

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

COOPER

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

SITE FILE COPY

DATE ENTERED

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

1 NAME

HISTORIC

Boller House

AND/OR COMMON

2 LOCATION

STREET & NUMBER

223 East Spring Street

CITY, TOWN

Boonville

VICINITY OF

#4 - Hon. William J. Randall

STATE

Missouri

CODE

29

COUNTY

Cooper

CODE

053

3 CLASSIFICATION

CATEGORY

☐ DISTRICT☒ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

OWNERSHIP

☐ PUBLIC☒ PRIVATE☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

STATUS

☐ OCCUPIED☒ UNOCCUPIED☐ WORK IN PROGRESS

ACCESSIBLE

☐ YES: RESTRICTED☐ YES: UNRESTRICTED☒ NO

PRESENT USE

☐ AGRICULTURE☐ COMMERCIAL☐ EDUCATIONAL☐ ENTERTAINMENT☐ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☐ MUSEUM☐ PARK☐ PRIVATE RESIDENCE☐ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☒ OTHER:**4 OWNER OF PROPERTY**

NAME

Friends of Historic Boonville, Inc.

STREET & NUMBER

c/o Mr. Robert E. Long, President, 812 Fourth Street

CITY, TOWN

Boonville

VICINITY OF

STATE

Missouri 65233

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

Office of Recorder of Deeds

STREET & NUMBER

Cooper County Courthouse

CITY, TOWN

Boonville

STATE

Missouri 65233

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Missouri State Historical Survey

DATE

1976

☐ FEDERAL ☒ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

Department of Natural Resources, P. O. Box 176

CITY, TOWN

Jefferson City

STATE

Missouri 65101

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 Boller House, facing south, is located on the southern two-thirds of lot 227 at the northwest corner of the intersection of Spring and Third streets, or 223 Spring Street, Boonville, Missouri. It is a five-bay, two-story, Classic Revival residence of combined brick, timber and wood-frame construction with an "L" plan. The front block measures approximately 54 x 28 feet and the rear ell is 20 x 26 feet. There is a 10 x 10 foot front portico. The total area of the building is approximately 4264 square feet. The design is a piano nobile scheme with the major floor at the second story level on an exposed basement, or ground story (first story).

The structure is presently painted white. The foundation and first story are of brick construction and the second story is of timber construction with brick masonry interfill which is sheathed in clapboarding. The roof is surfaced with asphalt roofing. The front block, gable end chimneys are brick.

The double-hung windows which predominate in the house have flat lintels and various configurations of lights. They were probably originally nine-over-six light windows. (One such window survives, in part, on the north wall, second story.) Now there are four-over-four, two-over-two, and one-over-one windows. The north wall of the eastern first floor room has two, small windows, in the correct bay positions opposite the front (south) windows. These may have been casement windows.

The major doorway is on the second story at center front. It is a large, Classic Revival style doorway with sidelights and transom, and the original hardware. The sidelights and transom have unusual, small square and rectangular panes of glass set in a rectilinear or scored pattern.

The front, central bay, two-story portico is the major architectural feature of the exterior. It has square columns at the first story level, round columns at the second story level, and a chinoiserie balustrade.

At the rear a two-story gallery lines the north wall of the main block and the east wall of the ell. The northern gallery has been built in to make an additional room at the second story level. Doors on the east wall of the ell give access to the interior.

Interior

On the interior one encounters a central stairhall in the front block with large (approximately 18 x 18 foot) rooms, one to either side. The stairway is narrow and partially enclosed on the first floor. The baseboards, chair-rails and door and window frames are early nineteenth century type in design. The floor is of random width boards. The rear ell houses a narrow back stairway with an early nineteenth century balustrade (partially destroyed by vandals), and two rooms, on the first floor, one to the north of the other. The northernmost room was created by partitioning off a portion of what was originally one room. There is a large brick chimney flue on the north wall of the northernmost room.

