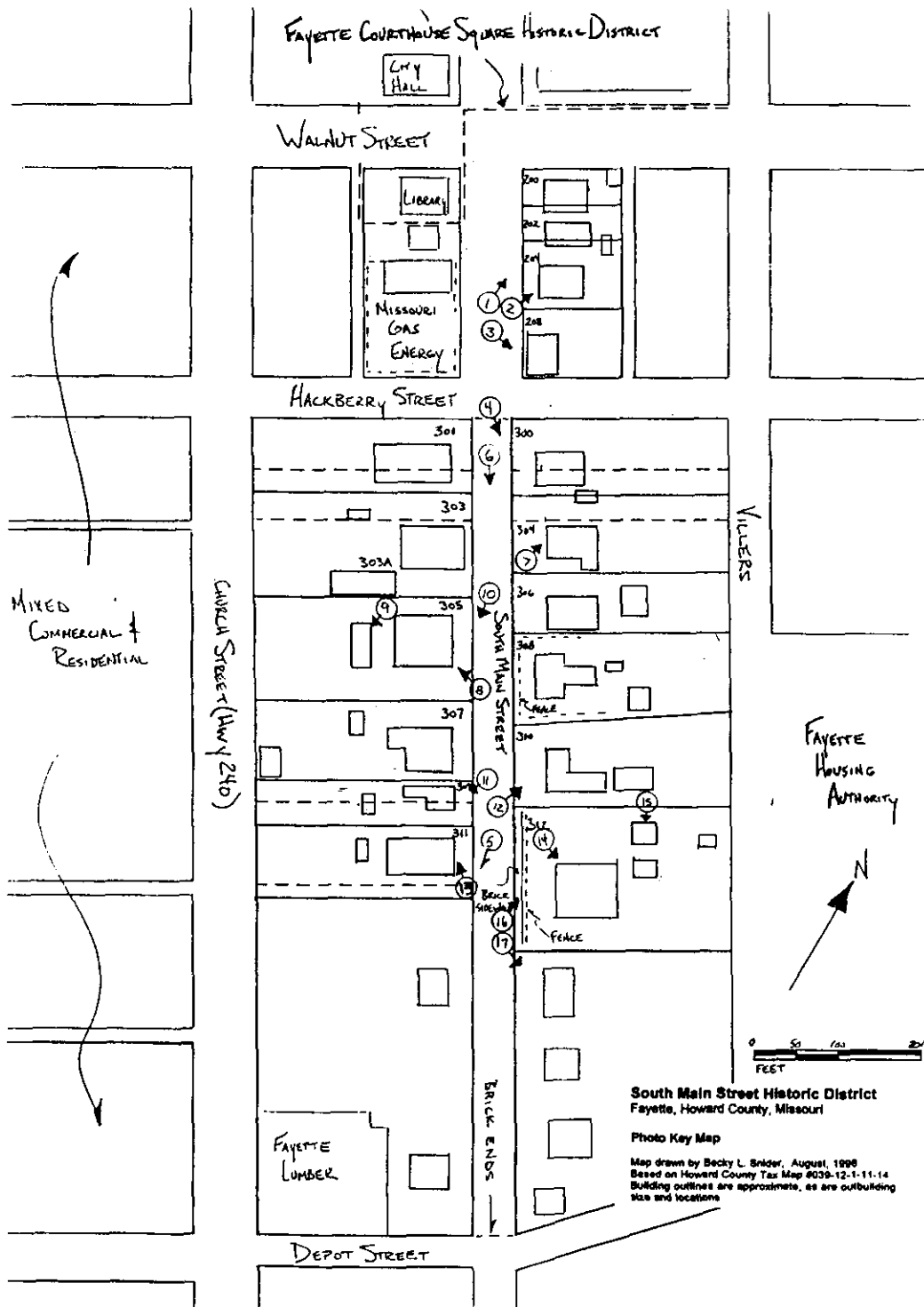
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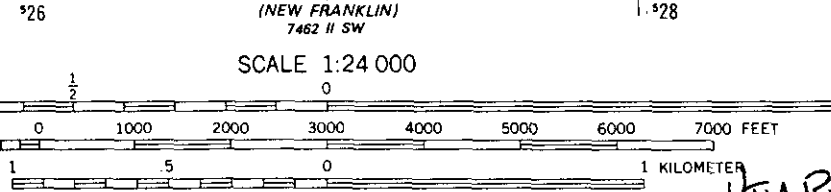
