

MISSOURI OFFICE OF HISTORIC PRESERVATION/INVENTORY SURVEY FORM

**NAME**  
**HISTORIC** Roeschel-Toennes-Oswald Property  
**AD/OR COMMON** Oswald Farm; Boyce Property  
**LOCATION**  
**STREET & NUMBER** 515 West Spring  
**CITY, TOWN** Boonville \_\_\_\_\_ **VICINITY OF**  
**STATE** Missouri **CODE** 29 **COUNTY** Cooper **CODE** 53

**CLASSIFICATION**

<b>CATEGORY</b>	<b>OWNERSHIP</b>	<b>STATUS</b>	<b>PRESENT USE</b>
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input checked="" type="checkbox"/> other: Vacant;

**OWNER OF PROPERTY** apartment rehabilitation in progress  
**NAME** Charles H. Koelling  
**STREET & NUMBER** 3005 Scott Blvd.  
**CITY, TOWN** Columbia **VICINITY OF** **STATE** Missouri

**LOCATION OF LEGAL DESCRIPTION**  
 Recorder of Deeds, Cooper County Courthouse  
 High and Main Streets  
 Boonville, Missouri 65233

**REPRESENTATION IN EXISTING SURVEYS**  
**TITLE** Missouri State Historical Survey  
**HAS THIS PROPERTY BEEN DETERMINED ELEGIBLE?**  YES  NO  FEDERAL  STATE  COUNTY  LOCAL

**DESCRIPTION**

<b>CONDITION</b>	<b>CHECK ONE</b>	<b>CHECK ONE</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	<b>date</b> _____

**DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE**  
 The Roeschel-Toennes-Oswald Property is a one- and two-story frame and brick residence, laid out on an L-shaped plan.  
 The main block of the house, which dates to 1905, reflects in terms of form, materials and design the strong and long lived rural Missouri building tradition of the I-house. The two-story brick main block--two rooms wide and one room deep with a central hall, standing seam metal roof and segmental arched windows--embodies features typical of rural Missouri I-houses during the period c. 1850-1910. The projecting two-story bay and the shingled gables with returns evince the impact of the Queen Anne style on residential construction in rural parts of the state as late as 1905. In addition to eclecticism, the property illustrates the tendency for building traditions to linger in rural areas of Missouri; in this instance, the Queen Anne style, which was on the wane in urban areas of the state by the mid-1990's, but was popular in rural areas until the late 1920's. The brick front porch was added at an unknown date.

**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 checked="" 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 1850's-1860's; 1905 BUILDER/ARCHITECT Unknown

**STATEMENT OF SIGNIFICANCE (IN ONE PARAGRAPH)**

The Roeschel-Toennes-Oswald Property is significant in American architecture and history as it reflects a significant theme and an important pattern in Missouri history: a.) Architecture: It reflects the evolution of design and building practices characteristic of residential architecture in rural Missouri during the period c. 1850 to c. 1905. Specifically, it illustrates a practice, common in rural areas of the state during the mid- to late 19th century, of enlarging structures, most commonly dwellings, by constructing substantial new additions laterally against the existing structure; typically, the earlier portion would assume lesser importance to the new portion in the hierarchy of interior spaces. In addition to its significance as a reflection of the evolution of a rural dwelling over time from a small structure to one of substantial proportions, the Roeschel-Toennes-Oswald Property represents significant periods in Boonville history from the mid-19th century to the first decade of the 20th: the craftsmanship and building traditions characteristic of German immigrant settlements in the lower Missouri River valley during the period 1840-1860; the I-house tradition in rural architecture, which fell into obscurity soon after the construction of the 1905 portion of the Roeschel-Toennes-Oswald Property; the Queen Anne style, popular in Boonville from about 1885 to as late as the 1920's. b.) Exploration/Settlement: The Roeschel-Toennes-Oswald Property reflects major patterns of Boonville's settlement and development. The earliest portion of the property, dating to the 1850's-1860's, is

**9. MAJOR BIBLIOGRAPHICAL REFERENCES**

Property abstract. History of Howard and Cooper Counties.  
 Interview with Judy Boyce; 12/79. "Historic Resources of Boonville, Mo." (NRHP)  
 Interview with John G. Toennes; 3/80.  
 History of Cooper County.

