

FAYETTE, MISSOURI, SURVEY

SUMMARY REPORT

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FOR THE
CITY OF FAYETTE

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SUMMARY

The purpose of this survey was to determine and evaluate the historical structures, objects, buildings and sites in the central part of Fayette, Missouri, in order to assist the City of Fayette and the Fayette Chamber of Commerce as well as interested citizens in determining which ones represent historical assets in the local community and what needs to be done to insure the survival of these assets.

This survey was conducted by Memories of Missouri, Inc., a historical research and cultural tourism firm specializing in the Boonslick Region of Missouri. Maryellen H. McVicker and Sharon E. Korte, co-owners of the firm, carried out the survey work, including photography, architectural evaluation, mapwork, and historical research. They were capably assisted by Pam Huttzell, Project Director, and her committee composed of: Bob Weigers, Bill Lay, Pam Huffstutter and Mike Brown, Fayette City Administrator. Additionally, Lee Gilleard and Steve Mitchell from the State Office of Historic Preservation were involved in every step of the project and were helpful in determining commercial eligibility for Register nominations in the downtown area.

The survey was funded by the City of Fayette with matching funds from the Missouri Department of Natural Resources, Division of Parks, Recreation, and Historic Preservation. The latter receives allocations from the Historic Preservation Fund of the Department of the Interior, National Park Service, under the provisions of the National Historic Preservation Act of 1966 and subsequent amendments.

Memories of Missouri, Inc. is the only known firm in Missouri which has practical experience in cultural tourism, which means bringing tourists to town in a non-disruptive way for the specific purpose of sampling the history and pace of life in a rural town. Dr. McVicker has her PhD in Art History from the University of Missouri with a speciality in historic preservation and Missouri. She taught art history and was executive director of the Stephens Museum at Central Methodist College, Fayette, Missouri, for eight years and then was president of the Friends of Historic Boonville for two years. In November 1992, she will become a member of the Missouri Humanities Council. Mrs. Korte has her Bachelor of Journalism degree from the University of Missouri, and was responsible for the photography. She was the project chair of the Historic Sites Survey of Boonville, which resulted in 496 nominations to the National Register and the placement of seven districts on the Register. She is also a past president of the Friends.

METHODOLOGY

No funded survey had been done in Fayette, but the community takes great pride in its historical past and various records and accounts had been collected over the years. However, most of these records involved people rather than buildings and many of the buildings associated with these early settlers have disappeared. Mr. Jim Denny did extensive work in Fayette when he was a staff member of the State Office of Historic Preservation and the Missouri Humanities Council had funded a brochure about a walking tour of Fayette. Also, Lew Wallace Jacobs, Jr. and the late Dean E. P. Puckett did work on pre-Civil War buildings in Howard County in the 1950's. Dr. Maryellen H. McVicker also had numerous notes made over the past eighteen years about Howard County architecture and interviews done with Howard County citizens now deceased.

Since no structured survey had been conducted in the town, it was decided to fill out the survey forms using the following criteria as declared in the "Proposal for a Historic Site Survey Within The City of Fayette, Missouri":

1. The building is at least 50 years old or an outbuilding on the property, if it is a residence, is at least 50 years old, or,
2. There is such overwhelming important history associated with the site that this needs to be recorded and related to the overall plan of Fayette so that the building and/or site needs to be inventoried even though it is less than 50 years of age, or
3. It is an archaeological site of either Native American or historical archaeology, or
4. It is a burial site. These are specifically excluded from listing on the National Register of Historic Places unless extenuating circumstances for listing can be proven, but should be recorded in the survey since they are part of the culture and history of the community.

No historic burial sites were found within the perimeters of this survey. Nor were any archaeological sites recorded individually, although the site of the old Howard County Jail (#7) would be an interesting place to conduct such an archaeological dig. Only one form, St. Paul's United Methodist Church (#6), used criteria #2. The church is the center of the African American community and has a long history in Fayette, being the site of the only Methodist Church before the Civil War. It must be included when this section of the town is discussed. The brick section of South Main Street (#57) is the only other site recorded. The rest of the forms record buildings.

Considerable thought was given to what numbering system to use for the forms so that they would be useful in the future and properties would be easily found within the mass of paper. Since the survey team lives far enough away to necessitate a long distance call which discourages some, attention was directed to the best means of making the survey useable by volunteers in the future. Additionally, Fayette is not laid out in a typical grid with the four points oriented to the points of the compass so that the directions of north, south, east, and west do not denote actual compass points which further complicates the numbering system.

Fayette is a small town and people refer to buildings not by addresses, but by the name of the person who lives there or who owns the property. Also, buildings are often commonly referred to by the name of the last (not the current) owner.

Thus, it was finally decided to begin at the so called northeast corner of the survey area on Mulberry Street and to proceed southward down the north/south streets of Mulberry, Main, and Church in that order. At the cross streets of Davis and Morrison, the survey numbers went to the left down the cross street to the next block. This was done rather than do each street continuously from beginning to end because it follows the path taken by pedestrians and since people do not think of buildings as places with addresses, little attention is paid to street names. Instead, people think of a building in relation to the building next to it. Thus, the system was adopted so that streetscapes would be together. This seemed to cause the least confusion for Fayette, although that may not be true for the state staff attempting to find something on a cross street.

Once the numbering system was established, the survey team recorded the information on each of the 99 sheets by walking in front of each property and walking around the perimeter if someone was home so permission could be obtained. Photographs were taken at each stop. After completing the rough draft on each building, the team then drove to the property and checked the information. Even so, additional information was required during the survey and spot checks of properties were conducted throughout the project.

Once the sites and buildings were evaluated, selected, and photographed, it was discovered that using the above criteria 99 survey forms were required instead of the originally proposed 72. Memories of Missouri agreed to complete the extra forms at no extra charge. The 99 forms in draft condition with everything completed except the history and significance section were submitted to Lee Gilleard at the State Office of Historic Preservation for critique and review.

Archive and oral history research work began once the 99 forms were completed and approved by the State Office in draft condition and the actual buildings included in the survey were

known. Bob Weigers loaned students from Central Methodist College and all the members of the committee interviewed local citizens and wrote letters to people who had moved asking questions about the buildings.

Meanwhile, county records in the courthouse were reviewed and searched for additional material. The State Historical Society of Missouri and the Western Manuscripts Historical Collection were also be searched. Unfortunately, these did not yield as much material as hoped for in terms of positive identification of places. Old City phone books and business directories listed phone numbers and names of owners, but did not include addresses, a procedure fairly standard in rural America where everybody knew where everybody was located. Records of current owners of buildings also varied and the committee kindly undertook the problem of finding out the actual owners of buildings.

Memories of Missouri wrote weekly columns in the Fayette newspaper about the survey and requested information about the buildings. The columns elicited much positive response and Denny Davis, owner of the local newspaper, deserves sincere thanks for giving space gratis for these columns. Unfortunately, this positive response from the public did not include much new information.

When all the information possible to obtain by research had been gathered, the completed forms were placed at the Fayette City Library and ads were run in the newspaper and on the radio asking citizens to review the forms and add information. This gave the public final input into the project and also allowed people to add information and/or to check the credibility of oral tradition. Although the librarian reported a brisk interest in the survey forms and the actual forms showed wear and tear, no new information was added to any of them.

A color coded "footprint" map was produced of the surveyed area showing each of the listed inventoried properties by style and chronology.

THEMATIC CATEGORIES

The terms used for the categories were taken from bulletins from the State Office of Historic Preservation. The categories and number of forms in that category are listed below:

Domestic--43 forms
Commercial--42 forms
Government-6 forms
Religion-3 forms
Recreation & Culture-2 forms
Transportation-1 form
Industry/Processing-1 form
Education-1 form

There were no surprises in the thematic categories and since the area surveyed was the central core of this rural town, these categories are in many ways fewer than might be expected. Future survey work will be needed to determine if part of the reason for lack of a wider variety of categories is due to buildings, businesses, and events moving away from the center of the community.

FAYETTE AND THE BOONSLICK REGION

Numerous articles and histories have been written about Fayette and Howard County due in large part to its importance in the early settlement pattern of Missouri. The bibliography at the end of this report details the major reliable sources. Also included in Appendix B is a detailed history of the settlement of Fayette and a history of the first twenty years as a town capably researched and written by Bill Lay of Fayette. In order to understand the physical remains of Fayette as they relate to the region and state for meeting criteria for the National of Historic Places, a short overview of the town and regional development is helpful.

Fayette, Missouri, is a town rich in historical and architectural resources. Founded as the county seat for Howard County, the area was favored because of its rich promise for the future in terms of agriculture and proximity to the Missouri River. Howard County is one of the five original counties that comprised the Missouri Territory. At one time the county covered 22,000 Square miles and included much of the land north of the Missouri River. It now covers 463 Square miles. Indeed, 29 counties have been formed out of the area which was originally Howard County.

The area was firstly occupied by the family of Daniel Boon who discovered a salt lick approximately 12 miles southwest of Fayette near to Missouri River. The Boon family would spend the winter near the Lick boiling out the salt and transported it to St. Louis in the spring. (Daniel Boon did not use an E at the end of Boon--see his gravestone at Central Methodist College). The fame of "old Dan'l" was widespread and by 1810 the Cole and Cooper families came to the area intending to settle permanently. After the War of 1812 and the subsequent removal of the Osage Indian threat, the region exploded with settlers.

Howard County was formed as a county on March 1, 1816, and the region around Fayette rapidly underwent settlement as settlers from the Upland South flowed into the area. Franklin, Missouri, at the southern extremity of Howard County quickly became a boom town as people rushed into this rich Boonslick Region. By 1819, papers in St. Louis and points east were talking about the "flood of settlers heading to the Boonslick." Bold face type in these papers proclaimed the region to be a New Canaan and a land of milk and honey.

Among those settlers along the north bank of the Missouri River was a bankrupt Virginia grist mill owner named Henry Vest Bingham. Arriving in 1819 with his wife Mary, father-in-law Matthias Armand, and children, he opened a tavern in the town of Franklin and through the portals of this hotel ebbed and flowed the citizens who founded the area comprising the present day county and of course, Fayette. Indeed, as late as 1980, according to the US Census Bureau, 85% of the citizens of the

Boonslick (including the owners of Memories of Missouri, Inc.) could claim at least one ancestor from Madison County, Kentucky, so in many respects the migration was culturally homogeneous. These immigrants and their lives were immortalized in renowned *genre* paintings by Henry Vest Bingham's son, George Caleb, who as a youth helped his parents in the tavern and lived through the settlement of the county. Henry Vest Bingham was elected the first county judge for Howard County and during his tenure, he was one of the judges who divided Howard County into seven townships: Boonslick, Franklin, Richmond, Chariton, Prairie, Moniteau, and Bonne Femme. It was not until 1880 that Burton Township was formed out of land from the first seven.

The above history is vital in understanding the Square, the railroad corridor, and the area of lovely historic homes along and near Main Street which join the two commercial areas. Fayette is in Richmond Township in the center of Howard County. The first person to live within the area that presently comprises Fayette was probably Hiram Fugate, who soon after 1812, had a cabin on what is now the campus of Central Methodist College. By 1815 other settlers were in the township, although not necessarily within the present day city limits of Fayette. In 1816, Colden Williams, a Revolutionary War veteran, and Mary Sharp Williams built a dog trot log home (still in existence but moved to another location) approximately 2 miles south of the Fayette city limits, the oldest documented building in the Boonslick. Judge Henry Vest Bingham appointed a committee of five men to pick out the site for a county seat and they chose the present location of Fayette. Hiram Fugate and another settler named Hickerson Burnham each donated 25 acres of land for the county seat, which was named for the French hero of the American Revolution, Lafayette. He was still alive in 1823 when the town was platted and word had reached the United States that he was coming "soon" for a visit. However, it was 1824 before he arrived.

All the previously mentioned early settlers from eastern Upland Southern settlements brought with them not only a desire to found a progressive community, but also established friendships and relationships through marriage. For example, Colden and Mary Sharp Williams produced 14 children who married into other Boonslick families with familiar Fayette names such as Davis, Rupe, and Wright which produced connection to the Hughes, Cleavelands, Morrisons, Jacksons and Sappingtons. By the time of the Civil War, the entire Boonslick Region was, for all practical purposes, literally interrelated. Education was a high priority for these Upland Southern settlers, along with an eagerness for culture. For instance, the will of Absalom Hicks who died in 1824 lists books by classical authors and assigns a monetary value to each. Also, private correspondence in the Morrison/Hughes/Wright family reveals that Fayette citizens discussed cultural events, such as popular artists and art shows in New York City, soon after they occurred even though these events took place thousands of miles away. The first newspaper

west of St. Louis was published in Howard County and provided a window to the world along with local news. Alfred Morrison, who became a judge of Howard County, was the product of this Boonslick culture. This can be seen in his house, Lilac Hill, which still graces the southern entrance to Fayette, over a century and a half after being constructed. Likewise, Morrison was the stepson of Lawrence J. Daly who taught the first school in Fayette and for whom the current elementary school is named. Alfred Morrison surveyed and laid out Fayette giving the Square its present configuration, a problem from the beginning.

The Square in the center of the town reflects the progressive and forward looking dream of Alfred Morrison and the citizens who laid out the community. The original town was a rectangle about 3 blocks wide and 7 blocks long, with the Square in the center. The Square was purposely not oriented north-south but was instead laid out with the sides running N 31°-30' W. 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 throughout the year in this century before electric lights, for the benefit of the commercial enterprises who would buy the properties. Supposedly, the idea originated with Lawrence J. Daly, who hailed from Ireland. Regarded as somewhat radical by the Morrison family into which he married, Daly's progressive and educational views were nonetheless promoted by the clan. The school first taught by Daly was located on the Square and in the center of the life of the community. Bill Lay of rural Fayette has made a wonderful map showing the business locations around the Square at this time period. Thus, a decision made in 1823 still influences and impacts lives.

Dr. Bob Weigers has pointed out that perhaps practicality was just as important and the Square was laid out with intellectual considerations later given as the rationale for what was a very practical problem. Looking at the Fayette Quadrangle from the center of town, it is quickly noted that there is a depression on the northeast which would have caused severe problems building streets had the Square been laid out in accordance with the points of the compass. For whatever reason for the orientation of the Square, confusion on directions has been the order of the day ever since. Finally, after 1900, Church Street running from the Square toward Central Methodist College was given the name of North Church and all directions are given with it as the point of reference, even though the street does not run truly north and south.

