

**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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

Name of Property

historic name Sanning, P. A. , Store

other name/site number E. M. Schell & Company, The Corner Market

Location

street & town 256 Highway H N/A not for publication

city or town Mary's Home N/A vicinity

state Missouri code MO county Miller code 131 zip code 65032

State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this 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 meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Mark A. Miles 04/26/05
 Signature of certifying official/Title Mark A. Miles/Deputy SHPO Date

Missouri Department of Natural Resources
 State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

 Signature of certifying official/Title Date

 State or Federal agency and bureau

National Park Service Certification

I hereby certify that the property is:

<input type="checkbox"/> entered in the National Register. <input type="checkbox"/> See continuation sheet.	Signature of the Keeper	Date of Action
<input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register.	_____	_____
<input type="checkbox"/> removed from the National Register.	_____	_____
<input type="checkbox"/> other, (explain:)	_____	_____

Sanning, P. A., Store
Name of Property

Miller County, MO
County and State

Classification

Ownership of Property
(check as many boxes as apply)

Category of Property
(check only one box)

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

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
1	0	buildings
		sites
		structures
		objects
1	0	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed in the National Register

N/A

0

Function or Use

Historic Function
(Enter categories from instructions)

COMMERCE/TRADE

Current Function
(Enter categories from instructions)

COMMERCE/TRADE

Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY AMERICAN

Materials
(Enter categories from instructions)

foundation CONCRETE
walls WOOD
METAL
roof WOOD/METAL
other METAL

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See continuation sheet(s) for Section No. 7

Sanning, P. A., Store
Name of Property

Miller County, MO
County and State

Description

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.

Areas of Significance
(enter categories from instructions)

COMMERCE: _____

ARCHITECTURE _____

Period of Significance
1906 - 1955

Significant Dates
N/A

Significant Persons
(Complete if Criterion B is marked above)
N/A

Cultural Affiliation
N/A

Architect/Builder
Sanning, Henry J.

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 of age or achieved significance within the past 50 years.

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

See continuation sheet(s) for Section No. 8

Major Bibliographical References

Bibliography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other Name of repository: _____

See continuation sheet(s) for Section No. 9

Sanning, P. A., Store
Name of Property

Miller County, MO
County and State

Geographical Data

Acreage of Property 1 Acre

UTM References

(Place additional boundaries of the property on a continuation sheet.)

1 1/5 5/5/6/1/3/0 4/2/3/9/7/6/0
Zone Easting Northing

2 / / / / / / / / / / / / /
Zone Easting Northing

3 / / / / / / / / / / / / /
Zone Easting Northing

4 / / / / / / / / / / / / /
Zone Easting Northing

Verbal Boundary Description

(Describe the boundaries of the property.)

A parcel of land located in the Northeast quarter of the Northeast quarter of Section Sixteen (16), all in Township Forty-one (41) North, Range Thirteen (13) West of the fifth Principal Meridian, described as follows:

From the southeast corner of the Northeast quarter of the Northeast quarter of said Section sixteen (16) run West 57 feet to the point of beginning of the parcel of land hereby conveyed; thence North 70 feet; thence East 22 feet; thence North 5 feet; thence West 70 feet; thence South 75 feet; thence East 48 feet to the point of beginning.

Property Tax No. 9281

Boundary Justification

(Explain why the boundaries were selected.)

The Boundary Description above is Boundary Description in the General Warranty Deed which transferred the property from Henry Sanning to Emil Schell and in every General Warranty Deed which was used to transfer the property thereafter. It includes all the land historically associated with the historic resource.

See continuation sheet(s) for Section No. 10

Form Prepared By

name/title Tony Barnicle, President
organization DATA WAY, Inc. date 7/1/2004
street & number 381 Old Ten Mile Road telephone 573.498.3465
city or town Mary's Home state MO zip code 65032

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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.

Photographs: Representative **black and white photographs** of the property.

Additional items: (Check with the SHPO or FPO for any additional items)

Property Owner

name/title Ted and Sandra Milard
street & number 1303 Moreland Ave. telephone (573) 635-8475
city or town Jefferson City state MO zip code 65101

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. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Sanning, P. A. Store
Miller County, MO

Summary: The P. A. Sanning Store (now called "The Corner Market", see photo #1), 256 Highway H in Mary's Home, was constructed in 1906 to house a general mercantile business. The rectangular frame building sits on a concrete foundation and is covered with metal siding pressed to look like rusticated cut stone blocks. The building is in excellent condition. Today it looks much like it did when it opened almost 100 years ago. The primary façade faces south and retains its original fenestration. The storefront is topped by an elaborate pressed galvanized metal "boomtown" front. The medium pitched, hipped roof abuts the false front. The peaked roof is hidden behind a pediment stamped "P. A. Sanning". Like the exterior, the interior is amazingly intact and has the original pressed metal ceilings and walls. The original counters and shelving are still in use throughout the building. The building's mechanical systems have been updated, and a small covered porch has been added to the east side of the building, but the overall character and historic features of the building are intact. The store's location, its design, the materials used in its construction, the workmanship all blend to make the P. A. Sanning Store an ideal building to be placed on the National Register.

