

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received

date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections**1. Name**

historic Villa Panorama

and/or common Villa Panorama

**2. Location**

street &amp; number 1310 Swifts Highway not for publication

city, town Jefferson City vicinity of

state Mo. code county Cole code

**3. Classification**

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

**4. Owner of Property**

name Michael T. and Rosalyn Redel

street &amp; number 2207 Greenmeadow Drive

city, town Jefferson City vicinity of state Mo. 65104

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Cole County Recorder's Office

street &amp; number Courthouse, 301 East High Street

city, town Jefferson City state Mo.

**6. Representation in Existing Surveys**title An Intensive Cultural Resource Assessment: LaSalette Seminary, Cole County has this property been determined eligible? ☐ yes ☐ no  
date 1978 federal state county local

depository for survey records Department of Natural Resources, Division of Parks and Historic Preservation

city, town P. O. Box 176, Jefferson City, state Mo. 65102

## 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

Villa Panorama is a two and one half story brick colonial revival house constructed on a raised basement of rough ashlar limestone faced with smooth stone blocks. The house sits back on a lot on the highest spot in Jefferson City on Swifts Highway in the south central part of the City. The house is so situated as to make use of the views of the Missouri Capitol to the North and the rolling landscape to the south. The house was built for Mr. and Mrs. Jacob R. Moerschel in 1907. The main facade faces south. The roof is a gambrel of slate and the building has raised parapet gable walls on the east and west.

The main facade is a three bay configuration comprised of a center doorway flanked by windows with a round arch soldier course with circular set-in spandrels on the first floor. An entrance portico, reached by a wide flight of stone steps with wrought iron railing, protects the side-lighted and transomed door. Stained glass is used in all glazed areas of this entrance doorway, including a large panel which depicts a peacock in the door. The Portico is made up of stone bases with brick piers and a pair of stone columns with doric capitals. The cornice, with a little setback, continues as the cornice of a porch to the east where it turns along the east wall. This porch sits on stone piers and has a tile floor and stone railing. A stone balustrade has been removed from the top of the portico and the porte cochere. Lattice panels provide ventilation for the work area under the porch.

The second floor south facade is composed of a central copper bay window flanked by a window on either side. The cornice is made up of a stone beltcourse, additional brick work with four stone pendant like panels and a built up wooden cornice which houses copper gutters. This wooden cornice makes a slight return on the east and west gable ends. Principal windows on the first and second floors are double hung fifteen over one light sash units.

The top floor has three large dormers with double hung ten over one sash units. The end dormers have triangular pedimented gables while the center has a round pedimented gable. There is a wrought iron railing at the dormer line of the roof and between the chimneys.

The gambrel roof is of slate and has paired chimneys in the parapet gable walls. Two oval windows and a pair of double hung six over one light sash windows are located in each gable wall of the top floor. A semicircular louvered vent is centered above the two third floor windows.

The house is basically L-shaped with a center hall in the main block. A back stairway is located at the rear of the main block on the west side with an entrance from under the Porte cochere. A small service wing extended to the north beyond the rear stairs. The house is well-constructed and is an unusual early use of expanded metal lath with almost a full inch of plaster. A brick bay window is located at the northeast corner of the main block. It is two stories high and is topped with the same cornice as the main block but has brick piers and wrought iron railing above the cornice line.

The site includes an original brick carriage house, which is located several yards to the northwest of the house. The carriages were kept in the southern two thirds of the first floor and horses were kept in stalls in the north end. Hay storage and servant housing were located on the second floor under the slate covered gambrel roof. A large

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Continuation sheet Villa Panorama

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dormer is located on each side of the roof, which is topped with an octagonal ventilating cupola with a copper roof and a weather vane at the peak.

A colonial revival pump house is located in the yard just east of the house. It is a one story building of brick with a hipped roof. It features a portico which is very similar to the one on the main house. This building also has stained glass windows in its west facade and one door to the east. It houses the pumps used for the pool and irrigation systems that were installed by the Botz family.

The property was significantly improved by Mr. and Mrs. Otto C. Botz after they purchased it in 1922.

The Carriage house was converted into a garage with an apartment over it. The grounds were extensively landscaped a swimming pool and a wading pool were constructed, and a series of flower beds, walks and seating areas and landscape architectural structures were installed at this time. A wishing well of brick and wrought iron, statuary and a cast iron miniature of the Santa Maria were part of this landscaping effort. Later, a stone grotto was constructed at the southwest edge of the property for private devotion and meditation.

The main house saw renovations in the kitchen and bathroom areas. A new two story addition was constructed along the north side of the house. This addition was carefully joined to the original house and the brick work matched. Multi-paned metal sash units, (casements) were utilized to create sunrooms on each floor.

All buildings remain and are in good condition. Some of the interior modifications performed during the tenure of the Missionaries of LaSalette after 1948 have been removed and a new kitchen installed in a portion of the addition. The original kitchen and pantry have been extensively remodeled as a restaurant kitchen.

The basement of the home contains a large rathskeller which can be reached from the side entrance or from under the front porch. Several utility rooms and a half bath are located on this level also.

The main floor contains the center hall, a parlor on the west side, a parlor and a dining room on the east side of the main floor and rest rooms behind the side stairs. The dining room, which has a bay window in the east wall, is connected to the front parlor by means of sliding doors. The two parlors have six foot wide sliding pocket doors to the center hall. All principal rooms have fireplaces with mirrored overmantles intact. The remodeled kitchen and restaurant kitchen are located across the north end of the house.

The center hall has a single flight of steps which ascend in the center of the north wall to a landing which has another short flight of steps at the east and west wall to the second floor hall. A stained glass doorway that leads to the sunroom is located in the north wall, four steps up from the landing. The main hall has oak woodwork, columns, beams and cornice work which are intact.

The second floor contains three principal bedrooms over the main rooms below. Fireplaces

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are intact in all three rooms, including the bedroom with a bay window. A compartment bathroom and a small bedroom are located in the original service wing on the north side of the side stairs. The later addition is a sunroom across the north. It is constructed using an early celotex material for floors, walls and ceiling. Original light fixtures are intact in the sunroom. Several later interior walls have been removed. The top floor, which can be reached by the side stairs only, contains four rooms and a bath which is presently a rental apartment.

A stone wall is located along the southern edge of the property along Swifts Highway.

## 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 checked="" 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/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1907 Builder/Architect H. J. Wallau

### Statement of Significance (in one paragraph)

Villa Panorama is significant under Criteria A, B, and C.

A. Broad Patterns: Villa Panorama was constructed during the period of rapid development of Jefferson City as Missouri's Capitol City. Mr. Moerschel was one of the citizens instrumental in developing an industrial base, civic improvements and community services that led to Jefferson City's growth as a major urban center. He also contributed money and effort to the rebuilding of the State Capitol after the destruction by fire in 1911. Mr. Botz continued this industrial and community development well into the middle of this century.

B. People: The owners of this property from the turn of the century until 1948 were family of real import to Jefferson City and the state. This property was the home of the directors of several important enterprises in the city banks, brewery, printing company, hatchery, street car system, nursery and poultry farms. H. J. Wallau was a German immigrant who built many homes in Jefferson City and built the Cole County Court House.

