

United States Department of the Interior  
Heritage Conservation and Recreation Service

# 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** Boonville, Missouri Multiple Resource Area  
Historic Resources of Boonville, Mo.  
historic (Partial Inventory: Historic and Architectural Properties)

and/or common

**2. Location** Approximately 2914 acres (118 sq. kilometers) lying in T48N, R17W,  
Sections 1, 2, and 3; and T49N, R17W, Sections 25, 26, 34, 35 and 36 in Cooper  
street & number County as outlined by the city limits of Boonville, not for publication  
except for the SW Section as shown on maps.

city, town Boonville vicinity of congressional district #4 - Hon. Ike Skelton

state Missouri code 29 county Cooper code 53

## 3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input checked="" type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input checked="" type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government
<input checked="" type="checkbox"/> Multiple Resources	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input checked="" type="checkbox"/> industrial
	<input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input checked="" type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input checked="" type="checkbox"/> transportation
			<input type="checkbox"/> other:

## 4. Owner of Property

name Multiple Ownership (see attached)

street & number

city, town vicinity of state

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Cooper County Recorder of Deeds, Cooper County Courthouse

street & number High & Main Streets

city, town Boonville state Missouri 65233

## 6. Representation in Existing Surveys

title 1. Friends of Historic Boonville has this property been determined eligible? yes ☒ no

City Survey

date 1979-1980 federal state county ☒ local

depository for survey records Friends of Historic Boonville, c/o Historic Survey Office

city, town Boonville state Missouri 65233

## 7. Description

### Condition

☒ excellent  
☒ good  
☒ fair

☒ deteriorated  
☒ ruins  
\_\_\_\_\_ unexposed

### Check one

☒ unaltered  
☒ altered

### Check one

☒ original site  
\_\_\_\_\_ moved      date \_\_\_\_\_

### Describe the present and original (if known) physical appearance

The current city limits, with the exception of the extension at the SW corner, forms the boundaries of the Multiple Resource area of Boonville, Missouri, and includes both public and private properties. Its N boundary, probably its most significant geographical and historical feature, is the Missouri River. Nestled in the heart of Missouri and the Boonslick Region, the city developed along the river between two small creeks: Rupes (or Roupes) Branch (W) and Reams Branch (E). The early town depended on river trade, and this accounts for how the commercial district evolved from a wharf area along the river and spread S along Main Street. Residential growth followed the two creeks S, and extended inwards to the commercial center. Fine homes were also built at the S end of Main Street and scattered occasionally through the downtown section. Streetscapes followed the natural rolling terrain and bluffs along the river. At present, Highways 40 and 5 run N to S through the Multiple Resource area.

The settlement developed steadily from its founding through the 1830's with settlers from the Tidewater areas. By the 1840's and 50's a heavy influx of German immigrants found the community acceptable for both their agricultural and commercial needs. Experiencing prosperity and growth in the years before the Civil War, Boonville's economy suffered during the war years due to its location and strong North/South sympathies. The late 60's, 70's and 80's saw renewed growth in population and building. These developments are reflected heavily in the cultural resources remaining in the area. Frontier log cabins, the Federal-Greek Revival homes and business houses, the Missouri German building tradition, and the later Italianate and Victorian residential and commercial properties all continue to be a part of this community. Periods of increase and decline from the period around the turn of the century to present are evident in building trends. However, due to fine early construction and a long lineage of both Southern and German families and traditions, the city of Boonville's growth has not destroyed areas of high concentrations of architectural and historical cultural resources. With properties surviving from the early settlement dates, it is possible to find almost every style and period represented within the boundaries of the Multiple Resource area.

Historically and architecturally significant properties covering over a century from the 1820's through the 1930's number 451 and comprise the Multiple Resource area. The 104 commercial properties along Main Street and the several side streets include hotels, wholesale and retail businesses, restaurants, offices, banks, etc. Most prominent are the 285 residential properties, a great number of which have been converted to multi-family structures. Other properties include the ruins of the Haas Brewery and several individual cellars, 2 retirement centers, 1 school, 2 jails, 8 churches, 1 theatre, and parts of the Kemper Military School and College Campus, and the Missouri Training School for Boys. Several public structures include the Cooper County Courthouse and the Boonville City Hall. A city park, which contains a prehistoric archaeological site already listed on the National Register of Historic Places, is in the NW part of the Multiple Resource Area. Engineering sites include 2 bridges, 1 brick street and 1 cobblestone street.

The City of Boonville, serving as a commercial and political center, was originally platted on a grid plan with the named streets running NE to SW and the numbered streets running NW to SE. As a beginning point for the Santa Fe trade route, commercial traffic came both from the river and from the South as the southern parts of the county began

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to be settled. The main access to the community still remains N to S, however the River Bridge now serves automobile traffic and secondary roads as well as Rt. 5 extend Southward into the county. Both the Katy and the Missouri Pacific Railroads serviced the community with the RR bridge and the tracks running N to S through the Western section of the area. Tracks also run E to W along the river front. The original plat has varied by the closing of several alleys and by the addition of E and W Boonville sections. There are also numerous additions to the S edges. The density of the original area has been altered by the steady growth of the community. In the residential areas, what were once large lots and yards have been sold to make way for the construction boom of the 1919-30's period. New commercial structures were built in the downtown section as the town center expanded, but for the most part this streetscape remains the same as from the 1920's. The area of most severe damage and loss has been at the original end of the downtown area. Once fine large homes were built in this area; however, as the commercial needs grew, these homes were razed or severely altered to meet new requirements. One large park and several neighborhood parks create the needed open spaces. The once densely developed wharf and Water Street areas are now losing numerous residences due to neglect and abandonment.

Boonville represents a wide range of building types and styles. Several early log structures remain as well as numerous examples of a heavy frame or half-timber construction. These are now covered with some type of siding. Stone construction is limited to the ruins of the brewery buildings, the cellars, the jail, and one residence. Stone is, however, the common foundation material. Workmanship varies from the use of fieldstone to the vermiculated, dressed and coursed stone of the brewery. Stone was also used for decorative motifs such as ornate lintels and in several retaining walls. Frame structures comprise a great number of residences, however, there is a strong building tradition in brick. Several brick yards were in or near Boonville at an early date and supplied the great demand. Most all commercial buildings are brick, and an unusually large number of residences and outbuildings. This long tradition has carried over to the structures of the 1910-30's period and creates a visually cohesive quality. The later buildings also used the newer materials, such as molded concrete blocks, poured concrete, and stucco. Plans also varied, but several early plans are quite common. The Southern tradition of the dog-trot cabin still remains and can often be seen modified into the central hall plan. Another tradition that evolved in this area was the use of the piano nobile plan. Eastern, via St. Louis, influences may be detected in the 2/3rds plan, especially when set into the rowhouse motif. The condition of the buildings in the Multiple Resource area ranges from excellent or good to fair with a few exceptions which are in poor to deteriorating condition. The brewery, for instance, stands in ruins.

Styles within the area vary greatly and afford examples of almost every period. As mentioned, the early log structures represent the early history of the region. Several Federal buildings survive; however, the majority of them have been razed. The period of transition from Federal to Greek Revival and the Greek Revival period have some fine examples, including large, impressive residences, small 1 story residences and the fine commercial example at Thespian Hall. Several churches and 3 residences (E-81, O-36 and O-38) represent the Gothic style. Progressing into the 1870's, there are excellent examples of the Italianate style in both residential and commercial construction. This commercial

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style carried on into the use of cast metal cornices, lintels, and columns. This style also developed into Victorian motifs seen on numerous downtown properties. The period of prosperity just before and after the turn of the century allowed for ornate Queen Anne/Eastlake homes and cottages. It is at this point where the strong brick building tradition is most evident, since numerous homes were built on a Queen Anne plan, only in brick and with the ornate exterior texture transposed from frame shingling to brick patterns and terra cotta panels. The Prairie Style reached Boonville in only a small number of homes, but these few homes are fine examples. The Bungalow Style and its compliment, the Box Style, followed in great profusion, yet there are classic examples of each of these. The use of the segmental arch, a Missouri German motif, was so strong that it continued to be used in the Bungalows of the 20's. Because of the continued use of brick and certain architectural motifs, this later style for the most part does not constitute an intrusion. The streetscapes, in fact, are generally more cohesive due to their presence. The wide, tree-lined streets form lush settings for the residential areas. Early structures sit close to the sidewalk, while later ones sit back, often on gentle embankments in large, deep yards. The pleasant mix of large and small residences gives a complete view of the economy and established a scale to the community.

As a result of the slave labor and the sturdy German building tradition, the workmanship is of high quality. The designs are generally symmetric and sometimes severely simple, yet classical affinities are done to scale and proportion, millwork is richly articulated, and ornate brickwork and metal details are exquisitely accomplished. Buildings of later styles continue the tradition of well established design and yet use the Eastlake, Romanesque, or Bungaloid motifs to high standards. Several colored glass windows and doors remain to remind the viewer of another aspect of the high quality of the architecture and craft tradition of Boonville.

The Multiple Resource area is divided into 4 large and 1 small residential districts 2 campus districts, and 1 commercial district. There are also independent outlying sites totaling 51 properties. Altogether there are a total of 451 sites. Within each district, certain unique qualities exist, and a brief statement of significance citing specific properties will precede each district description.

No archaeological sites are included within the nomination due to the fact that no reconnaissance survey was conducted. One recorded pre-historic archaeological site, which is already listed on the National Register of Historic Places, lies within the Multiple Resource area. It is the Harley Park Archaeological Site, Archeological Survey of Missouri #23-CP-66, consisting of 4 mounds dating from the Woodland period. General observations and historical information, however, indicate the area is rich in archeological material both pre-historical and historical. Several mounds can be easily detected. Historical sites would include the area near Hanna Cole's Fort, the Civil War battlefield, and the wharf area. One site included in the nomination on its architectural and historical merits, the Haas Brewery, should also yield rich historical archeological information. With this evidence of archeological sites lying within the boundaries of the Multiple Resource area, it is obvious that further study is needed. A complete reconnaissance and/or intensive survey of the area is essential to the complete history of Boonville and such a study is recommended.

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This nomination is the result of a local survey conducted by the Historic Survey Office of the Friends of Historic Boonville, Inc., and funded by a Federal grant on a 50-50 match basis. It was administered by the Missouri Department of Natural Resources, Historic Preservation Program. The Historic Survey Office staff included James Higbie, Coordinator/Historian; Linda Harper, Architectural Historian; and Robert Dyer, Research Assistant. Sharon Korte, Survey Committee Chairman, and members of the committee aided the survey by doing photography, research and other volunteer activities. All properties within the city limits, except the SW corner, were surveyed. The area between West and Bell Streets, and Water to Walnut Streets was surveyed with a block by block, house by house survey. Areas outside this rectangular concentration were surveyed by a windshield study with specific properties intensively researched. Archeological testing was not deemed feasible with the time frame and funds provided. Copies of the complete survey are located at the Missouri Department of Natural Resources, Historic Preservation Program, and with the Friends of Historic Boonville, Inc.

**DISTRICT A (Contains 20.88 acres)**

District A is located in the West Central section of the Multiple Resource area and lies with the boundaries as follows:

Beginning at the SW corner of Vine and 2nd Sts. and extending E along the South edge of Vine Street to the SW corner of Vine and 3rd Sts. then S to the SE corner of Lot 35, Mack's Addition, then crossing 3rd St. to the SW corner of Lot 22, Mack's Addition, then N along the W boundary of Lot 22 and the S half of Lot 23 of Mack's Addition, then E along a line running parallel to Center Street and dividing Lot 22 in half to the alley, then S to the SE corner of Lot 22 along the E boundaries of the South half of Lot 23 and Lot 22, and continuing S across Center Street then E approximately 60' along the S edge of Center St., then approximately 150' S on a line running parallel to 3rd Street and dividing the 314 and 318 Center Street properties, then W to a point 150' S of the SE corner of 3rd and Center Sts., then N to the SE corner of 3rd and Center Sts., then W across 3rd Street, then S along the W side of 3rd to the NW corner of 3rd and Spruce Sts., then W approximately 190', then S to the SE corner of Lot 10 of Porter's Addition, then along the S boundary of said lot and continuing approximately 675' to a point, and then N approximately 660' to a point, then NE 620' to the SW corner of Vine and 2nd Sts., or the beginning point. (NOTE: Boonville's grid plan was plotted on a NW to SE, NE to SW angle; however, for simplification in verbal boundary descriptions all districts are described with NW as N, NE as E, SE as S, and SW as W).

This concentration of properties is tied together due to the numerous associations, directly or indirectly, with the Kemper Military School and College. The 4 buildings (#6, 7, 8 and 9) making up the quadrangle of the campus are afforded primary significance, as well as #18, which has long been a part of the campus. Both #17 and 19 have been a part of the campus at various times. Primary significance is also given to #16 for the historical merit of the house, as the residence of J. Cosgrove. The two remaining residences complete the cohesive quality of the neighborhood. Therefore, these structures form a tight, cohesive unit having both architectural and historical merit. Numbers given correspond to those on the district plan.

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1. Stables, Kemper Military School and College Campus, c. 1900. The 1 1/2 story structure is rectangular in shape, has a gambrel roof and is capped by a cupola.
2. Johnston Field House and Pool Annex, Kemper Military School and College Campus, 1923-25. This large 2 story brick structure has a 1 story ell to the S and an imposing Neo-Classical primary facade.
3. Cannon Headquarters/Garage, Kemper Military School and College Campus, 1900-1910. This small rectangular brick building has a red tile, hip roof.
6. "D" Barracks, Kemper Military School and College Campus, 1916-18. A 4 story brick, U-shaped structure, this building has a 1 story central section and an ornate classical 1 story porch over the primary entrance.
7. "A" Barracks, Kemper Military School and College Campus, 1909. A red tile, hip roof caps this 3 1/2 story brick structure. It is embellished by flemish gables and projecting entrance bay.
8. Kemper Administration Complex, Kemper Military School and College Campus, 1842-1904. The original brick structure has been altered and added onto several times to create this U-shaped complex. It varies from 1 to 3 stories, has numerous rooflines, and illustrates several styles.
9. Math Hall, Kemper Military School and College Campus, 1905-06. This 2 story brick, rectangular building has ornate flemish gables to each facade.
11. Power Plant, Kemper Military School and College Campus, 1920. The 2 story central section of this brick building has flanking 1 story wings. The fenestration has been altered and there is an addition.
13. Blakefield Residence, 601 3rd Street, 1890. Continually altered and remodeled, the large 2 story frame residence is now sheathed with vinyl siding. The basic Queen Anne plan remains. There is a garage addition.
14. Reese Residence, 303 Center, 1887. 2 1/2 stories in height, the brick residence retains its original Queen Anne plan and affinities, including decorative hoodmolds and a double leaf entrance.
15. Lamar Residence, 305 Center, 1858-60. Now covered with stucco, the 1 story, gable roofed brick structure has a 1 bay porch over its entrance.
16. Darby Residence, 309 Center 1858-60. The 2 1/2 story brick structure has received several alterations and additions. It has a rectangular bay at the SW corner and a circular tower at the SE corner.
17. Dillender Residence, 302 Center, 1895. Built in the Queen Anne style, the residence retains gable brackets, decorative terra cotta panels, fishscale shingles, and Eastlake millwork. Turned posts support a simple front porch.

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18. Bertha Hitch Hall, 310 Center, c. 1854. Accented by end chimneys, gable end parapet walls and a gable porch cap, this 2 story brick structure is built on an L plan and has had several additions to the rear.
19. Kusgen-Melkersman Residence, 314 Center, 189-1910. Queen Anne in style, this 2 1/2 story brick structure is embellished by projecting bays, fishscale shingles, ornate hoodmolds, and an Eastlake porch.

Intrusions within the district include the following:

4. Academic Building, Kemper Military School and College Campus, 1939. Large grouped windows accent this 2 story brick building.
5. Dormitory, Kemper Military School and College Campus, 1950's. Built on an L plan, this 3 story brick structure has a double leaf entrance and elevator tower at the SE corner.
10. Science Building, Kemper Military School and College Campus, 1941. A 3 story brick building, it has a transom and sidelights surrounding the entrance.
12. Garage, Kemper Military School and College Campus, c. 1900, 1970. The original small rectangular brick structure has been altered by the addition of a large metal building to the E.

