

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

Historic name Glosemeyer General Store
 Other names/site number Peers Store
 Name of related Multiple Property Listing N/A

2. Location

Street & number <u>16011 Concord Hill Road</u>	<u>N/A</u>	not for publication
City or town <u>Marthasville</u>	<u>X</u>	vicinity
State <u>Missouri</u> Code <u>MO</u> County <u>Warren</u> Code <u>219</u> Zip code <u>63357</u>		

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
 I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide X local

Applicable National Register Criteria: X A ___ B ___ C ___ D

[Signature] Deputy SHPO
 Signature of certifying official/Title
 Date DEC 07 2017
JP 12/06/17

Missouri Department of Natural Resources
 State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official _____ Date _____
 Title _____ State or Federal agency/bureau or Tribal Government _____

4. National Park Service Certification

I hereby certify that this property is:

- ___ entered in the National Register
- ___ determined eligible for the National Register
- ___ determined not eligible for the National Register
- ___ removed from the National Register
- ___ other (explain:)

Signature of the Keeper _____ Date of Action _____

Glosemeyer General Store
Name of Property

Warren County, Missouri
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

Category of Property
(Check only **one** box.)

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property
(Do not include previously listed resources in the count.)

<u>Contributing</u>	<u>Noncontributing</u>	
3		buildings
		sites
		structures
	1	objects
3	1	Total

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Commerce/Trade: Department Store

Domestic: Single Dwelling

Current Functions
(Enter categories from instructions.)

Commerce/Trade: Department Store

Recreation and Culture: Museum (Art Gallery)

7. Description

Architectural Classification
(Enter categories from instructions.)

Late Victorian

Materials
(Enter categories from instructions.)

foundation: Stone

walls: Wood - Weatherboard

Vinyl, Metal

roof: Metal - Tin

other:

NARRATIVE DESCRIPTION ON CONTINUATION PAGES

Glosemeyer General Store
Name of Property

Warren County, Missouri
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Secretary of State Records and Archives

Areas of Significance

Commerce

Period of Significance

1896-1967

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Glosemeyer, George

Glosemeyer General Store
Name of Property

Warren County, Missouri
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10. Geographical Data

Acreeage of Property Less than one acre.

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1 38.634298 -91.122865 3 _____
Latitude: Longitude: Latitude: Longitude:

2 _____ 4 _____
Latitude: Longitude: Latitude: Longitude:

UTM References

(Place additional UTM references on a continuation sheet.)

_____ NAD 1927 or _____ NAD 1983

1 _____ 3 _____
Zone Easting Northing Zone Easting Northing

2 _____ 4 _____
Zone Easting Northing Zone Easting Northing

Verbal Boundary Description (On continuation sheet)

Boundary Justification (On continuation sheet)

11. Form Prepared By

name/title Claire Bruntrager/ Associate Director & Caitlin Yager/Heritage Resources Coordinator

organization Missouri Humanities Council date 07/31/17

street & number 415 South 18th Street, Ste. 100 telephone (314) 781- 9660

city or town St. Louis state MO zip code 63103

e-mail claire@mohumanities.org

Additional Documentation

Submit the following items with the completed form:

- **Maps:**
 - A **USGS map** (7.5 or 15 minute series) indicating the property's location.
 - A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs**
- **Owner Name and Contact Information**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Glosemeyer General Store

Warren County, Missouri

Name of Property

County and State

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log:

Name of Property: Glosemeyer General Store

City or Vicinity: Marthasville

County: Warren State: Missouri

Photographer: Claire Bruntrager

Date

Photographed: January 2017

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

Photo No. 1 of 9: Front entrance/ south façade of Glosemeyer General Store, view northeast, photograph by author, January 2017.

Photo No. 2 of 9: West façade of Glosemeyer General Store, view east, photograph by author, January 2017.

Photo No. 3 of 9: East façade of Glosemeyer General Store, view west, photograph by author, January 2017.

Photo No. 4 of 9: North façade of Glosemeyer General Store, view south, photograph by author, January 2017.

Photo No. 5 of 9: Side of car shed, view north west, photograph by author, January 2017.

Photo No. 6 of 9: Front of car shed, view east, photograph by author, January 2017.

Photo No. 7 of 9: West side of barn, view east, photograph by author, January 2017.

Photo No. 8 of 9: Main store room, view north, photograph by author, January 2017.

Photo No. 9 of 9: Second floor bedroom, view north east, photograph by author, January 2017.

Glosemeyer General Store

Name of Property

Warren County, Missouri

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Figure Log:

Include figures on continuation pages at the end of the nomination.

Figure No. 1: Sketch of etching decorating glass window of second-story door, by author, March 2017, p.3.

Figure No. 2: "Landmark Store," newspaper article from *The Missourian* on August 25, 1993, p.5.

Figure No. 3: Current first floor plan of Glosemeyer General Store, by author, March 2017, p.8.

Figure No. 4: Current second floor plan of Glosemeyer General Store, by author, March 2017, p.8.

Figure No. 5: Image of Glosemeyer General Store and Glosemeyer family, photographer unknown, ca. 1899-1917, p.11.

Figure No. 6: The Glosemeyer General Store during the 1993 flood, image possibly by Linus Glosemeyer, 1993, on display at the Peers Store, p.12.

Figure No. 7: Notice from the *Marthasville Recorder*, May 2, 1941, State Historical Society of Missouri, p.13.

Figure No. 8: Site map of the Glosemeyer General Store, April 2017, Google maps, June 2017, p.19.

Figure No. 9: "General Highway Map: Warren County," MoDot Office of Transportation Planning, 2005, p.20.

Figure No. 10: Context map, Google Maps, July 2017, p.21.

Figure No. 11: "Plat of Town of Peers, Warren County, Mo, as laid out by Louis Eckelkamp situated in Secs.22 & 27 T. 45 N. R2W," provided by Ralph Glosemeyer, July 27, 2017, p.21.

Figure No. 12: Image of young Linus Glosemeyer, his father Ben Glosemeyer, and his sister in front of the Glosemeyer General Store, c. 1920s, provided by Ralph Glosemeyer, p.22.

Figure No. 13: Image of mail truck delivery to the Glosemeyer General Store, 1957, provided by Ralph Glosemeyer, p.23.

Figure No. 14: Image of the last passenger train to stop at Peers, 1957, provided by Ralph Glosemeyer, p.24.

Figure No. 15: Image of the main store room, 1962, provided by Ralph Glosemeyer, p.25.

Figure No. 16: The town of Peers during the 1993 flood, provided by Ralph Glosemeyer, p. 26.

Figure No. 17: The town of Peers, Google Maps, August 2017, p. 26.

Figure No. 18: Photo map key, p.27.

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Glosemeyer General Store
Name of Property
Warren County, Missouri
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N/A
Name of multiple listing (if applicable)

Summary:

The Glosemeyer General Store is a two story rural general store located along the Katy Trail in the former depot town of Peers at 16011 Concord Hill Road, Marthasville, Warren County, Missouri. The building was constructed by George Glosemeyer in 1893, designed to be a commercial space on the first story and a single-family residence on the second story. It was opened for commercial use in 1896. The main building is approximately 2,300 square feet and is slightly L-shaped.¹ It features a front gabled roof made of tin. The original white wood weatherboard siding covers both stories of the south façade's exterior wall and the second story of the north façade's exterior wall. The remainder of the building's exterior walls are covered by white vinyl siding over the original clapboard following the flood of 1993.²

The general store is in excellent condition. Its interior floor plan remains unchanged since 1917 after the east and west wings were added. The exterior has retained the same appearance since the 1940s, when the original front porch was replaced due to flood damage. The white vinyl siding on the north, east, and west façades has been designed to look like the original white wood weatherboard siding that still covers the south façade and part of the north façade. Additionally, the surrounding land remains largely unaltered. The store stands just steps away from what was once the Missouri, Kansas, Texas Railroad line, known as the "Katy."

