

SURVEY METHODOLOGY

Phase II of the Cooper County Survey, a 50-50 matching grant between the Friends of Historic Boonville and the Missouri State Office of Historic Preservation, extended from July 1, 1980 to March 1, 1981. Staff for this project included James Charles Higbie, Coordinator/Historian; Linda Harper, Architectural Historian; and Judy Shields, Secretary and Research Assistant. Project goals set out by the contract were 600 inventory forms and 2 individual nominations to the National Register of Historic Places. The end product resulted in a total of 807 inventory forms and 2 nominations. The survey was intended to be an intensive inventory of the built environment within the limits of Cooper County.

The Survey was conducted according to township boundaries and properties were numbered starting with the number 1 for each township. The first letter of each township name prefaced the numbers for each township. This division and numbering system was set up to aid in quick identification and location of an individual site.

The survey team, with the aid of the Cooper County Hiway Map and 7.5⁰ USGS Maps, began their work in the southeast corner of the county in the North and South Moniteau townships, an area of rough, hilly topography, along the Moniteau Creek. Due to the size of these areas and their related history, these two townships were worked together but forms retain their individual listings (ie. NM-1 and SM-1). Every structure was examined and a corresponding map was developed. The key which evolved included three categories:

- 1). Properties surveyed and an inventory form prepared. (Basically structures dating pre-1930.)
- 2). Properties denoted by style or date, basically those structures dating after 1915. See map for exact key to denote 3 sub-types: bungalow, box, or bungalow-type buildings of the 1915-1930's; buildings dating in the 1940's - 50's and including the post war cottage and the early ranch style house; and new construction of the 1960's - 70's which also included mobile homes.
- 3). Properties which served as outbuildings and were insignificant in history or architecture and which generally stood alone, and properties which were not surveyed due to objection by owner, inaccessibility, etc.

At the end of this first phase of the project, it became apparent that there were considerable more structures extant in Cooper County that fit into Category 1 than had been estimated. It also indicated that there were numerous houses which could fit into 2 types and could therefore fall into Category 2. Another totally unexpected detail high-lighted these townships; a great number of log residences and out buildings were still extant in the area.

After due consideration between the state office and the survey team and committee at the end of the inventory process of these townships, it was decided to continue surveying all structures but move to a flat, prairie township to see if the density of sites would be reduced.

Clarks Fork township was the 2nd area to be surveyed. The number of properties did drop, but not decidedly, however the 2 noted types continued to be seen in large numbers. The agencies met again - it was decided to develop 2 types which could fit into Category 2. They would still be denoted on the map, yet no survey form would be prepared. These were:

Type A - a building of frame construction and used as a residence, 1 or 1½ story with a gable roof and a central chimney, 2 entrances or a 4 bay flat front facade, and often having either a pent room addition across the rear facade or a gabled ell to form an L-shaped plan.

Type C - the simplified version of the Queen Anne cottage, this building was usually a T or L plan with a pent porch at 1 front corner, built of frame and used as a residence, generally 1 story with a cross gable roof, and had very little or no Queen Anne or Eastlake detailing.

With this format, the survey progressed on a township by township basis with an emphasis on completing the corner areas first so as to eliminate as much mileage as possible. Survey field work was done in a team effort by James Higbie, Linda Harper, and Judy Shields. Field work included an on-site inspection and critique of each property, completing a thumb-nail sketch, photographing the structure and when possible speaking with the owner to obtain pertinent historical information.

Follow up work included preparing each inventory form in depth. A rough draft of the form except item 43 was compiled by Linda Harper, architectural historian. She prepared a sketch map with North arrow and a small USGS map with UTM points for each form. Floor plans and measured drawings done by her were included where appropriate. Outbuildings, such as sheds, barns and garages were included under item 44 of the inventory sheet and set in relationship to the major buildings that they are associated with. Historical photos were used for comparison and were discussed as to changes or important architectural detail.

Historical research for item 43 of the data sheet was compiled by Coordinator/Historian James Higbie and Research Assistant Judy Shields.

The written history of each of the 807 surveyed properties is essentially an account of when each given structure was built, the builder, its chronology of ownership including biographical data on the owner, a history of structural alterations, and in special cases acknowledgement of any prior dwelling and its owners, located on the site of a surveyed structure.

The historic research methodology began with an on site inspection of each given structure by the historian. In every case an attempt was made to interview each owner by person or by mail for an oral history in the structure. Often a knowledgeable neighbor or past owner(s) were contacted for their input. Furthermore, in every township surveyed one or more "old timers" were interviewed for the knowledge they could impart.

