NPS Form 10-900-b
(June 1991)

OMB No. 10024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places
Multiple Property Documentation Form

This form is used for documenting multiple property groups relating to one or several historic contexts. See instructions in *How to Complete the Multiple Documentation Form (National Register Bulletin 16B.)* Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900 a).

__X__ **New Submission** ___ **Amended Submission**

A. Name of Multiple Property Listing

Historic and Architectural Resources of Fayette, Missouri

B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

SETTLEMENT AND EARLY DEVELOPMENT: 1812-1872
THE GOLDEN YEARS: 1873-1900
TWENTIETH CENTURY DEVELOPMENT: 1901-1958

C. Form Prepared by

name/title see continuation sheet
organization _____ date _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____

D. Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this documentation form meets the standards and sets forth the requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. ([ ] See continuation sheet for additional comments.)

Mark A. Miles July 22, 2009
Signature of certifying official/Title Mark A. Miles/Deputy SHPO Date

Missouri Department of Natural Resources
State or Federal agency and bureau

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

_____
Signature of the Keeper Date of Action

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INTRODUCTION

Fayette, the county seat and largest town in Howard County, Missouri, has a long and rich history which began in the early decades of the 19th century. Organized in 1816, Howard County itself is one of five original counties which made up the Missouri Territory. More than half of Missouri's first fifteen governors are said to have lived in Howard County at some point in their lives.

Located in Richmond Township in the center of Howard County, Fayette is situated approximately 25 miles northwest of Columbia and 100 miles east of Kansas City, Missouri. Three state highways converge in Fayette: 240, 5 and 124. State Highway 240 links Fayette with Interstate 70 approximately 20 miles to the south. State Highway 240 (Church Street within the city limits) runs north and south along the west side of the courthouse square. State Highway 5 (Cleveland Avenue), which runs roughly north-south across the state, is located on the west side of town. State Highway 124 begins in Fayette and extends west and north ending in Centralia, Missouri. In 2000, Fayette's population was approximately 2,800.

Anchored by the Howard County Courthouse, Fayette's historic commercial center extends two blocks around the courthouse square. Newer commercial development is mainly located along two streets, South Church Street and Cleveland Avenue. The campus of Central Methodist University—founded as Central College in 1854 and Fayette's largest employer today—abuts the north edge of the historic commercial center. Residential development extends in all directions around the commercial areas. However, the majority of the town's residences are located northwest, west and southwest of the courthouse square.

National Register recognition of Fayette's historic resources began with the listing of the Central Methodist College Campus Historic District in 1980. The nomination of several individual properties including Coleman Hall, St. Mary's Episcopal Church, Oakwood, and the Dr. Uriel S. Wright Office followed between 1982 and 1987. In 1992, Maryellen H. McVicker, PhD and Sharon W. Korte completed the first comprehensive survey of Fayette. As part of that project, the authors documented and researched all of the buildings in the immediate vicinity of the courthouse square. Information from this project, which generated 99 historic inventory forms, was used to prepare a National Register Historic District nomination for the courthouse square and the surrounding blocks of commercial buildings. That nomination and an individual nomination for the Edwin and Nora Bedford House on South Main Street were approved in 1998. In 1999, nominations were completed for the South Main Street Historic District and the Fayette City Park Swimming Pool.

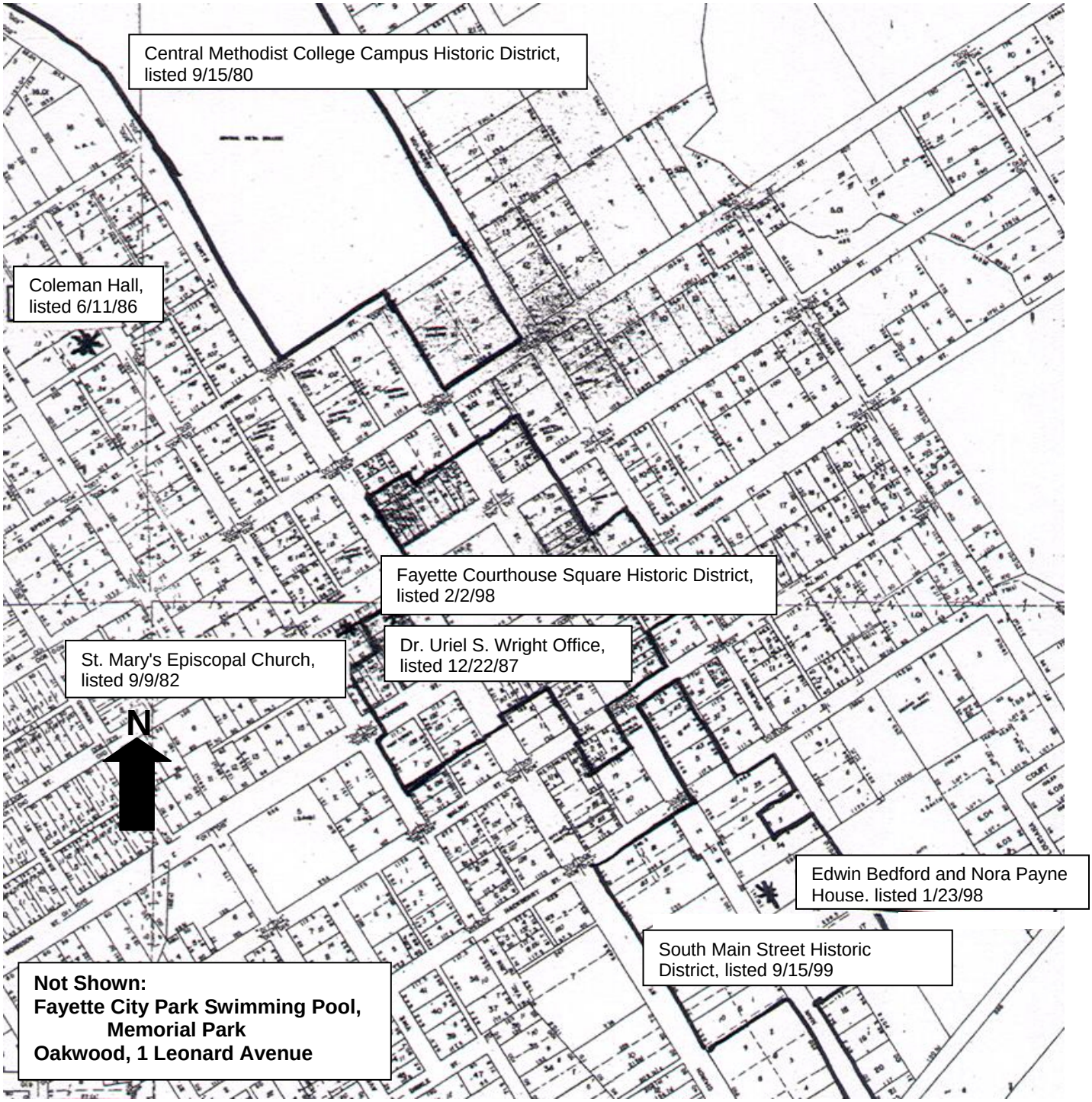
In addition to the survey of the courthouse square, the 1992 project included a windshield survey of the entire town. This survey identified an additional 492 historic resources, predominately residential, as warranting further study. McVicker and Korte recommended that the area west of the courthouse square be the first priority for additional survey. In 2005, Fayette was awarded an Historic Preservation Fund grant for a residential survey. Completed in July 2006, this survey ("Architectural and Historical Survey of Fayette, Missouri") inventoried 236 properties located north and west of the courthouse square. (While this was intended to be a comprehensive survey, two additional properties inadvertently were not inventoried.) The survey was conducted by Becky L. Snider, who in her final report recommended actions to recognize, protect and promote Fayette's historic resources. Dr. Snider's recommendations included this Multiple Property Submission (MPS) for the residential resources of Fayette consisting of a cover document and the nomination of a primarily residential area north and west of the courthouse square as a historic district. Hopefully, this Multiple Property Documentation Form (MPDF) will also provide a foundation for the systematic nomination of additional residential historic resources in Fayette.

The MPS includes this cover document ("Historic and Architectural Resources of Fayette, Missouri") and one historic district ("Fayette Residential Historic District"). Historic contexts based on three periods in the town's historical and architectural development (Section E) and nine locally recognized residential property types plus garages (Section F) have been developed. The focus was on residential architecture because most of the historic commercial and governmental buildings in Fayette have already been listed in the National Register as part of the Fayette Courthouse Square Historic District (listed 2/05/98).

The historical periods are:

I. Settlement and Early Development: 1812-1872
II. The Golden Years: 1873-1900
III. Twentieth Century Development: 1901-1958

Figure One: Map of Fayette showing existing National Register properties and districts



HISTORIC CONTEXTS

I. Settlement and Early Development: 1812-1872

Hiram Fugate is credited with being the first permanent settler in what is now Fayette.[1] Fugate arrived in 1812 and built a log cabin on the present site of Central Methodist University. In 1816, Howard County was formed and Henry Vest Bingham, father of artist George Caleb Bingham, was elected the first judge. Bingham divided the county into seven townships and selected a committee to select the site of the county seat. Franklin, Missouri was originally designated the county seat but the encroachment of the Missouri River on Franklin and a desire for the county seat to be more centrally located prompted the founding of the town of Fayette.[2]

In 1823, Fugate and another settler, Hickerson Burnham, each donated 25 acres of land for the new county seat. That same year, county judge Alfred Morrison surveyed and laid out Fayette in a rectangular grid of 150 lots. The Fayette town site "was chosen for its smoothness and the fact that it drained well."[3] Fayette was so-named to commemorate the forthcoming visit to America of the French hero of the American Revolution, the Marquis de Lafayette.[4]

Judge Morrison's platting of the town followed the "Shelbyville square" model. Morrison allocated one block of the grid for the courthouse and oriented the lots on the surrounding blocks to face it. According to Marian Ohman in Missouri's Counties, County Seats and Courthouse Squares, the Shelbyville square is the most common type of central courthouse square in Missouri.[5] Curiously, instead of orienting Fayette's streets with the cardinal directions, Morrison platted a square with its sides running North 31˚-West 30˚. "Oral tradition within the Morrison clan ascribes the rationale for this decision as an attempt to have sunlight reach the street on all four sides of the Square for the maximum hours each day" but other sources, such as the History of Howard and Chariton Counties, Missouri claim that the town was laid out "with reference more especially to the smoothness of the surface of the land than with reference to the cardinal points of the compass."[6] Early additions to Fayette were laid out along the same grid as the Original Town. (See Figure Two) However, the grid of streets in the South Park and Morrison Place Additions, which were platted in the 1880s and 1890s by the Fayette Town Company, follow the cardinal directions.

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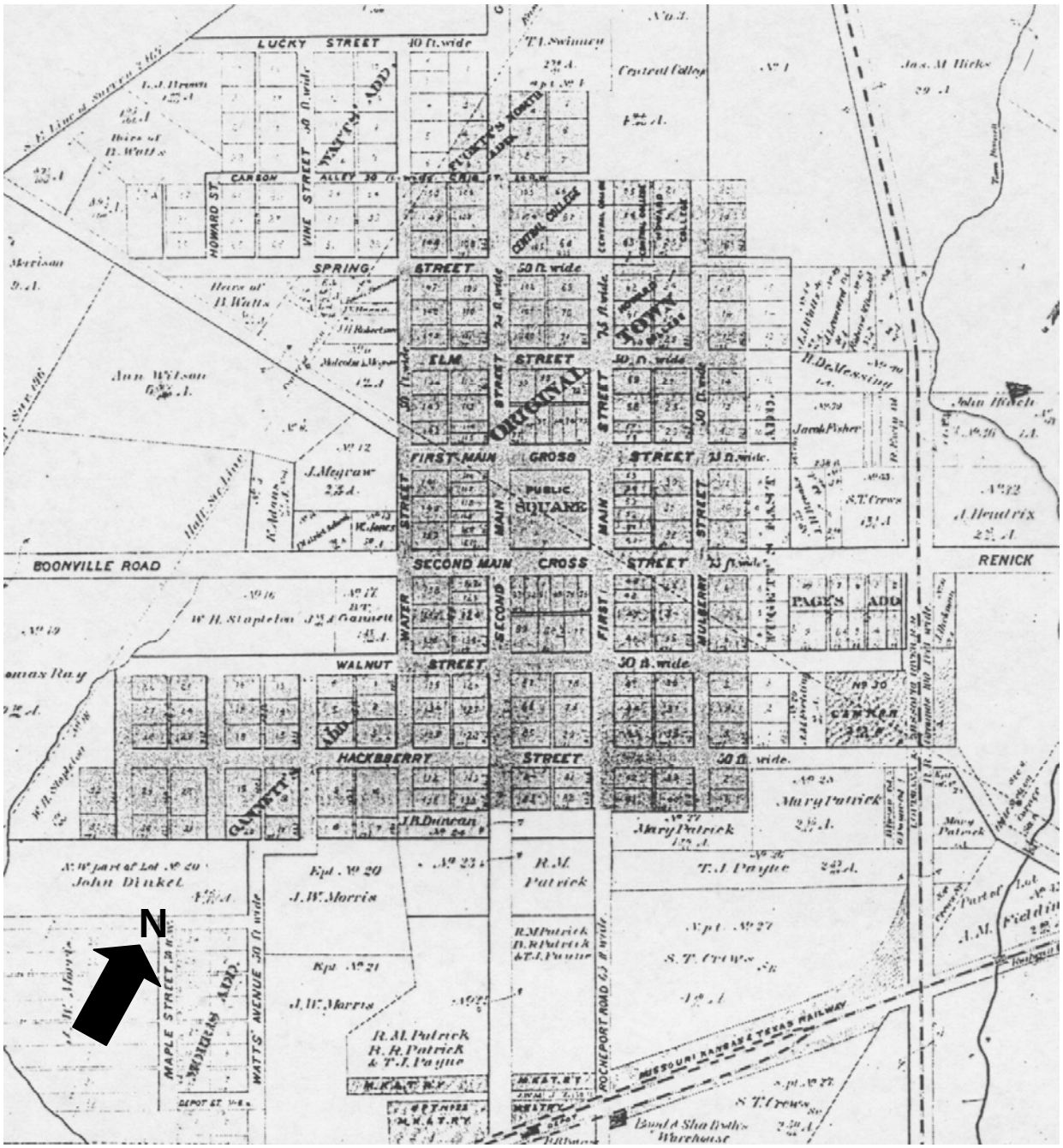
[1] History of Howard and Chariton Counties, Missouri. (St. Louis: National Historical Company, 1883), p. 176.
[2] James W. Goodrich & Lynn Wolf Gentzler. Marking Missouri History. (Columbia, MO: The State Historical Society of Missouri, 1998), p. 154 and Walter Williams, (ed.). A History of Northeast Missouri. (Chicago: The Lewis Publishing Company, 1913), p. 355.
[3] "No Wonder Fayette Celebrates," The Fayette Advertiser. October 23, 1923, p. 7.
[4] Fayette Family Album. (Fayette: Fayette Area Sesquicentennial Corp., 1973), p. 3.
[5] Marian M. Ohman, Missouri's Counties, County Seats and Courthouse Squares. (Columbia: University of Missouri-Columbia, Extension Division, 1983), p. 33.
[6] Mary Ellen McVicker, "Fayette and the Boonslick Region," Fayette Missouri Survey Report. (unpublished report, 1992), n.p. and History of Howard and Chariton Counties, Missouri, p. 182.