The original platted town was divided into 150 lots, the numbering beginning at the southeast corner. The four major streets which ran to the Square were named First Main (street to the east), Second Main (street to the west), First Main Cross (street to the south) and Second Main Cross (street to the north). The origins for this patterning can be found in Renaissance Italy and were brought to this country via the

classical influences of people such as Thomas Jefferson. Obviously Morrison and the other founders had a classical education along with their Southern heritage, but the confusion caused by the above pattern became too cumbersome and the streets were named Main, Church, Morrison, and Davis.

Money flowed into this county in the years 1825 to 1860. The economy was based on agricultural products shipped on the Missouri River to faraway markets. The Santa Fe Trail began in Franklin in 1821 and although the town of Franklin fell into the Missouri River in 1826 due to its location on the flood plain, the money continued. Tobacco, hemp, cotton, along with subsistence farming, occupied the energies of most of the populace. There were several large plantations in the county as well. At the eve of "the War" or the "War Between the States" as many Fayette citizens term the Civil War, 59% of the population of Howard County was slaves. The area was extensively rooted in the traditions and agricultural practices of the agrarian South. Indeed, many of the wealthier citizens were planters with substantial residences out in the county. The Missouri River and steamboats provided access to markets in the East via St. Louis and also provided transportation to the West. St. Louis is known as the Gateway to the West because of this migration pattern across the center of Missouri via the mighty Missouri River.

Unlike Glasgow, Missouri, another Howard County town surveyed in 1987, or Boonville, a town immediately south and across the Missouri River, Fayette did not have the influx of German citizens in the 1840's that the towns physically located on the Missouri River experienced. There were several reasons for this including but not limited to four year colleges already providing a major source of employment in the community and these colleges used English exclusively. The central part of Howard County also used the agrarian, plantation system in which hired labor was not required so the other area of employment was thus not in existence.

By the time of the War Between the States, the Boonslick Region was in ferment as Union and Southern sympathies boiled. The Confederate/secessionists led by Missouri Governor, Claiborne Fox Jackson, a former Fayette citizen and General Sterling Price from nearby Chariton County attempted to make Boonville the Confederate Capital of Missouri. Their design was predicated upon the Missouri River being kept open immediately across from Howard County so that the numerous Confederate sympathizers from Howard and other counties could come join the ranks. The first battle of the Civil War west of the Mississippi was fought east of Boonville and the Confederates were routed, leaving control of the strategically important Missouri River in Union hands.

Union forces occupied Fayette several times during the course of the war and were headquartered on what is now the campus of Central Methodist College. This college campus is already listed on the National Register of Historic Places. The

Methodist church had split in the mid 1840's over the question of slavery and the college was supported by the Methodist Episcopal Church, South, which officially espoused slavery in its doctrine. Unfortunately, when the town was occupied the local Methodist minister was marked as a man to question. Hearing that Union troops were searching for him, the minister wisely decided to leave until better conditions prevailed. He had ridden his horse about 3 miles north of the city limits when he was stopped by Union forces. A scuffle ensued and the minister was killed. The Union commander placed a guard by the body with orders to kill anyone who attempted to move the corpse. After several days in the summer heat, the situation became even more gruesome and finally several of the women marched out to the corpse and proceeded to load it into a wagon as the Union guard watched, unwilling to shoot innocent women. The ladies then drove the wagon to the cemetery, dug a grave and buried their minister. This incident is detailed here because it is an example of the resentment that boiled constantly beneath the surface during the years the Union troops occupied what is now known as Brannock Hall on the college campus.

On September 20, 1864, Confederate troops under the command of Quantrell, Poole, Anderson, Perkins, and Todd attempted to capture the town and fighting took place on the Square. The Confederates were eventually repulsed. The 1883 History states that "one of the men killed by the guerillas was scalped, and this trophy of the bloody deed was found pinned to a tree south of Fayette, with an inscription badly written and badly spelled, stating in substance, 'This is the way we do business.'"

The cessation of the conflict ushered in a new era for both the town and the State of Missouri. Many of the prominent citizens such as Claiborne Fox Jackson left Missouri for exile either in Texas or Mexico. The rise of railroads drew emphasis away from the steamboat trade which had been agricultural mainstay. Nearby Glasgow received the main railroad line. The county seat of Fayette had a branch line.

Even with a branch railroad, the community did not dramatically prosper as it had in the pre-War era. The West was now many miles and several states away. The old agricultural economy based upon hand labor by numerous bound workers gave way to a more subsistence level of farming in which a family attempted to raise enough for themselves and then sell any extra. The Methodist colleges continued to provide a high level of education and culture, reflecting a national trend as the second half of the 19th century became known as the Gilded Age in Victorian America as concerts, plays, and other artistic endeavors at either the colleges or downtown in the Opera House provided the major form of entertainment.

Fayette was also lucky to be the county seat which brought rural citizens into the community with business at the courthouse and money or products for the local stores. Truly, education and

government replaced the earlier economic base of cotton and hemp as the major economic contributors to the community. Families moved to Fayette and either built or purchased homes so that their children could be educated at the colleges and still live at home. The population stabilized at approximately 3,400 people.

The rural population of the United States peaked about the time of World War I and this is also true for Fayette and the Boonslick region. Continued prosperity was reflected in the numerous homes and businesses built to serve a local base, rather than a statewide clientele as in the first settlement days or even a regional group. The two Methodist colleges in Fayette continued to provide education to students.

By the end of World War I it was evident that transportation in the form of automobiles was the wave of the future. Glasgow and Boonville engaged in a spirited competition for the first highway bridge to cross the Missouri River and Fayette began the process of major highways threading through the rural town. Ironically, with the advent of auto and truck transportation, 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. Although the name remains, the historic, residential houses on Main Street are not now on the major street into the town as originally intended. Oral tradition is specific about the reasons for this move and a visual survey of the buildings located along the two streets confirms the tradition and rationale of moving traffic over to the poorer side of town. South Church was the home to former slaves and their offspring--the people who kept the large houses on Main Street functioning.

In many ways one of the chief assets of Fayette is the fact that the town is still in this World War I/1920's time capsule. The Great Depression and World War II have little evidence in Fayette. The Square had basically obtained its present buildings by the Roaring Twenties and since the major monetary suppliers to the community were education and government, there was little need to change building styles to attract customers.

By the late 1960's change was in the air as the post World War II generation looked elsewhere for job opportunities. Columbia, Missouri, 30 miles to the southeast, became the regional center for those looking for employment, as well as the center for those with professional aspirations. The citizens who remained in Fayette were the families of college professors and senior citizens, and the families of the businesses that catered to these groups and to the local farmers. Then in the mid-1980's another outward migration gathered force as the local college professors began to commute to Fayette and live in Columbia. The loss of this consumer combined with the economic blight of agriculture in the mid 1980's brought economic hardship to the Square from which Fayette has not recovered. Finally, an aging population means that many of the buildings will be for sale in

the near future. In 1990, Fayette had one of the highest populations of single women over the age of 80 in the State of Missouri.

It was under these conditions that in 1991 the City of Fayette with the support of the Fayette Chamber of Commerce decided to survey the Square and residential area leading southward toward the other historical, commercial area along the railroad tracks in an effort to determine exactly what did remain from the past so that it could be put to best use for the future because as Fayette looks to the 21st century, this town's main asset is its historic resources from the past. If these resources are properly maintained and developed, the community stands to benefit. Cultural tourism means bringing tourists to town for the specific purpose of sampling the history and pace of life of a bygone time. There is potential in this industry for Fayette and this type of tourism produces money, not traffic congestion and volumes of visitors intent only upon having a good time. Tourism will be the leading industry in Missouri by the year 2000, according to the State Division of Tourism projections. Memories of Missouri, Inc. is the only known firm in Missouri which has practical experience in this type of tourism and can attest to the fact that tourists interested in this aspect of our state will not travel to a town where the past has been destroyed or exists only in modern replications. The first step has to be to determine what presently exists and then to take steps to see that it will be preserved.

By developing cultural tourism, the towns' historic legacy can provide income opportunities in the form of bed/breakfast facilities or commercial tax credits for existing businesses desiring to upgrade their facilities. Hopefully, younger families from outside the community can be persuaded to move to Fayette if the historic homes are known and effectively marketed.

STYLES AND TYPES

Before discussing specific buildings found in this survey, a word needs to be stated about style and type since these two terms are used extensively in this survey.

All terminology for this survey followed the terminology in an untitled booklet provided by Lee Gilleard from the State Office of Historic Preservation. This wonderful booklet, complete with pictures of building types, is invaluable for survey work. However, it does combine some terminology in ways that were not acceptable in the past and which may be confusing to someone reading the Fayette survey forms without understanding how the stylistic/type determinations were made.

Traditionally, the building TYPE refers to the floor plan of the building. For example, buildings that have four rooms on the first floor with a central hall separating the rooms into two on a side are often called Georgian pile houses because this type of floor plan was prevalent in Colonial America during the reign of King George III. Houses that are one room deep and two rooms in length without a central hall are often called hall and parlor houses because there was one room for working (the hall as called from Medieval times) and one room for more private or formal affairs (the parlor). Thus, a type traditionally is equivalent to the floor plan of a building.

STYLE traditionally referred to the decorative touches and embellishments placed upon a type. Identically planned houses can look totally different if different stylistic finishes are added to them. Styles are based upon popularity and are a great help in identifying building. People usually build in the latest style available to them. The reason for a particular style becoming popular reflects the particular political and cultural atmosphere of the country. For example, the Greek Revival style was popular after the Revolutionary War as people wanted to reflect their new found freedom. It was not popular after the War Between the States as people instead were concerned with status and desired a Baroque or Gilded style that reflected conspicuous consumption.

In theory, it should be easy to determine style and type. But, in practice, it seldom is easy because people combine and subtract types and styles to suit their own taste and budget. Plus, most of the books explaining type and style use East Coast examples and the Midwest has usually appropriated the type or style approximately 20 years later than the East Coast. Thus, dates in text books often are not applicable to Missouri communities.

In the case of Fayette, not only do particular styles and types date to approximately 20 years later than the texts, but the buildings are of the vernacular style. That means that no

known architect designed them and/or that they were not constructed in the form of a specific style so that they do not match the styles listed in texts on historic architecture. Vernacular means "folk made" or "home made". The term was originally used to denote no sense of style as art historians until the mid-1960's thought anything not done in the "grand style" was not worthy of study. Happily, with the rise of local history, historic preservation, and folklife studies, the lifestyle of the common person began to enter the history books and historic preservation texts.

Thus, technically, in the appropriate blank on the historic preservation survey form where the style is asked, the correct terminology is "vernacular." In the case of Fayette, that would mean 98 survey sheets would list vernacular as the style. The redundancy and lack of specifics is not helpful so the State Office of Historic Preservation as explained in the booklet provided by them allows the TYPE of building to be used as the STYLE of building when the architecture being described is vernacular. As can be quickly seen by the 98 Fayette forms (form #57 on the brick portion of South Main Street is not included because it is an object not a building), these vernacular buildings do fall within specific types. For residential Fayette buildings these stylistic types are:

- Gabeled ell
- Stack House
- Hall and Parlor
- I House
- Pyramid/Square
- Crossplan
- Composite
- Bungalow

For the commercial section surveyed, these stylistic types are:

- False front
- Victorian functional
- Corner entrance
- Single Entry with display windows
- Broad front store
- Multiple entry with display windows

The stylistic terms used which actually define a style are:

- Georgian
- Gothic Revival
- Italianate
- Second Empire
- Queen Anne
- Romanesque Revival
- Renaissance Revival
- Foursquare

Pueblo
Mission Revival
Neo-Classical
Colonial Revival
Mixed/Eclectic

The 6 government buildings, the 3 religious buildings, the 2 recreation and culture buildings, the 1 industry/processing building, and the 1 educational building use the most appropriate terminology from the above lists.

It is possible for a building to contain more than one of the above designations. For example, an I house type could be trimmed with Italianate stylistic details. Finally, a few buildings were listed as vernacular to denote that they fit none of the categories and these were included in the survey because of their placement in the streetscape and because of their age.

DOMESTIC BUILDINGS

Forty three of the ninety nine forms were filled out on domestic buildings, that is, buildings that served as residences. The earliest log (#1) and brick (#36) buildings both are domestic. In fact, survey form #1 is the oldest building in town and also the log building. It was moved to its present location in 1852 due to the construction of Howard-Payne Hall on the campus of Central Methodist College. Howard-Payne is already listed on the National Register of Historic Places. Some of the houses had enough definite affinities, similarities, or characteristics to be assigned a specific style as noted on the previous page. However, most were definitely vernacular and assigned a style/type. At the end of this report is an appendix with the appropriate pages from the booklet defining the characteristics of each style.

The small selection of residences surveyed revealed every possible socio-economic status in Fayette from the homes of descendants of slaves to homes built by millionaires.

COMMERCIAL BUILDINGS

Forty two of the ninety nine forms were filled out on commercial buildings, that is, buildings which were either built specifically for commercial purposes or which have been used for commercial purposes for the majority of their existence. As noted in the section on styles and types, the commercial buildings followed the domestic buildings in being mostly of a vernacular type and thus, they were also assigned a style using vernacular type terminology. Appropriate pages from the booklet defining characteristics of each style are in the appendix at the end of this report.

Early commerce was conducted from log cabins according to all the Fayette histories. T. Berry Smith is the most accurate historian and his history contains a store by store description of business activities around the Square in the late 1880's to early 1890's. Sanborn maps confirm what he wrote and it is assumed that the rest is also correct in areas where maps were never made.

Most of the commercial buildings in Fayette are still located around the Square or on Davis and Morrison Streets one block on either side of the Square. There was a business area also located along the railroad branch to the south on Church and Main Streets. The abandonment of the railroad has caused all the businesses except the local farm cooperative (located outside the perimeters of this survey) and the lumber yard to either relocate or quit business. The City of Fayette now owns the ruins of the Bell Brothers Ice House and also maintains their water plant between the ice house and the farm cooperative.

For a town so historic, little remains in terms of buildings dating from the time of first settlement to the Civil War. The Uriel S. Wright Building, already listed on the National Register, is the remaining example of this era. Until after the Civil War residences were common around the Square and most of these were constructed of wood according to early histories.