**DISTRICT B (6.14 acres)**

District B is located in the central section of the Multiple Resource Area and basically extends N to S along 4th Street. Its boundaries are delineated as follows:

Beginning at the NE corner of 4th and E. Spring Sts. and running S along the W boundary of Lot 240 of Hanna and Wyan's Addition, across the alley and then E along the N boundary of the Hain lot 135' to a point, then S 100' and across Chestnut Street to a point 135' E from the SE corner of Chestnut and 4th Sts., then E approximately 45' to the alley, then running along the W side of the alley 350' SE to Vine Street, then 180' along the S side of Lot 7, Hendrick's Addition, to the NE corner of Vine and 4th Sts., crossing Vine Street, then extending approximately 240' along the E side of 4th Street to the NW corner of Lot 9, Mack's Addition, crossing 4th Street, then running W along the S boundary of Lot 19, Mack's Addition to the SW corner of said lot, then N along the E side of the alley, across Vine Street, continuing up the alley along the W boundary lines of Lots 1, 2, 3, 4 and 5 of the Wooldridge Addition, then E along the N boundary of Lot 5 for 10', then N across Chestnut Street and continuing 100' and across the alley, then 15' W along the S boundary of Lot 265 of Hanna's Addition, then N approximately 90' on a line parallel to the W boundary of said lot, then E 60' on a line parallel to the N boundary of said lot, then 60' N on a line parallel to the W boundary of said lot, then E along the N boundary of said lot and Lot 264, Hanna's Addition, continuing across 4th Street to the NE corner of 4th Street, or the beginning point. (NOTE: Boonville's grid plan runs NW to SE and NE to SW; however, to simplify the verbal boundary description, NW will be listed as N, NE as E, SE as S and SW as W.)



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The central focus of this area is architectural, with its inner core being a group of 5 Classic Box residences of a high stylistic quality (#5-9). Adding to this streetscape are a number of residences in various styles; however, their density and distance from the street create a pleasant, integral atmosphere. Of special interest are the Hain house (#18) which is listed as a primary structure due to its construction, the Coulter house (#20) with its historical association to a prominent merchant family, the Christ Episcopal Church (#23) for its historical and architectural merit, and the Jackson Residence (#13) with its association to an early educational facility of the area. Connecting each element and creating an early 20th Century atmosphere is the brick section of 4th Street (#25). Buildings included in this district which present a pleasant blend of old and new, illustrate the economy of a later generation of wealthy families, and create a uniquely cohesive unit are as follows:

1. Dukes Residence, 403 4th Street, 1900-1910. Typical of the Queen Anne style, this frame 2 story structure has an irregular plan and a textured surface.
2. Carl-Hamby Residence, 409 7th Street, 1910-17. This 2 story frame Box style house was built as a duplex and is accented by a 1 story front porch.
3. Bloss Residence, 415 4th Street, 1910-17. Built in the Queen Anne style, this 2 1/2 story frame structure has been covered with vinyl siding, but retains its irregular gable roof line, chamfered bays, and an oval stained glass window.
4. Hittner Residence, 417 4th Street, 1910-17. A hip roof with wide eaves caps the 2 story brick Box style house which has ornate arched hoodmolds.
5. Windsor Residence, 501 4th Street, c. 1910. Built of buff colored brick, the residence is 2 1/2 stories with a tiled hip roof, a 1 story porch, and a porte cochere and is embellished with Classical motifs. An outbuilding is associated with the property.
6. Hofstedler Residence, 503 4th Street, 1920-25. Red tile, hip roofs cap the 2 1/2 story brick residence, the 3 dormers, the 1 story porch and the attached garage. The large entrance has sidelights. A window on the S has a stained glass transom.
7. Short Residence, 515 4th Street, 1908. This 2 1/2 story, stuccoed, Box style house has a belcast hip roof and a 1 story Classical porch which wraps around the SE corner of the structure.
8. William Woods Funeral Service, 517 4th Street, 1909-10. This classic Box style house is 2 1/2 stories, brick, and has a hip roof. An ornate porch extends to form a port cochere.
9. Smith Residence, 525 4th Street, c. 1915. Bay windows, dormers, classical motifs and a 1 story porch all accent this 2 1/2 story, frame, Box style house with a belcast hip roof.



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12. Wiemholt Residence, 603 4th Street, c. 1870's-80's. Ornate metal hoodmolds accent the 2-over-2 windows of this 1 story, brick, L shaped residence. There are end chimneys.
13. Jackson Residence, 607 4th Street, 1840. The 2 story brick, L shaped, gabled structure has been stuccoed. Several additions to the E and W have been made.
14. Taylor Residence, 613 4th Street, pre-1900. The gable end of the 1 story, frame structure is to the street. A pent porch and 2 entrances are to the S. It has several additions.
15. Jackson Residence, 617 4th Street, pre-1900. The vernacular 1 story frame house has the gable end to the street, an integral porch and entrance on the SE, and 6-over-6 windows.
16. Schrader/Jackson Residence, 621-623 4th Street, 1925-29. Hip dormers and a hip roof cap this 2 1/2 story brick veneer duplex. It has a 1 story porch and 2 entrances, each with a transom.
17. Angelo Residence, 625 4th Street, 1842, 1870. The 2 story, brick structure originally had end chimneys. The entrances are inset and accented by stained glass transom and sidelights. There is an ell to the rear and a later frame addition to the N.
18. Hain Residence, 412 6th Street, 1836-40. The 1 1/2 story log front section has an elongated frame ell composed of several additions. It has a gable roof and is clap-boarded.
19. Sombart Residence, 500 4th Street, 1930. Stucco, brick and half timbering accent this English Tudor Cottage. It is 2 stories with an irregular roof line.
20. Coulter Residence, 510 4th Street, 1892. Remodeled several times, the structure now has a tile, hip roof. It is 2 1/2 stories, brick, and has a 2 story brick and frame porch and a double leaf entrance.
21. Hickam Estate Property, 514 4th Street, 1840's. Built with heavy timber construction the 1 story residence has a gable roof and asbestos siding. It has end chimneys, a boxed cornice and is on a dog trot plan.
22. Hickam Estate Property, 514 1/2 4th Street, 1910-17. This 1 1/2 story brick structure has a belcast hip roof and is accented by segmentally arched lintels.
23. Christ Church Episcopal, 4th and Vine Sts., 1844-46. Built in a Gothic style, the brick structure has a central bell tower, buttresses, and a new addition to the NE corner. The pointed arch openings are filled with stained glass.
24. Christ Church Episcopal, 413 Vine Street, 1870, 1908. This 2 1/2 story frame structure has a hip roof and is covered with asbestos siding. It was extensively remodeled in 1908.

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25. 4th Street, 400, 500 and 600 Blocks, c. 1913. This length of street is laid in brick in a running bond and is edged with limestone gutters on the W edge.

Intrusions in the district are the following:

10. Tutt Residence, 311 Vine Street, 1950. Sheathed in brick veneer, the 1 story, gable roofed structure is built in a ranch style.
11. Hittner Residence, 314 Vine Street, 1930's. A vernacular structure, the brick and frame house has a gambrel roof and pent dormers.

DISTRICT C (Contains 15.46 acres)

Located in the NE corner of the Multiple Resource area, this large residential district, District C, is delineated as follows:

Beginning at a point 60' E of the NE corner of E. High and 4th Sts., on the S boundary line of Lot 93, Old Town, crossing High Street to a point 60' E of the SE corner of E. High and 4th Sts. along the N boundary of Lot 118, Old Town, and extending 40' E along the N boundary of said lot and Lot 119, Old Town, then S 150' along a line parallel to the E boundary of Lot 118, Old Town, then W 100' along the N side of the alley, across 4th Street, continuing along the N side of the alley and the S boundaries of Lots 116 and 117, Old Town, and across the alley, then S across the alley and along the E side of Lot 162, Old Town, across the alley and 45' along the N boundary of Lot 215, Old Town, then 150' S on a line parallel with the E boundary of said lot, and across the alley, then 45' along the N boundary of said lot 230' to the NE corner of said lot, and then S 150' along the E boundary of said lot, crossing E. Spring Street, then 60' S on a line parallel to 4th Street, then 60' W along a line parallel to E. Spring Street, then 90' on a line parallel to 4th Street, then W 40' along the S boundary of Lot 265, Hanna's Addition, across the alley and along the S boundaries of Lots 266 and 267 of Hanna's Addition to the SW corner of Lot 267, then N along the W boundary of said lot, across E. Spring Street, continuing along the W boundary of Lot 228, Old Town, and across the alley, then across 3rd Street, then W along the S boundary of Lots 218 and 219, Old Town, continuing across the alley to the SE corner of Lot 220, Old Town, then W along the S boundary of said lot for 45', then N on a line parallel to the W line of said lot and across the alley, then W along the S boundary of Lot 220, Old Town, to the SW corner of said lot, then N along the W boundary of said lot, continuing across Morgan Street and along the W boundary of Lot 166, Old Town, and across the alley, then W along the S boundary of Lot 110, Old Town, to the SW corner of said lot, then N along its W boundary to its NW corner, then E along the N boundary of said lot to its NE corner then N across High St. to the SW corner of Lot 100, Old Town, and continuing N along the corner W boundary of said lot, then E along the N boundary of Lot 100, Old Town, continuing across the alley, along the N boundary of Lots 99 and 98, Old Town, across 3rd Street, along the N boundaries of Lots 97, 96, 95 and 94, Old Town, across 4th Street and 60' along the N boundary of Lot 93, Old Town, then 150' S along a line parallel to 4th Street to the beginning point.

Does not include  
alley and  
E. Spring St.

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Basically a residential district, there is only 1 commercial property (#25). Another (#26) was originally built as a neighborhood grocery, but has been converted into a residence. Many of the homes are large and a great number of them are now divided into rental units. The streetscapes are accented by wide, tree-lined streets and structures vary in style and construction. Most blocks are of equal density with the majority of buildings sitting back from the street in large deep lots. Those along the N side of High Street have a grand view of the River and Howard County. Several residences sit on high embankments revealing the original rolling terrain upon which Boonville was platted. This district also exemplifies the many speculative houses built in this community. Two basic neighborhoods, High Street and Spring Street, are connected by several groups of these houses (30, 31, 32; 36, 37, 38, 39; and 52, 53 and 54). Other areas within the community also have small groups of the speculative houses, but for the most part they lie outside of districts. They add a common element to each neighborhood and a unifying factor to Boonville as a whole. Examples include 3 houses on the 500 block of 3rd Street, 3 houses in the 900 block of E. Morgan, 3 in the 800 block of E. Spring, and 4 in the 600 block of Spruce Street. To further describe this district, which has structures of both historical and architectural significance, a brief description of each property is included:

1. Renison Residence, 209 E. High Street, 1900-1910. This 1 story vernacular structure is frame with asbestos siding and a cross gable roof.
2. Chandler/Burg Residence, 213 E. High Street, 1910-17. Covered with clapboarding, the 1 1/2 story frame, L shaped structure has a gable roof with a gabled wall dormer embellished with fishscale shingles.
3. Hunt/Siebold Residence, 215 E. High Street, 1885-1892. Built on a dog trot plan with end chimneys, this 1 story, L shaped house is frame with asbestos siding and a cross gable roof.
4. Mersey Property, 219 E. High Street, c. 1880's. A frame, L shaped house sheathed with asbestos siding and having a cross gable roof. It has several additions to the rear.
5. Childers, Sr., Residence, 227 E. High Street, 1892-1900. Typical of the Queen Anne style, the 2 1/2 story brick house has an irregular plan and roofline. Eastlake porch, polygonal bays, stained glass windows, and fishscale shingles and stickwork vergeboard accent it.
6. Schnetzler Residence, 301-303 E. High Street, 1929. Built as a duplex, the 2 story brick structure is symmetrical and is in the Box style.
7. Renken Residence, 307 E. High Street, 1924-26. This 1 1/2 story Bungalow is brick accented by stucco and half timbering. It has a gable roof and windows are 6-over-1 or 4-over-1.
8. Terrell Residence, 311 E. High Street, 1880's. Featuring ornate label hood moldings and attenuated windows, the brick, 1 story building has a cross gable roof and several additions to the rear.

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9. McFarland/Knedgen Residence, 315 E. High Street, 1920-29. This 1 story brick house was remodeled in 1929 to a 2 story duplex in a Box style with a hip roof.
10. Malone Residence, 319 E. High Street, 1918. The only example of this Bungalow style, the 1 1/2 story building is brick with a cross gable roof and has large block framework on the porch.
11. Schmidt Residence, 323 E. High Street, 1915. This is one of 2 structures in Boonville which exemplify the Prairie style. It is 2 1/2 stories, brick, and has a belcast hip roof.
12. Moore Residence, 401 E. High Street, 1880's. Italianate in style, the 1 story frame building has asbestos siding and an irregular roof line. Several additions are to the rear.
13. Kline Residence, 200 E. High Street, 1885-1890. This vernacular 1 story, frame structure has Italianate affinities, is sheathed in asbestos siding, and has a cross gable roof.
14. Nichols Residence, 204 E. High Street, 1885-1892. A gambrel roof caps the 1 story, frame structure. There are several additions. A large 2 1/2 story vertical board and batten, gable roofed barn is to the rear.
15. Holmes Property, 208 E. High Street, 1829-1843. Greek Revival in style, the 1 story frame, gable roofed building has a new porch.
16. Holmes Property, 212 E. High Street, 1829-1840. Rear rooms are log; front piano nobile plan section is brick. Small residence to rear.
18. Zelno Residence, 218 E. High Street, 1900-1917. The vernacular 1 1/2 story, frame structure is sheathed in weatherboard and is capped by a hip roof.
19. Hirlinger Residence, 308 E. High Street, c. 1922. The 2 story Box style house is brick with a hip roof and has a 1 story hip roofed porch.
20. Calvert Residence, 312 E. High Street, c. 1911-12. Asbestos siding covers this 1 1/2 story, frame, vernacular building. It has a gable roof, a pent dormer, and a pent roofed porch.
21. Patterson Residence, 314 E. High Street, 1869. Accenting the 2 story, L shaped, brick residence is a 2 story frame Victorian porch. The interior millwork uses a different wood in each room. There is a large frame barn to the rear.
22. Wooldridge Residence, 316 E. High Street, 1920's. A hip roof and dormer cap the 2 1/2 story, brick, Box style residence. It has a 1 story front porch.

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23. Smith Property, 400 E. High Street, 1900-1910. Built on a Queen Anne style, this 2 story, brick residence has a truncated hip roof and is accented by a chamfered bay and a stained glass window.
24. Boonville Daily News Property, 406-408 E. High Street, 1910-1917. Built as a duplex, the 2 story brick residence continues the Missouri German motif of segmentally arched windows even though it is constructed in a Box style. It has a truncated hip roof.
25. Boonville Sheet Metal, 210 4th Street, 1900-1910. The gable roofed, 1 1/2 story brick building has Missouri German affinities. There are additions to the N and S.
26. Williams Residence, 205 E. Morgan Street, 1880's. A 1 story brick building with ornate projecting hoodmolds and a frame store front has been converted to a residence. There are several additions to the rear.
27. Andrew Rental Property, 207 E. Morgan Street, 1840's-1860's. An outstanding example of both the Missouri German style and the piano nobile plan, the 2 story, brick building has a gable roof.
28. Smith Rental Property, 213 A & B E. Morgan Street, 1860's. Built on a dog trot plan with end chimneys, the 1 story frame, clapboarded residence is embellished with a Classical entrance and an Eastlake porch.
29. Davis-Mayo Rental Property, 215-217 E. Mortan Street, 1900-1910. Originally built as a duplex, each side is symmetrical. It is 1 1/2 stories, brick, and has a hip roof and an Eastlake porch.
30. Sensabaugh Residence, 215 3rd Street, 1900. This Queen Anne Cottage is 1 1/2 stories, clapboarded, and has a truncated hip roof.
31. Thoma Residence, 213 3rd Street, 1900-1910. Asbestos siding covers this 1 1/2 story, frame, Queen Anne cottage. It has a truncated hip roof and an addition to the rear.
32. Brengarth Residence, 211 3rd Street. The frame 1 1/2 story Queen Anne cottage is covered with asbestos siding and has a truncated hip roof. There are several additions to the rear.
33. Guffy Residence, 209 3rd Street, 1915. Featuring an Eastlake porch and a pent dormer, the 1 1/2 story, asbestos covered residence has a hip roof and pent addition.
34. Catlett Property, 205-207 3rd Street, 1915. Built as a duplex, each side repeats the other. This 2 story, brick hip roofed residence exhibits both Missouri German and Queen Anne motifs.
35. Higbee Residence, 203 3rd Street, 1911-17. A 1 1/2 story vernacular structure with Queen Anne and Missouri German affinities, this brick residence has 2 gable wall dormers on the S facade, 2 on the E, and 1 to the N. It has a belcast, cross gable roof and a 1 story molded concrete block porch on the E facade. An ell projects to the W.