Figure Two: Map of Fayette, 1876.
Source: Illustrated Atlas Map of Howard County, MO, Missouri Publishing Company, 1876.



The Original Town of Fayette is bounded on the north by Crib Street, on the south by Hackberry Street, on the east by Mulberry Street and on the west by Water Street. The four streets surrounding the square were originally named 1st Main, 2nd Main, 1st Main Cross, and 2nd Main Cross. The confusion caused by these similarities resulted in the names being changed around 1900. On the east side of the square, 1st Main became Main Street; 2nd Main on the west side became Church Street; 1st Main Cross on the north side became Morrison Street; and 2nd Main Cross on the south became Davis Street.

Fayette's earliest development was concentrated in the area around the courthouse square. The first Sanborn fire insurance map for Fayette, published in 1885, shows a mix of commercial and residential buildings in the blocks surrounding the square. (Figure Three) Only one building in the Fayette Courthouse Square Historic District was constructed prior to the Civil War, however, and no residential buildings were included in that nomination.[7] Many of the town's early commercial buildings were lost to fire and were replaced in the late 19th and early 20th centuries. Also, commercial buildings gradually replaced the early houses located around the square.

Despite a dearth of commercial buildings from Fayette's first period of development, a few antebellum homes are scattered throughout the city. Three antebellum houses were identified in the 2006 Residential Survey of Fayette, which focused on the areas west and north of the Courthouse Square and Central Methodist College Campus historic districts. In addition, two of the 17 houses included in the South Main Street Historic District, the Joseph Shepard/Joseph Davis House (ca. 1828) and the Samuel T. Crews House (ca. 1830), were constructed prior to the Civil War. Another early home, the ca. 1834 Abiel Leonard House (aka Oakwood, NR 9/23/82), is located approximately a mile east of the courthouse square.[8] Like the Leonard House, many antebellum homes in Fayette were located on large parcels of farmland. Most of these early houses were lost as the farms were platted into new additions to the town.

Howard County, with an economy based on agriculture, was one of the wealthiest counties in Missouri in the mid-19th century and Fayette, as the county seat, prospered in its early years. Many of Fayette's wealthier citizens owned large plantations in the area. Since most of these early inhabitants were farmers from Kentucky and other parts of the Upland South, the area was extensively rooted in Southern agricultural practices and traditions: many area families owned slaves. Howard County, one of seven Missouri counties comprising a region known as "Little Dixie," had the largest slave population in the state in 1850, and it was the second largest slaveholding county in 1860.[9]

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[7] Fayette Courthouse Square Historic District National Register Nomination, listed February 5, 1998.
[8] James Denny, Oakwood - Abiel Leonard House National Register Nomination, listed September 23, 1982
[9] R. Douglas Hurt, "Planters and Slavery in Little Dixie," Missouri Historical Review. Vol. 88, no. 4, July 1994, pp. 405-406.

Figure Three: Map of Fayette, 1885, p. 1
Source: Sanborn Fire Insurance Company

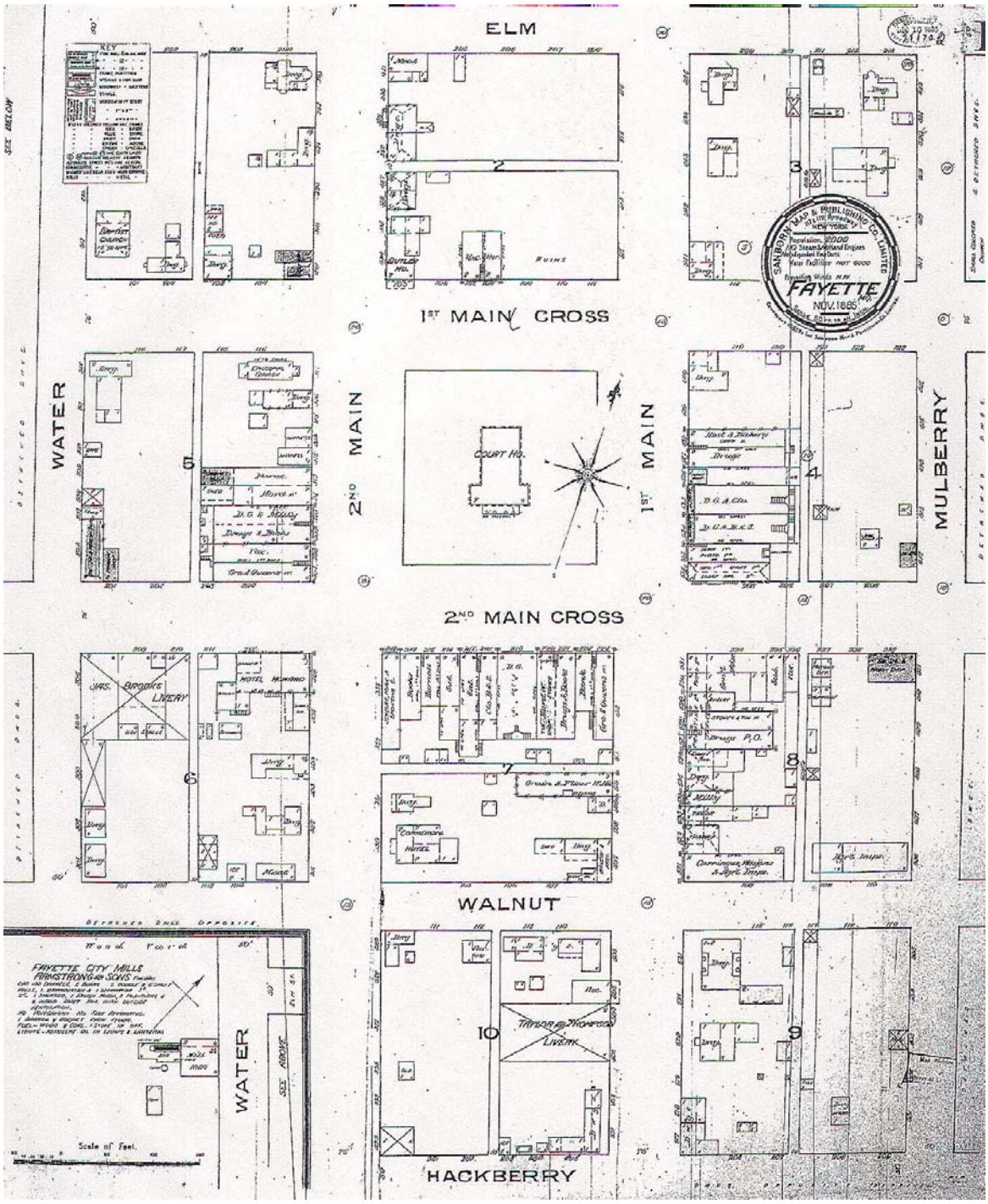
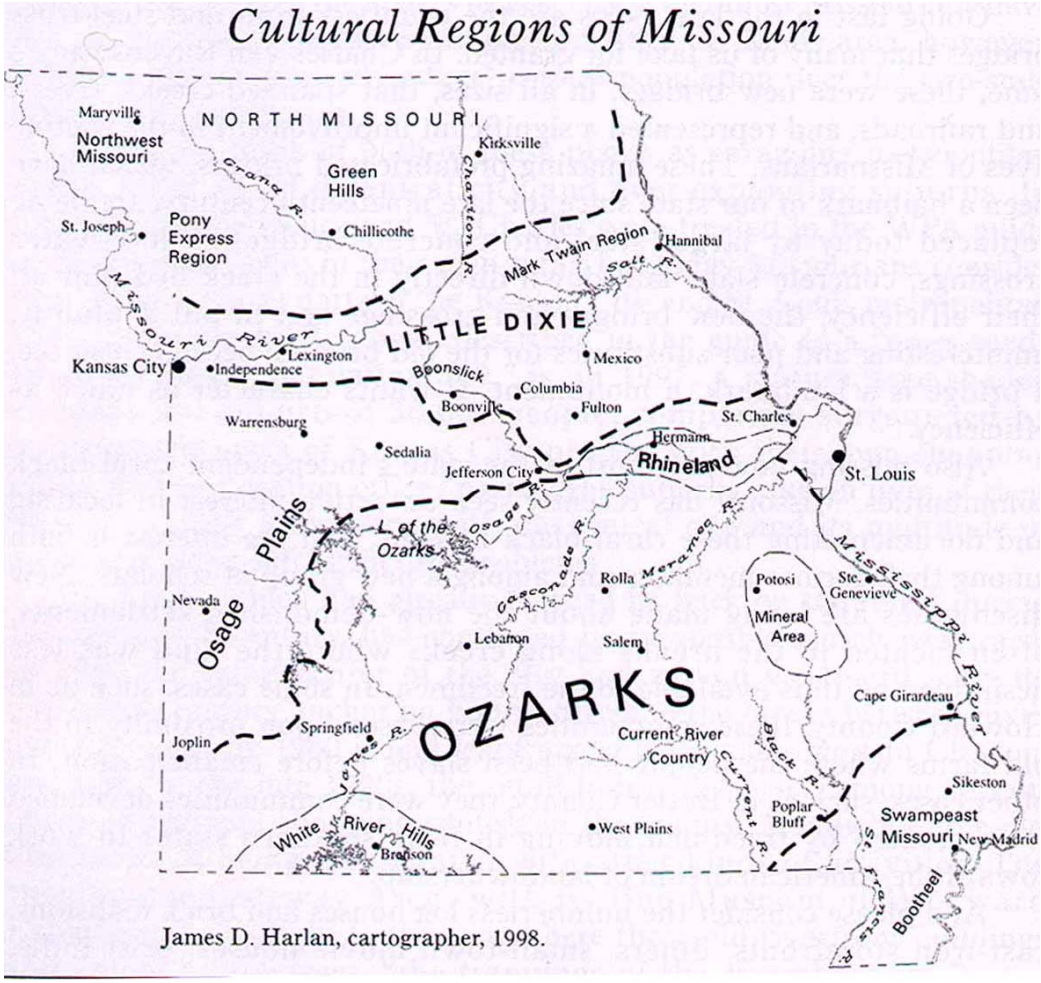


Figure Four: "Little Dixie" Region of Missouri
Source: Vernacular Architecture in Rural and Small Town Missouri: An Introduction, p. 45



According to prominent Missouri historian Howard W. Marshall,

> This land beyond the Mississippi had a strong attraction. The soils and climate were familiar to the immigrants, and slaves could be used for labor on the farms.....Many farmers brought their slaves, tobacco, horses and hemp plants and settled in the region north of the Missouri.....The newcomers who laid out the farms and towns of Little Dixie were almost entirely of British background, both Anglo-Americans from

the southern states and more recent British immigrants who had passed through these same areas on their way to Missouri. [10]

These early Howard County settlers typically built linear plan homes much like those they left behind in the Upland South. One of Fayette's earliest extant examples of the linear plan form is the Joseph Shepard/Joseph Davis House. (Figure Five) This brick house is located at 208 South Main Street in Fayette's South Main Street Historic District. Constructed in several phases, the earliest portion of the Shepard/Davis House dates to circa 1828. The Shepard/Davis House began as a single pen cabin, but like many linear plan houses, it was expanded into a Hall and Parlor house circa 1844 and then received a frame rear addition in the late 19th century.[11]

Most of Fayette's extant antebellum houses are I-Houses, the largest of the linear plan subtypes. In Folk Architecture in Little Dixie, Marshall refers to the I-House as the "farmer's mansion."[12] According to Marshall, by the late 18th century the I-House was "the architectural symbol of success in small-town and rural regions" in America.[13] The ca. 1832 Hampton Boon/George Carson House at 404 North Church Street is typical of these early I-Houses. (Figure Six) This two-story, single-pile brick house has Federal and Greek Revival ornamentation. Its five-bay façade is symmetrical, with a recessed front door in the central bay. The entablature is stone and the six-over-six windows have stone lintels and sills. The Hampton Boon/George Carson House was documented by the Historic American Buildings Survey in the 1930s. It is substantially intact today despite several rear additions and a conversion to apartments.