Although commercial buildings can be grouped into styles and types, the buildings around the Square were basically constructed between 1874 and 1915. See the individual survey sheets for specific dates. In 1882 a terrible fire erupted in the middle of the night and totally burned the south side of the Square. The Fayette City Council then decreed that all buildings on that side must be constructed of brick. There were several cast iron front buildings already in place or nearing completion, but the decree for brick set a tone for the rest of the construction about the Square so that by 1992 all the buildings around the Square were either brick or cast iron fronts. The Megraw family did most of the construction in Fayette and they are listed in Picturesque Fayette as the contractors for several of the major brick buildings in the commercial area. The storefronts were two

stories in height and sometimes the shop owner lived above the store and sometimes the space was rented. Pattern books were available and the Megraws usually built very conservative buildings for the local populace. The Sanborn maps as well as Picturesque Fayette and interviews with local citizens confirm that photographers, lodges, lawyers, the telephone company and the Lee Hospital were on the second floor of downtown buildings.

As the 19th century hurtled to an end, Fayette struggled to remain current with the latest technological advances. The book, Picturesque Fayette, published in 1905 was the first public relations work about the community. Everything technologically current was discussed and photographed at length and the reader was assured that Fayette was a community where progress went hand in hand with the latest advances. However, it was 4 years later in July 1909 before the Square and South Main Street were paved.

As the years passed, buildings were altered to conform to prevailing styles and in a vain attempt to keep consumers in town. The amount of alteration varied from building to building. Most of the buildings retained their original style in the second story. The Square or commercial section of Fayette received its first major blow in 1976 with the demolition of Skillman Grocery which stood on South Main between City Hall and the Cutting Edge. Even so, this building was in the first block off of the Square so its destruction did not cause visual disruption like the erection of the one story former Boonslick Savings and Loan branch office and parking lot (now Farmer & Merchant Bank) when it was constructed at the corner of Church and Morrison. This was followed by the local Southern Baptist Church constructing a new sanctuary in 1979 which is also one story at the corner of Davis and Church. Immediately across the street is a service station; this corner has served this purpose since before 1924 so the commerce is historic and the small office sits back upon the lot. The major blow to the Square architecturally was the demolition of the Howard Hotel in the mid-1980's for the present Exchange Bank facility. This one story building and parking lot replaced both the historic hotel and a lumber yard. In 1992 Commercial Bank and Trust announced plans to demolish the Grand Theater for a two story bank addition which according to architectural specifications will blend into the streetscape.

On the positive side, an unfortunate fire in the Winter of 1992 damaged the New Century Block. The western part of the building had recently been sold and was scheduled for renovation work on the first floor. Although tragic, the fire damage means that more sympathetic and complete renovations can be done.

The second floor level of most of these commercial buildings are vintage and in excellent historical condition. Some of the second floors have windows infilled with wooden shingles which could be easily removed. The buildings are all well painted and maintained, giving the appearance of care. In the future, if it becomes economically feasible, removal of some of the coverings

on the first floor level could restore the historic appearance of still more of the buildings.

Some of the interiors still contain tin ceilings and period woodwork which could also be used to decoratively enhance the stores. Because the buildings serve a stable population which is somewhat smaller than when they were constructed, the proportions of the stores have remained and expansion by one firm into numerous storefronts is the exception rather than the rule. As noted earlier in this report, the population base is composed of numerous senior citizens who do not have a great demand for many of the articles ordinarily found in stores such as furniture, clothing, and knick knacks. Thus, as is true all over the United States, the Main Street stores are filled with service industries such as grocery stores, plumbers, and dentists. This type of use will continue and probably even expand.

GOVERNMENT

Six of the ninety-nine forms deal with government related buildings including City Hall, the Howard County Courthouse, the Fayette Post Office, the Howard County Historic Jail, the current Howard County Jail and the former Fayette City Hall.

The Fayette Post Office (#80) design is typical of the post offices constructed in the 1930-1940's and is in excellent condition. This is the only federal government building within the survey boundaries.

The Howard County Courthouse(#69), the Howard County Jail (#21), and the Howard County Historic Jail (#7) are the examples of county government buildings.

The current Fayette City Hall (#32) and the former Fayette City Hall (#22) are the two examples of city government.

Although few in number, the government buildings are interesting for the way in which older structures have been adapted to new uses in the case of two of the buildings. They are also important in that four of the buildings continue to serve their original function. All are eligible for the National Register either as single sites or as part of a district depending upon the boundaries. This will be discussed in more depth in the section on Recommendations.

RELIGION

Three buildings are listed in this section, one of which is already listed on the National Register, ie. St. Mary's Episcopal Church, #67. The other two are St. Paul's United Methodist Church (#5) and the Parsonage of St. Paul's (#4). The church site is the importance of form #5 since the actual building is only 28 years old. The parsonage is a residence which ordinarily would be classified under DOMESTIC, but is listed under Religion due to its present usage. However, it was not built as a parsonage. Thus, the three forms dealing with religion do not describe a large district area or even an individual site.

RECREATION AND CULTURE

Two forms, the Bowling Alley (#84) and the Grand Theater (#16) are in this category. The Grand Theater is undergoing demolition and the back of the building has already been removed for a new addition to the Commercial Bank and Trust Company immediately adjacent to the north. The bowling alley sits on South Church in the middle of an area which has undergone extensive clearing and modern construction during the past two decades. It is a nice, but typical broad front building and is unlikely to be placed on the National Register as an individual site and is not eligible because of location to be proposed as part of a historic district.

TRANSPORTATION

The only form utilizing this category is South Main Street (#57) which is brick and clearly deserves not only preservation, but recognition. The local newspaper reported that the Square and South Main Street were paved in July 1909 with great rejoicing by the citizens. This street will be discussed further in the section on recommendations. Other streets in Fayette obviously have bricks underneath, as the pot holes reveal, but they are not within the boundaries of this survey.

INDUSTRY/PROCESSING

The only building which belongs in this category is the Southwestern Bell Telephone Office (#8). This well designed building has a modern addition and is in excellent condition. However, like the bowling alley discussed earlier in the section on recreation and culture, there are other buildings in Missouri of this same style and type so individual listing would be difficult. It also is located off the Square and adjacent to buildings which are not eligible to form a district. It might be eligible under a multiple resource nomination.

EDUCATION

The Fayette Public Library (#37) is the only building to fit into this category within the boundaries of the present survey. Fayette already has Central Methodist College listed on the National Register of Historic Places as a historic district with emphasis upon education and architecture. A excellent case can be made for the Fayette Library to be placed upon the National Register as an individual listing. The building retains its integrity in the interior as well as the exterior. It is also a Carnegie Library and when Lee Gilleard from the State Office of Historic Preservation came to Fayette in April 1992, he mentioned adding the Library to an existing multiple resource nomination of Carnegie Libraries. Finally, the library is well situated in the commercial district of the town and a case can be made for adding it as part of a historic district.

PROPOSED DISTRICTS/NOMINATIONS

Eight different categories were used during the course of this survey and 99 forms were completed. Of these, two buildings (two forms) are already listed in the National Register of Historic Places and forms were completed to avoid confusion in the future so that every building would be included. Also, one form was completed on a site while the remaining 98 forms were completed on buildings. The recommendations for each category follow and then there is a section with chronological recommendations on achieving the verbal goals set forth by the City of Fayette and the Fayette Chamber of Commerce at the beginning of this survey.

DOMESTIC

Almost half of the buildings surveyed belonged in this category. It is virtually impossible to place a domestic district in the National Register when only a portion of the domiciles in a community have been surveyed. Thus, the recommendation in regard to domestic buildings is to finish surveying Fayette. How to accomplish this goal will be discussed in the following section on achieving the survey goals in the future.

COMMERCIAL

Unlike the domestic buildings, almost all the commercial buildings in Fayette were surveyed during the course of this survey. The few remaining are buildings constructed along the major highways coming into Fayette and are less than 50 years of age. A windshield survey of these buildings did not reveal any surprises or buildings of outstanding modern architecture which would meet National Register criteria. Hence, the commercial building portion of the Fayette survey is complete and specifics can be developed.

As discussed with both Lee Gilleard and Steve Mitchell of the State Office of Historic Preservation, there appears to be enough buildings meeting the criteria of architecture, commerce (19th century regional shopping center), and government (county seat) to merit nomination of many of the buildings in downtown Fayette as a historic district.

Specifically, the district would use the Square as the center of the nomination. The proposed district is outlined in the accompanying map. Beginning at the Poultry House on the northeast corner of the Square the district would encompass buildings #11 through #21 which includes the east side of the Square and the present Howard County Jail. The district would continue along Main Street once again with #24 through #30. Building #30 is extremely altered and may or may not merit

inclusion. But it was constructed as a car dealership/garage and as such a case might be able to be made for its inclusion under the heading of early 20th century commerce or 20th century commerce at the beginning of the century coming out of the Victorian Gilded Era of commerce strictly around the Square. Certainly, it can be deleted easier than it can be added. On North Church Street the district would begin at building #62 and would then move to buildings #64 through #66. The Howard County Courthouse (#69) would be the next addition and the district would continue through building #79. All of these buildings would use 19th century architecture, government, and commerce as the criteria for their inclusion.

The Fayette Lumber Yard (#98) must be included. It is too far away to be part of the downtown commercial district. It could either be added as part of a multiple resource nomination or an individual form could be prepared upon this building because it has been the site of a lumber yard since at least 1885 and still retains excellent architectural integrity. Which approach to use will depend upon how the next phase is pursued.

GOVERNMENT

The Fayette City Hall (#32), the former City Hall (#22), the Fayette Post Office (#80) and the historic Howard County Jail (#7) are not included in the historic commercial district around the Square even though three of the four buildings are located close to the Square. The historic Howard County Jail could either be added as part of a multiple resource nomination or an individual form could be prepared upon this building because of its association with government in the downtown district and its early date. Which approach to use will depend upon how the next phase is pursued.

The present Fayette City Hall (#32) is also interesting as a building and is important in its placement next to the Fayette Public Library. It certainly could be nominated under a multiple resource nomination and serious consideration might be given to include it in the commercial/government district because it adds a unit of city government to the district which otherwise is absent. The open lot where Skillman Grocery Store once stood is a problem and is another open space in a proposed district that has boundary problems already because of open spaces and intrusions. Before the Fayette City Hall is included in a nomination, serious discussion needs to take place with the State Office of Historic Preservation about this building and the political climate of the National Register. Also, the Fayette City Hall is adjacent to the Fayette Public Library which is certainly worthy of National Register nomination at some point. City Hall would have to be nominated if the Fayette Library is to be included in the commercial/government district for the reasons listed in the section under education.

RELIGION

St. Mary's Episcopal Church (#67) is already listed on the National Register of Historic Places. The other two entries are important examples of African American and Methodist history and they are certainly worthy of inclusion in the National Register. However, there are numerous other religious sites and buildings in Fayette and these need to be surveyed before a nomination based upon religion can be completed. How to complete such a survey will be addressed in the next section.

RECREATION AND CULTURE

One of the two buildings surveyed that meets this criteria may well be demolished totally by the time this report reaches the State Office of Historic Preservation. The other building is isolated from any potential district. There are other sites and buildings in Fayette that probably meet the recreation and culture criteria and these need to be surveyed before a nomination based upon religion can be completed. How to complete such a survey will be addressed in the next section.

TRANSPORTATION

The brick street logically blends with the residences on either side of South Main Street to form a historic district. The exact perimeters of this district will not be known until all the residences have been surveyed. Thus, it is recommended that nomination of the brick street be delayed until the residences are nominated.

INDUSTRY/PROCESSING

One one form was completed under this criteria and it is a building that probably cannot be listed as an individual listing. The building is isolated from any potential district. There are other sites and buildings in Fayette that probably meet the industry/processing criteria and these need to be surveyed before a nomination based upon recreation and culture can be completed. How to complete such a survey will be addressed in the next section.

EDUCATION

Although three methods for listing the single building (Fayette Public Library #37) that meets this criteria are possible, choosing which one to use depends upon how the City of Fayette wishes to proceed with the survey and nomination process. The easiest method is to add the Fayette Library to the downtown commercial district and to talk about how it contributed and still contributes to the life of this downtown area. Parents leave children there while they shop, senior citizens shop and go to the library for reference material, and the library stands as

a symbol of civic pride. But, in order to add this nomination to the commercial/government district, the Fayette City Hall would have to be also included in the district because of location. Thus, it is doubly important that serious consideration be given to these two buildings before any nominations are completed.

If the State office of Historic Preservation concludes that the Fayette Public Library probably should not be included in a proposed downtown commercial district, then adding the library to the nomination on Carnegie Libraries would be the next option. The final option, and the one taking the longest time would be to wait and nominate the library along with the rest of the categories after a total survey of the community has been completed.

RECOMMENDED CHRONOLOGY

Although a variety of methods exist in which to complete the Fayette survey and to do nominations, two offer the fastest and easiest method to accomplish the work. No matter which method is chosen, the Fayette survey and nomination process will take about four years in order to produce a product that is useful for the future. Year one has been completed already and a proposed downtown commercial/government district has been delineated as a result of the 1992 survey work.

It is recommended that the second year or 1992/1993 be spent doing the actual nomination work for the commercial/governmental downtown district and that nomination of the lumber yard be included in this year. Then, in 1993/1994 the remaining areas of Fayette would be surveyed and the final round of nominations including the residences surveyed from all the years would be nominated in 1994/1995. This method allows the Fayette City Council to approve the project on a year by year basis and to stop the work if it is not satisfactorily completed or if budgets constraints necessitate.

The second method would be to prepare what is called a multiple resource nomination in 1993. Once this was done, all survey work in the following years would be done under the specifics of this multiple resource nomination. Although this is probably the more economical way to accomplish a survey in the long run, it would commit the Fayette City Council to the project for four more years in the beginning with much of the money for the project being spent in 1992/1993 rather than spread out more evenly over the course of the project. Since the City Council is elected for two year terms, it is recommended that this method not be used because it would mean the present City Council was earmarking money belonging to the future City Council.