Car Shed, c. 1930. Contributing: Concrete steps extend from the north façade of the building. The steps lead to a car shed that sits behind the building on its east side. The shed is 25x27 in size and covered in white weatherboard with a metal roof.³ The shed's shape, wood weatherboard siding, and roof are original.

Barn, c. 1930. Contributing: Uphill, at the north end of the property line, is a 17x24 barn. It is made of wood with faded red paint.⁴ The barn's design and wood siding are original. Until the 1990s, the barn was used by the Glosemeyer family to house the family cow.⁵

Electrical box, Non-Contributing: Behind the north façade of the building and about ten feet west of the car shed is an electrical box.⁶ It is unknown when this was placed on the property.

¹ See Figure No. 8, p. 19.

² See Figure No. 2, p. 5.

³ See Photos No. 5 and No. 6.

⁴ See Photo No. 7.

⁵ Interview with Ralph Glosemeyer in Concord Hill, MO., by author, July 27, 2017.

⁶ It is visible on the aerial map, see Figure No. 8, p. 19 and Figure No. 18, p. 27.

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Glosemeyer General Store
Name of Property
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Name of multiple listing (if applicable)

Elaboration/Settings:

The setting is rural, as it was historically. Surrounding the store is farmland interspersed with the occasional residence or farm facility.⁷ The closest town is Marthasville, approximately four miles east. The property slopes uphill north and faces south toward the Missouri River and is encircled by the Peers Slough and Charrette Creek.⁸ Behind the north façade of the building and about ten feet west of the car shed is an electrical box.⁹ It is unknown when this was placed on the property.

The store's location is integral to its significance. The Missouri River Valley is both scenic and fertile. However, the area is an historically harsh environment to survive in due to the river's frequent and sometimes severe proclivity to flooding. Further, its location along the Katy symbolizes the store's original purpose: to serve travelers along the railroad and the residents of Peers. In 1986 the Katy Railroad closed, but was replaced by the Katy Trail. The Glosemeyer General Store remains a stop on that path.

Additionally, the surrounding plant life remains largely unchanged. This fact makes Peers unique as most of the region's native Missouri plants have been decimated by non-native plants such as the Bush Honeysuckle over the last century.¹⁰ Missouri prairie land still surrounds the store and pipecorn for corncob pipes still grow in a field nearby.

Elaboration/Exterior:

First Story: The building is supported by its original stone foundation. Rising ground levels due to flooding have moved this foundation mostly underground, but a portion of it is still visible at the south end of the building.¹¹

In the center of the building's south façade and store front are two large fixed windows, between them is the front entrance— a screened-in double door. The windows and entry way on the first floor of the south façade are original to the building's construction.¹² On the left (west) end of the wall is a white wood-weatherboard sided shed door which leads to a basement storage room. A verandah extends from the left (west) side, starting above the shed door, extending approximately two-thirds of the first floor south façade. It has a simple slanted tin roof with four light blue round support columns. It covers the slightly elevated concrete floor of the verandah. The right (east) end of the south façade, which is the front exterior wall of the east wing, has a

⁷ See Figure No. 10, p. 21.

⁸ See Figure No. 9, p. 20.

⁹ See Figure No. 18, p. 27.

¹⁰ Randy Woods, "A Growing Threat," in *Missouri River Country: 100 Miles of Stories and Scenery from Hermann to the Confluence*, (eds.) Dan and Connie Burkhardt (Booneville: Missouri Life Magazine, 2013), p.119.

¹¹ Norman Hellebusch (Peers resident), interview by author in Peers, Missouri, January 2017. See Photo No. 2.

¹² Dan Burkhardt, interview by author, e-mail, July 2017.

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Glosemeyer General Store
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large double-hung window in its center. A large sign advertising “The Peers Store” is fixed onto the top pane.¹³

The west side of the building was added as a single story expansion in 1917. Its west elevation is broken up by four single-hung windows: three are two over two and one is six over six. There is a screened-in single door at its north end.¹⁴

The east wing, also added in 1917, is one story tall and one-room in length. This addition is what gives the building its L-shape. Its east facing wall has two six over six double-hung windows.¹⁵ At the back of the east wing, facing north, is a single door.¹⁶ Both the windows and the door are replacements from the 1960s. Additionally, both the east and north exterior walls of this addition have been covered with metal cladding dating from repairs made in the 1960s.

On the east façade of the main section of building, behind the addition, is a screened-in single door leading into the back porch.¹⁷ This back porch at the north end of the building, like the two additions, is one story in height. Four large one over one double-hung windows stretch evenly across its exterior north facing wall.¹⁸ It is unclear when the back porch was added to the building but information provided by the Glosemeyer family place it sometime before the 1950s.¹⁹ It is known that the walls, siding, and roof were replaced in 1995.²⁰

Second Story: The second story of the Glosemeyer General Store sits above the central portion of the building. Four two over two double-hung windows run along its west exterior façade.²¹ On the south façade are two two over two double-hung windows with light blue lentils and cornices.

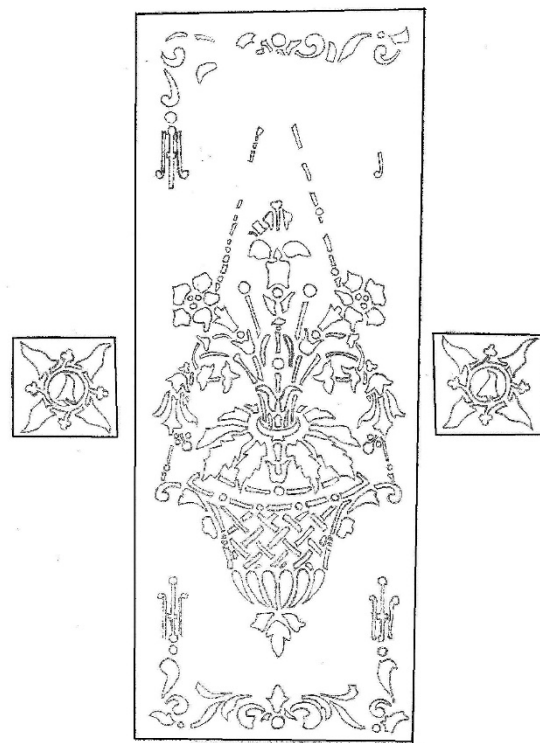


Figure No. 1: Sketch of etching decorating glass window of second story door, by author, March 2017.

¹³ See Photo No. 1.

¹⁴ See Photo No. 2.

¹⁵ See Photo No. 3.

¹⁶ See Photo No. 4.

¹⁷ See Photo No. 3.

¹⁸ See Photo No. 4.

¹⁹ Ralph Glosemeyer, 2017.

²⁰ Ibid.

²¹ See Photo No. 2.

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Glosemeyer General Store
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In between these two windows is a screened-in single door. The glass in the door's center window is decorated with an etching of an ornate flower pot.²² The flower pot is centered between two rings of leaves and clovers on either side.

Historic photos show that this second-story door opened onto a balcony created by the roof of the original front porch.²³ Above the door is scroll work attached to the roof gable decorated with light blue square and circular accents. There are four double-hung two over two windows on the second story's east façade and two double-hung windows on its north façade.²⁴ The corrugated tin roof is original as well as the brick chimney visible from its south end.²⁵ A second concrete chimney extending from the roof of the west addition is also visible from the south end of the building. This chimney was added in 1917, with the west addition.