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At the second floor level in the front block are two large rooms, exactly above the first floor rooms, and a wide central hallway. Here too, the wood trim survives. The rear ell has one major room, a back hallway and one smaller room created by enclosing the upper rear gallery. A bathroom is immediately to the west of the back stairway. The second floor woodwork is more elaborate than that on the first floor. There is a plaster ceiling medallion of concentric-circle mouldings in the second story central hall. The eastern, second story room has wood panels under each window, but no chair-rails. The fireplace mantel in this room is more elaborate than the others in the house.

A partial basement houses the furnace under the front, central hall.

Alterations

Most of the original fabric of the house survives. Alterations include:

1. Removal of an exterior stairway giving access to the major front door on the second story. (The pull-type door bell is still in place on this entrance.)
2. Enclosing of the northern portion of the second story, rear gallery.
3. Partitioning of the north room in the first floor ell.
4. Vandalism.

Condition

The house is presently in poor condition. It is still basically a sound structure. But correction is urgently needed in the rear gallery support piers and in the northern portion of the north ell where faults appear in the wall.

Because the guttering has not been maintained, several portions of the wall (especially at the southwest and northwest corners) have deteriorated from water damage and loss of mortar.

Vandals have destroyed window glass and balustrades. They have torn out portions of the back stairway and knocked plaster from the interior walls.

Present Status

The Friends of Historic Boonville, Inc., a local historic preservation organization, purchased the house in April, 1976, to save it from destruction after a demolition contract had been let by the City of Boonville. The Friends have secured the building, locking the doors and boarding up some of the windows to prevent further vandalism.

8 SIGNIFICANCE

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

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Boller House, as it is generally known, 223 East Spring Street, Boonville, Missouri, is an important example of residential architecture in the Central Missouri region exemplifying design refinements during the early settlement period. Within the State of Missouri it is a rare example of the piano nobile architectural scheme, preserved with a high degree of original integrity surviving intact. It has recently been rescued from the city's demolition list by a preservation group, the Friends of Historic Boonville, Inc., which proposes to secure either a sympathetic purchaser or appropriate use for this building.

A review of the Abstract of Title to the property suggests the reasons for the survival of a high percentage of early fabric. The property experienced an unusually high rate of ownership turn-over during its early years and went through four sheriff sales prior to 1900 (in 1829, 1838, 1861 and 1896). Then it was owned for 50 years by a second generation German family who retired from farming to live in Boonville. This family maintained the property without making significant alterations or remodelings to it.¹ In recent years the house was a somewhat squalid rental property. These general circumstances have resulted in minimal "improvements" or "renovation" being made to the house since its construction in the 1830s.

It is presently in need of much preservation work to make it appealing to a broader audience.

Little is known about the early owners of the house. A check of the records at the State Historical Society of Missouri, Columbia, interviews with local historians and senior citizens have yielded only rudimentary information. According to the Abstract of Title to the property, the ownership of the property has been as follows:

1. Early owners of the land included Charles Lucas and Asa Morgan, the men who laid out Boonville in 1817;² Gilead Rupe, James Tanner, Henry Carroll, George C. Hartt, Robert Wallace, (the latter three being assignees of Hannah Cole), William M. Adams, Peyton R. Hayden (a lawyer), Hardage Lane, and Mary Gilman.³

Rupe was the first settler in Boonville, arriving in 1811-1812.⁴ The name Rupe survives locally in Rupe's Branch at Boonville, a stream flowing into the Missouri River on the western edge of the original town, the confluence being an area of early settlement.⁵ Rupe operated a ferry at Boonville. By 1815 Rupe had moved on west

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The Friends tentatively plan to add a covenant to the deed to the property ensuring its preservation as an historic building. They propose to stabilize the house making the necessary major repairs, sealing the walls and repairing the window frames and doorways, and rebuilding damaged portions of the rear brick wall. The Friends may then resell the property to a party who will preserve it, restore it and use it appropriately, or they may retain the property for use as a combined headquarters/museum.