Elaboration: The store is the geographical and commercial center of Mary's Home, a rural neighborhood community, 30 miles south of Jefferson City about halfway between Jefferson City and the Lake of the Ozarks and three miles from the junction of Miller County Highway H and State Highway 17. "Mary's Home still retains the beauty and atmosphere that only a small town can afford. The majority of the residents have lived in this quiet community close to the Osage River all of their lives. There is a closeness in Mary's Home that has been present for the past one hundred years and can only be described as a neighborhood spirit."¹

German immigrants began moving into eastern Miller County about 1870. They spread west across the Osage River and founded Mary's Home in 1883.² Between 1886 and 1887, P. J. Iven built a general merchandise store. P. J.'s brother-in-law, Pete Kaolin, ran the store until it burnt to the ground in 1904. Henry Sanning built the P. A. Sanning on the same location. His brother Pete and Pete's wife Annie managed the store until Annie died in 1933. The store was the second store on the corner of Highway H, Jim Henry Road and Old Ten Mile Road. Frieda Hart's general store opened across the street on the northwest corner in 1890 where it remained until it closed in the 1980s.

The P. A. Sanning Store fits the late 19th and early 20th century commercial style building and in many ways reminds one of the Kresge or F. W. Woolworth five and dime stores of that period. It is similar to the three other "sister stores" Henry Sanning built around the beginning of the 20th century in Eugene (Cole County), St. Thomas (Cole County) and St. Elizabeth (Miller County). As the photos in Section 8, Page 5 show, all are still standing but vacant and in ill repair.

¹ Mary's Home Parish Centennial Book, 2/15/1983, HISTORY, P.1

² Doerhoff, Dale C., St. Elizabeth: The First Century, 1880 - 1980, Jeff-City Printing, Inc. 1980, p.1.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 2

Sanning, P. A. Store
Miller County, MO

A Post Office was located in the P. A. Sanning store from 1906 until 1913. The Post Office was closed in World War I and Mary's Home has been on the Eugene postal route ever since.³

The photographs submitted with this application illustrate the description of the store. The primary façade faces south and retains its original fenestration. Two large 4' X 6' display windows (photo #3) are on each side of the store's recessed entry. Four smaller 2' X 3' transom windows top each of the display windows (photo #8). The new canvas awning, which replaced the original deteriorated metal one, covers the smaller windows. The four large windows flood the store with warmth and light on winter days. A 6' wide concrete porch runs the length of the store and extends another ten feet to the east. The 8' original glass and frame double doors are intact (photos #7 & #7a). They open from the recessed entry stoop into the store. The doors are flanked by 2' X 6' glass windows. Two 2' X 3' transom windows are above each of these windows (photo #6).

The façade of the store has a "boomtown" front hiding the hipped roof. An elaborate metal cornice across the top of the building is supported by two metal brackets and is embellished with a half-circle shell design. The cornice is topped by a pedimented parapet with "P. A. Sanning" stamped in the metal. Between the cornice and storefront window is a series of panels with large shell designs, under which is an egg and dart molding.

The gas pump on the left side of the front porch is new. Early photographs show the gas pump on the right side of the porch. Three new benches replace the worn ones but much remains the same as it was almost one hundred years ago. The original Fairbanks scale and old milk and cream separator serve as flower stands on each side of the porch (photos #1 and #3).

The imposing three-story windowless west wall (photos #2 and #9) is a good study of an outside wall on a Henry Sanning store. The foundation walls are solid 12" thick concrete. The concrete is scored with double lines to make it appear as if the foundation was made from solid blocks of stone. The walls on the upper two floors are covered with a metal siding, which gives the appearance of a rusticated stone block wall (photo #9a).

A door to the half basement is in the back (north side) of the store. The door and a window are built into the solid concrete foundation wall. There are two windows at the floor level and two at the mezzanine level. The back of the gable roof is hipped (photos #10 and #11).

The covered deck on the east side and the door leading from the store to the deck are recent additions. The deck offers visitors a room for outdoor dining (photo #12).

³ Hart, Frieda, "Lifelong resident views hometown", Frieda Hart's reflections on 70 years living in Mary's Home, The Eldon Advertiser, VOL. 79, NO. 36, Thursday, January 4, 1973.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

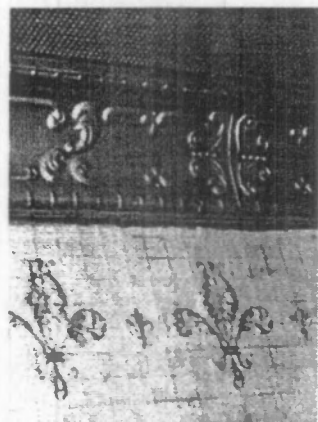
Section number 7 Page 3

Sanning, P. A. Store
Miller County, MO

Like the exterior, the interior is amazingly intact and has the original pressed metal ceilings and walls (photos #12 and 1-21). The original glass top counters and shelves are part of the original furnishings (photos #14-16). The 1,500-sq. ft. on the main floor and the 1,050-sq. ft. on the "U" shaped mezzanine provide sufficient floor space to retail a large variety of merchandise (See Floor Plans, Figures #1 & 2). In addition, there is a half-basement for storage, which extends from the rear foundation wall to the center of the building. The floors, stairs, mezzanine, cabinets, shelves are made from yellow pine (photos #17-18). 100 years ago yellow pine forests were native to Mary's Home. Because the wood was so popular for building, the yellow pine tree has almost entirely disappeared from the forests around Mary's Home.



