

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1. Name of Property

historic name Robnett-Payne House

other names/site number Payne Hall; The Country Place

2. Location

street & number 601 West Sixth Street [r/a] not for publication

city or town Fulton [r/a] vicinity

state Missouri code MO county Callaway code 027 zip code 65251

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 [])

Signature of certifying official/Title Claire F. Blackwell/Deputy SHPO

Date 28 July 1998

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

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date

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

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

[] determined not eligible for the
National Register.

[] removed from the
National Register

[] other, explain
See continuation sheet []

5. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		contributing	noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	1	1 building
<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	1 total

Name of related multiple property listing.

N/A

Number of contributing resources previously listed in the National Register.

0

6. Function or Use

Historic Function

Domestic/single dwelling

Current Functions

Vacant/not in use

7. Description

Architectural Classification

Greek Revival
Italianate

see continuation sheet [].

Materials

foundation concrete
stone
walls weatherboard
roof asphalt
other brick

see continuation sheet [].

NARRATIVE DESCRIPTION

See continuation sheet [x]

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
- Art
- Architecture
- _____
- _____

Periods of Significance

- 1857-1953
- _____

Significant Dates

- 1889
- _____

Significant Person(s)

- Payne, E. Howard
- Payne, David Mode, Jr.

Cultural Affiliation

- n/a
- _____

Architect/Builder

- Robnett, James/unknown
- _____

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographic References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

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: _____

10. Geographical Data

Acreage of Property less than one acre

UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	591590	4300165			
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 Vicki B. McDaniel

organization N/A date January 5, 2001

street & number 5 Bartley Lane telephone 573/642-2851

city or town Fulton state MO zip code 65251

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 FPO for any additional items)

Property Owner

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

name Mike and Vicki McDaniel

street & number 5 Bartley Lane telephone 573/642-2851

city or town Fulton state MO zip code 65251

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National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Appendix (Justification for Relocation) Page 21

**Robnett-Payne House
Callaway County, Missouri**

The following narrative provides responses to 36 CFR 60.14(b), Relocating properties listed in the National Register, sections (2)(f-iv):

The Robnett-Payne House, 601 West Sixth Street, Fulton, Callaway County, is located on a 2.6 acre lot in the west part of Fulton, near a creek historically called Town Creek. The house currently faces south. Surrounding the house to the North on contiguous land are 1970s small ranch homes; to the East across Hickman Street are ca. 1890s- 1900s 1½ story cottages; to the South across West Seventh Street are two large steel maintenance buildings; and to the West on contiguous land are 1960s small ranch homes.

The lot on which the house sits is owned by Westminster College. The college has declined all offers by Michael and Vicki McDaniel, the preparers of the original nomination, to purchase the house and lot, most recently in a letter dated October 2, 1998. In response to that most recent offer, Westminster College agreed to allow the McDaniels to remove the house from the lot and set a deadline of December 31, 1998 for its removal (copy of letter enclosed). However, the college has agreed to extend that date to allow the McDaniels to make preparations for a new location site. Westminster also agreed to allow the removal of other items associated with the house, including the stone columns which flank the driveway, a stile, and a well surround. They also agreed to allow the removal of the stone cellar and its wooden shelter, provided this is feasible; the cellar will be dismantled and the stones numbered with the expectation that it can be reerected. Two other buildings originally present on the site at the time of nomination--the ruins of a carriage house and a crib--have already been demolished by the college.

As noted in the original nomination, the house is in a fragile and tenuous condition. In preparation for renovation, a previous owner had removed the first floor sills and joists, as well as plaster and lath on walls and ceilings and the majority of the architectural trim; salvageable materials were stored by this owner and the McDaniels hope to acquire these items to aid in restoration. Contractors who have examined the building to determine if it is feasible to relocate it have advised that, because of its instability due to loss of some structural members, it should be disassembled for the relocation. In preparation for the move, the house has been carefully photographed, measured, and sketched, and extensive notes regarding construction and architectural details have been made. All parts will be numbered and coded prior to disassembly or as they are disassembled. It is also anticipated that all remaining historic materials will be retained and reused. The Secretary of the Interior's standards will be closely followed in the restoration, with all plans submitted to the State Historic Preservation Office for review.

The only significant alteration anticipated is the placement of the house on a poured concrete basement, in order to allow the installation of modern mechanical systems now lacking in the house. The house currently rests on a randomly coursed, field stone foundation which has subsided at some points so that the house is in contact with the earth. The exposed portions of the poured concrete basement will be faced with stone salvaged from the original foundation; the average height of the exposed basement wall on the new location will be no greater than the greatest height currently exposed. Modern kitchen equipment and modern baths will also be installed, within existing spaces where possible, and will impact the historic floor plan minimally. All original spaces and walls will be retained. The Robnett-Payne House will retain integrity of materials, design, floor plan, room function and orientation.