C. Architecture: Villa Panorama is an excellent example of colonial revival architecture in central Missouri. It is well-designed and was built with materials that were up to date at the time of construction. The addition to the north end of the house and the landscaping were done by the Botz family. Mr. Botz, who ran a nursery and a poultry operation, extensively landscaped the Villa grounds on a scale unusual in central Missouri.

Villa Panorama was constructed on land originally purchased by Robert A. Ewing in 1824. This property of 160 acres was divided and was acquired by Ada F. Swift in 1863. This holding of about 43 acres was titled in her name until after the Civil War when she petitioned and transferred the property into her husband's name. The first owner of the specific lot where Villa Panorama is located was William R. Hopkins in 1871. Several subsequent owners apparently had difficulty as the property was sold several times at sheriff's sale. In 1905, the lot was acquired by Charles and Myrtle Opel for \$2,800. H. J. Wallau purchased the property on March 26, 1907 and sold it in May of the same year to Jacob F. Moerschel.

Jacob F. Moerschel was born in Bavaria, Germany on July 20, 1848, the son of Frank Joseph and Anna Bloechinger Moerschel. After his formal education ended in Germany, Moerschel became a brewer. He immigrated to St. Louis in 1867 with no funds and no knowledge of the English language. Once in St. Louis, he practiced his occupation of brewing by gaining employment in breweries there. He worked in all facets of the industry and gained extensive knowledge of the entire brewing process. His drive paid off as he became a partner in the Klausmann Brewery in 1884 and then established the Spring Brewery in St. Charles in 1890.

Moerschel acquired the Wagner Brewery in Jefferson City. This operation became known as the Capital Brewery Company. Under his direction, the Capital Brewery became an important enterprise in Jefferson City. Located at Dunklin and Washington Streets, the entire block was used by the company.

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The buildings themselves were described as of "pleasing architecture with the latest appliances used." The plant was "thoroughly progressive" and the production soared to 20,000 barrels brewed annually, with distribution in a one hundred mile radius. The brewery also contained the only artificial ice manufacturing operation in the city. Moerschel's ice production reached 60 tons per day. Seven wagons were required to distribute the brewery's beer and ice and it employed forty employees.

Jacob F. Moerschel was known as a homeloving man, happy when his children were around him. He had a reputation for shrewdness, highest integrity and ability, and civic promotion. He used his gifts and resources with generosity and was public-minded. Moerschel was primarily responsible for building the streetcar system in Jefferson City. He pledged \$5,000 to the construction of the existing state capitol, paid his pledge in full and then made another pledge to the completion of the building. Although Jacob F. Moerschel had no time to participate actively in politics, he took the citizenship responsibilities of his adopted country seriously and always voted. He was an organizer, stockholder and director of the Cole County Bank.

Jacob F. Moerschel was an example of the industrious type of individual who made fortunes in the post-Civil War industrial boom in the United States. His ambition, foresight and business acumen moved him from poor immigrant status to nouveau riche. Moerschel used his wealth to provide the comforts of Villa Panorama and a comparable lifestyle for himself and his family. He also shared the philanthropic outlook of other post-Civil War "Captains of Industry."

Mr. Moerschel died in January of 1918. His will, dated February 1, 1917, specifically mentions his present home in Jefferson City, known as Villa Panorama, which he desired to remain in his family. However, the property was sold, according to his will, for the highest price obtainable to Otto C. and Renee Bichet Botz for \$35,000 in 1922.

Otto C. Botz was born in St. Louis of German parents. He moved to Jefferson City from Sedalia in 1921. Botz was a principal in the merger of several printing and stationery firms into the Hugh Stephens Printing and Stationery Company and later became president and general manager. In October of 1929, the company became Botz Printing and Stationery Company and included the Acme Printing and Stationery Company at Sedalia.

Mr. Botz was president of the following: Jefferson City Printing Company, Botz Real Estate and Investment Company, Panorama Nursery Corporation, Missouri State Chickeries, Capitol Poultry Farms (all of Jefferson City) and Triangle Printing Company of Davenport, Iowa and Acme Printing and Stationery Company of Sedalia. For three years, Botz served as president of the Missouri State Chamber of Commerce. Mr. Botz held a patent for quick freezing of chickens.

To complete a "journeyman's education," Botz started out on a tour of the world, working his way. The tour was interrupted at the onset of World War I. While in France, he met his wife, Miss Renee Bichet, and they were married in 1918.

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The property was acquired by the Missionaries of LaSalette from Mr. and Mrs. Botz. A seminary was then established and Villa Panorama was adapted for housing of priests and lay brothers until 1967.

In 1969 the house and grounds were acquired by Don and Grace Kruse who undertook extensive renovation of the interior that included removal of many of the modifications completed by the LaSalette Missionaries. Many of the items that were removed by the LaSallettes were acquired and restored to Villa Panorama, including the Peacock stained glass.

## 9. Major Bibliographical References

See attached

## 10. Geographical Data

Acreeage of nominated property 6 acres

Quadrangle name Jefferson City

Quadrangle scale 1:24,000

UTM References

A 115 571031610 41261901610  
Zone Easting Northing

B                    
Zone Easting Northing

C                  

D                  

E                  

F                  

G                  

H                  

Verbal boundary description and justification

Part of the west half etc. (attached)

List all states and counties for properties overlapping state or county boundaries

state Missouri code county Cole code

state code county code

## 11. Form Prepared By

1.  
name/title Patrick H. Steele, Sr. and Helen Barnett

organization Missouri Heritage Trust date May 15, 1984

street & number P. O. Box 895 telephone (314) 635-6877

city or town Jefferson City state Missouri

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

   national    state X local

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

State Historic Preservation Officer signature

John Karel, Director & Deputy State Historic Preservation  
title Officer, Division of Parks & Historic Preservation

date

9/4/84

For NPS use only

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

date

Keeper of the National Register

Attest:

date

Chief of Registration



United States Department of the Interior  
National Park Service

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Page 1

Ford, James E. A History Of Jefferson City, Missouri State Capitol,  
And Of Cole County (Jefferson City: New Day Press, 1938)

Staff Writers, Missouri, Mother Of The West (Chicago: The American  
Historical Society, Inc., 1930)

Missouri The Center State 1821-1915 Vol. III (Chicago: The S. T. Clarke  
Publishing Company, 1915)

Abstract Of The Title, Part Of West Half Of NE ¼ Section 13, Township 44,  
Range 12, City Of Jefferson, Cole County, Missouri.

Sturdevant, Craig, An Intensive Cultural Resource Assessment:  
LaSalette Seminary, Cole County, Missouri.

Jefferson City News Tribune, (Jeff City, May 23 1948)

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Page 1

Part of the west half of the Northeast quarter of Section 13, Township 44, Range 12, in the City of Jefferson, Cole County, Missouri, more particularly described as follows:

Beginning at the northeast corner of Lot No. 15 of Swifts and Thompsons Subdivision of the City of Jefferson, Missouri, per plat of record in Plat Book 1, page 9, Cole County Recorder's Office; thence south 5 degrees east, along the quarter section line, and the east line of said Lot No. 15, 532 feet, to the northerly line of Swifts Highway; thence north 87 degrees 10 minutes east, along the said northerly line of Swifts Highway, 503 feet; thence north 5 degrees west, parallel with the quarter section line, 547.33 feet to the north line of Section 13, Township 44, Range 12; thence south 85 degrees 25 minutes west, 503.24 feet, to the point of beginning.

