

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

## 1. Name of Property

historic name Blackwater Residential Historic District

other names/site number N/A

## 2. Location

street & number Parts of: the 300-400 block of Trigg Ave., 300 block of Scott Ave, and the 300 block of Main Street. [N/A] not for publication

city or town Blackwater [N/A] vicinity

state Missouri code MO county Cooper code 053 zip code 65322

## 3. State/Federal Agency Certification

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

( See continuation sheet for additional comments [ ]. )

Mark A. Miles June 23, 2009  
Signature of certifying official/Title Mark A. Miles/Deputy SHPO Date

Missouri Department of Natural Resources  
State or Federal agency and bureau

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

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

## 4. National Park Service Certification

I hereby certify that the property is:

[ ] entered in the National Register.

See continuation sheet [ ].

[ ] determined eligible for the National Register.

See continuation sheet [ ].

[ ] determined not eligible for the National Register.

[ ] removed from the National Register.

[ ] other, (explain:)

Signature of the Keeper Date of Action

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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Cooper County, Missouri**

**5. Classification**

Ownership of Property	Category of Property	Number of Resources Within Property	
		Contributing	Non-contributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	<u>25</u>	<u>8</u> buildings
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>0</u>	<u>0</u> sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>0</u>	<u>0</u> structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>0</u>	<u>0</u> objects
	<input type="checkbox"/> object	<u>25</u>	<u>8</u> Total

Name of related multiple property listing.

Number of contributing resources previously listed in the National Register.

N/A

N/A

**6. Function or Use**

**Historic Functions**

**Current Functions**

DOMESTIC: single dwelling  
DOMESTIC: secondary structure

DOMESTIC: single dwelling  
DOMESTIC: secondary structure  
COMMERCE/TRADE: specialty store

**7. Description**

**Architectural classification**

Queen Anne  
Craftsman  
Other: Folk Victorian

**Materials**

foundation brick  
 walls wood  
asbestos  
 roof asphalt  
 other \_\_\_\_\_

See continuation sheet [ x ]

**Narrative Description** See continuation sheet [x].

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**8. Statement of Significance  
Applicable National Register Criteria**

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

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

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

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

**Criteria Considerations**

Property is:

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

**B** removed from its original location.

**C** a birthplace or grave.

**D** a cemetery.

**E** a reconstructed building, object, or structure.

**F** a commemorative property.

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

**Narrative Statement of Significance**

See continuation sheet [x].

**9. Major Bibliographic References**

**Bibliography** See continuation sheet [x].

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Areas of Significance**

\_\_\_\_\_  
Community Planning and Development  
Architecture  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

\_\_\_\_\_  
ca. 1891-1946  
\_\_\_\_\_

**Significant Dates**

\_\_\_\_\_  
N/A  
\_\_\_\_\_

**Significant Person(s)**

\_\_\_\_\_  
N/A  
\_\_\_\_\_

**Cultural Affiliation**

\_\_\_\_\_  
N/A  
\_\_\_\_\_

**Architect/Builder**

\_\_\_\_\_  
unknown  
\_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other:

Name of repository:  
\_\_\_\_\_

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**10. Geographical Data**

**Acreeage of Property:** \_\_\_\_\_ 7.5 acres \_\_\_\_\_

**UTM References**

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	500640	4314440			
C. Zone	Easting	Northing	D. Zone	Easting	Northing

[ ] See continuation sheet

**Verbal Boundary Description**

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

**Boundary Justification**

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

**11. Form Prepared By**

name/title Debbie Sheals  
 organization Private Contractor date Oct. 27, 2008  
 street & number 29 S. 9<sup>th</sup> St. Suite 204 telephone 573-874-3779  
 city or town Columbia state Missouri zip code 65201

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

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

**Photographs**

Representative **black and white photographs** of the property.

**Additional Items**

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

**Property Owner**

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

name \_\_\_\_\_ See continuation sheet \_\_\_\_\_  
 street & number \_\_\_\_\_  
 telephone \_\_\_\_\_  
 city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

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**Materials, continued.**

foundation concrete  
walls vinyl  
roof metal

**Summary:**

The Blackwater Residential Historic District is located just west of the commercial center of the small town of Blackwater, Missouri. The district includes 15 primary properties, located in the 300 block of Main Street, the 300 block of Scott Avenue, and the 300 and 400 blocks of Trigg Avenue. The general layout of this residential area has not changed since it was developed. All of the original streets are intact, and in most cases, the houses now in place are the only ones to have ever occupied that property. Property lines and yard sizes are also little-changed, and the neighborhood setting is enhanced by mature trees and other plantings. Of the 15 primary properties, 12 are contributing. Each of the contributing properties contains a single-family house, and many of those lots also have outbuildings. There are 18 outbuildings in the district, 13 of which are contributing resources. All told, there are 33 buildings in the district, and 25 of those are contributing—12 houses and 13 outbuildings. Non-contributing resources consist of 5 outbuildings, and 3 primary buildings. The contributing buildings were all built for residential use, and all continue in that function today. All of the buildings are of frame construction; most are modest dwellings with minimal architectural styling. A notable exception is the ca. 1905 Fray House at 406 Trigg. That intact 2-1/2 story Queen Anne style house is one of the largest and most highly styled houses of any age in the town of Blackwater. Construction dates overall range from ca. 1891 to ca. 1932. The oldest house in the district, built ca. 1891 at 400 Trigg Street, was the longtime home of one of the town's first doctors, H. D. Quigg. The newest house in the district was built ca. 1932, and others saw minor alterations into the mid twentieth century. Few changes have occurred since then, and the area today offers a snapshot of historic residential development in Blackwater.

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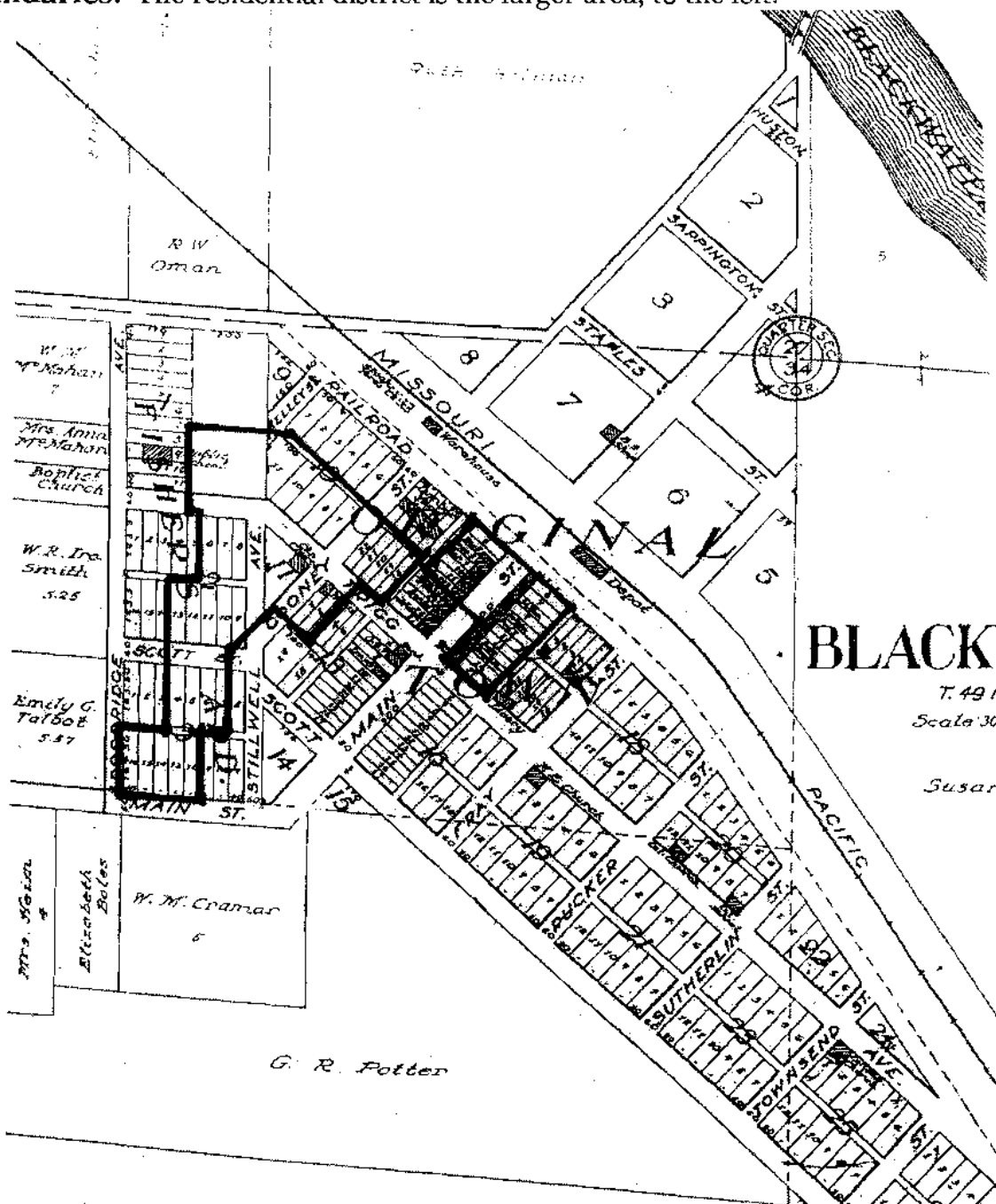
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**Figure One. Map of Blackwater, from a 1914 Cooper County Atlas, with district boundaries.** The residential district is the larger area, to the left.