Once each township field work was completed, in-office research began using written and published sources of cumentation. (These sources are cited below). All data was compiled by the Historian and assistant unless the actual construction date was given by owner. All cited building dates (No. 17) after 1874 are based upon historical data while most of those constructed prior to that date reflect an architectural date and written up into the most accurate and up to date fashion in which the sources afforded with oral histories being noted when utilized.

All historical research utilized was included under number 45 on each structures Historic Inventory form. The chief sources of information utilized are as follows:

1874 Map of Cooper County
1877 Atlas Map of Cooper County
1897 Illustrated Historical Atlas of Cooper County
1909 Soil Survey Map
1915 Standard Atlas of Cooper County
1925 Map of Cooper County
1959 Map of Cooper County
1975 Map of Cooper County
1975 Rural Resident Locater
1976 Historic Sites Map of Cooper County
1876 History of Cooper County, Leven's and Drake
1883 History of Howard County and Cooper County
1919 History of Cooper County, Johnson
1939 History of Cooper County, Melton
1912 Cooper County Directory
1916 Farmers and Merchants Handbook of Cooper County
1979 Howard and Cooper County Telephone Directory
1973 Pilot Grove Centennial Book
1974 Bunceton Centennial Book
1976 Tipton Centennial Book
1976 Boonville Centennial Book
1976 Descendents of Kentucky, Virginia and Missouri Pioneers,
E.A. Cordry
1974 History of New Lebannon Township, E.A. Cordry
Friends of Historic Boonville Archival Collection
Oral Histories
Property Abstracts
Family Geneologies

Both Mr. Higbie and Ms. Harper did the photograph work. A 3x5 black and white print accompanies each inventory sheet. Additional news and historical photos were taken when available and included with the forms. Negatives are the property of the Friends of Historic Boonville and are kept in an indexed negative file by townships for easy accessibility.

SUMMARY

Nine of the 14 townships are completed for a total of 807 prop-
erties. No evaluation of the forms were undertaken. However several
generalities can be noted:

- 1). A large number of log structures are extant. They vary in current use from outbuilding to continue-use residence and also vary in condition from extremely deteriorated to good. These buildings were found in every township with the largest number in the North and South Moniteau areas. They date from the 1820's to the 1970's with a few being built in the 1930 depression era.
- 2). The types (A&C) established in the 1st townships continued to be valid construction types built throughout the county.
- 3). Each township often had characteristics individual to it.
 - a) Clarks Fork with its rich prairie land had fewer old structures and more dating to the post 1900 period. Numerous houses dating c1910 are similar in style and detail and are attributed to the carpenter, Chris Toellner.
 - b) In Otterville and Lebanon townships, most houses which had attenuated windows were using 4/4 lights instead of the more common 2/2, and pre-1860 buildings often had a delicate S-curve molding under the eave or drip course.
- 4). Every architectural style is present and examples can be found throughout the entire county indicating wide spread population and wealth.
- 5). A large number of early buildings from the 1850's and 60's are extant throughout the county.
- 6). Excluding the city of Boonville, Cooper County's earliest settlement areas were on or near running water sources. Ie. the Moniteau Creek, the Lamine River at its confluence with the Missouri River and at New Lebanon.
- 7). The first wave of settlement in Cooper County began as early as 1810 and extended through 1850. These early settlers hailed from the states of Virginia, North Carolina, Tennessee and Kentucky. During the Civil War their loyalties in most cases were in favor of the Southern cause.
- 8). The second wave of settlement in Cooper County, 1850-1890, saw a major influx of old world German immigrants. These settlers, mainly farmers and skilled craftsmen, brought with them their culture, heritage and architecture which they gradually adapted to conditions particular to Mid-Missouri. During the Civil War their loyalties remained unquestionably with their new homeland and the Federal cause.
- 9). During the Civil War years very little construction of new dwellings was accomplished. Cooper County became the site of the first land battle of the War in an engagement known as "The First Battle of Boonville" on June 17th, 1861. During the War years numerous engagements took place involving confederate and federal troops, home guard units, volunteer brigades, and bush-wakers. One report cites the fact that at Wars end not one horse or mule remained in the entire county.

10). The arrival of the Railroads in the 1860's and again in the 1880's influenced the development of new but small towns and greatly changed the fabric of rural life from small farm self-sufficiency to consumeries and extensive production of farm products for sale.