There are five sheet metal designs on the walls and ceiling of the store. The St Louis *Fleur de lis* is embossed and repeated in the pressed metal siding on the walls throughout the store. A decorative design forms the border between the walls and the ceiling. A dimpled panel and a flowered panel form the outer rings of the ceiling. A four-sided design is repeated throughout the remainder of the ceiling.



At the time the P. A. Sanning store was built, the Mesker Brothers Iron Works in St. Louis had a large mail-order business for storefronts and galvanized metal siding. One of the distinguishing features was a St. Louis *fleur-de-lis* design embossed on its product. The Mesker Brothers Iron Works records from 1879 to 1953 are preserved in eleven volumes on three microfilm rolls in the Western Historical Manuscript Collection at the University of Missouri in St. Louis. There are no documents to prove the Mesker Brothers sold Henry Sanning the metal siding for the storefront, sides and interior. However, a review of the Account Book and Mesker Iron Works Catalogues provides strong evidence of the sale. One of the most convincing bits of evidence is an agreement with the Vulcan Company in Pennsylvania to use its press machine to emboss the patterns found in the P. A. Sanning store.



Behind the window on the left is a clock which reads, "Est. 1906" (photo #5). This quote was taken from a statement, which used to be on raised letters just under the "P. A. Sanning" name on the facade. No one remembers when the date was removed.

The two one-foot square fir wood pillars in the center of the floor are an essential part of the building's structure. (photos #22 & 22a). The pillars are supported by solid 12" X 12" oak

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 4

Sanning, P. A. Store
Miller County, MO

beams, which stand on the building's foundation. The two pillars in turn hold the carrying beams for the roof.

The mezzanine floor is supported from below by 2" by 6" yellow pine beams. Metal rods are anchored to wooden and metal plates on the carrying beams above the ceiling (photos #23 & 23a).

Before electricity came in the early 1930s, an acetylene gas generator in the basement powered the gaslights, which illuminated the store. It sounds dangerous but it worked. The storekeepers would place the carbide in the generator and water would drip into it to make the gas. The generator is still in the basement and the pipes are still in place throughout the store. The burners hang from the ceiling on the underside of the mezzanine. (photos #18 and #25)

The original two wire parallel wiring from the 1930s is still in use and can be seen throughout the store. The mezzanine level is a good place to get a close look at the embossed design on the tin ceiling and original electrical wiring (photos #27 and #27).

The half basement is used for storage. Like other basements it tells stories of the building and its past. The insides of the 12" concrete foundation walls were rough but I could only find two cracks in the 100-year-old walls. The floor and pillar supporting beams are foot square solid Mary's Home oak. Two by twelve-inch oak joists support the yellow pine floor. The furnace is new. It replaced the pot-bellied stove. Many relics of bygone years remain in storage. These include the old kerosene tank and the mechanical pump used to fill the customer's bottles, a wooden chicken carrier and the acetylene gas generator. Instructions for operating the gas generator are posted on a beam in the basement.

The variety of products has changed over the years but the shelves and the long counters are still stacked. Beautiful quilts hang over the balcony rail on the mezzanine. The store has always served refreshments. Today the "breakfast club" opens the store at 5:30 every morning. A lunch crowd fills the tables between 11:00 and 1:00 (photo #30). Pizza is served throughout the day. The pizza oven, a freezer with meat and ice cream, a dairy cooler, a soda cooler, and a coed rest room in the back corner are new. A new door on the east wall leads out to a covered deck.

There have been accidental changes but Corner Market today remains essentially the same store it was in Pete and Annie Sanning's day almost 100 years ago. A community bulletin board hangs on the wall as a reminder the store is not only the retail commercial center, it is also a Mary's Home community center. As in the old days the busiest time is still on Sunday mornings after each of the Masses at Our Lady of the Snows Catholic Church (photo #31).