(The map was reprinted on page 3 of *History of Blackwater, Missouri* Blackwater: Blackwater Preservation Society, ca. 1987.)



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**Elaboration:**

Blackwater, population 198, is located in a rural area a few miles north of Interstate 70 in Cooper County. The town was platted when railroad service came to the area in 1887, and the streets in the original part of town are all oriented to the railroad, which runs at a roughly 45 degree angle to the compass points. The railroad, which is still in use, runs along the northeast edge of the community. The town occupies relatively high level ground that slopes gradually to the southeast. The land on the other side of the railroad tracks is lower, with open agricultural fields in the flood plain of the nearby Blackwater River. The commercial center of the community is concentrated on a single block of Main Street, adjacent to the railroad tracks. Most of the commercial center was listed in the National Register as the Blackwater Commercial Historic District in 2005. (01/20/05.)

Residential neighborhoods surround the commercial center on three sides. (See Figure One.) The area to the southeast, along Trigg Street, has widely scattered houses, most of which are over fifty years old, albeit with low levels of integrity. The southeast end of Scott Avenue as shown on the atlas map may never have been developed. Scott Avenue now ends just one block east of Main Street, at Fray Street. The block of Main Street just southwest of the business district is lined with late 19<sup>th</sup> and early 20<sup>th</sup> century houses that have varying levels of integrity. The area south of Main Street contains residential properties on larger lots, with houses that date to the 1960s, 70s and 80s.

West of the commercial center is the Blackwater Residential Historic District, a neighborhood that was developed in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. It includes the first expansion of the Original Town of Blackwater, Fischer's Addition to Blackwater, a three-block addition that was platted in 1897.<sup>1</sup> The streets of Fischer's Addition are easily recognized, as they align roughly with the points of the compass, at an angle to the original grid of streets. Two streets from the original town, Trigg and Scott, continue into the Addition. Trigg makes a wide turn, and Scott has a small dogleg along Stillwell Avenue. Both Trigg and Scott terminate at Doddridge, a north-south street that runs just past the district boundaries. A large brick school at the northeast corner of Trigg and Doddridge occupies a full block of Fischer's Addition. Although the main

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<sup>1</sup> Cooper County Records, Plat Book B., p. 48, Cooper County Assessor's Office, Booneville, MO.

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block of the 1911 school is intact, a modern addition to the front of the building renders it ineligible for inclusion in the National Register.

The district has changed little in street pattern, density of development, or lot layout. Twelve of the 15 primary properties are the original buildings built on their lots. The one vacant lot within the district boundaries originally held a single-family house, and another early house has since been replaced with a modern house trailer (402 Trigg). A lot in the center of the district, at 401 Trigg, is the original site of the Blackwater Christian Church. The church is no longer extant and in its place is a ca. 1890 frame school building that was moved to the site in the late 20<sup>th</sup> century. The school building, which now houses a small retail store, is approximately the same size as the original church, and in the same location on the lot. That building, although highly intact and in good condition, is counted as non-contributing since it was moved to the site.

The houses in the district exhibit great range in size and level of styling. The ca. 1905 Fray House, at 406 Trigg, is by far the largest and most highly styled house in the district, and the largest historic house in Blackwater. That Queen Anne style house is 2-1/2 stories, with irregular massing, a complex roof line and finely executed architectural detailing. It features ornamental brackets and fretwork along all rooflines, and an early two-level front porch that has ornamental square posts and heavy turned balusters.

The other dwellings in the district are far more modest. All are relatively small vernacular dwellings of one story. Common vernacular forms include seven Gabled Ells, two Pyramid Squares, a Hall and Parlor, and two Gable Fronts. Most of the houses in the district were built before 1920, and all of those exhibit at least some elements of Late Victorian styling. The two houses that were built after 1920 include simple elements of the Craftsman style. All of the houses have open front porches, and many of those retain early turned posts and/or fretwork.

A few houses also have pent gable ends, and some have ornamental shingles in gable ends. Outbuildings include modest sheds, larger wash houses, and single car garages. All of the outbuildings are frame, with gable roofs; many have shed-roofed additions as well. Simple vertical board siding is the most common wall material for outbuildings; a few have weatherboards.

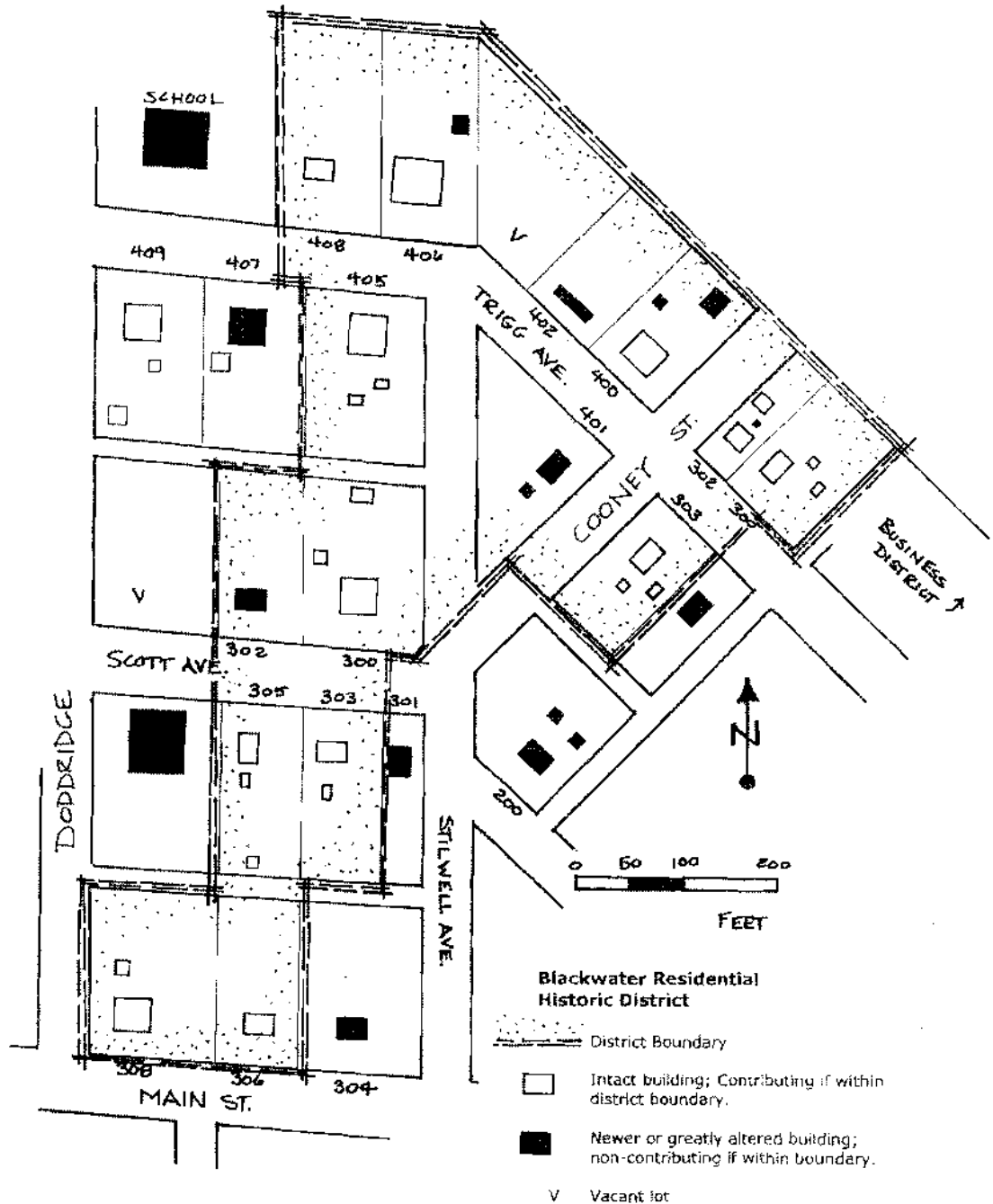
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Figure  
Two.  
Boundary  
Map. Drawn  
by Deb Sheals.