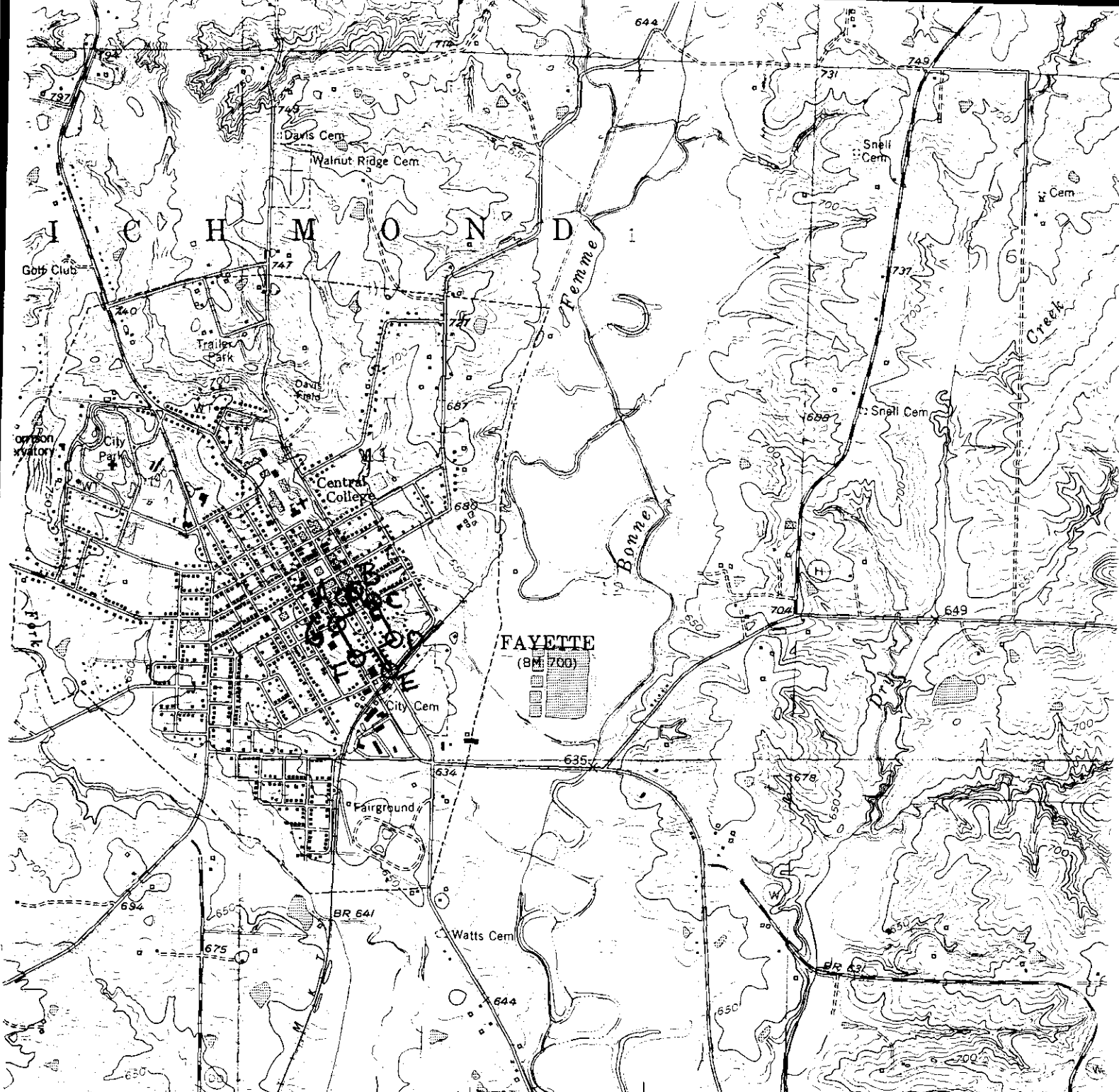
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South Main Street Historic District
Howard County, Missouri