Despite its relocation, the Robnett-Payne House will retain sufficient integrity of materials, design, and workmanship, which identify it as a good representative example of the Greek Revival style, to continue

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Robnett-Payne House
Callaway County, Missouri

to reflect its significance under Criterion C in the area of architecture. In addition, the house remains the one property most closely associated with two significant individuals, E. Howard Payne and David Mode Payne. In the case of Howard Payne, the house is apparently the only remaining property associated with the prominent Fulton businessman and philanthropist. It is the one property most closely associated with Howard Payne's most significant philanthropic accomplishment, the initial donation which allowed the creation of Howard Payne College (later University) in Brownwood, Texas, and the subsequent gifts which sustained the college during its formative years.

The house is also the one property most closely associated with the productive career of David Mode Payne, a successful commercial and portrait artist who specialized in what were styled "interior landscapes." It is the only house David Payne owned and also served as his studio during what has been identified as his productive career--1931-1953--and after. The importance of the property to David Payne was underscored by his idealization of the house, which he christened "Country Place," in two articles, one of which he wrote and both of which he illustrated, and which will serve as additional guides to the restoration of the property upon its relocation.

Encroaching development had already compromised much of the setting of the house, at least as it existed during the period of Howard Payne's significant accomplishments, when the house and its environs were rural. Much of the development had already occurred by the end of the period of significance for David Payne, which was set at 1953. However, the plans of the current owner are not flexible and the only alternative to relocation is demolition.

The proposed new location for the Robnett-Payne House is at the northwest corner of the intersection of East Fifth and Bluff streets in Fulton, on three lots (0.85 acre) at 221, 223, and 225 East Fifth Street (photos 1 and 2). Currently two of the lots, 221 and 225, are occupied by historic but substantially altered and seriously deteriorated buildings; the third lot, 223, is vacant. Both buildings are dwellings constructed circa 1885, both sided with nonhistoric material and both with substantial, nonhistoric additions. Both buildings have been used as rental dwellings for a number of years and have suffered from deferred maintenance. Both appear to have substantial structural deterioration and are already scheduled for demolition. Neither is individually eligible, and the three lots have been substantially disturbed by previous construction.

Both 221 and 225 East Fifth Street would be removed and the Robnett-Payne House would be sited on the lot so that its orientation matches that on its current location (see Map A). The 1880s facade of the house would face south, while the original circa 1858 facade would face east. While the size of the lot would be less than the house currently occupies, it will be sufficient to retain the sense of scale and some measure of the spaciousness conveyed by its current setting.

The immediate neighborhood retains a number of historic buildings, but a significant number are altered and there is no clearly discernible historic district (see Site Plan). At 219 East Fifth Street is a circa 1925 brick bungalow (see photo 1). At 507 Bluff Street (north of 225 East Fifth Street) is a circa 1910 frame bungalow. At 301 East Fifth Street (north of 225 East Fifth Street) is a circa 1910 Spanish Revival, two story house clad in aluminum siding (see photo 4), at 305 East Fifth Street is a circa 1900 Queen Anne style house.

Southeast of the proposed site, at 302 and 304 East Fifth Street are two National Register listed Queen Anne style houses (see photos 3 and 6), both owned by the McDaniels: the M. Fred Bell Speculative

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**Robnett-Payne House
Callaway County, Missouri**