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**Individual Property Descriptions**

The historic names given below represent the first known owner of the property. Historic names and construction dates are based largely upon real estate tax records (1898-1945). A 1914 County Atlas map, a 1921 Sanborn map, U. S. Census records, and local historical sources were also consulted. See Figure Two for addresses and locations.

[c] denotes a contributing resource; [nc] is non-contributing.

Descriptions and status of outbuildings are given at the end of each entry.

**1.) 306 Main Street, Moore, John H., House; ca.1902.** A one-story Folk Victorian Pyramid Square house with a tall hipped roof, vinyl siding and 1/1 windows. The windows are newer but similar to historic, and the openings are unchanged. Much of the façade of the house is sheltered by an early or original central porch that is highly intact. The porch has a high hipped roof with an inset pent gable ornamented with shaped wooden shingles. A band of delicate spindlework runs between the turned porch posts, which are further accented with open scrolled brackets. [c]  
There are no outbuildings.

**2.) 308 Main Street, Poe, Lucy E., House; ca.1902.** A one and one-half story Gabled Ell, with a concrete foundation and a gable roof. The narrow weather boards of the front and side walls are early or original; secondary walls have newer vinyl siding. The house appears to have been remodeled in the 1920s, and the current porch was probably installed then; it is not original, but appears to be early. The porch has heavy square posts and a low weatherboard covered wall in place of a railing. The house has two front doors and 1/1 wood windows, all of which are early or original. [c]  
There is a single frame garage with a gable roof and weatherboard walls near the northwest corner of the property. [c]

**3.) 300 Scott Street, Abney, W. L., House; ca. 1919.** A one-story Folk Victorian Gabled Ell with a complex roofline and vinyl siding. This house occupies a corner lot and has been configured to take advantage of that site. The front door and the open porch are both angled to face the corner. The early or original porch has slender turned posts and a simple wooden balustrade. The

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double hung windows are early but not original; the front door is early, with a modern storm door. The house occupies a generous lot, with two highly intact outbuildings. [c]

The outbuildings both have metal sheathed gable roofs with shed additions, and vertical board siding. There is a medium sized shed close to the back wall of the house and a larger building near the north property line appears to have been used for a garage and a garden shed. [c] [c]

**4.) 302 Scott Street, Hill, Jane and Maud, House; ca. 1903.** A modest one-story Hall and Parlor house with a gable roof and vinyl siding. It has a central bay porch that is largely of newer materials, and 1/1 windows that are early or original. [nc]

There are no outbuildings.

**5.) 303 Scott Street, Harris, H. K., House; ca. 1907.** A one-story Gabled Ell, with a gable roof and vinyl siding. The large 1/1 wood windows are early or original, as are the two front doors. The front porch was enclosed at one point, but has since been largely re-opened. The porch has a low weather-boarded railing and a simple square corner post. The exterior walls beneath the porch have original weatherboards exposed, and both front doors are sheltered by early wood and glass storm doors. [c]

There is a medium sized frame shed or wash house near the back wall of the house. It has vertical board walls and a metal roof and is in poor condition. It appears to be as old as the house itself. [c]

**6.) 305 Scott Street, Mosely, Evrett, House; ca. 1932.** A one-story frame house with a front-facing gable roof and a central front porch. The wide front porch has a low hipped roof, slim tapered square posts and no railing. The house has what appear to be large asbestos or asphalt wall shingles, which may be original. The 1/1 wood windows and all exterior millwork also appear to be original, and the house overall is highly intact. [c]

There is a frame washhouse or large shed directly behind the house and a smaller frame shed near the back edge of the lot. Both sheds have gable roofs; the one near the house has wooden drop siding and the smaller one has vertical plank walls. [c] [c]

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**7.) 300 Trigg Street, Sims, Tom J., House; ca. 1915.** A one story frame Gabled Ell with a gable roof. It has early weatherboards and the front porch features turned posts that appear to be original. The main block of the house has 1/1 windows and the rear ell has some that are 2/2. All of the windows are wood, and early or original. There are two front doors that open to the porch; each has an early wood and glass storm door. [c]  
There are two intact historic outbuildings on the property. A small frame garage sits to the east, and a shed nearly as large as the garage is located closer to the back wall of the house. Both outbuildings are frame, and each has a gable roof with vertical board walls. [c] [c]

**8.) 302 Trigg Street, Son, John W., House; ca. 1899.** A one-story Pyramid Square house with a truncated hipped roof and a central front porch. The deep porch has a steeply pitched gable roof with a pent front gable. It rests upon turned posts, and a band of spindled fretwork runs along the eaveline. Scrolled brackets accent the upper edges of the posts. The walls of the house have early or original weatherboards that have recently been painted, and a small bracketed band runs along the upper walls at the eaves. The 1/1 wood windows are early and the house overall is highly intact and in very good condition. [c]  
There are two outbuildings on the property, a small newer shed near the back wall and a larger frame garage or shed near the side of the lot. The garage is intact, although in poor condition; it has vertical board walls and a metal gable roof. The garage is contributing, the shed is not. [c] [nc]

**9.) 303 Trigg Street, McClain, Ray, House; 1932.** A one-story Craftsman Bungalow with a front facing gable roof and vinyl siding. The large front porch is open, with a low hipped roof and tapered square posts. The porch posts sit on high brick piers, and a low weatherboarded wall serves as a porch railing. The posts are wrapped with beveled wood siding that is early or original. The 1/1 wood windows and box frame screens are also early or original. This house replaced an older one on this lot in 1932, and it has seen few changes since that time. [c]

A one-car frame garage on the east side of the house is early or original, and there is a small frame shed located directly behind the house. Both are intact and contributing. The small shed could be older than the house; it appears to have been associated with the house that was here before this one was built [c] [c]

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**10.) 400 Trigg Street, Quigg, H. D. and Belle, House; ca. 1891.** A one-story Gabled Ell with a gable roof and an open front porch. The walls are sheathed with asbestos siding that appears to date to the early 1940s, and the roof has asphalt shingles. The front part of the house has 2/2 wood windows, and a very early rear ell has 1/1 windows. All of the windows and exterior windows trim appear to be original, and most of the windows appear to have original wood framed storm windows as well. The porch has what appear to be a newer railing and posts, but it is open and the changes have a minor impact. [c] There are two outbuildings; a small shed near the house and a larger new garage at the back of the lot. [nc] [nc]

**11.) 401 Trigg Street, Prairie Lawn School (Moved here); ca. 1890s.** A one-story Late Victorian style gable front one room school, now used as a retail store. It has a front facing gable roof, early weatherboards and 2/2 wood windows that are topped with pediment trim. This building was moved to this site and is therefore non-contributing. [nc] A small frame shed sits behind the main building. [nc]

**12.) 402 Trigg Street (modern house trailer); ca. 1980s.** House trailer. [nc]

**13.) 405 Trigg Street, Fischer, Erhardt, House; ca. 1902.** A large one-story Gabled Ell with a gable roof and asbestos siding. There are pent end gables and early or original dentil molding at the front roof line. The siding, which appears to date to the early 1940s, does not cover window trim or other architectural detailing. The front porch which has recently seen the removal of a modern enclosure, has square stone piers for the posts and early or original weatherboards on the walls that are sheltered by the roof. [c] There are two outbuildings near the back wall of the house, both of which are contributing. One is a large washhouse with board and batten siding and a shingled roof, and the other is a smaller shed with vertical plank walls and a small shed-roofed addition. The curved roof of an underground root cellar is visible between the two outbuildings. [c] [c]

**14.) 406 Trigg Street, Fray, Addie and Dewitt, House; ca. 1905.** This is the largest intact historic house in Blackwater. It is a large two and one-half story Queen Anne house with a complex roofline, vinyl siding and an early or original

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wrap-around porch. The walls of the pent gable ends of the main roof have ornamental shingles and the peak of the front cross gable is ornamented with spindled fretwork that appears to be original. Smaller fretwork pieces accent the cut-away corners of a pair of two-story polygonal bays, and small scrolled brackets run along the eaves of the main roof as well as the large front porch. The main porch has paired square columns that rest upon wide paneled wood piers, with heavy turned balusters running between the piers. A smaller front porch on the second floor is also open; it has round columns that are also paired, and slightly slimmer than those on the ground floor. The wood windows all appear to be early or original; most are 1/1 and a few have ornamental muntin patterns. The first floor of the front porch originally wrapped around to the west side of the house as well, but it has had its current form since the 1920s or 30s, and there have been no changes of note to the house since then. [c]  
A small modern frame garage sits near the back of the lot, east of the house. [nc]

**15.) 408 Trigg Street, Hill, Emily, House; ca. 1909.** A one-story Folk Victorian Gabled Ell with a gable roof and early or original weatherboards. The roof has pent gable ends. The early or original porch is open, with slim turned posts that appear to be original. The tall 1/1 wood windows are also early, and overall the house is highly intact. [c]  
There are no outbuildings on this lot.