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36. Boggs Residence, 202 3rd Street, 1892-1900. A vernacular structure, it is 1 story, frame, and has a cross gable roof and several additions. It has been covered with asbestos siding.
37. Hill Residence, 204 3rd Street, 1892-1900. Asbestos siding and brick veneer cover the 1 story, vernacular structure. It has a cross gable roof, a hip roof ell, and a pent roofed addition.
38. Brimer Residence, 206 3rd Street, 1892-1900. The vernacular structure features a cross gable roof, asbestos siding, a hip roofed ell and 2 additions.
39. Krause Residence, 208 3rd Street, 1892-1900. A 1 story frame house sheathed with asbestos siding, it has a cross gable roof, a hip roofed ell and an addition.
40. Huckabay Residence, 210 3rd Street, 1885-1892. This 1 story frame, asbestos covered house is vernacular in style and has a hip roof and a porch over the entrance with transom.
41. Knabe Rental Property, 303 E. Morgan Street, pre-1849. A gable roof caps this 2 story brick and frame residence. Vernacular in style, it has had several additions and alterations.
42. Browning Property, 305 E. Morgan Street, 1885-1892. Built on an L plan and in a vernacular style, the house is 2 stories, frame, and covered with asbestos siding. It has a gable roof.
44. Bishop/Packham Residence, 313 and 313 1/2 E. Morgan Street, mid-1800's. This 2 story, L shaped structure has a cross gable roof, is sheathed with composition siding, and has Greek Revival affinities.
45. Catlett Property, 210 1/2 E. Morgan Street, late 1850's. A gable roof caps this Missouri German style, 1 1/2 story brick structure.
46. Catlett Property, 210 E. Morgan Street, 1839. Covered with composition siding, the structure is built on a piano nobile style and is probably heavy timber construction. It has a gable roof.
47. Hasselbalch Residence, 212-214 E. Morgan Street, 1890's. The 1 1/2 story structure was built as a duplex with both Queen Anne and Missouri German affinities. It is brick with a truncated hip roof.
48. Bittner Residence, 218 E. Morgan Street, 1900-1910. Covered with composition siding, this 1 story frame, Vernacular house has Queen Anne affinities. The clapboarded structure is capped by a hip roof with 2 pent roofed additions to the S. A dormer to the N is filled with fishscale shingles.

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49. Bezon Residence, 226 E. Morgan Street, 1837. This 1 story, frame, Vernacular structure is covered with asbestos siding and built on a T plan. The cross gable roof appears to have had end chimneys originally. Pent roofed porches extend to the N, S, E and W and there are several additions.
50. Jackson Residence, 307 3rd Street, 1910-20. Iron ridge cresting accents the cross gable roof of this 1 story frame structure which has Queen Anne affinities. There are several additions to the rear.
52. Dubovich Property, 304 E. Morgan Street, 1890-1900. This Queen Anne house is 2 stories, has a gable roof, and has been covered with vinyl siding.
53. Linhart Residence, 308 E. Morgan Street, 1890-1900. Vinyl siding obscures the Queen Anne details of this 2 story house. It has a gable roof. A large addition is to the rear.
54. Lacy Property, 312 E. Morgan Street, 1890-1900. The 2 story frame structure has a gable roof and is sheathed in asbestos siding which obscures most of the Queen Anne detailing.
55. Putnam/Wiehe Residence, 314 E. Morgan Street, 1836-39. Gable end splayed parapets accent the gable roof of this early Missouri German residence. It is 2 stories, brick, and is irregular in plan due to the additions to the rear.
56. Kosfield/Bullman Residence, 213 E. Spring Street, 1860's. The L shaped brick structure has 2 stories and a cross gable roof. It has several additions. A massive stone wall is to the front.
57. Cooper Residence, 301 E. Spring Street, 1860's. Greek Revival in style, the 2 story, L shaped, gable roofed structure has vinyl siding, end chimneys, and entrance with transom and sidelights.
58. Ruhlman/Rapp/Welsch Residence, 307-309 E. Spring Street, 1880's. Built as a duplex, the 2 story, brick structure has Italianate affinities. It has a truncated hip roof.
59. Penick Residence, 311 Spring Street, 1840. The 2 1/2 story structure is built on a 2/3rds plan in the Greek Revival style. It is brick with a gable roof. The 1 1/2 story brick, gable roofed summer kitchen remains to the E of the house.
60. Atkins Property, 319 E. Spring Street, 1840's. Built on the 2/3rds plan, the residence has Greek Revival affinities and is accented by ornate metal lintels. It is 2 stories and brick with a low pitched hip roof. There are several additions. The 2 story brick summer kitchen is now connected to the house.
62. Travis Property, 300 E. Spring Street, 1840's-1850's. Resembling a row house, the 3 1/2 story structure is built on a 2/3rds plan with an exposed basement. The gable roof is accented by parapet walls. The brick walls of this Greek Revival house have been stuccoed.



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66. Hammers Residence, 310 E. Spring Street, 1850's. This Greek Revival, frame, 1 story residence retains its 9-over-6 windows and Grecian Ear moldings. It has a gable roof and several additions to the rear.
67. Zoeller Residence, 312 E. Spring Street, 1860's. The piano nobile house is of brick construction with a gable roof. It is Missouri German in style.
68. Gantner Residence, 312 1/2 E. Spring Street, 1900. This 2 story frame house resembles the shotgun plan. It has asbestos siding and a gable roof.
69. Hanna/Tibbs Residence, 314 E. Spring Street, 1840's-50's. The structure is a composite of several additions forming the piano nobile plan. It is brick; the N facade is laid in Flemish bond. The roof is gabled.
70. Zoeller Property, 318 E. Spring Street, c. 1850. This piano nobile, Missouri German brick structure has a gable roof accented by a molded brick cornice. Additions, c. 1910, added Queen Anne affinities.

Intrusions include the following:

17. Mullett Residence, 216 E. High Street, 1921. A 1 1/2 story bungalow, the frame structure is stuccoed and has a gable roof.
43. Cook Estate Property, 309-311 E. Morgan Street, 1930's. Built as a duplex, this vernacular 2 story brick veneer structure has a hip roof.
51. Herman Residence, 300 E. Morgan Street, 1940's. The Bungalow style residence is 1 1/2 stories, brick, and has a gable roof.
61. Twenter Property, 408-410 3rd Street, 1920's. The 2 story Box style, duplex is brick with a hip roof and has a 2 story porch.
63. Travis Property, 302 E. Spring Street, 1960's. This is a mobile home.
64. Travis Property, 304 E. Spring Street, 1960's. This is a mobile home.
65. Tuley Property, 308 E. Spring Street, 1963-64. This is a 1 story frame ranch style house with wood siding and a gable roof.

DISTRICT D (Contains 18.15 acres)

District D, the Central Business District, is located in the central part of the Multiple Resource area extending N to S and is defined by the following boundaries (to simplify the verbal boundary description, NW is listed as N, NE as E, SE as S, and SW as W):

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Beginning at a point 135' E of the NE corner of High and Main Sts. on the S boundary of Lot 88, Old Town, and extending S across High Street to a point 135' E of the SE corner of High and Main Sts., then running E along the S side of High Street 150', then S 140' along the W side of the alley, then 105' W along the S boundary of the public square, then S across Court Street continuing 75' along the E boundary of Lot 154, Old Town, then E across the alley and continuing 90' through Lot 153, Old Town, on a line parallel to E. Morgan Street, then S along the E boundary of said lot to its SE corner, then W along the S boundary of said lot and continuing across the alley, then S across E. Morgan Street and along the E boundary of Lot 173, Old Town, and across the alley to the NE corner of Lot 208, Old Town, then E across the alley and along the N boundaries of Lots 207 and 206, Old Town, then S along the E boundary of Lot 206, then W along the S boundaries of Lots 206 and 207, Old Town, and across the alley to the SE corner of Lot 208, Old Town, then S across E. Spring Street continuing along the E boundary of Lot 237, Old Town, to its SE corner, then W along the S boundaries of Lots 237 and 236, Old Town, to the SW corner of Lot 236, then S across the alley, along the W boundary of Lot 259, Old Town, across Chestnut Street and 210' along the E side of Main Street to a point 140' N of the NE corner of Main and Vine Sts., then E 180' on a line parallel to Vine Street, then S along the W side of the alley to Vine Street, then W 180' to the NE corner of Main and Vine Sts., continuing across Main Street, then S across Vine Street extending 35' along the E boundary of Lot 5, Hendrick's Addition, then W 90' on a line parallel to Vine Street, then 35' S on a line parallel to Main Street, then 90' along the S boundary of said lot and extending across the alley, then 70' S along the W side of the alley to SE corner of Lot 14, Mack's Addition, continuing 100' along the S boundary of said lot, then 140' N on a line parallel to 4th Street, then 100' E along the N boundary of Lot 6, Hendrick's Addition to its NE corner and across the alley, then N across Vine Street to the SW corner of Lot 4, Hendrick's Addition, continuing along the W boundary of Lots 4, 3, 2, and 1, Hendrick's Addition, across Chestnut Street and continuing 105' along the E side of the alley and across the alley to the SW corner of Lot 238, Hanna and Wyan's Addition, then W across the alley and along the S boundary of Lot 239, Hanna and Wyan's Addition, then N along the W boundary of said lot and across E. Spring Street, then W along the S boundary of Lot 232, Old Town, then N along the W boundary of said lot, then E 60' along the N boundary of said lot, then N across the alley and 150' on a line parallel to 4th Street, then E 120' along the N boundary of Lots 213 and 212, Old Town, and across the alley, then N across Morgan Street to the SW corner of Lot 157, Old Town, and extending along the W boundary of Lot 157 and 120, Old Town, and across High Street to the SW corner of Lot 91, Old Town, then W across the alley and 120' along the S boundary of Lots 92 and 93, Old Town, then N 150' on a line parallel to 4th Street to the alley, then E along the N boundary of said lots, continuing across the alley and the N boundary of Lot 91, Old Town, then S approximately 70' along the E line of Lot 91, then E 90' across Lot 90 on a line parallel to High Street continuing across Main Street to the W side of Lot 89, Old Town, then N along the W boundary of said lot and across the alley, then E along the S boundary of Lot 52, Old Town, and the W half of Lot 53, Old Town, then S across the alley and along a line parallel to High Street to a point 135' W of the NW corner of High and Main Sts., or the beginning point.

Extending down Main Street and along the 400 and 500 blocks of the cross streets from High to Vine, the central business district is a complex grouping of a variety of building styles. Generally sharing interior common walls, most buildings are 2 stories; however,

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a few 3 story buildings give a break to the eye. Several of the very old structures were modernized in the late 1800's by the addition of cast metal store fronts and trim, and again in the 1920's and 30's when white glazed brick, block glass and sharper and more classical lines were added. One common feature which adds a distinct cohesive quality to this district is the general use of brick as a construction material; another is the use of the 3 bay facade. Several structures have been included which are currently sheathed in metal or another covering because the original facade remains unaltered beneath and the building is in restorable condition (#6, 13, 75, 91). Together, historical and architectural merits join to form the significance of this district. To further explain the area, a description of each building is provided.

1. Shaler Property, 409 E. High Street, 1820's-1880's. Built in several sections, the building exhibits Federal, Greek Revival and Missouri German affinities. It varies from 2 to 3 1/2 stories, is brick, and has both gable and hip roofs. A long double ell extends to the rear.
2. Stock and Thoma Machine Shop, 413 E. High Street, 1850's. This elongated brick 2 story structure has some Missouri German affinities and a turn of the century facade. It has additions to the E.
4. W.J. Cochran Construction Co., 416-422 E. High Street, 1900-1910. Vernacular, with Missouri German affinities, this 2 story brick structure has had several additions and alterations.
5. Corner Lounge, 203 Main Street, 1900-1910. A projecting metal cornice and iron hood molds accent this 2 story brick, Italianate building. The 1st story has been altered.
6. Geiger's Furniture and Appliance, 205 Main Street, 1870's. The projecting ornate metal cornice is extant, the remainder is sheathed in metal siding. The brick structure's 1st story has been altered.
7. Stegner Property, 209-211 Main Street, 1870's. A tall parapet wall with an ornate cornice caps this 2 story brick structure. It has been cleaned and the 1st story has been altered.
8. Boonville Cable TV, 213 Main Street, 1870's. A 2 story brick building, this structure is accented by a metal cornice and corbelled brick work. The 1st story remains virtually intact.
9. Conway and Blanck Attorneys, 215 Main Street, 1870's. The 1st story of this 2 story brick building has been greatly altered. The building is capped by a metal cornice and corbelled brickwork.
10. Missouri Power and Light Co., 217 Main Street, 1900-1910. A 2 story brick structure with a crenelated parapet. The 1st story remains intact.
11. Johnston's Paint Store, 219-221 Main Street, 1870's. These Italianate 2 story brick structures have projecting metal cornices, 3 bays each with pedimented lintels, and 1st stories with large glass storefronts.

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12. Essers Sales Co., 223 Main Street, 1870's. Typical of the Italianate style is the ornate projecting cornice, and columns and beams of the storefront. The structure is brick and rises 2 stories.
13. Palace Restaurant and Cocktail Lounge, 225 Main Street, mid-1800's. The 2 story brick structure has been sheathed with wood siding, however, the original facade remains beneath and is restorable. It has a gable roof.
14. Spencer Property, 229 Main Street, early 1800's, 1910, 1940. The structure has been altered several times, only 1 wall of the original section remains. It is 2 stories, brick, and has some classical affinities.
15. Koonze Residence, 404 E. Morgan Street, 1844, 1909. A hip roof with dormers accent the 2 1/2 story brick structure. Its original section is to the S. The structure has been much altered from its original form.
16. J & S Sales, 420 E. Morgan Street, pre-1875. The 2 story brick structure has a gable roof and a 1920's front facade. The side wall retains a turn of the century painted wall advertisement.
17. Higbie Property, 426-428 E. Morgan Street, 1882. This 3 story brick structure has ornate hood molds, a gable roof, and 2 cast iron storefronts.
18. Personal Finance and American Family Insurance, 301-303 Main Street, pre-1869. White glazed brick now covers the 2 story primary facade. The 1st story cast iron storefront remains partially intact.
19. Baker Floral Co., 305 Main Street, 1870's. A projecting wood cornice, ornate hood molds and the original storefront accent this 2 story brick structure.
20. Hirlinger's Office Supply, 307 Main Street, pre-1869. A projecting cornice and corbelled brick work add Italianate affinities to this 2 story brick structure. The 1st story has been altered.
21. Gmelich and Schmidt Jewelry Co., 309 Main Street, 1870's. This 2 story brick structure remains in its original condition including an ornate cornice, an iron advertising sign and an elaborate stained glass transom and canopy.
22. Sunnyday's Fashion Shop, 311-313 Main Street, 1920. A new front facade was added in 1920 to the 2 story brick building. It has a stepped parapet and large glass storefront.
23. Boonville Music Co., 315 Main Street, 1870's. Cast and pressed metal form an ornate cornice with "The Phoenix" name. The 1st story of this 2 story brick structure has been sheathed with metal siding.

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24. Camelot Shop, 317 Main Street, 1859. A corbelled brick cornice and pedimented lintels accent the 3 story brick structure. The 1st story has been slightly altered.
25. Radio Shack, 319 Main Street, 1859. The building repeats 317 Main Street with the cornice and lintels. The 1st story has been altered.
26. Geiger Property, 321 Main Street, 1859. Only the primary facade remains with its corbelled cornice and pedimented lintels, however it is integral to the streetscape.
28. The Other Place, 325 Main Street, 1859. The 1st story of the 3 story brick structure with corbelled cornice and pedimented lintels has been altered.
29. J.C. Penney Co., 329 Main Street, 1914. Stone veneer covers this 3 story structure which has Classical affinities.
30. Ross Interiors and Sims Shoe Repair, 417-419 E. Spring Street, 1910. The cast iron storefront remains intact on this 2 story, brick building. Terra cotta and ashlar brick decorate the parapet.
31. A-Z Barber Shop, 415 E. Spring Street, 1860's-1870's. Italianate in style, the 2 story brick structure has a corbelled cornice and pedimented lintels. The 1st story has been altered.
32. Medical Arts Pharmacy, 413 E. Spring Street, 1860's-1870's. Capped by a parapet with a corbelled cornice, the 2 story brick structure has pedimented lintels. The 1st story has been altered.
33. Nelson Memorial Methodist Church, 407 E. Spring Street, 1915-17. Gothic in style, the 1 1/2 story stone structure is embellished by corner towers and large stained glass windows. A new large addition is to the rear.
35. Shipman's Barber Shop, 408 E. Spring Street, 1850's. Probably originally built as a residence, the 1st story has been altered for commercial purposes. It is 2 stories, brick, and has a cross gable roof.
36. Smith Property, 410 E. Spring Street, 1900. This 1 story, brick structure with a low hip roof, has both Queen Anne and Missouri German affinities.
37. Smith Residence, 412 E. Spring Street, 1860. Missouri German in style, the structure is 1 story, brick and has a gable roof.
40. United Missouri Bank, 401 Main Street, 1914. Beaux Art motifs accent this 1 story stone and concrete building.
41. Family Shoe Store, 407 Main Street, 1870's, 1920's. White glazed brick was added to the primary facade of this 2 story brick structure. Classical affinities and a block glass transom accent it.