Containing 6 acres, more or less.

Subject to special easement for road to the City of Jefferson, Missouri, by easement of record in Book 213, page 380, Cole County Recorder's Office.

Continuation sheet

Villa Panorama

Item number 11

Page 1

2. James M. Denny, Chief, Survey & Registration  
and State Contact Person  
Department of Natural Resources  
P.O. Box 176  
Jefferson City,

May 15, 1984  
(314) 751-4096  
Missouri 65102



VILLA PANORAMA  
1310 Swifts Highway, Jefferson City, Cole Co.

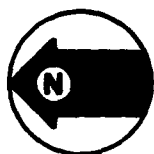
U.S.G.S. 7.5" Scale 1:24,000

"JEFFERSON CITY, MO" Quadrangle  
(1967, rev. 1981)

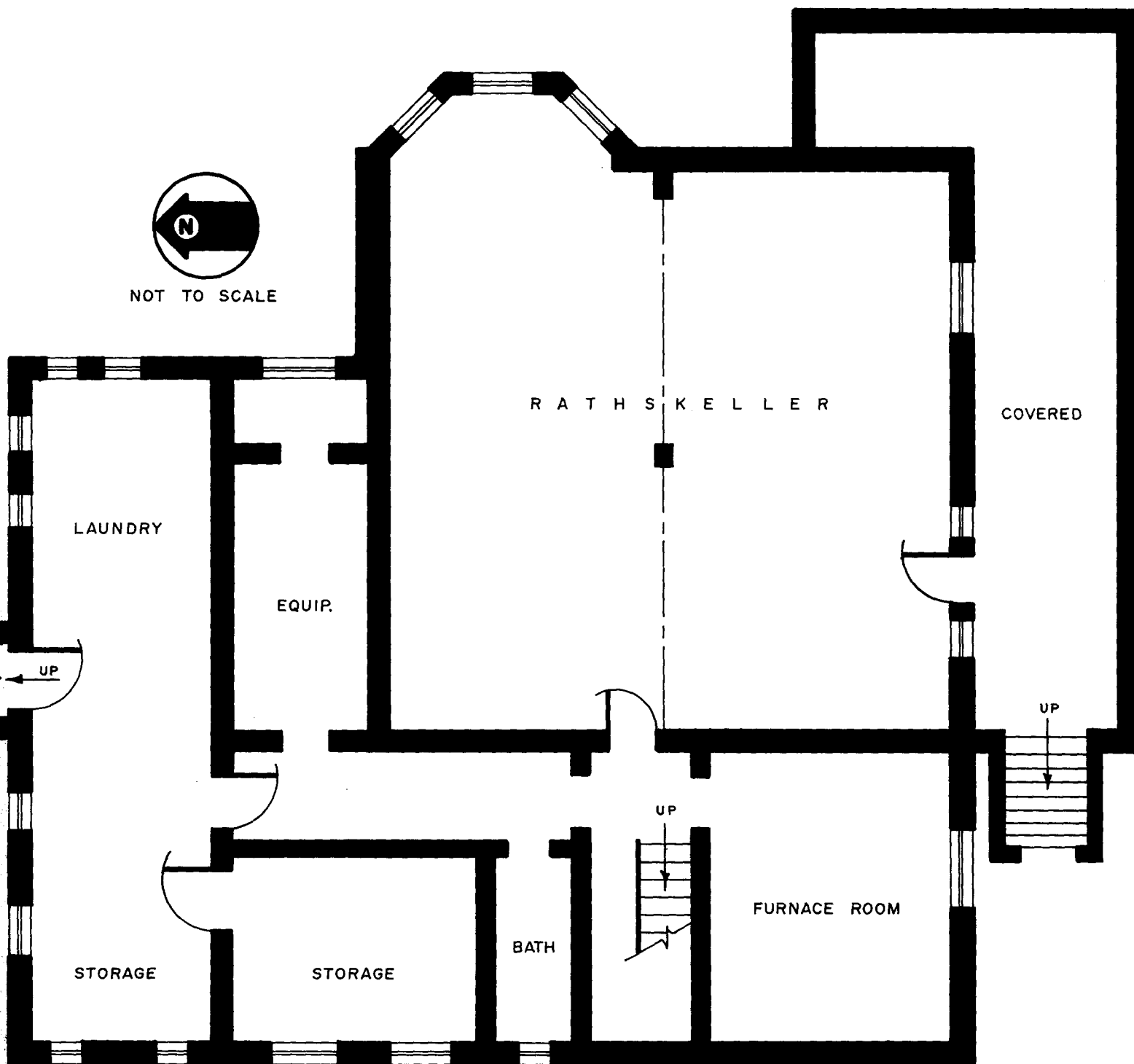
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BASEMENT FLOOR PLAN  
VILLA PANORAMA  
JEFFERSON CITY, MISSOURI