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**Summary:** The Blackwater Residential Historic District is located on the west side of the town of Blackwater, Missouri, a short distance from the historic commercial center of the community. It is locally significant under Criterion A in the area of Community Planning and Development, and Criterion C, in the area of Architecture, with a local level of significance. The neighborhood reflects the growth and development of the community; the oldest house in the district was constructed in 1891, just a few years after the town came into being, and all of the houses there had essentially reached their current form by the time the town was officially incorporated in 1946. The period of significance thus runs from ca. 1891 to 1946. Residential land use patterns established at the turn of the 20<sup>th</sup> century are intact in this area, and it is home to a cohesive collection of historic residential buildings. The district includes lots in the Original Town of Blackwater, which was platted in 1887, and in the town's first official expansion, Fischer's Addition to Blackwater, which dates to 1897. Fisher's Addition appears to have been created specifically for residential development and it has retained that function to the present. The houses of the district offer a representative sampling of the styles and types of residential architecture common to Blackwater during the period of significance, and as a group, they form a physical snapshot of Blackwater's residential past.

**Elaboration:**

Blackwater takes its name from the Blackwater River, which flows just a few hundred yards to the north. The river was named by Native Americans, after the rich dark soil of its banks and the surrounding river bottoms. As is the case for countless communities, Blackwater owes its existence to the introduction of railroad service through the area. Although there was a trading post and post office with the name of Blackwater in the late 1870s, it was not until the Missouri Pacific Railroad started surveying this part of the county for a route that concerted settlement began. The Missouri Pacific Railroad Company started laying tracks through the area early in 1887, and a plat for the town of Blackwater was filed by W. C. Morris on September 21st of the same year.<sup>2</sup>

The layout of Morris' plat reflects the important role of the railroad. The

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<sup>2</sup> Mary C. Davis, *History of Blackwater, Missouri*, (Blackwater: Blackwater Preservation Society, ca. 1987) p. 1

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streets in the original part of town are all oriented to the tracks of the Missouri Pacific, which run diagonally from northwest to southeast. The layout of the lots also makes it clear that Main Street, which runs perpendicular to the tracks, was meant to be used for commercial purposes. All of the lots on that street are long and narrow, to maximize valuable street frontage. (See Figure One.) Most of the surrounding blocks have wider lots, which are more practical for residential development.

The new town saw explosive growth. An entry in an 1889 state Gazetteer shows that in just two years, Blackwater had become a "flourishing village," with a population of about 150, and some 29 different business listings.<sup>3</sup> The commercial listings in that Gazetteer indicate that construction was an important part of local commerce; 7 of the 29 listings were in the building trades. The construction boom that resulted from building a town of 150 in two years had spawned several businesses, including two lumber stores, a painter, a mason, and a store that specialized in "house furnishings".<sup>4</sup> Rapid growth continued, and by the end of the century the population had doubled, for a total of 300 residents.

As planned, the town's commercial center developed along Main Street. Within a few years, the end of the street closest to the railroad tracks was lined with one- and two-story commercial buildings. The commercial center filled the northernmost block of the street, and a few lots on the north end of the next block also housed business buildings. There was also some commercial development to the east and west. A few lots on Railroad Street, to either side of Main, were also commercial, with a lumberyard, a stockyard and a blacksmith shop. (See Figure Three). That pattern of use, which was established within a decade of the town's creation, continues today, and many of those early commercial buildings are now part of the Blackwater Commercial Historic District (Listed 1/20/05.)

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<sup>3</sup> Missouri Gazetteer and Business Directory 1889-1890, (Vol. VI. St. Louis, MO: R.L. Polk & Co. 1890) p. 161.

<sup>4</sup> *Ibid.*

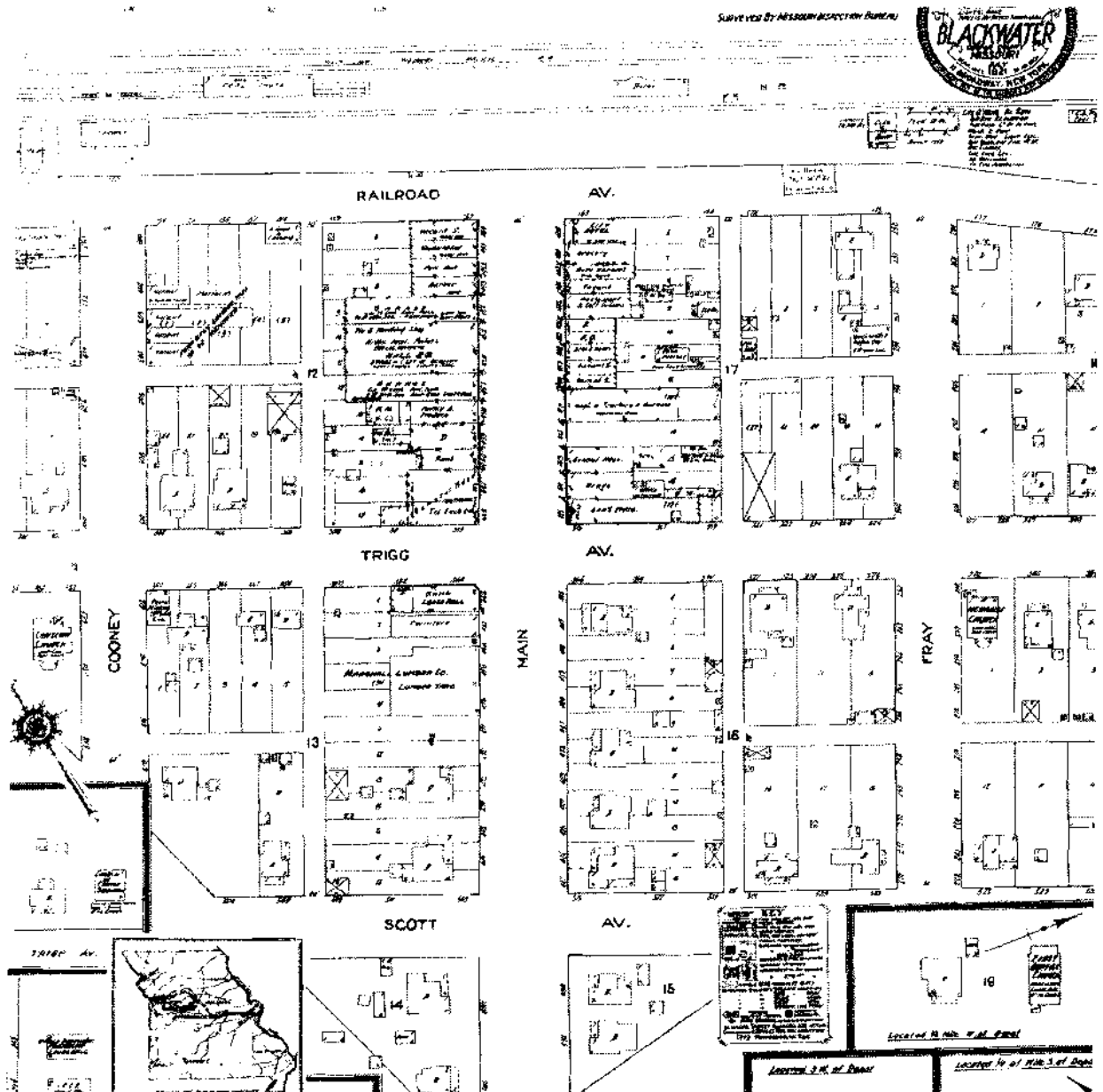
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**Figure Three. Sanborn Map of Blackwater, 1921.**  
This is the only known Sanborn map of the community.