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42. Mode-O'Day Frock Shop, 409 Main Street, 1870's. The 2 story structure is brick with Italianate motifs including a projecting cornice and pedimented stone lintels. The 1st story has been altered.
43. Fashion Fair, 411 Main Street, 1870's, 1930's. The 3rd story was added in the 1930's. The structure is brick.
44. Long's Drug Store, 413 Main Street, 1870's, 1930's. A corbelled brick cornice and 3rd story were added in the 1930's. The 1st story now has stone veneer.
46. Knights of Pythias Building, 415-417 Main Street, 1920. Built on a Neo-Classical style, the 1st story had 2 storefronts. The 3 story structure is brick with stone veneer and accents.
47. Dr. Kronk's Office, 419 Main Street, 1870's. This 2 story brick structure has a corbelled cornice and arched windows. The 1st story has been altered.
48. Stein House, 421 Main Street, 1870's, 1930's. The 3rd story was added in the 1930's. The building is brick and has Missouri German affinities. The 1st story has been altered.
49. Boonslick Senior Center, 423 Main, 1870's, 1930's. Vernacular with Missouri German affinities, this building is brick, 2 stories and retains its 1st story storefront.
52. Paradise Donuts, 501 Main Street, 1880's, 1914. The N section was added onto in 1914 to form the present structure. It is 2 stories, brick and has Missouri German affinities.
53. Hittner Furniture, 505 Main Street, 1914. Vernacular with Missouri German affinities, this structure is 2 stories, brick, and has a gable roof.
54. Benson Building Materials, Inc., 511 Main Street, 1905-1910. The U-shaped brick building has a 2 story central section with a stepped parapet.
55. Sears Roebuck & Co., 521 Main Street, 1915. This 2 story building has buff brick on the 1st story and red brick at the 2nd story level. The 1st story has 2 entrances.
56. First Presbyterian Church, Main and Vine Sts., 1833, 1904. The buff brick structure built in a Spanish Baroque style has corner towers and classical motifs. Adjoining it to the rear is a 2 story brick structure with a hip roof.
57. Oerly/Plumlee Residence, 408 Vine Street, pre-1885. This Missouri German, 1 story brick house has a cross gable roof and several additions to the rear.
58. Allen/Kenney Property, 412 Vine Street, 1880's. A 1 story brick building, it has Missouri German affinities, a cross gable roof, and an Eastlake porch.
59. Cunningham Property, 414 Vine Street, 1850-60's. An L-shaped plan and cross gable roof define this 1 story brick Missouri German residence. It has end chimneys. There is an early brick outbuilding to the rear.

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National Register Reviewer requested justification for inclusion of properties 57, 58 and 59 (see photo 32a) within Historic District D. These are residential properties within a district of commercial properties. We feel that in making this judgement the reviewer is treating each district as discrete from the others, whereas we feel that the Multiple Resource concept does not exclude regarding the districts and individual properties within a multiple resource area as existing in a symbiotic relationship, particularly where the development of a community such as Boonville is concerned. The three properties in question occur in one of those indistinct and fluctuating edges where commercial and residential spaces intersect. In most instances, the preparers of this form went to great lengths to keep the areas distinct with regard to character (i.e. residential, commercial-civic, educational, etc.). But in addition to use, proximity in some cases had to be considered as a factor. Properties 14 and 15 in District A, 15 in F, 61 in E and 35, 36, 37 in D are examples of where proximity (i.e. contiguity of Register worthy properties having diverse natures) had to be the deciding factor in determining district boundaries. We cannot see where such minor variances are a problem in a small multiple resource area containing properties configured individually or in districts which often relate to each other in a variety of ways including time, place, family and ethnic connections, etc. The properties in question are contiguous to the significant commercial structures of District D, and are in a land use area zoned commercial, but are separated from the residences of District B by intrusions. It was thus an easier practical matter to include them in District D, and we cannot see that the effort required to redraw the map, redo the boundaries and descriptions of two districts would accomplish that much when the nomination as a whole is considered. Building 57, depending on the reviewer's opinion concerning the 20th century porch, may be designated an intrusion. Property 58 is an intact and little altered Victorian cottage while building 59 is an antebellum brick cottage out of the southern or germanic (or Southern and germanic) vernacular tradition. While we feel they are Register worthy, please count them as intrusions if it will expedite this form. These comments are by James M. Denny, Section Chief, Survey and Registration, Department of Natural Resources, Division of Parks and Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65102, to whom comments and/or questions should be directed.



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60. Burns Photography, 601 Main Street, 1881. This elongated, 3 story brick building has Missouri German detailing.
61. Thespian Hall, Main and Vine Sts., 1855-57, 1901. A National Register site, the 2 story brick structure is a fine example of the Greek Revival style.
62. Holsum Bakery Property, 518 Main Street, 1892. Accented by Queen Anne detailing, the 2 story brick residence has a truncated hip roof with ridge cresting and a polygonal tower.
64. Gordon's Jewelry, 408 Main Street, 1870's. A 2 story brick structure, it is Italianate in style with a projecting cornice. The 1st story has been altered.
65. Foster's Drug Store, 406 Main Street, 1885-1892. This 2 story brick building has Missouri German affinities. The 1st story has been altered.
67. Stephanie's Steak House, 402 Main Street, 1860's. Missouri German in style, this 3 story brick structure has a corbelled cornice and segmentally arched windows. The 1st story has been altered.
68. Boonville Abstract Co., 400 Main Street, 1860's. A corbelled cornice and segmentally arched windows accent this 3 story brick Missouri German building. The 1st story has been altered.
69. City Taxi, 504 E. Spring Street, 1890. Vernacular with Missouri German details, the structure is 2 stories and brick.
71. City Hall, 6th and Spring Sts., 1910-17. A 1 story grey brick building, it has Neo-Classical motifs.
72. Alteration Shop, 326 Grand Street, 1915. Several additions help to form this building. It is brick, 1 story and has a parapet.
73. Million Insurance Agency, 513 E. Spring Street, 1900-1910. A corbelled cornice gives the 2 story brick structure Missouri German affinities. The 1st story has been altered.
74. Coast to Coast Total Hardware Store, 328 Main Street, 1870, 1904. Features a corbelled cornice and brick pilasters, this 2 story brick structure has been altered on the 1st story. A later addition to the rear repeats the Missouri German motifs.
75. Brownsberger's Clothing Store, 324 Main Street, 1860-70, 1970's. The 2 story brick building is sheathed with metal siding, however, the original Italianate facade with a projecting cornice is extant beneath and is restorable.
76. Montgomery Wards Catalog Sales Agency, 322 Main Street, 1870's. It features a projecting cornice. The fenestration has been altered. A 1976 rehabilitation was sympathetic to the 2 story brick building.

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77. Judy's Gift Shop/Bantrup Residence, 320 Main Street, 1870's. Italianate in style, the 2 story brick building features an ornate metal cornice. The 1st story has been altered.
78. Janie's Fabric/Brokmeyer Residence, 318 Main Street, 1870's. An ornate metal cornice caps this 2 story brick Italianate structure. The 1st story has been altered.
79. P.N. Hirsch & Co. Department Store, 316 Main Street, 1860-70's. It is housed in 2 storefronts. Both are brick, 2 stories, and have projecting, bracketed cornices. The 1st stories have been altered.
80. Wooldridge & Wooldridge, Attorneys, 312 Main Street, 1850-60. This Missouri German 3 story brick building has a corbelled brick cornice. The 1st story has been altered.
81. Stevens TV & Appliance, 310 Main Street, 1870's. This 2 story brick building has an Italianate primary facade and an L-shaped addition which extends to the S alley. The 1st story is altered.
82. Rome Pizzaria, 308 Main Street, 1870's. The 2 story brick Italianate structure features a projecting cornice, pedimented lintels and a 1st story cornice.
83. Dr. Ward's Office, 306 Main Street, 1870's. A projecting cornice, pedimented lintels and a 1st story cornice accent this 2 story brick Italianate structure.
84. Marguerites, 304 Main Street, 1870's. Italianate in style, the 2 story brick structure has a projecting metal cornice, pedimented lintels, a 1st story cornice and its original cast metal storefront.
85. Western Auto, 300-302 Main Street, 1860-70's. This business is housed in 2 storefronts; a 3 story brick Italianate with cast metal facade motifs and a 2 story brick Neo-Classical building which has been covered with stucco. The recent 1st story alteration, metal sheathing and large windows, extend across both facades.
88. Snapp Property, 514 Morgan Street, pre-1850. A molded brick cornice, a frame porch, and a pent rear addition are features of this 1 story, brick building.
89. Snapp Property, 516 E. Morgan Street, pre-1845. The 2 1/2 story brick residence is accented by Flemish bond on the N and E, a double end parapet, and molded interior millwork. It is built in 2 sections and has a gable roof.
90. Mersey Property, 525 Morgan Street, mid-1800's. A denticulated cornice and segmentally arched windows accent this 2 story hip roofed brick building.
91. Cooper County Recorder, 523 E. Morgan Street, mid-1800's. Currently sheathed with stucco, the original 3 bay facade is extant as well as a denticulated cornice. The 2 story brick structure could be rehabilitated.

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92. Chevron Finance Corporation, 521-521 1/2 E. Morgan Street, mid-1800's. The 2 story brick property has a denticulated cornice and 3 bay second story. The 1st story has been slightly altered.
93. Victory Cleaners, 519-519 1/2 E. Morgan Street, mid-1800's. Accents on this 2 story brick structure include a dentil cornice, pedimented lintels, and a classical entrance. There is an addition to the rear.
94. Shryack-Givens Grocery Co., 515 E. Morgan Street, 1880. This large 2 story Italianate brick structure has a cast metal 1st story storefront. The building extended to Court Street where the facade echoes the primary facade. In 1975, it was rehabilitated with careful attention to exterior details and styles.
95. Dr. Frasier's Office, 513-513 1/2 E. Morgan Street, 1840-50's. A boxed cornice caps the 2 story brick structure which has pedimented lintels on the 3 bay 2nd story. The 1st story has been altered.
96. Weyland's 2nd Hand Store, 511 E. Morgan Street, mid-1800's. Gable end parapets and a denticulated cornice accent the 2 story brick, Missouri German structure. Carved wreathes form the ends of pedimented lintels. The 1st story has been altered. There are additions to the rear.
99. Rains Property, 501 E. Morgan Street, 1892. A fine example of cast iron architecture, this 2 story brick and iron structure features classical motifs.
100. Downtown Appliance, Inc., 216 Main Street, 1917-29. The L shaped, 1 story brick structure has facades facing onto Main and onto Court Street.
101. Cooper County Abstract and Insurance Co., 214-214 1/2 Main Street, 1910. Built in a Neo-Classical style, this 2 story brick and concrete structure has entrances to Main and Court Street.
102. Cooper County Courthouse, 200 Main Street, 1911-12. Classical motifs accent this 3 story stone building, of which the 1st story acts as a heavy raised basement level.
103. Hotel Frederick, 510 High Street, 1905. A large 3 story brick structure with Romanesque Revival motifs, it has a large section added in the 1920's.

Intrusions include the following:

3. Clark's Service Center, 423 E. High Street, 1950's. This 1 story frame structure is sheathed with tile blocks.
27. Wee Discount Stores, Inc., 323 Main Street, 1860. This 2 story brick structure has been severely altered by a change in fenestration and white glazed brick veneer.

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34. Methodist Church Parsonage, 314 4th Street, 1959-60. This frame structure is a tri-level style.
38. Mid-Missouri Savings and Loan Association, 416 E. Spring Street, 1970. Built in a vernacular style, the 1 story structure is formed of prefab concrete.
39. MFA Insurance Office, 420 E. Spring Street, 1870's, 1914. The original brick, 2 story structure has been severely altered by changing fenestration and surface texture.
45. Popp's Upholstery, 417 Trafficway, 1885. The 1 story structure is a series of brick additions which have been severely altered through the years.
50. Snider Property, 417 Chestnut, 1880's-90's. This 2 story brick and frame structure has some Missouri German affinities. It appears to be severely altered.
51. Taylor Property, 419-421 Chestnut, 1925-29. Featuring 2 storefronts, the structures is 1 story and built of bricks.
63. National Bank of Boonville, 412 Main Street, 1885. Stone veneer has severely altered the 2 story brick structure. New additions form a large ell to the rear.
66. C. Hamby's Shoes, 404 Main Street, 1930's. White metal tiles cover this 2 story structure.
70. Kluck's Hallway Club, 508 E. Spring, 1930's. A 2 story buff brick structure built in a vernacular style.
86. Western Auto Storage, 508 E. Morgan, 1940's. This vernacular, 1 story, brick structure has a sawtooth cornice.
87. Western Auto Storage, 510 E. Morgan, 1940's. This vernacular, 1 story, brick structure has a sawtooth cornice.
97. Malone & Korte Co., 509 E. Morgan, mid-1800's, 1970. This brick, 2 story structure has been severely altered; only a boxed cornice remains of the original facade.
98. Beltz Barber Shop, 505 E. Morgan, mid-1800's, c. 1920's. A vernacular, 2 story, brick structure, its primary facade has been severely reworked.

**DISTRICT E (Contains 28.66 acres)**

This large, irregular shaped district is in the NE section of the Multiple Resource Area and is basically residential. High, Morgan and Spring Streets form the highest concentrations with properties along 6th, 7th, and 8th Streets linking the district together. The boundaries of this district are as follows:

Beginning at the SW corner of Lot 76, Old Town, and extending S across High Street to the NE corner of Lot 130 and along its E boundary line to the SE corner of said lot and S across the alley to the NW corner of Lot 142, then E along its N boundary, across the alley,

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and 60' along the N boundary of Lot 141, Old Town, then S 150' on a line parallel to the E/W boundary lines to the S boundary line of said lot, then W 60' to the SW corner of said lot and W across the alley to the SE corner of Lot 142, Old Town, then S across Morgan Street to the NE corner of Lot 185, Old Town, and S along its E boundary and across the alley to the NE corner of Lot 196, Old Town, then E across the alley and along 50' of the N boundary of Lot 195, Old Town, then S 150' on a line parallel to the E/W boundary, then W along the S boundary of said lot 15', then S across Spring Street and 150' along the E boundary line of 814 E. Spring Street, then W 230' on a line parallel to Spring Street and across 8th Street and continuing along the S boundary lines of Lots 244, 245, 246, 247, Old Town, across 7th Street, and across the S boundary lines of Lots 241, 242, and 243, Old Town, to the SW corner of Lot 241, then N along the W boundary of said lot, across Spring Street, along the W boundary of Lot 204, Old Town, across the alley to the SE corner of Lot 176, Old Town, then W along the S boundary to the SW corner of said lot, then N along the W boundary of said lot, then E along its N boundary 45', then N across Morgan Street and continuing N 75' on a line parallel to 6th Street through lot 151, Old Town, then W 45' on a line parallel to Morgan Street to the W boundary of Lot 151, then N along the W boundaries of Lots 151 and 122, Old Town, and across High Street to the SW corner of Lot 85, Old Town, then W across 6th Street, and along the S boundaries of Lots 86, 87, and 45' of Lot 88, then N 150' on a line parallel to the E/W boundary line, then 45' E along Lot 88 and along the N boundaries of Lot 87 and 35' of Lot 86, then N across the alley and 40' on a line N which parallels the E boundary line of Lot 55, Old Town, then 55' E on a line which parallels the S boundary line and across 6th Street to the W boundary line of Lot 56, Old Town, then N along this line 40', then E on a line which parallels the S boundary through Lots 56 and 57, Old Town, then 80' S along the E boundary of Lot 57 and across the alley, then E along the N boundaries of Lots 83, 83, 81, 80, 79, 78, 77, and 45' of Lot 76, Old Town, crossing both 7th and 8th Streets, then S on a line parallel to the E/W boundaries of said lot 150', then W 45' along the S boundary of said lot to its SW corner or the beginning point.

Buildings within this large district are linked by location, setting, a common sense of design and a strong sense of place and association. For the most part, the area is residential, many houses are rental properties. Three churches (#60, 68, and 96) and several commercial structures help to give a variety to function and style. Bell Park (#18) forms a pleasant green space as well as an area from which to realize the importance of High Street and its terrain. Large fine homes of distinguished merchants and civic leaders are located throughout this district with high concentration of these on High, Morgan and Spring Streets. Due to size, the district conveys a variety of style as well as construction material.

The early streetscapes were filled with this variety: the Thacher Residence (E section) #16, the Stammerjohn Residence #10, and the Kirby Residence #75 represent the brick buildings; the Lauer Residence #19 and Waibel Residence #92 are built of log construction; #23 the Jones Residence is probably of heavy timber construction; and #62 the Cooper County Jail is a stone building. The general progress including the developing of streetscapes and the overall prosperity which allowed for a continuing update of new styles come together to form a district which is cohesive due to its dissimilarity. Streetscapes are a pleasant mix of Missouri German, Italianate, Queen Anne Cottage, Bungalow and Vernacular. The variety of textures, materials, and proportions are

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linked by the common sense of settings, rhythm, and a cohesive sense of neighborhood. The pivotal structures, both architectural and historical, within the neighborhoods form another link in the integrity and sense of place of this district.