Elaboration/Interior:

First Story: There are eight rooms on the first story of the Glosemeyer General Store.²⁶ The main entrance of the store on the south façade leads into the main store room, the largest and most central room of the building.²⁷ Lining the store room's east and west walls is the original commercial shelving. It has wood flooring, however, the original wood has long been replaced due to regular flooding. The floor was most recently replaced in 2015. The store room layout is unchanged from its original 1893 design except for the open archway added in 1917 leading from the main store room to the east wing, which was used as a coffee room, and the doors leading into the west wing also added in 1917.

The west wing is divided into three rooms. At the south end is a furnace and storage room. A living room and kitchen comprise the rest of the west wing in that order. A door at the back of the main store room near the west wing leads to a hallway that gives access to the building's back porch, which now functions as a storage room, and bathroom. A stairway, also in the hallway, allows access to the second floor. A second door at the back of the main store room, closer to the east wing, opens to a third storage room.

Second Story: The building's second story, designed as the residence for the general store owner, has four rooms.²⁸ The stairs lead up onto the north end of the second-floor hallway. The south room is the largest bedroom and spans the width of the entire second story. The room

²² See Figure No. 1, p.3.

²³ See Figure No. 5, p. 11.

²⁴ See Photos No. 3 & No. 4.

²⁵ See Photo No. 1.

²⁶ See Figure No. 3, p. 8.

²⁷ See Photo No. 8.

²⁸ See Figure No. 4, p. 8.

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Glosemeyer General Store
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is painted yellow with ribbons and flowers stenciled onto the walls. In the center of the south wall of the bedroom is the second story door, which originally led to a balcony.

A second bedroom, with orange carpeting, is accessible through a door from the south bedroom and a second door from the hallway. Behind the second bedroom is a third room that was likely a former bathroom. It is unknown when this room was altered but by the 1940s it was no longer used as a bathroom but as an additional storage room for groceries.²⁹ At the north end of the second floor, next to the stairs, is a fourth room. It is a square bedroom decorated with brown and white wall paper. The wood floor is mostly covered by a large square of linoleum with geometric patterning.³⁰ Based on its design, this square of linoleum is unlikely original to the building but was added sometime before 1960.³¹

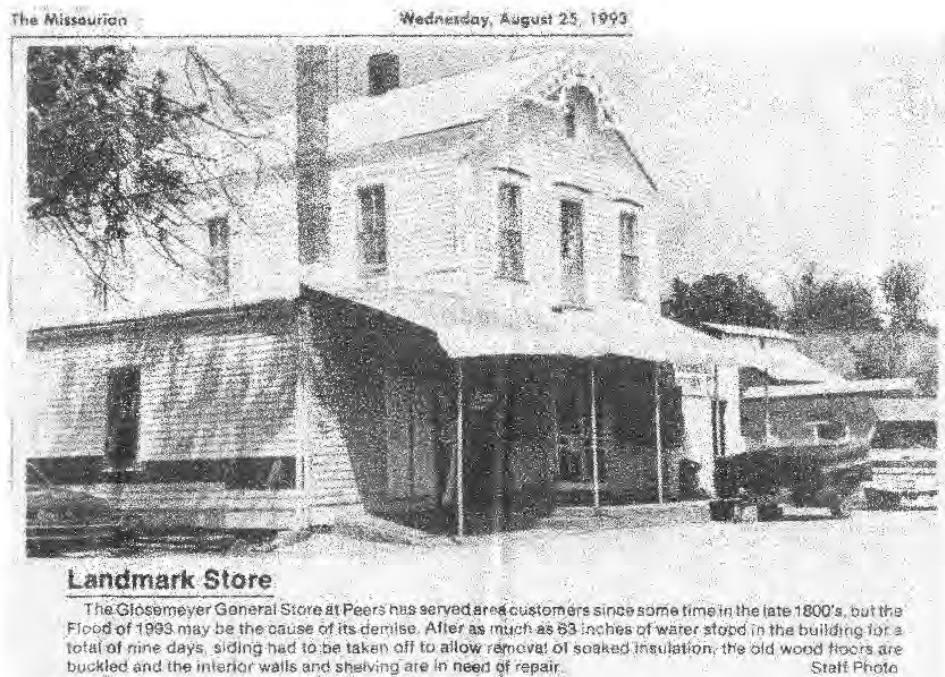


Figure No. 2: The Glosemeyer General Store following the flood of 1993, view east, *The Missourian*, August 25, 1993.

Elaboration/ Alterations:

The town of Peers is located at River level, therefore the town and few remaining buildings are vulnerable to extensive damage when the Missouri River floods. The building's subsequent repairs and renovations following the floods of 1903, 1941, 1947, 1951, 1986, 1993,

²⁹ Ralph Glosemeyer, 2017.

³⁰ See Photo No. 9.

³¹ Ralph Glosemeyer, 2017.

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and 1995 are a testament to life on the Missouri flood plain and its settlers' abilities to survive and prosper.³²

During the flood of 1993, sixty-three inches of water stood in the building for nine days damaging siding, the wood floors, and parts of the west addition's interior walls. An article in *The Missourian* on August 25, 1993, reported that portions of the exterior siding on the east and west façades had to be temporarily taken off to allow for the removal of soaked insulation.³³ Therefore, both the white vinyl siding from the 1960s and sections of the original wood clapboard siding underneath it was removed and then returned after the insulation was replaced. When the building was purchased by Dan and Connie Burkhardt, the couple began repairs on residual damages caused by the 1993 flood. In 2015, the damaged wood floors were replaced and the building was repainted. The Glosemeyer General Store has now been restored to excellent condition without any major changes to its layout.

Integrity and Conclusion:

The Glosemeyer General Store is an intact example of the Missouri general store found in many rural communities across the state in the 19th and 20th centuries. Designs and faces still original to the building include: first story floor plan from its 1917 design; second story floor plan from its 1893 design; stone foundation; south façade's weatherboard wood siding, windows, and entryways on the exterior of both the first and second story; gable decorations on the second story of the south façade; north façade's weatherboard wood siding and windows on the exterior of the second story; second story's metal-tin roof; the brick chimney; shelving in the first floor's main store room; second story' interior doorways, baseboards, interior walls, and window sills.

Alterations to the building include: south façade's current front porch, which was replaced in the 1940s; east wing's white metal cladding (covering the original 1917 wood siding) likely added in the 1960s; siding on both the first and second stories of both the east and west façades (covering the original wood siding), also added in the 1960s; window panes, window trims, and doors on both the first and second stories of both the east and west façades, replaced in 1993; north façade's white vinyl siding, doors, windows, and roof on the first story, replaced in the early 1990s; first story's interior wood flooring which was replaced in 2015. Additionally, both stories of the building's exterior walls were repainted in 2015. The interior walls of the first story were also repainted during that year. The wallpaper, carpet, and tiling on the interior of the second story are not original to its 1893 appearance, but the dates of their additions are unknown.

Comparisons of the Glosemeyer General Store to similar properties such as the Eggers and Company General Store in Perry County, Missouri, highlight how the division of such

³² Dan & Connie Burkhardt, "The Peers Store: Established 1896," *The Katy Land Trust*, 2016, <http://katylandtrust.org/wp-content/uploads/2015/08/2016-Peers-Store.pdf>

³³ See Figure No. 2, p. 5.