ADDITIONAL RECOMMENDATIONS

The time is ripe for historic preservation in Fayette. To make historic preservation an integral part of the community will require a major commitment of time on the part of the City of Fayette and individuals. Fayette is a treasure chest of architectural and historical wealth waiting to be either glorified or raped. To help insure that Fayette's heritage is maintained rather than raped or destroyed the following are recommended:

1. Pursue the nomination and survey project as recommended in the preceding section. This work will take three more years, but will produce substantial, concrete nominations next year that can be used as examples and which will offer tax incentives to local businesses to begin the process of maintaining their historic buildings and/or returning them to their original appearance.
2. There are three banks in Fayette and the committee needs the approach them about money for a revolving fund for downtown business renovation. The business that borrowed the money would repay it at a lower rate of interest than a conventional loan and all the principal plus the interest would return to the fund to be used by another business. Thus, renovation would be within the budget of local businesses plus the fund would grow.
3. Have a public meeting and specifically invite the Fayette City Council and City staff. At this meeting have representatives from the State Office of Historic Preservation, your State legislators, Memories of Missouri, the local historic committee, and anybody else applicable explain how historic preservation has positively impacted their community. This logically would be done approximately one hour before a regularly scheduled City Council meeting for the best result in terms of attendance.
4. Develop a public information program and a program to be used in the public schools. Money for this type of programming is available from the Missouri Arts Council and the Missouri Humanities Council, both of which are located in St. Louis. Additionally, the Friends of Historic Boonville have the most recent grant/foundation book which gives the names, addresses, and great detail about each foundation and corporation which give grants to individuals and to communities. The Friends are open week days from 8:30 to 5 and are delighted to share the book with anyone interested.
5. Write a regular column in the Fayette newspaper. The newspaper columns done as part of this survey have certainly elicited a positive response, not only from the people of Fayette, but from people who live elsewhere but take the Fayette newspaper. Memories of Missouri has received written letters of

appreciation from people about writing these columns and would be delighted to bid on writing future columns.

6. Work to establish local historic preservation zoning protection. As government funds dry up, local preservation zoning gives a community the best opportunity to protect its history and architecture. It is highly recommended that any attempt at zoning begin with the idea that it would be voluntary. Rugged individualism is still rampant in rural America and unless the districts are voluntary, the idea goes down in defeat to the notion of individual property rights before it can ever be tried. Even so, zoning offers the best protection for those who truly love rural towns and zoning needs to be in place before any type of commercialism arrives.

7. Monitor the condition and status of the 99 buildings and sites on which forms have already been completed. Several of these buildings are in poor repair and the committee needs to have a plan on which buildings they would "fight to save". Memories of Missouri will gladly give advise on this gratis.

8. Keep in contact with other regional organizations so information can be shared. This helps everyone and can save time and effort. The Boonslick Region has to be marketed as one unit.

In the course of this survey, Memories of Missouri has also fielded numerous questions about contractors and building supplies appropriate for historic houses. The Old House Journal is the best national magazine for supplies and it also answers questions. The National Trust for Historic Preservation magazine also contains some information about supplies and materials for older buildings, but that it not its main emphasis. Both are available through the Boonslick Library inter-library loan service.

Not wanting to accidentally omit any business or question, Memories of Missouri, is happy to answer any question about what to look for in a contractor or to suggest specific places to hunt for architectural salvage material in mid-Missouri if they are contacted at: P.O. Box 228, Boonville, MO 65233 or by phoning either (816) 882-3141 or (816) 882-7569. Mid-Missouri is fortunate to have some dedicated preservationists actively restoring and renovating buildings for local citizens and their work meets national criteria.

Fayette, Missouri, is fortunate to have a group of citizens and a City Council interested in preserving the past for the future. Memories of Missouri is ready to assist in any way possible and desires to bid for the next phase of work. If there are any questions or if additional information is needed, contact the firm at any time.

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James Weathers by Dr. Bob Weigers in the spring of 1992

Roy Wener by Dr. Maryellen McVicker in the spring 1992

Paul and Mary Ellen Chenoweth by Dr. Bob Weigers in the spring of 1992.

John and Eva Williams by Dr. Maryellen H. McVicker on May 31, 1992.

Dennis Ridgewell by Dr. Maryellen H. McVicker on June 15, 1992.

Bill Lay supplied materials and information at regular intervals throughout the survey.

Miscellaneous notes from the files of Dr. Maryellen H. McVicker who took notes beginning in 1977, but did not always date the notes: Interviews:

Denny Davis	Doug & Jody Miller
Tom Yancey	Dr. B. I. Lawrence
L. W. Jacobs Jr.	Dean Jim Thogmorton
Dr. Bob Smart	Lilburn Kingsbury
Lillian Edmondson	Jim Denny
Bill & Lois Clark	Morrene Hughes Britton
Osceola Miller	John Thompson
Bob Bray	Joyce Taylor
Lorna Miller	Barbara Winningham
Helen Thogmorton	Sue Koch
Daisy Jacobs	L. W. Jacobs III
Bruce Moler	Paul Howell
Jasper & Elizabeth Meals	George Vaughan
Frances McMurry Bloom	Flora Patrick
Connie & Sarah Borg	Marty Ferry
Cale & Opal Parrish	Kathryn Dickey
Edward Dickey	John Stapleton
Dan & Maggie Elliott	

APPENDIX A: STYLE AND TYPE
CHARACTERISTICS

INFORMATION PROVIDED BY OFFICE OF HISTORIC PRESERVATION

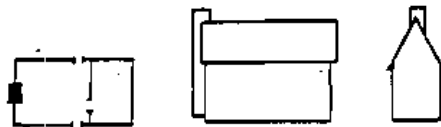
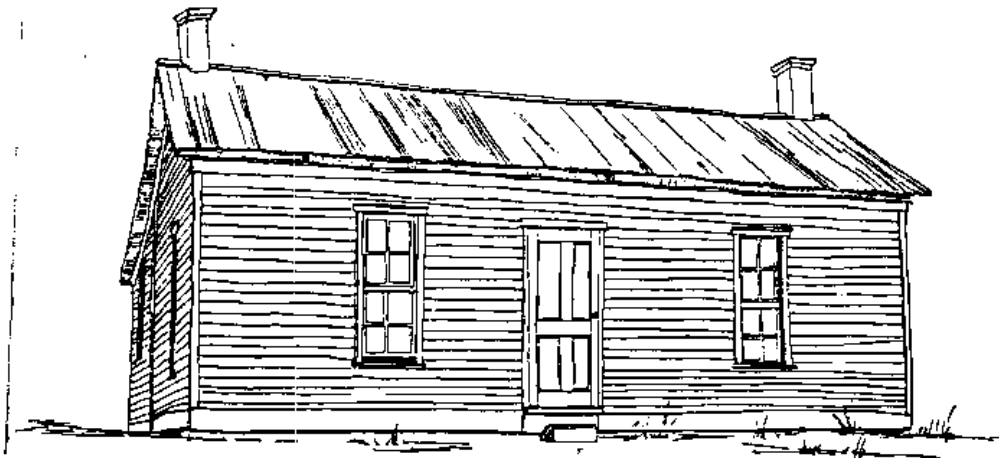
07 Gabled Ell

- * House with an intersecting gable roof and an L-shape floorplan; ridgelines of both roofs must be the same height
- * Facade comprises a gable end and a perpendicular side wing of varying dimension
- * May assume a T rather than an L-shape
- * Facade entrance is usually, but not always in the wing, sheltered by a porch
- * Perpendicular orientation
- * One, 1½, or 2 stories (occurs in both house and cottage forms)
- * Vertical emphasis



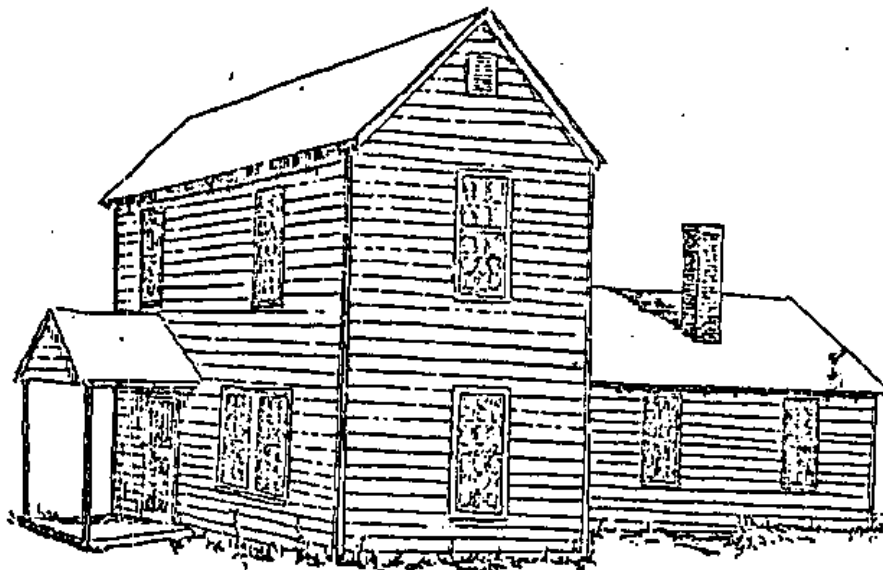
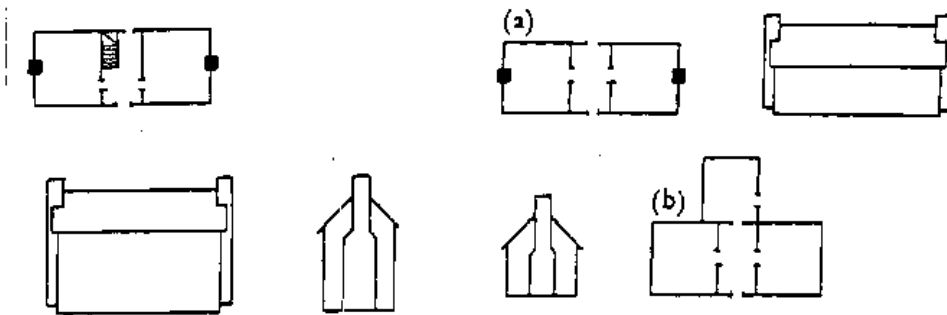
08 Hall and Parlor

- * Two-room plan consisting of a hall and a parlor. The hall is a "great room" or all-purpose room, not a hallway or passage and is somewhat larger than the parlor.
- * Single front door, loosely centered in the facade, provides access directly to the hall.
- * Parallel orientation
- * Side gable roof
- * 1, 1½, or 2 stories (occurs in both house and cottage form)
- * Chimneys at one or both gable ends
- * Commonly 3-5 bays
- * Modest, practically non-existent architectural detail



09 I-House

- * Two or 2 1/2 story house, one room deep and two rooms in length; often two rooms are separated by a central hallway
- * Parallel orientation
- * Frequently possesses a side gable roof, but flat, gambrel, and hipped roofs are also found
- * Often possesses a balanced fenestration pattern, commonly 3-5 bays
- * Often enlarged with rear extensions

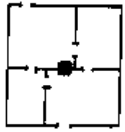


*Placement of chimneys indicates this house is only one room deep.



11 Pyramid/Square

- * One-story house with square or near square floorplan and pyramid or near pyramid hipped roof
- * Floorplan varies widely



11-11
11-11

RESIDENTIAL SURVEY
NUMBER AND METHOD PROPOSAL

One of the required criteria of round #1 of the survey was to determine how many other buildings in Fayette remained to be surveyed and to suggest a method for doing that task.

As stated in the Summary Report dated in June 1992, it is recommended that the next round of work be the actual nomination of the Square area. Once this is successfully completed, work can continue on the rest of the town. Thus, the earliest that further survey work could begin would be in 1994 if this recommendation is implemented.

Money is always a problem in rural America and the town could even be divided into five sections and one section done at a time for the purposes of conducting a survey depending upon the monetary resources. The suggested areas are outlined on the attached map with the completed survey area outlined and the Central Methodist College campus (already on the National Register of Historic Places) marked.

The residences are scattered throughout Fayette with no particular rhythm to date and style so in order to arrive at the number of potential buildings left to be surveyed, the town was divided into five sections according to major streets. The northeast section included everything east of Highways 5 & 240 and Church Street and north of Morrison Street. The southeast section contained everything south of Morrison Street and east of Church Street. The southwest section was everything west of Church Street and south of Morrison Street. The northwest section included all the buildings north of Morrison Street, east of Highways 5 & 240 and west of Church Street. The final section or west section was all the buildings west of Highways 5 & 240.

For purposes of arriving at a possible number of survey forms for future grant work, this was a windshield survey and a building was counted if it appeared visually to be at least 50 years of age. No attempt was made to check this count to determine if the buildings were actually that age and no sites were discovered. Based upon the known history of Fayette, it is unlikely that any sites remain to be documented, but there needs to be more research and documentation before the possibility can be completely eliminated.

In the northeast section, 90 buildings were counted for possible inclusion in the survey. The Matilda Denny House was also included in this count. Upon turning around in her

driveway, it was discovered that this residence is actually outside the city limits, but its proximity and its history make it of such importance, that it should be included anyway.

In the southeast section, 26 buildings were counted for possible inclusion. The major part of African American settlement is located in this area of Fayette and a scholar knowledgeable not only in architectural history, but also in African American culture would be extremely valuable when surveying this section.

In the southwest section, 115 buildings were discovered. Many of these residences are not large and once again a large African American population lives in this section.

In the northwest section, 134 buildings were found. This part of town contains the houses of many of the past professors at the local college and the houses generally enjoy excellent maintenance and much of their history is known at least orally.

In the west section, 117 buildings were listed. This part of town contains a wonderful streetscape along West Spring Street which has great potential for a historic district. If only one section could be surveyed, this is the one which should be done first.