A brief description of the properties will further help to define this district:

1. Dyer Residence, 513 E. High, 1870. A 1 story, Missouri German, brick structure, it has additions to the rear. Alterations have converted it to a duplex.
2. Popp Residence, 515 E. High, 1880's. This brick 1 story residence has Missouri German and Queen Anne motifs.
3. Stewart Residence, 519 High, 1880's. Built as a 1 story brick house, the top 1 1/2 stories were added in 1900-1910. It has a hip roof and Queen Anne affinities.
4. Edwards Residence, 523 High, 1880's. This frame 1 story Queen Anne residence has additions to the rear and was rehabilitated in 1978.
5. Williams, Reeseaman & Tate Law Offices, 527 E. High, 1880's. A brick, 1 story, Queen Anne cottage, it was rehabed in the 1970's.
6. Simmons-O'Brian Residence, 105 6th, pre 1869. The vernacular, 1 story brick structure had a bay window added between 1885 and 1892. It has a gable roof.
8. Burns Residence, 104 6th Street, c. 1855. A huge interior fireplace accents this 1 story frame vernacular structure. It has a gable roof.
9. Schler Residence, 106 6th, 1896. This 1 1/2 story frame Queen Anne cottage has a hip and gable roof and has been covered with asbestos siding.
10. Stammerjohn-Cline Residence, 603 E. High, 1825-30. Originally facing 6th, this 2 story brick residence had federal qualities. It now faces High Street.
11. Hendrickson Residence, 605 E. High, 1900. A frame Queen Anne cottage, it is frame with a cross gable roof and retains many of its details.
12. Verts Residence, 611 E. High, 1896. This 2 1/2 story Queen Anne is frame with a hip and gable roof. Most of its details have been removed.
13. Holmes Residence, 617 E. High, mid-1800's. Built in several sections, the 2 story brick Italianate front section was added in 1881-83.
14. Rennison Residence, 623 High, 1890's. Queen Anne in style and plan, many of the details of this 2 story frame house have been removed.
15. Williams/Kemper House, 701-3 High Street, 1898. Recently restored, the 2 1/2 story Queen Anne residence is frame. Ridge cresting accents the roof line.

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16. Thacher Residence, 713-15 High, 1840's, 1866. The earlier E section is 1 1/2 stories brick, and is accented by Flemish bond brick work and a Federal style fireplace mantel. The W section is a 2 story, brick, Italianate structure.
17. Windsor Residence, 717 E. High, 1903. This is a 2 story frame, Queen Anne style structure with a hip and gable roof. It has been covered with asbestos siding.
18. Bell's View Park, E. High. An open city lot serving as a city park. It affords a grand view of the Missouri River.
19. Lauer Residence, 811 High, 1830-33. The 1 story structure was originally a 1 room log cabin. Frame sections have been added to the E and N. It has a gable roof.
20. Geiger Residence, 602 High, 1913. This 2 1/2 story brick Box style house has a gable roof and some Prairie affinities.
21. Gould Residence, 608 High, 1920's. A Bungalow, this 1 1/2 story frame house is stuccoed and has a hip roof.
22. Robinson Residence, 612 High, 1905. Built as a Queen Anne cottage, the 1 1/2 story frame house now has asbestos siding.
23. Jones Residence and Office, 616 High, 1820. Two chimneys on each end accent this 2 story structure which is probably of heavy timber construction. It has a gable roof and 1 bay porch.
25. Christ Residence, 622 High, pre-1850. The 1 story frame (or log) structure has several additions to the rear.
26. Downs Residence, 704 High, 1890's. This 2 1/w story frame Queen Anne structure has a hip and gable roof, and has been covered with masonite siding.
28. Lowe Residence, 712 High, 1904. The top section of this 2 1/2 story Queen Anne frame residence has been converted into an apartment.
29. Hirsch Residence, 714 High, 1920. Built in the Prairie style, the residence is 2 1/2 stories, brick, and has a hip roof.
30. Bell Residence, 724 High, 1886. An example of the brick Queen Anne style, it has 2 1/2 stories and 2 corner towers accented by terra cotta panels. A large addition is to the W and S.
32. Schuster Residence, 212 6th, 1833. This 1 story frame vernacular structure has a gable roof, sits close to the street, and adjoins 216 6th.
33. Eagon Residence, 216 6th, 1830's. This 1 story frame vernacular structure has a gable roof, sits close to the street and adjoins 212 6th.



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34. Becker Residence, 218 6th, pre-1885. Built on a central hall plan, the 1 story frame structure has several additions to the rear.
35. Kraus Residence, 222 6th, pre-1880. Built on a 2/3rds plan, the 1 story structure is frame with a cross gable roof.
36. Cochran Residence, 607 E. Morgan, 1869. Missouri German and Classical details accent this 1 story brick structure.
37. Brownsberger Residence, 611 Morgan, 1869. The 2nd story was added before 1885. The structure is brick with a hip roof and Missouri German and Italianate affinities.
38. McAllister Residence, 615 Morgan, 1869. This 1 story structure is brick, has a cross gable roof and is built on a 2/3rds plan.
40. Thacher Funeral Home, 629 Morgan, 1886. A large 2 1/2 story brick Queen Anne structure, it retains most of its details. A large original carriage house is to the rear.
43. Shipley Residence, 205 7th, pre-1900. This vernacular 1 1/2 story residence is frame and has a gable roof and a 1 bay porch.
46. Morton Residence, 703 Morgan, pre-1869. This 1 1/2 story brick structure has a cross gable roof and Missouri German affinities.
47. Smith Residence, 707 Morgan, 1892-8. A 1 1/2 story frame Queen Anne cottage, it retains all of its surface texturing and details.
48. Leonard Residence, 711 Morgan, 1855. Several additions and alterations now form a 2 1/2 story brick Italianate residence. It has a hip roof and ornate glasswork, including a large stained glass window.
49. Tate Residence, 719 Morgan, 1888. A mansard roof caps this Queen Anne structure. It is brick and has ornate hood molds.
50. Vaughan Residence, 723 Morgan, 1920. A fine example of the Bungalow style, it is 1 1/2 story, brick and has a tile roof.
51. Dedrick Residence, 200 8th, c. 1920's. This 1 1/2 story brick bungalow has a hip roof and segmentally arched windows.
52. Bishop Residence, 204 8th, c. 1857. Parts of this structure may be heavy timber construction. It is 1 story and has a gable roof.
53. Hurt Residence, 208 8th, 1899. This 1 1/2 story Queen Anne cottage is brick and has a hip and gable roof.

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54. Kempf Residence, 210 8th, 1890's. This Queen Anne cottage is brick, 1 1/2 stories and has a hip and gable roof.
56. Lowe Property, 803 E. Morgan, 1900. A 1 1/2 story brick Queen Anne cottage, the structure has segmentally arched windows and a hip and gable roof.
57. Stretz Residence, 805 Morgan, 1865-69. Missouri German and classical details accent this 2 story brick, gable roofed structure.
58. Kirchner Property, 807 Morgan, c. 1870's. This vernacular 1 1/2 story frame house has classical affinities.
60. Morgan Street Baptist Church, 811 Morgan, 1884. This brick Gothic style structure has a corner tower. A vestibule and rear chapel were added in 1928.
61. Robertson Property, 6th and Morgan, 1870's. This large 3 part brick structure has received several alterations. One section has recently been cleaned.
62. Cooper County Court Property, 612-614 Morgan, 1847-8, 1871. The 2 story, stone jail is the W section. In 1871, a 2 story brick residence with Classical affinities was built. Both are under a gable roof.
63. Cooper County Jail Barn, 614 1/2 Morgan, 1878. The 1 story frame, gable roofed barn is sheathed with board and batten siding.
64. Jones Property, 618 Morgan, 1875. Italianate in style, this 2 story brick structure has a truncated hip roof.
65. Cooper County Community Center, 622 Morgan, 1890-1900. This 2 story frame structure is built in the Queen Anne style.
66. Dobson/Welliver Residence, 626 Morgan, 1876-83, 1900. A 1 story brick structure, it has a cross gable roof and appears as a Queen Anne cottage. It is a duplex.
69. Baker-Chitwood Residence, 718-20 Morgan, 1920's. This 2 story, brick structure has a hip roof, a 1 story porch and is built in the Box style.
70. Pyles Residence, 800 E. Morgan, 1910. A Queen Anne cottage, the residence is 1 1/2 stories and brick. It has a hip and gable roof.
71. Miller Residence, 808 Morgan, 1890-1910. The 1 1/2 story brick structure is built in the Queen Anne style and retains most of its details.
72. Letzring/Lewis Residence, 810-812 Morgan, 1916. Built as a duplex, it is 1 1/2 stories, brick, has a hip roof, and continues the tradition of segmentally arched windows.

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73. McKinzie Residence, 609 Spring, 1909. A brick Queen Anne structure, it is 2 1/2 stories and has a gable and hip roof. Stained glass windows are extant.
74. Friedrich Property, 615 Spring, 1860's. This vernacular structure is 1 story, brick, has a gable roof, and has Missouri German affinities.
75. Kirby Residence, 617 Spring, 1844. Built in the Federal style, the 2 story brick residence has a gable roof and several additions to the rear. It sits close to the street and is in the process of being restored.
76. Meredith Residence, 623 Spring, 1901. This 2 1/2 story, brick structure is built in the Queen Anne style.
77. Duren Residence, 629 Spring, c. 1900. A hip and gable roof caps this 2 1/2 story brick Queen Anne structure. It has a large 1 story porch.
79. Davis Residence, 719 E. Spring, c. 1910-17. Bungalow in style, it has a gable roof, is brick and is 1 1/2 stories.
80. Schupp Residence, 721 Spring, 1890-1900. This 1 1/2 story, brick, Queen Anne cottage has a mansard type roof and has been converted into apartments.
81. Potthast Residence, 727 Spring, 1877-80. A Gothic, 1 1/2 story frame structure, it has a large 1 story porch. It retains the gable end decoration and ornate bay window.
83. Boehm-Kinney Property, 310-12 8th, 1924. This 2 1/2 story brick structure has been altered from a commercial property into a Box style duplex.
86. Lang Residence, 801 Spring, 1878. Italianate in style, the structure is 2 stories, brick, has a belcast hip roof and bracketed eaves.
87. Tenneyson Residence, 803 Spring, 1840's-60's. This small vernacular style residence is frame or may possibly be log. It is 1 story and has a gable roof.
89. Catlett Rental Property, 815-17 Spring, c. 1900. Accented with Missouri German motifs, this duplex is 1 1/2 stories and brick.
90. Remington/Creighton Offices, 610 Spring, 1900-1910. A brick Queen Anne style residence, it is 2 1/2 stories and has a hip and gable roof. Recently rehabed, the front porches are to be restored.
91. Midwest Investment, Inc. Property, 614 Spring, 1892. A fine example of Queen Anne architecture, this 2 story frame house retains both its interior and exterior details.
92. Waible Residence, 616 Spring, 1833-48. The rear 3 rooms of this 1 story structure are log; the later front section is brick and has Missouri German affinities.

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93. Smith Property, 620 Spring, 1830's-50's. The 1 story, gable roofed structure is log and frame and originally served as the summer kitchen to 616 Spring. It has been converted into a rental unit.
94. Ambrose Residence, 622 Spring, 1920-25. A fine example of the Bungalow Style, this brick residence is 1 1/2 stories and has a tile covered gable roof. A small smokehouse to the rear is contemporary to the residence.
95. Small Residence, 630 Spring, 1840-50. This Greek Revival structure is brick, 1 story, has a gable roof and a large ell to the rear. A large board and batten barn is associated with the property.
96. United Church of Christ, 7th and Spring, 1887-88, 1915-16. Built in the Gothic Revival style, the brick structure has a large central bell tower. Addition to the rear was constructed in 1915-16.
97. United Church of Christ Parsonage, 706 Spring, 1903. A brick Queen Anne residence, it has 2 stories, a hip and gable roof, and a later 1 story porch.
98. Esser Residence, 710 Spring, 1900-10. Built of brick and in a Queen Anne style, the residence is 2 1/2 stories and is accented by leaded and stained glass windows.
100. Long Residence, 716 Spring, 1870-80's. This 2 story brick structure has a hip roof and is Italianate in style. It has several additions to the rear.
101. Cooper County Head Start Center, 726 Spring, 1900-07. Typical of the Queen Anne style, this 2 story brick residence has chamfered bays, fishscale shingles, and terra-cotta panels.
102. Dreisoerner-Michealis Residence, 409 8th, pre1910. This 1 story brick structure has a cross gable roof and Queen Anne affinities.
104. Brady Residence, 800 Spring, 1890-1910. This 1 story Queen Anne brick structure has segmentally arched windows.
105. Twillman Residence, 804 Spring, 1900-1910. A cross gable roof caps this 1 story frame Queen Anne cottage. It has additions to the S.
106. Hess Residence, 808 Spring, 1850-60. This 2 story, frame Greek Revival residence has a hip roof and several additions to the rear.
108. Gerhardt Residence, 814 Spring, 1890-1910. This Queen Anne cottage is 1 story with a hip and gable roof and several additions to the rear.

Intrusions in the district include the following:

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7. Mersey Property, 104 6th, 1925-29. Built as a commercial property, this 1 story, molded concrete block structure has been converted to a duplex. It has a gable roof.
24. Selck-Wilkerson Residence, 620 High, 1936. This 1 1/2 story brick Bungalow has a gable roof and a large side porch.
27. Hitt Residence, 708 High, 1940's. A gable roof caps this 1 story brick cottage.
31. Kraus Residence, 208 6th, 1935. This 1 story vernacular structure is frame and has a gable roof.
39. Armory, 625 Morgan, 1948. Built of brick tile, the structure is 1 story and has a barrel vault roof.
41. Oswald Rental Property, 621 Court, 1940's. A 1 1/2 story brick structure with a gable roof, it has an addition on the S.
42. Oswald Residence, 209 7th, 1948. A vernacular, 1 story structure it is brick and has a gable roof.
44. Mustion Residence, 212 7th, 1920's. Built as a duplex, the 1 1/2 story brick, gable roofed structure has bungalow detailing.
45. Sloan/Hain Residence, 214-16, 7th, pre-1900. Originally 2 structures, they have been joined by a front porch and both have Ozark Rock veneer.
55. Lowe Rental Property, 218 8th, 1960's. This story brick and frame structure has a hip roof. The 1st story is a garage area with apartment above.
59. Bird Property, 809 Morgan, pre-1885. This 2 story brick and frame structure has been severely altered.
67. Oswald Residence, 630 Morgan, 1930's. A 1 1/2 story brick structure with a gable roof. It has bungalow affinities.
68. St. Peter and Paul Catholic Church, 7th and Morgan, 1973. A large, T shaped, brick structure with Georgian affinities.
78. Church Hall, 322 7th, 1955. A 2 story brick structure, it has a corbelled brickwork cornice.
82. Boehm Residence, 315 8th, 1930's-40's. A 1 1/2 story, frame Bungalow, it has a gable roof and a large patio to the N.
84. Wesselman Residence, 314 8th, 1959. Cape Cod in style, the structure is 1 1/2 stories, frame, and has a gable roof.

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85. Martin Residence, 316 8th, 1959. This 1 story Ranch type house is frame with a hip roof.
88. Kenney Property, 813 Spring, 1884. This 1 1/2 story frame structure has been severely altered.
99. Ginter-Wiemholt Residence, 714 Spring, 1950's. Built as a duplex, this 1 1/2 story brick structure has a gable roof and bungalow affinities.
103. Schwartz Residence, 402 8th, 1870's. This 1 story frame Queen Anne cottage was moved to this site.

**DISTRICT F (Contains 12.86 acres)**

District F, which extends basically N and S along 6th and 7th Streets, is in the East Central section of the Multiple Resource Area and is basically residential. Its boundaries are delineated as follows:

Beginning at the SW corner of Lot #4, Ormrod's Addition, and extending S along the W boundaries of Lots 5, 6, and 7, Ormrod's Addition, and across Vine Street to the NW corner of Lot 9, Ormrod's Addition, then E along the N boundary of said lot, then S along its E boundary and 40' of Lot #10, then E across the alley and 180' along a line parallel to Locust Street, then S along the W side of 7th Street 125', then E across 7th Street continuing 150' on a line parallel to Locust, then S 60' on a line parallel to 7th, then W 50' on a line parallel to Locust, then S 65' on a line parallel to 7th Street to the N side of Locust Street, then W along the N side of Locust, across 7th Street, along the S boundary of Lot #10, Hoagland's Addition, and across the alley, then S across Locust Street and continuing along the W side of the alley to the SE corner of Lot #6, Hoagland's Addition, and W along the S boundary of said lot to its SW corner, then S across Arch Street and along the W boundaries of Lots 5, 4, 3, 2, and 1, Hoagland's Addition, then E along the S boundary of Lot #1 90', then S across Spruce Street and continuing S 50' on a line parallel to 6th Street, and through Lot #20, Rice Addition, then E 100' along the S boundary of said lot to its SE corner, then S along the E boundary of Lots, 20, 19, 18, 17, and 16, Rice Addition, then W along the S boundary of Lot 16, then N along the W boundary of Lots 16, 17, 18, 19, and 20, Rice Addition, then W across 6th Street to the SW corner of 6th and Spruce Streets, then N across Spruce Street, then W 180' to the E side of the alley, then N along the E side of the alley to Locust Street, across Locust Street continuing N along the E side of the alley to Vine Street crossing Vine Street and continuing N 140' along the E side of the alley, then E 180' on a line parallel to Vine Street, continuing across 6th Street, then N 50' along the W boundaries of Lots #4 and 3, Ormrod's Addition, then 160' E on a line parallel to Vine Street to the alley, then S 75' along the E boundary of Lots #4 and 3, then 160' W along the S boundary of Lot #4 to its SW corner, or the beginning point.

