

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED JUN 4 1979
DATE ENTERED JUL 17 1979

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

O.E. Payne House

AND/OR COMMON

"Dual Gables"

LOCATION

STREET & NUMBER

702 Auburn Avenue

NOT FOR PUBLICATION

CITY, TOWN

Chariton

CONGRESSIONAL DISTRICT

Fourth

STATE

Iowa

VICINITY OF

CODE

COUNTY

Lucas

CODE

CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- COMMERCIAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER:

OWNER OF PROPERTY

NAME

Karen Kay Christensen

STREET & NUMBER

638 Orchard Avenue

CITY, TOWN

Chariton

STATE

Iowa 50049

VICINITY OF

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Lucas County Courthouse

STREET & NUMBER

CITY, TOWN

Chariton

STATE

Iowa

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Payne house is a small frame residence, built in 1889. Its plan is in the form of a Y, with a pair of front gabled masses set at right angles to one another (and at 45° angles to the street), each approximately 14' x 12'; and a rear "stem" approximately 17' long, which has a lean-to addition on the west side (1936). The house is one story, on a stone foundation.

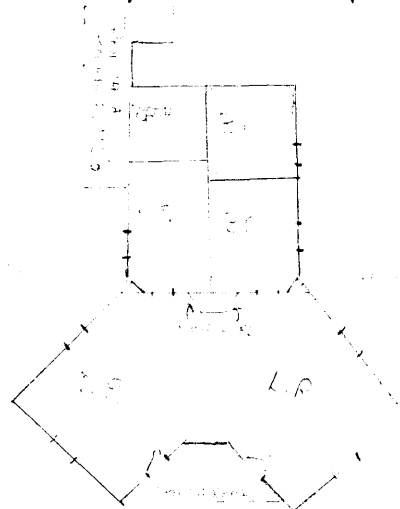
The exterior is sheathed with narrow horizontal clapboards on the sides of the front gables and on the rear portion. Within the front gable ends, the clapboards are set in diagonal patterns, above a "cornice" with square, recessed panels in its frieze. This "cornice" is set just above the narrow cornices of the enframements of the curved-headed windows (one centered in each gable end). These enframements have small "drips", a feature repeated at the tops of the cornerboards. Below sill level is a band of vertically-set siding, arranged to form a row of nearly square panels.

The angle between the front gables has a narrow roof, sheltering two entrances, with a wooden "frieze" pierced with a quatrefoil motif. The walls within this angle are clapboarded in a herringbone pattern. Centered above is a small roof dormer. A brick chimney is located at the junction of the three roof ridges.

The rear section of the house is rather plain, but on the rear elevation features three oculus windows set in a triangular pattern. A small square window (possibly later) is also cut into this facade.

Inside, the area enclosed by the two front gables is not partitioned, and only use distinguishes one side from the other. A wall across the "neck" of the Y has fireplaces set back-to-back, with doorways into the rear section on either side. The rear portion is divided into four small rooms: two bedrooms, kitchen, and bath. Woodwork and floors are pine, walls are plastered.

The house is located in a residential area consisting largely of small frame houses from the turn of the century. In scale, age and materials the Payne house is very like the others in this area. Only the unusual plan and decorative elements set it apart.



8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1889

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

"Dual Gables" is significant for its architecture. Its plan in the shape of a "Y" and its 45° orientation to the street constitute a novel and unusual approach to the design of the cottage dwelling.

It is clear that this plan originates with the mid-19th century tradition of picturesque residential architecture. The Iowa Homestead published in its 10 May 1865 edition a sketch and plan of a cottage with a similar "Y" form, which apparently was lifted from a patternbook of Downing or one of his followers. This published cottage is larger than Dual Gables, with a second floor containing three bedrooms, differs in its room arrangement, and is ornamented in a Downing Gothic style; but the general similarities are striking.

The description accompanying the Homestead cottage has the following to say about the merits of the plan: "It is manifest that this singularly odd, yet more than ordinarily convenient arrangement, is adopted for the sake of the novelty of the external form -- a form which will produce a very pleasing effect when finished in the most simple style..." The design offers much of what the late 19th century desired in its suburban and country dwellings. The plan (of both houses discussed here) is orderly, compact, and, to a degree, formal, while the 45° orientation affords a pleasant demonstration of picturesque angularity.