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Residential development kept pace; the 1900 population census recorded at least 64 different households in the town. A comparison of the census with real estate tax records for the same year shows that the areas south and west of the commercial district were becoming favored residential areas, while the east side of town tended to be more blue-collar. That was particularly the case on Trigg Street, the longest of the east-west streets in town. Residents on the east side of Trigg in 1900 included several laborers, a carpenter a plasterer, and a barber. Those on the west end included a stock dealer, a physician, the editor of the local paper and a liveryman. That stock dealer was Riley Holman, who lived with his wife Ruth Holman at what would be 404 Trigg for decades.<sup>5</sup> Riley Holman was a prominent businessman and the first known mayor of Blackwater, a post he held for 12 years. Ruth Holman was a teacher, and later served as a correspondent for newspapers in nearby towns.<sup>6</sup>

Although the Holman house is no longer in existence, the homes of many of their close neighbors have survived, and several of the properties on that west end of Trigg Street are included in the present district. Two of the contributing houses in the district were built before the turn of the century-- the ca. 1891 H. D. Quigg House, and the John Son house, built ca. 1899. H. D. Quigg, who lived at 400 Trigg with his wife Belle for approximately 20 years, was one of the most famous early doctors in the community. He moved to Blackwater right out of medical school in 1890, and ran a drug store and practiced medicine there until 1910, when he moved to the nearby town of Boonville. He became a prominent citizen of Boonville as well, and served five terms as mayor there, along with two terms in the Missouri General Assembly.<sup>7</sup> Local businessman Lee O'Neal bought the property from Quigg when he left in 1910, and lived there with his family through the end of the period of significance.

John Son, who according to census records was living in the 300 block of Trigg in 1900, was a machinist and blacksmith who operated a foundry in town in the early 1900s. He owned the entire block the houses at 300 and 302 Trigg now occupy, and may have had his machine shop in a large outbuilding that was originally located on the west corner of the block, just across the alley from the

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<sup>5</sup> That house was razed within the last two decades.

<sup>6</sup> Davis, p. 34.

<sup>7</sup> Davis, pp. 15-16

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commercial district. (See Sanborn Map, Figure Three.) It has been assumed that either 300 or 302 Trigg was built for Son; it is not clear which of the two is the oldest. (See Appendix One. Ownership histories.)

Residential development on the west end of Trigg, along with the rapid overall growth of the town, no doubt influenced local businessman Erhardt Fischer's decision to expand the town boundaries west, with the creation of Fischer's Addition to Blackwater in 1897.<sup>8</sup> That area was also close to the commercial center, and had the added advantage of being on level ground that is slightly higher than that in the east part of town. That difference would have been significant in an area prone to flooding from the nearby Blackwater River. Although the commercial center has rarely been inundated, the land north of the railroad tracks flooded regularly, and at times over the years, flood waters have reached over the railroad tracks and the east end of Trigg Street as well.

Erhardt Fischer was a German immigrant who moved to the United States in 1873, presumably with his family, which included brothers John and Joseph, and sister Lizzie. He and his siblings were active in early business dealing in Blackwater. In 1895, Erhardt Fischer was a co-founder of the Farmers Stock Bank of Blackwater, with Gabe A. Cramer and Frank Sauter. The bank survives today as the Citizens Bank and Trust; it is the longest continually operating business in Blackwater.<sup>9</sup> In the early 1900s, he owned a general store on Main Street with his brother John, and his brother Joseph had a garage a few doors away in the late 1910s. His sister, Lizzie Fischer, owned a millinery store right across the street from Joseph's building, also in the 1910s. Although Erhardt Fischer's siblings were active in business dealings in the community into the 1920s, he disappears from records and historical accounts after the 1900 census.

In spite of a relatively short tenure in the community, Erhardt Fisher left an enduring legacy in his expansion of the western edge of the community. Fischer's Addition added three blocks to the west edge of town. Block One, which was smaller than the other two, was set aside for the Blackwater School District, and Blocks Two and Three were divided into house lots. (See Figure Four. Although Block One has individual lots in that plat, real estate tax records show that it has been owned and occupied by the school since at least 1898.) The

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<sup>8</sup> Plat Book B, p. 48, April 6, 1897. (Cooper County Recorder's Office, Boonville, MO.)

<sup>9</sup> Davis, p. 10.

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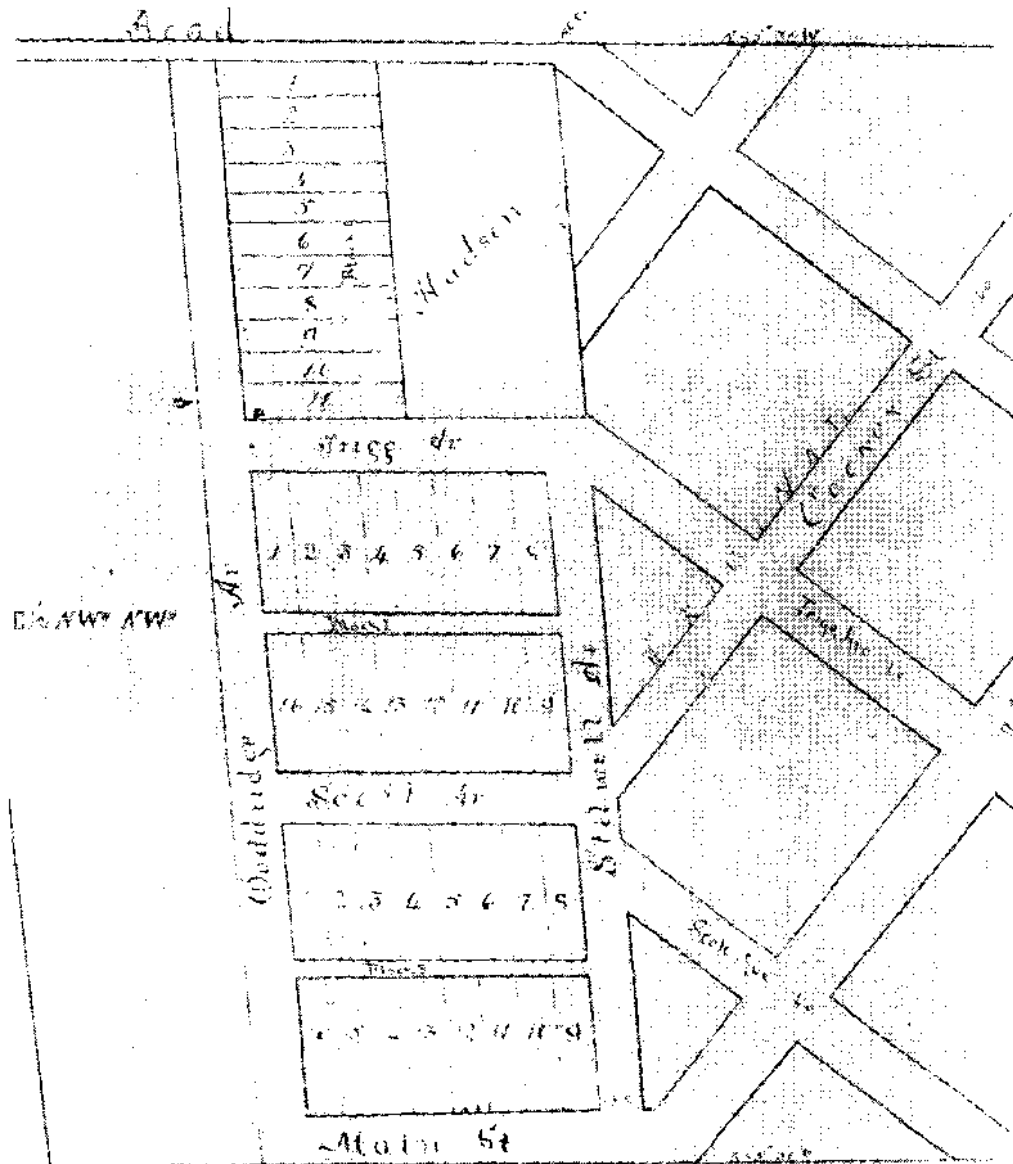
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Blackwater School still occupies Block One.

**Figure Four. Original Plat of Fischer's Addition, from the Cooper County Assessor's Office.**



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The streets of Fischer's Addition differ from those of the original town in that they align with the points of the compass, with streets running either east-west or north-south. That more traditional layout may have come from a desire to conform to standards used in other communities, and to give the new part of town its own identity. It may also have been done simply to keep the new residential lots farther from the path of the railroad, and the noise of the many trains that passed through on a daily basis.