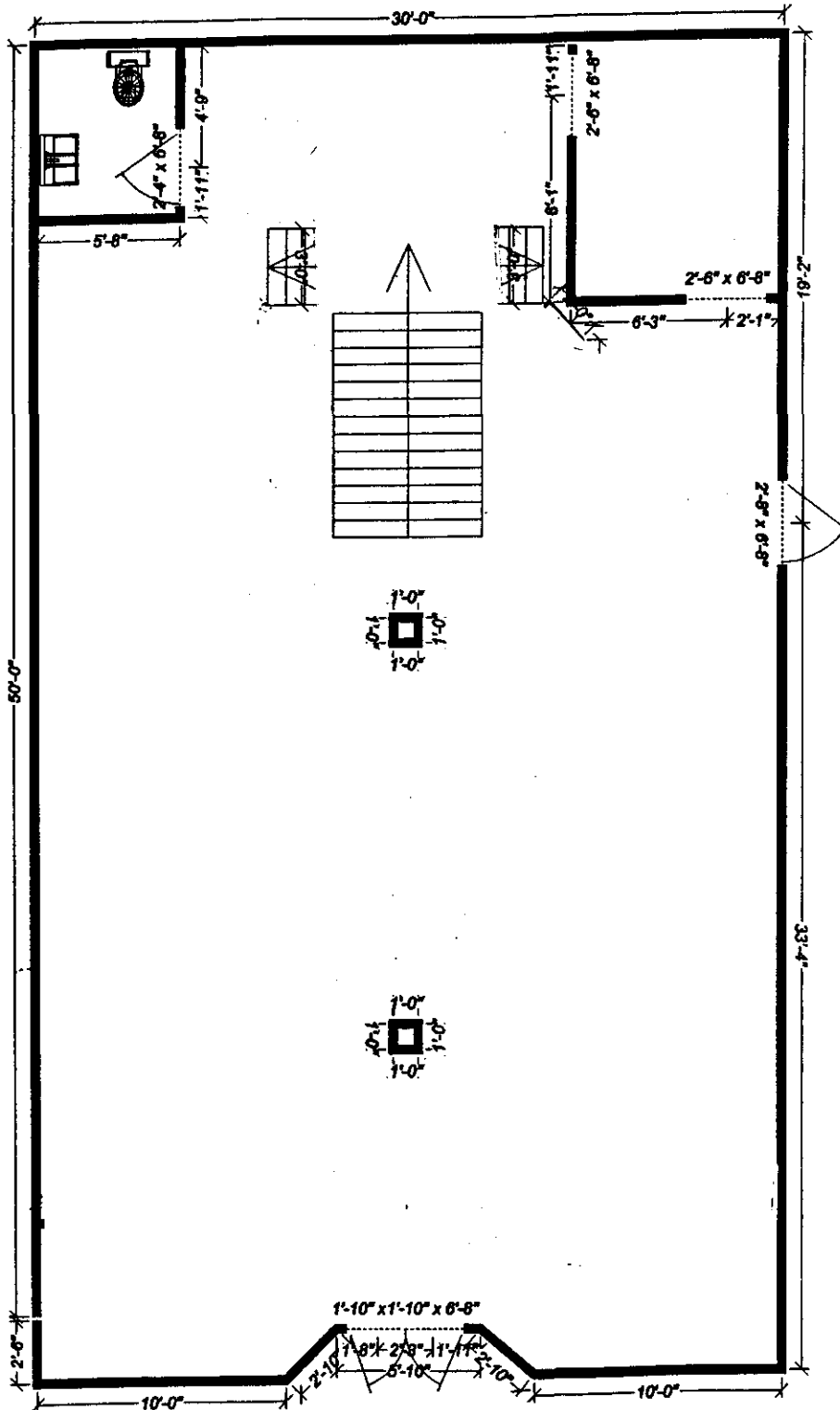
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 5

Sanning, P. A. Store
Miller County, MO

First Floor Plan



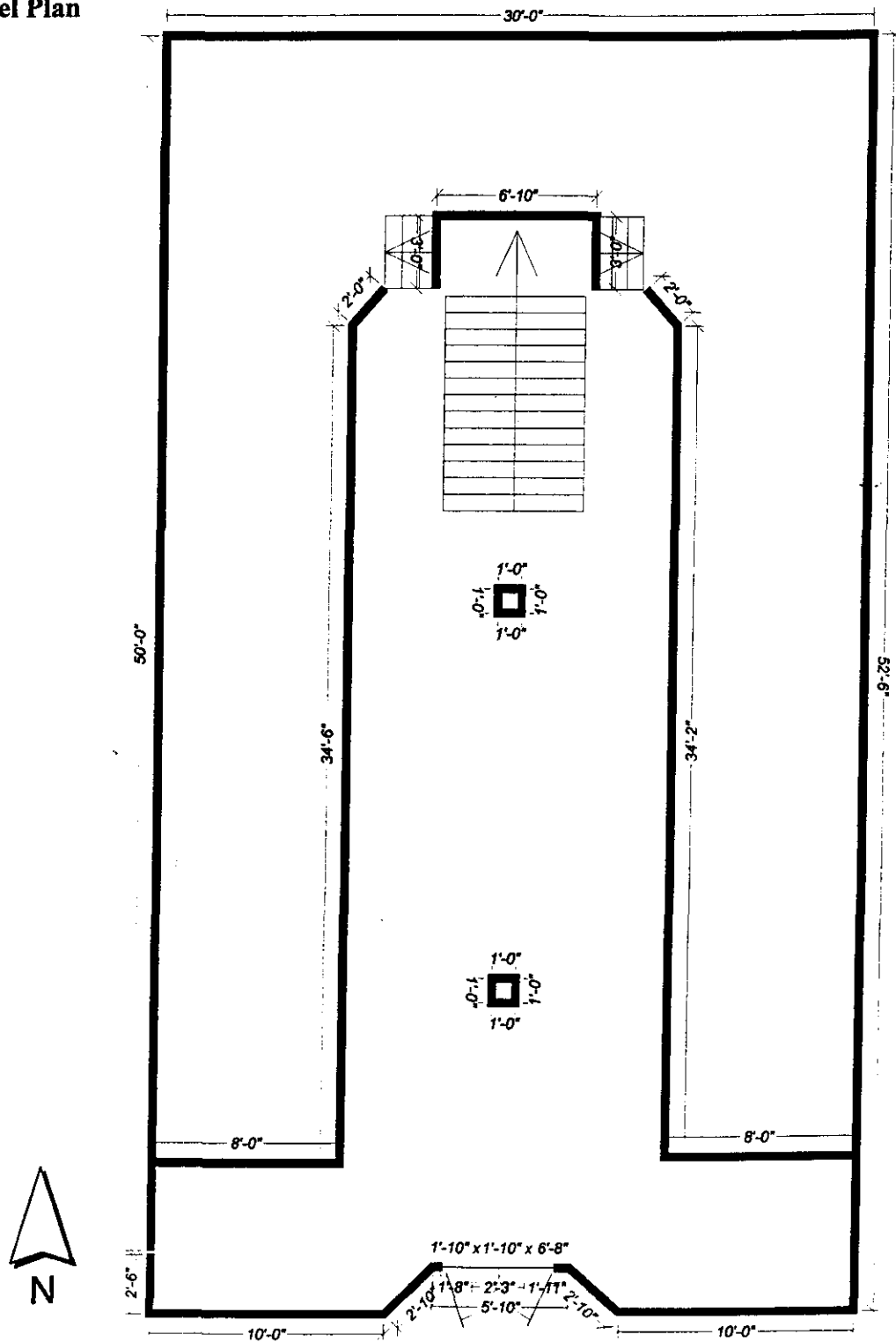
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 6