Site

The intersection of Spring and Third streets is in a residential area, three blocks west of the downtown business district in Boonville. Houses on the north-east and southeast corners of the intersection date from the mid-nineteenth century. The house on the southwest corner of the intersection faces onto Third Street and dates from the early twentieth century. Large trees shade the street. The early section of Boonville centered around a creek, Rupe's Branch, and First and Second streets, within the immediate vicinity to the west.

There are no surviving outbuildings. A brick revetment wall passes in front of the house to the south and partly along the west side of the lot. A cement lawn trim of wave-like elements defines the east border of the property.

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to become the "first settler" of Lafayette County, Missouri.⁶

2. Mary Gilman, period of involvement, 1818-1835. Mary Gilman was an early property owner in Boonville whose name appears on many local property abstracts.⁷
3. Henry John Peck, period of involvement, 1835-1836. He was Mary Gilman's grandson.⁸
4. Isaac N. Bernard, Nimrod Rector, Chester B. Powell, period of involvement, 1836-1842. These persons held the property during a period of extreme rise in property value, from \$637.50 in 1836 to \$2340 in 1837, indicating the probable date of construction.⁹

Isaac N. Bernard was in the tobacco business.¹⁰ Nimrod Rector was a surveyor and came from a family of surveyors.¹¹ Rector died in May, 1846. He was referred to as "a useful and enterprising citizen. .." in his obituary.¹²

5. Edward B. McPherson, involved during 1842.
6. Isaac Lionberger, owner from 1842-1852.

Lionberger was a popular local merchant who traveled annually to New York to buy merchandise. Local ladies would place custom orders with him and he was known for his ability to select items they would particularly like.¹³ His descendants include Charles van Ravenswaay who is now Director of the Henry Francis du Pont Winterthur Museum, Winterthur, Delaware.

7. Lucien D. Cabanne, owner from 1852-1853.
8. George W. Morton, owner from 1853-1855.
9. Philip C. Gibbs, owner from 1855-1856.
10. William W. Norris, owner from 1856-1857. Norris mortgaged the property heavily and then died October 5, 1857.¹⁴
11. W. E. Burr, owner 1865-1866.
12. Sarah J. Austin, owner 1866.
13. Margaret M. Miller [Douglass], owner 1867-1896.

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14. Frederick J. Boller, owner 1896-1937 and his widow, Dora Boller, owner 1937-1946. Boller bought the house at a sheriff's sale and held it until his death. He was born in Germany in 1844 and came to Cooper County, Missouri, with his parents when he was four years old. His father, John H. Boller, was killed near Boonville during the Civil War. Boller served in the Union Army. He was a farmer, raising grapes and other fruit and producing some 1500 gallons of wine each year.¹⁵ On March 18, 1872 he married Dora Wehling of St. Louis, also of German parentage. The Bollers had eight children. The Bollers retired from farming in Boonville township, after 50 years, and moved to Boonville.¹⁶ During the latter years of Boller ownership, Mrs. F. J. Boller lived with two of her daughters in a smaller house located at 309 Spring Street, near the alley on the northern third of lot 227 and behind (north of) the Boller House at 223 Spring Street. These daughters were Mrs. Sophie Brommer, a widow, and Miss Matilda Boller. Another daughter, Laura Moehle, and her husband occupied the "Boller House" at this time. F. J. Boller's son, Gustave F. Boller, lived to the west of the parental home, until the mid-1940s when he hired the local Cochran Construction Company to remodel¹⁷ "Forest Hill," a fine, two-story, brick, Classic-Revival house constructed in 1843, which was at that time in disrepair.¹⁸ This house (partially "modernized") is still intact and in good condition on the east side of Boonville near Walnut Grove Cemetery.
15. Henry W. Stock and wife, owners 1947-1963.
16. Helen K. Whitlow, 1964-1976.
17. Friends of Historic Boonville, Inc., 1976.

Of these persons, Gilman had an interest in the property for 17 years, Lionberger for 10 years, Miller [Douglass] for 29 years, and F. J. Boller and wife for 50 years. As the Bollers owned it for the longest continuous period the designation "Boller House" is appropriate.