Hampton Boon, the home's first owner, was a great-nephew of pioneer Daniel Boone. Boon, a prosperous merchant in Fayette, was also "registrar of the land office at Old Franklin, and later Fayette, from 1827 to 1841 [and] clerk of the Missouri Supreme Court from 1842-1848."[14] After Boon's death in 1851, his daughter Evalina and her husband, Benjamin Watts, inherited the house. Five years later, Watts was killed by one of the elk he kept on the park-like grounds of the property. In 1858 Evalina married her first cousin, George Carson, nephew of Kit Carson, who owned the house until his death in 1918.[15]

Figure Five. Joseph Shepard/Joseph Davis House, 208 South Main Street

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[10] Howard W. Marshall, Folk Architecture in Little Dixie: A Regional Culture in Missouri. (Columbia: University of Missouri Press, 1981), pp. 4-5.
[11] Debbie Sheals and Becky Snider, South Main Street Historic District National Register Nomination. August 1998, p. 8.16-17.
[12] Marshall, pp. 62-71.
[13] Howard W. Marshall, Vernacular Architecture in Rural and Small Town Missouri: An Introduction. (Columbia: University of Missouri Extension, 1994), p. 30.
[14] "Walking Tour of Historic Fayette, MO." Fayette Rotary Club, 1981, np.
[15] C. Dean Wright, "History of the House at 406 Church Street, Fayette, MO." (Unpublished term paper from the Merrill E. Gaddis Papers, Collection No. 3961, Folder 53, Western Historical Manuscripts Collection. Columbia, MO).

Figure Six: Hampton Boon/George Carson House, 404 North Church Street

Many of Howard County's early settlers were active in state politics. “In the pre-Civil War period, Fayette was the center of a powerful political clique.”[16] It was known as the home of the “Central Clique” or more politely the “home of governors.” Four of Missouri’s first fifteen governors resided for a time in Fayette and another four lived in other parts of Howard County. One of Fayette's early politicians was John B. Clark, who lived in the house at 408 North Church Street. This three-bay Federal I-House, constructed of logs, has a two-story Greek Revival front porch. It was built around 1835 by early settler John Sears.[17] (Figure Seven) John B. Clark, a state representative, three-term congressman and Confederate brigadier purchased it in the 1840s.

Figure Seven: John Sears/John B. Clark House, 408 North Church Street

Fayette’s affluence in the early 19th century also made it a cultural center. Within a few years of the town's incorporation, several private schools were operating in Fayette. According to the History of Howard and Chariton Counties, Missouri, Lawrence Jones Daly established the first school in Fayette around 1824.[18] A few years later, Archibald Patterson founded the Fayette Academy. In the mid 1830s, the trustees of the newly chartered Howard

[16] James W. Goodrich & Lynn Wolf Gentzler, Marking Missouri History. (Columbia, MO: The State Historical Society of Missouri, 1998), p. 154.
[17] Dorothy J. Caldwell (ed.), Missouri Historic Sites Catalogue. (Columbia, MO: The State Historical Society of Missouri, 1963), p. 65.
[18] History of Howard and Chariton Counties, Missouri. (St. Louis: National Historical Company, 1883), p. 179.

College purchased the Academy. "Following a fire which destroyed the school building in 1838, construction was commenced on a handsome new edifice which was planned as part of the county's bid to secure the location at Fayette of the State University."[19] Although Fayette was not selected for the state university, Howard College continued to operate until 1844 when Reverend William T. Lucky founded Howard High School in the Howard College building. Shortly after it had been established, "the Missouri Conference of the Methodist Episcopal Church South adopted Mr. Lucky's Howard High School as a foster child of the Conference, appointed trustees for the school and began the continuing task of developing Fayette as the educational center of statewide Methodist support and patronage."[20]

Howard High School, which was open to boys and girls from all over the state, grew quickly. According to Dorothy B. Dorsey, author of "Howard High School, The Outstanding Pioneer Coeducational High School in Missouri," by the end of the 1849-50 school year, the number of boys and girls in Howard High School was approximately three times the number attending the State University at Columbia. In 1854 when a fire destroyed the Howard High School building, classes continued in the women's dormitory, Howard Payne Hall, and in other locations around town. In 1857, the St. Louis and the Missouri Annual Conferences of the Methodist Episcopal Church, South, agreed to build a central college and Fayette was chosen for its location. The church acquired Howard High School and renamed it Central College. In the reorganization, Howard High School split into two institutions, Central College and Howard Female College, both affiliated with the Methodist Church. Reverend Nathan Scarritt was chosen to head Central College. Howard Female College was incorporated in 1859 and led by Reverend William T. Lucky.[21]

Reverend Lucky's house, located at 105 Lucky Street just west of the college campus, is one of the few antebellum houses standing in Fayette. (Figure Eight) Among the hundreds of residential and commercial buildings that have been surveyed and/or listed in the National Register in Fayette, only five pre-Civil War houses have been documented. The William T. Lucky House (Huntington Hall) is also one of the few Gothic Revival buildings in Fayette. Constructed circa 1851, the one and one-half story brick house has an I-House plan and Gothic Revival detailing including a steeply pitched front gable, tall narrow windows, and pedimented door and window lintels with "ear" detailing.

Figure Eight: Huntington Hall (William T. Lucky House), 105 Lucky Street

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[19] Dorothy B. Dorsey, "Howard High School, The Outstanding Pioneer Coeducational High School in Missouri," Missouri Historical Review. Volume 31, No. 3, April 1937, p. 251.
[20] Fayette Family Album, p. 27.
[21] Maryellen H. McVicker et al. "Central Methodist College Campus Historic District National Register Nomination, August 1979, p. 8.1.

Despite the long history of education in Fayette, it was 1867 before the first public schools were organized. According to the History of Howard and Chariton Counties, Missouri, the first public school building in Fayette, a two-story brick building with four classrooms, was constructed on West Morrison Street in 1871.[22] It served all grades until 1892 when it was replaced by a new school building on Cleveland Avenue. A school building for black students was constructed at about the same time.

Given the area's predominantly Southern sentiments, the Civil War years were difficult in Fayette. Apparently little blood was shed in the town as a result of the war, but "from the time General Lyons drove Governor Jackson from the capitol and again from Boonville, Fayette was occupied" (by Union forces) and the town's development virtually halted.[23] Activities at both Central College and Howard Female College were suspended, and the school buildings—used by Union forces as their headquarters—reportedly were greatly damaged. After the war, lack of a trans-state railroad caused Fayette and other central Missouri communities to struggle economically and delayed their recovery. According to Stuart F. Voss, along with the absence of a railroad, the lack of foreign-born also "hampered Central Missouri towns in the development of

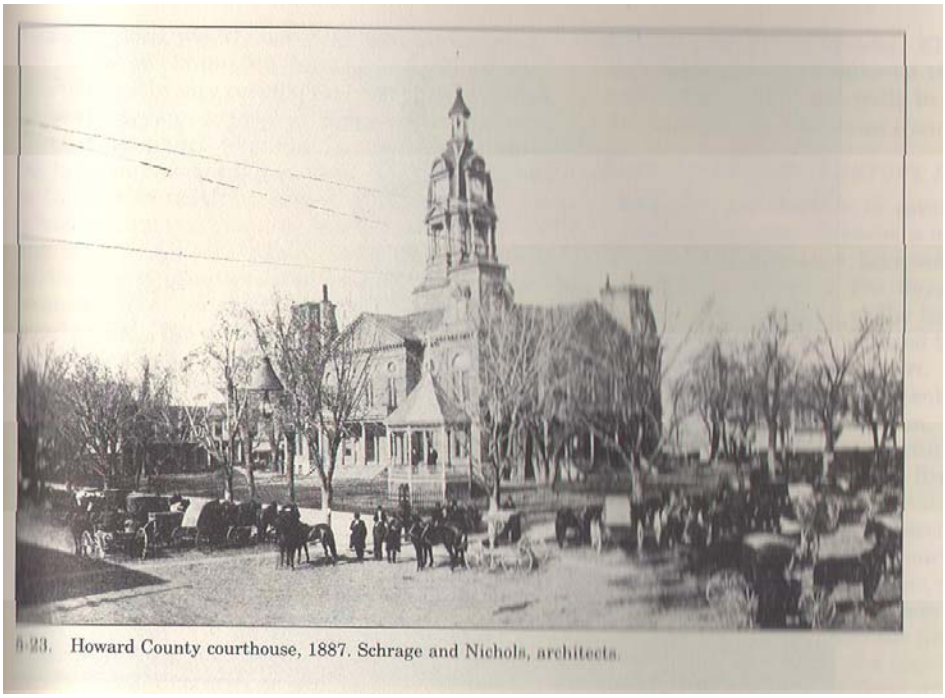
[22] History of Howard and Chariton Counties, Missouri, p. 198.
[23] Fayette Family Album, p. 6.

manufacturing, a basis for future growth in the post-war period."[24] In Howard County, the value of manufactured products dropped from $1,005,087 in 1860 to $234,431 in 1880.[25]

II. The Golden Years: 1873-1900

In gradually recovering from the Civil War, Fayette benefitted from its status as the county seat and home of both Central College and Howard Female College. Many families settled in Fayette so their children could be educated at one of these colleges. Rural citizens with business at the courthouse were likely to patronize local merchants. In 1887, the third Howard County Courthouse was constructed in the center of the Fayette Square, replacing the building that had burned the previous year. (Figure Seven) The elaborate Second Empire design of the new building showcased the prosperity of both town and county. Between the end of the Civil War and 1900, Fayette's population nearly tripled. The greatest factor in the town's redevelopment, however, was completion of the Tebo and Neosho Railroad through Fayette in 1873.

Figure Nine: Howard County Courthouse, circa 1905
Source: Picturesque Fayette and Its People, p. 14.



[24] Stuart F. Voss, "Town Growth in Central Missouri, " Missouri Historical Review. Vol. 64, No. 2, April 1970, p. 342.
[25] Ibid.

The Tebo, later purchased by the Missouri, Kansas & Texas Railroad, was soon ferrying people and products to and from town and by the 1880s Fayette's economy thrived anew. The new rail service prompted several factories—manufacturing items such as cigars, pipes, bedsprings and drawer equalizers—to open in Fayette.[26] One of the most notable of these industries was the Best Bustle Manufacturing Company. The company began operating in the spring of 1887 and was a success by that summer. The Howard County Advertiser noted that "in five weeks, the company has shipped 1,662 dozen bustles and made 2,212 dozens, which equals 26,544 bustles."[27] Unfortunately, fashions changed abruptly after "two Washington reporters found themselves with no general interest stories [and] created a tale that the First Lady [Frances Cleveland] had decided to stop wearing the bustle-type dress." [28] Business dwindled so much that the Best Bustle Manufacturing Company closed its doors soon after.

Fayette's prosperity was accompanied by the development and local installation of many modern amenities. Electric lighting, a new waterworks, a sewer system, and telephone service were put into operation in Fayette in the last two decades of the 19th century.[29] The town's booming economy and population growth also spurred architectural development. On October 13,1886, the editor of the Howard County Advertiser wrote,

> While towns all around us show absolutely no life beyond a mere existence, Fayette is putting up a dozen or two houses, and more are in contemplation. Not a town within a hundred miles of us is doing better than Fayette, and not a half dozen so well.[30]

By 1876, more than fifty years after Fayette's platting, only a few additions had been made to the town. (Figure Two) However, that changed dramatically during the town's second period of development (1873-1900). Fayette's first major expansion was organized by a group of prominent citizens who formed the Fayette Town Company. Although numerous lots within the Original Town were still vacant at the time, they were unavailable for purchase. T. Berry Smith, author of the History of Chariton and Howard Counties, Missouri, noted that "in 1922 nearly a century after Fayette was laid out, some of the original lots are used for gardens, the owners being unwilling to part with the lots and in doing so have caused new additions to Fayette to be made farther and farther away from the 'square."[31] The Fayette Town Company purchased land south and west