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buildings to be both commercial and residential was typical of a rural general store's design.³⁴ Both stores have similar first story floor plans with the main store room at the center. Moreover, both general stores, built only a year apart, were constructed with similar materials: weatherboard siding and metal roofing. It is difficult to compare the Glosemeyer General Store with other commercial buildings in Warren County from the same time period because they are mostly gone - either demolished after flooding or drastically altered from their original designs.

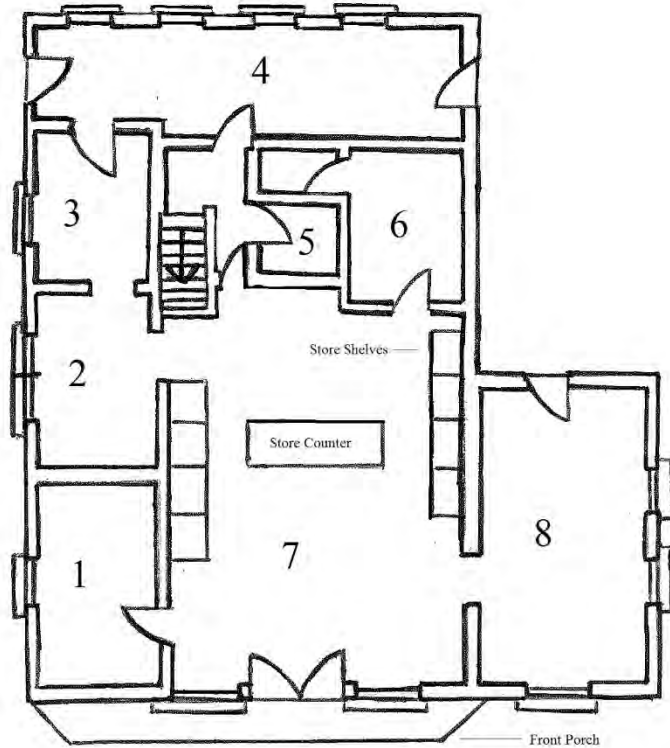
Customers at the Glosemeyer General Store today are shopping in the same store room and on the same shelves as the customers in 1896. The major additions to the building, the east and west wings, were added in the early 20th century, still within the timeframe of the building's period of significance. The addition of the east wing as a coffee room is evidence of the store's expanding role in the community from a simple general store to a social center. The second floor, now devoid of furniture, remains a residence. The building's excellent condition, maintained appearance, unchanged surroundings, and preserved feeling and association with its 124-year long history prove its integrity.

³⁴ Terri L. Foley, "Eggers and Co. General Store," National Register of Historic Places Nomination Form (Jefferson City: Missouri Department of Natural Resources, 2006), <https://dnr.mo.gov/shpo/nps-nr/07000570.pdf>.

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N/A
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Legend:

- 1. Store Room
- 2. Living Room
- 3. Kitchen
- 4. Furnace/ Store Room
- 5. Bathroom/ Storage
- 6. Storage
- 7. Main Store room
- 8. Former Coffee Room

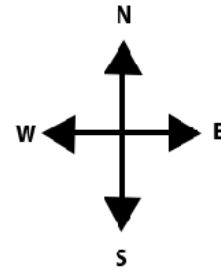
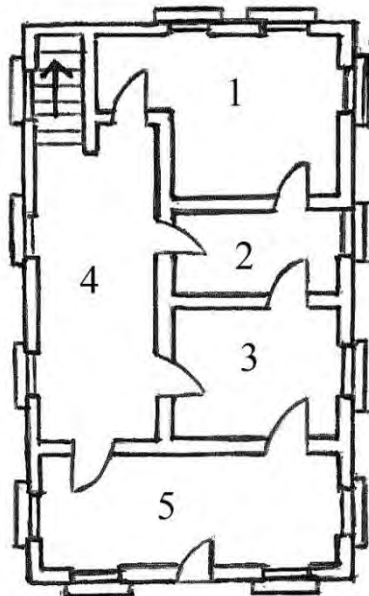


Figure No. 3: Current first floor plan, by author, March 2017.



Not to Scale

Legend:

- 1. Bedroom
- 2. Former Bathroom/ Storage
- 3. Bedroom
- 4. Hallway
- 5. Bedroom

Figure No. 4: Current second story plan, by author, March 2017.

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Continuation Sheet

Section number 8 Page 9

Glosemeyer General Store
Name of Property
Warren County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Summary:

The Glosemeyer General Store, located at 16011 Concord Hill Road, Marthasville, Warren County, Missouri is historically significant for its long existence as a general store in rural Missouri and along the Missouri, Kansas, Texas Railroad, known as the Katy. Since the store began operations in 1896, it has been the heart of Peers, vital in the town's growth and survival by providing residents and travelers with resources and community. Its location, along the Katy Rail and near the Missouri River, was central to trade in the Missouri River Valley and exemplifies westward industrialization across the state by rail. Therefore, the Glosemeyer General Store is locally significant under Criterion A, in the area of commerce, due to its association with events that have made a significant contribution to the broad patterns of our history.

The period of significance has been identified as 1896 to 1967. It begins with the year the Glosemeyer General Store began operating as a general store and ends after the store's seventh decade as the town's primary shopping location. Use of the store continued until 2012 however, its decline began in 1986 when the Katy Railroad was discontinued. In 2014, the store was sold to Dan and Connie Burkhardt and reopened under the new name of the Peers Store.

The period of significance chosen reflects the time period for which the building still physically reflects. No major alterations or additions to the store have been constructed since the 1940s. The period of significance also reflects the years in which the store served as the town's only general store and main shopping location.

The store is locally significant to the town of Peers as the central provider of commodities, services, and trade throughout the century following the town's establishment. By 1900, millions of American citizens had settled in small farming communities across the Western Frontier.³⁵ Far removed from urban centers, residents of such towns were dependent on the general store for food distribution, basic material items, business credit, and a place for social gatherings.³⁶ An ad in the *Marthasville Record* described general stores as "a Godsend to residents... The owners and employers of general stores are the buyers for the entire populace."³⁷

The town of Peers, at its apex, stretched for over thirty acres and contained the Glosemeyer General Store, the Hanneken Garden Plow Manufacturing Company, a highly active stocking yard, a tavern, a doctor's office, and several family homes and farms.³⁸ It is claimed that the town was even home to a moonshine distillery run by Bernard Glosemeyer briefly in the 1930s.³⁹ Unfortunately today, much of the town's original commercial and residential buildings

³⁵ Richard W. Stoffle, "Whither the Country Store?" *Ethnohistory* Vol. 19, No.1 (Duke University Press, Winter 1972) p. 65.

³⁶ Ibid.

³⁷ "Over 300 General Stores. Important Factors in Building Missouri," *Marthasville Record*, May 2, 1941.

³⁸ See Figure No. 11, p. 21.

³⁹ Ralph Glosemeyer, 2017.

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have been demolished. The Glosemeyer General Store stands as the towns first building and, now, also stands among its last.

Elaboration/Historical Background:

American industrialization in the mid-nineteenth century brought the construction of railroad tracks across the American West. Along the rail lines, Railroad Companies constructed “railroad towns” or depots. Several of these company towns, such as Atlanta, Georgia, eventually grew into large metropolises. Most, such as Peers, Missouri, remain small rural towns.