In all 482 possible buildings were found. If the town has to be surveyed in stages, the following is recommended:

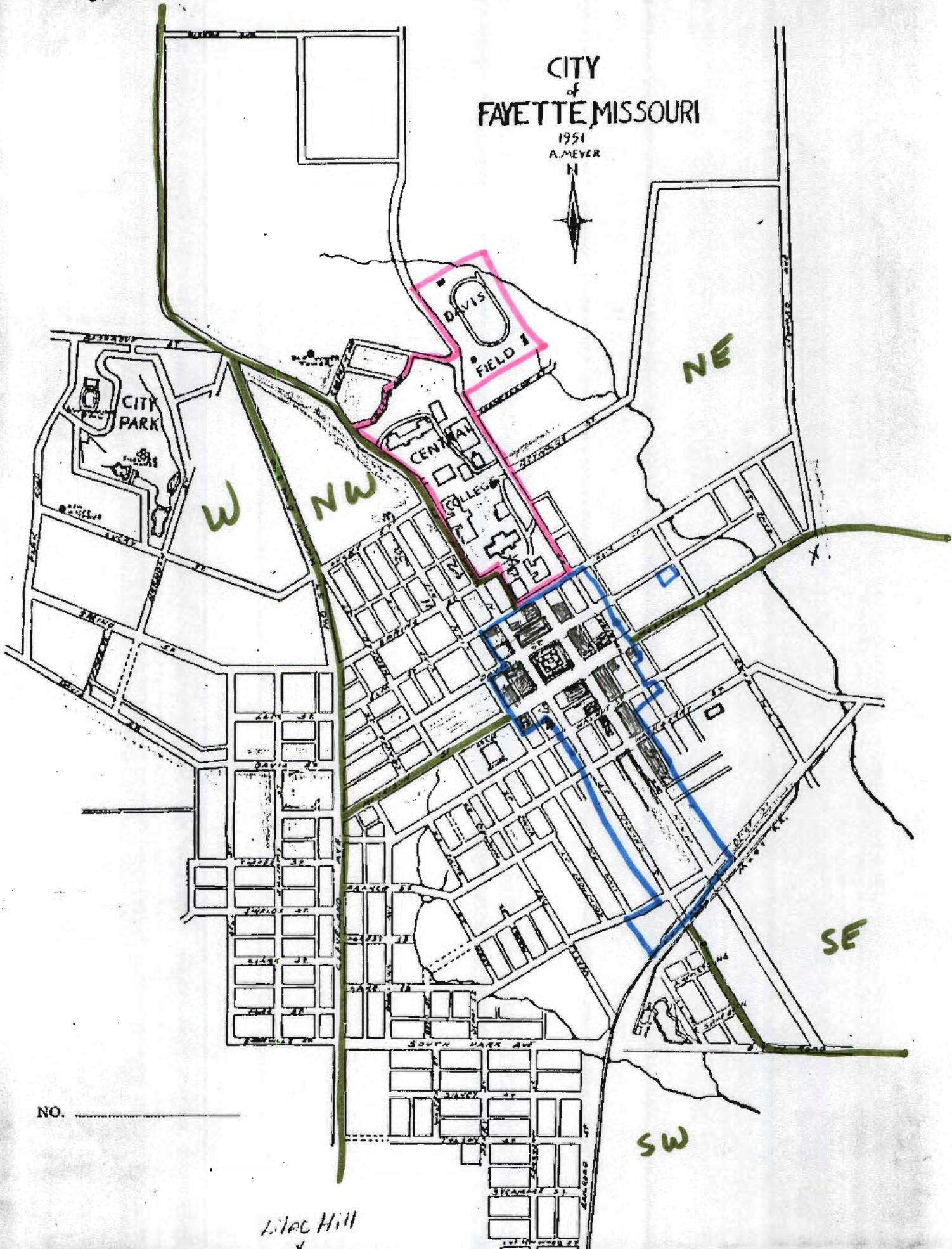
The West Section
The Northwest Section
The Southeast Section
The Southwest Section
The Northeast Section

Certainly not all of these buildings have National Register potential, but the great number of buildings over 50 years of age shows the urgent need for more survey work in Fayette.

X
JACKSON

CITY of FAYETTE MISSOURI

1951
A. MEYER



NE

W NW

SE

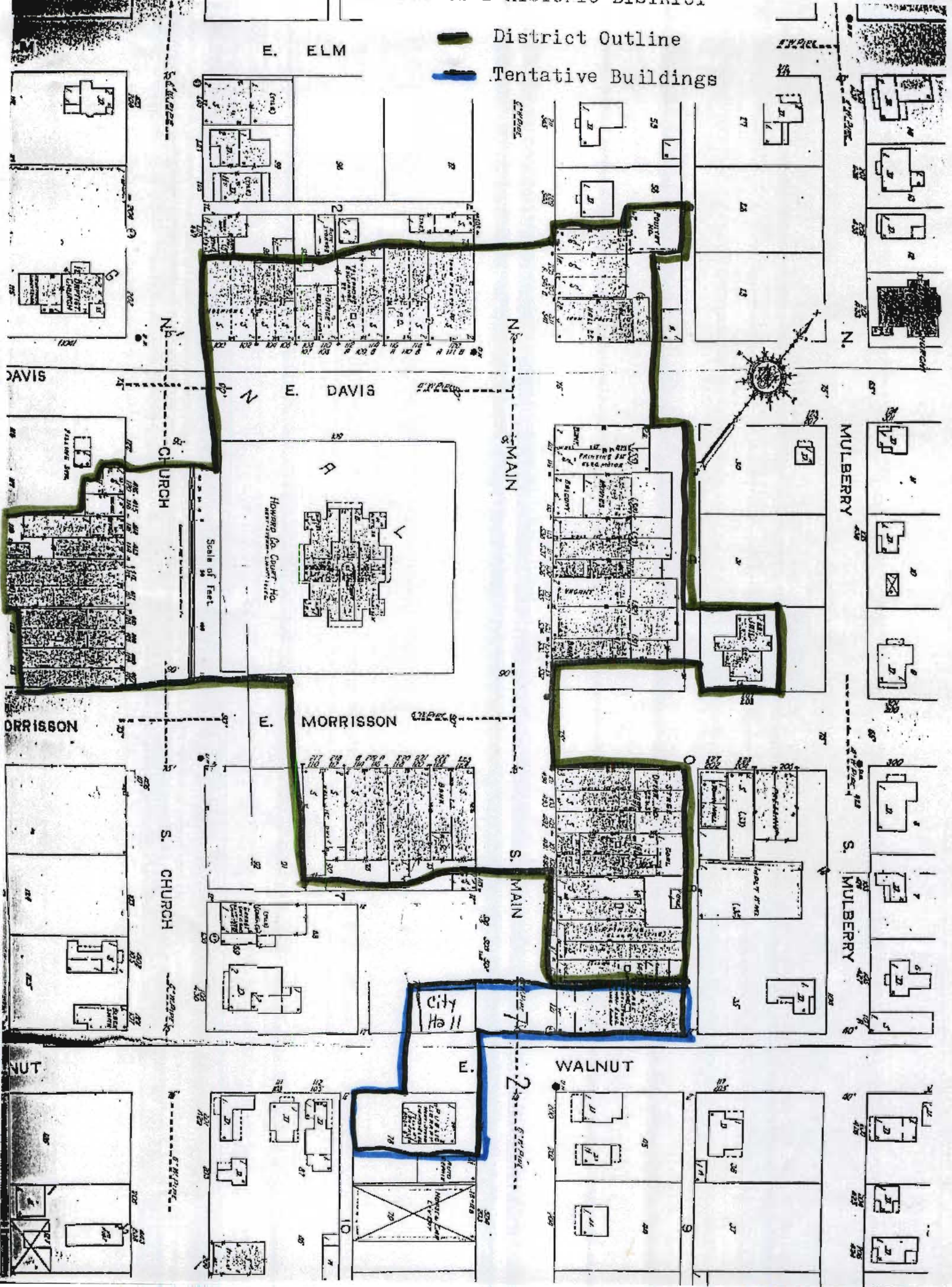
SW

NO. _____

Lilac Hill
X

District Outline

Tentative Buildings



Scale of Feet

City Hall

Howers Co. Court Ho.

2

E. WALNUT

MULBERRY

S. MULBERRY

N. MAIN

S. MAIN

E. ELM

E. DAVIS

E. MORRISON

E. CHURCH

N. CHURCH

S. CHURCH

N.

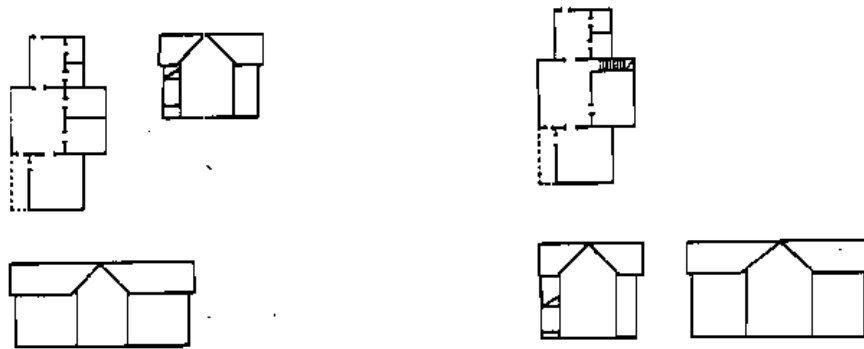
S.

DAVIS

MORRISON

WALNUT

- * Cross-shaped floorplan perimeter
- * Longer axis of cross is usually perpendicular to the street and the shorter, cross axis is parallel
- * Cross axis is not always fully developed
- * Multiple-gable or gambrel roof
- * One, 1 1/2, 2, or 2 1/2 stories
- * Shed roof porches on front or side elevations are common



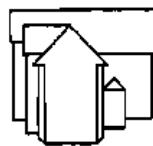
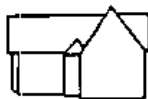
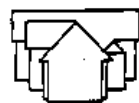
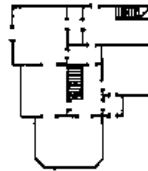
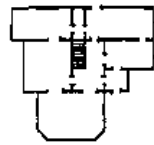
124



100

21 Composite

- * Highly irregular perimeter with complex roof forms
- * Extreme variation in floorplans
- * One, 1 1/2, 2 or 2 1/2 stories (occurs in both house and cottage forms)
- * Multiple-gable, multiple hip roof forms or combinations of both
- * Often feature bays, pavilions, dormers, multiple porches, or towers in an eclectic mix of styles





100

22 Bungalow/Bungaloid

- * Small 1 or 1½ story cottage with low-slung silhouette
- * Gable roof with wide eaves
- * Exposed brackets
- * Large front porch
- * Many windows
- * Use of natural materials frequent (.ie., stone)



61 False front

Rectangular plan, short end fronts on street
Identifying characteristic is a distinctive false front
which conceals what is usually a gable or flat roof
Simple, unpretentious design
b. post Civil War to WWI



62 Victorian functional

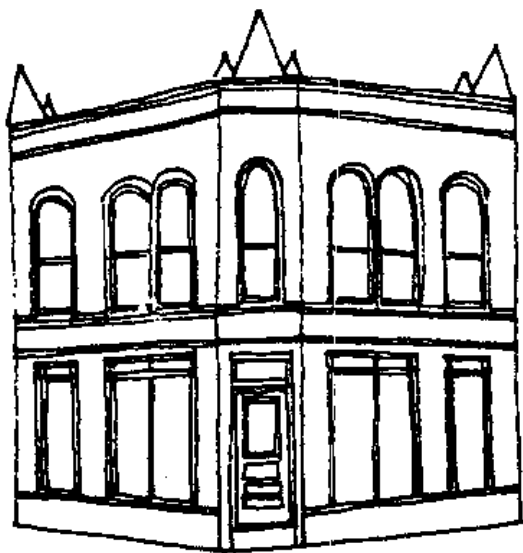
Simple, unpretentious frame bldg. with rectangular plan, 1 or 2 stories
Simple wood cornice, lintels over windows,
small panes of glass in upper story windows
Storefront is post and beam construction
with divided display windows
Shed roof facade porch



COMMERCIAL BUILDINGS

The history of vernacular commercial building design is really the history of two phenomena. The first concerns the original installation of these buildings as part of some Main Street or courthouse square. In cities they might be located on a neighborhood corner or on streets that served as boundaries between districts. Of all the commercial buildings constructed in those places, stores were by far the most prolific type. And all the stores built before 1900, the prevailing types were the common brick-front store and the Italianate storefront made of cast iron or of iron and brick.

That we have had these storefronts for a long time brings us to the second phenomenon, which is that the history of commercial vernacular architecture is a history of remodeling. Commercial buildings have been susceptible to radical alterations of their façades and major alterations of their interior space. Storefronts have always been directly associated with myths about progress and change, especially about the need to change appearance in order to stay competitive.



63 Corner Entrance



64 Single Entry
with Display
Windows

partitions and store furniture, the design and placement of which is somewhat determined by the nature of the business. We have chosen three typical plans, each with its individual display space and storage, service, waiting, and security requirements. Like everything in this kind of vernacular, store furniture and other fixtures were industrially produced from a slightly different system of parts, and most of these products were produced by millwork companies.

An article appearing in *American Builder and Building Age* (April 1935), entitled "Modernize Main Street," stated that according to Census Bureau data there were "more than 1,500,000 stores, shops, garages, offices and places of business of every kind." Of that total, more than one million were food, automotive, restaurant, apparel, and general supply businesses, and of that number the majority could have been accommodated in the kinds of stores discussed in this chapter.

A historical perspective on store design suggests that nineteenth-century storefronts were generally uniform in appearance. Stores often were built in twos and threes; when built as infilling structures they borrowed elements and materials from the buildings around them. The first decade of this century marked the beginning of a change in commercial façade design, a consequence of the store owners' desire to have their buildings express individuality. (This change had already occurred in housing design.) The logic for this change in attitude toward the function of the façade was related to the profit motive, which was linked to the idea of having "to catch and hold the attention of the casual observer." This enticement and engagement of the passerby was related to the idea that display space ought to have aesthetic appeal. The passerby would be induced to stop and enter by some display of "artistic beauty" or "striking effect." The building, by design, should please the customer.

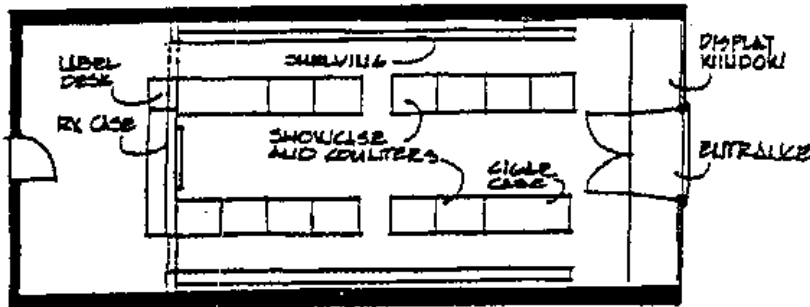
Thus, storefront architecture became a problem to be solved with manufactured goods. The solutions expanded in several directions. The gross area allocated for display was increased: bulkhead, glass, and entry patterns were reconsidered; color became an essential element; and interior daylighting and artificial lighting became more significant in façade design. In reacting to all of this, passersby could now indulge in something known as windowshopping.

The success of plate glass as the principal display material was related ultimately to solving the problems of mullion, bulkhead, and tension for large plates. When plate glass could be set in metal, display windows could be larger, more unobstructed, and easier to maintain. With the development of metalwork in steel, copper, and bronze for use in moldings, corner bars, and division bars, with heavy-gauge metal in gutters and face members, designers could control the spring tension between the metal members and the window glass, making large windows possible. The metal could be finished in a number of ways to match other surface treatments. In this way storefronts increased their physical presence on the street through clear, dustproof glass and metal boxes.