The Blackwater Residential Historic District includes most of Blocks Two and Three of Fischer's Addition, which were laid out with house lots. Those two blocks are largely intact; only four of the 13 houses on those blocks are not contributing resources in the district. Street and property lines also remain unchanged. The streets today are paved, but have no curbs or gutters, which is close to their original appearance. The first addition of gravel to the streets of the community came in 1924, and the side streets may not have received gravel or paving until much later.<sup>10</sup> There is no evidence that these or any other residential streets in the community ever had curbs or gutters. And, although the plats for both Fischer's Addition and the residential areas of the Original Town were laid out with relatively small lots, usually eight to a block, the lots were combined to form larger parcels when they were first sold, and those parcels remain intact today.

The new neighborhood developed steadily, and most lots sported a house by 1910. That development largely echoed what had been going on in other residential areas of town. The district houses occupy generous sized lots with large lawns, most often three to a block, and are set back from the road at a uniform distance. Most are modest dwellings that utilize common vernacular forms, and the majority of the properties also contain outbuildings. And, even though the historic commercial buildings in town are built of brick, all of the buildings in the district are of frame construction. As a group, the houses of the district look much as they did in first half of the 20<sup>th</sup> century. Even though several have seen the addition of newer wall cladding such as vinyl siding, original building forms and patterns of fenestration are unchanged, and almost every house in the district has an open front porch. Many also retain original

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<sup>10</sup> Davis, p. 29.

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exterior millwork, which ranges from simple window trim to ornamental fretwork brackets and spindled friezes.

The majority of houses in the district can be architecturally classified as Folk Victorian, a common house type which, according to A Field Guide to American Houses, is defined by "the presence of Victorian decorative detailing on simple folk forms."<sup>11</sup> Eight of the twelve contributing houses in the district fit that description. Those houses have common vernacular house forms such as pyramid squares or gabled ells, to which limited amounts of typically Victorian ornament is added. In most cases that ornament is restricted to front porches, although a few houses also have such things as pent gable ends and small amounts of ornamental shinglework. The two newest houses in the district, which were built in the 1930s, are similarly composed, with simple gable fronts and open front porches. Their porches are different in that they show minimal traces of Craftsman styling, which was at the time a dominant national style.

There is one house in the district that qualifies as high-style. The Addie and DeWitt Fray house is a Queen Anne house that was built between 1905 and 1908, just north of Trigg Street. Unlike all of the other houses in the district, the Fray house is quite large, over two and one-half stories, with an irregular floorplan, a large front porch, and extensive architectural detailing, inside and out. It is the only high-style house in the district, and one of the largest buildings of any type in the town of Blackwater. That house was built for Addie Fray (Mrs. Dewitt C. Fray) as a gift from her brother, Charles Pierce, a whiskey drummer. It was started in 1905 and completed in 1908. A notice in the *Blackwater News* in Feb. 1908 noted that the Frays had just moved into their new house on Trigg Street and described it as "the most pretentious house in town, with all modern equipment for comfort and convenience."<sup>12</sup> It is in very good condition today and continues to be one of the most impressive dwellings in the community.

Together, the buildings of the district form a cohesive collection of historic residential architecture, and the neighborhood looks and functions much as it has for the last century. The district exhibits integrity in all seven major areas of

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<sup>11</sup> Lee and Virginia McAlester, Field Guide to American Houses. (New York: Alfred Knopf, 1986) p. 309.

<sup>12</sup> Davis, p. 21, and *Blackwater News Echo*, February 1, 2004.

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consideration for a residential development, as discussed in the Multiple Property Listing "Historic Residential Suburbs in the United States, 1830-1960."<sup>13</sup>

**Location:** defined in the cover document as "the place where significant activities that shaped the neighborhood took place." This was the first residential addition to the community, and it is the site of two of the oldest houses in the original town. It was a residential area of choice throughout the period of significance, with clear ties to housing development in Blackwater.

**Design:** "the form, plan and spatial arrangement of the neighborhood." Original street patterns and house lots are intact throughout the district, and most houses and outbuildings retain original sizes and shapes.

**Setting:** "the physical environment within and surrounding" the residential area. The neighborhood is still adjacent to the commercial center of the community, and the physical layout and setting within the boundaries are little-changed. The district has a relatively high number of historic outbuildings, a characteristic that enhances the overall setting.

**Materials:** including "the construction materials of dwellings, garages, roadways walkways, curbing" as well as "vegetation planted as lawns, trees, shrubs and gardens." Each of the contributing buildings in the district retains at least some original building material, especially on character-defining features such as porches and other architectural detailing, and the area is dotted with mature trees and shrubs. Roadways, walkways and curbing are also much as they were, or more accurately, were not. Walkways and sidewalks are, and always have been, minimal, and the streets have never had gutters. The paved streets with unfinished edges appear today much as they did when they had dirt or gravel surfaces.

**Workmanship:** "is evident in the way materials have been fashioned for functional and decorative purposes to create houses, other buildings and structures, and a landscaped setting." This is most evident in architectural embellishments found on the district houses. Wood was the material of choice for area home builders, for ornament as well as structure. Turned porch posts,

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<sup>13</sup> Linda Flint McClelland, et. al. "Historic Residential Suburbs in the United States, 1839-1960." Multiple Property Documentation Form, n.d. pp. F.65-F.67.

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ornamental shingles and spindlework friezes of wood can be found throughout the district, and the open grass lawns and mature trees that surround the houses today are much as they were in the period of significance.

**Feeling:** this "intangible" characteristic is "evoked by the physical characteristics that convey the sense of past time and place." Together, the various physical characteristics of this neighborhood impart the ambiance of early 20<sup>th</sup> residential life in this part of Blackwater.

**Association:** Described as "the direct link between a historic suburb and the important events that shaped it. Continued residential use and community traditions...help maintain a neighborhood's integrity of association." The district continues in the primarily residential function it has had for the past century, and the high percentage of intact early buildings there constitute a tangible link with the area's past.

Overall, the Blackwater Residential Historic District has seen few changes since the town was incorporated as a 4<sup>th</sup> class city in 1946, and it is significant as the most enduring historic residential neighborhood in Blackwater.

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**Appendix: Ownership Histories, From Cooper County Real Estate Tax**

**Records.** Records were checked the following years: 1897 (first available), 1899 (first year to include Fischer's Addition), 1900, 1903, 1908, 1916, 1925, 1929, 1933, 1940, and 1945.

\* Indicates the first year the property appears to have been improved, judging from increases in value.

**1.) 306 Main Street, ca. 1902. Moore, John H., House.**

1897 Erhardt Fischer

1900 Erhardt Fischer

\*1903 John H. Moore

1908 John H. Moore

1916-1925 S. G. and Kate Whitlew

1929 Herbert Shemwell and Wife

1933-1945 or later S. G. Whitlew

Probably built for Moore, ca 1902, and remodeled ca. 1920 for the Whitlews.

**2.) 308 Main Street, ca. 1902. Poe, Lucy E., House.**

1899-1900 Erhardt Fischer

\*1903 Lucy E. Poe

1908 Kate Machler

1916-1945 or later Lawrence R. Ervine

The house was probably built ca. 1902 by Lucy Poe, and remodeled ca. 1925 by Ervine. The 1900 census shows Poe living on Scott St. with husband L. E. Poe, and family.

**3.) 300 Scott, ca. 1919. Abney, W. L., House.**

1899-1900 Erhardt Fischer

\* 1903 Jas. F. Burris

1908 Jas. F. Burris

1916 M.R. Huffman

1920-1945 or later W. L. Abney

May have been built as early as ca. 1902 for Jas. Burris, and expanded significantly between 1916 and 1919, for Abney. The value of the property

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increased from \$200 to \$1400 between 1916 and 1920.

W. L. Abney was a doctor. He took over when Dr. Quigg left in 1910 and stayed on for many years. He was coach of a popular basketball team in the 1920s. His wife, Rowena, was an early Blackwater postmaster.

**4.) 302 Scott, ca. 1903. Hill, Jane and Maud, House.**

1899 Erhardt Fischer

1900 Erhardt Fischer

\*1903 Fred W. Weber

1908 Jane Hill

1916-1945 or later Jane and Maud Hill

Probably built ca. 1903 for Fred Weber, but best known as long-time home of Jane and Maud Hill.

Maud Hill was the phone operator in Blackwater from 1905-1935.

**5.) 303 Scott, ca. 1907. Harris, H. K., House**

1899-1903 Erhardt Fischer.