An extremely cohesive district, this residential area creates a definite sense of time and place. The setting is generally large Italianate homes set back on large lots along a

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tree lined street. the similarity of style is related to a high quality of workmanship and an intense use of brick. This common building material is also used for structures of other styles which also appear in this area. Continuous development along these streets added a variety of styles including Greek Revival (#4, 12, and 26), Missouri German (#16, 19, 21, 23, 25, 27, 36 and 43), a large number of Queen Anne structures, the original Gothic detail of the Foursquare Church (#24), and the mansard roof of the Maplewood Apartments (#38). Setting, workmanship and design all join to give a strong sense of neighborhood. The historical element of the lives of several important figures aid the visual aesthetic qualities in projecting a cohesive neighborhood atmosphere. This high level of homogeneity is not disturbed by the inclusion of 2 brick cottages dating 1930's. They are fine examples of the cottage style which developed in Boonville and are found scattered throughout the community. Within a few years they will be eligible for inclusion and because of their place in this neighborhood they are therefore a part of this district rather than listed as intrusions. The small number (6) of intrusions do not effect the associations of units or the effect of the whole. A brief description of each property follows and will further exemplify the integral and cohesive quality of this district.

1. Gann-Ruddell Residence, 747 6th, 1840-70, 1906. This 2 1/2 story brick structure has undergone several additions and alterations and now appears with both Italianate and Queen Anne motifs. It has a hip and gable roof and a circular corner tower.
2. Snider Residence, 735 6th, 1870-80's. Italianate in style, the 2 story brick structure has a low hip roof and a bracketed eave.
3. Weed Residence, 731 6th, 1897. A 2 1/2 story brick, Queen Anne residence, it has a gable and hip roof and a 1 story front porch.
4. Neimeyer Residence, 727 6th, 1860-70's. This 1 story brick building has a cross gable roof and is accented by a Greek Revival entrance.
5. Arnold Residence, 721 6th, 1900-1910. A gable and hip roof caps this 2 1/2 story brick Queen Anne structure, which retains most of its distinctive detailing.
6. Glass Residence, 715 6th, 1884. This 2 story brick Italianate residence has a low hip roof, bracket eave, and ornate 1st story porch.
8. Bechtold-Reed Residence, 711 6th, 1871. Built on the 2/3rds plan, this Italianate structure is brick, 2 stories, and has ornate hoodmolds. The porch has been altered.
9. Melton Property, 703 6th, pre-1892. This 2 story brick structure has a gable roof and ornate porch and eave details which may be Gothic in style.
11. Windsor Residence, 619 6th, 1905. This 2 1/2 story brick Queen Anne structure has a gable and hip roof and a 1 story porch.
12. Embry Residence, 615 6th, 1853. Greek Revival details include a classical inset entrance, window lintels and bracketed eaves. Built on a 2/3rds plan, the residence is 1 story and brick with several additions to the rear.



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13. Davis-Tuttle Residence, 611 6th, 1885-92. This 1 story brick Queen Anne cottage is accented by chamfered bays and a circular bay with a bell shaped roof.
14. Fowler Property, 524-530 Vine, 1860's. This vernacular 2 story brick residence has a gable roof and sits close to the street. It has been altered through the years.
15. Gygr-Gas Service, 518 Vine, 1847. This large 1 1/2 story brick structure has been altered and has several additions. It has some Missouri German affinities and is historically significant as well.
16. Doty Property, 515 Vine, 1870's-80's. Originally a hotel, the 2 1/2 story brick structure has a large addition to the N and has been converted into apartments. It is Missouri German in style.
19. Harris-Linhart Residence, 525-27 6th, 1850's. Missouri German in style, the 2 story brick structure has been altered through the years. It is capped by a gable roof and accented by an ornate scalloped vergeboard.
21. Friedrich Property, 519 6th, 1860's. This L shaped, 1 1/2 story brick residence is Missouri German, but has an ornate Eastlake front porch.
22. Stegner Property, 510 6th, pre-1885. Although the structure has had several additions, it now forms the shotgun plan. It is 1 story, brick and has a gable roof.
23. Stegner Property, 512 6th, 1860's. This Missouri German residence has a cross gable roof and is a 1 story brick building.
24. Foursquare Gospel Church, 600 6th, 1852, 1956. Originally this structure had a fine Gothic facade, however, in 1956 a large frame section was added. The structure was retained in the district due to its strong historical merit.
25. Heyssel Residence, 606 6th, 1860's. A fine example of Missouri German architecture, the L shaped, 1 story structure is brick and has several additions to the rear.
26. Haun Residence, 612 6th, 1846-48. This Greek Revival brick 1 story residence has a large rear ell and 2 bays added to the front. It has a gable roof. There is a small outbuilding.
27. Miller Residence, 624 6th, 1860. Missouri German in style, the brick structure is 1 story and L shaped with a cross gable roof.
28. Huecker Residence, 607 Locust, 1930's. This buff brick 1 1/2 story cottage is accented by red brick. It has a gable roof.
29. Humfield Residence, 609 Locust, 1930's. Built in the cottage style, this 1 1/2 story brick structure is capped by a gable, red tile roof.

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30. Creason-Perry Residence, 615 Locust, 1850-60's. The 1 story frame structure has a gable roof and is sheathed with composition siding. It has several additions to the rear and is divided into apartments.
31. Hayes Residence, 627 Locust, 1892-1900. Queen Anne in style, the 2 1/2 story frame structure has a later porch and additions to the W and N.
32. Twenter Property, 611-13 7th, 1922-25. The 2 story frame structure is a duplex. It has a hip roof and is built in the Box style.
33. Earhart Residence, 609 7th, 1899. This brick Queen Anne cottage is 1 1/2 stories and is accented by a rectangular tower with pyramidal roof.
34. Hilden Residence, 605 7th, 1899. A Queen Anne cottage, this structure is 1 1/2 stories brick and has a hip and gable roof.
35. Lucas Residence, 614 7th, pre-1892. This vernacular 1 story frame structure has a gable roof.
36. Elbert Residence, 622 7th, 1868. Missouri German details, including segmentally arched windows, accent this 1 story brick structure.
38. Maplewood Apartments, 702 6th, 1892. The mansard roof of this 2 1/2 story brick structure gives it a 2nd Empire style. It has several additions and a new porch.
39. Ross Residence, 708 6th, 1870's-80's. Italianate in style, the 2 story brick residence has a low hip roof with bracketed eaves and a large ell to the rear.
40. Myer Residence, 712 6th, 1882. A truncated low hip roof caps this 2 story brick Italianate structure.
41. Lammers Residence, 720 6th, 1870's. Bracketed eaves, a low hip roof, ornately panelled entrance and 1 story porch accent this 2 story brick Italianate residence.
42. Wooldridge Property, 800 6th, 1870's. Built on a 2/3rds plan, the 2 story brick structure has decorative ridge cresting on its truncated hip roof.
43. Wilkerson Residence, 806 6th, 1870's. A large gable end parapet linking end chimneys accents this 1 1/2 story brick Missouri German residence.
44. Geiger/Loesing Residence, 810 6th, 1870-80's. This vernacular 1 1/2 story brick structure has Missouri German and Queen Anne affinities. It has a gable roof.
45. Miller/Brandes/Turner Residence, 814 6th, 1872-75. This 1 1/2 story brick structure had a large rear addition in 1917-29. The newer gable roof was also added.
46. Smith/Whitehorse Residence, 818 6th, 1850-60's. Missouri German in style, the 1 story, brick structure has a gable roof and several additions to the rear. It sits close to the street and has a large stone retaining wall.

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Intrusions within the district are as follows:

7. Glass Property, 175 1/2 6th, 1930's-40's. A small rectangular brick commercial structure, it sits at street level.
10. Wilson Residence, 623 6th, pre-1880. This 1 story brick structure was severely damaged by fire and is being razed.
17. Williams/Oswald Residence, 521-23 Vine, 1920's. A Box style residence, this duplex is 2 stories, built of hollow tile with brick veneer, and has a hip roof.
18. Friedrich Property, 525-27 Vine, 1910-17. A vernacular 2 story brick duplex, it has a 1 story porch.
20. Friedrich Residence, 523 6th, 1920's. This 2 story brick structure has been severely altered.
37. Zimmerman Residence, 616 Locust, 1930's. Capped by a gable roof, the 1 1/2 story buff brick structure is vernacular in style.

**DISTRICT G** (*contains approx 1.7 acres*)

District G is located in the SE corner of the Multiple Resource Area. It is a small residential district and is delineated as follows: (for purposes of simplification, NW is listed as N, NE as E, SE as S and SW as W)

Beginning at the NE corner of Lot 5, Block 13, J. Wyan's Addition, and extending S along the E boundary of Lots 5, 4, and 3, then W along the S boundary of Lot 3, then N along the W boundary of said lots, then E along the N boundary of Lot 5 to its NE corner or the beginning point.

Truly representing the early streetscape of Boonville, these 4 properties illustrate an area of original density and style. For this reason they have both architectural and historical significance and appear as follows:

1. Brady Residence, 516 Sycamore, 1860's. This frame residence is 1 1/2 stories, covered with vinyl siding, and has a gable roof. There is an addition to the rear.
2. Shore Residence, 1103 6th, 1860's. Built in a Missouri German style, the 1 story brick residence has a gable roof. Additions include sections to the rear and a front porch.
3. Fowler Property, 1109 6th, 1840-50's. Classical affinities accent this 1 1/2 story frame residence: boxed cornice, returns, and transom and sidelights. It is clapboarded and has a gable roof.
4. Clowers Property, 1115 6th Street, 1840-50's. The gable roof has end chimneys. The 1 story frame structure is sheathed in asbestos siding and has Greek Revival motifs including a transom and sidelights. A bay window has been added to the front.

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**DISTRICT H (Contains approx. 37 acres)**

This historic district, District H, lies to the E of the city proper but within the city limits. It is in the E central section of the Multiple Resource Area. All the buildings are located on property owned by the State of Missouri. The district included only a small section of land actually used by the Training School and its boundaries are outlined as follows:

Beginning at the SE corner of E. Morgan Street and Reformatory Drive and extending E 190' along Morgan Street, then S at a right angle 225' on a line parallel to Reformatory Drive, then E at a right angle and on a line parallel to Morgan 565', then S at a right angle and on a line parallel to Reformatory Drive 615', then W at a right angle and on a line parallel to Morgan 2115', then N at a right angle and on a line parallel to Reformatory Drive 845' to a point where the Group Home Drive meets Morgan Street, then E at a right angle and along Morgan Street 1540' to the beginning point.

District H, or the Missouri Training School for Boys District, is cohesive as a unit both because of the historical connection of each element and due to its geographic location and setting. Architectural similarities, such as a common building material (brick), and the general large scale of the structures also add to the homogeneity of this area.

Established in 1887, the school has had a constant period of development. Though the majority of buildings are vernacular due to size and institutional function, several examples of the prominent styles are evident and include the 2nd Empire Administration Building (#4); several Queen Anne buildings, including the Group House (#1) and Stone, Stephens and Dockery Cottages (#10, 11, 12); and Bungalow affinities are evident on the Superintendent's Residence (#5). This constant development has continued and has therefore caused numerous new buildings to be erected within the complex; these are listed as intrusions. The campus area is noted for its gentle rolling terrain, large scattered hardwoods, and a general quadrangle complex. This quadrangle area and a group of work buildings to the N form the 2 basic groupings of buildings. A factor effecting the cohesive quality of this district is the use of brick construction and high quality workmanship and design. In the period before 1930, all the buildings except #4 were built by labor of the incarcerated youths. All the bricks were burned at the School's brickyard and the millwork was furnished by the School's Carpentry Shop. Since the School's policy originally was self-sufficiency, the buildings vary as to function and include an Administration Building, Dining Hall, and Dormitories, as well as work buildings such as Laundry, Carpentry Shop, Barn, etc. Within the district this high degree of dissimilarity of function is balanced by the common factors already discussed and only reinforces this district based on a campus quality as an integral unit and cohesive section of the Multiple Resource Area. This feeling of place and association can be further detected by a brief description of each building:

1. Group House #14, 1028 E. Morgan, pre-1900. Queen Anne in plan and affinities, the 2 1/2 story brick structure is capped by a large mansard roof. The wrap-around porch has been altered and several additions are to the W.
4. Administration Building, MTS Campus, 1890. Originally built in a 2nd Empire style with an ornate towered mansard roof, the structure had its roof removed in the 1930's as a WPA project. It has a large multi-section ell to the rear.

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5. Superintendent's Residence, MTS Campus, 1910-17. This 2 1/2 story brick residence has Queen Anne and Bungalow affinities.
6. Francis and G Cottage, MTS Campus, 1892, 1938-39. This 2 story brick structure was built in 3 sections but in the same design and material. Ornate brick work accents the windows, entrances and cornice.
7. Dining Hall, MTS Campus, 1890's, 1905. Built in several stages and with several additions to the rear, this is a 2 story brick structure with 3 entrance towers and an irregular roof.
8. Laundry, MTS Campus, 1910, 1915. The 1 story brick building has been altered and has a large side addition. It is vernacular in style.
10. Stone Cottage, MTS Campus, 1894. Built in a Queen Anne style, this 2 story brick structure originally had an ornate gable roof. It was altered to a flat roof in 1939.
11. Stephens Cottage, MTS Campus, 1896. The original ornate gable roof was altered to a flat roof in 1939. The 2 story brick structure is in the Queen Anne style.
12. Dockery Cottage, MTS Campus, 1902. This 2 story brick Queen Anne structure had an ornate gable roof. It was altered to a flat roof in 1939.
14. Storage Building, MTS Campus, 1910-17. A gable roof caps this 1 1/2 story brick rectangular shaped building.
15. Commissary, MTS Campus, 1910-17. This large 2 story vernacular structure was remodeled as a WPA project. Several changes have occurred in the fenestration. It is brick with a gable roof.
16. Storage Garage, MTS Campus, 1888. The original structure on the campus, this 2 1/2 story brick structure has a hip roof and the fenestration has been altered.
18. Boiler House, MTS Campus, 1910, 1949. A L-shaped structure, the 1 story, hip roofed building has a walk-out basement level and a large brick smoke stack.
19. Carpentry Shop, MTS Campus, 1899-1900. This 1 1/2 story vernacular brick building has a gable roof and a walk-out basement level.
23. Barn, MTS Campus, 1890's, 1931. This large 1 story brick building has a gable roof and an exposed basement level. It was extensively reworked in 1931.

Intrusions within this district are as follows:

2. Chapel, MTS Campus, 1958. This 1 story brick structure is modern in appearance and has a secondary chapel added to the SE.

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3. D. Barton Cottage, MTS Campus, 1949. Vernacular in style, the 1 story brick, T-shaped structure has a walk-out basement area.
9. Staff Cottage, MTS Campus, 1950's. This L-shaped, brick, 2 story structure has concrete accents at the entrances.
13. Greenhouses, MTS Campus, 1915, 1961. This L-shaped structure has a gable roof and is built of brick and glass.
17. Garage, MTS Campus, 1950's. This is a 1 story, gable roofed brick structure with a sliding garage entrance and single leaf entrance.
20. Garage, MTS Campus, 1950's. A pent car port is to the N and a concrete block addition is to the E of this 1 story brick structure.
21. Brick Outbuilding, MTS Campus, 1950. A small brick 1 story building, it has a gable roof and 2 south entrances.
22. Stables, MTS Campus, 1950's. Built of both brick and frame, the building has a gable roof.
24. Slaughter House, MTS Campus, 1950. Vernacular in style, the 1 story brick structure has a gable roof and frame holding pens to the W.
25. New Maintenance Building, MTS Campus, 1977. Capped by a gable roof, the 1 story metal Butler-type building has several garage entrances.

OUTLYING SITES

Of the remaining properties in the Multiple Resource Area, there are 51 key structures, sites, or engineering projects which relate to the history and development of Boonville. These include both residential and commercial properties. A brief description of each site is as follows, however, the inventory form for each is attached so as to supply any further information:

1. Haas Brewery, 1850's. Missouri German in style, the remains of 2 stone buildings and several cellars form this site. The stone is beautifully cut and vermiculated and the structures are accented by corner quoins, pedimented lintels and mitred sills and jams.
2. Harley Park Wine Cellar, 1850-60's. This rectangular cellar has a barrel vault and is constructed of cut stone.
3. Boyce Property, 515 W. Spring, 1905. Queen Anne in style, this is a 2 1/2 story brick residence with a cross gable roof and a large ell to the rear.
4. Doehne Residence, 500 W. Spring, 1850's-60's. Built of brick, the 1 1/2 story structure has been covered with stucco. It has a ribbed tin cross gable roof and Missouri German and Classical affinities.

