

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1. Name of Property

historic name Payne, Moses U., House

other names/site number Lynn Bluffs; Roby River Run Bed and Breakfast

2. Location

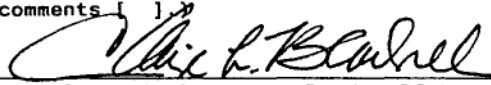
street & number 201 North Roby Farm Road [N/A] not for publication

city or town Rocheport [x] vicinity

state Missouri code MO county Boone code 019 zip code 65279

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [X] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [X] locally. (See continuation sheet for additional comments [])

 1 Sept. 94
Signature of certifying official/Title Claire F. Blackwell/Deputy SHPO Date

Missouri Department of Natural Resources
State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria.
(See continuation sheet for additional comments [])

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper _____ Date _____

[] entered in the National Register.
See continuation sheet [].

[] determined eligible for the National Register.
See continuation sheet [].

[] determined not eligible for the National Register.

[] removed from the National Register.

[] other, (explain:)
See continuation sheet [].

Payne, Moses U., House
Boone County, Missouri

5. Classification

| Ownership of Property | Category of Property | Number of Resources within Property | | |
|---|---|-------------------------------------|-----------------|------------|
| | | Contributing | Noncontributing | |
| <input checked="" type="checkbox"/> private | <input checked="" type="checkbox"/> building(s) | 1 | 0 | buildings |
| <input type="checkbox"/> public-local | <input type="checkbox"/> district | 0 | 0 | sites |
| <input type="checkbox"/> public-State | <input type="checkbox"/> site | 0 | 0 | structures |
| <input type="checkbox"/> public-Federal | <input type="checkbox"/> structure | 0 | 0 | objects |
| | <input type="checkbox"/> object | 1 | 0 | Total |

Name of related multiple property listing.

N/A

Number of contributing resources previously listed in the National Register.

N/A

6. Function or Use

Historic Functions

DOMESTIC/single dwelling

Current Functions

DOMESTIC/hotel

7. Description

Architectural Classification

Other: I-House

Materials

foundation Stone

walls Vinyl

roof Asphalt

other Brick

Narrative Description

See continuation sheet [x].

Payne, Moses U., House
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8. Statement of Significance

Applicable National Register Criteria

A Property is associated with events that have made a significant contribution to the broad patterns of our history

B Property is associated with the lives of persons significant in our past.

C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

Property is:

A owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

SOCIAL HISTORY

Period of Significance

1856-1890

Significant Dates

N/A

Significant Person(s)

PAYNE, MOSES U.

Cultural Affiliation

N/A

Architect/Builder

UNKNOWN

Narrative Statement of Significance

See continuation sheet [x].

9. Major Bibliographic References

Bibliography

See continuation sheet [x].

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67) has been requested

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey

recorded by Historic American Engineering Record

Primary location of additional data:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

Name of repository:

Payne, Moses U., House
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10. Geographical Data

Acreege of Property 3.77 ACRES

UTM References

| | | | | | |
|---------|---------|----------|---------|---------|----------|
| A. Zone | Easting | Northing | B. Zone | Easting | Northing |
| 15 | 540600 | 4312520 | | | |

| | | | | | |
|---------|---------|----------|---------|---------|----------|
| C. Zone | Easting | Northing | D. Zone | Easting | Northing |
| | | | | | |

[] See continuation sheet

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Debbie Sheals
 organization (Private Consultant) date June 22, 1994
 street & number 406 West Broadway telephone 314-875-1923
 city or town Columbia state Missouri zip code 65203

Additional Documentation
Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items

(Check with the SHPO or FOP for any additional items)

Property Owner

(Complete this item at the request of SHPO or FOP.)

name Randall Kilgore and Gary Smith
 street & number 201 N Roby Farm Road telephone 314-698-2173
 city or town Rocheport state Missouri zip code 65279

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Payne, Moses U., House
Boone County, Missouri

Summary: The Moses Payne House is a large frame central hall I-house which was built in 1856-57. It is five bays wide with an ornamental ironwork front porch and full length shutters flanking huge front windows and doors. At each end of the building is a brick and stone chimney. The house, which Payne called Lynn Bluffs, sits near the Missouri River bluffs southeast of Rocheport, on just over three and one half acres of land. It is at the end of a gravel lane which leads from Roby Farm Road, and its relationship to both is unchanged from the period of significance. Although vinyl siding was added to the house in 1979, it closely matches the original wood clapboards and has had minimal effect upon the appearance of the building. At the same time the siding was added, an early rear appendage was removed and replaced with a smaller frame addition. The section which was removed was not built by Payne, and the changes are completely invisible from the front of the house. The house was built under the close supervision of Moses Payne, and appears today very much as it did when it was his home. The house retains its original interior doors and some woodwork, and it is in excellent condition, inside and out. It has changed little over the years, and retains integrity of location, design, setting, and association with Moses U. Payne.

Elaboration: The house sits at the end of a 500 foot long gravel drive, facing northeast. The drive leads to Roby Farm Road, which been there at least since 1875 and is named after O. C. Roby, the man who bought the house from Payne's estate.¹ The land associated with the house today is comprised of approximately 3 1/2 acres of level land, fringed by trees. It includes the house and the drive; no outbuildings from the period of significance remain. A short distance to the north of the property is Interstate 70, which crosses the Missouri River between the Payne house and the town of Rocheport. (See Figure One.) Payne's landholdings at one time ran from the house to the Missouri River Bluffs and the name "Lynn Bluffs" is said to have been inspired by the river bluffs and the numerous linden trees that were found along them.²

The good condition of the house today is due in a large part to the efforts of Gary and Helen Fisher, who did a major renovation to the structure in 1979. The house had not been lived in for at least a decade before the Fishers purchased it, and it had been rental property for some time before that. It was in very poor condition, and had been open to the weather and vandals for too many years. An older rear portion had just been destroyed,

¹ The road is shown in an early atlas, and appears to have been there for some time before that. See An Illustrated Historical Atlas of Boone County, Missouri, (Philadelphia: Edwards Brothers, 1875, Reprint by the Genealogical Society of Central Missouri, 1991), p. 81.