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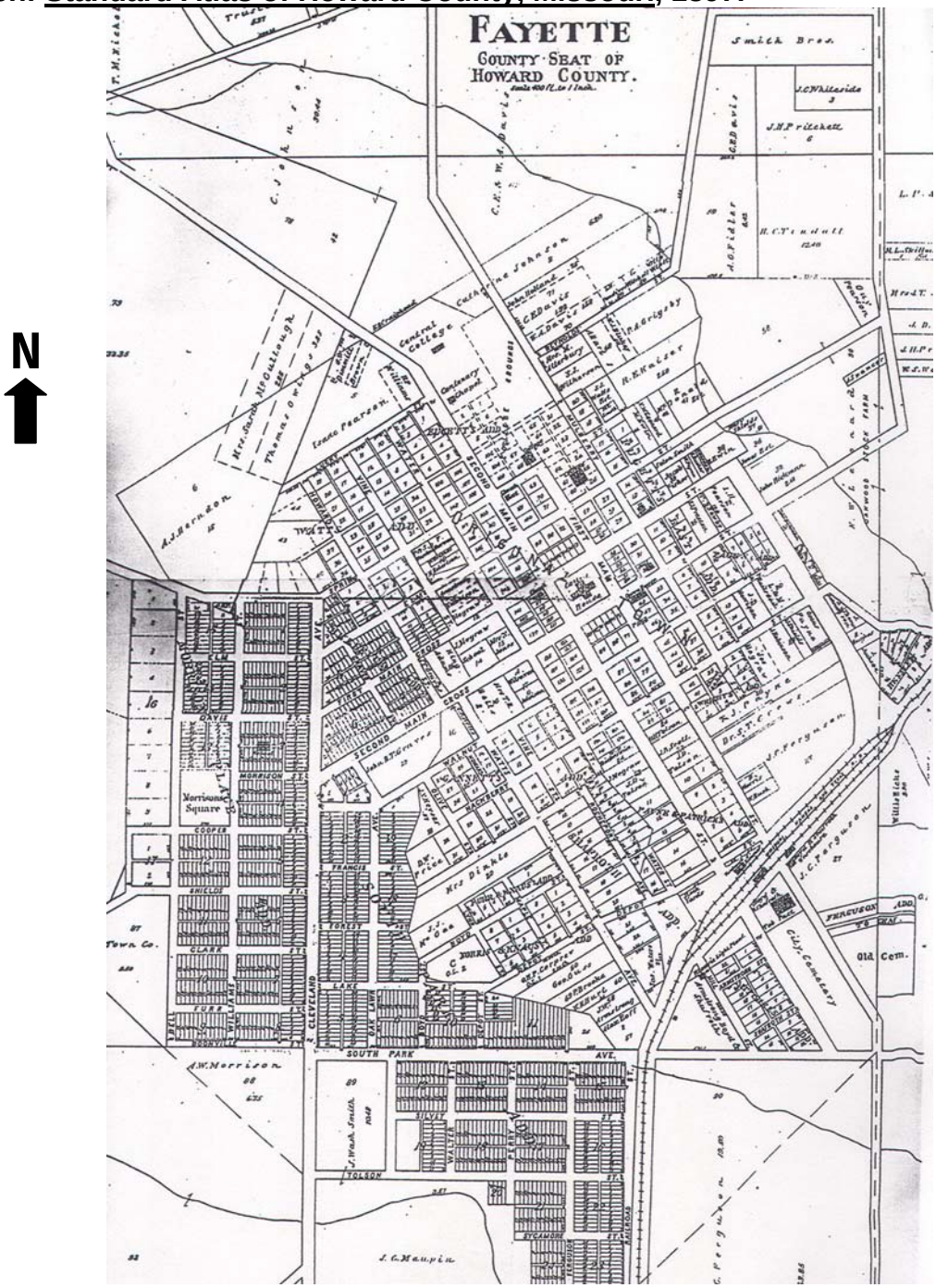
[26] Lilburn Kingsbury, "The Fayette of the Eighties," Missouri Historical Review. Vol. 39, no. 4, July 1945, pp.438-459.
[27] Howard County Advertiser, August 12, 1887.
[28] National First Ladies Library - First Lady Biography: Frances Cleveland, http://www.firstladies.org/biographies/firstladies.aspx?biography=23
[29] Vern Dyson, Picturesque Fayette.
[30] Howard County Advertiser, October 13, 1886.
[31] T. Berry Smith et al., History of Chariton and Howard Counties, Missouri. (Topeka-Indianapolis: Historical Publishing Company, 1923), p. 89.

Figure Ten: Standard Atlas of Howard County, Missouri, 1897.



of the courthouse square and in 1887 platted the South Park, Morrison Place and Bellevue additions. These additions, consisting of hundreds of building lots, are depicted in the 1897

Standard Atlas of Howard County, Missouri. (Figure Ten) These additions differ from earlier residential areas in two ways: the lots are much smaller than those in the Original Town and, with the exception of the Bellevue Addition, they are laid out with the grid of streets aligned with the cardinal directions.

Also in 1887, the Fayette Building and Loan Association was organized by many of the same citizens who formed the Fayette Town Company. The Association provided loans to individuals and spurred the construction of many houses in the town's new subdivisions during the 1880s and 1890s. An article about the Fayette Building and Loan Association, which appeared in the local newspaper on April 30, 1891, noted that

> Demand for money is unusually active this spring and the Association cannot accommodate the large number who desire to build at once. A great factor in Fayette's growth since 1887.[32]

Fayette's building boom of course prompted the establishment of many new construction-related businesses. In the early 1880s, Fayette acquired a new lumberyard along with several new contracting firms, a sawmill and two new brickyards.[33] The lumberyard was opened on Second Street in 1883 by Joseph Megraw, one of the town's best-known builders, and his son W.J. Megraw.[34] Joseph Megraw, who immigrated to the U.S. from Ireland in 1847, had settled in Fayette in 1852.[35] Just five years later, Megraw was hired to design and build Howard County's second courthouse. According to his obituary in 1923, Megraw "built dozens of residence and business houses in Fayette and Glasgow in olden times and was always considered an expert in that line." Two of Fayette's largest, most high style Victorian mansions, the Arthur F. Davis House at 301 West Spring Street and the Julius Caesar and Margaret Ferguson House at 312 South Main Street are credited to Joseph Megraw. Both houses feature elaborate brickwork and Victorian ornamentation. Megraw's son, W. J., was also a prolific builder in Fayette. Seven of the 21 houses depicted in Picturesque Fayette, a 1906 publication, are credited to W. J. Megraw.[36] Four of these houses are located in the area west and north of the courthouse square (surveyed in 2006) and two are located in the South Main Street Historic District. Like his father, W. J. Megraw produced excellent examples of Late Victorian styling.

Many of the largest and most ornate homes in Fayette were built during Fayette's second period of development, 1873-1900, and most of them reflect the growing popularity of Late Victorian styling. Fayette's Late Victorian houses vary from relatively simple vernacular buildings enlivened with typical Victorian ornamentation to full-blown examples of the style. The 2006

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[32] Howard County Advertiser, April 30, 1891.
[33] Howard County Advertiser. April 5, 1883, April 24, 1884, June 5, 1884, July 10, 1884.
[34] Howard County Advertiser. April 5, 1883.
[35] "Death of Joseph Megraw Last Week," Fayette Advertiser. May 10, 1923.
[36] Vern Dyson, Picturesque Fayette.

Residential Survey indicated that 99 of the 236 surveyed houses were constructed during Fayette's second period of development.[37] Sixty-eight of these houses were characterized as Victorian, the majority being vernacular houses with Victorian detailing rather than high-style examples. Examples of Gothic Revival, Italianate, Second Empire, and Queen Anne substyles can be found in Fayette.

Figure Eleven: Coleman Hall, 502 North Linn Street

Houses with Italianate features were first constructed in Fayette in the 1870s. One of the most notable of these is Coleman Hall at 502 North Linn Street (NR 6/11/86). (Figure Eleven) Completed in 1874, the house was built for wealthy St. Louis patrons of Central College, Nathan and Sarah Coleman. According to the National Register nomination for Coleman Hall, "It had evidently been the Coleman family's intention from the beginning to donate the home to Central College…specifically to be the home of the college president and was designed to be a showplace to be utilized for college functions as well as a private residence."[38] Although the house's double-pile form is more typical of antebellum houses, its tall arched-top windows and bracketed cornice demonstrate the transition to Victorian styling.

Figure Twelve: A. F. Davis House, 301 West Spring Street

[37] Becky L. Snider, Survey Report: Architectural and Historical Survey of Fayette, Missouri, July 2006.
[38] Maryellen H. McVicker, Coleman Hall National Register of Historic Places Nomination, May, 1985.

Figure Thirteen. Julius Caesar and Margaret Ferguson House, 312 South Main Street

What might be considered Late Victorian mansions in Fayette are predominately characterized by Second Empire and Queen Anne styling. The house at 301 West Spring Street, which was built by Joseph Megraw, is one of several large Second Empire examples. (Figure

Twelve) Constructed 1880-1884 at a cost of $12,000, this three-story brick house was built by Megraw for local banker A. F. Davis. The Davis House has elaborate brickwork, ornate Victorian detailing and a mansard roof with slate tiles and metal cresting.

Numerous Queen Anne-inspired houses were built for faculty and staff of Central College in areas immediately north and west of the campus. Typical features of these houses include complex plans, multifaceted rooflines, porches with gingerbread trim and patterned or polychrome wall surfaces. Probably the best example of a high-style Queen Anne residence was constructed for prominent Howard County farmer Julius Caesar Ferguson and his wife, Margaret. Located in the South Main Street Historic District, the Ferguson House is one of Fayette's few Queen Anne houses constructed of brick. Completed in 1884, this three-story mansion has a complex roof covered with multicolored slate tiles, multiple projecting bays, stained glass transom windows and elaborate wood and metal ornamentation. (Figure Thirteen)

III. Twentieth Century Development: 1901-1958

During the first two decades of the 20th century, Fayette lost business and industry to larger, more accessible locales and its population again declined. Census figures reported the town's population to be 2,717 in 1900 and 2,381 in 1920.[39] Despite the decrease, Fayette continued expanding its boundaries and making municipal improvements, and new houses were constructed at a more or less steady rate. By 1925, the Fayette city limits had grown to more than a square mile.[40]

Many of the municipal improvements and public building projects were encouraged by the Fayette Commercial Club, an organization that was founded in the late 19th century to promote economic development. In addition to recruiting businesses, the Commercial Club also helped city leaders find and develop funding sources for public improvements and new buildings. Between 1925 and 1955, the Fayette Commercial Club wooed several garment manufacturers who were looking for new factory sites.

During the first three decades of the 20th century, new public buildings in Fayette included a public library, a post office, a city hall and three schools. As new styles came into vogue after 1900, Fayette's architectural landscape began changing dramatically. In 1909, streets bordering the square and South Main Street to Depot Street, the main southern entrance to town, were paved with brick.[41] Several years later, South Church Street became the main southern entrance into Fayette after being paved for three-quarters of a mile to the square.

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[39] United States Census Records. Census Indexes and Population Schedules for Howard County, 1880-1940. Microfilm on file with the State Historical Society of Missouri, Columbia, MO.
[40] Sanborn Map Company, Map of Fayette, 1925.
[41] "Paving Contract Let," Fayette Democrat-Leader. May 20, 1909, p. 1.

After 1900, most of the new houses built in Fayette were new American types including Bungalows, Foursquares and eventually Minimal Traditional types such as Ranch houses. Few Victorian houses were constructed in Fayette after 1900. Some 122 of the 236 properties inventoried in the 2006 survey were built during Fayette's third period of development.[42]

Fayette was one of many towns to receive funds in the early 20th century from the Carnegie Foundation for the construction of a new public library. Construction on Fayette's Carnegie library began in the summer of 1914 and approximately nine months later an article in the Fayette Democrat-Leader announced the library's opening.[43] Attendees at the opening reception were requested to bring a book for donation to the new library. The opening of the library was an exciting event in Fayette, and its style apparently created something of a sensation. The library remains the only Spanish Mission style public building in Fayette. (Figure Fourteen)

Figure Fourteen. Fayette Public Library, 201 South Main Street

Although stylistically unique in Fayette, the Fayette Public Library is representative of the Period Revival movement which developed nationally in the early 20th century as a reaction to the elaborate ornamentation of Victorian architecture. In Fayette, residential examples of Period

[42] Becky Snider, p. 31.
[43] "Carnegie Library Opens Tonight," Fayette Democrat-Leader. February 18, 1915, p. 1.

Revival styles include Colonial Revival, Dutch Colonial and Cape Cod houses. Most examples are located in the blocks west of the courthouse square which were developed in the early 20th century. Nine of the 236 houses recorded in the 2006 residential survey were categorized as examples of Period Revival styling. The V. J. Bonham House, located at 103 North William, is one of the city's best examples of Colonial Revival styling. (Figure Fifteen) Although many of Fayette's Period Revival houses in Fayette were built from designs in plan books, it is likely that the ca. 1923 Bonham House was the work of a professional architect.

Figure Fifteen. V. J. Bonham House, 103 North William

In the mid-1920s and 1930s, Fayette's population reversed its decline. Despite nationwide economic turmoil, this was a period of considerable development in Fayette. In 1925, the Fayette Democrat-Leader noted that "a building boom seems to be headed for Fayette with the announcement of practically a quarter of a million dollars worth of new structures proposed by the

City of Fayette, Central College and the United States government."[44] Within a few months of this announcement, construction had begun on both the new Fayette City Hall and the post office building. Construction on several new buildings on the Central College campus also began in the mid-1920s and continued at a steady pace through the 1940s.