Sanning, P. A. Store
Miller County, MO

Mezzanine Level Plan



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 7

Sanning, P. A. Store
Miller County, MO

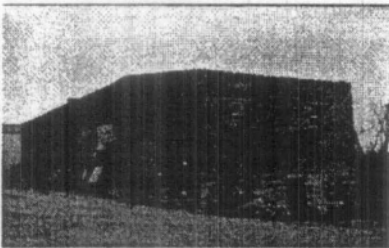
Summary: The P. A. Sanning store, 256 Highway H in Mary's Home, Miller County, is locally significant under Criterion A in the area of COMMERCE and Criterion C in the area of ARCHITECTURE. The building is historically significant for its long association with the development of the local community, regional trade, and the civic life of Mary's Home. The building was constructed in 1906 and throughout its history has continuously housed a general mercantile business. The retail business has provided support and merchandise for the small town and neighboring farms. From 1906 until 1955 the store was the commercial center of Mary's Home. Today it continues to serve and support the retail and social needs of the neighborhood community. The building is carefully maintained and is the only surviving general store in the area. The building is a representative example of the general store property type once common throughout Missouri. Its elaborate metal façade and interior corrugated metal wall and ceiling covering, however, are somewhat unusual and provide additional architectural character and significance. The period of significance for the building is 1906 - 1955, the date of construction to the arbitrary 50 year cut off date.



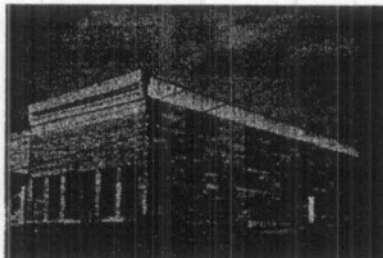
The P. A. Sanning Store

Elaboration: The P. A. Sanning Store now named The Corner Market has been in continuous operation as a general store in Mary's Home since it was opened ninety-eight years ago. The property is in excellent condition. Today it looks much like it looked when Henry Sanning built it almost 100 years ago.

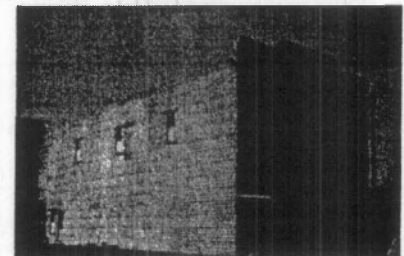
Henry Sanning married Mary Tellman in 1893. The Sannings owned a big house and a garage in Eugene, though he is best known as a builder. He built the Schell Trading Company store in Eugene (Cole County) and three similar "sister stores" in St. Elizabeth (Miller County), St. Thomas (Cole County) and Mary's Home. The Mary's Home store, which originally was named the P. A. Sanning Store, is the only one that is still in operation. The other three are vacant but still standing.¹



Eugene



St. Thomas



St. Elizabeth

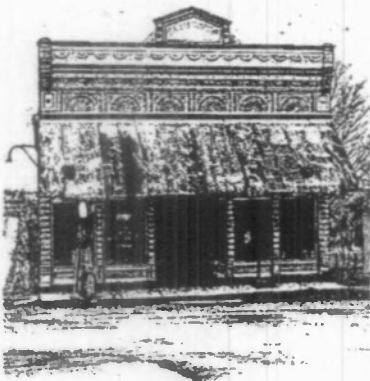
¹ Clyde Lee Jenkins. Judge Jenkin's History of Miller County, Volume II, p. 57. There are numerous references and a photograph of Henry Sanning.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 8

Sanning, P. A. Store
Miller County, MO



Henry owned the store and his brother and sister-in-law Pete and Anna (who everyone called Annie) managed the store from the day it opened until Annie died on April 1st, 1933. There is a 1903 photograph of Peter and Anna taken on the day of their wedding in the Mary's Home Parish Centennial Book.