² See Phil Martin, "Boone's Millionaire Minister", The Missourian Farm and Home. Wed. Dec 19, 1954, p. 7.

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the original mantels and the balustrade for the stairs were gone, and most windows were beyond repair. The Fishers made every effort to exactly replicate what they could, using the remaining parts as patterns for new elements. The house served as the Fisher family home until 1990, and it was purchased by the current owners in 1993. It became the Roby River Run Bed and Breakfast in the fall of that year, and operates as such today, with no further alterations.

The house is a modified version of an I-house, a vernacular form which features a symmetrical facade with the door centered in the long side. I-houses are two rooms wide and one room deep, with side gable roofs. The Payne house was built as a traditional I-house, but was very soon enlarged to become two rooms deep. (See floorplan, Figures Two and Three.) It retains its I-house form by means of an asymmetrical roofline. The ridge of the gable is centered over the front two rooms and the later additions are tucked beneath an extension of the rear roof. The final result is a "saltbox" roof, with the newer section being two feet lower at each floor. (See photos 11 and 12.) The foundation and general construction of the back rooms is very similar to those in the front; they appear to be nearly as old as the main house, and therefore built during the period of significance. Local tradition also holds that Moses Payne was upset at his wife's choice of a large bay window for the south rear room, as he considered it to be too ostentatious.³

Payne may have found a bay window to be too elaborate, but he did not seem to mind utilizing a monumental scale. The house was built with generous proportions; it has very large windows, massive doors, and high ceilings. The three and one half foot wide double-hung windows of the facade and the south elevation are custom milled wooden replicas of the originals. Those on the ground floor are more than nine feet tall, with 24 lights. The second floor windows are smaller, but still impressive at more than six and one half feet tall. The windows on the northwest are relatively recent replacements, and are similar to the second story replicas in size and configuration. Many original four panel doors have also survived, and most are very large by today's standards. The front door and the door into the parlor, for example, are three and one half feet wide and nearly nine feet tall. The ceiling heights are of a comparable scale: 11'10" downstairs and 9'11" up.

There is evidence that Payne brought materials for the house from St. Louis and New Orleans, and that he may have been stockpiling materials for a couple of years before the house was built. A letter dated August 5, 1854, from a St. Louis company informs him that "Mr. White has been unable to get

³ Interview with Helen Fisher, June, 1994. Mrs. Fisher had heard this story from Bobbie Russell, a former owner of the house who was familiar with its history.

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the workmen, but has the work now in progrefs [sic] and will ship your window panes and the plank next week at farthest."⁴ There was also a bill of lading for the steamship "Louisiana" found in the house during renovation.⁵ The front of the house is distinguished by an ornate ironwork porch that is unusual for Missouri. (See photos 3, 4, 8-10.) Payne had numerous business dealings in New Orleans at the time the house was being built and the porch is so typical of that city that it is logical to assume that it was shipped upriver from there.

Each of the four front rooms was heated with a fireplace, and marble mantels were also reputed to have been shipped in from New Orleans by way of the river.⁶ Although most of the original chimney pieces have been lost, some of the original marble was found in the barn when the house was being renovated. It was cleaned and reinstalled, and can be found on the parlor fireplace today. The fireplaces vent into massive brick chimneys at each end of the house. The chimneys sit on cut limestone foundations and the bricks are of a very high quality for a building of this age, leading to the speculation that they also were shipped in.

The front door opens onto a stair hall, which is flanked by large formal rooms, and a door at the top of the stairs leads out to the balcony of the front porch. Transoms over both front doors retain their original glass. The stairs lead up to a hall and the second floor bedrooms. The walnut balustrade of the stairs, while not original, has been replicated from salvaged portions of the originals and early photographs. The north front bedroom retains its fireplace, with a replacement mantel. Doors at the landing and in the north bedroom provide access to the upper rear portion of the house. The center back room of the second floor appears to have once been an open porch. Photographs taken during renovation clearly show a break in the wall surface there, as well as a mixture of window types within the center ten or fifteen feet. Also, two of the interior walls of this room have retained the original lap siding used on the main house, and there was once a window there into the north bedroom.

Although the house today includes everything that Payne built, there was at one time another section at the rear of it which predated Payne's ownership. When he bought the 120 acre parcel which included this property, there was a small heavy frame house there which had been built

⁴ From a letter addressed to M. U. Payne, in Rocheport, from J. Davis of Mackey and Morton, in St. Louis. See Folder 134 of the Moses U. Payne Papers, 1811-1898. Collection 983, Western Historical Manuscripts Collection, University of Missouri-Columbia.

⁵ Interview with Helen Fisher.

⁶ "Millionaire Minister", p. 7.

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ca. 1833, and which served as the Payne family home until the main house was erected.⁷ The new house was built very close to that building, and the additions incorporated the two into a single house. The older house probably served as a kitchen and servant's quarters, especially before the two were joined. That portion reportedly fell prey to termites, and was razed in 1978 or 1979, just before the house was purchased for renovation.

The work done in 1979 also included adding a new frame addition at the southeast rear corner. The addition is smaller than the original heavy frame portion and not visible from the facade. Also, as the bedrooms included no closets or storage, built-in units were installed on the exterior walls of the bedrooms. The new units are of an appropriate scale and configuration and blend in well with the historic elements of the house. The decision was also made to put vinyl siding on the house at that time. The new siding closely matches the original clapboards, which can be seen in the back room. The original boards showed 4 to 4 1/2 inches, and the replacement has 4 inch spacing. The original wood clapboards are still in place beneath the new siding, and the current owners hope to remove the vinyl sometime in the future.

The changes the house has undergone over the years are surprisingly few. The facade is essentially unchanged; the new siding is not obtrusive and the distinctive front porch looks just as it did over a hundred years ago. The shutters at the windows are very close to what Payne would have used, and several utilize hardware original to the house. Comparison of a current photograph with one taken before the last renovation reveals very few changes. (See photos 1 and 2.) Approaching the house from the road, one can easily picture it in the eighteen hundreds, and Moses Payne would have no trouble recognizing his longtime Boone County home.