NOT TO SCALE



INFORMATION TAKEN FROM DRAWINGS BY PATRICK STEELE

DRAWN FOR: JIM DENNY

DRAWN BY: BILL SMITH

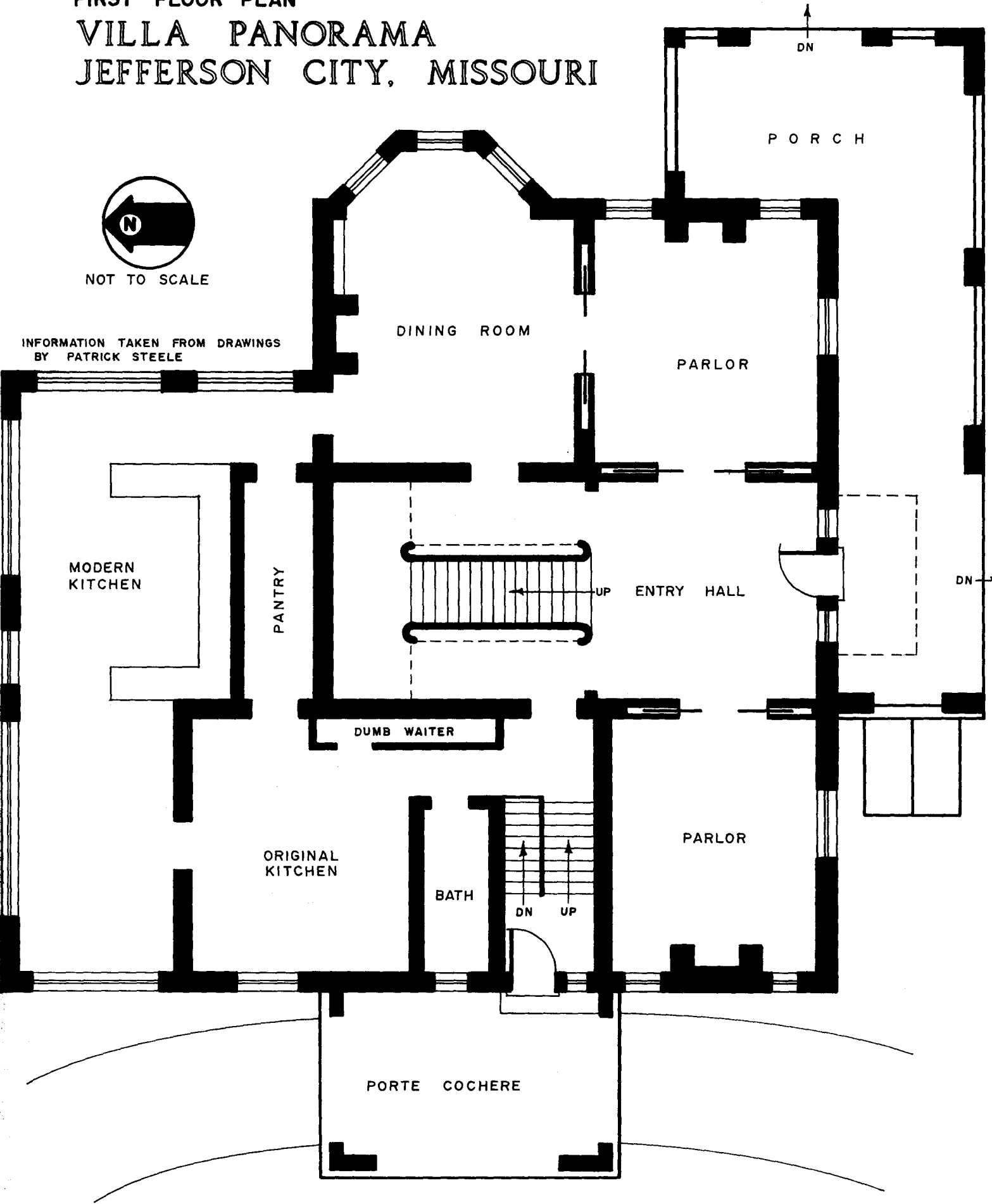
AUGUST 1961

FIRST FLOOR PLAN  
VILLA PANORAMA  
JEFFERSON CITY, MISSOURI



NOT TO SCALE

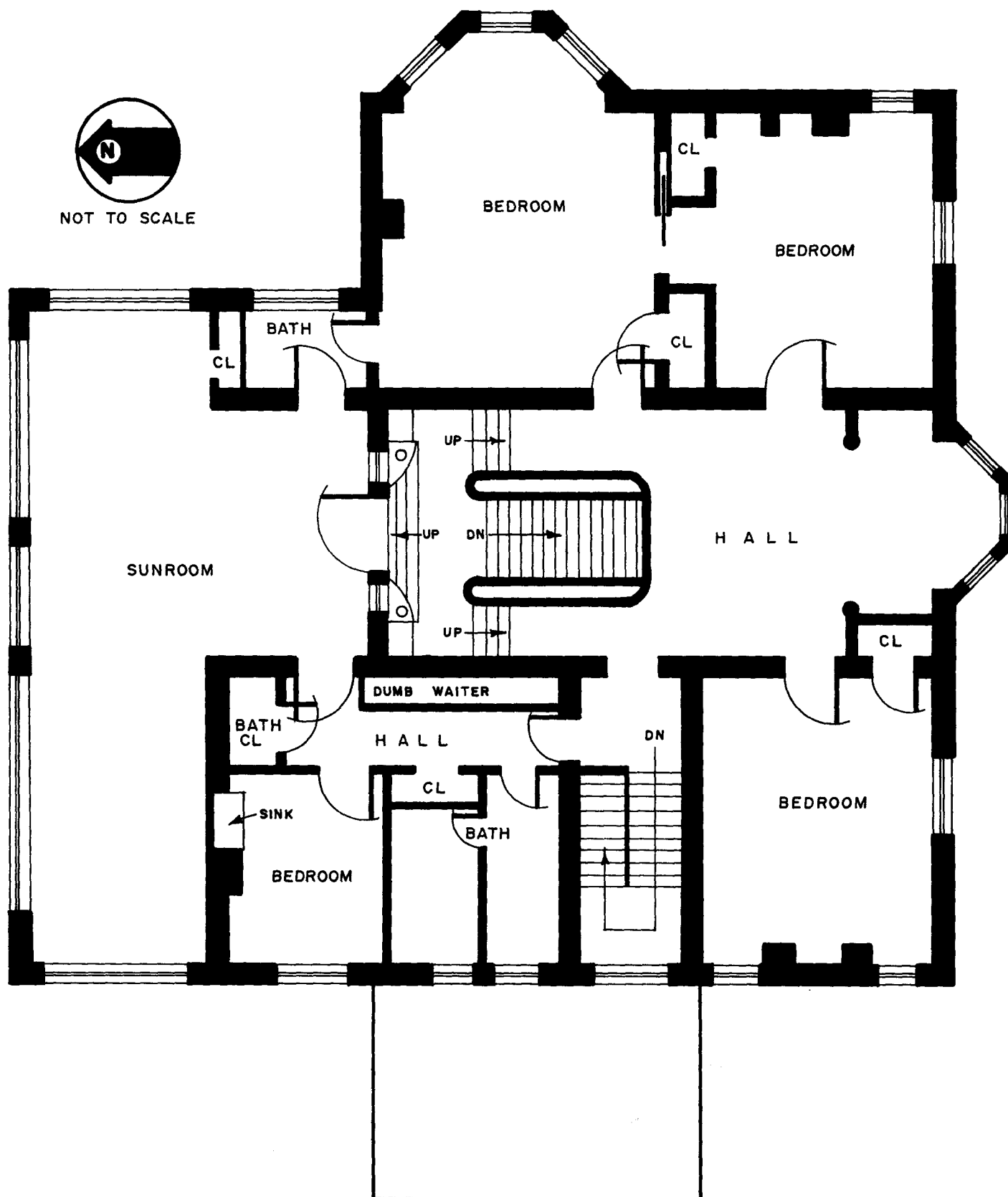
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BY PATRICK STEELE