In 1892, the Katy rail line was constructed through the Missouri River Valley. Rail officials built a depot in the newly platted town of Peers, a previously unsettled area, approximately four miles west from downtown Marthasville.⁴⁰ The depot was named after Charles E. Peers, a Warrenton attorney who had represented the railroad. Due to its location at river level, the town became a hub for local farmers from Hopewell, four miles to the north, to Concord Hill, approximately two and a half miles to the northwest, to ship products to St. Louis.⁴¹

Local grain farmer, George Glosemeyer, evidently decided to take advantage of the railroad boom. The following year, in 1893, he built the Glosemeyer General Store. It was perfectly situated across from the Peers Rail Depot, stocking yards, and grain elevators, none of which are still in existence today. The building was part store and part residence. It was also the first commercial building of Peers to be built, however it would not open for business until 1896. In 1895, the Hanneken Garden Plow Manufacturing Company would become the first operating business in Peers. Yet, its building was constructed in 1894, one year after the general store.⁴²

George was the grandson of John and Anna Glosemeyer who had left their homeland of Germany in 1833.⁴³ The couple set out with their one year old son, Henry, to the shores of the United States, likely following the wave of fellow German immigrants.⁴⁴ In the 19th century, Missouri had become a haven for German migrants escaping economic depression and unrest in their native country. The family made their way to the “Missouri Rhineland,” eventually settling in Warren County. German families, like the Glosemeyers, were drawn to this area because of its resemblance to the German countryside, rich soil, and river ports.⁴⁵

⁴⁰ See Figure No. 9, p. 20.

⁴¹ Lee Cavanaugh, “Blink Once and Peers is Gone, but it was Once a Boomer,” *Warrenton News Journal* (Warrenton: December 13, 1989), 3A.

⁴² *Warrenton Banner*, February 22, 1895.

⁴³ *Portrait and Biographical Record of Warren County, MO* (Chicago: Chapman Publishing Co., 1895), p.34.

⁴⁴ Charles Van Ravensway, *The Arts and Architecture of German Settlements in Missouri: A Survey of a Vanishing Culture* (Columbia: University of Missouri Press, 1977), p. 21-30.

⁴⁵ U.S. Census Bureau, “1920 United States Federal Census, Charette, Warren, Missouri,” *Ancestry.com* (Lehi: Ancestry.com Operations, Inc., 2010), accessed March 2017.

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The family appears to have quickly established roots in their new home. Once Henry reached adulthood, he became a farmer. Later, he met and married Adelheid Field and by 1877, the couple had eight children: Louise, Josephine, Lizzie, Caroline, Mary, George, Regina, and Ben.⁴⁶ George and Ben grew up to become the third generation of Glosemeyer farmers, until George built the store.



Figure No. 5: Image of the Glosemeyer General Store with members of the Glosemeyer family, photographer unknown, ca. 1899-1917, Katy Land Trust.

George married Louise Schwoeppe in 1895, and the newlyweds made the general store their home.⁴⁷ One year later, they opened it for business. In 1899, they had their first and only child, Anna.⁴⁸ In 1903, a major flood on the Missouri River moved the River's north bank about two and a half miles away from the store. Despite losing the store's convenient location to the river, it continued to prosper due to its proximity to the railroad.

During the Great Depression, the Glosemeyer family briefly lost the store and it was sold by the bank to a neighbor. However, in February of 1940 Eugene Glosemeyer, son of Ben

⁴⁶ U.S. Census Bureau, "1870 United States Federal Census, Charette, Warren, Missouri," *Ancestry.com* (Lehi: Ancestry.com Operations, Inc., 2010), accessed March 2017.

⁴⁷ See Figure No. 5.

⁴⁸ U.S. Census Bureau, "1920 United States Federal Census, Charette, Warren, Missouri."

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Glosemeyer, purchased the store back.⁴⁹ According to Glosemeyer family lore, within twenty-four hours Eugene decided he had no interest in running the general store and gave its management to his brother, Linus, who eventually purchased the store from his brother.⁵⁰

Linus and Loretta Glosemeyer, like George and Louise, raised their three children, Ralph, Diane, and Kathy in the residence above the store.⁵¹ Over the next seventy years, the general store was able to survive through the floods of 1941, 1947, 1951, 1986, 1993, and 1995.⁵²

In 1957, the Missouri-Kansas-Texas Railway Company shut down passenger train operations through the area but freight trains continued to stop regularly at Peers keeping the town and its businesses alive. However, when the Katy Railroad was discontinued in 1986, the store went into decline.⁵³ Without the railroad, there was little need for the existence of stores like the Glosemeyer's.⁵⁴ In 2012, after one hundred and sixteen years in business, the store was closed. Fortunately, in 2014, the building was purchased by Dan and Connie Burkhardt, the founders of the Katy Land Trust, and renamed the "Peers Store."

Both Peers and the general store are still living products of the American railroad boom. Missouri scholars describe the expansion of the railroad in the state as the "most important economic development in the decades following the Civil War."⁵⁵ The establishment of a rail line through a town had enormous implications. It would cause town populations to swell, create new businesses, and introduce technological advancements.⁵⁶ On a national level, "[t]rain travel shrank distances, making it easier to visit family and friends and look for work in other regions."



Figure No. 6: The Glosemeyer General Store during the 1993 flood, view north, photograph possibly by Linus Glosemeyer, on display at the Peers Store.

⁴⁹ *Warrenton Banner*, February 16, 1940.

⁵⁰ Ralph Glosemeyer, 2017.

⁵¹ See Figure No. 12, p. 22.

⁵² See Figure No. 6.

⁵³ Cavanagh, 1989.

⁵⁴ See Figure No. 14, p. 24.

⁵⁵ Sean McLachlan, *Missouri: An Illustrated History* (New York: Hippocrene Books Inc., 2008), p. 155.

⁵⁶ *Ibid.*

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It opened markets bringing more consumer goods at cheaper prices. Businesses like the Glosemeyer General Store became more numerous and prosperous.⁵⁷

Elaboration/Commerce:

The Glosemeyer General Store supplied the town with groceries and dry foods. On its shelves, customers could find staple products such as beans, grain, sugar, and cornmeal.⁵⁸ Yet, the store was also where Peers residents bought hardware, home goods, and clothing.⁵⁹ The general store was the town's only grocery supplier until it closed in 2012.⁶⁰

Customers of the Glosemeyer General Store were mainly farmers, and business transactions at the store reflected this fact. Because farming is seasonal, farmers do not have a constant source of cash income.⁶¹ Barter was the primary form of trade, and eggs the usual form of payment. Customers could receive credit based on the number of eggs they brought in.⁶² A weekly truck would pick up the eggs from the store to take to St. Louis where the Glosemeyers would "receive credit against groceries they brought back for their shelves."⁶³ At the end of the year, after crops were harvested and sold, the Glosemeyer's would settle up with their customers. Such business transactions were typical of 19th and 20th century commerce in rural Missouri. Farmers had cash only seasonally, therefore business had to be conducted seasonally.

From 1940 to 1956, the general store also acted as the town's post office. Mail would be delivered to the Glosemeyers on the Katy Rail.⁶⁴ It was not unusual for a general store to also act as a post office.⁶⁵ Peers residents were charged a monthly rate of 15¢ to rent a post office box at the Glosemeyer General Store.⁶⁶

Towns such as Peers had few public buildings other than the church, bank, and general store.⁶⁷ Thus, the general store was often transformed into an unofficial community center. At Peers, the coffee room in the store's east wing would have been ideal for residents to meet and interact during their days. It was also an

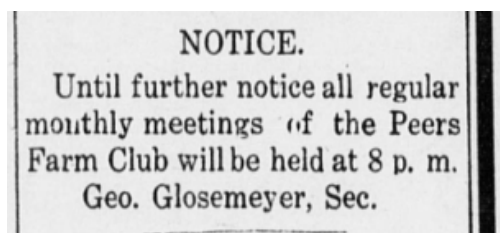


Figure No. 7: Notice in the *Marthasville Recorder* on May 26, 1922, State Historical Society of Missouri.