⁷ That house appears to have been constructed by or for William and Mahala Johnson, who owned the property the house is on until 1841, when they sold it to the Varvell family, who then sold a larger parcel to Payne. See "Abstract No. 18,276", Boone County Abstract Company, pp. 5-7. The Payne house was photographed by Howard Wight Marshall in the mid-1970s and the original structure is visible in the photograph shown in his book Folk Architecture in Little Dixie, (Columbia and London: University of Missouri Press, 1981), p. 52. See also "Old Residence Stands as Memorial to Moses U. Payne". Columbia, Missourian, May 20, 1937.

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Summary: Lynn Bluffs, the Moses Payne House, in Boone County, Missouri is significant under criterion B, in the area of SOCIAL HISTORY, with local significance. It is important for its long association with Moses Upshaw Payne, a Methodist lay minister and successful businessman who has been referred to as "Boone's Millionaire Minister". Payne is best remembered for his philanthropic activities; his acts of charity constitute his most significant accomplishments. He was especially generous to colleges and to the Methodist Church in Missouri. The schools he endowed are still graduating students today, and his gifts to the Methodist Church led a nineteenth century historian to refer to him as "perhaps, the greatest benefactor the church ever had".⁸ His contributions to the Howard Female Academy in Howard County, Missouri in 1869 resulted in the school later being renamed Howard-Payne College in his honor, and his generosity benefitted numerous other Missouri schools and churches. Lynn Bluffs was built under Payne's close supervision in 1856-57 and remained his only Boone County home until 1890, when he moved permanently to Iowa. The period of significance for the property thus runs from 1856-1890. The house is the only building associated with him which remains in Boone County, and his only residence known to be standing today. Lynn Bluffs was his home during the time span in which he made his most significant contributions and it is the one building which best represents the scope and span of his philanthropic activities in Missouri.

Moses Payne was one of the foremost citizens of the Mid-Missouri area during the time of its settlement. He first came to Columbia from Kentucky only twenty years after Lewis and Clark explored the region, and opened a store there two years before the town was officially incorporated.⁹ He remained in Columbia through the 1830s. While there, he played an active role in community affairs, and can be credited with assisting the town in its development into one of Mid-Missouri's largest cities.

His community involvement in Columbia included helping to found the Methodist Church there, working to retain the town's only newspaper, and sitting on the initial board of trustees for the Columbia Female Academy, the first female school in Columbia. He was also responsible for the construction of the first brick church in town. For the church project, Payne joined forces with Baptist leader William Jewell to organize and finance the construction of Union Church, which the congregations shared for many years. He is also listed as one of the largest contributors of

⁸ From William F. Switzler's History of Boone County, Missouri, (St. Louis: Western Historical Company, 1882. Reprint by Ramfre Press, Cape Girardeau, MO, 1970), p. 824.

⁹ See Mary Alice Kennedy, "Business Career of Moses U. Payne: 1828-1870", Unpublished Masters Thesis, University of Missouri-Columbia, 1944, p. 12, and E. W. Stephens, Columbia, Missouri Herald: 25th Anniversary, (Columbia, MO: E. W. Stephens Press, 1895), p. 10.

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money to establish the new state university in Boone County. In 1839 he pledged \$1,200 towards that cause, one of only sixteen people in the county to donate over \$1,000.¹⁰

In 1841, Payne took an interest in the nearby Missouri River town of Rocheport. He opened a store in town and began buying land in the surrounding countryside. In early 1842 he bought the 120 acre tract upon which Lynn Bluffs was built, and by 1875 he owned more than 1,350 acres in the area. He moved his family to the homesite shortly after the initial purchase, and they lived in the small house that was on the first tract he purchased until the new house was completed in 1857.¹¹ Payne had a reputation as an exacting taskmaker and he is said to have closely supervised the construction of the house. In a 1937 newspaper interview, Rocheport resident F. C. Dimitt, who knew Payne as a boy, recalled a story about the building of Lynn Bluffs. "Why I remember my mother telling me that when he built that house of his out from town he just stood over the carpenters and watched every bit of material that went into it. More than once he made them rip out a board with a knot in it and replace it with good wood."¹² His diligence paid off, the house today is as structurally sound as when the Payne family moved into it.

Around the time the house was built, Payne was spending a good deal of time in New Orleans, and it is likely that he purchased the ironwork porch in that city. Part of his time in New Orleans was spent working for the firm owned by his brother, Jacob U. Payne, who had made that city his home. While there, he was struck by the possibilities of selling Missouri mules to Southern planters, and was soon making healthy profits in the mule trade. He also continued to add to his sizable landholdings, which were spread throughout the South and the Midwest. This was a time of personal loss for Payne. His young daughter died in New Orleans in 1854, and his wife Mary died in Rocheport in 1858, while Payne was in the South.¹³

Rumblings of war prompted Payne to dispose of his southern holdings and return full time to the Midwest. The land he owned in the Midwest included a large farm near Humbolt, Iowa, and he divided his time between it and

¹⁰ Switzler's History of Boone County discusses many of Payne's early activities in Mid-Missouri.

¹¹ The construction dates for the main house and the small early building are from Missouri Historic Sites Catalogue, edited by Dorothy J. Caldwell. (Columbia, MO: State Historical Society of Columbia, 1963) pp. 13-14.

¹² "Old Residence Stands as Memorial to Moses U. Payne", Columbia, Missourian, May 20, 1937.

¹³ "Business Career of Moses U. Payne", p. 80.

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Lynn Bluffs for the duration of the Civil War. He also continued to acquire land, and by the late 1860s owned as much as 60,000 acres.¹⁴ When the war ended in 1866, renewed westward migration provided Payne with yet another business opportunity, and his fortune was increased as he outfitted travelers bound for the frontier. Payne continued to travel extensively; he spent a great deal of time in Arkansas, New Orleans, and Iowa, and even made a trip west with one of his wagon trains. In 1867, at the age of 60, he married his second wife, Sarah (Sallie) H. Patton, of Howard County, Missouri, and soon fathered two children.