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5. Spurgeon-Wareham Residence, 226 W. Spring. A gable and hip roof caps this 2 1/2 story brick Queen Anne residence.
6. Scrivner Residence, 407 West Street, 1870's. The 2 story brick structure has an ornately corbelled brick parapet on the N, probably its original primary facade. Several additions and alterations have taken place.
7. Hull Residence, 122 W. Morgan, pre-1850, 1912. Originally built as a 2/3rds house the structure was enlarged in 1912. It is brick, 2 stories, has a hip roof, and is Greek Revival in style.
8. Simmons Residence, 119 W. Spring, after 1862. Built on a 2/3rds plan the structure has a long ell to the rear. It is 1 1/2 stories, brick, has a gable roof and is Gothic in style.
- \*9. MKT Railroad Bridge, 1930-32. A metal truss bridge with 5 spans, it sits on concrete piers and crosses the Missouri River connecting Howard and Cooper Counties.
10. McGraw-Edison Storage Building, 1st Street, 1919. Formerly a large shoe factory, the 4 story brick building is capped by a parapet wall and corbelled cornice. It has grouped windows and a central bay entrance.
11. Hall Residence, 521 1st Street, 1868. Missouri German in style, the 1 story brick residence features gable end parapet walls. There are several additions to the rear.
12. MKT Depot, 320 1st Street, 1919-17. The depot is built in a Mission style with ornate curvilinear gables at the porte cochere and at the freight end. It is frame with a stucco covering, has a gable roof of red tiles and the typical wide extended eave, and sits at an angle to the lot.
13. Kluck Property, 201 2nd Street, 1892-1900. This commercial property has a gable roof and is accented by a wide arched entrance. It is a 1 story brick structure.
14. Kluck Property, 120 E. High, 1892-1900. This 1 story brick residence has a gable roof and was built in conjunction with 201 2nd Street (#13).
- \*15. Boonville Road Bridge, 1923-24. Connecting Howard and Cooper Counties, the bridge crosses the Missouri River at the N end of Main Street. It has six metal trusses.
16. Main Street, 100 block. This is a 1 block long section of the original cobblestone street connecting the river to the commercial area.
17. Lauer Residence, 825 High, 1850. The 1 story brick Missouri German structure sits on a raised basement and has parapet gable end walls.
- \*18. Coleman Property, High and 9th Streets, pre-1840. This 1 1/2 story timber frame residence has brick rubble nogging, a gable roof and end fireplaces.

\*Objection by Private Owner

\*Objection by Public Agency

Demolished as of May 1, 1982

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19. McGraw-Edison Co., 2nd and Vine Streets, 1912. Clean, crisp lines typical of factory construction embellish the 3 story brick structure. It has 1 story additions to the N and W.
20. Kronhart Residence, 600 3rd Street, 1850-53. The 2 story brick structure has had several additions to the rear and some alterations in fenestration. It has a cross gable roof.
21. Parrack Residence, 414 6th, 1894. Built as a Queen Anne cottage, the 1 1/2 story brick residence retains its ornate shingling and stickwork and an elaborate Eastlake porch.
22. Esser Property, 615 Main, 1850's. The 2 story brick residence with Greek Revival detailing has been divided into rental units and offices. A large, much altered carriage house is extant to the rear, but not a part of the listings.
23. 1st Baptist Church, 625 Main, 1889. Gothic elements including corner towers accent this 1 1/2 story brick church. It has a large addition to the S.
24. Arnold Residence, 723 Main, 1855. This 1 story brick gable roofed residence sits on an exposed basement and has classical affinities.
25. Gordon Residence, 745 Main, 1850's, 1900's. The 2 story brick structure appears to have been built in 3 sections. It has a hip roof and is built on a 2/3rds plan.
26. Dr. Rorah's Office, 749 Main, 1851. This 2 1/2 story brick residence has a gable roof, is built on a 2/3rds plan, and has a large turn of the century ell to the rear. A later addition is to the N.
27. Daniel Boone Apartments, 321 Spruce, 1916. Built as the black school, the 2 story brick structure has been converted into apartments.
28. St. Matthew's AME Church, 309 Spruce, 1892. The 1 story brick Gothic style church forms the E section. A 1 story, gabled residence is now joined to the church and forms the W section. It has a large gable ell to the rear. The church has a central bell tower.
29. Schuh Residence, W. Walnut Street, 1870's. This brick 2 story residence has a large addition across its W facade. It is Missouri German in style.
30. Declue Residence, 821 3rd, 1903. A brick Queen Anne structure, it is 2 1/2 stories, has a hip roof, and is accented by chamfered bays, fishscale shingles and terra-cotta panels.
31. Schroeder Residence, 825 4th, 1891. A circular corner tower is featured on this 2 1/2 story frame Queen Anne structure. It has an irregular roofline.
32. Pryor Residence, 821 Main, 1895, 1897. This large 3 story brick residence is Queen Anne in style with some Romanesque Revival affinities.



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33. Carpenter Residence, 901 Main, 1863-1869. This Greek Revival residence is a 2 story brick structure built on a 2/3rds plan. It has an irregular roof line and 2 additions to the rear.
34. Stephens Residence, 923 Main, 1860-70's. Greek Revival and Italianate affinities embellish this 2 story frame residence. It has a gable roof and bracketed cornice.
35. Wine Cellar, 1027 3rd Street, pre-1869. The cellar is underground, built of vermiculated cut stone, and has a barrel vaulted ceiling.
36. Higbie Residence, 1304 Main, 1857-1860. Built of brick, the 1 1/2 story residence has Gothic Revival details and a cross gable roof.
37. Greis Property, 1314 Main, 1850's. A bracketed cornice accents the hip roof, 2 story brick Greek Revival residence. It has a 1 story ell to the S.
38. Stegner Residence, 1307 6th, 1857-60. This is a 1 1/2 story, brick structure with a gable roof and Gothic Revival details.
39. Taylor Residence, 1308 6th, 1856. The only remaining stone residence in the city, the structure is 1 story, has a gable roof and has had several additions to the N and E.
40. Duello Property, 1136 7th, c. 1855. A cross gable roof caps this 2 story brick structure which now has Italianate motifs.
41. Christus Residence, 1022 7th, 1914-15. A vernacular residence, it has a hip, tile roof, is 2 stories, and has classical affinities. An outbuilding to the rear predates the residence.
42. Henderson Property, 817 7th, 1869. Built on a piano nobile plan, this 1 story Missouri German structure is brick, L shaped, and has a cross gable roof. There are several outbuildings associated with the property.
43. Dye Property, 809 Locust, 1844. A garden bond brick work accents the top story of this piano nobile plan structure in the S and W facades. It has a gable roof and an addition to the NE.
44. Wilcox Residence, 700 10th, 1841-43. Important both historically and architecturally, the large 2 story brick residence has Federal/Greek Revival affinities, a 1 story ell to the rear, and 1 story wings to the N and S.
45. McClary Residence, 1000 11th, 1850. Originally a 1 story 2/3rds brick house, the structure was enlarged by a side and rear brick 1 1/2 story gable roofed addition. There are several outbuildings to the rear and a large underground cellar to the N.
46. Rest Haven Nursing Home, 1121 11th, 1911. Classical affinities and a hip roof of red tile accent this 2 story, brick structure. It has a large 2 story front porch.

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47. Farris Property, 502 10th, mid-1800's. This is a fine example of Missouri German architecture. It is a 1 story, brick structure with a large ell to the rear and has Classical motifs at the entrance.
48. Thies Residence, 1217 Rural, early 1870's. This Missouri German structure is virtually unaltered on the exterior. It features end chimneys, boxed gutters, and segmentally arched lintels.
49. River Heights Retirement Center, E. Morgan, 1917-18. Built in several sections, the brick structure has both 3 and 4 story sections and is in an irregular shape. It has several outbuildings associated with it.
50. Stretz Residence, 1215 E. Morgan, c. 1900. This Queen Anne cottage is 1 1/2 stories, built of brick with a gable roof, and is accented by bi-chromatic and glazed brick work. There are several additions to the rear and 2 outbuildings.
51. Mayginnes Residence, 230 Pawnee, 1904. A brick Queen Anne residence, it is 2 1/2 stories and has a truncated hip roof with iron ridge cresting.

The 451 properties included in the Multiple Resource Area of Boonville, Missouri, have been rated as to significance. Three levels of importance were used and can be seen on the maps. Properties which are of utmost importance to Boonville in relation to either history or architecture were awarded a primary significance. This level of importance was also given to extremely cohesive neighborhood units. Several properties in this primary level are important on a state or national level as well; this distinction is noted on each appropriate inventory form, but not on the map. On the level of secondary significance are those properties which contribute to the overall history of Boonville or its general physical development or which aid in forming cohesive neighborhood districts. Those buildings which were specifically mentioned in the nomination as having rehab possibilities or were included because of a style which will soon be eligible, were included in this level of significance. The third level is that of intrusion. Either the property is not of a significant age or it does not contribute to the overall integrity of a district. However because of the high concentration of early structures and the general development plan of the city, there are relatively few intrusions within the districts. It was the hope of the survey committee, who established these distinctions with the aid of the project historian and architectural historian that by indicating these levels on a map that one could immediately locate the properties of utmost importance and the areas of high concentration. This would be instrumental for planning and zoning work, as aids in establishing local ordinances, or for designated areas in development of revolving funds, easements, etc. at such time that the Friends of Historic Boonville should enter into these projects.

## 8. Significance

Period	Areas of Significance—Check and justify below					
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input checked="" type="checkbox"/> religion		
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input checked="" type="checkbox"/> law	<input type="checkbox"/> science		
<input type="checkbox"/> 1500–1599	<input checked="" 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 checked="" type="checkbox"/> education	<input checked="" type="checkbox"/> military	<input type="checkbox"/> social/		
<input type="checkbox"/> 1700–1799	<input checked="" type="checkbox"/> art	<input checked="" type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian		
<input checked="" type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input checked="" type="checkbox"/> theater		
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input checked="" type="checkbox"/> transportation		
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)		

Specific dates

Builder/Architect

### Statement of Significance (in one paragraph)

The Multiple Resource Nomination of Boonville which includes 451 properties within the present day boundary of the city is significant for a number of reasons. Boonville's early history should be viewed not only as a microcosm of the early American frontier experience but as the prime example of a small Boonslick frontier town grown to commercial importance by the continued expansion of America's borders during the first half of the 19th century.

Indeed, Boonville's importance during her infancy resulted from her development as both a key riverport on the Missouri River and as the beginning point and chief outfitting center for goods traveling to the southwest over the Santa Fe Trail. This important dual role stems primarily from the ability of the early citizenry to capitalize on the development of western commerce and American expansionism. Likewise, a century later the spirit of capitalizing upon the latest mode of transportation—the automobile—influenced the building of the Missouri River Road Bridge that brought to the city its last great continuing era of prosperity.

Boonville's initial and later growth periods can be attributed to her ability to meet the determinants deemed necessary for town growth in Central Missouri. Designated as the seat of government for Cooper County, surrounding towns in both Cooper and Howard Counties were regarded as satellites relying upon her stability. This sense of stability resulting from a developed riverport facility also offered a market for agricultural products that were produced in the area. The added element of being inhabited by a large "southern" population fostered the development of numerous private institutions of learning which can be considered as sustaining determinants.

These together with a railroad connection and the founding of the Missouri State Training School in the 1890's further helped to sustain the city during the second half of the 19th century, despite the decline and eventual cessation of the river trade. Fortunately, the city maintained its great wealth, demonstrated by the founding of new banking institutions, but experienced only a slight growth in population.

During the first two decades of the twentieth century Boonville experienced a state of dormancy with a population increase of only 300 people yielding a total population of 4700. Civic leaders at this time determined that any future growth would be directly related to the ability to attract large industrial concerns who desired to utilize her location on a major developing interstate highway that was to traverse the nation. That the foresight and efforts of these dedicated citizens were correct and successful may be seen by 1924, when the city had already attracted two large factories and the Boonville Road Bridge which became the Interstate 40 Missouri River crossing. This renewed importance was capitalized upon. The city catered to travelers by developing numerous gas stations and motels, at the cost of expanding the Main Street commercial district by razing a number of Boonville's finest larger residences.

To best understand the significance and interplay of history and architecture upon the growth of Boonville, four eras, based upon the various changes in the mode of transportation have been utilized.

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**WAGON AND KEELBOAT ERA (1800-1826)**

The area which includes Boonville and her environs was inhabited by a prehistoric aboriginal culture designated by archaeologists as the central Missouri Hopewell (Middle Woodland) culture that dates from 100BC to 500AD. The remains of this culture are evidenced by the burial mounds that survive in Boonville's Harley Park<sup>2</sup> (a National Register site) and at least one site on East High Street (E-13). By the beginning of the 19th century and the advent of the coming of the Euro-American, the Boonville area possessed no known Indian villages, but rather was frequented by roving bands of Sauk and Fox Indians.

The first white inhabitants in the area, Nathan and Daniel Boone, were sons of the intrepid explorer, Daniel Boone. In 1806 the Boone brothers began producing salt from Boone's Lick approximately 10 miles N.W. of Boonville. In 1808, Col. Benjamin Cooper and his family settled north of the Missouri River and became the first permanent settlers in the area. Shortly thereafter the Cooper family was recalled to the Loutre Island settlement by territorial governor William Clark. During the winter of 1810 Cooper returned with a company and resettled the area around his cabin.

Among this party, the widow, Hannah Cole and her nine children and Stephen Cole with his wife and five children decided to leave the group and settle on the southern bluffs of the river in an area that was later to be known as Boonville. Their word of the attractive qualities of the loess soil, good water and abundance of game, soon attracted additional settlers. Difficulties with the Indians, however, necessitated their banding together and in 1814, the Hannah Cole homestead (O-49, O-51) was fortified for the collective protection of all. Skirmishes and isolated attacks continued throughout the war resulting in the deaths of at least ten settlers.<sup>3</sup>

Upon the conclusion of the War of 1812, and prior to the development of Boonville, additional settlers arrived by keelboat, pirogue or via the Boonslick Trail by wagon and began to settle the area around Rupes Branch. By 1817, this area contained a ferry landing, a grocery and two boarding houses surrounded by a number of log cabins which extended up at least to the present day Morgan Street.<sup>4</sup>

This small settlement, however, played a secondary role to the emerging town of Franklin, located directly across the river in the Howard County Bottoms. Franklin, rapidly developed into an active riverport and played an important role in the early development and commerce of the Boonslick Region. By 1822, a trade route to Santa Fe opened and Franklin became a major western trade center. In 1826, however, Missouri River floods brought an end to the short lived boom town of approximately 2500 inhabitants and many of the townspeople moved to Boonville and began anew to build their homes and businesses.<sup>5</sup>

Boonville, named for Daniel Boone,<sup>6</sup> was laid out as a town in 1817 by Charles Lucas and Asa Morgan with the first lots being sold in 1819. To insure that the county seat of the newly formed Cooper County would be located at Boonville, the developers donated fifty acres of land in the new city to the recently appointed county commissioners on the condition that proceeds from the sale of land be used to build a court house on the Public Square and a County Jail. Following the flooding of her sister city, Franklin, Boonville experienced

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her first substantial growth in population and commerce and became the largest port west of St. Louis as well as the new departure point of the Santa Fe Trail.

The settlers of the early development period hailed mostly from the states of Kentucky, Tennessee and Virginia. Boonville at this time was considered the westernmost point of civilization and the beginning of the frontier and, for the most part the homes of these early settlers were composed of log or heavy timbered construction often in the Federal style of architecture. Unfortunately no known example of the earliest log homes exist, but a few heavy timbered examples built by prominent citizens still survive. The Robert P. Clark house (E-23), 1820, was built by Clark Asher for his residence and served as the first meeting place of the Cooper County Circuit Court. A second structure, believed to be the residence of Dr. George C. Hartt (O-18), also survives.

In Boonville the tradition of using brick as a building medium originated quite early with the founding of Marcus Williams' brick yard in the early 1820's.<sup>7</sup> The earliest documented structure in this mode is the Ballantine House, (D-1), constructed between 1822-26. Boonville's earliest documented brick residence is R. P. Clark's second residence, (E-10), built in 1825.

These four buildings constructed in the Federal style, along with the Snapp property (D-49), Thacher property (E-16), and a number of structures surviving in Howard County are significant as the farthest western extremity of that style in the United States.

#### THE STEAMBOAT ERA 1826-1870

Between the years 1826 and 1870 Boonville grew from a small frontier settlement into a prosperous boom town as a result of the development of riverport facilities and her involvement in the Santa Fe Trail trade. As many as four to six steamboats daily were loading and unloading cargo at the wharf, with goods being transported up the bluff to the main commercial district over a cobblestone road, (O-16). Merchants such as Jacob Wyan, William H. Trigg, (O-37), Isaac Lioberger, (C-62), Thomas M. Cambell and Judge C. H. Smith accumulated large fortunes from their wholesale and retail trade establishments and soon branched into other endeavors. In fact the number of commercial enterprises was so great that Boonville became the most active riverport west of St. Louis.