The Friends of Historic Boonville are currently engaged in the restoration of Thespian Hall, Boonville, a National Register entry, constructed in 1855. This civic and cultural center is a major pre-Civil War building surviving within the Midwest. The Thespian Hall restoration project is receiving financial support from Crosby Kemper of Kansas City, Missouri.

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A "local legend" about the house which has not been borne out to date by research describes the house as being initially a one-story frame residence which was later elevated and a brick first story was constructed under it, giving a two-story residence. This account derives from recollections of local memories concerning the house.⁹

The presence of early mouldings in the lower story, as well as off-set doorways to the flanking rooms in the second story central hall (indicating original accommodation of the stairwell) negate this theory.

The survey of Missouri's historic sites is based on the selection of sites cultural resources as they relate to theme studies in Missouri history outlined in "Missouri's State Historic Preservation Plan." The Boller House, Boonville, is therefore being nominated to the National Register of Historic Places as an example of the "Architecture" theme.

FOOTNOTES

1. Miss Jessie Cochran, Boonville, Missouri, interviewed by M. Patricia Holmes, August 10, 1976.
2. Henry C. Levens and Nathaniel M. Drake, A History of Cooper County, Missouri (St. Louis: Perrin & Smith, Steam Book and Job Printers, 1876), p. 126.
3. Abstract of title to the property, pp. 3-13; and Levens and Drake, op. cit., p. 52.
4. Levens and Drake, op. cit., pp. [34], 127.
5. Ibid., p. 127.
6. Hon. William Young, Young's History of Lafayette County, Missouri (Indianapolis, Indiana: B. F. Bowen & Company, 1910), Vol. I, first page of chapter IV, unnumbered leaf.
7. Ben Smith, Jr., realtor and abstractor, Boonville, Missouri, interviewed by M. Patricia Holmes, June 30, 1976.
8. Abstract, op. cit., p. 14.
9. Ibid., pp. 17-20.
10. Lilburn Kingsbury, New Franklin, Missouri, letter to M. Patricia Holmes, July 29, 1976.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

1. Abstract of title to the property.
2. Boonville City Ordinance Books, C, D, and E, Boonville City Hall vault.
3. Boonville [Mo.] Weekly Observer, May 26, 1846.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY Less than one acre

UTM REFERENCES

A 1,5 5,2,1,8,9,7 4,3,1,3,8,2,5
ZONE EASTING NORTHING
C

B
ZONE EASTING NORTHING
D

VERBAL BOUNDARY DESCRIPTION

Beginning on the north line of Spring Street where the west line of Third Street intersects same, running thence northwardly on the west line of Third Street ninety-five (95) feet, thence westwardly on a line parallel with the north line of Spring Street ninety (90) feet, thence southwardly and parallel with the west line of Third Street ninety-five (95) feet to the north line of Spring Street, thence eastwardly along the north line of Spring Street ninety (90) feet to the point of beginning, being ninety-five (95) feet of uniform width off of the entire south end of lot number

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

M. Patricia Holmes, Research Associate

ORGANIZATION

Office of Historic Preservation
Department of Natural Resources

DATE

June, 1976

STREET & NUMBER

P. O. Box 176

TELEPHONE

314/751-4096

CITY OR TOWN

Jefferson City

STATE

Missouri 65101

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL X

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE

Director, Department of Natural Resources
and State Historic Preservation Officer