The ornamentation of Dual Gables seems well suited to its design. The diagonal or herringbone tongue-and-groove boarding of the front gable ends and the entrance corner are an appropriate and successful reflection of the diagonal plan. The openwork frieze of the front porch casts an interesting shadow line on the walls behind it, broken by the joints between them.

The house preserves a large measure of its historical integrity. Although the house has been vacant since 1975 and is now somewhat neglected, the present owner hopes soon to restore it to a habitable condition. The house was built for O.E. Payne, of whom little is known at present. From 1936 to 1946, it was the home of Lucile Anderson, a locally-prominent lawyer who has practiced in Chariton since she passed the Iowa Bar exam in 1937. Her many activities, both legal and in various local organizations, earned her a reference in Businessmen of Iowa (sic) for 1953.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Abstract of Title
 Dodge, Edward N. (ed.) *Businessmen of Iowa*. Des Moines: Midwest Publications, Inc., 1953.
 The *Iowa Homestead*, May 10, 1865, page 1. (published Des Moines, Iowa)
 Interview by David Sallen, Chariton, with Lucile Anderson, October, 1978.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than one

QUADRANGLE NAME Des Moines, Iowa

QUADRANGLE SCALE 1:250,000

UTM REFERENCES

A 15 474500 4541850
 ZONE EASTING NORTHING

B
 ZONE EASTING NORTHING

C

D

E

F

G

H

VERBAL BOUNDARY DESCRIPTION

Lot 17, Osage Addition to the Town of Chariton, Lucas County, Iowa

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

S.J. Klingensmith, Architectural Historian; M.H. Bowers, Historian

ORGANIZATION

Division of Historic Preservation

DATE

May 1979

STREET & NUMBER

26 East Market Street

TELEPHONE

319/353-6949

CITY OR TOWN

Iowa City

STATE

Iowa 52240

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Adrian D. Anderson

TITLE

Director, Division of Historic Preservation

DATE

5/29/79

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Charles W. Atkinson
 KEEPER OF THE NATIONAL REGISTER

DATE

7-17-79

ATTEST: *William H. Bralham*
 CHIEF OF REGISTRATION

7-13-79

DATE

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY NAME: Payne, O. E., House

MULTIPLE NAME:

STATE & COUNTY: IOWA, Lucas

DATE RECEIVED: 2/11/08 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 3/26/08
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 79000912

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT _____ DATE

ABSTRACT/SUMMARY COMMENTS:

Additional Documentation Accepted

RECOM./CRITERIA *Accept*

REVIEWER *Edson Beall*

DISCIPLINE *History*

TELEPHONE _____

DATE *3-26-08*

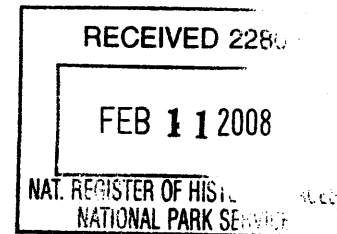
DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

Edom -
Can you
take care
of this? Linda

February 4, 2008

J. Paul Loether, Chief
National Park Service
National Register of Historic Places
1201 Eye Street, N.W.-- 8th Floor
Washington, D.C. 20005



Dear Mr. Loether:

It has been brought to our attention that the address on the following National Register nomination needs to be changed:

- O. E. Payne House, Chariton - correct address is 705 E. Auburn Ave., not 702 Auburn Ave.

The town name of La Porte City needs corrected for the following nominations:

- Chapple and Young Block (La Port City)
- Clement B. Gingrich House (Laporte City)
- La Porte City Station (La Porte)
- La Porte City Town Hall and Fire Station (LaPorte City)
- Dr. Jesse Watson Building (La Porte St.)

Sincerely,

A handwritten signature in cursive script that reads "Lowell Soike".

Lowell Soike, DSHPO & Chief
Community Programs Bureau