Figure Seven. Photo Key Map





**SOUTH MAIN STREET
HISTORIC DISTRICT
FAYETTE, HOWARD COUNTY, MO**

Primary highway
hard surface
Secondary high-
way hard surface
Interstate

UTM REFERENCE:
 A 15/527460/4332750
 B 15/527510/4332770
 C 15/527560/4332720
 D 15/527680/4332540
 E 15/527670/4332400
 F 15/527520/4332480
 G 15/527420/4332620



QUADRANGLE LOCATION

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
 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
 ORDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

5. Classification

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing	Noncontributing	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	21	9	buildings
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	0	0	sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	3	0	structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	0	0	objects
	<input type="checkbox"/> object	23	10	Total

Name of related multiple property listing.

N/A

Number of contributing resources previously listed in the National Register.

1

6. Function or Use

Historic Functions

Domestic/ single dwelling

Current Functions

Domestic/ single family
Domestic/ institutional housing

7. Description

Architectural Classification

LATE VICTORIAN: queen anne
LATE VICTORIAN: italianate
OTHER: gabled ell
OTHER: hall & parlor

See continuation sheet [x].

Materials

foundation limestone
brick
walls brick
weatherboard
roof asphalt
slate
other _____

See continuation sheet [x].

Narrative Description

See continuation sheet [x].

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South Main Street Historic District
Howard County, Missouri

7. Description, continued.

Architectural Classification.

Mixed: composite
Bungalow/Bungaloid
Other: pyramid/square
Other: foursquare

Materials.

foundation concrete
concrete block

walls weatherboard
metal
vinyl

roof asbestos
metal
slate

Summary:

The South Main Street Historic District contains seventeen residential properties located on South Main Street in Fayette, Missouri. The properties are located between 200 South Main Street and 312 South Main Street. The district is located one block from the town square and covers approximately 8.75 acres. Main Street, originally known as 1st Main, runs Northwest to Southeast. It begins as North Main Street at the Central Methodist College campus on the north edge of downtown and becomes South Main Street just past the town square and Howard County Courthouse. The properties included within the district boundaries represent the most historically intact residential area of South Main Street. The boundaries of the historic district encompass the intact residential properties of South Main Street as well as the portion of South Main Street (the 300 block) where the brick paving remains intact. Resources within the district include twenty-one contributing buildings, three contributing structures, and nine noncontributing buildings. The vast majority of the primary residences within the district - 13 of 15 - are contributing buildings. Contributing structures include the portion of the street which retains its brick paving, as well as, a brick sidewalk and iron fence - both of which are in front of 312 South Main Street. (See Figure One.)

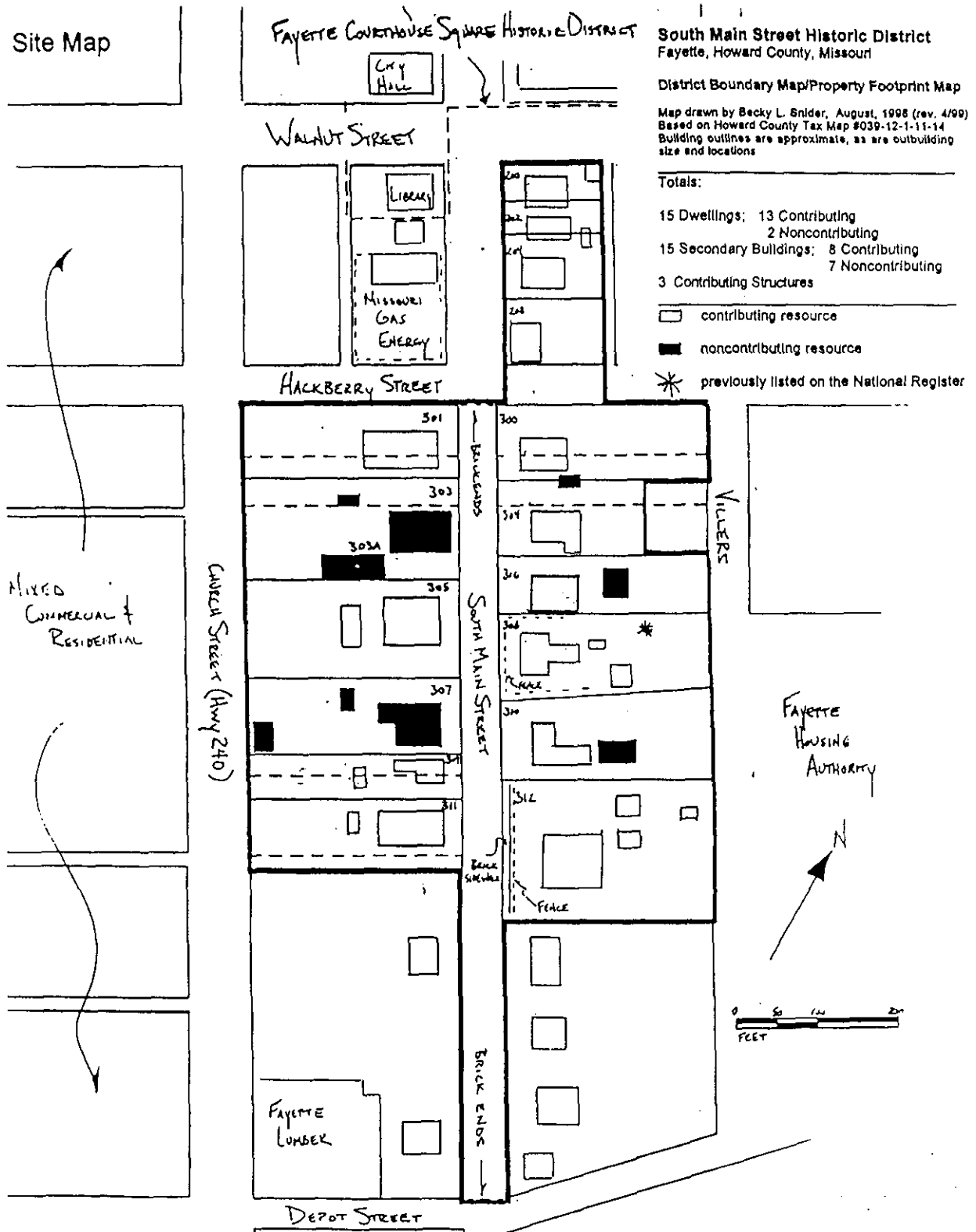
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South Main Street Historic District
Howard County, Missouri