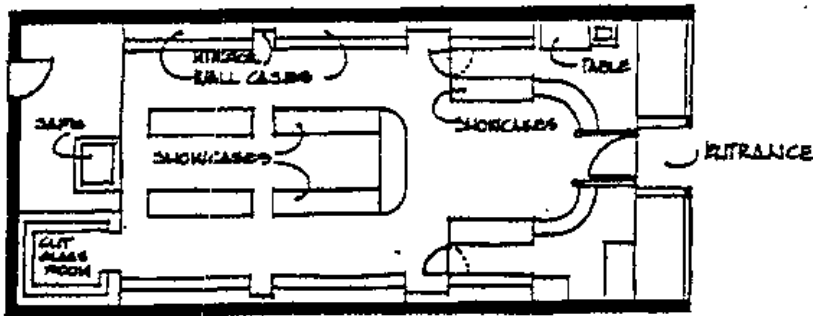
Lighting was always a problem in a long, narrow store, and the introduction of transom lights helped illuminate these interiors. In time the transom panes were replaced by prism-glass panels of 4-inch squares glazed in sections. Electric lighting finally solved the problem of illumination. Electric lights, however, required new reflectors for store windows, and new indirect lighting for interiors. Lights were also required for cases and shelving, and so new bulbs, "daylight" or "blue bulbs," were developed to show true colors indoors.

Artistic effects generally were tied to changing a few design elements, such as styling through detailing. For example, a new storefront of brick and terra-cotta ornament could transform an entire façade aesthetically. Other changes were linked to changing the bulkhead cladding from wood to something more exotic like marble, metal plates, or encaustic tiles, correlating materials with a new display and entrance pattern.

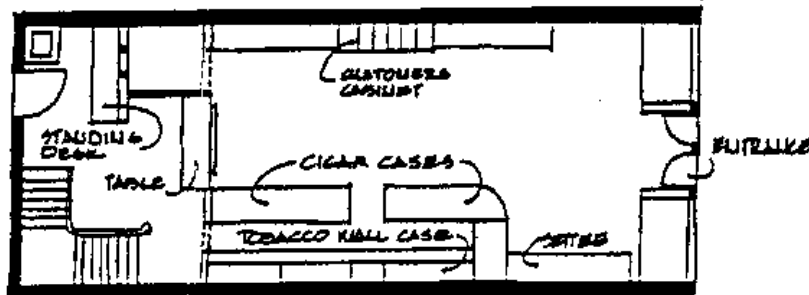
Stores also changed appearance to adjust to new types of business. For example, the display space for a jewelry store would not be suitable for a clothing store, nor would the raised floors of grocery store windows meet the display needs of a furniture store. Lastly, all these businesses needed special counters, tables, cases, cabinets, shelving, balconies, platforms, racks and fixtures, unobstructed floor space, ceiling and wall coverings, freight access, a ventilated toilet, a stock room, and sometimes a dumbwaiter or elevator.



DRUG STORE



JEWELRY STORE

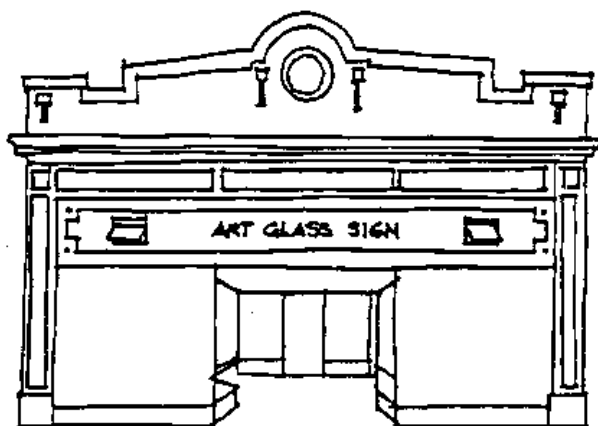


CIGAR STORE

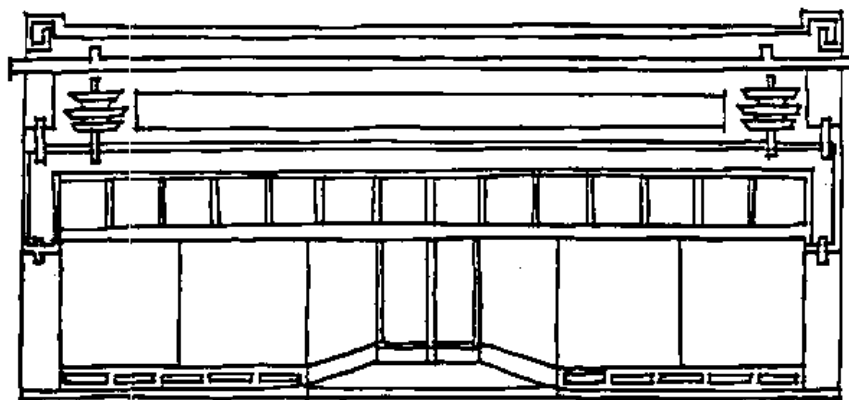
Broad-front Store

65

The modern *broad-front* store building is a special class composed of patented storefront materials. This type had a unified front that was twice the width of a single store. The façade of this building was a large brick panel, symmetrically organized, with a continuous cornice, transom, and display windows. The broad-front could serve as one store or two. Terra-cotta or stone trimmings were used to cap a short parapet, and terra-cotta moldings and plaster panels filled the space between the transom and the cap. The entry was generally recessed, and truss-roof construction eliminated all supporting posts, leaving the interior free of obstruction.



INTERNATIONAL STEEL AND IRON
CO.'S COMPLETE STORE FRONT - 1922



BASED ON A DRAWING BY THE RADFORD
ARCHITECTURAL CO., CHICAGO - 1909

67 Multiple Entry with Display Windows

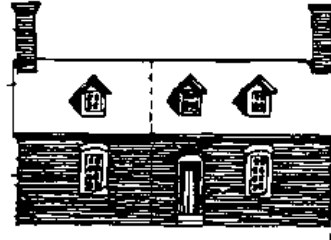


DOUBLE-WIDE BRICK-FRONT, 2
STORES DOWN, 2 APARTMENTS
ABOVE

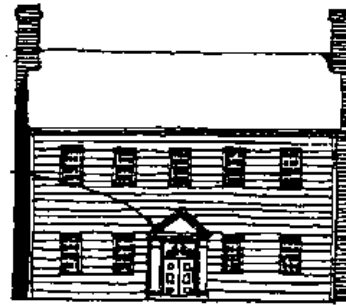
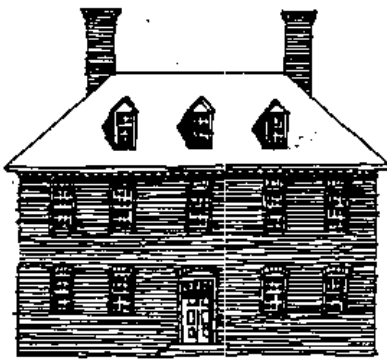
69 Other vernacular commercial
bldgs.

15 Post Medieval English (1600-1700)

English Gothic; Elizabethan; Tudor;
Jacobean or Jacobethan; New England
Colonial; Southern Colonial



11 Georgian (1700-c.1830)



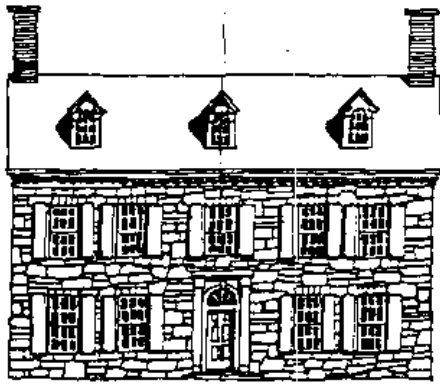
20 EARLY REPUBLIC

Early Classical-Revival (1770-c.1850)

Jeffersonian Classicism; Roman
Republican; Roman Revival; Roman Villa;
Monumental Classicism; Regency



21 FEDERAL (1730-c.1840)



Adam or Adamesque



30 MID-19TH CENTURY

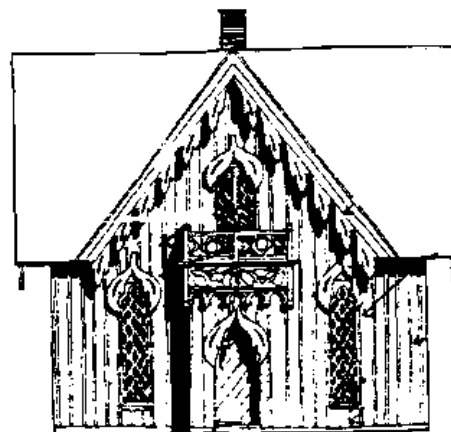
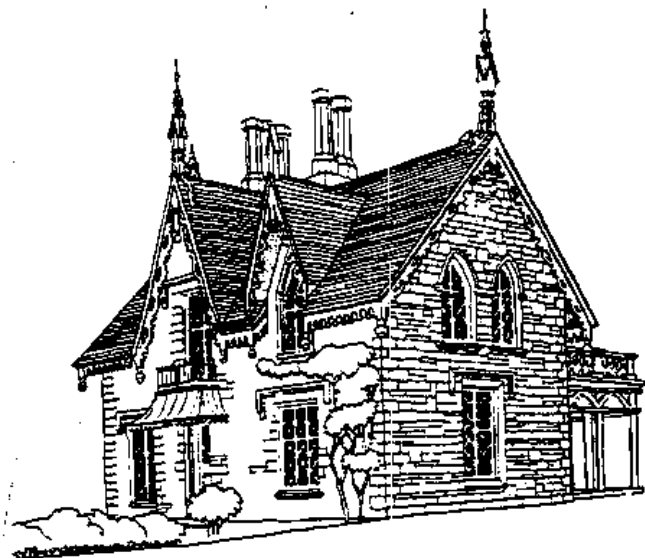
31 Greek Revival (1825-1860)

Early Romanesque Revival

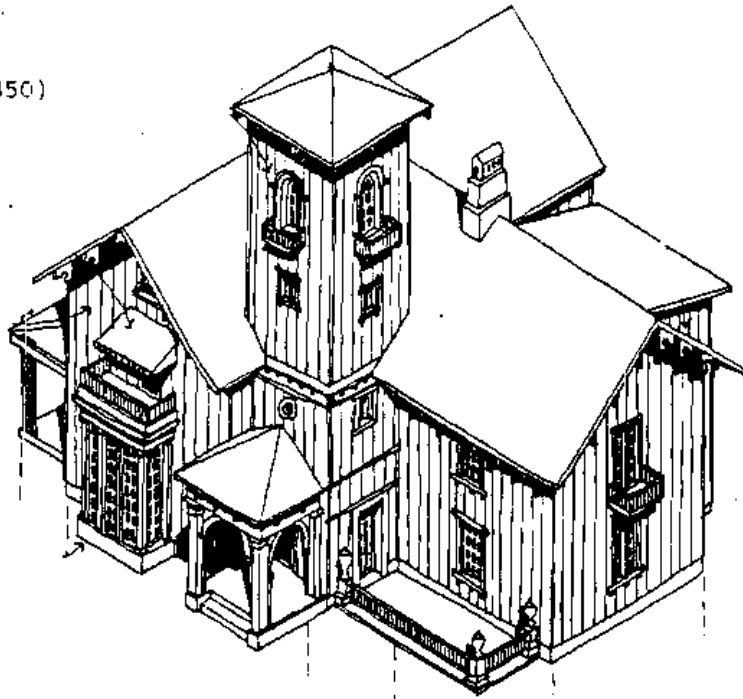


32 Gothic Revival (1840-1880)

Early Gothic Revival

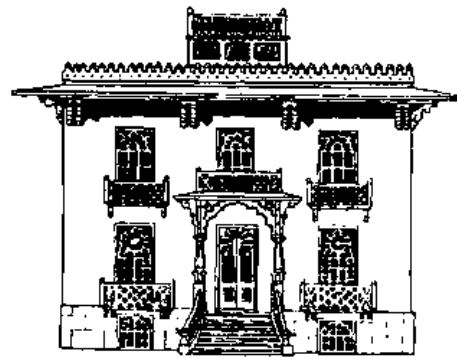


33 Italian Villa (c.1850)



34 Exotic Revival (1835-c.1890)

Egyptian Revival: Moorish Revival



40 LATE VICTORIAN
41 Gothic (c.1870)

Victorian or High Victorian Eclectic



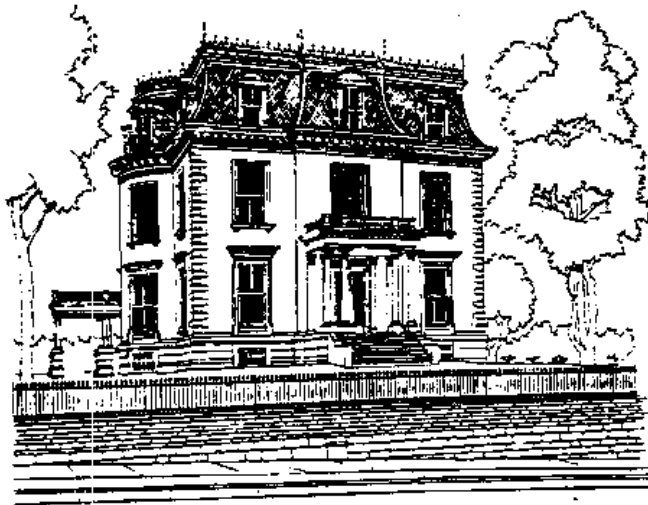
42 Italianate (1840-1885)

Victorian or High Victorian Italianate



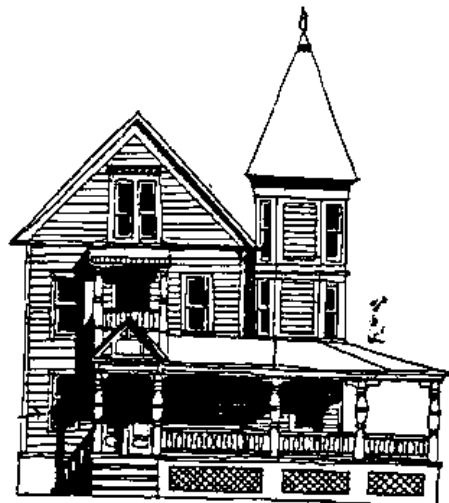
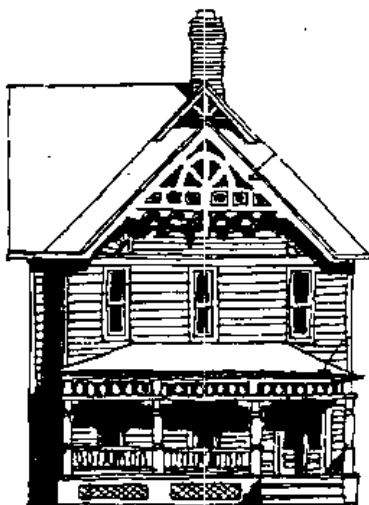
43 Second Empire (1855-1885)