11). The coming of automobiles and better rural roads and bridges brought to an end the traditional feeling of community isolation.

12). Population density appears to have reached its peak around 1930 and diminished thereafter. However, in certain areas an increase in population density occurring in recent years with the dividing of prior farmland into residence lots for families who commute to Boonville, Columbia or Sedalia for their livelihood. It anticipated that this trend will continue into the future along with the consolodation of smaller farms into larger commercial farming ventures.

To complete the contract two nominations were prepared. These were outstanding properties from those areas inventoried. Included are the Dick-Kobel Homestead (NM-37) and the Betteridge House (CC-113). These nominations should go before the Missouri Advisory Council at their next meeting. Letter from the owners granting consent will accompany the nominations.

Archeological information was not gathered semi-funding was not appropriated. However the area is rich in both Indian and historical sites which would include early homesteads and civil war sites. The Missouri Archeological Society list 109 recorded sites for Cooper County.

In summing up, it should be noted that the office received extremely good cooperation from the Friends of Historic Boonville Board of Directors, survey committee and members, local and county agencies, the Boonslick Regional Library, and from property owners and tenants throughout the county. In turn the Historic Survey Office and its staff were able to provide assistance to local historians and parties researching sites, dates, or geneology, to provide technical assistance to homeowners for restoration and rehabilitation, to create good archival material and a historic photo file, and to provide programming to the local school system and community clubs and organizations.

Recomondations

1). The eventual survey and completion of the remaining 5 townships within the county.

2). The preparation of nominations for other sites within the county as they are discovered whether through the survey process of by owner request.

3). The continuation of historical research and expansion of the archival and historic photo files.

4). The extension of restoration and rehabilitation files to aid property owners when requesting technical information and assistance.

Following the recommendation (1) of the original survey team of James Higbie, Linda Harper and Judy Shields, the 5 townships not surveyed under the 1st part of Phase II of the Cooper County Survey, a 50-50 matching grant between the Friends of Historic Boonville and the Missouri State Office of Historic Preservation, was extended from March 1, 1981 to June 30, 1981. Staff for this project which began field survey work on March 28, 1981 included Robert Dyer, project historian and Judy Shields who acted as Architectural Historian, secretary and research assistant. Project goals set by the contract were 850 inventory forms. The end product resulted in a total of 1386 inventory forms. Of this amount 850 were presented to fulfill the state contract deadline of June 30, 1981. The 493 remaining forms will be completed at the Friends of Historic Office 612-614 E. Morgan, Boonville, Missouri and forwarded to the State Office upon completion.

The survey continued according to townships boundaries and properties were numbered starting with the number 1 for each township. The first letter of each township name prefaced the numbers for each township. This division and numbering system was a continuation from the 1st part of the survey which was intended to be an aid to quick identification and location of an individual site.

The second survey team followed the original outline of using the Cooper County Highway map and 07.5° USGS maps, beginning their work in the SW corner of Kelly Townships T46N, R16W, an area of flat farm land, which in the Southeast corner of the township turned rough, hilly topography. In size the area of the township was one of the largest. The second survey team followed guidelines of examination procedure of the original team and corresponding maps were kept following the first key set up by the original team. The township on the East boundary, which connects to the North and South Moniteau townships revealed a large area of log structures still extant in the area. As agreed to by state officials and the local historic sites committee of the Friends of Historic Boonville, the two type categories were only slightly increased by including more of the altered types of these groups.

The actual survey field work was a team effort of Robert Dyer; Project Historian, and Judy Shields, using the service of a volunteer, Robert Long, member of the Friends of Historic Boonville Board of Directors for one day in the Village of Bunceton, Missouri which is split in half by the townships of Kelly and Palestine. James Denny, of the State Office of Historic Preservation also accompanied the team as advisor on several days. Field work included an on site inspection and critique of each property, completing a thumb nail sketch, photographing the structure and when possible speaking to the owner to obtain pertinent historical information.

Follow up work included preparing each inventory form in depth. A rough draft of the form except item 43 was compiled by Judy Shields. She prepared a sketch map with North arrow and a small USGS map

with UTM points for each form. Floor plans and measured drawings done by her and are included when appropriate. Outbuildings, such as sheds, barns and garages were included under item 44 of the inventory sheet and set in relationship to the major buildings that they are associated with. Historical photos were used for comparison and were discussed as to changes or important architectural details.