By 1854, Boonville's population had quadrupled to a total of 3000. In that year the city contained nine wholesale and retail dry goods houses, ten wholesale and retail grocers, a steam flour mill, a brewery, (O-1), three harness and six boot houses, one bank, one newspaper and numerous other businesses. The value of wholesale trade, that year, amounted to \$1,177,111 while the value of manufactured goods equaled \$227,720.<sup>8</sup>

Populated in her infancy by settlers from the south, the city, which was incorporated in 1839, developed distinct southern traditions of architecture, culture and education, which exist to the present day. The Thomas Nelson home (O-44) which was the site of one of George Caleb Bingham's studios, and many Greek Revival homes (C-59, C-60, F-12), along with numerous public buildings appeared, some of which were to become the epitome of the style. Thespian Hall (1857), currently included on the National Register of Historic Places, was to serve as library and cultural center where plays, concerts, dances, and meetings

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could be held. The traditional Southern belief in private education was realized through the development of at least nine institutions of learning. Once hailed as an educational center in Missouri, only Kemper Military School (District A) founded in 1844, survives as a reminder of this past importance. Buildings from three other colleges, Adelphai (B-13), Cooper or Haynes Institute (F-8), and Megquier Seminary (F-38), also survive and are presently being used as apartment houses.

Throughout Boonville at least one neighborhood developed whose dwellings echoed the motifs of the larger Greek Revival residences, (G-1, G-3, G-4). Likewise, numerous smaller homes of the style appeared and are represented by the Holmes property, (C-15), Hammers Residence, (C-66), and the Small Residence, (E-95).

The distinct Piano Nobile type is also well represented in Boonville. While it is believed that the mode was brought to the city by southern craftsman or merchants who had seen the type elsewhere, the topography of the city probably had as much to do as anything with the development of the style. As a result of 19th Century road grading to reduce the effects of inclines and declines characteristic of the river bluff topography, a few existing structures were altered to the style by the exposing of the basement level. Significant examples of this style are the Holmes property (C-16), Catlett property (C-46), Zoeller residence (C-67), Hanna residence (C-69), Zoeller property (C-70), Dye property (O-43), and the Rector-Boller house which was recorded on the National Register of Historic Places, but destroyed by fire in 1979.

The homes of the common man, which comprised the majority of the early dwellings were built in a Vernacular style using logs (C-46), E-19, E-87), and frame (B-18, B-24, E-8) construction methods. Small brick Vernacular dwellings appeared less frequently with only three examples surviving at present (D-35, D-24, O-45).

Beginning in the 1840's a large population of German immigrants settled in Boonville probably attracted to the area by the writings of Gottfried Duden, bringing with them a culture rich in architecture, business and agriculture. The German personality, characterized by frugality and strict family ties, helped to develop the city along staid, conservative lines and tended to dominate the service and trade oriented professions in the city. A number of agriculturally inclined immigrants developed vineyards, and wine gardens (O-3, O-51) on the fringes of the city which was responsible for the Boonville claim to being "the Vine Clad City". With the onset of the Civil War, the German population remained staunchly Unionist and defended and ruled the city as the Boonville Home Guards. As a result, animosities developed against "the Dutch" which in some cases continued until after World War I.

In the field of construction the German brick mason was in great demand. These highly skilled craftsman were responsible for building many residences in a style that was later to be defined as Missouri-German. Missouri-German dwellings for the most part were small brick dwellings utilizing the segmentally arched opening, corbelled brick cornices and gable end parapets. Examples of the style in pure form are well represented throughout Boonville. With examples appearing singularly (O-11, O-17),

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or in neighborhoods, (F-25, 26 and 27). Missouri German motifs also appear in earlier structures in the form of alterations, as well as, in Boonville Italianate, Queen Ann, Box and Bungalow styles.

Andrew Gantner, an immigrant stone and brick mason and brickmaker constructed his own home out of sandstone (O-39), and is credited with building a number of downtown commercial buildings (D-17, D-60, D-49), as well as possibly, the Haas Brewery building (O-1) and the Higbie (O-36), and Stegner residences (O-38). Gantner's son's continued the family business into the 1920's.

As the city's population grew throughout the Steamboat Era, the need developed for the construction of various houses of worship. The earliest churches, all of which were built in the 1840's, are the Presbyterian (D-56), Baptist (G-15), and Episcopal (B-23). The Episcopal Church, built in the Gothic Style is significant in that it is the oldest church of that faith west of St. Louis in continuous operation. In subsequent years every major denomination has been represented by the construction of a church building.

The peace and prosperity of the city ended in 1861 when the Civil War brought dissention between friends, neighbors and family. Senator George Graham Vest (O-25), a Boonville resident, argued the case for the sucession of Missouri from the Union and later served in the Confederate government. The first of the two Battles of Boonville was fought on June 17, 1861, on the eastern fringes of the city (O-49, O-51). This battle, credited with being the first of the Civil War fought in Missouri, was the first Federal victory in the state. It is significant in that it gave the Federal forces complete control of the Missouri River and served as an urgently needed psychological victory for the northern states following the fall of Fort Sumpter. On the local level it marked the beginning of a domination of the city by Federal Forces. On September 13, 1861, the Second Battle of Boonville was fought on the fairgrounds (O-49) between the Boonville Home Guards and Confederate forces. Breastworks were set up and defended by the Home Guards. Following two attacks the Confederates realized that the breastworks could not be taken and decided to withdraw and united with General Sterling Price's army in Lexington, Missouri.

**RAILROAD ERA 1870-1924**

With the arrival of the railroad in Missouri in 1859 numerous towns developed in the central portion of the State creating a highly competitive trade market. Feeling that Boonville's role as a major river port would be retained with or without a railroad, and also believing that Boonville's prominence among cities would naturally attract a railroad, the citizens of Boonville were apathetic about securing the Missouri Pacific line for the city. A direct result of this failure was the increase in competition that developed from those central Missouri towns that had sought and gained a railroad. Had Boonville seized the opportunity to encourage the railroad at an

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earlier date her ensuing development may have been at a similar or greater rate than Kansas City.

By 1869 the mistake had been realized and Boonville gained access to the main line of the Missouri Pacific at Tipton by the completion of a branch line between that town and Boonville. In 1873 Boonville secured the Tebo & Neosho Railroad (now the Missouri-Kansas-Texas Railroad). The next year the M-K-T Railroad Bridge was completed. In 1901 the river route of the Missouri Pacific was constructed from Jefferson City to Lexington with a stop in Boonville and the town at last had excellent rail service.

During this era the city began to take on a new shape and form by the replacing of many of the early log and frame commercial buildings with well designed brick structures in the Italianate Style (District E). In the late 1860's lawyer and railroad builder Col. Joseph L. Stephens founded the Central National Bank (D-85) and later purchased Thespian Hall. William H. Trigg, Boonville's original banker and financier in 1818 constructed the W. H. Trigg & Company building, presently known as the Shryack-Givens building (D-94).

While Boonville's commercial district took on a new form so did the city's residential areas. Following the Civil War a great many brick Italianate residences were built to serve as the homes of wealthy merchants. In 1866, M. J. Weitheimmer (E-16), constructed an addition to his existing Federal structure in the Italianate style. Merchants such as William Johnson (F-41), Frank Lionberger (F-39) and others erected stylish Italianate structures on the fashionable Sixth Street. These homes and others formed the nucleus for a neighborhood characteristic of that style (District F).

By the 1880's, however, the Italianate style began to lose its importance to the Queen Ann style. In 1886, two fine structures in this style, the residences of C. C. Bell (E-30), and Charles A. Sombart (E-40) appeared and marked the beginning of the reign of this style that spanned thirty years. Queen Ann architecture was soon incorporated into the home of both the aristocratic and the working class Boonvillian with examples being constructed in either frame or brick. These homes, both large and small, appear through the city and serve as a visual reminder of a building boom around the turn of the century.

Even while Queen Ann residences were being constructed in quantity a new style known as the Box made its appearance. Although never attaining as wide an occurrence as the Queen Ann residence, Box residences appear throughout the city with the finest examples being built in the 500 block of Fourth Street between the years 1908 and 1925. Among the homes in this neighborhood were the residences of Eugene Windsor (B-5), a wealthy realtor and owner of Chouteau Springs, a popular mineral water resort southeast of the city, and Max Schmidt (B-8) the son-in-law of Lt. Governor Gmelich.

After 1910, the Bungalow style of residence was being built. In many cases Missouri-German motifs, such as the use of the segmentally arched opening were



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carried through into this style. Built mostly to serve as the dwellings for workers who were employed by two factories, a small number of classic examples may be found (E-50, E-94).

Although never attaining the full level of its past prominence, the city of Boonville continued to prosper. In 1870, gaslights had been installed on Main Street. By 1883, a privately owned water works was in operation. In 1900, a project began to pave the city streets beginning with Main Street.

Many of Boonville's outstanding citizens were of this era: William Muir Williams (E-48), the brother of Walter Williams, founder of the first school of Journalism at the University of Missouri; attained the position of Missouri Supreme Court Judge while his son, Judge Roy D. Williams (E-15), was appointed to the Missouri Appellate Court. John Cosgrove (A-16), served as U.S. Representative. "Judge" J. R. Rutherford, (O-36), a local attorney, left Boonville to co-found the Jehovah's Witnesses. In the field of politics, Lon V. Stephens (F-26) became Governor in 1897, while Jacob Gmelich served, (C-11) as Lieutenant Governor under Herbert Hadley's administration.

In 1887 Boonville was fortunate to be chosen as the site of the Missouri Training (Reform) School (District H). Between 1890 and 1910 numerous buildings on that campus appeared, most of which survive to the present.

By 1910 the city achieved a measured level of stability; however, the need had risen to attract major industrial concerns to avert stagnation. In 1912, the Phoenix American Pipe Factory (O-19), relocated in Boonville and the city became known as "the Corn Cob Pipe Capital of the World." In 1919, the Hamilton Brown Shoe Factory (O-10) was founded and soon became the largest single employer of Boonville workers.

**HIGHWAY ERA 1924-PRESENT**

The second decade of the twentieth century witnessed the city of Boonville's last and somewhat continuing era of prosperity. Known as the Highway era its beginning arrived upon the completion of the Boonville Road Bridge (O-15), the Missouri River crossing the U.S. Interstate Highway 40. The bridge allowed for all traffic traveling cross country to enter Boonville on Main Street. Numerous cafes, motels and gas stations were constructed often at the expense of the razing of the larger Main Street residences. The established commercial buildings along the route also changed with the redesigning of first story storefronts and the liberal use of white paint.

Today with a population that approaches 8,000, Boonville enjoys the advantages of being a small industrial/agricultural city with one state institution, a private educational institution, an airport and a developing port authority. Highway 40, although still widely used has given way to Interstate 70 which borders the southern extremity of the city. The

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combination of being located on major land, river and rail routes, so reminiscent of the aspects that brought the original prosperity to Boonville, again places Boonville on the verge of a new era of importance.

The history of the city as mentioned above and an intensive architectural survey has served as a basis for the considerable discussion and planning which has gone into the decision making process for the determination of district boundaries and outlying sites. A Board, comprised of the Historic Survey Staff persons and committee members in conjunction with the President of the Friends of Historic Boonville, based their decisions on a combination of factors; District lines were determined through the representation of highly concentrated architecturally and historically significant structures, the core of which was extended to the limits of its concentration. Special attention was also paid to the existence of neighborhoods based upon a prevailing style of architecture and in some cases a sense of scale. Outlying sites, however, were chosen not only for their architectural/historical significance but for their being representative of relatively unspoiled properties fundamental to the development of Boonville.

It is the expressed belief by all who have had a part in the work leading up to this sizable National Register nomination that our work will greatly assist the movement toward the restoration of Boonville's varied architectural resources. In recent years the movement begun by the Friends of Historic Boonville has included the restoration of both the Cooper County Jail Barn (1972) and Thespian Hall, (1975-76). A third Friends property, the Rector-Boller House, also on the National Register, was destroyed by fire in the process of restoration.

A fine example in the art of restoration also has taken place at the Williams-Kemper House by the Enid and Crosby Kemper Foundation. This large Queen Ann house has served as a model for small house restorations.

To date the Historic Survey of Boonville has uncovered a considerable amount of information that has already been utilized in local planning agencies. The City of Boonville is currently engaged in a comprehensive plan that will address issues fundamental to its future development. Survey information has been made available to both the City and the City Planning firm that has contracted to develop the plan and assurances have been made that issues involving historic preservation will be addressed. The City also plans to use this information in conjunction with a Community Block Grant Development program which plans to both renovate a maximum of twenty-five dwelling units and purchase abandoned structures for demolition.

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FOOTNOTES

1. Stuart F. Voss, "Town Growth in Central Missouri 1815-1880 An Urban Chaparral," Missouri Historical Review. Vol. LXIV, No. 1 October 1969, p. 65. "Initially, a town arose because it possessed at least one determinant, such as being the seat of government or a center of trade, which gave it an advantage over the villages in the surrounding rural countryside. Once born, the towns grew in two ways. The expansion of the determinant responsible for its formation might carry the town along by itself. But such expansion of a single determinant usually meant growth at a rather slow rate. More successful towns increased their growth rate by adding other elements, for example, the river port town that received the county seat found its possibility for expansion broadened. The next level of growth occurred when a town within a region gained a monopoly or domination over the determinants involved. A river port with a county seat and state and private institutions, which became the intersection of key land transportation routes and the terminal for trunk line, railroads, founds its population and wealth increasing rapidly."
2. Harley Park Archaeological Site, (Archaeological Survey of Missouri Number 23-CP-66). National Register of Historic Places Inventory Nomination Form.
3. Henry C. Levens and Nathaniel M. Drake, A History of Cooper County, Missouri, (St. Louis, 1876), p. 22-33.
4. History of Howard and Cooper Counties, Missouri, (St. Louis: National Historical Company, 1883), p. 656.
5. Ella Johnson, "The Economic Development of the Boonslick Country as Reflected in the Missouri Intelligencer," A Graduate Thesis, University of Missouri, 1931, p. 88.
6. "Judge Roy Williams Research on Boon(e)villes Climaxes with the Discovery of Nine so named," Boonville Daily News, September 11, 1968, p. 1.
7. Henry C. Levens and Nathaniel M. Drake.
8. History of Howard and Cooper Counties, 1883, pgs. 663-665.
9. A Preliminary Report Upon the Comprehensive Plan, Boonville, Missouri. Prepared by Harland Bartholomew and Associates, St. Louis, Missouri, July, 1966.

## 9. Major Bibliographical References

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2. Bicentennial Boonslick History. Compiled and edited by Lyn McDaniel (Boonslick Historical Society, Boonville, Mo., 1976)

## 10. Geographical Data

Acreage of nominated property 3282 acres more or less

Quadrangle name "Boonville & Billingsville, Mo."

Quadrangle scale 1:24,000

UMT References

Zone	Easting	Northing	Zone	Easting	Northing
I 15	524120	4314810	I 15	524120	4312170
K 15	522550	4312110	L 15	519890	4313580
M 15	5211300	4314290			

**Verbal boundary description and justification** A polygon enclosing the area extending S approximately 1 3/4 miles along the E boundary of the city limits, then W approximately 1 mile along the S boundary of the city limits, then along a line running Northwest for approximately 2 miles to a point on the northwest corner the Boonville city limits, then Northeast

**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 1. Linda Harper, Architectural Historian, Historic Survey Office  
James C. Higbie, Historian/Coordinator, Historic Survey Office

organization Friends of Historic Boonville date May, 1980

street & number P.O. Box 1776 telephone 816/882-7977

city or town Boonville state Missouri 65233

## 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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

Director, Department of Natural Resources and  
title State Historic Preservation Officer

date April 26, 1982

For HCPS use only

I hereby certify that this property is included in the National Register

Keeper of the National Register

Chief of Registration

**United States Department of the Interior  
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4. Boonville City Directories, 1869-70; 1968; 1977-78; 1979.
5. Boonville/New Franklin Telephone Directories, 1963-1980.
6. Boonville Urban Design Folder, Survey File, Department of Natural Resources, Historic Preservation Program, Jefferson City, Mo., 1971.
7. Campbell, R.A. Gazatteer of Missouri (R.A. Campbell, Publisher, St. Louis, Mo., 1874), pp. 169-174.
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30. Patterson, Nicholas and Peck, John Mason, "The Boon's Lick Country", Bulletin of the Missouri Historical Society, July 1950 (Vol. VI, No. 4), pp. 442-471.
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UNITED STATES DEPARTMENT OF THE INTERIOR  
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**NATIONAL REGISTER OF HISTORIC PLACES  
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approximately 2 1/2 miles on a line running through the center of the Missouri River to the beginning point, whose vertices are marked and situated by the above mentioned UTM reference points. The boundary follows the lines of the city limits except for a deflection at the southwest corner.

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2. James M. Denny, Section Chief, Nominations-Survey  
and State Contact Person  
Department of Natural Resources  
Historic Preservation Program  
P.O. Box 176  
Jefferson City  
September 30, 1980  
314/751-4096  
Missouri 65102