Mansard

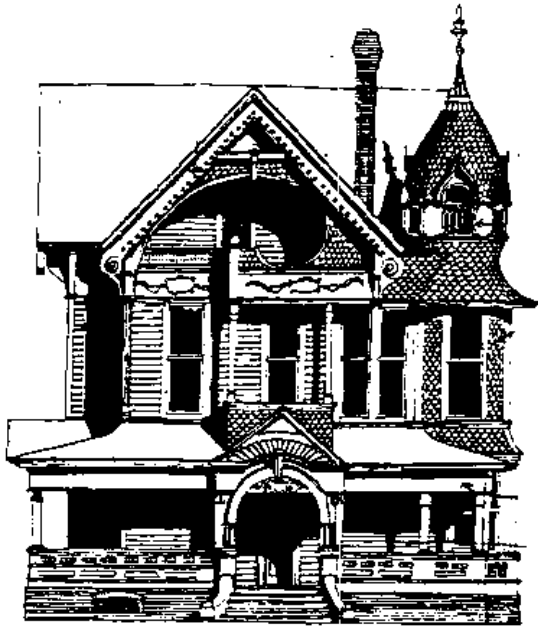


44 Stick/Eastlake (1860-c.1890)

Eastern Stick; High Victorian Eastlake



45 Queen Anne (1880-1910)



Queen Anne Revival; Queen Anne-Eastlake

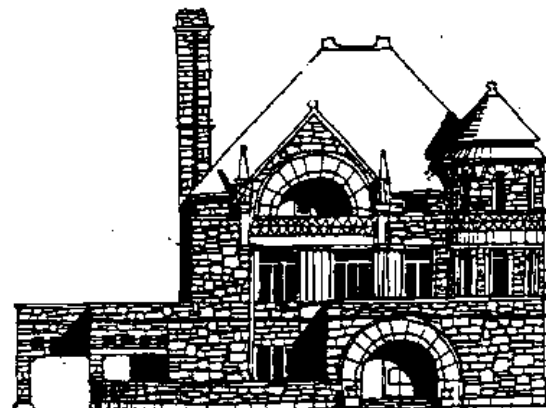
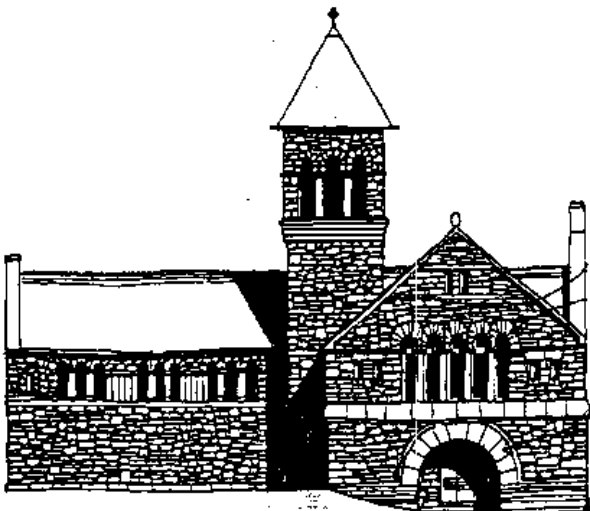


46 Shingle Style (1880-1900)



47 Romanesque (1880-1900)

Romanesque Revival; Richardsonian Romanesque



48 Renaissance (1850-1870)



Renaissance Revival; Romano-Tuscan Mode; North Italian or Italian Renaissance; French Renaissance; Second Renaissance Revival



49 Octagon Mode (1850-1870)



50 LATE 19TH AND 20TH CENTURY REVIVALS
56 Beaux Arts (1895-1920)

Beaux Arts Classicism



French Renaissance (1890-1935)

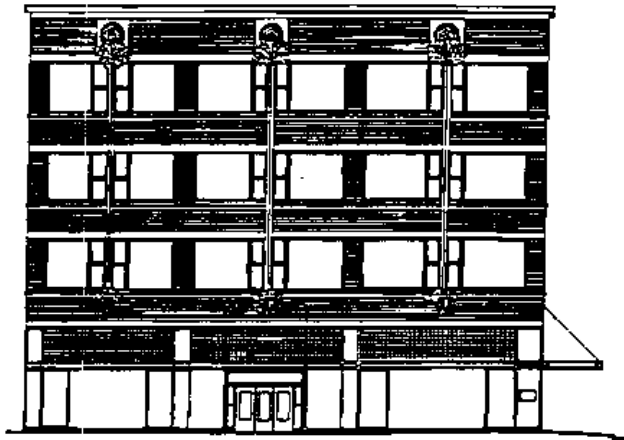


57 Pueblo (1910-present)



60 LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS

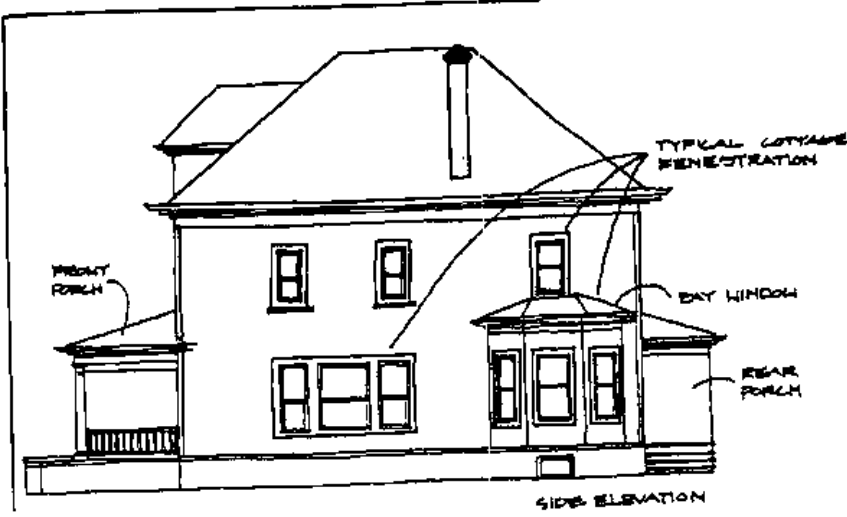
Sullivanese (1905-1920)



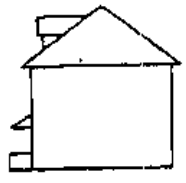
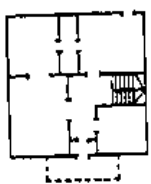
01 American Four Square (Cube House, Cubic House, Cornbelt Cube House)

- * Two-story house with square or near square plan and pyramid or hipped roof; one-story porch across facade
- * Ground floorplan varies; generally four rooms with a hall or three rooms with a vestibule and hall, location of hall varies
- * One or more centrally placed dormers (no more than one per elevation); roof of dormers usually echo main roof form
- * Porch roof usually echoes main roof form
- * Raised basement
- * Often references Colonial Revival, Craftsman, or Prairie School architectural styles

111



The American Foursquare



APPENDIX B: HISTORY OF FAYETTE
RESEARCHED AND COMPILED BY: BILL LAY

A BRIEF HISTORY OF "BUFFALO LICK," ALIAS FAYETTE, MISSOURI.

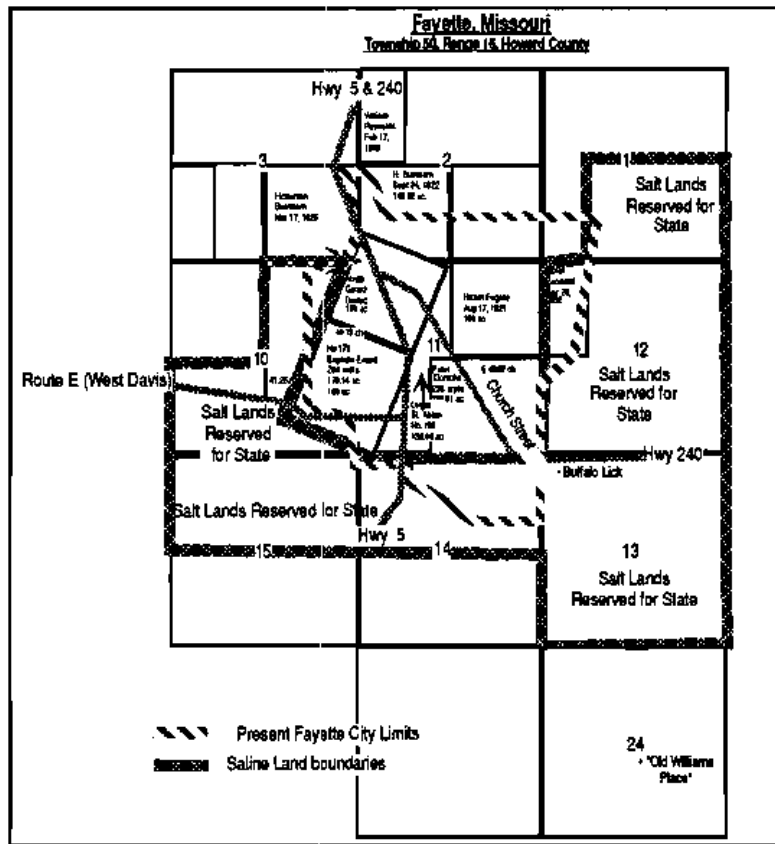
In the spring of 1805 Col. Daniel Boon approached James and Jesse Morrison, St. Charles Merchants about a salt spring which Boon supposed would be strong enough to work. The spring was found in La Petite Osage Indian territory near the Missouri River about 150 miles west of St. Charles. The spring was only 12 miles northwest of the site of the town of Fayette. The Morrisons decided to study the salt spring situation. They sent two Frenchmen on horseback with a 10 gallon kettle to test the spring and asked Nathan Boon to guide the Frenchmen to the lick. Nathan reported back that the salt was not as strong as they had hoped. However, as salt was very scarce then they decided to make a "fair trial" at producing salt. The Morrisons then entered into a partnership with Col. Boon's sons, Nathan and Daniel M. Boon for the operation of the lick. Jesse Morrison went to Nashville Tenn. and got 40 thirty gallon iron kettles. They found they could make 100 bushels of salt a week with six hands. They had a keelboat in which to take down salt to St. Louis and bring back supplies to the Boon's Lick. This boat made a round trip about every two weeks.

In 1808 the Morrison's keelboat brought four brothers, Benjamin and Sarshal Cooper and two younger brothers to the small prairie about a mile and a half from the lick. The Cooper's came from Madison County, Kentucky. They were friends of Daniel Boon when he lived in Madison County. Territorial Governor Meriwether Lewis ordered the Coopers to leave the Indian territory since the treaty since the treaty at Fort Osage was not entered into until September of 1808. The Coopers returned to the lick area in February of 1810 and during the spring 40 others followed them to the Boon's Lick country.

One of the proprietors of the town of Fayette was Hiram Fugate, a private in Captain Sarshall Cooper's company. During the War of 1812 Fugate resided at Fort Hempstead, which was located just west of the site of New Franklin. In March of 1812, Jonathan Todd and Thos Smith were killed by the Sauk & Fox Indians of British sympathy about four miles south of the Big Moniteau. Afterwards the Indians cut Todd's head off and put it upon a pole beside the road. The next Sunday Hiram Fugate and three or four other settlers were about four miles below Boonville in the Salt Creek bottom on the northern bank of the Missouri. There they found a couple of Indians. Hiram and his companions shot one of the Indians. They thought they had mortally wounded the other Indian but somehow that Indian got away.¹

Following the Smith and Todd incident, the settlers hastily built forts moved the families into them. In April of 1812, Sarshal Cooper commanded a mounted company of 110 men. These men regularly patrolled Cooper's Fort, Fort Hempstead, and Fort Kincaid. These were the three major Boon's Lick forts on the north side of the Missouri River. During the war of 1812 Indians killed over 10 of the Boon's Lick settlers. On December 24, 1814 the treaty of Ghent, which ended the war of 1812, was signed. The news of this treaty did not reach the Boon's Lick until the spring of 1815. After the news arrived the settlers left the Boon's Lick forts began settling on and preempting what they felt were the prime tracts of real estate in Howard and adjoining counties.

¹ Draper's notes 23S116-118.



By December 8, 1816 the Government land survey was completed in Fayette area. Most of the lands comprising the present City of Fayette, except the quarter section which includes the CMC campus was preempted by Hiram Fugate, were in four new Madrid land grants. One 199.91 acre New Madrid grant was in the name of Peter Deroche dated 1811. This grant was perfected by Taylor Berry and he then sold the grant to Hickerson Burnham, one of the original proprietors of Fayette. *[Berry owned was also interested in Jefferson City and located a fraudulent floating New Madrid grant on the site chosen for the State Capital. In 1822 he was paid \$4,000 by the State of Missouri for the site.]* Another New Madrid grant lay west of the

Deroche grant and was in the name of Baptiste Enard. It was dated 1811 and was for 200 arpents (170.13 acres) and was perfected by Taylor Berry and Thomas A. Smith. *[Smith was the registrar of the United States land office in Franklin.]* One of the New Madrid grants lay north of the Baptiste Enard grant. It was a 160 acre grant in the name of Gerard Dorlac and was dated 1803. There was also a 107 acre New Madrid grant in the name of Louis St Aubin lying west of the Deroche grant and east of the Enard grant.

To the south of the city cemetery and South Park street, to the west of Park Road and to the east of Leonard street and to the intersection of South Main Street and Highway 240 lay over two thousand acres of lands chosen by the State of Missouri as Saline lands by act of Congress dated March 6, 1820. These saline lands could not be sold by the U.S. government land office. These saline lands were not sold until after 1830 and so the U shaped saline lands configured the south, west and east sides of the town of Fayette.

In October of 1814 Captain Head with a party of about 16 mounted men were ambushed by a party of 150 Sauk Indians of British sympathy about 2 miles southeast of Fayette. William McLane was shot and fell off his horse and the Indians cut out his heart and ate it. In 1816 near this spot in the southeast quarter of section 24, township 50, Range 16 Colen Williams, a Revolutionary War veteran, built a dog trot log home, now a central hall I-house, the oldest documented building in the Boonslick. Williams was a slave holding farmer who rather than have the slaves live in the main house built separate log single-pen houses aligned with and facing the back porch of the kitchen addition across

the side yard and driveway.² One of the children in the family was drowned and this caused the home to be moved in 1837. In 1991 this home was moved south of the Missouri River to Boonville, in Cooper County. Williams was one of the elders who with David McLain, of McLain's Fort (Fort Hempstead) organized the Mount Pleasant Church Baptist near New Franklin on April 8, 1812.³ He was also one of the organizers of the Mount Zion Baptist church which succeeded the Mount Pleasant Church in December 20, 1817. On August 23, 1823 he was one of the organizers of the Mount Moriah Baptist church which was located 4 miles west of Fayette.