\* 1908 H. K. Harris

1916-1920 R. B. Clark and Wife

1925-1933 Archie Eichmann

1940 Samuel and Maggie Gann

1945 Maggie Gann et. al.

This may have been built for H. K. Harris, ca. 1907, but it may also have been done for R. B. Clark and wife, ca. 1915. Valuation changes were small in this period.

**6.) 305 Scott, ca. 1932. Mosely, Evrett, House.**

1899-1903 Erhardt Fischer

\*1908 H. K. Harris

1916 Effie L. Piatti

1920 Hugh Alec

1925-1933 Evrett Mosely

1940 Anna M. Wolfe and Emma Durley

1945 Emma Durley

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This appears to have been built ca. 1932 for Everett Mosely; the value increased significantly between 1929-1933. There may have been another house on the lot before this one.

**7.) 300 Trigg, ca. 1915. Sims, Tom J., House.**

1897 John W. Son

\* 1899-1903 John W. Son

1908 Evert A. And Rosa May Wilson

1910 Henry G. Fray

Before 1916 all five lots on this block were one parcel, this house may have been built first, by Son or Fray. John W. Son, who owned a foundry in town in 1904, was living on Trigg Street with his family in 1900, per the census. The 1910 census shows Henry G. Fray and family on the street as well, probably on this block. Between 1910 and 1915, the property was divided to form two house lots on the west, and a third lot for a garage or other commercial building on the east. The 1916 tax record is the only one to show the houses on separate lots.

\* 1916 T. J. Sims

A notice in the paper Nov. 30, 1917 said Tom Sims bought the John G. Henry residence for \$2,600 and moved in right away. Tom Sims was living on Main St. in 1920. per census records.

From 1920 on, both this and the house at 302 had a single owner. The lot on the east end of the block, which had a large garage or commercial building on it, was a separate parcel throughout this time period. Tom Sims owned the garage in 1920. and census records show he was living on Main St. at that time.

1920 Amos Gorrell (both houses)

1920 Amos Gorrell and Tom Sims (garage lot)

1925 Amos Gorrell (garage and both houses)

1929 Linnie G. Netherton and Husband (House at 302 only)

Amos Gorrell (300 and garage)

1933 John Whitlow Jr. (both houses 300 and 302)

1933 Riley Holman (Garage)

1940 45 or later John Whitlow Jr (both houses)

1940-45 or later John Whitlow and Wife (garage)

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**8.) 302 Trigg, ca. 1899. Son, John W., House.**

1897 John W. Son

\* 1899-1903 John W. Son

1908 Evert A. And Rosa May Wilson

1910 Henry G. Fray

Before 1916 all five lots on this block were one parcel, this house may have been built first, by Son or Fray. John W. Son, who owned a foundry in town in 1904, was living on Trigg Street with his family in 1900, per the census. The 1910 census shows Henry G. Fray and family on the street as well, probably on this block.

Between 1910 and 1915, the property was divided to form two house lots on the west, and a third lot for a garage or other commercial building on the east. The 1916 tax record is the only one known to show the houses on separate lots. (See 300 Trigg.)

**9.) 303 Trigg, 1932. McClain, Ray, House.**

1897 Harvey L. Green

1903 Thos M. Horne

1899-1900 Robert Anderson

\* 1908-1916 Thomas M. Horne

1920 Annie G. Horn

1925 Annie G. Bruce

1929 Herbert H. Helm

1933-1940 Ray H. McClain

1945 May Poindexter

There was another house and a print shop here in 1921, according to the 1921 Sanborn map. Those were owned by Horne, who was the editor of the local paper. The 1933 assessment book (for 1932) has the words "new house" added after McClain's name.

**10.) 400 Trigg, ca. 1891. Quigg, H. D. and Belle, House**

\* 1897-1910 H. D. Quigg

1916-1945 or later, Lee O'Neal

This appears to have been built for Quigg before 1897 (the first available tax

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record), and added to or otherwise improved significantly by O'Neal around 1920. Quigg was the town doctor from 1890 to 1910. He also owned a pharmacy on Main Street, in the early 20th century. Quigg was living in this street in 1900, per the census, and it has been assumed he built the house shortly after arriving in Blackwater in 1890. The census shows that O'Neal lived here in 1920 and 1930. This property is on the 1921 Sanborn, which showed only a coal shed and an outhouse on the lot. The existing rear ell is shown on that map.

**11.) 401 Trigg, ca. 1890. Prairie Lawn School (moved here).**

The one room school house on the lot today was moved here from the Marshall Junction area in the late 1990s. It is the Prairie Lawn School. It occupies a lot that once held the Christian Church.

**12.) 402 Trigg, ca. 1980. (modern house trailer).**

Land ownership history

\*1897-1916 Susan Watson

1920-1945 Lee O'Neal

**13.) 405 Trigg, ca. 1902. Fischer, Erhardt, House.**

1899-1900 Erhardt Fischer

\*1903 Erhardt Fischer

1908-1925 John N. Sims

1929-1940 or later Jennie E. Thompson

This house was probably built ca. 1902 by Erhardt Fischer; there was an increase in value between 1900 and 1903. Per census records, Sims and family lived on this block for decades.

The census also show that Erhardt Fischer was living on Scott Street in 1900, but was not listed in the Blackwater census (or any others in Missouri) after that.

**14.) 406 Trigg, ca. 1905. Fray, Addie and Dewitt, House.**

This property is not in the real estate records for Town lots or Fisher's Addition; it was part of a lot marked "Hudson" on the plat for Fischer's Addition. Ownership information has been determined from written local history. Fray family members, from the 1910 census: Dewitt C. 41, Addie 42, Gladys F. 15, Fedora

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C.13, Charles H., 12. By the time of the 1920 census, the house was owned and occupied by Dr. Huffman and family, who had it for many decades in the early part of the 20th century.

**15.) 408 Trigg, ca. 1909. Hill, Emily, House.**

Real Estate tax records were not found for this property, and census listings are too vague to connect with a specific occupant. The land was part of a lot marked "Hudson" on the plat for Fischer's Addition, but census records intimate that there was no house on this end of Trigg in 1900. It does appear to have been in place by the time of the 1910 census, hence the ca. 1909 construction date.

Entries adjacent to the house next door to this one (406 Trigg) in census records:  
(Riley and Ruth Holman were also listed next to 406 Trigg during this period; they owned the house that originally sat southeast of the Fray house.)

1897 Plat of Fischer's Addition labels this as the Hudson property.

1900 This house does not appear to have been in place; the Holmans are the last census entry for the west end of Trigg St.

1910 Gabe Cramer 89, and his son Gabe Cramer Jr., 52, or  
The family of James Montgomery, 39.

1920 Holliday, Earl, 32, Rosa 31, and Kathyrne, 5, or Lee Cunningham, 57.

1930 Emily Hill 70, with daughters Sofa 49, and Rena 47.

Mary Watson, the current owner of the house next door, recalls that one of her relatives, Emily Hill, lived in this house in the early 1900s, but census records indicate that Emily Hill and her husband Rufus Bascomb Hill, lived in the nearby town of Lamine in 1900 and 1910. The census shows her here in 1930, however, and the house has been given the historic name of the person most definitely associated with it.

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Blackwater Advance, January 9, 1889, p. 1.

Blackwater News, Historic issues excerpted in current issues.

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**Verbal Boundary Description**

The boundaries are marked as a heavy dashed line on the site plan in Figure Two. They correspond to the property lines for the buildings of the district, plus the portions of the public streets shown within the boundaries on that map.

**Boundary Justification**

The current boundaries encompass all of the land currently and historically associated with the buildings in the district. Properties along the eastern edge of the district are largely commercial, with a few houses that have seen modern alterations. There are few buildings on the land to the north, and none of those are historic. Properties to the southwest also contain a scattered collection of building, many of which are newer or greatly altered. There is a small collection of relatively intact historic resources to the northwest of the district, but they are separated by the Blackwater School, an early 20<sup>th</sup> century brick schoolhouse which presently has a large modern front ell that precludes its inclusion here.

**Photographs**

The following information is the same for all photographs:

Blackwater Residential Historic District  
Blackwater  
Cooper County, MO  
Debbie Sheals  
May 2008 through March 2009

**List of Photographs**

See photo key for description of camera angle.