In spite of his widespread landholdings and extensive travels, he always considered Boone County to be home. When he wrote his will in 1888 it began "I, Moses U. Payne of the County of Boone and state of Missouri..."¹⁵ He was also considered a Boone Countian by the recorders of the United States Census; his name appears in every Boone County census from 1840 to 1880. Payne was well known in Columbia, and the Columbia Missouri Statesman of the 1860s, 1870s and 1880s often mentioned his name, usually in association with a visit to Columbia or a return to Rocheport from out of state. He was fond of keeping up on Boone County news, and an 1886 issue of the Statesman noted that he had been a continual subscriber to that paper since its founding in 1843.¹⁶

Payne and his family resided in Iowa full time after 1890, but retained close ties to Rocheport.¹⁷ An account written in 1893 about his church related activities noted that "Brother Payne still pays the Rocheport preacher sixty dollars a year to preach at an old school house on his farm for the benefit of his old neighbors who cannot go to town. He yet holds his membership in Rocheport."¹⁸ Payne still owned Lynn Bluffs at the time of his death in 1895, and his attachment to the area is illustrated by his request that his body be brought back to Missouri and buried in the Rocheport cemetery. (That request was honored, but when his wife Sarah died in 1923 Payne was disinterred and moved to Nebraska City, Iowa to be

¹⁴ John C. Crighton, "Payne Prospered Outfitting Migrants", Columbia Daily Tribune, Sun. Jan. 20, 1974. Second of a three part series written about Payne by Crighton, a longtime Stephens College history professor.

¹⁵ See Folder 40, Papers, Boone County Recorder of Deeds, 1820-1829. Collection 3306, Western Historical Manuscripts Collection, University of Missouri-Columbia.

¹⁶ Columbia Missouri Statesman, untitled article, April 2, 1886, p. 3

¹⁷ Columbia Missouri Statesman, untitled article, May 7, 1890, p. 3.

¹⁸ W. S. Woodard, Annals of Methodism in Missouri, (Columbia, MO: E. W. Stephens Publisher, 1893) p. 138.

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buried next to her.)¹⁹

As Payne's wealth grew, so did his charitable contributions. He was described by Marcus Gray and Ward Baker in the Centennial Volume of Missouri Methodism as "an extraordinary man....He gave without stint and cheerfully, when he was convinced of a need. He listened with patience and interest to every appeal; he was anxious to know needs; he sought opportunities where he could place his money wisely".²⁰ Much of Payne's generosity undoubtedly remained anonymous, as he preferred to keep a low profile. One description of his life noted that "he dressed in simple fashion, spoke plainly, and seemed to seek out-of-the-way places to preach and make anonymous gifts."²¹ While his many small contributions to individuals may have gone more or less unnoticed, several gifts of large sums have been documented, and the choice of recipients reveals an unselfish man who was especially interested in aiding higher education and his church. He gave generously during his lifetime, and his last will and testament, which was first written in 1888, made several large bequests to his favorite charities.²²

In their description of Payne, the authors of the Annals of Methodism in Missouri said, "Money is a good thing for a man to have who knows how to give it to the Lord."²³ It appears that Payne agreed with that premise, and he "gave it to the Lord" through the organization of the Methodist Church. Baker and Gray credit him as aiding "very materially in laying the foundation of Methodism all over North Missouri, Southwest Iowa, Eastern Nebraska and the great Northwest." Payne was known to make innumerable contributions to area churches, but he liked to be sure the objects of his attention were truly needy. F. C. Dimitt said of him-- "he was particular about the things he donated to. I remember hearing how some women in Columbia wanted him to give a new carpet for their church and he said a

¹⁹ "Millionaire Minister", p. 10.

²⁰ Marcus L. Gray and Ward M. Baker, The Centennial Volume of Missouri Methodism, (Kansas City, MO: Burd and Fletcher Printing Co., 1906) p. 118.

²¹ "Millionaire Minister", p. 7.

²² There is a handwritten copy of his will in Collection 3306, the Boone County Recorder of Deeds Papers, folder 40, Western Historical Manuscripts Collection, University of Missouri-Columbia. It is not paginated, and all direct quotes hereinafter are from that document unless otherwise noted.

²³ Methodism in Missouri, p. 138.

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bare floor had been good enough for him and it was good enough for them."²⁴ He especially enjoyed helping smaller congregations, and when he left \$20,000 to the Methodist church loan fund in his will, he instructed that "no loan be made by the board to any church costing more than Fifteen hundred or two thousand dollars".

Payne also remembered his Iowa neighbors in his will; he donated thirty acres of land near his home, upon which a church was located, to the Church, with the stipulation that it could not be sold, and would revert to his heirs if not used solely for church purposes. He also made a bequest for \$10,000 to set up a church managed endowment to help the "widows, orphans, spinsters and preachers", who lived (or preached) on his land in Freemont County. He later increased that amount to \$30,000 and left instructions that any extra income from the endowment be set aside to establish a "Library for sunday school". The bequest included provisions to hire a librarian to care for the books and the instructions "that no books of fiction shall be in said library".

Payne spent a good deal of time promoting higher education, especially for women. He served on the board of trustees for at least two women's colleges, and some of his most noteworthy contributions were to institutes of higher learning. He gave generously, but, as with his contributions to the Church, often included restrictions as to how the money could be spent. He favored donations of large sums of money which were set up to be endowments, and usually required that the resulting interest income go only for teacher's salaries. In his will he left \$10,000 endowments to both Central College in Fayette, Missouri and Tabor College in Iowa. He also made a provision for a \$1,000 scholarship fund at Park College, in Parkville, Missouri. These sums would be generous gifts even by today's standards, but it is important to remember the times in which they were given. Central College, for example, started in 1857 with a yearly budget of less than \$3,600, and a total cash reserve of only \$10,000, the same amount bestowed upon them only thirty odd years later by Payne's will. It is also interesting to note that his will awarded members of his immediate family no more than \$8,000 to \$10,000 in cash each.²⁵

He is also credited with helping to establish one of the first colleges in the country which was set up solely for the education of "colored Methodists". His will of 1888 called for a \$25,000 endowment to aid in the establishment of Paine College, in Augusta, Georgia. Later codicils to the will indicate that he gave them the money that same year, and a publication put out by the school credits Payne as playing an important

²⁴ "Old Residence Stands as Memorial to Moses U. Payne."

²⁵ Payne did give most of his family members land in addition to cash bequests.