DATE

FOR NPS USE ONLY

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

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

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11. Everett Marshall King, History of Maries County (Cape Girardeau, Missouri: Ramfre Press, 1963), p. 748.
12. Boonville [Mo.] Weekly Observer, May 26, 1846, p. 3.
13. W. F. Johnson, History of Cooper County, Missouri (Topeka and Cleveland: Historical Publishing Company, 1919, p. 1143.
14. Abstract, op. cit., pp. 30-35.
15. David D. March, The History of Missouri (New York and West Palm Beach: Lewis Historical Publishing Company, 1967), Vol. IV, p. 979; and History of Howard and Cooper Counties, Missouri (St. Louis, Mo.: National Historical Company, 1883), p. 861.
16. Johnson, op. cit., pp. 821-822.
17. Cochran, op. cit., and Johnson, op. cit., pp. 821-822.
18. Elizabeth Williams Cosgrove, An Old House Speaks (printed in St. Louis, Missouri, published by The Granddaughter of Marcus and Mary Jane Littlepage Williams, the Builders of the Old House, 1943), p. 186.
19. Charles van Ravenswaay, Director, The Henry Francis du Pont Winterthur Museum, Winterthur, Delaware, letter to M. Patricia Holmes, June 15, 1976; Miss Cochran, interview, op. cit. Miss Cochran heard this account from Dr. Charles Swap, a local dentist (born 1865) whose father, Dr. Franklin Swap (1830-1902), also a dentist, served for 18 years as city clerk and was Boonville's mayor for four terms. Franklin Swap's period of involvement in the city government witnessed the improvement, including grading, of the local streets which were still unpaved in the 1880s. See Boonville City Hall, City Ordinance Books, C, D, and E, passim. The Swaps lived across the street, to the east, from the Boller House. According to Miss Cochran the Swap family had witnessed these changes taking place to the house.

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4. Cochran, Miss Jessie, Boonville, Missouri. Interviewed by M. Patricia Holmes, August 10, 1976.
5. Cosgrove Elizabeth Williams. An Old House Speaks. St. Louis, Missouri: The Granddaughter of Marcus and Mary Jane Littlepage Williams, 1943.
6. History of Howard and Cooper Counties, Missouri. St. Louis, Mo.: National Historical Company, 1883.
7. Johnson, W. F. History of Cooper County, Missouri. Topeka and Cleveland: Historical Publishing Company, 1919.
8. King, Everett Marshall. History of Maries County. Cape Girardeau, Missouri: Ramfre Press, 1963.
9. Kingsbury, Lilburn, New Franklin, Missouri, local historian. Letter to M. Patricia Holmes, July 29, 1976.
10. Levens, Henry C., and Nathaniel M. Drake. A History of Cooper County, Missouri. St. Louis, Missouri: Perrin & Smith, Steam Book and Job Printers, 1876.
11. March, David D., Ph.D. The History of Missouri. New York and West Palm Beach: Lewis Historical Publishing Company, 1967, 4 vols.
12. Smith, Ben, Jr., abstractor and realtor, Boonville, Missouri. Interviewed by M. Patricia Holmes, June 30, 1976.
13. van Ravenswaay, Charles. Letter to M. Patricia Holmes, June 15, 1976.
14. Young, Hon. William. Young's History of Lafayette County, Missouri. Indianapolis, Indiana: B. F. Bowen & Company, 1910, 2 vols.