SECOND FLOOR PLAN  
VILLA PANORAMA  
JEFFERSON CITY, MISSOURI

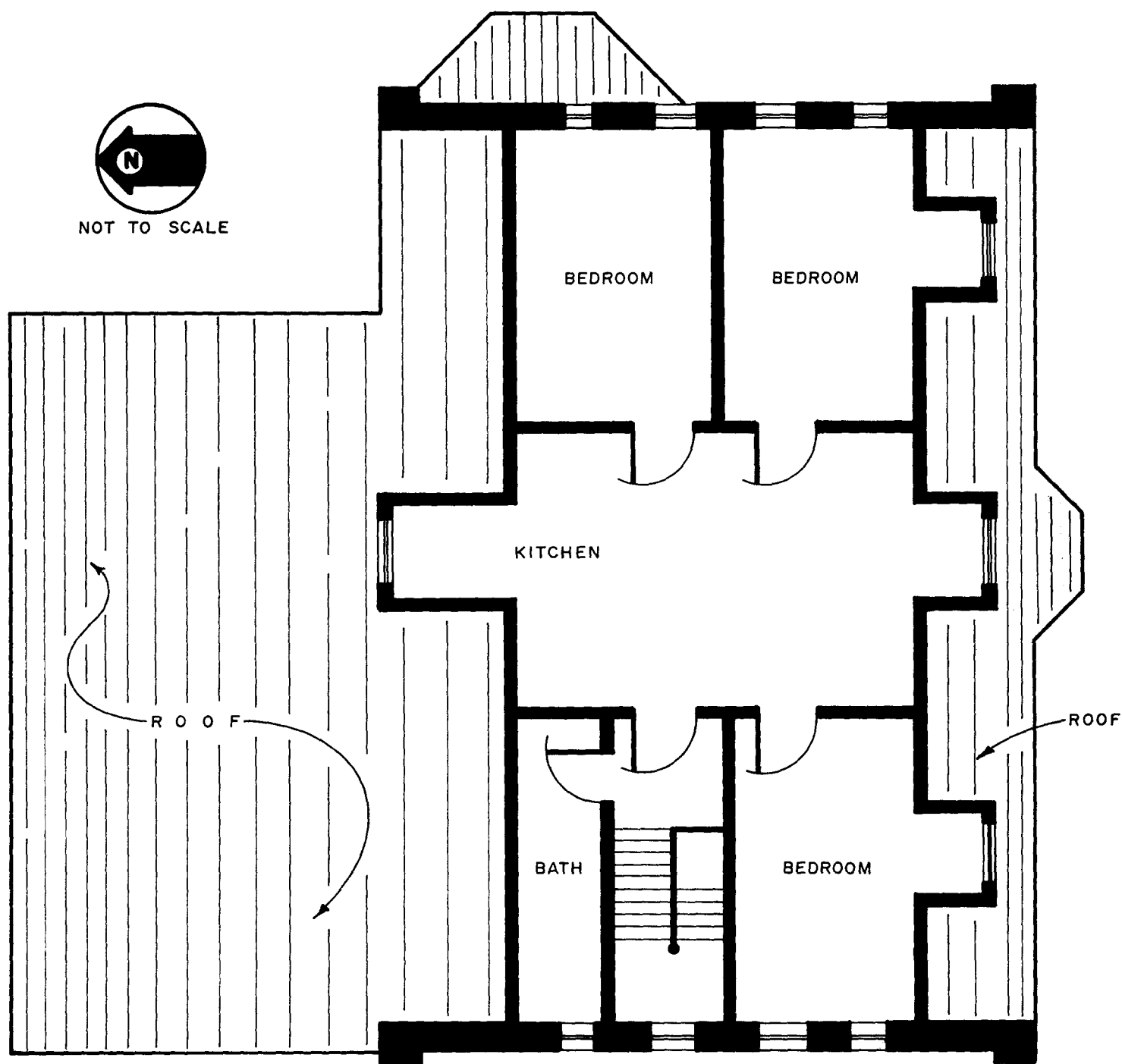


NOT TO SCALE



INFORMATION TAKEN FROM DRAWINGS BY PATRICK STEELE

THIRD FLOOR PLAN  
VILLA PANORAMA  
JEFFERSON CITY, MISSOURI



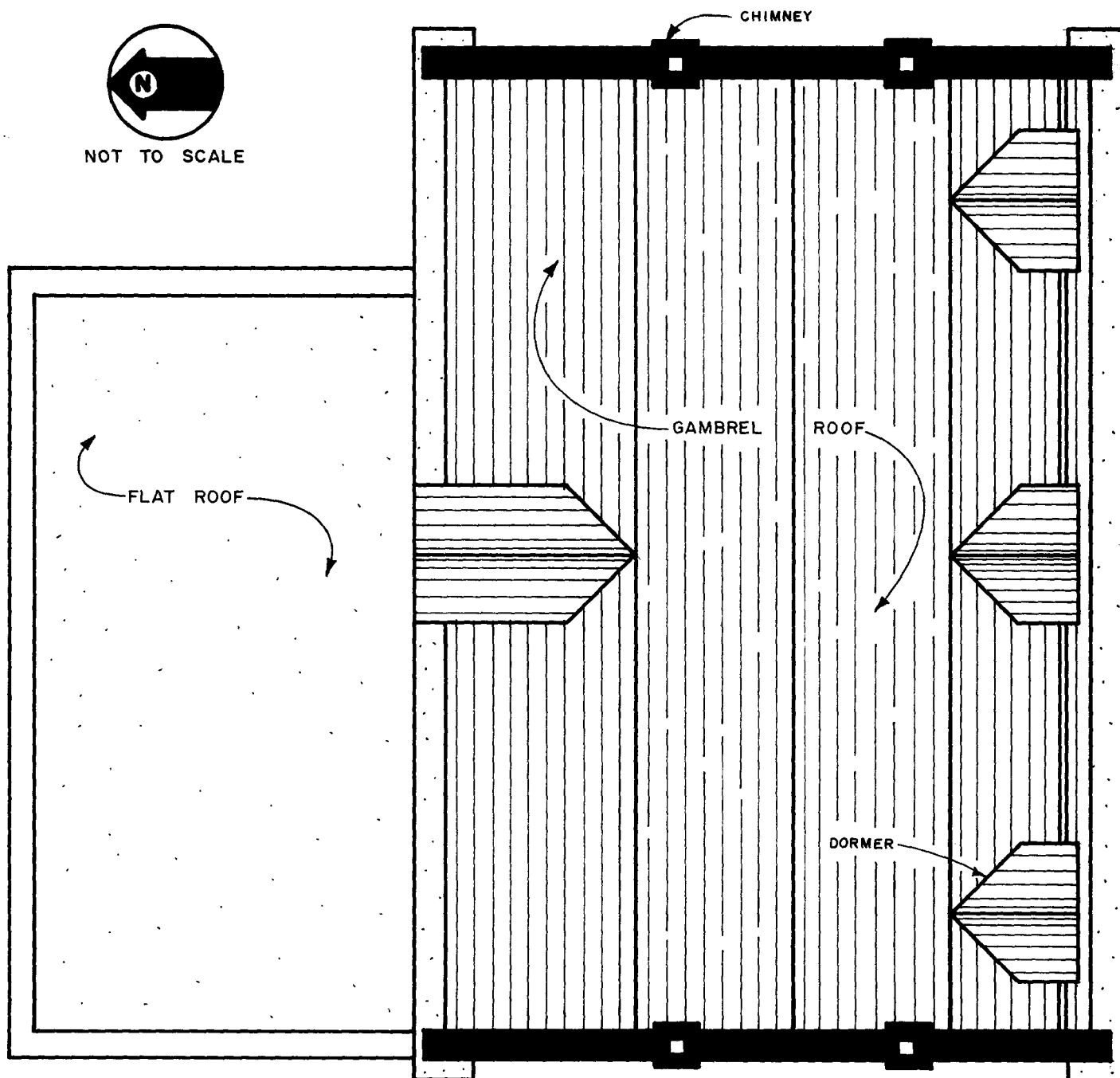
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ROOF PLAN