Construction of a post office building in Fayette had been in the works for several years. According to an article in the local paper announcing the acceptance of bids for the project, the federal government had planned to build a post office in Fayette in 1915, but the onset of World War I put the project on hold for a decade.[45] Completed in February 1926, the Fayette Post Office is a one-story brick Neoclassical building with a symmetrical façade, tall, multipane windows, a terra cotta cornice and a flat roof. (Figure Sixteen)

Figure Sixteen. Fayette Post Office, 103 West Morrison Street

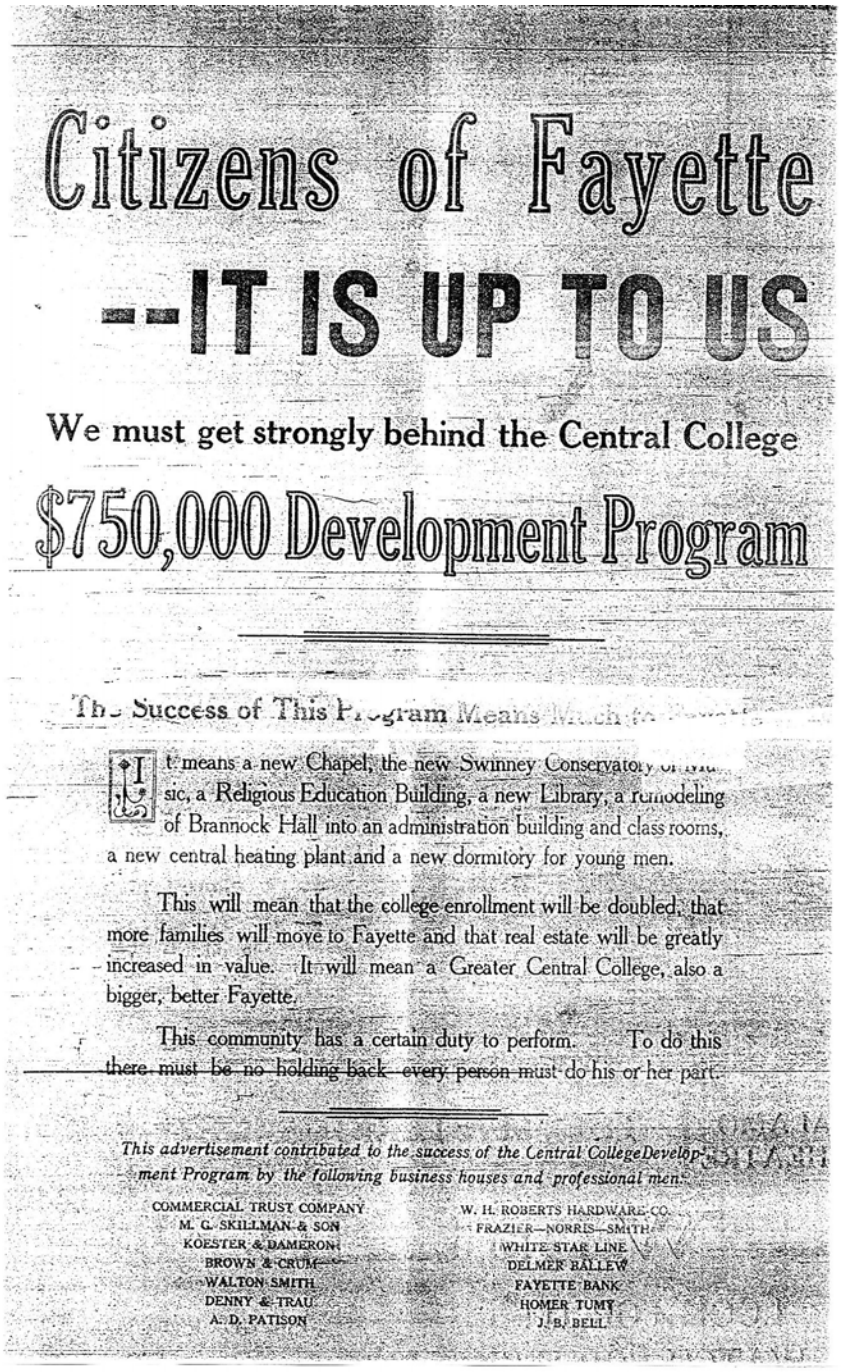
As Fayette's industrial and commercial enterprises dwindled in the early 20th century, Central College, the town's largest and second oldest employer (only slightly younger than the Howard County government) saw its enrollment grow and continued adding education buildings. A building campaign, which started in the mid-1920s, was spurred by the merger of Howard

[44] "New Post Office Planned Soon," Fayette Democrat-Leader. April 23, 1925, p. 1.
[45] "Bids Accepted for Post Office," Fayette Democrat-Leader. May 21, 1925, p. 1.

Payne College (formerly known as Howard Female College) with Central College in 1923.[46] In 1928, the college reported an enrollment of 743, an increase of 100 students from the previous year.[47]

Figure Seventeen. Central College Development Campaign Advertisement.
Source: Fayette Advertiser, March 2, 1926.

[46]. Maryellen H. McVicker et al. "Central Methodist College Campus Historic District National Register Nomination, August 1979, p. 8.3.
[47] "Central College Increase is 100," Fayette Advertiser. October 9, 1928, p. 1.



Citizens of Fayette

--IT IS UP TO US

We must get strongly behind the Central College

$750,000 Development Program

The Success of This Program Means Much to

It means a new Chapel, the new Swinney Conservatory of Music, a Religious Education Building, a new Library, a remodeling of Brannock Hall into an administration building and class rooms, a new central heating plant and a new dormitory for young men.

This will mean that the college enrollment will be doubled, that more families will move to Fayette and that real estate will be greatly increased in value. It will mean a Greater Central College, also a bigger, better Fayette.

This community has a certain duty to perform. To do this there must be no holding back—every person must do his or her part.

This advertisement contributed to the success of the Central College Development Program by the following business houses and professional men.

COMMERCIAL TRUST COMPANY
M. G. SKILLMAN & SON
KOESTER & DAMERON
BROWN & CRUM
WALTON SMITH
DENNY & TRAU
A. D. PATISON

W. H. ROBERTS HARDWARE CO.
FRAZIER—NORRIS—SMITH
WHITE STAR LINE
DELMER BALLEW
FAYETTE BANK
HOMER TUMY
J. B. BELL

From newspaper articles and advertisements such as the one in Figure Seventeen, it is obvious that the Fayette business community recognized the importance of Central College to the

town's economic viability and heavily endorsed its development campaign. Between 1925 and 1950, more than a dozen buildings were constructed or remodeled on the Central College campus. Most of these buildings are still used today.

The Swinney Conservatory of Music Building and the Rice H. Cooper Parish House were completed in 1927.[48] Two years later, two important religious buildings, Cross Memorial Tower and the Paul H. Linn Methodist Church, were added to the campus. In 1936, the Morrison Observatory for Astronomical Research (originally located at Pritchett College in Glasgow, Missouri) was dedicated as part of Central College. Central College, which had taken over operation of the observatory in 1922, moved the facilities to Fayette with the assistance of a grant from the Carnegie Foundation.[49] In addition to academic and residential buildings, the college also built and improved its athletic facilities during this period. A fieldhouse for basketball and other indoor activities was completed in 1949.[50] In 1961, Central College became Central Methodist College. Today the former Central College is known as Central Methodist University.[51]

Improvements were also made to Fayette's public school buildings during the first half of the 20th century. Fayette's second public school building, constructed on Cleveland Avenue at West Morrison Street in 1893 and used for both elementary and secondary grades, was destroyed by fire in 1913. For two years while the new school was under construction on the same site, classes were held in Central College buildings and other locations around town.

In 1923, a fire that destroyed the school for black students produced overcrowded conditions in the school for white students and prompted the construction of two new school buildings in Fayette. "On May 10, 1923, bonds were voted for $100,000 - $20,000 for a new colored school and $80,000 for the new white grade school which also included an auditorium/gymnasium to be used by all schools."[52] The school for black students opened in the fall of 1923 and was used until Fayette schools were integrated in the late 1950s.[53]

The new school for white students opened in the fall of 1924. Named the Lawrence J. Daly School in honor of Fayette's first teacher, it was used for grades one through six until 1960 when an intermediate school for grades five and six was constructed. Daly School, a three-story brick building, is an intact example of Classical Revival styling. (Figure Eighteen) In 1980, a new Lawrence J. Daly Elementary School was completed and the original building was sold. It was

[48] Fayette Advertiser, July 3, 1927, p. 1.
[49] Maryellen McVicker, Central Methodist College Campus Historic District National Register Nomination, listed September 15, 1980.
[50] "Field House Gets Victory Baptism As Central Wins," Fayette Democrat Leader. December 2, 1949, p. 1.
[51] Ibid, p. 8.3
[52] Howard County Homemaker Extension Clubs, School Days - Howard County, Missouri. (Fayette: Howard County Homemaker Extension Clubs, 1984), p. 122.
[53] Ibid.

briefly used as a residential facility for the mentally disabled, but it has been vacant for many years. A new high school, built on Cleveland Avenue six blocks north of the original building, was completed in 1957.[54]

Figure Eighteen: Lawrence J. Daly School (1923-24), 205 West Morrison Street

Although a few Victorian-influenced houses were built in Fayette after 1900, distinctly new American residential types including Bungalows, Foursquares, and Ranch houses dominated construction during the town's third period of development, 1901-1958. Most were what is referred to as "popular architecture," i.e., houses that are not fully executed high style designs, but not completely vernacular either. Many of these houses were the product of mass-produced plans. Plan books and catalogs were widely available and entire house kits could be ordered through a local lumberyard or from mail-order companies such as Sears Roebuck, Montgomery Ward, Lewis Manufacturing or Gordon Van-Tine.[55] Seventy-eight of the 122 buildings constructed during Fayette's third period of development and recorded in the 2006 residential survey were

[54] Ibid., p. 124.
[55] Robert Schweitzer and Michael W. R. Davis, America's Favorite Homes: Mail Order Catalogues as a Guide to Popular Early 20th Century Houses. (Detroit: Wayne State University Press, 1990), pp. 61-75.

classified as "popular architecture." This group included 31 Bungalows, 17 Foursquares, 14 Gable Front houses and 16 Ranch style houses.

During the 1930s, Fayette developed a large new city park on the northwest side of town. The first municipal swimming pool opened in the park in 1936.[56] Additional public improvements in Fayette during the mid-20th century included a water purification plant, a 150,000-gallon water tower and the extension and paving of State Highway 5 through town.[57] By 1940, Fayette's population had rebounded to 2,608.[58]

Between 1950 and 1970, Fayette's population reached its highest level thanks to the success of a group of local citizens in attracting manufacturers. This growth, however, was short-lived. In 1970, Fayette had approximately 3,500 residents but only about 2,700 people called Fayette home in 2008. Although Fayette lacks large commercial or industrial operations today, its economy is primarily supported by county government operations, local medical facilities and by Central Methodist University, still the town's largest employer.

A number of significant historic buildings on the courthouse square have been lost in recent years due to deferred maintenance and inappropriate changes. City government and local citizen groups are working, however, to prevent further losses. After the establishment of an historic preservation ordinance several years ago, Fayette achieved Certified Local Government status in 2003. It is hoped that this Multiple Property Documentation Form and MPS (a nomination for the Fayette Residential Historic District has been prepared in conjunction with this cover document) will increase awareness of Fayette's rich historic resources and encourage more National Register listings and rehabilitation projects.

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[56] "Swimming Pool a Popular Spot," Fayette Democrat-Leader. August 7, 1936, p. 1.
[57] "150,000 Gallon Water Tower Is Authorized by City for Erection Next Year," Fayette Democrat Leader. December 9, 1949, p. 1, and "Rapid Progress Reported on New Highway Construction," Fayette Democrat Leader. September 16, 1949, p. 1.
[58] United States Census Records. 16th Census of the United States, Population Schedules, (Washington: Government Printing Office, 1941).

F. PROPERTY TYPES

Nine residential property types have been developed for the Historic and Architectural Resources of Fayette MPDF. Although houses of many styles and types exist in Fayette, the vast majority of intact historic residential buildings that have been identified fall into one of these nine categories: Linear Plan, Late Victorian, Gabled Ell, Gable Front, Foursquare, Pyramid Square, Bungalow/Craftsman, Period Revival and Minimal Traditional (including Ranch). Property types for commercial, institutional or governmental buildings were not developed in conjunction with this cover document because most of Fayette's eligible nonresidential buildings are already listed in the National Register.

The discussion of each property type begins with a description of its most common characteristics. This is followed by a brief statement of significance, and finally by registration requirements for National Register listing. Relatively few residential properties will be eligible for individual listing in the National Register, especially under Criterion C if they are purely vernacular examples, but many properties retaining integrity will be eligible for listing as contributing resources within a historic district. Nearly 300 contributing properties including garages and other outbuildings are within the boundaries of the Fayette Residential Historic District which is being nominated under this MPD. Additionally, nominated buildings must demonstrate significant association with one or more of the three historic contexts developed within Section E.

Some buildings may be eligible for individual listing under Criterion A or B for their significant association with important persons, events or broad patterns of history at the local, state or national level provided they retain a substantial degree of their original architectural character from their period of significance. Ordinarily this architectural character will be retained if it corresponds to the construction date and/or the period in which the building acquired its present form, within an appropriate setting.

If nominated solely under Criterion C for Architecture, an intact building erected in ca. 1830 would have a period of significance of that one year, 1830. If the same building had received a major addition in 1850, its period of significance (in most cases) would be ca. 1830-1850.

Property Type A: Linear Plan Houses

Linear Plan houses are simple vernacular dwellings with rectangular plans. They are one to two stories tall, one to three rooms wide and one room deep. They typically have side gable roofs, and most have either full-width front porches or smaller, central bay porches. Rear additions, often set in tandem, are common.

Subtype: Hall and Parlor

Hall and Parlor houses are one to one and one-half stories tall, two rooms wide with side gables, and one room deep. Fenestration patterns are generally symmetrical, and most of the Fayette examples are three bays wide. The front rooms of hall and parlor houses are generally of unequal size, with the “parlor” bedroom being the smaller of the two. The single front door, which is often centered on the facade, opens directly into the “hall.” Rear additions are almost ubiquitous by this time because these properties were so small to begin with.