**10. GEOGRAPHICAL DATA** Less than one acre "Boonville, Mo. and Billingsville, Mo." QUADRANGLE SCALE 1:24,000

ACREAGE OF NOMINATED PROPERTY	Less than one acre	QUADRANGLE NAME	"Boonville, Mo. and Billingsville, Mo."	QUADRANGLE SCALE	1:24,000
<b>UTM REFERENCES</b>					
A	15	521160	43135160	B	
	ZONE	EASTING	NORTHING		ZONE EASTING NORTHING
C				D	

**VERBAL BOUNDARY DESCRIPTION AND JUSTIFICATION**

The property is located at the northeast corner of West End Drive and Spring Street and is described as follows: beginning at the northeast corner of the intersection of the streets, then 265' north along West End Drive, then east 120' to the northeast corner of the lot, then 230' south to the southeast corner of the lot, then 120' southwest to the point of beginning.

The property is ringed by post-World War II construction and is, as such, set apart in its surroundings.

**11. FORM PREPARED BY**

NAME/TITLE Jill Johnson, Architectural Historian, Missouri Department of Natural Resources

ORGANIZATION AND ADDRESS P.O. Box 176, Jefferson City, Missouri 65102

DATE 4-1-83

7. (cont'd.) The present configuration of the rear ell is the result of the addition, c. 1905, of a second story to a one-story brick structure dating to the 1850's-1860's. In terms of brickwork, floor plan and fenestration--the segmental arched windows--the first story of the ell appears to illustrate the skilled craftsmanship of immigrant German brick masons working in Boonville after the 1840's and the significant impact of their workmanship on the architectural traditions of Boonville and the Missouri River valley. This structure was constructed on a one-room stone cellar, which is situated below the north room.

On the basis of the roof configuration of the masonry and frame portions of the ell, the frame portion is, in all probability, an early two-story frame porch that has been enclosed.

The one-story, gable roofed frame addition was constructed during the past year on the foundation of an earlier but non-historic addition. Its gable echoes the Queen Anne detailing of the gables of the main block of the house.

The turn-of-the-century portions of the house retain original light fixtures, room configurations and a substantial amount of original millwork, including doors, molded window and door surrounds with decorative corner blocks; the staircase remains largely intact. The interior trim in the 1850's-1860's rooms is not original.

8. (cont'd.) believed to have been constructed by Ernest Roeschel, possibly in partnership with William P. Speed, who acquired the tract from Peyton Hayden, frontier lawyer, in 1858. Speed and Roeschel were partners in a highly successful central Missouri pharmacy. Roeschel married Mary Haas in 1853, and after her death, her sister, Rosetta; they were the daughters of Emile Haas, the proprietor of the Haas Brewery (later, the Boonville Wine Company and the Central Brewing Company). Speed and Roeschel's tract was immediately adjacent to the Haas Brewery and was cultivated as vineyards.

A wine cellar, dating to the 1860's or earlier, existed until approximately 1965; a second and larger sandstone cellar, no longer extant, was located to the north of the house and beneath a barn, also not extant. Descendants of Rudolph Toennes, who purchased this property in 1902 from the Roeschel estate, recall that Toennes enlarged the foundation of a small, early dwelling for the construction of the present house. Physical evidence does not bear this out, but rather suggests that Toennes built the Queen Anne-inspired I-house onto a small one story brick structure, two rooms wide and one room deep. The presence of vineyards, cellars and a barn on the property suggest that this structure was used in conjunction with the brewery operation, perhaps as a dwelling, or Roeschel's wine garden, which is known to have been in the immediate vicinity.

The Roeschel-Toennes-Oswald Property illustrates the pattern of development of Boonville's river bluffs: the brewery and independent vintners located on the bluffs about one and one-half miles from the city during the late 1840's-early 1850's; after 1853, the brewery expanded through purchase and consolidation with surrounding vintners, including Roeschel; during Toennes' ownership, 1902-1912, the property retained associations with viniculture as he operated a wine garden in a portion of the house and retained Roeschel's vineyards; from Estil Oswald's purchase of the lot and thirty-three acres nearby until the platting and subdivision of the Oswald addition to the City after 1950, the property was used as a family farm and was, in fact, the last farm within the city limits.

The house possesses characteristics which reflect, illustrate and recall the above explicated theme and pattern under the Criterion of Eligibility A: It retains historical associations with the development of the wine industry in Boonville, a commercial activity significant to the economic development and ethnic heritage of the City, and the development of farms in the area, enterprises significant to Cooper County agriculture. Criterion C: It embodies distinct characteristics representative of building types and periods significant

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in Boonville's history, as discussed above.

The property retains sufficient integrity of location, design, materials, workmanship and feeling and association to convey the theme and pattern for which it is significant in Boonville architecture and history.