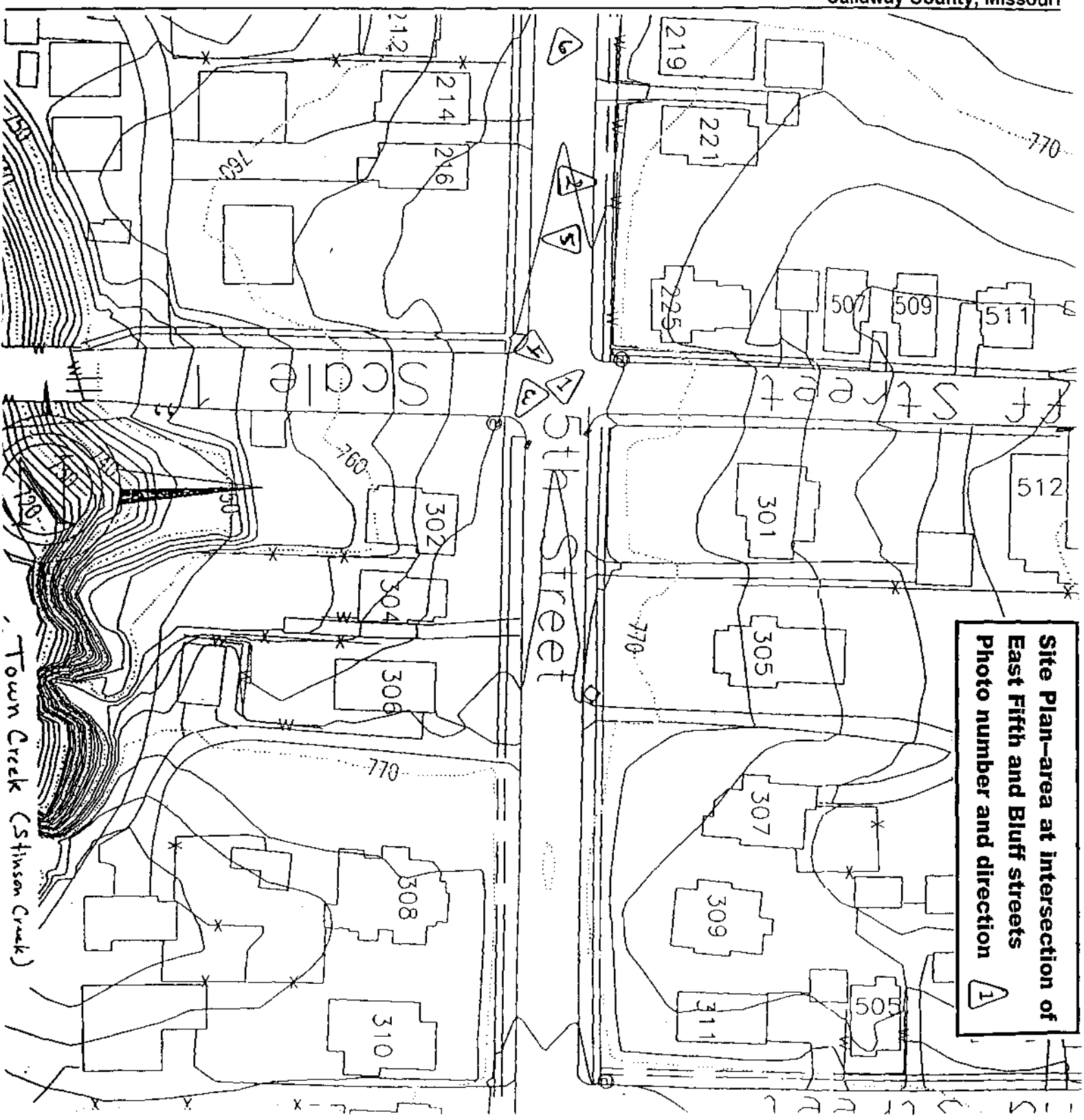
Cottage (NRHP 1995) and the M. Fred Bell Rental Cottage (NRHP 1997); it is this portion of East Fifth Street east of the proposed site which has the most potential for a historic district, since a number of buildings were designed or remodeled by local architect M. Fred Bell, but the proposed site for the relocation of the Robnett-Payne House would lie outside any district boundaries. Immediately south of the proposed location, across East Fifth Street, is a vacant lot (see photo 5), and south of the lot is the McCradie House, a circa 1830 brick and frame double pen house recorded by HABS in the 1930s (HABS MO-174). West of the vacant lot are a 1914 frame four-square house and a circa 1925 frame bungalow.