The P. A. Sanning Store replaced a store that had been built on the same location between 1886 and 1887 by Peter James (P. J.) Iven. Pete Kaolin, P. J.'s brother-in-law, ran the store until it burnt to the ground in 1904. When the Sanning Store opened it was the second store on the only corner in Mary's Home. It was on the northeast corner of what is now the junction of Highway H and the Old Ten Mile Road. Frieda Hart's general store was across the street on the northwest corner where it had been since 1890.

From 1906 until 1913, when Theodore Roosevelt and William H. Taft were Presidents, the Mary's Home Post Office was located in the P. A. Sanning Store (photo #4). When Woodrow Wilson was elected the US Postal Service moved it from the Sannings, who were Republicans, to the Harts who were Democrats! The Post Office was closed in World War I and Mary's Home has been on the Eugene postal route ever since.²

Like many country stores at that time, the P. A. Sanning Store had a strong influence and contributed to the development of the town and the surrounding neighborhood farming families. When the store opened, Henley, four miles to the north and Eugene, five miles to the northwest were growing railroad towns with thriving economies. Mary's Home was and is an isolated community. This isolation enhanced the importance of the store as retail and social center. Because of its 2,500-sq. ft. size, the store could offer a large variety of goods and services. With a Post Office and potbelly stove, the P. A. Sanning Store quickly became the town's social center. Alma Lepper remembers the store in those days:

² "Lifelong resident views hometown", Frieda Hart's reflections on 70 years living in Mary's Home, The Eldon Advertiser, VOL. 79, NO. 36, Thursday, January 4, 1973. Frieda Hart began sending weekly reports to the Eldon Advisor in 1916 and continued until her death 1n November 1994. Kathy Lepper wrote the weekly column until June 16, 2000 when Josephine Schwaller took over and continues the tradition. Except for the Mary's Home Area News weekly column in The Eldon Advertiser, there is little written on the history of Mary's Home. This history is recorded from Mary's Home Area News and notes taken in conversations with Mary's Home neighbors who remember the store from early days or who owned and/or worked in the Corner Market.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 9

**Sanning, P. A. Store
Miller County, MO**

It was a general store, they sold everything like shoes and overalls, horse collars, nails, dry goods, all kinds of materials. You could buy almost anything there. In 1927 George Evers bought a 1927 Model T Ford, which Pete had delivered to the store. Pete bought and sold cream, eggs, and rabbits. He paid a dime for a dead one but if the rabbit was alive he paid a quarter. He bought chickens and almost anything else you could trade. If you brought a chicken you could go home with sugar or coffee. You could come to the store with a dozen eggs and go home with whatever you needed. Uncle Pete was a notary public. He wrote licenses and made out birth certificates.

The only candy we kids got was from Uncle Pete. When Mom would buy groceries he would always give us a little candy. We bought everything there. People were always talking to one another.³

After Annie died there was no one to run the store. Henry Sanning owned the building and asked the Schell Trading Company to take over the store. Emil and Tillie Schell had experience in operating successful retail businesses. The Schells managed the Henry Sanning stores in Eugene, St. Thomas and St. Elizabeth. The Sannings and the Schells knew and respected one another. Henry and Emil did business in Eugene on a regular basis with Henry fixing Emil's cars and trucks and Emil supplying Henry's garage with parts and supplies. The warranty deed that transferred the ownership from Henry Sanning to Emil and Tillie Schell tells us even more about this close relationship. From the date on the deed it can be assumed that the Schells took possession on April 21, 1933 and signed a 15-year note to pay for the property. On April 21, 1948, Henry Sanning transferred the deed of ownership to the Schells.

Emil continued running the Schell Trading Company in Eugene. Tillie took over the P. A. Sanning Store and changed its name to the E. M. Schell & Company. Bernard Schwaller has an early recollection of the store when Tillie ran it.

I was born in 1928 and started school in Mary's Home when I was five years old. I rode to school with her every morning and back every evening. Emil had the store in Eugene and Tillie drove down from Eugene to run the Mary's Home store every day.

³ An interview with William and Alma Lepper 4/23/03 in Alma Lepper's home. William and Alma are brother and sister and nephew and niece to Annie Sanning. Alma Lepper recalled when Uncle Pete and Aunt Annie Sanning ran the store and lived in the house next to the store. It was called the Henry Sanning House. There is a photograph of the home in the Mary's Home Parish Centennial Book. "Mom lived with them there for five years. Aunt Annie worked in the store and she kept the house and made clothes for the girls."

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 10

Sanning, P. A. Store
Miller County, MO

People gathered there. They had a big pot bellied stove. They had acetylene gas lights powered by an acetylene gas generator in the basement. They would place the carbide in the generator and water would drip into it and make the gas.

The pipes are still in place and you can see the burners hanging from the ceiling. After the Union Electric Company brought power to Mary's Home in the early 1930s, electricity replaced the acetylene gaslights. He continued, saying:

They traded on Sunday. My uncle would drive into town every Sunday and after Mass he would buy 3 gallons of gasoline, a pound of coffee, some Prince Albert's and a gallon of coal oil. A quarter would buy ten pounds of sugar in those days. They weighed it in a brown paper bag. Everything was in paper bags and a lot of times you took the bags back to the store.⁴

Alma Lepper's brother Henry worked for Emil in Eugene and her brother William worked for Tillie in Mary's Home store. William remembered working at the store in 1947 and 1948.