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role in establishing the school, which was self-described as "jointly controlled by white Methodists and colored Methodists--on a basis absolutely unique in this country."²⁶ Paine College is still graduating students today. The similarity of names between Paine College and Moses Payne is a coincidence in this case (that school is named after a Bishop Paine of Mississippi), but a Missouri college did change its name to honor the contributions of Moses Payne.

The Howard Female Academy was chartered in 1859 and started out well, but losses associated with the Civil War caused the school to close its doors in 1863. A few years later Payne, who was also on the board of trustees, stepped in and saved it from extinction. In 1868, he purchased the land and related buildings for the school and paid off approximately \$12,000 worth of its debts.²⁷ He then deeded the school back to the trustees of Howard Female College, subject to the Missouri Conference of the Methodist Episcopal Church South, for one dollar. This deed included the most extensive restrictions of all his acts of charity.

His initial deed to the board of Trustees stipulated that the school be operated on the "manual labor principle that all young ladies who attend the school...shall do all their own washing of clothes...making all their own clothing...cleaning their own rooms and their equal proportion of cooking...and that it shall be a part of the education of the school..to teach the household duties above mentioned." (He did allow them to use "hired labor" for heavy lifting and scrubbing the floors.) His opinions about dress were also written into the deed; "I recommend economy in dress and that all engaged in said schools on said premises dress plain".²⁸

The plan was tried for several years, but the school was having trouble keeping enrollments up, and Payne released them from most of the restrictions in 1881, stipulating only that it be used solely as a female college.²⁹ He continued to favor the institution, and in his will of 1888, he bequeathed to it a \$10,000 endowment, again for teachers' salaries. In 1892 the college changed its name to Howard-Payne College, in his honor; an 1884-85 catalogue for the school refers to Payne as "our

²⁶ Elmer T. Clark, A Methodist Romance, (Augusta, Georgia: Paine College, ca. 1932) p. 9.

²⁷ John C. Crighton, "Moses U. Payne had Outstanding Career as Philanthropist", Columbia Daily Tribune, Sunday, Jan. 27, 1974, p. 6.

²⁸ "Deed Book 19", pp. 253-254; Sept. 1, 1869. Howard County Records, Recorder of Deeds Office, Fayette, Missouri.

²⁹ "Deed Book 23", p. 481; Sept. 8, 1881. Howard County Records, Recorder of Deeds Office, Fayette, Missouri.

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generous founder."³⁰ In the 1920s, Howard-Payne merged with adjoining Central College, which had also benefited from Payne's attention, to become Central Methodist College. It continues to operate as such today.

Payne is often quoted as referring to his financial success as "heaping together the trash of the world", and as one history put it, "his motives for gaining wealth seemed always to be the good works it could accomplish."³¹ From his obituary in the Columbia paper-- "He was very plain in dress and ways and avoided all kinds of display, the accumulations of wealth never modifying the habits of his life...and in his giving, as in his life, was unostentatious." Payne considered his money to be a responsibility, and he was committed to sharing his wealth in ways that could best benefit the causes he believed in. Many of his contributions proved to be extremely far reaching, and he would be proud to know that students are still graduating from the schools he helped to start over one hundred years ago.

The level of significance associated with Payne is defined as "local" in this writing, with the understanding that "local" in this case should be considered in its broadest sense. (A "regional" designation would be most accurate in this case.) The charitable activities which occupied so much of Payne's time were quite far-reaching, especially considering the times in which they took place. He was very well-traveled, and was undoubtedly responsible for many charitable acts which have gone unrecorded. The magnitude of his bequests also merits serious notice; one account estimated that he gave away a million dollars during his lifetime, an amount which surely places him among the most generous men in Missouri during the period of significance.³²

The majority of Payne's philanthropic activities occurred in the mid- to late nineteenth century, the same period during which he was a resident of Lynn Bluffs. (See Appendix One for a chronology.) Even though he also spent a good deal of time at his Valley Farm in Iowa, he always considered his Boone County estate to be home, and the house found there today was the center of that estate. He is remembered even today in Boone County and in Fremont County, Iowa, where Valley Farm was located. Residents of the Hamburg, Iowa area remember Payne and his house there. That dwelling, which was similar in form to Lynn Bluffs, burned to the ground in the 1950s. Payne's descendants in Iowa also recall his continuing fondness for

³⁰ "Catalogue: Howard Female College, 1884-1885", Sedalia, Missouri, W. H. Reynolds, Steam Printer and Binder, 1885, p. 13.

³¹ "Millionaire Minister", p. 10

³² "Old Residence Stands as Memorial to Moses U. Payne."

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Payne, Moses U., House
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his Lynn Bluffs, and had heard stories about the Boone County house.³³

The Boone County house is therefore the most important and longest term residence of Moses U. Payne to survive. It was built under his close supervision, and appears today much as it did when he was in residence there. (As practical as he was said to be, no doubt he would even approve of the vinyl siding.) The house has continually been known to area residents as the "Moses Payne place", and articles about Payne and/or the house have appeared in local newspapers every couple of decades since his death. It belonged to him from the time he had it built in 1856 until he died on August 9, 1895, and stands as a strong reminder of a man whose efforts to promote the welfare of society are still in evidence nearly a century after his death.

³³ Randall Kilgore, one of the house's present owners, made a trip to Freemont County in early June of 1994. He spoke with several area residents, including a relative of Payne's who remembered his Iowa house.