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Robnett-Payne House
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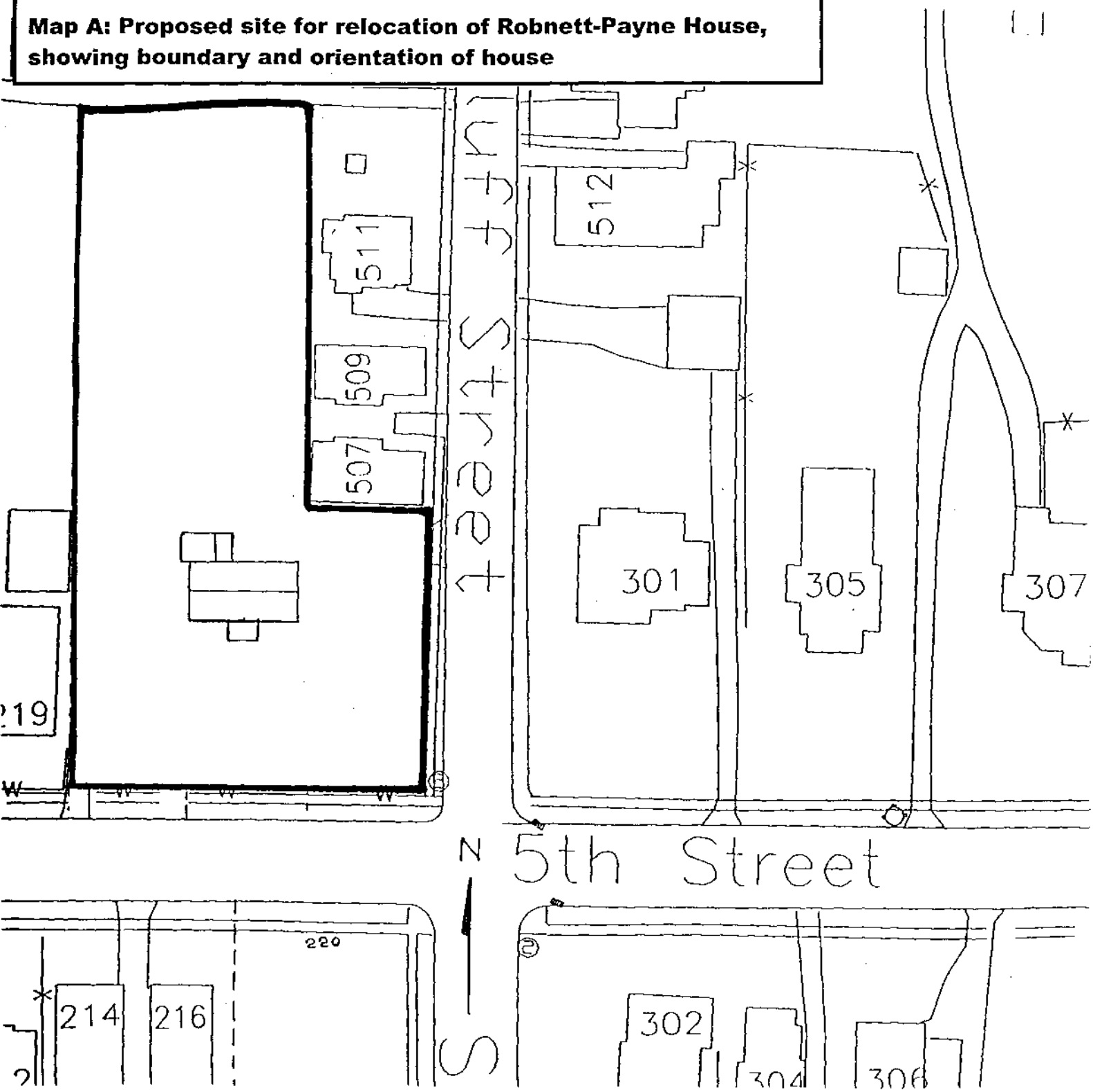
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Robnett-Payne House
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Map A: Proposed site for relocation of Robnett-Payne House, showing boundary and orientation of house



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Section Appendix (Accomplishing the Move) Page 25

Robnett-Payne House
Callaway County, Missouri

Narrative: Accomplishing the Move

The Robnett-Payne House, with preliminary approval of the Keeper of the National Register of Historic Places, has been moved from 601 West Seventh Street in Fulton, Callaway County, to 223 East Fifth Street in Fulton, Callaway County. The house was moved in order to preserve it because the former owner, Westminster College, would neither sell the lot nor allow the house to remain. The move was accomplished by dismantling the house and reassembling it approximately 10 blocks southeast of the original location, as planned. The entire project was completed on December 30, 2000. Despite the relocation, the Robnett-Payne House retains sufficient integrity of materials, design, and workmanship, which identify it as a good representative example of the Greek Revival style, to continue to reflect its significance under Criterion C in the area of Architecture. In addition, the house remains the one property most closely associated with two significant individuals, E. Howard Payne and David Mode Payne, as noted in the original nomination.

The new location compares favorably with the previous site of the Robnett-Payne House and the house is oriented as originally, with the primary 1880s elevation facing south. Both the old and new sites are in the west part of Fulton, near Stinson (or Town) Creek. Prior to the move, the house stood on a 2.6 acre remnant of what had been a 70-acre farm before it was subdivided for new construction. As previously, the house occupies a northwest corner lot although the new location is comprised of three lots on which the house is the only primary structure. A circa 1925 two-car garage made of hollow tile is located northeast of the house and is noncontributing. The garage had been associated with the house previously located at 225 East Fifth Street. Initial plans were to demolish it, but it is a solid building with an integral chimney for a heating stove. All of the surrounding properties at the new location are residential.

Beginning December 1, 1998, construction details were carefully documented with sketches, measurements, notes and photographs. After the components were coded, dismantling began. A new foundation/basement was poured the following winter. Reassembly started in the spring of 1999. A new first floor was constructed because the original first floor walls, ceiling and floors had been gutted in about 1985. By late summer, reassembly of the mortise and tenon frame was completed, including the refurbished double-hung windows and entryways. Studs with decayed lower ends from soil contact were repaired. A few studs which were either missing or damaged beyond repair were replaced with new true dimension oak studs with tenons. One broken beam was replicated with an oak beam of similar dimensions, including the sizes and locations of mortise holes. Original second floor and attic floor boards were reinstalled exactly as before, creating the correct openings for flues and reestablishing the painted design on the northeast bedroom floor.