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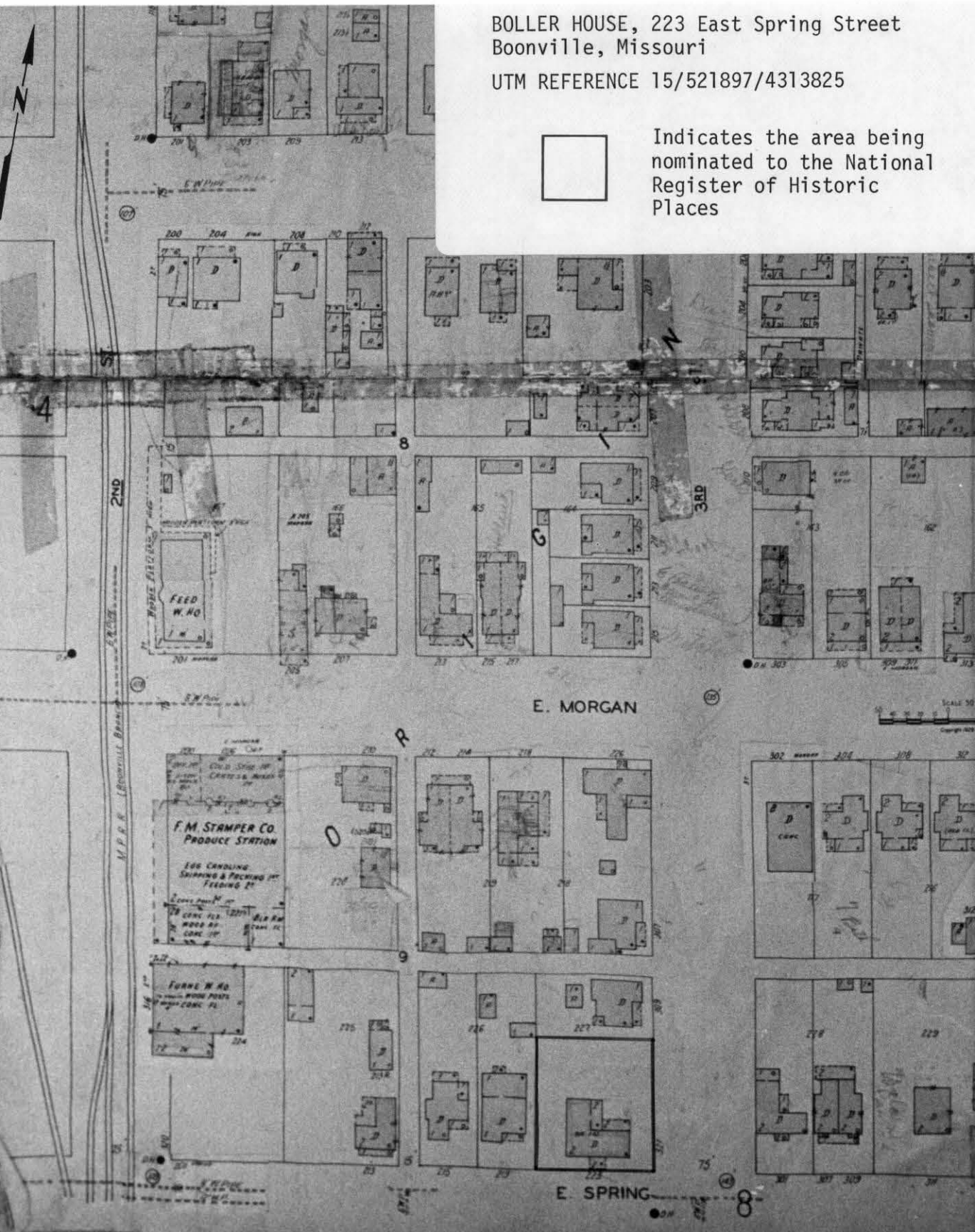
two hundred twenty-seven (227) of the original town, now city of Boonville,
Missouri, as shown and designated on the recorded plat.