I would open the store at 6:00 in the morning and work there until 6:00 in the evening. The store would stay open until 9 o'clock or maybe 10 o'clock every night six days a week and then on Sundays they closed at noon. I got \$85.00 a month. My wife was teaching for \$90.00 a month.

There was a big coffee grinder sitting on the corner of the counter and I would grind coffee for people. The bananas would come in a big bunch on a stalk, just the way they came off the tree. They hung them down and they had this little curved knife to cut bunches off the stalk.

When I worked there we still had the old hand pump for pumping gas for the cars. There was also a pump for the kerosene. And we would buy vinegar in 55 gallon wooden barrels. If you wanted vinegar you would have to bring a jug. It didn't have a pump but it had a spigot down at the bottom of the barrel.

People would bring in chickens and turkeys. The Swift Company Packing House out of St. Louis would come in and pick up the rabbits, the cream and the cow hides. I had to salt down the cowhides.

⁴ An interview with Bernard Schwaller on 4/23/03 in Alma Lepper's home. Bernard entered the first grade at Mary's Home School in September 1933. He lived on Highway 17 between Eugene and Mary's Home. Tillie picked up Bernard and drove him to school every day on her way to work and took him back every night after she closed the store.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 11

Sanning, P. A. Store
Miller County, MO

Back then we had to write every item on a sales ticket. Then we would write it all up and enter the amount of the sale into the account book. We gave a lot on credit.⁵

Al and Alma Koetting opened a garage and general store in Mary's Home after World War II. Al recalled making trips to St. Louis in the '40s and '50s. He would deliver cattle to the East St. Louis stockyards. He also carried live rabbits he picked up from the E. M Schell & Company. The rabbits were popular. In a matter of a few minutes he could sell them all from "the side of the truck." On his return trip, Al would fill his truck with supplies for the stores in Mary's Home.⁶

Architecture:

The building remains much the same as it was when constructed and is a good representative example of the general store property type. While one and two-part commercial blocks are still relatively common in larger communities, historic commercial properties in rural settlements are growing increasingly rare. As roads improved and more people had access to personal vehicles, they began traveling to larger towns and regional trading centers to purchase goods and services. Local general stores closed and fell into disrepair and many rural commercial properties were altered or demolished. The relative isolation of Mary's Home from major transportation routes and the loyalty of current residents has greatly extended the life of this rural commercial building.

General stores in rural areas at the turn of the century needed to meet all the needs of local citizens. A description of P.A. Sanning Store with its large display windows, stepped parapet and concrete porch is typical of those in any number of studies of general and country stores. Larry Freeman⁷ describes a general store of 1900 in his book The Country Store in the following way:

Another fashion in store design called for an iron front with various columns . . . Or the store might have its gable end squared off on the street side by a fake front of wood . . . An unroofed porch or platform usually ran along the side or extended at the front far into the street. It had steps for reaching the store door; . . . but its main function was for loading heavy merchandise directly into farm wagons driven to its side.⁸

The similarities to characteristic general stores carries through the interior of the store. Except for the products on display, the interior looks much the same as it was 100 years ago. Original yellow pine wood floors are still supported by the original massive beams. The basement is still the storeroom. The glass top counters and the shelves, which line the walls on the main floor and mezzanine were there when Pete and Annie Sanning opened the store. All of the walls are lined with high wood shelves and the center of the store is filled with tables and racks of products. In

⁵ An interview with William Lepper 4/23/03 in Alma Lepper's home.

⁶ An interview with Al and Alma Koetting on 12/29/03 in the Koetting home.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 12

Sanning, P. A. Store
Miller County, MO

addition to the shelf-lined walls, the store has a mezzanine level that provides additional product display and retail space. The rails of mezzanine were, and are, used for additional display space. As Atherton notes, the emphasis for the store was "illustrating the range of stock"⁹ more than any form of true organization.

Though the general design and layout of the P.A. Sanning store is typical of rural general stores in Missouri, the exterior and especially interior wall and ceiling finish set it apart from many of Missouri's other historic rural store buildings. The exterior and interior of the building is covered in pressed metal sheeting. The exterior is covered with metal panels pressed to resemble rusticated stone, while the storefront has more ornate designs on its parapet and cornice line. The interior walls and ceiling are lined with panels having fleur-de-lis and other designs. The exterior and interior metal work likely came from the Mesker Brothers Iron Works.

At the time the P. A. Sanning store was built, the Mesker Brothers Iron Works in St. Louis had a large mail-order business for storefronts and galvanized metal siding. There are no documents to prove the Mesker Brothers sold Henry Sanning the metal siding for the storefront, sides and interior. However, a review of the Account Book and Mesker Iron Works Catalogues and records from 1879 to 1953 in the Western Historical Manuscript Collection at the University of Missouri in St. Louis provides strong evidence of the sale. The Mesker Brothers were famous for their St. Louis *fleur-de-lis* design. Ornate panels covered in *fleur-de-lis* cover the walls in the store. Other designs from the Mesker Brothers mail-order Catalogues are embossed on the store's wall borders and ceiling. Another convincing bit of evidence found in the Mesker Iron Works Catalogues and records is an agreement with the Vulcan Company in Pennsylvania to use its press machine to emboss the patterns found in the P. A. Sanning store.