Subtype: Double Entrance

Double entrance houses have two front doors, generally set side by side in the center of the facade. Most are one or one and one-half stories tall and one room deep. Rear additions are common because of their small size originally. Facades are generally symmetrical, and often feature one window on either side of the doors. Central or slightly off-center front porches were sometimes part of the original design.

Subtype: Central Hall House

Central Hall houses are among the more formal of the subtypes. Most are one to one-and-one-half stories tall, with side gable roofs and symmetrical facades. Primary entrances are centered in either three or five bay facades, with five bays most common. A few appear to have had central front porches, and others have at least some extra embellishment of the doorway such as wood trim or molding. They have rectangular plans and are the width of two rooms plus hallway, and are one room deep. The long side of the house sits parallel to the street. The front door typically opens onto a formal hallway. This passage sometimes extends only halfway into the house, terminating at a rear kitchen; in other cases the passage continues to a rear door. Rear additions are common.

Subtype: I-House

I-houses are one room deep and at least two rooms wide, set parallel to the road to create a broad facade. Roofs are nearly always side-gabled although a variation with a shallow hipped roof exists. One-and two-story rear kitchen ells are common. The rear ells are often of a different age than the main block. In some cases the ell represents a smaller original house, to which the front "I" was added as time and finances allowed, while others represent later expansions. Because I-houses were constructed from the mid-19th century into the early 20th century, ornamentation—typically seen in cornices, porch design and window detailing—ranged from Greek Revival to Italianate and Queen Anne, according to what was in vogue.

Significance: Linear Plan Houses

Linear Plan houses derived from traditional British folk forms and were common in America in the 19th and early 20th centuries. In the U.S. they are often referred to as Tidewater South houses because of their American origins along the Eastern Seaboard. Linear Plan houses spread across the Upland South (many of Fayette's earliest residents moved into the area from the Upland South) and then into the Midwest as settlers migrated northward and westward.

The Linear Plan house represents one of the longest-lasting house types. In Missouri these houses were constructed for an entire century, from the 1820s to the 1920s. In Fayette, extant Linear Plan houses date from the 1830s to the 1920s. Although Linear Plan houses were sometimes of log construction, most utilized lighter, balloon framing techniques as railroad expansion made milled lumber readily accessible.[59] A few Linear Plan houses in Fayette were constructed with brick walls, but most surviving examples are frame. Brick and stone was mainly used for foundations.

Linear Plan houses resulted from compounding the basic architectural building block—the Single-Pen house. "The single-pen house, either square or slightly rectangular and often called a 'cabin,' has a plan of one room and is either one or one and a half stories high."[60] Hall and Parlor and Double Entrance subtypes are formed by joining two Single Pen units. Central Hall houses are two Single Pen units separated by a passage, which is generally one-third to one-half the width of the rooms it joins. I-Houses are formed by stacking two Hall and Parlor or Central Hall houses. I-Houses, so named because of their prevalence in the "I" states—Iowa, Illinois and Indiana—became symbolic of prosperous farmers throughout the Upland South and Midwest.[61]

The basic form of the Linear Plan house did not include ornamentation. However, porches, cornices and windows often reflected the fashionable architectural styling of the period, and was sometimes added years after the original construction. Rear extensions, almost ubiquitous on extant Linear Plan houses in Fayette, were in some cases constructed at the same time as the main portion of the house (as well as earlier or later).

Registration Requirements: Linear Plan Houses

To be considered for listing in the National Register, Linear Plan houses must be good representatives of one of the above subtypes, retain integrity and be easily recognizable to their period of significance. It would probably be difficult to list a Linear Plan house individually under Criterion C for Architecture, solely by virtue of being a vernacular building type even when in pristine condition. Listing as part of a historic district if integrity is retained is much more likely. In

[59] McAlester, p. 89.
[60] Marshall, p. 39.
[61] Fred Kniffen, "Folk Housing: Key to Diffusion," Annals of the Association of American Geographers. Vol. 55, Number 4, December 1965, p. 555.

general, the least common examples for which the strongest case for integrity can be made will be the most likely candidates for individual listing.

Because the Linear Plan category includes the oldest dwellings in Fayette, it is to be expected that they will have undergone various alterations over decades of use. These alterations must be evaluated on a case-by-case basis. In general, if the basic historic form of the building is readily apparent (at least three historic exterior walls are intact; there have been no or few alterations to the roof shape; and the original size, shape and number of openings on the primary façade are intact), then the building may be considered to at least retain integrity sufficient for listing in a historic district. Houses with open porch or awning additions also may be eligible for district listing if these additions do not conceal important features of the façade and were built during the period of significance for the property type. Houses with vinyl siding are generally ineligible for individual listing but may contribute to a historic district if the size and profile of the siding is close to that of the original material and other aspects of integrity are strong. If trim around windows and doors is lost or obscured by such siding, this will make a building ineligible unless this integrity issue is sufficiently mitigated by massing, a preponderance of historic material and detailing, and/or other factors as evaluated individually.

Property Type B: Late Victorian Houses

Description: Late Victorian Houses

Buildings of the Late Victorian property type in Fayette vary from relatively simple vernacular buildings enlivened with limited amounts of Victorian ornamentation to full-blown examples of their subtype. Although there were many distinct movements and subtypes in the Victorian era, in general the movement is marked by an attention to applied ornamentation and picturesque massing. The most common Late Victorian subtypes encountered in Fayette are Queen Anne, Italianate and Second Empire.

Queen Anne houses generally have irregular massing and a full complement of stylistic characteristics identified with the Late Victorian era. An emphasis on the picturesque will be immediately identifiable, generally in the form of prominent ornamentation and an irregular, relatively complex plan and roofline, especially on high-style examples. Cutaway corners and projecting bays are common. Applied ornamentation plays a major role in the external appearance of these buildings, often in the form of scrollwork or gingerbread, ornate turned porch posts and other elaborate millwork.

Italianate features typically include wide overhangs with scrolled brackets, and a generally lighter scale of ornamentation than is found on Queen Anne houses which came into vogue somewhat later. Cast iron round arched windows are common on high-style Italianate examples,

but segmental arched windows apparently were preferred in Fayette. Single-story entry porches with slender, often paired posts are common on Italianate houses.

Of several large Second Empire style houses in Fayette, the largest and most prominent is the A. F. Davis House on West Spring Street. Second Empire houses are identified by their distinctive mansard (dual-pitched hipped) roofs which permitted full-size attics with dormers, molded cornices, decorative brackets and other features also present on the closely related Italianate style.

Significance: Late Victorian Houses

Fayette's Late Victorian houses reflect the dissemination of mainstream architectural movements throughout the country. High-style Victorian buildings were generally among the largest and most expensive structures of their time, and even small vernacular dwellings with Victorian detailing reflect what were once the latest styles. The Victorian movement was part of the Picturesque movement in architecture, which developed in the second half of the 19th century. As Alan Gowans discusses in Styles and Types of North American Architecture,

> Picturesque architecture, as the name implies, was inspired by pictures, via idealized landscapes admired by eighteenth-century romantics for giving beholders a thrill. Their thrill derived in part from pleasing visual combinations of spaces, colors, textures, and ornament; and in part from a variety of pleasing nostalgic sentiments derived from associated ideas of every sort - literary, patriotic, religious.[62]

Picturesque architecture took on the moniker "Victorian" because these styles gained their greatest popularity during the last decades of the reign of Britain's Queen Victoria.[63] The Victorian movement actually involved a variety of substyles including Gothic Revival, Stick and Shingle as well as the locally prominent Italianate, Second Empire and Queen Anne varieties.

Victorian styles were popular nationwide from the 1840s into the early 1900s, and in Fayette, from the 1870s to the 1910s. Most Victorian houses in Fayette, however, were constructed during the 1880s and 1890s. Sixty-eight of the 236 houses recorded in the 2006 Residential Survey of Fayette were classified as Victorian, so this is a relatively common local property type. The Victorian era was marked by an increase in national transportation and communication systems, advances which among other things facilitated the spread of information about the latest house designs and made prefabricated building components available. Many of Fayette's Victorian buildings were the first to utilize plans and building materials brought in from other locations, reflecting national trends in architecture.

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[62] Alan Gowans, Styles and Types of North American Architecture. (New York: Harper Collins Publishers, 1992), p. 172.
[63] Virginia and Lee McAlester, A Field Guide to American Houses. (New York: Alfred A. Knopf, 1994), p. 239.

Registration Requirements: Late Victorian Houses

To be considered for listing in the National Register, Victorian examples must be good representatives of one of the recognized styles, retain integrity and be easily recognizable to their period of significance. This is a relatively common property type in Fayette, so to be considered for individual listing under Criterion C in the area of Architecture, examples should be well preserved physically, possess exceptional design quality, and retain a substantial amount of original trim; being designed by a known architect such as one of the Megraws who were recognized for their Victorian designs will be a plus. The period of significance should correspond to the construction date and/or the period in which the building took its present form. While this is an interesting category, many of these buildings do not rise to the level of significance needed for individual National Register listing under Criterion C.

Potentially eligible Victorian houses will retain their basic original form, with no major alterations to primary exterior elevations. Rooflines and fenestration patterns will be substantially intact, and original or early materials will predominate, especially on wall surfaces because surface detail was such an important element. Alterations to secondary facades may be acceptable if the basic form and massing of the original building is not seriously impacted, and the scale of any new construction does not overpower the original portion of the building. Door and window openings, especially on primary elevations, should be unaltered and the majority of doors and windows should be original for consideration for individual listing. To be eligible as a contributing resource of a district, a lesser degree of integrity is required but buildings should retain their character-defining features. Houses with nonoriginal windows may contribute if the replacements are close to the originals in sash dimension and configuration. While houses with vinyl or other synthetic siding are generally ineligible for individual listing, they may contribute to a historic district if the size, profile and application of the siding is close to that of the original siding and other aspects of integrity are strong. If window and door trim is lost or obscured, this will make a building ineligible unless this integrity issue is sufficiently mitigated by massing, a preponderance of historic material and detailing, and/or other factors as evaluated individually. Victorian houses should retain their original porches or possess an appropriate historic porch if a porch was originally present, especially for consideration for individual listing. An example of an inappropriate porch would be a Craftsman porch, even if historic, on a Queen Anne house.

Property Type C: Gabled Ell Houses

Description: Gabled Ell Houses

Gabled Ell houses (also known as Gable Front & Wing) are L-shaped, with a projecting front gable to which a side gable wing is attached. Gabled Ell houses almost always have a front porch along the front of the side wing, which is set back from the plane of the projecting gable end

wall. This house type can be one, one and one-half or two stories in height and one wing can be taller than the other. When the projecting bay is two-story and the side gable bay is one-story, this form is generally known as the Upright & Wing.

Gabled Ell houses tend to be of frame construction, and may possess varying degrees of Victorian detailing. Common locations for Victorian detailing are the projecting gable end and the front porch. Many examples are embellished with some sort of Queen Anne ornamentation such as milled porch columns and balusters, decorative shinglework, or gingerbread trim. Fayette also has Gabled Ell houses that are relatively unadorned. Many of Fayette's Gabled Ell houses have lost detailing in the name of modernization and are now covered with asbestos or vinyl siding.

Significance: Gabled Ell Houses

The Gabled Ell was a long-lived house type in America. It was popular across the country from the 1850s to the 1950s. In Fayette, the Gabled Ell type enjoyed a long period of popularity as well, spanning from the 1880s to the 1930s. Twenty-nine of the 236 houses recorded in the 2006 Residential Survey of Fayette were classified as Gabled Ell houses, so it is hardly an uncommon property type.

The Gabled Ell house emerged after the development of balloon framing, an innovation that made this more complex form of house easier to build. Its popularity coincided with the expansion of rail service which facilitated the distribution of 2X members and millwork to all areas of the country.

According to McAlester and McAlester, the vernacular Gabled Ell form, like the Gable Front form, evolved from styled Greek Revival houses with gable fronts. On such houses, the front gable was seen as echoing the pedimented facade of ancient Greek temples. "In this form," McAlester and McAlester noted, "an additional side-gabled wing was added at right angles to the gable front plan to give a compound, gable-front-and-wing shape." [64]

Registration Requirements: Gabled Ell Houses

To be considered for listing in the National Register, Gabled Ell houses must be good representatives of their property type, retain integrity and be easily recognizable to their period of significance. Buildings which meet these requirements may be considered for listing under Criterion C in the area of Architecture, with a period of significance corresponding to the construction date and/or the period in which the building took its present form. Gabled Ell houses are seldom listed individually as a vernacular property type, and potentially eligible buildings will generally be those that stand above the typical vernacular building due to an association with a

[64] McAlester, p. 92.

particular architectural style. When evaluated for individual listing under Criterion C, integrity considerations are likely to separate the significant from the insignificant. Gabled Ell houses will generally contribute to a historic district, provided that integrity is retained. A lesser degree of integrity is required within a district, and the property also must convey associations with the period of significance of the district.

Potentially eligible Gabled Ell houses will retain their basic original form, with no major alterations to primary exterior elevations. Rooflines and fenestration patterns should be substantially intact, and original or early materials should predominate, especially on wall surfaces. Alterations to secondary facades may be acceptable as long as the basic form and massing of the original building are not seriously impacted, and the scale of any new construction does not overpower the original portion of the building. Especially on primary elevations, door and window openings should be unaltered. Doors and windows should be original for individual listing. Houses with replacement windows may be eligible for inclusion as contributing buildings in historic districts if the replacements are close to the originals in sash dimension and configuration. Vinyl or other synthetic siding will generally make these houses ineligible for listing individually, but they may be contributing buildings in historic districts if the size, profile and application of the siding is close to that of the original and other aspects of integrity are strong. If window and door trim has been lost or obscured by such siding, this will make a building ineligible unless this integrity issue is sufficiently mitigated by massing, a preponderance of historic material and detailing, and/or other factors as evaluated individually. Intact original porches are required for individual listing if they were present historically. Enclosed porches are considered nonoriginal.