Historical research for item 43 of data sheet was compiled by project historian; Robert L. Dyer. The history for each of the 536 surveyed properties is essentially, an account of when the structure was built, the actual builder or person who had it built, a chronology of ownership including biographical data on prominent or long term owners, a history of structural alterations, and in some instances, mention of any prior dwelling located on or near the site of a surveyed structure.

Historic research methodology involved (1) an on site inspection of each structure, (2) an interview (when possible) of the present owner and past owners either in-person or by phone, (3) interviews with neighbors, former neighbors or other knowledgeable "old-timers" either in-person or by phone, (4) examination of owner abstracts or other family documents when available and feasible, and (5) library and in-office research using sources cited before.

Buildings dates (item #17) for houses was seldom easy to accurately document. In some cases owners or previous owners were able to give dates that were based on seemingly reliable (and feasible) personal experience or family history. This was generally true, however, only for houses built after the turn of the century. In other cases building dates were mentioned in historical source material, such as county histories or family genealogies. In a few instances property abstracts were examined and an attempt was made to infer building dates from dramatic increases in property value or deeds of trust executed at or near times when the house was presumed to have been built. The location of each property was also checked on plat maps available to the Project Historian. The primary maps used were those for 1874, 1977, 1897 and 1915 - all of which indicate both property owners and structures. There were, however, instances where these maps seemed of questionable reliability or completeness as concerned location and presence of structures. The 1897 Atlas Map of Cooper County seemed especially questionable in this regard.

In almost every case of structures built prior to 1874 the building date is primarily a result of inference based on architectural style and detailing.

All historical research source materials used were listed under item #45 on the Inventory Forms. The main sources were as listed previously.

Both Mr. Dyer and Ms. Shields did the photograph work. A 3x5 black and white print photograph accompanies each inventory sheet. Additional view and historical photos were taken when available and included with the forms. Negatives are the property of the Friends of Historic Boonville and are kept in the original teams indexed

negative file by township for easy accessibility.

SUMMARY

The 5 remaining township of Cooper County brought the total to the 14 existing township boundaries of the county. No evaluations of the forms were undertaken. However several generalities can be noted.

- 1). A large number of log structures are still extant. Many were incorporated into newer structures. Conditions vary, however many are in extremely deteriorated condition. A few outstanding examples are being preserved. With the exception of Boonville Township the number of these structures is approximate in each township. They date from the 1820's to the 1870's, with the mid 1850's to 1860's being the prominent era of construction.
- 2). The types (A and B) established in the original survey continue to be valid construction types built throughout the county.
- 3). Each of the additional townships continue to have their own individual characteristics.
 - a) Kelly with its large number of log structures covering the eastern half of its boundaries lines also reflected a quantity of homes built at the turn of the century.
 - b) Palestine townships reflected a surprising number of antebellum homes and a large number of 2 story 1880's - 1980 I-houses. The log structure were less permanent, but in better condition.
 - c) Pilot Grove townships is probably the best example of an over-all picture of architectural types found throughout the county.
 - d) Saline townships revealed the largest number of brick structures found in rural Cooper County, most being antebellum.
 - e) Boonville Townships reflects the largest number of new construction. With an area heavy in log located in the Northwest corner.
- 4). Architectural styles are present and wide-spread through the county indicating a wide spread population and wealth.
- 5). While a large number of structures are prevalent from the 1850's - 60's the last 5 townships revealed more construction from the 1870's to the 1890's. Most there were of two stories construction.

Archeological information was not gathered since funding was not appropriated. However, a large number of mounds were discovered in Saline Township and noted under item number 44 when possible in conjunction with a surviving structure. It should be noted also that site inventory work was not covered under appropriated money and for that reason the survey does not include these, however at least 6

such sites exist in these last 5 Townships alone for possible further evaluation.

In summing up, it should be noted that the office continued to receive excellent support from the Friends of Historic Boonville and the sources listed by the original survey team. Also the areas surveyed contain numerous local persons who were extremely helpful in giving of their time in helping the team locate structures and adding historical information.

As The Friends of Historic Boonville now maintain a permanent office location, the help that the reference material gathered during this survey will be able to provide assistance to local historians and parties researching sites, dates and geneology. The archival material, historic photo file and the structures owned by the Friends of Historic Boonville continues to grow and be maintained by them for the public use. A local program with the public school system has provided a base of further education for the young people in the community. Civic groups and organizations continue to call upon the office for programs dealing with material gathered from the entire survey. The second survey team would like to see the expansion and completion of the recommendations of the first team.