By 1818 Hiram Fugate and his wife Nancy Fugate were living in a cabin which stood near the site of Brannock Hall on the campus of Central Methodist College in Fayette. Hiram had been a member of Sarshal Cooper's company and was active in the early Indian fighting. In 1823, Hiram and Nancy joined with Hickerson Burnam in platting the town of Fayette. In 1818 an old trapper named Joel Prewitt settled at the northwest edge of the area where Fayette was later platted. Joel came to the Howard county area in 1800 when was about 16 and he had a trading post near the site of old Franklin at the time of Ira Nash's visit in July of 1804. In 1819, George Craig and Philip Trammell came to Buffalo Lick and started manufacturing salt. A salt and sulphur was located on the flat below railroad depot at Fayette. The cattle had formed, by licking and tramping, an extensive lick fifty by one hundred feet. This was originally known as Buffalo lick, and 2,800 acres of the neighboring lands were originally reserved as saline lands for the use of the state.⁴ A coal deposit which was "worked but little" was located at the Boone Femme bridge on the Fayette to Rocheport road as located in 1883.⁵ Wetmore in his Gazetteer reported: "*The Buffalo lick, near Fayette, is esteemed valuable and salt has been manufactured there for a long period and it is only necessary to convey fuel from the excellent coal-banks in the vicinity, to make the springs at that lick productive.*"⁶ The Howard County History show

In 1820, Benjarrin H. Reeves bought a farm near Fayette. Reeves had led a group from Madison County, Kentucky to the Moniteau area in 1819. Reeves was a hero of the War of 1812 who had helped to rescue Zachary Taylor at Fort Harrison Indiana. He was also a Senator from Kentucky. Reeves was elected Lieutenant Governor of Missouri in 1824. On March 3, 1825 he was appointed one of the commissioners to mark the Santa Fe trail and resigned his office as Lieutenant Governor. Joseph Davis, who came to Howard County with Senator Reeves' party was the assistant surveyor for the Santa Fe trail and later became a prominent Fayette lawyer, a union military officer and a powerful State representative.

In 1818 Bennett Clark and his sons John B. Clark and Robert P. Clark came to the Fayette area from Madison County, Kentucky. Bennett was one of the first Missouri State Senators. His son John B. Clark was a Major General. John B. was picked by Governor Boggs in November 1838 to lead the Missouri Militia against the Mormons and drove them from the State of Missouri. John was a powerful Whig leader who tried during the 1850's to bring the Whigs into the southern camp. He served in the United States Senate from 1854 to 1860. During the civil war John served as a member of the Confederate states congress and senate and as a Brig. General under General John S. Marmaduke of Saline County in the confederate forces.

² Howard Wright Marshall, *Folk Architecture in Little Dixie*, 1981, page 69.

³ *History of Howard and Chariton Counties*, St. Louis National Historical Company 1883, page 336.

⁴ *History of Howard and Chariton Counties*, St. Louis National Historical Company 1883, page 325.

⁵ *History of Howard and Chariton Counties*, St. Louis National Historical Company 1883, page 322.

⁶ Alphonso Wetmore, *Gazetteer of the State of Missouri* (1837), page 78.

In 1820 Lawrence Daly came to Fayette from Jessamine county, Kentucky and started the first school in Fayette which was conducted in a log house at or near the same block as the Owen's Hotel. He was the first Fayette postmaster and served as Howard County surveyor. He brought with him his stepson Alfred William Morrison, who surveyed Fayette, Armstrong, and Boonsboro, and had contract for surveying in the Platte Purchase. He built "Lilac Hill" a fine example of the "Jeffersonian Classical Revival" style at the southwest edge of Fayette. He was sheriff, county judge and served as treasurer of the state of Missouri from 1851 to 1860. In 1823 Ignatious P. Owen came to the Boon's lick area from Louisville, Kentucky and in 1823 built the second building in Fayette which was used as a hotel. By 1829, he was General of the Missouri Militia and led the state militia in their infamous drunken skirmish with the Indians involving "Crooked Neck" that great Iowa Indian Chief.

The first sale of lots for the Town of Fayette was held on May 15th, 1823. The terms of the sale were a credit of 6, 12, and 18 months. By June 5, 1824 the post office had been established. On his visit to American, General Lafayette did not come to see his name sake. The closest that General Lafayette was to the town of Fayette was on April 28th, 1825 when he visited St. Louis. There he was entertained at the spacious and elegant mansion of Mr. Pierre Chouteau and feted at a splendid ball held at Massie's hotel. As usual, the General probably exercised good judgment since no doubt the facilities in Fayette would have been more primitive than those he found in St. Louis.

In 1824 Abiel Leonard, a lawyer from Windsor, Vermont who had graduated from Dartmouth College came to Fayette. His family had suffered a blow during the war of 1812 when his father was commander of Fort Niagara. While his father absent from his post and was visiting the family, the fort was lost to the British. Abiel came in Franklin in 1818 and engaged in the practice in Franklin and Boonville. In June of 1824 he prosecuted Major Taylor Berry, a notorious land speculator, in the first trial which was held in the Fayette Court house. Leonard insulted Berry and Berry proceeded to whip Leonard with a horse whip. This caused Leonard to issue an invitation for a duel. Major Berry, an officer and hero of the war of 1812, was killed in the duel which was held on Wolf Island 30 miles south of Cairo, Illinois on September 1, 1824. Although Leonard and his second were convicted for the duel, Leonard was immediately pardoned by the Missouri legislature. Leonard never again took a criminal case following that experience. Leonard married the daughter of Benjamin Reeves, but despite her Madison county, Kentucky southern background Abiel never lost his Vermont Yankee traits. Before and during the civil war was a strong union man, diametrically opposed to John C. Clark on the issue of secession. Leonard was recognized locally, state wide, and nationally as the real Whig leader in Missouri and was the chairman of the Whig Convention at Rocheport in June of 1840. This convention featured a banner painted by George Caleb Bingham and was attended by Abraham Lincoln. Leonard served as Justice of the Supreme Court of Missouri from January 1855 until December 1857.

On June 14, 1827 John M. Ryland informed "the public that his Law Office is kept in the front room of Doct. S. T. Crew's brick house in Fayette Howard county, Mo. He will be found there or at his residence in the county, one quarter of a mile east of Wright's Tavern." Ryland was born in Virginia moved to Franklin in 1819 where he established the farm of Ryland and Grundy in September of 1820. He was appointed guardian for the young "Kit" Carson, long before Kit achieving national fame as a frontier scout. He was appointed administrator of the Estate of Henry V. Bingham, father of artist George Caleb Bingham who died in December of 1823. When he moved his practice to Fayette he felt obligated to notify his correspondents in Richmond, Kentucky and St. Louis. In August of 1828 he was an ardent supporter of Andrew Jackson and urged voters to support Spencer

Pettis, another Fayette Lawyer, for the United States House of Representatives. In 1829, he was reported to have been a member of the "JACKSON TRIO" who controlled Jackson politics in Missouri. In May of 12, 1830 he was the Judge Advocate of the division court Martial which tried Brig. General I. P. Owen for the mishandling of the June 1829 affair involving the Iowa Indian Chief Big Neck. Later that year he was appointed Circuit Judge. Ryland was a man of great influence among the members of the bar and even Abiel Leonard wrote his wife about Ryland's suggestion of a St. Louis supplier for fine wallpaper in their new Leonard home. In 1835 Reynolds was appointed judge of the Fifth Judicial district which included Pettis, Carroll, Clay, Clinton, Ray, Jackson, Lafayette and Saline Counties. In 1834 while in Clay County, Ryland unsuccessfully tried to effect an amicable adjustment between the Mormons and the citizens of Jackson county. Ryland served as a justice of the Missouri Supreme Court from 1848 to 1857.

Nathaniel Patten moved the Missouri Intelligencer from Franklin to Fayette in June of 1826. Nathaniel came to Franklin in 1819 via Mount Sterling, Kentucky from Foxberry, Massachusetts. There he established his paper. The June 29 edition of the Intelligencer, the first issue of that paper to be printed in Fayette, stated that Fayette *"is the seat of justice for the county of Howard, situated on a pleasant and agreeable site, surrounded by a rich and fertile country, and judging from natural appearance, and speaking from actual observation, it must be, and is, as healthy as any place in the western country. ... It is now in a rapid state of improvement, containing about 35 families, and more than 300 inhabitants, generally industrious and moral citizens, engaged in some honest & useful employment. The first improvements were made here during the fall of 1823, before which time the sound of the axe had scarcely been heard in the forest which till then had stood untouched, upon most of the ground now occupied by the village. It has now a well constructed Jail, completed a large and spacious brick Court House, under roof, and progressing toward completion an Academy, which a gentlemen of high classical attainments had in charge, and another School where not only the rudiments of an English education, but some of the branches belonging to mathematics, are correctly taught. There are settled here three physicians, two lawyers, three tavern keepers, two merchants, with respectable assortments, a turner and wheelwright, carpenters, cabinet makers, three saddlers, a silver smith, tailors, shoemakers, blacksmiths, masons, a painter, potters, a wool carding machine, &c. &c. The citizens are deservedly applauded for their morality, enterprize and industry. It is contemplated that as many as 7 or 8 brick buildings will be reared this season, the brick for which is now preparing. At that same time it is expected that a considerable number will be built of logs. ... The Supreme Court holds two sessions annually there. We have a mail once, and expect shortly to receive it twice each week Not more than two or three families had removed here before the spring of 1824 - two years ago."*

Three of Missouri's counties were named for Fayette residents. They are Pettis county, Reynold's county, and Miller county. In 1827, Spencer Pettis came to Fayette to practice law. With the support of Senator Thomas Hart Benton, he was elected to the United States Congress. He supported Benton in his violent opposition to the United States Bank. In 1831 Pettis was killed in a duel with Major Thomas Biddle, brother of Nicholas Biddle who was president of the United States Bank.

In 1829, Thomas Reynolds came to Fayette to practice law. He came from Springfield, Illinois where he had been clerk of the Illinois House of Representatives and Chief Justice of the Illinois Supreme Court. In 1840, he was elected Governor of Missouri.

John Miller served as a Colonel under William Henry Harrison during the war of 1812 had been a hero for his gallantry at Fort Meigs in May of 1813. He was with Harrison at the Battle of the Thames. He later served as registrar of the Franklin land office

until 1825 when he was elected Governor in a hard fought five way race. Following his retirement as governor in 1832 he settled in Fayette.

Nathaniel Patten, editor of the Missouri Intelligencer married Matilda Gaither in the summer of 1827. The bride was a cultured, educated lady, originally from Maryland, a favored guest of the White House during Madison's presidency. After his marriage, Patten had the audacity to support John Quincy Adams in his race against Andrew Jackson. This brought forth fire from the Jackson camp and John H. Birch of the St. Louis Enquirer came to Fayette and established a new paper named the Western-Monitor which was published upon "Jacksonian Principles." After the establishment of the Monitor, the two papers began a bitter quarrel which lasted until Patten, in April of 1830, abandoned Fayette for Columbia. However, on October 24, 1828 the Missouri Intelligencer reported: *"It affords us pleasure to notice the steadily increasing prosperity of our town, and its progress in handsome and substantial improvements. The buildings erected during the last two years are nearly all of brick. The log houses have mostly been weather-boarded and painted and the appearance of the town is quite prepossessing. It is certainly a "rising village."*

Wm. B. Naption came to Fayette in 1833 and began the practice of law and the publication of the Boonslick Advertiser, a democratic newspaper. He was elected Secretary of the Missouri Senate and then appointed the Missouri Attorney General. In 1839 he was appointed justice of the Missouri Supreme Court and served on the court until 1861. He refused to take the loyalty oath for public officials which was prescribed by the State Convention on October 16, 1861. After the civil war had ended, the loyalty oath was declared unconstitutional. In 1839, Claiborne Fox Jackson was appointed the first cashier of the Branch bank of the State of Missouri at Fayette This was the first public bank in the Boon's Lick. Boonville did not have a bank until 1846, Glasgow in 1854, Columbia in 1856 and Arrow Rock in 1859. Jackson had served several terms in the House of Representatives before his appointment. He was a former State Representative and was the son-in-law of Dr. John Sappington, a close and old friend of Senator Thomas Hart Benton. In January 1849 he was the sponsor of the "Jackson resolution," drafted by Judge Wm. B. Naption favoring the continuation of slavery, which led to the defeat of Senator Thomas Hart Benton. In 1859, under the wise and attentive political guidance of his friend Congressman John B. Clark Jackson ran successfully for Governor. Governor Jackson then called for a convention in February of 1861 to consider the question of Missouri seceding from the union. The State convention held in St. Louis voted against secession and voted Jackson out of office and voted to replace him with Hampton Gamble.

In his 1837 Gazetteer Wetmore stated with regard Fayette: *This town is the seat of justice of Howard county, contains a courthouse, a great number of neat private dwellings, fourteen stores, and many merchants' shops. There is likewise, a college and excellent common schools. There are published in Fayette two public journals, ably edited and neatly printed. Fayette is a healthy, well watered town, peopled with excellent moral and religious inhabitants, of social habits.*⁷

In 1834 Archibald Patterson came to Fayette from Ohio and constructed a brick two room school which stood on the corner of Main and Spring Streets. He called it the Fayette Academy. In 1838 the location of the State University began to be discussed. At that time he had the head of Main street vacated and began to erect a rather pretentious structure. Before it was completed it burned to the ground. Promptly a second building was begun on the spot and it was well on its way when the commissioners made their round on

⁷ Alphonso Wetmore, *Gazetteer of the State of Missouri* (1837), page 79.

horseback to decide upon the location of the State University. Fayette lacked a little of securing the prize which on June 24, 1839 went to Boone county. Patterson made some use of the building until 1844 when he left Fayette to become President of the Masonic College at Lexington. In September of 1844 William T. Lucky organized Howard High School with seven students. Lucky became the first president of the Missouri State Teacher's Association. During the summer of 1847 Kit Carson enrolled his daughter Adaline as a boarding student at Howard High School. Adaline was eleven years old at the time. Her cousin George saw her at the school several times in 1849. Adaline went back to Taos in 1852.