Property Type D: Gable Front Houses

Description: Gable Front Houses

Gable Front houses are rectangular in plan and one or one and one-half stories tall. Along with their front gable roofs, hipped or gabled dormers on side elevations are common. Almost all houses of this type have a front porch which varies in size from one bay to full width. Architectural ornamentation on Gable Front houses is generally minimal, and when present is often limited to the front porch. Porch styling varies widely. Some porches have tapered Craftsman style posts and eave brackets; a few have Victorian turned posts; and some have simple Colonial Revival columns and balustrades. Craftsman porch detailing is often combined with three-over-one or five-over-one windows. One-over-one windows are also common, especially on houses with simple Colonial Revival porch styling. Although windows are generally symmetrically placed on the main facade, the front door may be located to one side of the facade to line up with a staircase.

Significance: Gable Front

The Gable Front house type was popular in Fayette and throughout the U.S. from 1900 to 1930. Fourteen of the 236 houses recorded in the 2006 Residential Survey of Fayette were classified as Gable Front houses.

In The Comfortable House, Gowans describes the Gable Front house as a smaller version of the homestead temple house. He uses the term "small temple house or small worker's temple house" to define a one to one and one-half story Gable Front house. Gowans speculates that the Gable Front house owed some of is popularity to either conscious or unconscious associations with the vernacular Georgian/Colonial/Classical house developed between 1830 and 1870.[65] The Gable Front house also benefited from its similarity to the Craftsman Front-Gabled house. McAlester and McAlester note that a front-gabled subtype comprises approximately one-third of all Craftsman houses.[66] So in some cases the basic Gable Front house may have been an economical alternative to the more detailed version of the widely produced Craftsman Front-Gable house.

Plans for the Gable Front form, with or without elements of a specific style, were widely disseminated. Many such houses in Fayette were undoubtedly purchased from mail-order companies and brought in by rail. Many others were simply the products of local builders utilizing standardized plans and selected prefabricated building components. Both Craftsman and Colonial Revival versions were common.

Registration Requirements: Gable Front Houses

To be considered for listing in the National Register, these buildings must be good representatives of their property type, retain integrity and be easily recognizable to their period of significance. Buildings which meet these requirements may be considered for listing under Criterion C for Architecture, with a period of significance corresponding to the construction date and/or the period in which the building assumed its present form. Gable Front houses are rarely listed individually solely as a vernacular building type, however, although they are often eligible for listing as part of a historic district provided that integrity is retained. When coupled with strong integrity, buildings that stand above the typical vernacular building due to their association with a particular architectural style may be easier to list than more commonplace examples.

Potentially eligible Gable Front houses will retain their basic original form, with no major alterations to primary exterior elevations. Rooflines and fenestration patterns will be substantially intact, and original or early materials will predominate, especially on wall surfaces. Alterations to secondary facades may be acceptable as long as the basic form and massing of the original

[65] Alan Gowans, The Comfortable House: North American Suburban Architecture 1890-1930. (Cambridge, MA and London: The MIT Press, 1986), p. 99.
[66] McAlester, p. 453.

building is not seriously impacted and the scale of any new construction does not overpower the original portion of the building. Door and window openings, especially on primary elevations, should be unaltered. Doors and windows should be original for individual listing. Houses with replacement windows may be acceptable in districts if the replacements are close to the originals in sash dimension and configuration. Houses with vinyl or other synthetic siding are generally ineligible for individual listing but may contribute to historic districts if the size, profile and application of the siding is close to that of the original and does not obscure window and door trim. If trim is lost or obliterated by such siding, this will make a building ineligible unless this issue is sufficiently mitigated by massing, a preponderance of historic material and detailing, and/or other factors as evaluated individually. Porch alterations often represent a natural evolution in the history of a building, and therefore unaltered or appropriate historic porches may only be required for individual listing. Porches should be open and should not conceal primary features of the façade.

Property Type E: Foursquare Houses

Description: Foursquare Houses

Foursquare houses are cubic in shape and two stories tall, with four rooms on each floor. They are topped with hipped or pyramidal roofs. Hipped or gable roofed dormers on one to all four roof slopes are common. Windows are generally double hung, with three-over-one, or one-over-one sash. Window placement varies, and bay windows on the side elevations are common. Most Foursquares are set on basements and almost all have a front porch although porch type and size can vary widely. The porches often carry the decorative elements of a particular architectural style. Foursquares most commonly have porches with Colonial Revival or Craftsman styling. Both brick and frame Foursquares are found in Fayette. Frame examples are more common.

Significance: Foursquare Houses

In Fayette, the Foursquare house was popular from around 1900 until the early 1930s. Twenty of the 236 houses recorded in the 2006 Residential Survey of Fayette were classified as Foursquares.

In The Comfortable House, Gowans describes the Foursquare as one of the few essentially new house types to emerge in America in the early 20th century.[67] Foursquare dwellings, also known as "Box" houses, reflected the movement away from the complicated asymmetrical plans of the Victorian era. The relative simplicity of the Foursquare plan was one of its most admired qualities. But although Foursquare houses tend to be simple in form and ornamentation, they

[67] Gowans, p. 84.

happened to be the largest of the popular American house types that developed in the early 1900s. As Robert Schweitzer and Michael W. R. Davis noted in America's Favorite Homes, "The Box shared the Bungalow's virtues of practicality, simplicity and value, [but] offered a plan for families desiring a four-bedroom home rather than the smaller two or three-bedroom Bungalows."[68]

With the Foursquare, varying decorative treatments could be used to achieve different stylistic effects. The Foursquare was an early 20th century form, so elements of early 20th century styles such as Colonial Revival, Craftsman and Prairie were generally employed, if anything. Regardless of the "stylistic jacket" used, the solid cubic shape capped with a hipped roof is this house's most recognizable feature. Its clean lines and self-contained form offered homeowners a refreshing change from the decorative exuberance of the Late Victorian era. Popular with both rural and suburban residents, the Foursquare was often chosen by middle-class families who were moving up to a larger house. Its massive form gave the impression of stability, and these houses were large enough to appear impressive without being so large as to seem pretentious.

The Foursquare is closest in plan to the vernacular Double-Pile house found in both England and America. Double-Pile houses are typically two stories tall with four rooms on each floor, but they vary from Foursquares in that most have side-facing gable roofs and tend to be a bit more rectangular in shape. Both Double-Pile houses and Foursquares have been said to evolve from 18th century Georgian designs. As Gowans observed, "The Foursquare was a Georgian mansion reborn in middle-class form."[69]

The Foursquare was another house type commonly offered by mail-order companies such as Sears and Roebuck, Montgomery Ward, and Aladdin. Prepackaged house kits were shipped throughout the country. Company ads touted the virtues of the Foursquare, calling it "the ever popular square type which gives an air of massiveness" and "thoroughly American in architecture, it is a house anyone will be proud to identify as 'My Home.'"[70] Whether built from scratch or from a kit, the Foursquare's inherent simplicity offered both ease of construction and a form that could be adorned with stylistic elements of the homeowner's choice or allowed to stand on its own merits as a simple, clean-lined dwelling.

Registration Requirements: Foursquare Houses

To be considered for listing in the National Register, Foursquare houses should be good representatives of their property types, retain integrity and be easily recognizable to their period of significance. Buildings which meet these requirements may be considered for listing under

[68] Sweitzer and Davis, p. 161.
[69] Gowans, p. 87.
[70] Gowans, p. 84.

Criterion C in the area of Architecture, with a period of significance which corresponds to the construction date and/or the period in which the building acquired its present form. However, the relatively common Foursquare is not often individually listed as a vernacular house type—potentially eligible buildings will generally be those that stand above the typical vernacular building due to association with a particular architectural style—although they often are eligible for listing as part of a historic district provided that integrity is retained.

Potentially eligible examples will retain their basic original form, with no major alterations to primary exterior elevations. Rooflines and fenestration patterns should be substantially intact, and original or early materials should predominate, especially on wall surfaces. Alterations to secondary facades may be acceptable if the basic form and massing of the original building is not seriously impacted, and the scale of any new construction does not overpower the original portion of the building. Especially on primary elevations, door and window openings should be unaltered and original doors and windows are preferred. Like all property types considered for National Register listing, these houses should never be enhanced by adding stylistic elements not originally present.

Houses with replacement windows may contribute to districts if the replacements match or closely approximate the originals in sash dimension and configuration. Houses with vinyl or other synthetic siding are generally ineligible for individual listing, but may qualify as contributing buildings in historic districts if the size, profile and application of the siding is close to that of the original siding and the trim around windows and doors is intact. If this trim has been lost or is covered by the synthetic siding, this will make a property ineligible unless this integrity issue is sufficiently mitigated by massing, a preponderance of historic material and detailing, and/or other factors as evaluated individually. Porch alterations often represent a natural evolution in the history of a building, but porches must be an appropriate type and retain integrity for consideration for individual listing.

Property Type F: Pyramid Square Houses

Description: Pyramid Square Houses

Pyramid Square houses are generally modest dwellings, with simple cubic forms. They are one to one and one-half stories tall, with steeply pitched pyramidal roofs. Decorative features are generally limited to variations in porch styling, roof and dormer design, and window style. The two Pyramid Square houses identified in the Fayette survey have full-width integral porches under the main roof. With more basic examples, porches are usually under a separate roof.

Significance: Pyramid Square Houses

In Fayette, the Pyramid Square house type was constructed in the 1920s and 1930s. The fact that only two such houses were recorded in the 2006 residential survey strongly suggests that the form was never locally popular although of course additional examples may exist beyond the survey area.

The Pyramid Square is generally considered a working-class alternative to the larger two-story Foursquare. It was a house type often used in company towns and could be purchased at a reasonable price from mail order house suppliers in the late 19th and early 20th centuries. Gowans traces the origins of the Pyramid Square house to "Classical Revival vernacular variants, specifically the Classical cottage of the 1835-1855 period."[71] The Pyramid Square house type emerged in the 1860s and was fairly common by the 1880s. The form came into its own between 1890 and 1930.

Registration Requirements: Pyramid Square Houses

To be considered for listing in the National Register, Pyramid Square houses must be good representatives of their property type, retain integrity and be easily recognizable to their period of significance. Buildings which meet these requirements may be eligible under Criterion C in the area of Architecture, with a period of significance which corresponds to the construction date and/or the period in which the building acquired its present form. Although these are attractive houses and the property type is uncommon locally, Fayette's Pyramid Square houses lack the level of architectural distinction necessary for individual listing under Criterion C. Pyramid Square houses are rarely listed individually solely as a vernacular type although they are often eligible for listing as part of a historic district provided that integrity is retained. Like other vernacular buildings, the Pyramid Square house when strongly associated with a particular architectural style may be more listable than a commonplace example, all other things being equal.

Potentially eligible Pyramid Square houses will retain their basic original form, with no major alterations to primary elevations. Because these are relatively small and simple houses, the impact of alterations is magnified. Rooflines and fenestration patterns should be substantially intact, and original or early materials should predominate, especially on wall surfaces. Examples with historic additions to secondary facades must be carefully evaluated because the original form and massing of these houses is easily overwhelmed. Door and window openings, especially on primary elevations should be unaltered. Doors and windows should be original for individual listing. Houses with replacement windows may be eligible as contributing resources in districts if the replacements are sufficiently close to the originals in sash dimension and configuration. Houses with vinyl or other synthetic siding are generally ineligible for individual listing, but may be eligible for inclusion as contributing buildings in historic districts if the size, profile and application of the siding is close to that of the original siding. If the trim around windows and doors has been

[71] Gowans, The Comfortable House, p. 84.

removed or is obscured, this will likely make a building ineligible unless this integrity issue is sufficiently mitigated by massing, the presence of a considerable amount of historic material and detailing, and/or other factors as evaluated individually. Porches should be open as originally.

Property Type G: Bungalow/Craftsman Houses

Description: Bungalow/Craftsman Houses

Bungalows are one, one-and-a-half, two or two-and-a-half storied. They generally feature rectangular plans with horizontal massing and full or partial front porches. Occasionally, the porch wraps around one side of the house or extends beyond the house to form a terrace. Many porches are set beneath the main roof and consequently are an intrinsic part of the building's design. Porch roofs are generally supported by wood columns that rest on large square piers, or by heavy square masonry posts.

Craftsman styling often accompanies the Bungalow form. Features common to most Craftsman houses include wide overhanging eaves, exposed rafter tails, knee brackets, multi-light windows and porch columns as described above or with sloping (battered) sides. Craftsman-style windows are double hung and have three to five vertical panes in the top sash and a single pane in the bottom.

Significance: Bungalow/Craftsman Houses

The Bungalow/Craftsman house was popular in Fayette from ca. 1900 until the mid-1930s. Thirty-six of the 236 houses recorded in the 2006 Residential Survey were classified as Bungalow/Craftsman houses, so examples are plentiful.

The creation of the American Bungalow as a distinct property type can be traced to the work of brothers Charles Sumner Greene and Henry Mather Greene, California architects who started designing large houses in the Bungalow style in the early 1900s.[72] Influences of both the English Arts and Crafts movement and wooden Japanese architecture can be seen in the emphasis Greene and Greene placed on such things as hand-crafted woodwork, picturesque massing and a general move away from applied surface ornamentation. Although the houses designed and erected by Greene and Greene are large and elaborate, the underlying design principles easily apply to much more modest dwellings.