⁵⁷ Ibid., p. 156.

⁵⁸ See Figure No. 15, p. 25.

⁵⁹ McLachlan, p. 155.

⁶⁰ Ralph Glosemeyer, 2017.

⁶¹ Richard W. Stoffle, "Whither the Country Store?" *Ethnohistory* Vol. 19, No.1 (Duke University Press, Winter 1972), p. 65.

⁶² John Oidtman, "Fifty Years on the Same Corner," *Missouri Ruralist*, (February, 15 1991) p. 60.

⁶³ Ibid.

⁶⁴ See Figure No. 13, p. 23.

⁶⁵ See Figure No. 2, p. 5.

⁶⁶ Ralph Glosemeyer, 2017.

⁶⁷ Stoffle, p. 65.

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ideal place for local club meetings, such as the Peer's Farm Club.⁶⁸ Even into the 1990s, the general store was where people would gather regularly for local conversation.⁶⁹ Ralph Glosemeyer, son of Linus Glosemeyer, grew up living above the general store and remembers his father holding unofficial poker tournaments with other men from the town late into the nights using one and five mill sales tax tokens as betting chips.⁷⁰

Significance and Conclusion:

The Glosemeyer General Store is one of few surviving 19th century Missouri general stores. This is the only known resource of this type extant in Warren County. Currently, there are less than ten sites on the National Register in Missouri that resemble the Glosemeyer General store in both function and history. These include: H.E. Gensky Grocery Store in Cole County, St. Alban's General Store in Franklin County, Valentine Leight General Store in Jefferson County, Eggers and Company General Store in Perry County, Meloan, Cummins & Company General Store in Pike County, Meier General Store in St. Charles County, and Kreienkamp Store in St. Louis County.⁷¹ Yet, the Glosemeyer General Store is unique among this list as being the only store located directly along what was once the Katy Railroad. Further investigation is needed to determine if any other historic general stores once situated along the Katy Rail in Missouri are extant and eligible for listing in the National Register.

Additionally, the general store is one of few original buildings still standing in Peers. The railroad depot, stocking yards, and grain elevator have been torn down for decades. The Hanneken Garden Plow Manufacturing Company exists only now as an empty warehouse.⁷² Besides the store, the only evidence that Peers was once an active town are a few original homes on the neighboring properties, badly in need of repairs, and a scattering of original barns and sheds around them.⁷³

The construction of the railroad across the country created a rural countryside which was fast expanding and whose economy was quickly changing. General stores, such as the Glosemeyer's, were often the first businesses established in the newly created towns along the railway. These stores allowed for the formation of communities by meeting the needs of the

⁶⁸ See Figure No. 7, p. 13.

⁶⁹ Cavanaugh, 1989.

⁷⁰ Ralph Glosemeyer, 2017.

⁷¹ Dana Miller and Roger Maserang. National Register Nomination, "Gensky, H.E., Grocery Store Building," June 6, 2001. Debbie Sheals, National Register Nomination. "St. Albans General Store," April 11, 2003. Mary M. Stiritz, National Register Nomination. "Leight, Valentine, General Store," August 18, 1992. Terri L. Foley. National Register Nomination, "Eggers and Company General Store," June 21, 2007. Mary M. Stiritz, National Register Nomination. "Meloan, Cummins & Co. General Store," June 24, 1993. Debbie Sheals, National Register Nomination, "Meier General Store," July 12, 2002. Jim Martin, Lynn Martin, Dawn McMartin, and Roger Maserang. National Register Nomination. "Kreienkamp Store," May 5, 2000.

⁷² See Figures No. 16 & No. 17, p. 26.

⁷³ Ibid.

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towns and connecting their people to the outside world. They also aided those who were still moving yet further westward on their journeys. But the fates of the general stores were tied to the tracks next to them; as the railroad went into decline, so did their business. The Glosemeyer General Store remains a physical symbol of rural life during this important period of American and Missouri history.

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Photographs from the personal collection of Ralph Glosemeyer, Concord Hill, Warren County, Missouri.

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Verbal Boundary Description:

All of Section US Survey 3073, Township 45 North, Range 2 West, Lots 314. The properties parcel number is 13-27.0-0-00-005.010.000.⁷⁴

Boundary Justification:

The selected boundary includes all property historically associated with the Glosemeyer General Store and outbuildings.

Form Prepared by:

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⁷⁴ “Detailed Information for Parcel #13-27.0-0-00-005.010.000, Warren County MO Assessor’s Office, http://www.warrencoassessor.com/Mapping_GIS/ParcelSearch.html.

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Figure No. 8: Site map image of the Glosemeyer General Store, Google maps, June 2017.
Lat/Long: 38.634298, -91.122865.

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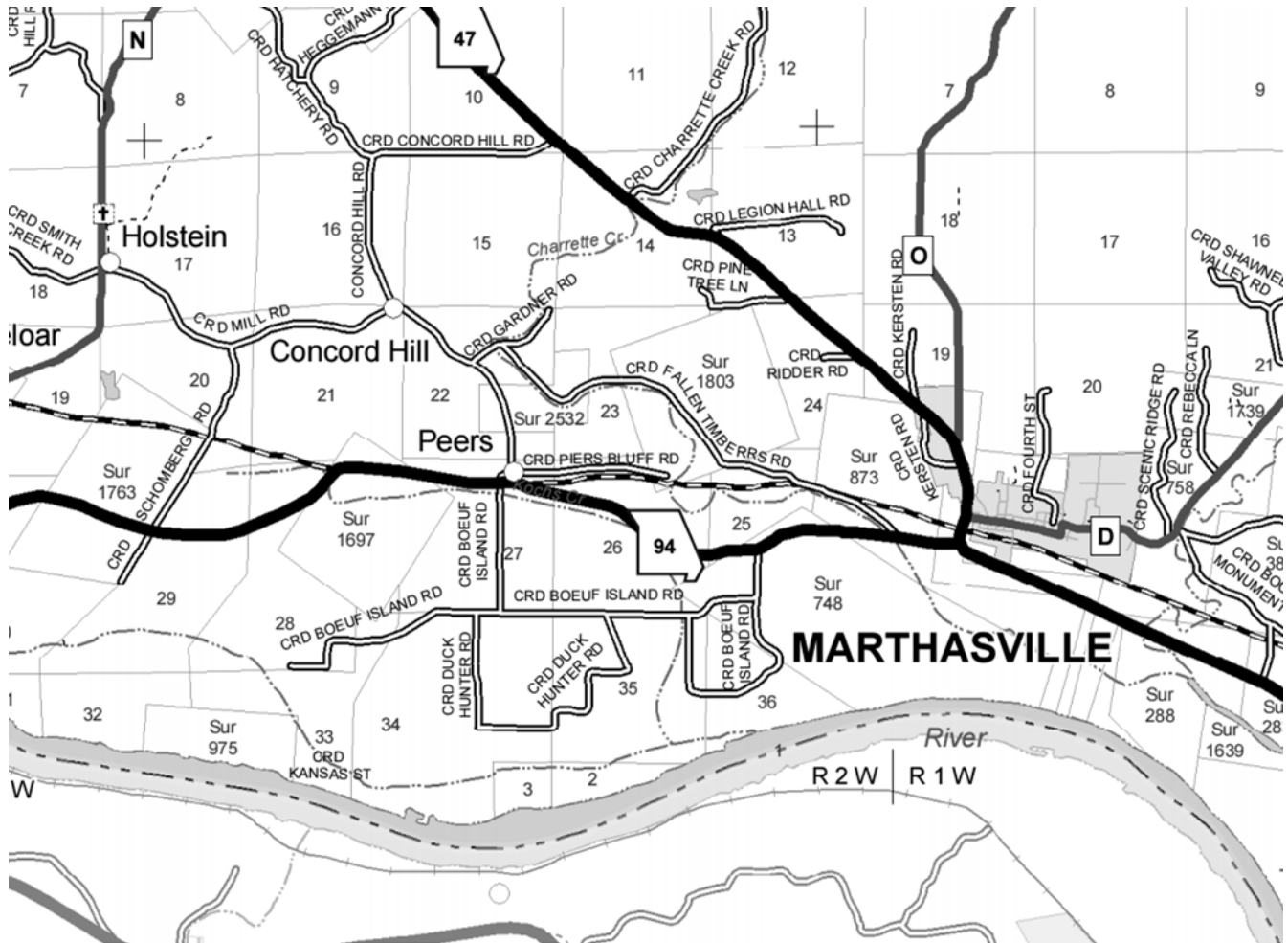


Figure No. 9: "General Highway Map of Warren County," MoDot, 2005.