Most of the original siding was oak, along with a small portion of walnut, and most of it was reused. By the fall of 1999, the siding had been reattached to the Robnett-Payne House. The 1858 portion of the house retains approximately 85 per cent of its original siding in its original location on the building. Siding that had been replaced earlier or that was badly decayed was replaced with new oak siding of the correct profile.

Some of the exterior trim is original some, by necessity, is new. All new trim precisely matches the original trim. The three masonry chimneys were reconstructed of new materials with the original face and hearth bricks used on the single fireplace. The foundation was faced with natural stone beginning just below ground level. The roof is of high quality asphalt shingles.

The house has been wired, including exterior and interior light fixtures as correct as reasonably possible; four are wired antique kerosene fixtures. The house has new plumbing, including three full baths, laundry, kitchen and water heater. Because of the house's framing, some plumbing pipes were located in boxed-in corners in the front

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Robnett-Payne House
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and back halls. Two high efficiency heating and cooling systems were installed to avoid large vertical duct runs and to maintain more even temperatures. The exterior walls and roof are insulated, in addition to a vapor barrier and interior sheathing to replace the dimensional stability and thickness of the removed lath. Wall surfaces are drywalled with some wainscoting in the kitchen. First floor flooring is new quarter-sawed heart pine finished with semi-gloss urethane. Baths have floors of unglazed mosaic tile. On the second floor, the original geometric pattern is repainted on the northeast bedroom floor; floors in the other rooms are painted a solid color as previously. The third or attic floor remains unfinished.

Because all of the interior doors had been removed from the house in about 1985, new four-panel doors were constructed based on former owner David Payne's paintings of the interior. Walnut was used for the first floor doors and pine for those on the second floor. Originally, it had been hoped that vintage pine doors could be found for the second floor but new ones were constructed when only doors that had been resized on the top, bottom or sides could be found. The new doors were fitted with antique rim locks.

Cosmetic interior features include wall paper in the parlor, two rooms with borders, one room with a stenciled border, and handmade curtains for the parlor, hall, and southwest first floor room. The kitchen and baths have period-compatible cabinets and turn of the century-style fixtures.

Completion of the entire project was delayed several months while waiting for a mason to complete the flues so the roof could be finished. The original rehabilitation plan was significantly followed but the expenditure of funds was greater than anticipated.

Beginning date: December 1, 1998. Completion date: December 30, 2000.

Narrative: Retention of Integrity

The historic integrity of the Robnett-Payne House was substantially retained when the house was moved. All useable material was used in its reassembly. Elements that were not useable due to extensive decay or absence were replaced with the same type of material and profile. All mortise and tenon beams, studs, and flooring were reassembled as originally, as was necessary in order for them to fit properly. The only significant alteration was placement of the house on a poured concrete basement in order to allow the installation of modern mechanical systems. Originally, the house sat on a randomly coursed, field stone foundation which was no longer intact. In the reconstruction, stone salvaged from the original foundation was used to face the poured concrete which otherwise would have seriously detracted from its historic appearance.

Only minimal modifications were made to the floor plan in order to accommodate modern tastes and necessities. For example, an interior wall was not replaced in the circa 1900 kitchen wing. Otherwise, the changes are limited to partition additions to create bathrooms, closets, a laundry room and a basement stairway. The basic original floor plan is intact.

The original framing, second floor and attic floor boards are intact. The original woodwork is intact on the second floor. A few new pieces have been added for closets and bath doorways which were not present in the original house. Due to earlier gutting of the first floor, only sparse remnants of woodwork remained but they were sufficient for profiles to be taken for reproducing the original style of trim in walnut. Three historic exterior doors were intact and all were restored and reinstalled. All of the original 6/6 double-hung windows in the main part of

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the house were repaired and are in place. New 6/6 wood sash are in the kitchen wing. These windows and a set of exterior French doors were approved by the Department of Interior as part of the proposed work included in the application for certification of this rehabilitation project. New wood storm windows, each custom-sized to the opening, have been installed on all of the double-hung windows.

The original face and hearth brick were retained from the original fireplace and were reused in their correct locations in the reconstructed fireplace. The original mantel was located at a yard sale, refurbished and returned to its place.

Due to retention of all the original framing, it was necessary to box in two vertical plumbing passageways in the east front and back halls for the second floor baths. In order to have more even heating/cooling and to avoid large duct runs within the first and second floor rooms, high efficiency HVAC systems were installed in the basement and attic.