In America, Gustav Stickley was probably the one person most frequently identified with the Craftsman movement. Considered the movement's founder, Stickley devoted much of his professional life toward the betterment of residential architecture. Stickley, who was also a

[72] Clay Lancaster, The American Bungalow. (New York; Abbeville Press, 1985), pp. 115-135.

manufacturer of Mission furniture, believed that good design should not be reserved for the houses of the wealthy. As he stated in 1913, "The Craftsman Movement stands not only for simple well made furniture, conceived in the spirit of true craftsmanship, designed for beauty as well as comfort, and built to last, it stands also for a distinct type of American architecture, for well built, democratic homes, planned for and owned by the people who live in them."[73] Like the Greene brothers, Stickley was influenced by the Arts and Crafts movement; he devoted a great deal of space in The Craftsman magazine (which he published from 1901-1915) to promoting theories of the movement, as well as showcasing his own designs for furniture and houses. The magazine's articles on American architecture included discussions of how elements of the Greene and Greene designs could be applied to everyday architecture. Each issue of The Craftsman contained designs for affordable houses, and the plans were available free to subscribers. This service proved to be so popular that Stickley published separate collections of Craftsman house designs, Craftsman Homes and More Craftsman Homes, which included discussions of appropriate gardens, furniture and interior finishes as well as plans.

By the early teens, Bungalows had become the accepted style for suburban houses and the demand was great enough to support factories that produced only prefabricated Craftsman style components such as columns, doors, windows, interior and exterior woodwork, and various built-in units. The Lewis Manufacturing Company of Bay City, Michigan, for example, offered ready-made house parts ranging from porch supports to plans and materials for entire buildings, and complete pre-cut Bungalows were available from numerous mail-order companies.

Registration Requirements: Bungalow/Craftsman Houses

To be considered for listing in the National Register, Bungalow/Craftsman houses must be good representatives of their type, retain integrity and be easily recognizable to their period of significance. Buildings meeting these requirements may be eligible under Criterion C in the area of Architecture, with a period of significance corresponding to the construction date and/or the period in which the building took its present form. This is a somewhat prevalent property type, and individually eligibility is limited to those buildings that best represent their historic appearance and convey a level of architectural distinction beyond that of the more typical example. Nominated residences should have excellent integrity especially with regard to massing, porches, roofline details such as exposed rafter tails and brackets, and fenestration. Because porches are integral to the design of a Bungalow or Craftsman house, they are a character-defining feature and should be intact and basically unchanged.

Potentially eligible Bungalow/Craftsman houses will retain their basic original form, with no significant alterations to primary exterior elevations. As noted, rooflines and fenestration patterns should be substantially intact, and original or early materials should predominate, especially on

[73] Gustav Stickley, "The Craftsman Movement: Its Origin and Growth," The Craftsman, Vol. 25 (Oct. 1913-Mar. 1914) p. 18.

wall surfaces. Alterations to secondary facades may be acceptable if the basic form and massing of the original building is not seriously impacted, and the scale of any new construction does not overpower the original portion of the building. Door and window openings, especially on primary elevations, should be unaltered. Doors and windows should be original for individual listing, or original types at least fifty years old. For example, the three-over-one or five-over-one sash characteristics of many bungalows cannot have been replaced with one-over-one sash. Houses with replacement windows may be eligible for inclusion as contributing buildings in districts if the replacements are close to the originals in sash dimension and configuration. Frame houses sided with vinyl or other synthetic materials are ineligible for individual listing, but may be eligible for inclusion as contributing buildings in historic districts if the size, profile and application of the modern siding approximates that of the original siding and the trim around windows and doors is intact.

Property Type H: Period Revival Style Houses

Description: Period Revival Style Houses

Houses featuring varying degrees of styling reminiscent of earlier forms are scattered throughout the residential areas of Fayette. Among the Period Revival styles that are represented in Fayette, Colonial Revival is the most common although only seven examples were identified in the survey. Cape Cod, Dutch Colonial Revival, and Neoclassical are other Period Revival styles present in Fayette. Such houses tended to emphasize elaborate and overscaled ornament (sometimes limited to an enhanced entrance), simple rectangles and squares with wings added at the sides rather than in the rear, and in the case of the Dutch Colonial Revival, a gambrel roof. One of Fayette's few full-blown Period Revival examples is a Colonial Revival house at 103 South William Street. More common are vernacular types to which elements characteristic of a formal style have been applied.

Significance: Period Revival Houses

In the last decades of the 19th century, architectural designs began moving away from exuberant ornamentation and Victorian picturesqueness towards "more pure" forms and styles. Two factions developed over the definition of "pure." Members of the Modernist movement believed that purity could be achieved by eliminating all applied ornament that was based on past styles and by allowing the structure of the building itself to become the decoration. Other architects felt that purity was best achieved by correctly reproducing earlier forms such as those promoted at the 1893 Columbian Exposition in Chicago. Period Revival styles are based on the philosophies of the latter group.

While Period Revival houses were designed to imitate specific periods or movements in history, they were not so much exact copies of earlier buildings as new forms in which a single past style was emulated. This was usually done by copying general massing and using carefully

duplicated ornamentation. In the 1930s, exact duplication of decorative elements from Colonial houses was facilitated by the activities of the Historic American Building Survey (HABS), which started recording historic structures with measured drawings in 1933. It was upon that type of information that later detailing was based; earlier incarnations used a looser interpretation. Although the general massing and ornamentation of earlier forms was carefully duplicated, most Period Revival houses featured much more open plans than their predecessors. Rooms in Period Revival houses tended to be larger and fewer in number than those of the early houses they copied.

Although the Period Revival movement was begun by academically trained architects, the Revival styles, like other 20th century architectural styles and types, were frequently introduced to the mainstream housing market by pattern books and mail order catalogs. One history of the movement noted that in such sources, "Modern Tudor Revivals merged with Modern Colonial Revivals" to form Composite Tudors like the Aladdin "Shelburne," and "Colonial Bungalows" like the Sears "Ardara" were created.[74] As a result, many streets throughout the country are lined with these uniquely American houses.

As noted, Period Revival styles are relatively uncommon in Fayette. Like Foursquares and Bungalows, the few Period Revival houses that exist in Fayette illustrate the break from past traditions in favor of wholly new American styles. Seven of the 236 houses recorded in the 2006 Residential Survey of Fayette were classified as Colonial Revival; four were classified as Cape Cod (despite their simple, unelaborated entrances); and one was identified as Dutch Colonial Revival.

Registration Requirements: Period Revival Houses

To be considered for listing in the National Register, these buildings must be good representatives of one of the above property types or subtypes, retain integrity and be easily recognizable to their period of significance. Buildings which meet these requirements may be considered for individual listing under Criterion C in the area of Architecture. The period of significance should correspond to the construction date and/or the period in which the building acquired its present form. Important aspects of integrity include design, materials, workmanship, feeling and association. Individually eligible properties will convey a high level of architectural distinction.

Potentially eligible Period Revival houses will retain their basic original form, with no major alterations to primary exterior elevations. Rooflines and fenestration patterns will be substantially intact, and original or early materials will predominate, especially on wall surfaces. Alterations to secondary facades may be acceptable provided the basic form and massing of the original

[74] Schweitzer and Davis, p. 24.

building has not been seriously impacted, and the scale of any new construction does not overpower the original portion of the building. Door and window openings, especially on primary elevations, should be unaltered. Most doors and windows should be original for individual listing. Houses with replacement windows will contribute to a historic district if the replacements are close to the originals in sash dimension and configuration. Houses with vinyl or other synthetic siding are generally ineligible for individual listing, but may be eligible for inclusion as contributing buildings in a historic district if the size, profile and application of the siding is close to that of the original siding, and window and door trim is intact. If this trim has been removed or is covered, the property will be ineligible unless this integrity issue is sufficiently mitigated by massing, a preponderance of historic material and detailing, and/or other factors as evaluated individually. Because porches are rare on Period Revival houses in Fayette, the presence of a nonoriginal porch will need to be carefully considered. Existing porches should be open.

Property Type I: Minimal Traditional and Ranch Houses

Description: Minimal Traditional and Ranch Houses

In the pre-Ranch years (roughly prior to 1950), Minimal Traditional houses typically were of one or one-and-a-half stories, multigabled with few architectural details and tight eaves, and usually with a prominent and relatively large chimney. Stone or brick veneer was commonly used. While the roof pitch on the Minimal Traditional house is not shallow, it is less steep than on the traditional Tudor house. Ranch Houses are low, horizontal, one-story or split-level dwellings, generally with moderate to wide eaves and a shallow pitched gabled or hipped roof. Large, fixed picture windows are common, along with nonfunctional shutters. An integrated garage is also common but not always present. Porches tend to be small but may have fancy supports. Small Cape Cod houses (discussed briefly under Period Revival Houses, above) also continued to be built after World War II.

Significance: Minimal Traditional and Ranch Houses

As used here, Minimal Traditional is a broad term for dwellings that represent a transition from Tudor and Craftsman styling to variations of the Ranch House style. The Minimal Traditional style began appearing during the Great Depression and continues today. Inspired by vernacular architecture of the Spanish Colonial era of the Southwest and the casual California lifestyle, Appearing in Fayette in the late 1940s or early 1950s, Ranch houses have become significantly larger with the passage of time to better accommodate the growing families of post-war baby boomers. These and other popular house styles of the postwar period were based on American prototypes, and they represent a time when decorative details, at least fancy ones, were unwanted (decorative shutters and intricate metal porch supports are exceptions).

Registration Requirements: Minimal Traditional and Ranch Houses

To be contributing within the context of a historic district, these residential buildings need to have been present during the period of significance and should retain sufficient integrity of historic characteristics to enable identification with the property type, including the façade appearance, significant character-defining features, and floor plan. Relatively modest additions that have little effect on the original design are allowed, but large additions and additions that introduce design elements not originally present generally make a property noncontributing.

Property Type J: Garages and Outbuildings

Description: Garages and Outbuildings

Most of these secondary structures were designed either to house automobiles or to provide space away from a primary resource for non-vehicle storage or, occasionally, for a more specialized purpose. This one-story building type is usually rectangular and of wood-framed construction; brick and concrete block walls are not uncommon. If the outbuilding is a garage, it usually features one or two vehicular bays in the façade facing onto a street or alley. More than two bays are possible. Gable-front is by far the most common roof form. There are also shed roofs and flat roofs and one garage in Fayette has a convex roof. Wood frame buildings are likely to be sheathed in wood siding, roll asphalt shingle siding or asbestos siding. Hinged, sliding, and overhead wood and/or modern metal doors fill the vehicular bays. Secondary facades often feature window openings and/or pedestrian entrances. While lacking vehicle doors and often smaller, sheds and other simple outbuildings used for storage purposes in Fayette's residential neighborhoods share many features with garages.

Significance: Garages and Outbuildings

Garages began appearing in Fayette early in the 20th century and had became relatively common by the 1920s. Originally garages were external to the residence, but by the advent of the Ranch House in the mid-20th century, and even earlier, the idea of the garage as an independent building had faded. The trend of attaching garages to the main house or placing them under the same roof while making them ever larger continues, but there are relatively few such properties in the older neighborhoods of Fayette. Garages, whether simple utilitarian structures or with design affinities reflecting the architecture of the primary residence, are important to our understanding of the evolution of the automobile.

Registration Requirements: Garages and Outbuildings

No garage in Fayette is individually eligible for listing although many are eligible in conjunction with a primary residence or within the context of a historic district. While intact

structures are preferred, in many cases historic alterations have occurred. Reversible loss such as the loss and/or replacement of original vehicle doors does not necessarily diminish the building's contribution, particularly if the original openings and fenestration remain unaltered. The most frequent alteration is the replacement or covering of original wood siding with synthetic siding—asbestos, asphalt shingles, vinyl, etc. A historic but vinyl-sheathed structure should be held to relatively high standards in all other respects since vinyl is perhaps the most nonhistoric of replacement materials. A garage or other ancillary structure is generally more significant in conjunction with its residence than alone but in a historic district, examples that retain integrity generally should be included regardless of whether the house itself is extant.

Historic Districts

Residential buildings of all types in Fayette may meet registration requirements if they form a cohesive grouping to meet the National Register's historic district criteria. In general to be eligible as a district, the buildings must be sufficiently contiguous at their original locations; they must be of a significant concentration; and they must collectively retain the feelings and associations of their historic period. Under Criterion C in the area of architecture, an eligible grouping will be located within a historic residential area of Fayette and the majority of properties will retain integrity of design, workmanship, materials, feeling and association. To be nominated under this cover document, districts will be associated with one or more of the three historic contexts developed in Section E.

G. GEOGRAPHICAL DATA

The Historic and Architectural Resources of Fayette, Missouri are located within the current corporate limits of Fayette, in Howard County, Missouri.

H. SUMMARY OF IDENTIFICATION AND EVALUATION METHODS

(Discuss the methods used in developing the multiple property listing.)

This multiple property document “Historic and Architectural Resources of Fayette, Missouri” is based on a residential survey of the area west and northwest of the Fayette Courthouse Square that was completed in July 2006 by Becky L. Snider Consulting LLC; a 1992 survey of Fayette; and nominations for previously listed National Register properties in Fayette. For more information about this survey and about Fayette's other National Register properties, see pages E2-3.

One historic district nomination accompanies this Multiple Property Documentation Form.

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