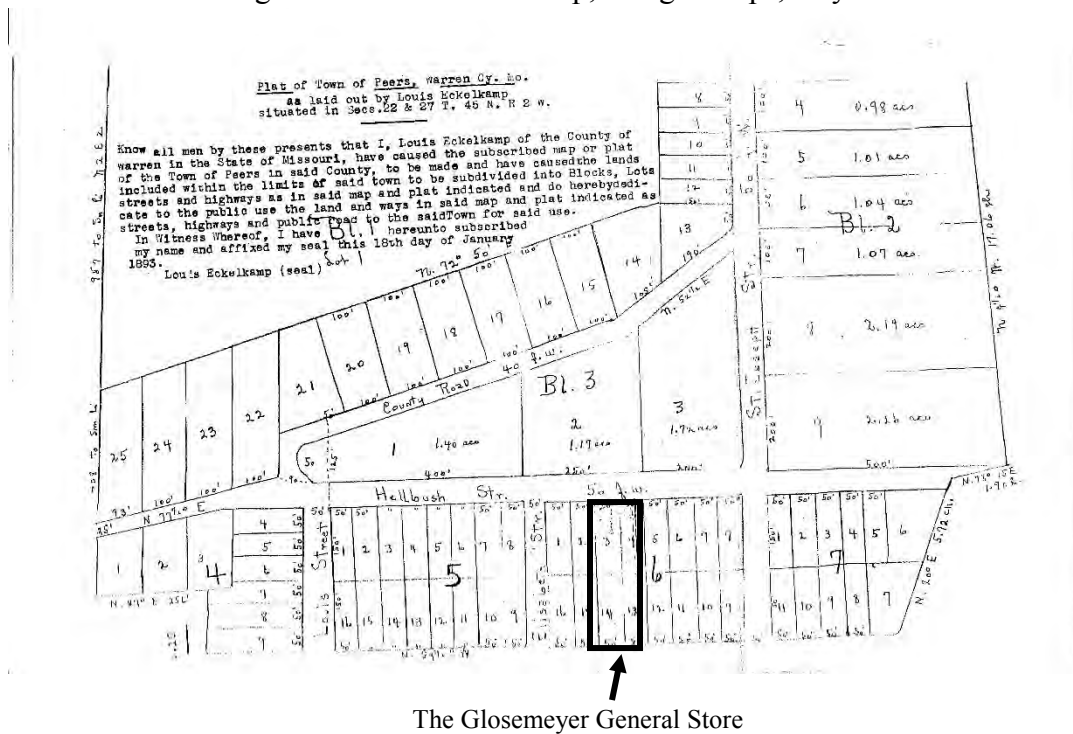
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Figure No. 10: Context map, Google Maps, July 2017.



The Glosemeyer General Store

Figure No. 11: "Plat of Town of Peers, Warren County, Mo, as laid out by Louis Eckelkamp situated in Secs. 22 & 27 T. 45 N. R. 2W," provided by Ralph Glosemeyer, July 27, 2017.

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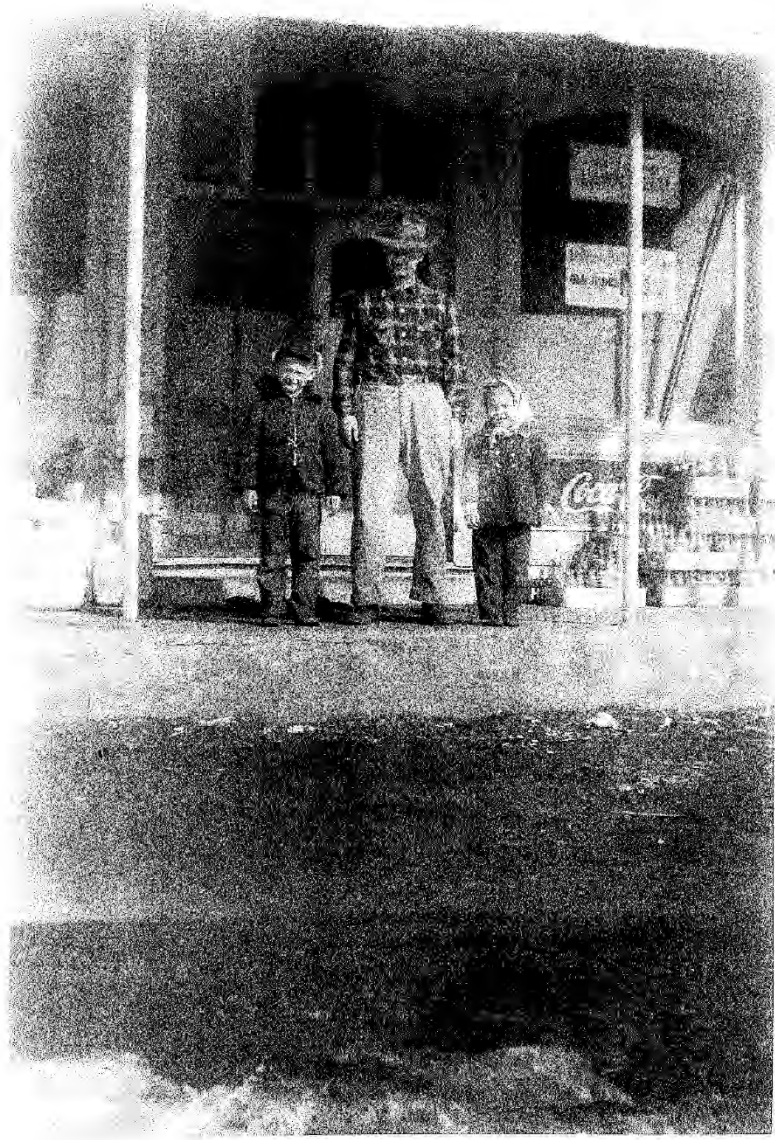


Figure No. 12: Image of young Linus Glosemeyer (left), his father Ben Glosemeyer (center), and his sister (right) in front of the Glosemeyer General Store, c. 1920s, provided by Ralph Glosemeyer.

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Figure No. 13: Image of mail truck delivery to the Glosemeyer General Store, 1957, provided by Ralph Glosemeyer.

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Figure No. 14: Image of the last passenger train to stop at Peers, 1957, provided by Ralph Glosemeyer.