VILLA PANORAMA  
JEFFERSON CITY, MISSOURI



NOT TO SCALE



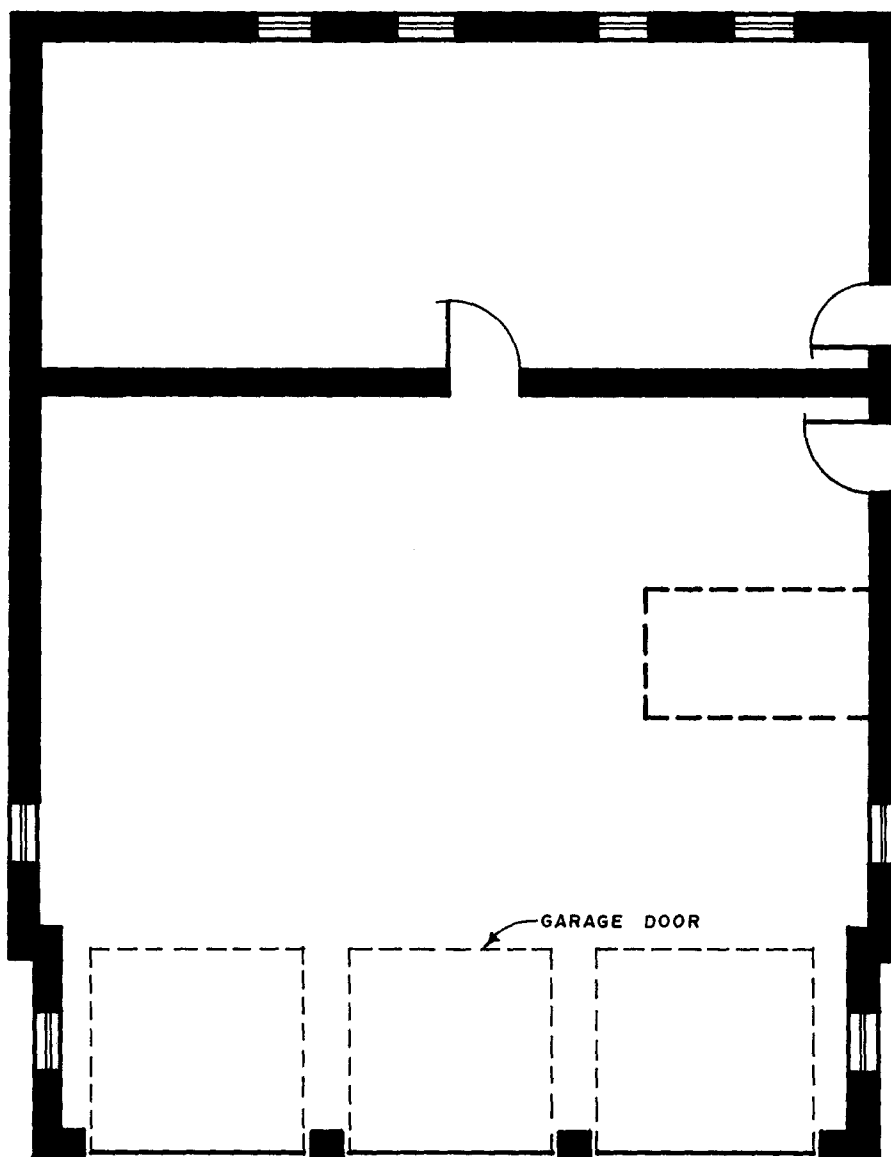
INFORMATION TAKEN FROM DRAWINGS BY PATRICK STEELE