BOLLER HOUSE, 223 East Spring Street
Boonville, Missouri

UTM REFERENCE 15/521897/4313825

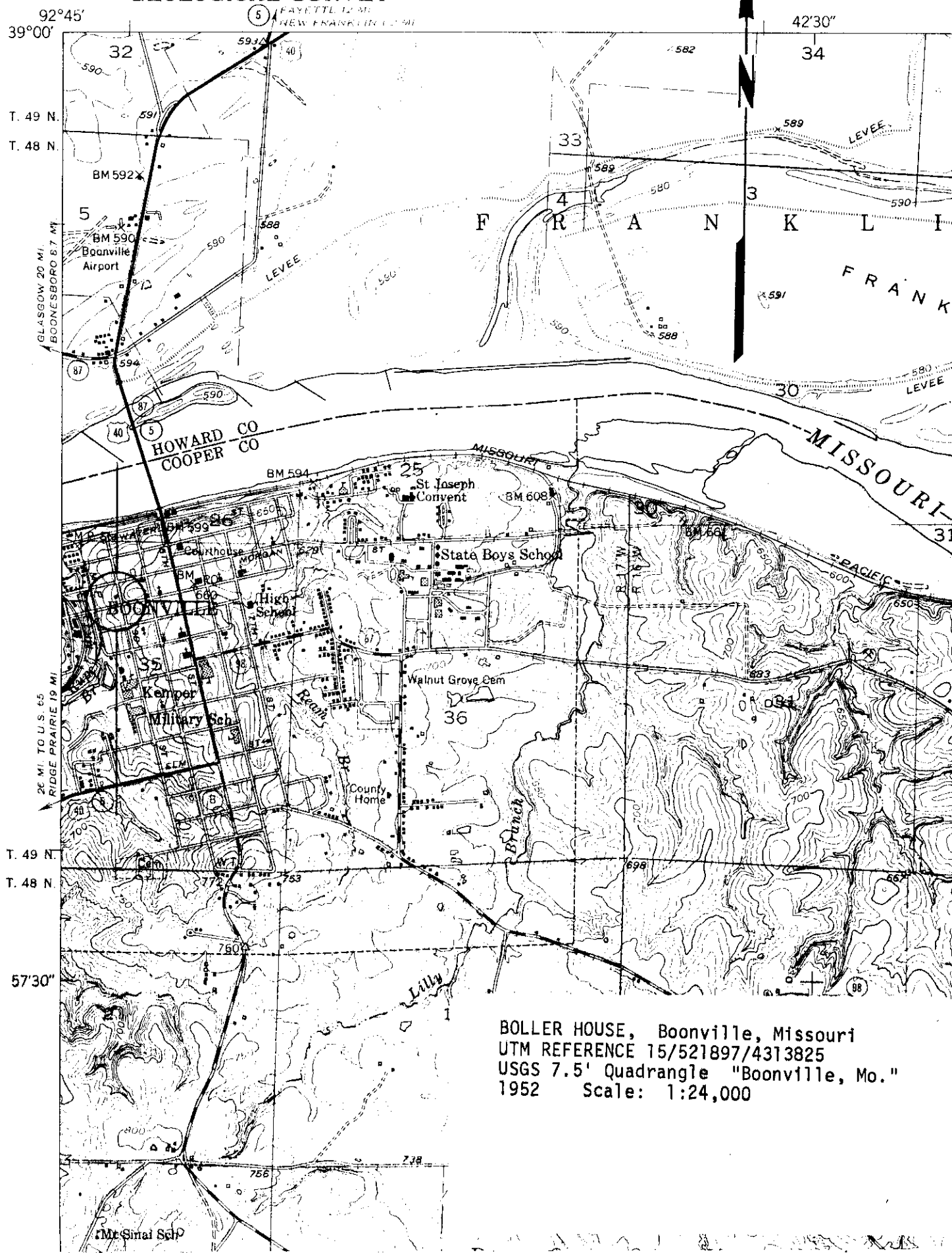


Indicates the area being
nominated to the National
Register of Historic
Places



ASGOW 1:625000

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY



BOLLER HOUSE, Boonville, Missouri
UTM REFERENCE 15/521897/4313825
USGS 7.5' Quadrangle "Boonville, Mo."
1952 Scale: 1:24,000

Photo Log:

Name of Property: **Boller House**

City or Vicinity: **Boonville**

County: **Cooper County** State: **MO**

Photographer: **M.P. Holmes**

Date

Photographed: **May 1976**

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 9. View from S, looking N, Main façade.

2 of 9. View from S. Shows house prior to recent vandalism. House on the northern third of Lot. 227 shows at right behind the Boiler House.

3 of 9. View from the SE, looking NW. Main façade at left, east gable end at right.

4 of 9. View from SW toward the NE showing the rear wing at left and the front block at right.

5 of 9. View from the NE, looking SW. Rear aspect of the house.

6 of 9. Interior view of central stairhall, second floor, looking S toward the front door. Stairwell at right. Doorways to flanking rooms at left and right.

7 of 9. Interior view of rear stairhall, second floor, looking down the stairway, from the E to the W.

8 of 9. Interior view of W room, main block, second floor, from the SE to the NW.

9 of 9. Interior view: Fireplace mantel, E room, main block, second floor. From W, looking E. This is the most ornate mantel in the house.



