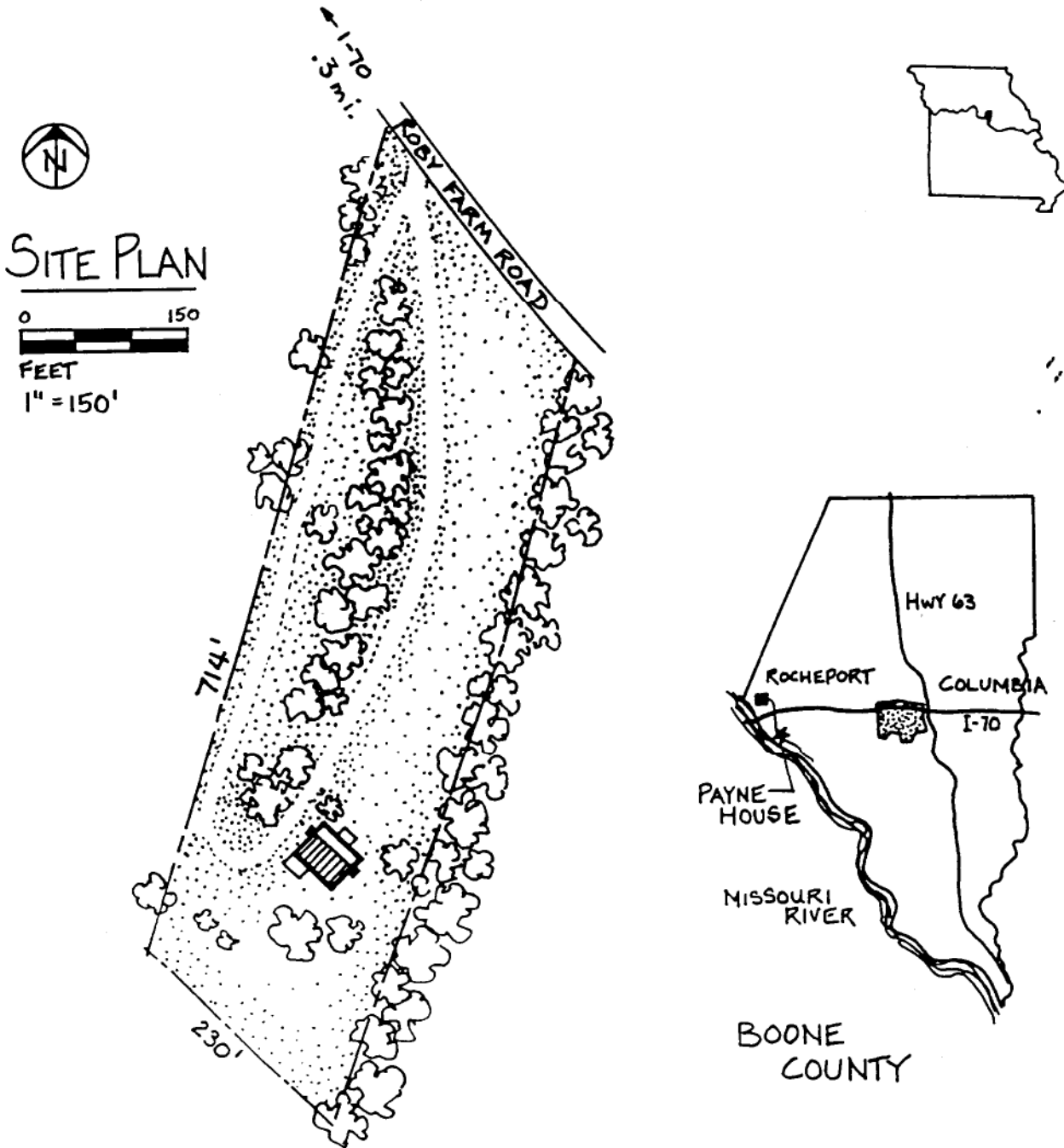
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Payne, Moses U., House
Boone County, Missouri

Figure One. Site Plan and Location Map.
Drawn by Debbie Sheals



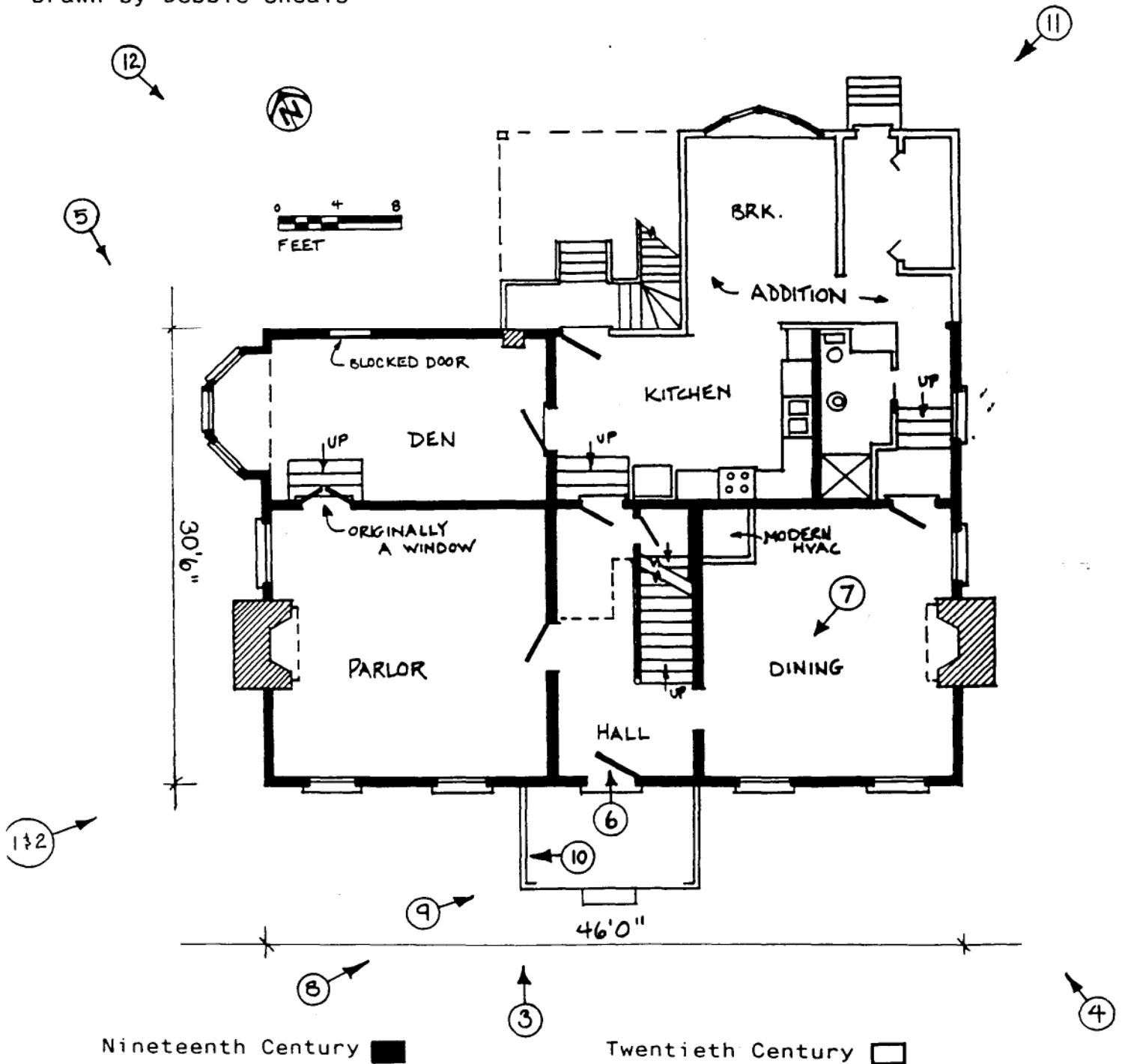
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Payne, Moses U., House
Boone County, Missouri