Even though the retained original stairway to the attic is steep and the area will likely be unused other than for storage, it has been finished with drywall, equipped with heat ducts, and wired with lights, outlets, phone and television connections. Originally the attic had been finished with wallpaper and inlets for stove pipes into the flues.

Four converted kerosene ceiling light fixtures have been installed in four of the first floor rooms. Other lights are as period-compatible as was reasonably possible.

The new site of the Robnett-Payne House, although not quite identical to the original, is in the same community on a quiet street in a stable neighborhood. It is protected by city zoning and is no longer threatened. Orientation is the same as it was on the original site with the circa 1858 east entrance facing east (toward Bluff Street) and the 1880s primary elevation facing south (East Fifth Street). The "new" Robnett-Payne House closely reflects its historic appearance inside as well as outside.

Verbal Boundary Description:

Beginning at the northwest corner of the intersection of East Fifth and Bluff Streets in the City of Fulton, Missouri, proceed north 125 feet, then proceed west 51.5 feet, then proceed north 132 feet, then proceed east 51.5 feet to the west side of Bluff Street, proceed north 40 feet to an alley (which bounds the property on the north side), then proceed west along the south side of the alley 154.5 feet, then proceed south 297 feet to the north side of East Fifth Street, then proceed east 154.5 feet along the north side of East Fifth Street to the point of beginning.

Boundary Justification:

The boundary encompasses the National Register-approved site, consisting of three lots, that is sufficient to retain the sense of scale and some measure of the spaciousness conveyed by its previous setting. The boundary includes a noncontributing circa 1925 hollow tile block garage, initially slated to be demolished but spared when it was determined to be a much more substantial building than was originally believed.

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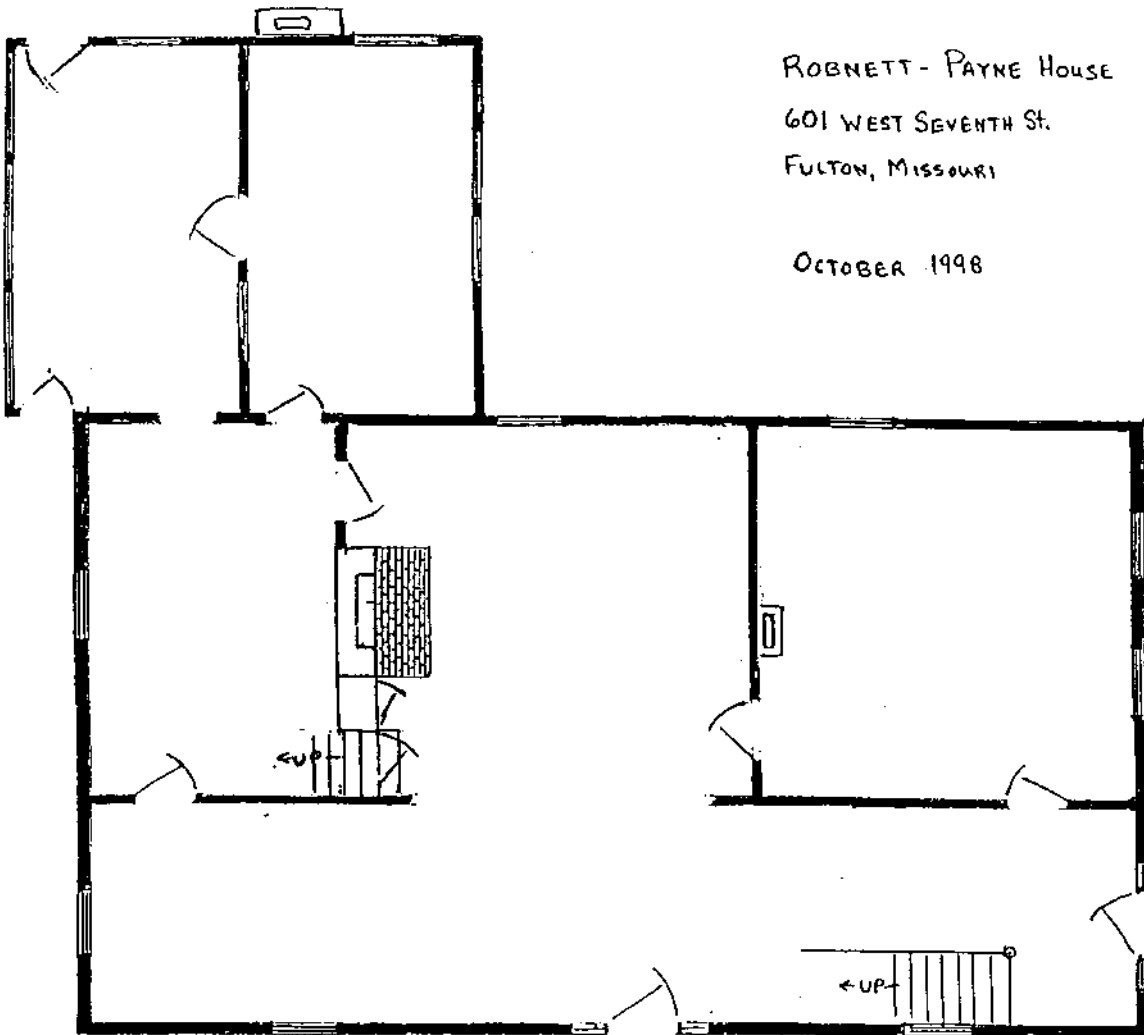
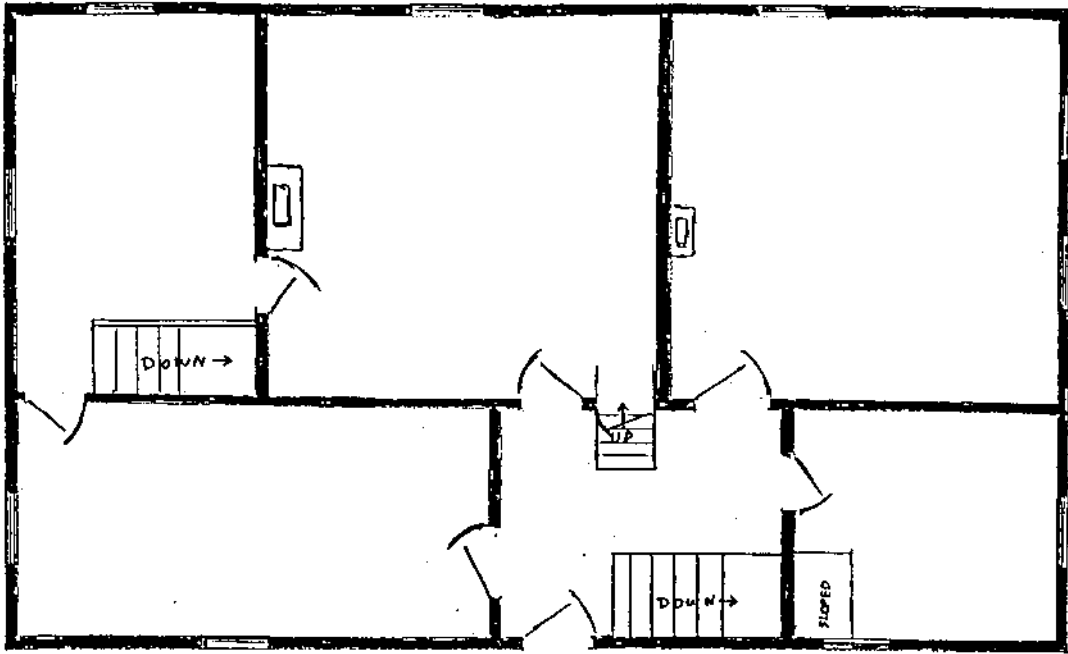
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The following information is the same for all photographs:

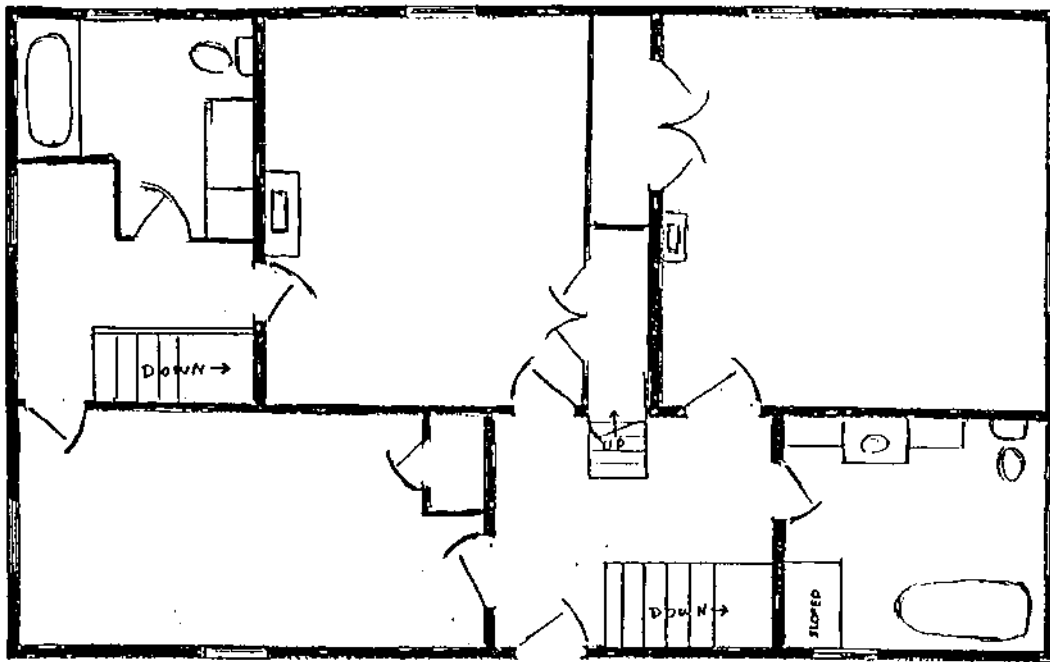
Robnett-Payne House (after reassembly at new site)
Fulton, Callaway County, Missouri
Photographer: Vicki McDaniel
Date: January 2001
Location of negatives: Vicki McDaniel, 5 Bartley Lane, Fulton, MO 65251