FIRST FLOOR PLAN  
CARRIAGE HOUSE  
VILLA PANORAMA  
JEFFERSON CITY, MISSOURI



NOT TO SCALE

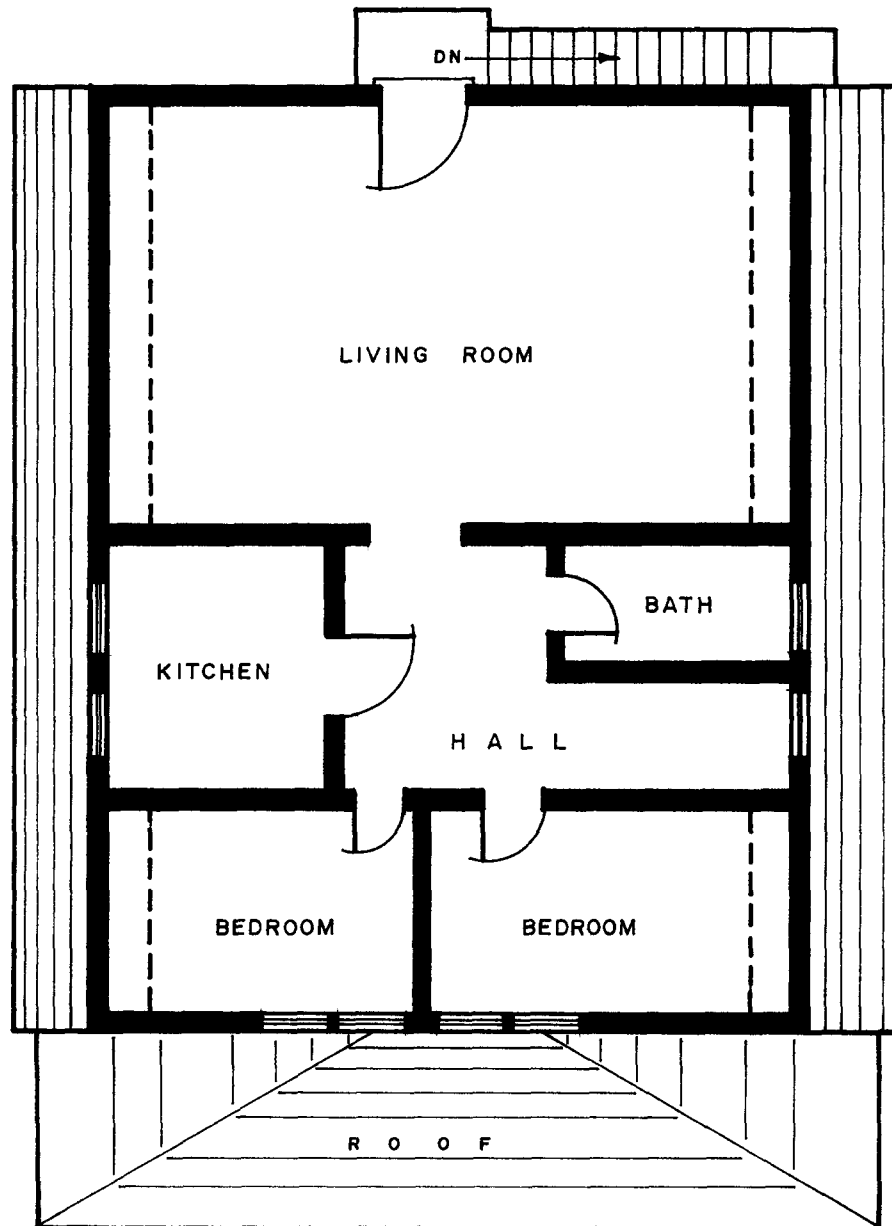


INFORMATION TAKEN FROM DRAWINGS BY PATRICK STEELE

SECOND FLOOR PLAN  
CARRIAGE HOUSE  
VILLA PANORAMA  
JEFFERSON CITY, MISSOURI



NOT TO SCALE

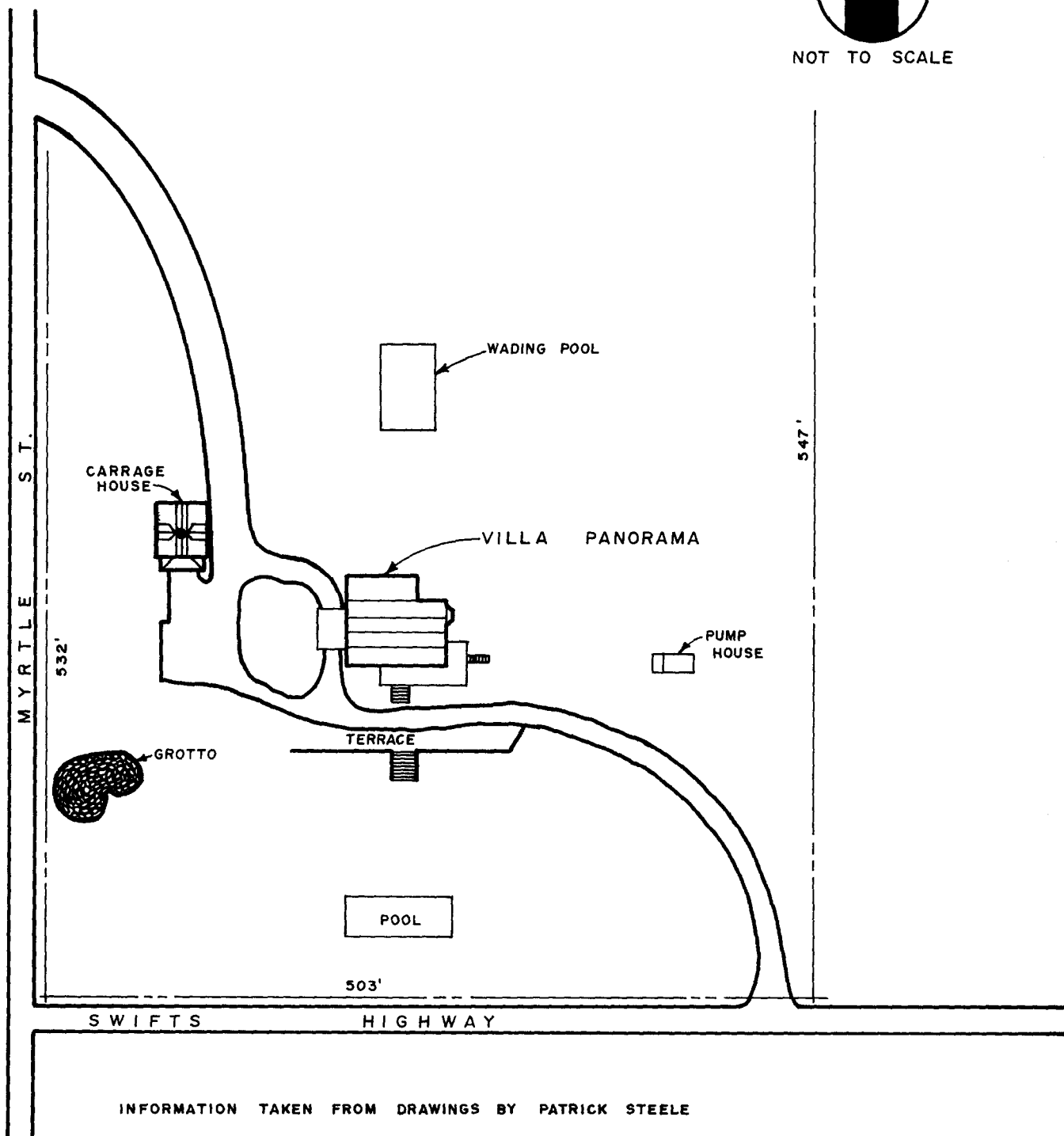


INFORMATION TAKEN FROM DRAWINGS BY PATRICK STEELE

SITE PLAN MAP  
VILLA PANORAMA  
JEFFERSON CITY, MISSOURI



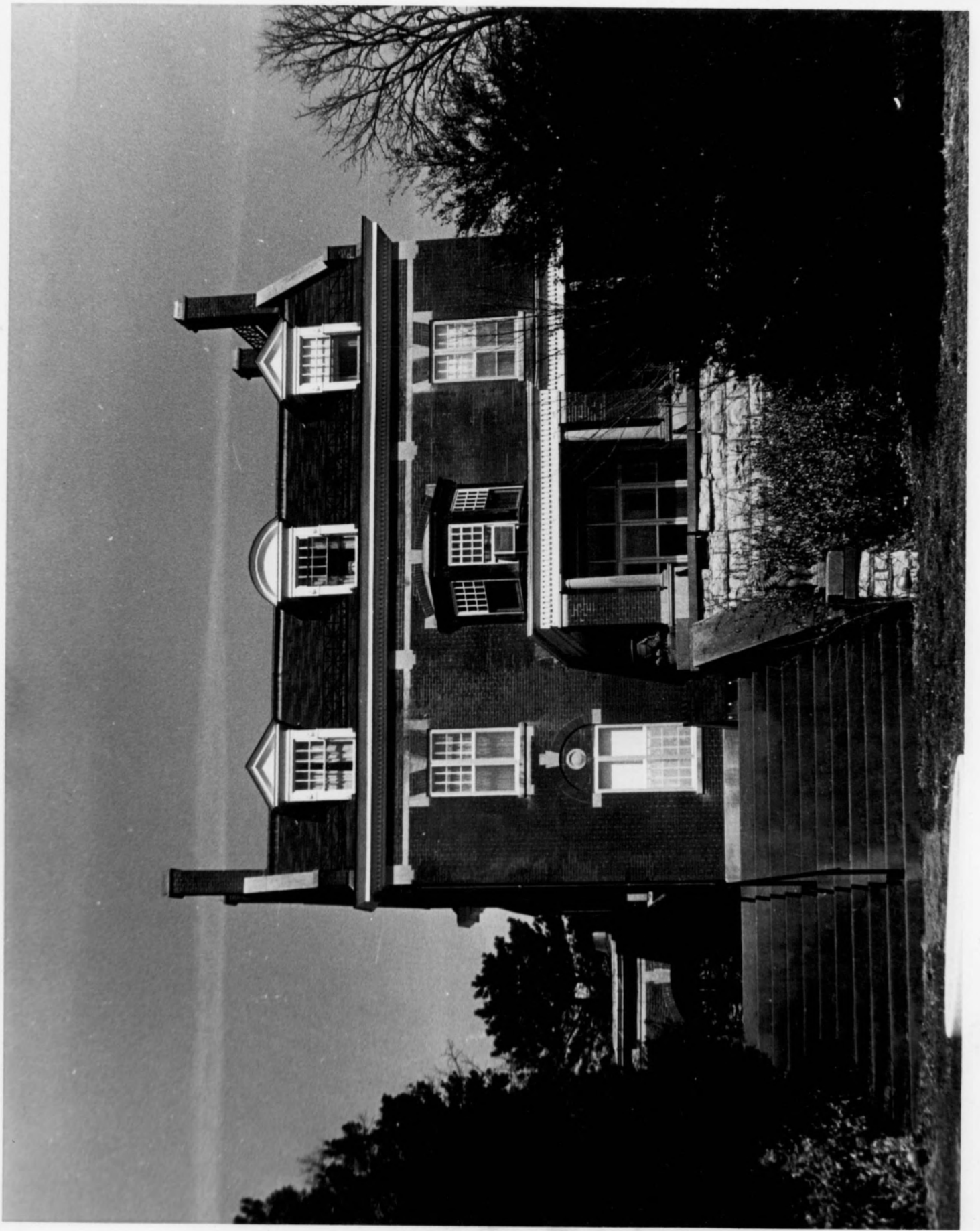
NOT TO SCALE



Villa Panorama  
Jefferson City, MO  
Patrick H. Steele, Sr.  
March 11, 1984

Missouri Heritage Trust  
Box 895  
Jefferson City, MO 65102

1 of 19  
Front facade from southwest



Villa Panorama  
Jefferson City, MO  
Patrick H. Steele, Sr.  
March 11, 1984

Missouri Heritage Trust  
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2 of 19 East facade from  
southeast