Figure Two. First Floor Plan. With indication of camera angles.
Drawn by Debbie Sheals



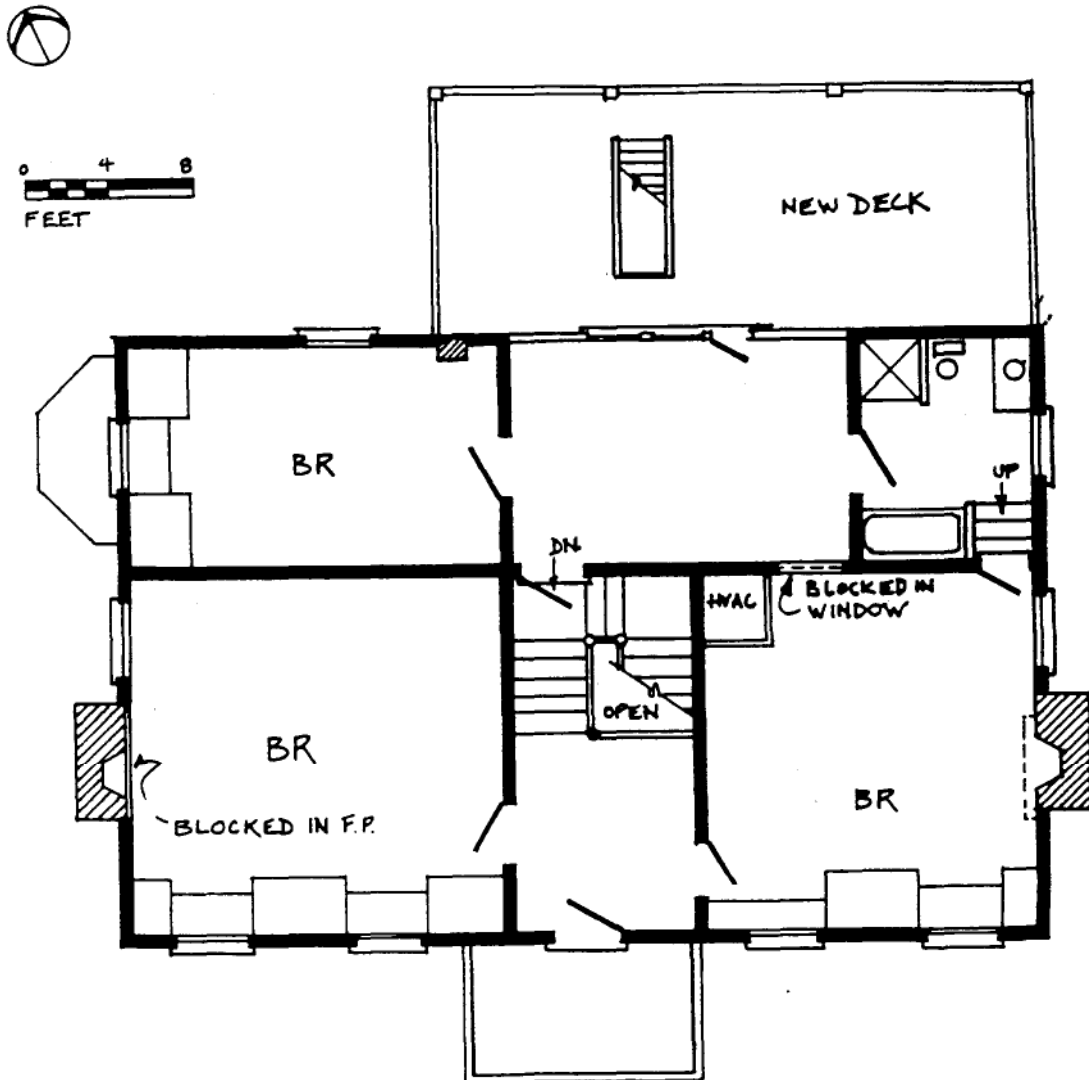
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Payne, Moses U., House
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Figure Three. Second Floor Plan.
Drawn by Debbie Sheals



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Appendix One. Chronology.

- 1807 October 25. Moses Payne is born in Woodford County, Kentucky.
- 1823 He comes to Boone County.
- 1829 June. Marries Mary D. White of Fulton, MO.
- 1833 Sits on first Board of Trustees for Columbia Female Academy, the first female school in town and the precursor of today's Stephens College.
- 1835 Joins efforts to keep a newspaper in Columbia, agrees to assist in financing.
- 1836 Joins forces with William Jewell to build Union Church, one of Columbia's first brick churches.
- 1839 Gives \$1200 to get University for Boone County.
- 1841 Opens a store in Rocheport with James K. Woods.
- 1842 Jan 14. Buys 120 acres of land, including that upon which the house sits today. Moves family into small original house on the homesite.
- 1856-1857 Builds main part of house in Rocheport. Calls it Lynn Bluffs.
- 1858 Wife Mary dies in Rocheport, while he is in New Orleans.
- 1861-64 Civil War. Divides his time between Lynn Bluffs and Valley Farm in Iowa.
- 1867 Sept. 12. Marries Sarah (Sallie) H. Patton.
- 1868 Buys land and buildings of Howard Female College and deeds it back to the school, with restrictions.
- 1881 Releases Howard Female Academy Restrictions.
- 1886 St. Louis Globe Democrat lists him as one of the wealthiest farmers in Missouri.
- 1888 Makes first version of his will. (Adds codicils same year and in 1895.) Bequeaths a total of \$30,000 to Methodist Church Funds, and \$56,000 to various colleges.