1. 300 Trigg Ave., with 302 Trigg Ave. in the background.
2. Looking northwest on Trigg Ave., from outside the district. Left to Right: 401 Trigg, 405 Trigg, 408 Trigg.
3. 300 Trigg Ave.
4. 303 Trigg.
5. Streetscape, left to right 405, 408 and 406 Trigg Ave.
6. 406 Trigg Ave.
7. 404 Trigg Ave.
8. Outbuildings, 405 Trigg Ave.
9. Streetscape, Scott Ave. looking southwest.
10. 305 Scott Ave.
11. Main Street, looking east. Left to right: 308 and 306 Main Street.
12. 308 Main Street.

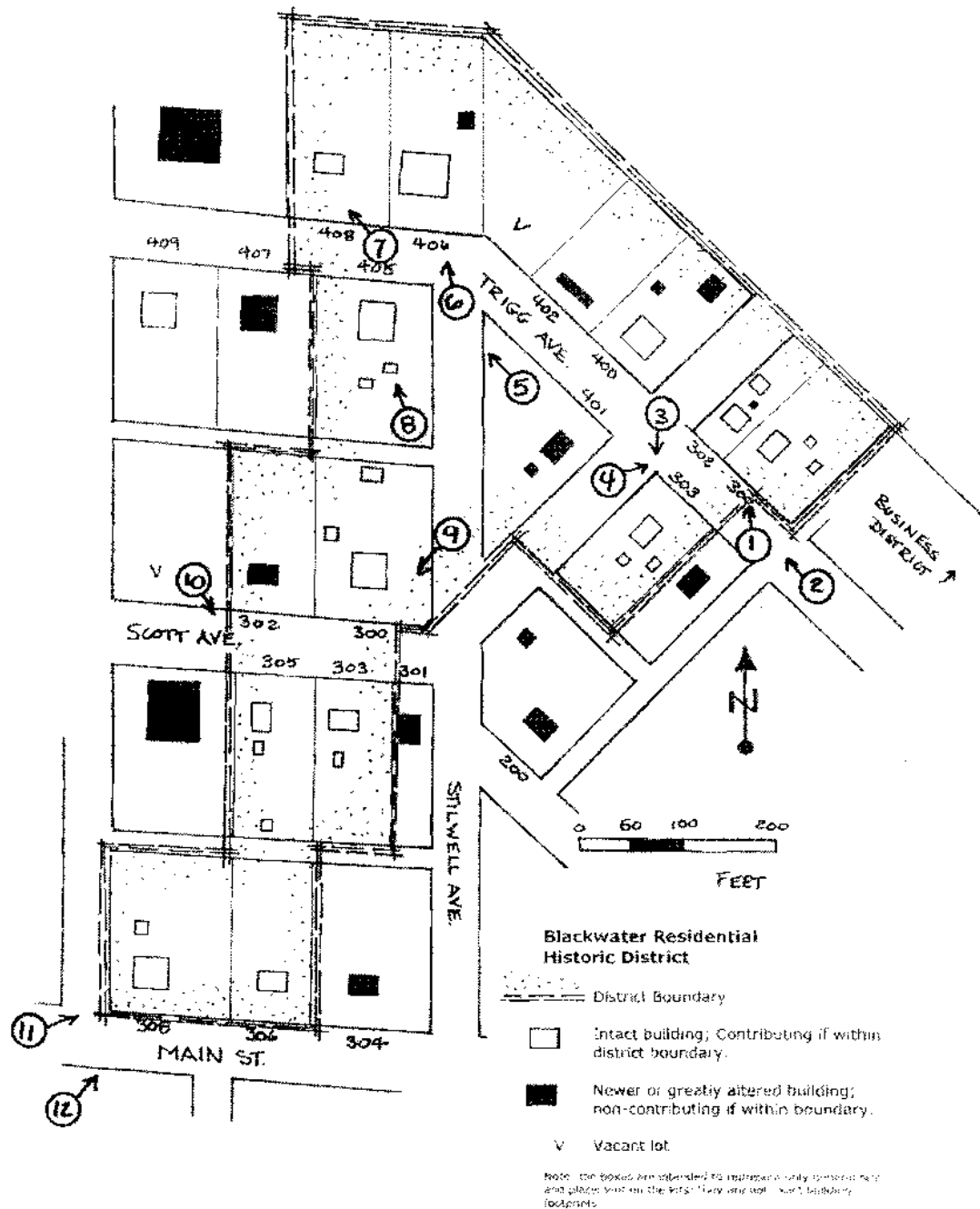
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Photo Key.

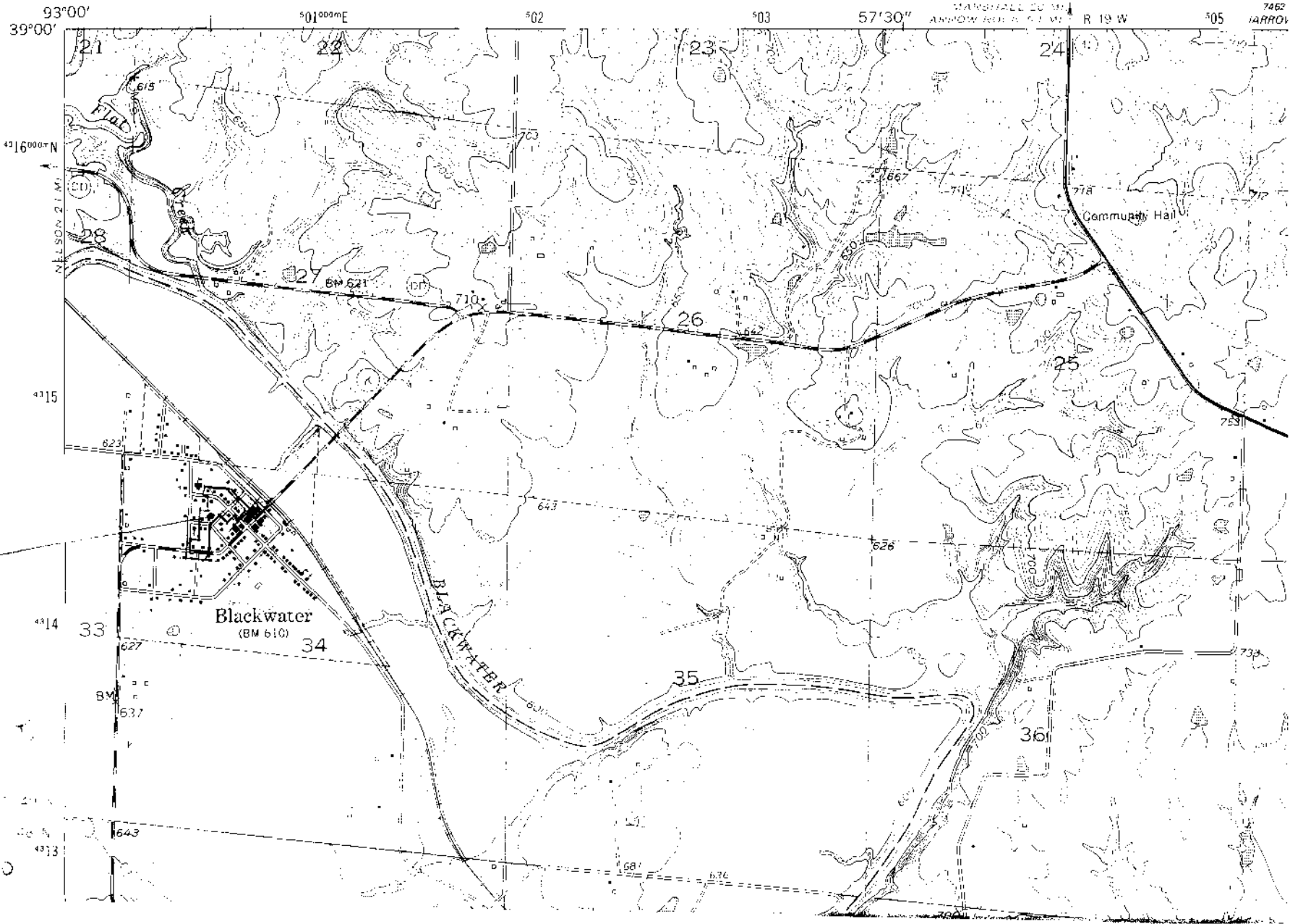


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(NAD 1911)

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY



STATE OF  
DEPARTMENT OF N  
WALLACE B. HOWE



BLACKWATER  
RESIDENTIAL  
HISTORIC  
DISTRICT

PLANS  
10/20/40  
4/14/40





A red building with a white metal roof and three windows, located on the left side of the street.

A utility pole with a street lamp, located in the center of the street.

A sign that reads "SONY-DE-MARIE" located in the landscaped area.

A green sign hanging from the utility pole.



303



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