3

Villa Panorama  
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March 11, 1984

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3 of 19 House with addition  
from northeast





4

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4 of 19 West facade



Villa Panorama  
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5 of 19 Detail of west side  
entrance





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6 of 19 Porch details from  
west



7

Villa Panorama  
Jefferson City, MO  
Patrick H. Steele, Sr.  
March 11, 1984

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7 of 19 Front entrance detail

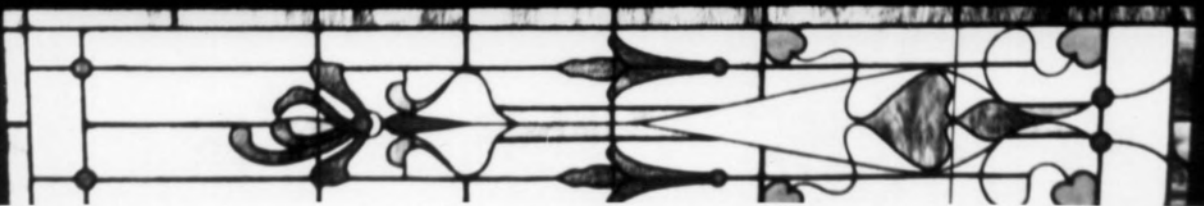
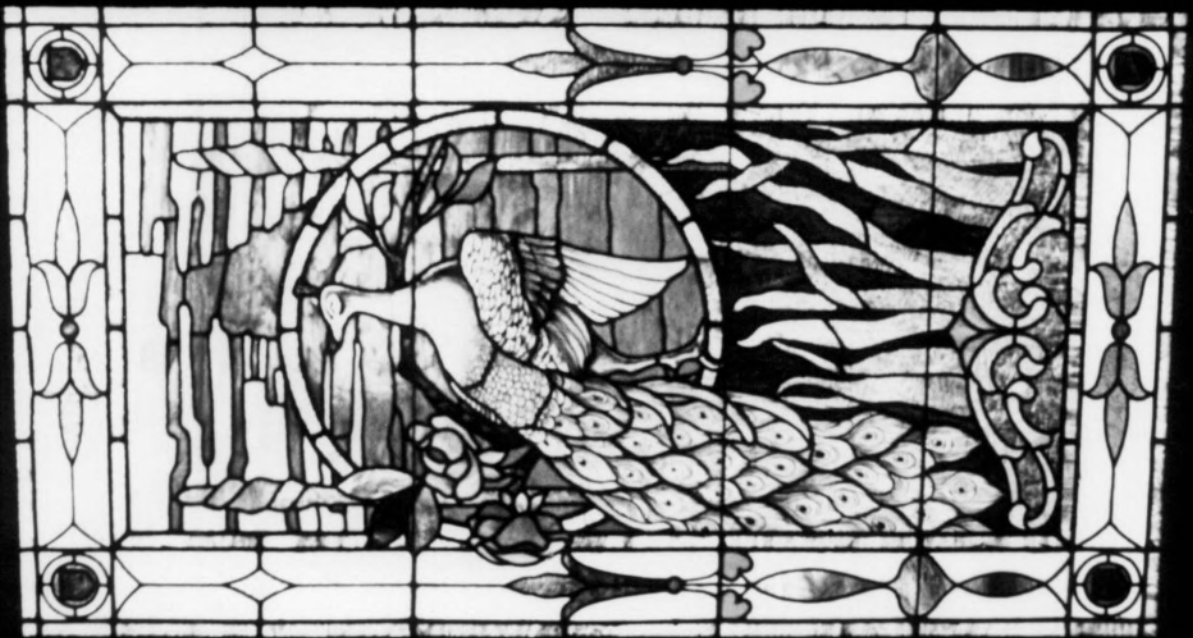
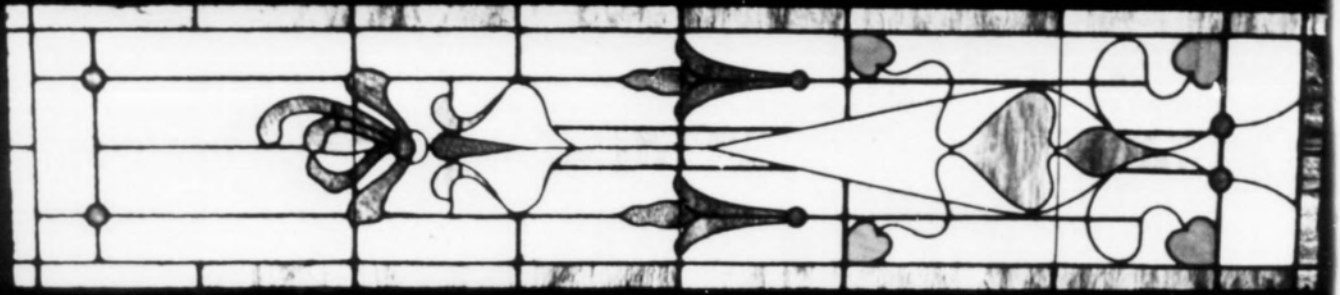




Villa Panorama  
Jefferson City, MO  
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March 11, 1984

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8 of 19 Stained glass detail,  
front door



9  
Villa Panorama  
Jefferson City, MO  
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9 of 19 Fireplace, 1st floor  
SW room



Villa Panorama  
Jefferson City, MO  
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March 11, 1984

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10 of 19 Fireplace, 1st floor  
SE room





Villa Panorama  
Jefferson City, MO  
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March 11, 1984

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11 of 19 Fireplace/chandelier  
in dining room





Villa Panorama  
Jefferson City, MO  
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March 11, 1984

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12 of 19 Detail of main stairs  
1st floor, looking  
north to 2nd floor



Villa Panorama  
Jefferson City, MO  
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13 of 19 Detail of 2nd floor  
stair hall





Villa Panorama  
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14 of 19 East facade,  
carriage house



Villa Panorama.  
Jefferson City, MO  
Patrick H. Steele, Sr.  
March 11, 1984

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15 of 19 Carriage house from  
southeast corner





16  
Villa Panorama  
Jefferson City, MO  
Patrick H. Steele, Sr.  
March 11, 1984

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16 of 19  
Pump house from northwest





Villa Panorama  
Jefferson City, MO  
Patrick H. Steele, Sr.  
March 11, 1984

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17 of 19  
Swimming pool from north



Villa Panorama  
Jefferson City, MO  
Patrick H. Steele, Sr.  
March 11, 1984

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18 of 19 Detail of garden from west  
showing wrought iron garden  
fixture



19

Villa Panorama  
Jefferson City, MO  
Patrick H. Steele, Sr.  
March 11, 1984

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19 of 19 Grotto from southeast showing  
entrance