Figure One. Site Map



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South Main Street Historic District
Howard County, Missouri

10. 305 South Main Street - 1901; the Thomas Howard house. (See Photo Nos. 8-10)

A two and one-half story Queen Anne style house with a large wraparound front porch, original wooden clapboard siding, diamond patterned asbestos roofing, and a brick foundation. The main block of the house, which faces east, is roughly square, with a steep hipped roof. Projecting bays on the facade and the south elevation are topped with pent gable roofs which feature rows of single light windows, fish scale shingles, and sunburst medallions. The second story of the house has narrow wooden clapboards and one over one windows which are early or original.

The front porch has a hip roof with a projecting square bay at one corner. The porch bay has a small cross gable which features a sunburst medallion like those found in the upper pent gables. The porch roof is supported by pairs of slender bulbous columns which rest on paneled bases. A plain wooden balustrade runs between the column bases. The rooflines of both the porch and the main house have boxed cornices and elaborate decorative bracketing.

The entire ground level of the facade is sheltered by the front porch, which also wraps around to cover part of the south elevation. The front door is set off to one side of the facade. It is topped with an art glass transom in which the name, "Howard," (the original owner of the house) is worked. There is a small art glass window south of the door, and a much larger double-hung arched window to the north. The upper sash of the larger window is also filled with art glass.

Behind the house, there is an older storage building which probably predates the house. This building has a steep metal gable roof with a chimney offset to the south and a porch underneath the gable on the north. It is covered in composite siding that is more than fifty years old. A small ceramic block shed-roofed addition sits on the south side of this building. **[House - contributing, Outbuilding - contributing]**

11. 306 South Main Street - ca. 1895; the Ida L. Keller/Robert W. Payne house. (See Photo No. 18)

A two story frame house with an irregular plan, a central hipped roof, a brick foundation and two corbelled brick chimneys. The main elevation has two story, gable-roofed, projecting bays on each end. The bay on the north end is set on the diagonal, clipping the corner of the main and north elevations. (The south bay was at one time three stories tall, the third floor was lost in a fire prior to 1925. A third two story bay is centered on the south wall, and there are two single story additions on the back of the house which appear to date to the mid-twentieth century. The house is sheathed with early or original narrow weatherboards, which until recently were covered with flat asbestos shingles. The walls also feature ornamental band of beadboard, some of which runs vertically and some of which is set on the diagonal.

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South Main Street Historic District
Howard County, Missouri

11. 306 South Main Street - continued.