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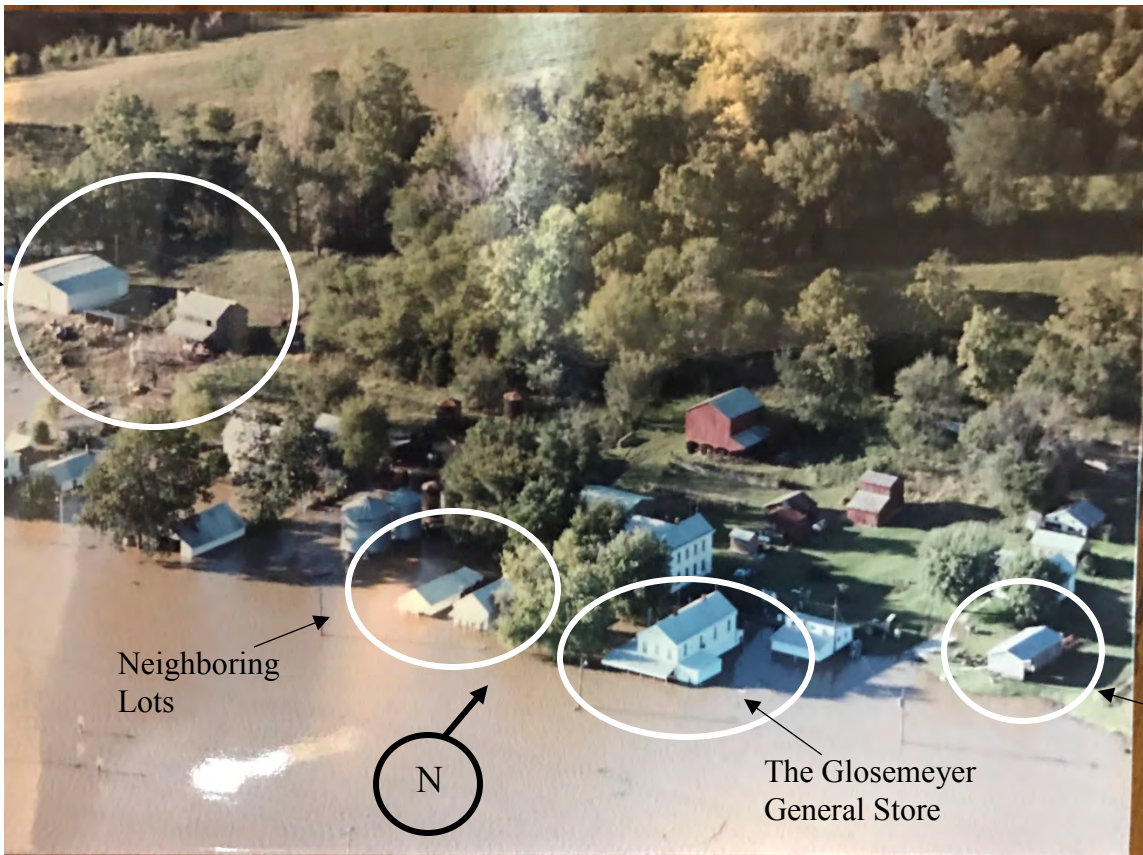
Figure No. 15: Image of the main store room, 1962, provided by Ralph Glosemeyer.

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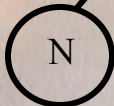
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Hanneken
Garden Plow
Manufacturing
Company



Neighboring
Lots



The Glosemeyer
General Store

Neighboring
lots

Figure No. 16: The town of Peers during the 1993 flood, provided by Ralph Glosemeyer.

Hanneken
Garden Plow
Manufacturing
Company



Neighboring lots
now empty

The Glosemeyer
General Store



Neighboring lots
now empty

Figure 17: The town of Peers, Google Maps, August 2017.

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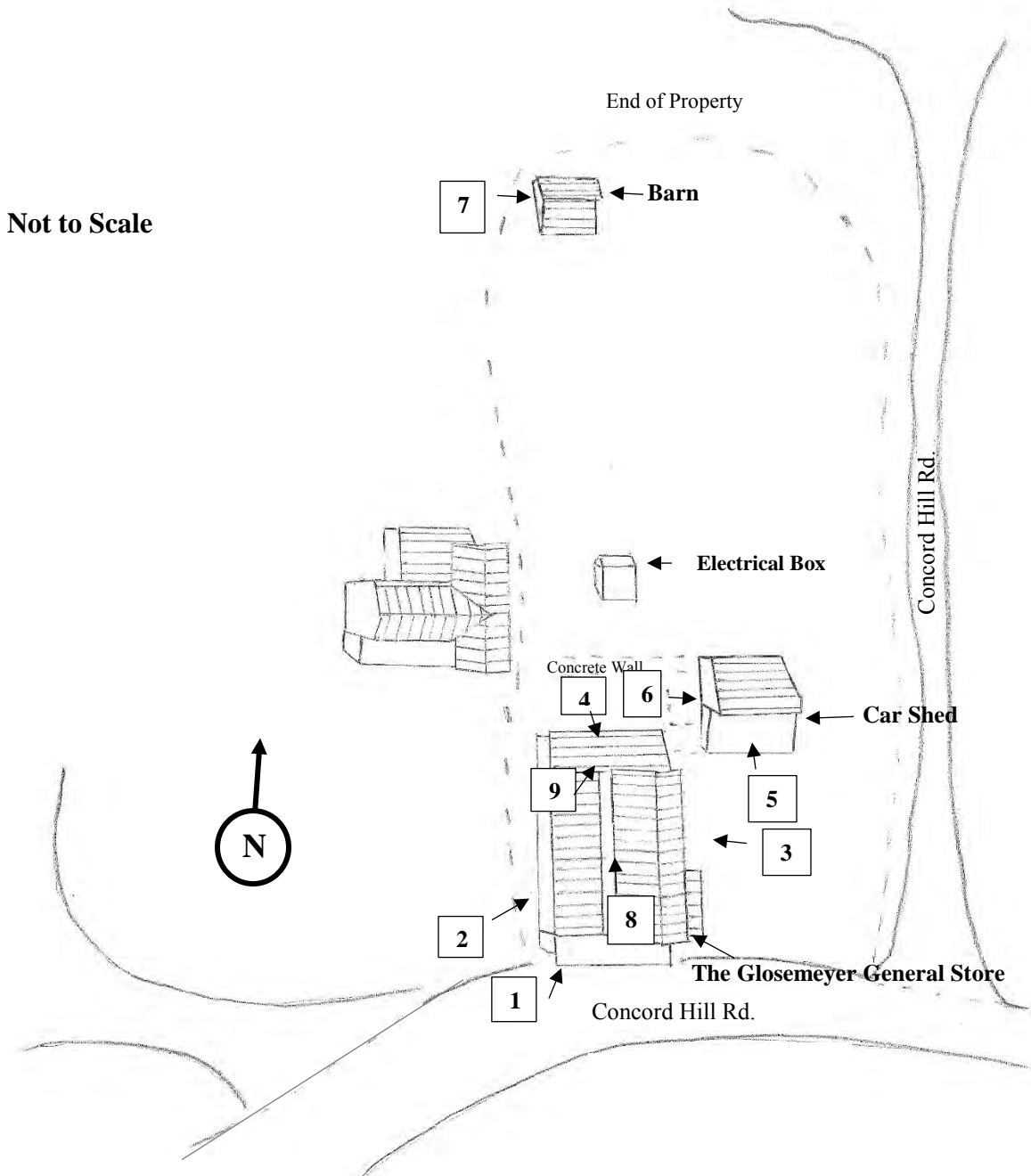


Figure No. 18: Photo map key, by author, July 2017.



PEERS STORE
GROCERIES DELI
BREAKFAST SANDWICHES
COLD SODA SNACKS
36-932-4655

PEERS

