1. West and south elevations, facing northeast.
2. East elevation, facing west.
3. North elevation, facing south.
4. Detail of portico, facing north.
5. First floor hallway, facing east.
6. Fireplace with boxed staircase to second floor, facing west.
7. Main floor staircase, facing south.
8. Boxed stairs to unfinished attic, facing north.

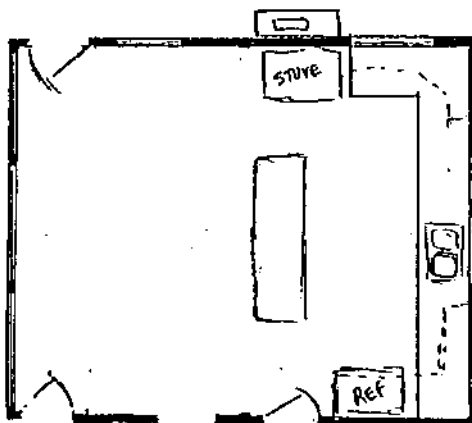


ROBNETT - PAYNE HOUSE
 601 WEST SEVENTH ST.
 FULTON, MISSOURI

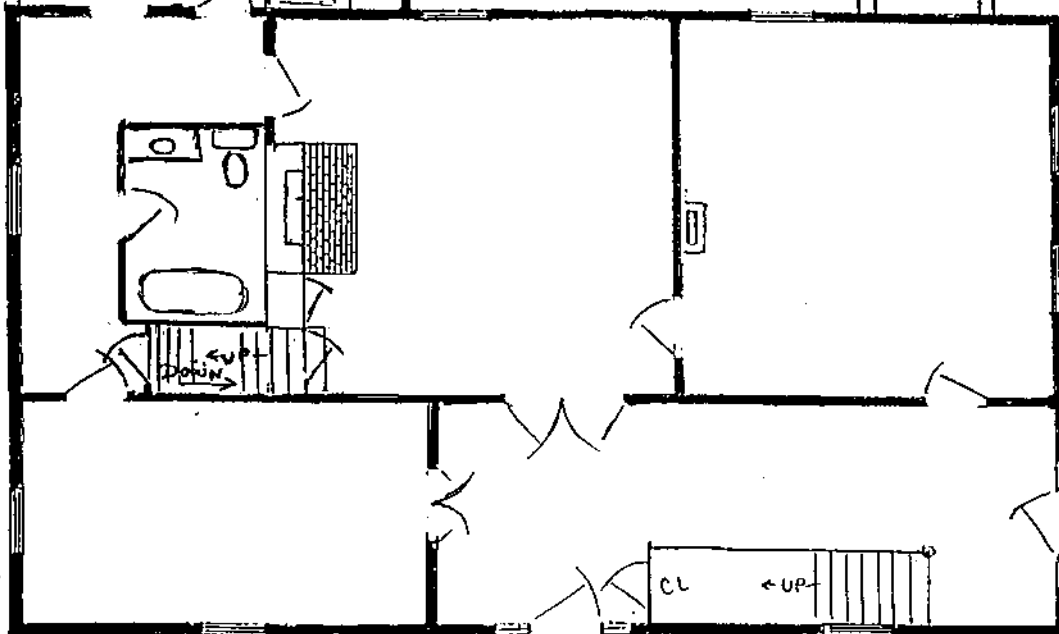
OCTOBER 1998



SECOND FLOOR



ROBNETT-PAYNE HOUSE
 223 EAST FIFTH ST.
 FULTON, CALLAWAY CO., MISSOURI
 2001



FIRST FLOOR

7391 NE
(MILLERSBURG NE)

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

92°00' 38°52'30" 587000m E. R. 10 W R. 9 W 5 MI TO INTERSTATE 70 & U.S. 40 590 57'30" MEXICO 23 MI.

ROBNETT-PAYNE HOUSE
FULTON, CALLAWAY CO.,
MISSOURI
UTM REFERENCES:
15/591590 E
15/4300165 N