A two story porch covers most of the facade, and there is a door into the house on each level. The second story of the porch, which sits between the two projecting bays, has turned posts, scrollwork corner brackets, and ornamental brackets at the eave line. Those components are all early or original. The ground floor porch is wider, as it wraps around the north corner bay. It now has Craftsman style tapered posts on stone piers; they will soon be replaced with components which match those of the original second floor porch. At the back of the lot is a modern gable roofed garage. **[House - contributing, Garage - noncontributing]**

12. 307 South Main Street - ca. 1878; the J. D. Tolson house. (See Photo Nos. 10 & 13)

A two story frame Gabled Ell with Italianate detailing, a standing seam metal roof, and three-quarter front porch. The porch spans the front of the side wing; it has heavy turned posts and a matching balustrade. The porch is a well-crafted, recently installed replication of the original, which was replaced earlier this century. The porch shelters two six-over-six windows and the front door of the house.

There is a one story polygonal bay window centered in the front wing of the house, and similar bays on either side wall. (The front bay is a modern replication, the sides are original.) The bay on the north is two stories tall; that on the south is one story. Most of the windows are six-over-six; there is a newer one-over-one on the facade just above the front door. The walls are sheathed with vinyl siding which runs vertically on the ground floor and horizontally on the second.

Although the house retains integrity of location, design, setting, feeling, and association, and therefore contributes to the general historic appearance of the neighborhood, the loss of original features renders it non-contributing.

Behind the house, there is a two-car gable roofed garage covered with composite siding that is more than fifty years old. At the back of the property, there is a large gable roofed metal outbuilding. **[House-noncontributing, Garage-noncontributing, Outbuilding - noncontributing]**

13. 308 South Main Street - ca. 1867; the Benjamin Smith house; also known as the Thomas Payne house and the Edwin Bedford and Nora Payne house.

This house was listed on the National Register on January 23, 1998. A three bay frame I-house with a wide front porch and a central cross gable. 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. The front part of the house sits on its original stone foundation while the rear part of the house has had a new concrete block foundation installed recently. A standing seam metal roof covers the entire house, and the walnut weatherboards are original and in excellent condition.

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**South Main Street Historic District
Howard County, Missouri**

Summary: statement of significance

The South Main Street Historic District in Fayette, Howard County, Missouri is significant under Criteria A and C. The District is significant under Criterion A in the area of COMMUNITY PLANNING AND DEVELOPMENT. South Main Street's close proximity to the town square and its prominent location along the major southern entrance into town undoubtedly contributed to its establishment, early in Fayette's history, as a favored neighborhood for many of the town's most distinguished citizens. The area was home to Fayette's doctors, lawyers, bankers, business owners, and leading agriculturalists. Not only were the inhabitants affiliated through their business affairs, but many of the South Main Street residents were also related by blood or marriage. As a result, the neighborhood functioned as a tightly-knit community throughout the period of significance.

The residential buildings on South Main Street, as a group, are significant under Criterion C, in the area of ARCHITECTURE. The architectural styles and vernacular forms of the buildings in the district are typical of those found in cities and towns across America in the nineteenth and early twentieth centuries. Moreover, the chronological development of the residential buildings on South Main Street reflects the evolution of Fayette from its early settlement through its heyday in the late nineteenth century. The South Main Street Historic District, like the town of Fayette, largely completed its architectural development in the 1930's. Today, it continues to reflect the mix of architectural styles and types found throughout Fayette's residential areas in the early twentieth century.

The period of significance begins ca. 1825, the date of construction of the oldest house in the district, and runs until ca. 1935, the date of construction of the newest house in the district. Development of the neighborhood was almost continuous throughout the period of significance. However, more than half of the buildings in the district were built between 1880 and 1910; only one house was built after 1925. The majority of the buildings in the district retain integrity of design, materials, setting, and craftsmanship: of the thirty-three resources in the district, thirteen of the primary dwellings and eight of the outbuildings are contributing. In addition, the iron fence and brick sidewalk in front of the Ferguson house, and the brick street are also contributing resources. Thus, twenty-four of the resources in the district are contributing and nine are non-contributing. The residences, outbuildings, and contributing structures along South Main Street were originally identified as a potential district by Maryellen McVicker in her 1992 Fayette, Missouri Survey Report.

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**South Main Street Historic District
Howard County, Missouri**

13. South Main Street, looking northwest. Left to right: 311 South Main Street, 309 South Main St., 307 South Main St.
14. 312 South Main Street, looking east.
15. 312 South Main Street, outbuilding to north of house, looking southeast.
16. 312 South Main Street, iron fence and brick sidewalk, looking north.
17. South Main Street, looking east out of the district.
18. 306 South Main Street

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South Main Street Historic District
Howard County, Missouri

Figure Seven. Photo Key Map