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- 1890 Moves furniture out of Rocheport house for permanent move to Iowa.
- 1892 Howard College renamed to Howard-Payne College, in his honor.
- 1895 August 9. Dies in Payne, Iowa.
- 1898 June 11. Payne's heirs sell Lynn Bluffs to Oliver C. Roby, who had been renting it since before 1896.
- 1979 The houses is completely rehabilitated by Gary and Helen Fisher.
- 1993 Purchased by Randall Kilgore and Gary Smith, to operate as Roby River Run Bed and Breakfast.

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Payne, Moses U., House
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Verbal Boundary Description

A 3.77 acre parcel of land, measuring 230 by 714 feet, located in the southwest 1/4 of the southwest 1/4 of section 8, Twp. 48, R. 15, in Boone County, Missouri. The parcel is approximately 3/10 mile south of Interstate 70, at 210 North Roby Farm Road. The boundaries of the property are shown in the site plan of Figure One. "Site Plan and Location Map" (section 8, p. 13.)

Boundary Justification

This is the portion of the present owners' property (total 9.04 acres) which contains the house and the gravel lane leading to it. No original outbuildings remain on the property, and this parcel has been divided from the total acreage to include only that portion which retains integrity.

Photographs

The following information is the same for all photographs:

Payne, Moses U., House
201 N. Roby Farm Road
Boone County, MO
Taken by Debbie Sheals (except # 2, photographer unknown)
Negatives on file with Debbie Sheals
406 West Broadway
Columbia, MO 65203

List of Photographs

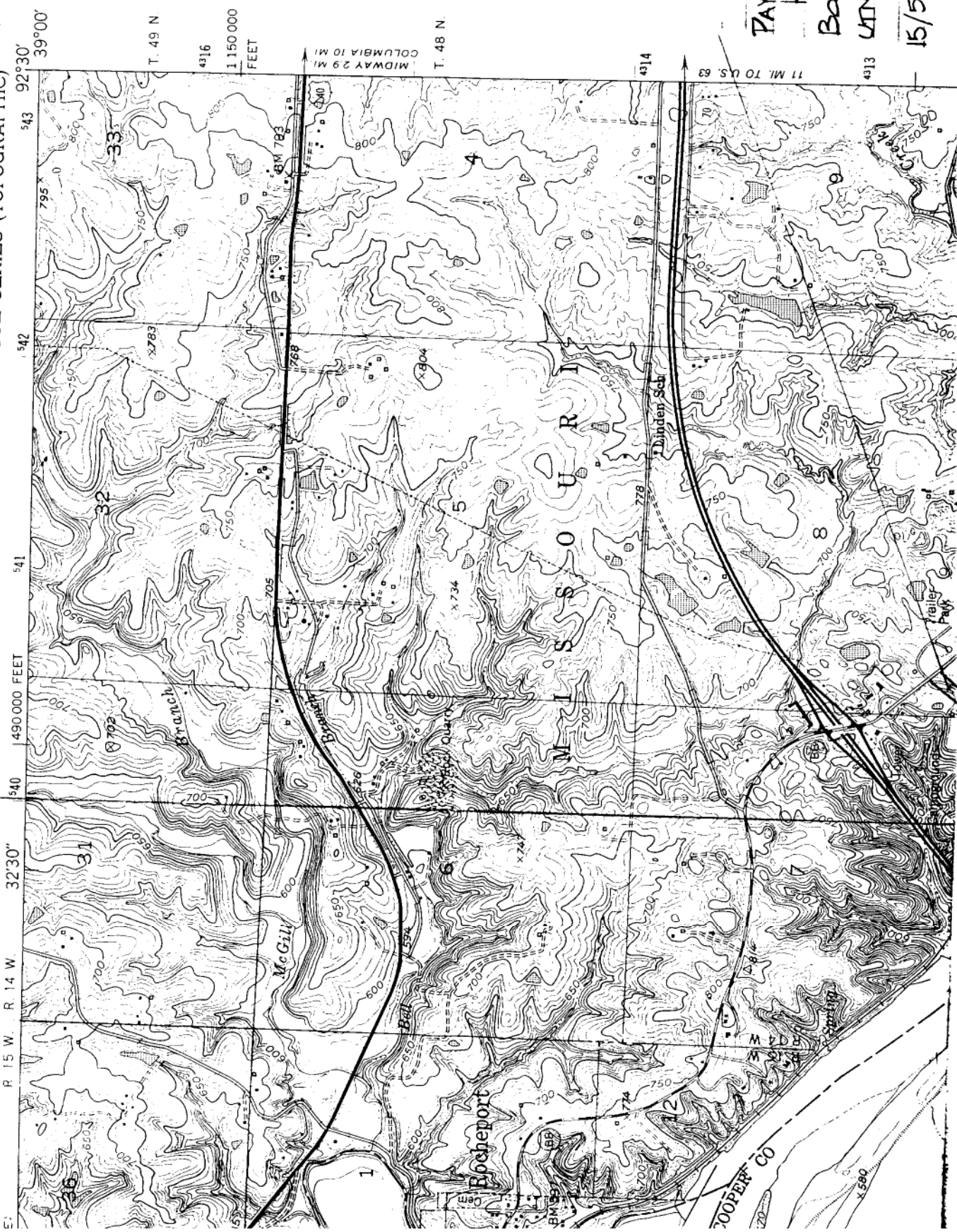
Camera angles are indicated on Figure Two, the first floor plan.

- | | |
|--|-----------------------------|
| 1. Side View-June, 1994 | 7. Dining Room-June, 1994 |
| 2. Side View-pre-1970, Reproduced with permission of the State Historical Society of Missouri. | 8. Porch Detail-June, 1994 |
| 3. Front View-Feb, 1994 | 9. Porch Detail-June, 1994 |
| 4. Front and Side-Feb, 1994 | 10. Porch Detail-June, 1994 |
| 5. Side Bay Window-Feb, 1994 | 11. Back View-Feb, 1994 |
| 6. Stair Hall, June, 1994 | 12. Back View-Feb, 1994 |

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