In addition to being constructed large enough to carry most of the needs of the local residence, the P.A. Sanning Store was designed to be eye catching as well. The store's four large display windows, designed to catch the attention of the shopper, are typical of the mercantile store fronts from that time. The storefront with its recessed double front door, the ornate pressed metal parapet, the large display windows, and their surrounding ornate pressed metal columns could have come right out of a Mesker Brothers Iron Works catalogue.⁹ The wide, full front concrete porch was convenient for loading, unloading and lounging (photo #2).

Continuing History and Community Service:

⁸ Larry Freeman. The Country Store. Watkins Glen, NY: Century House. 1955, 37.

⁹ Lewis Atherton, Main Street on the Middle Border. Bloomington, IN: Indiana University Press, 1954, 44.

⁹ Mesker Brothers Iron Works Records, 1879-1953, 11 volumes on 3 microfilm rolls; Western Historical Manuscript Collection, University of Missouri-St. Louis.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 13

Sanning, P. A. Store
Miller County, MO

All of these building features argue that the P. A. Sanning Store, operating today as the Corner Market, is a property type that should be considered for the National Register. But more than a building it remains place where people still gather to buy products and to visit. The Corner Market has hosted a variety of social events including wild game and chili cook-offs, blue-grass festivals, clog dancers and Christmas carolers, highlights of the Christmas Season. The store is always appropriately decorated for the season (photos 32 & 33 – Christmas).

The Corner Market continues to serve the community, and though historic, has adapted to provide modern conveniences. It now accepts credit cards but you can't buy rabbits there anymore. The price of sugar and other things have gone up but the store is packed with many of the grocery and dry good items that had been in the store in "the old days". There are many antiques and products that have been manufactured locally on the shelves. There are full selections of many items ranging from overalls (photo #34) to rental movies on VHS tapes (photo #29). It is the place to shop for many people in the community.

The store also continues to provide basic needs to the community and has adapted to meet ongoing demands of local residents. After the closest feed and farm supply store in Eugene closed, the Corner Market entered into an agreement with the MFA in Jefferson City to provide many agricultural products that were formally available at the Eugene store. A variety of feed and supplement bags are stored in an annex building next to the store. The sale works on an honor system. Customers ask for a key to the MFA shed, select and load their own product, relock the shed and pay for the purchase. The process works on trust.

Before Our Lady of the Snows Credit Union was chartered in 1963, the Corner Market and other retail businesses in Mary's Home were the major neighborhood lenders. Alma Lepper remembers the practice from early days. "I think Uncle Pete gave too much on credit." Bernard recalled the depression days. "I know that my Dad paid once a month when he would get his paycheck. When he paid we would get a little candy."

Trust has always been a major part of doing business in Mary's Home. There are numerous stories like Bernard's that tell the story of how Pete and Tillie helped families get through hard times. It would be hard to overstate the value of services they offered over and above their operation as a general store. Their bartering and trading services kept a subsistence economy alive in the depth of the depression. "Running a tab" was a small loan service that may have saved many neighborhood farms and household economies.

The store's benefit to the local economy did not end with the end of the great depression. Trust has always been practiced at the store even though the economy has changed drastically since the end of World War II. Today, the major income to most of the families Mary's Home families does not come from farming. Most of the incomes are from wages earned by commuters. They commute to places where there are Supermarkets and Super-marts advertising everyday low

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 14

Sanning, P. A. Store
Miller County, MO

prices and yet they continue to patronize their Corner Market.

It could be argued that the Corner Market is no longer a necessary part of the Mary's Home economy. A consumer can save by shopping at one of these super stores at Eldon or Jefferson City or the Lake of the Ozarks. And yet the Corner Market remains a busy and profitable store. In fact, many neighbors continue to patronize store as their primary gas station and grocery store, even though they could save a little money by shopping elsewhere. Maybe they remember how important the store was to the community before the highways and automobile offered other choices. Maybe they realize how destructive shopping at a super-center can be to a neighborhood's economy. Maybe they like the ambiance of a country market where you aren't met at the door by a hired greeter but where, in the words of Alma Lepper you were in a place "where people were always talking to one another."

The tradition of family owned businesses is alive and well in Mary's Home today. In addition to the Corner Market, the economy of Mary's Home supports a number of businesses. Today there are two auto, truck and tractor repair businesses. There is a heating and air conditioning business, a rental hall and several catering businesses, an auctioning business, a funeral home, a plumbing business, an electrician business, numerous home and commercial building contractors, many farming operations and a variety of other home based industries.

The Bank of St. Elizabeth has a full service branch bank in Mary's Home that serves these businesses and the community. Our Lady of the Snows Credit Union is a parish credit union that has served its members for the past 43 years. OLSCU has over \$2M in share savings that are reinvested each year into the neighborhood through loans to its members. The model is being studied and copied by other neighborhood communities throughout the state.

The Mary's Home entrepreneurial spirit has spawned many successful businesses throughout the state and nation. Businesses that started in the Mary's Home business incubator have now outgrown the local economy and market their services to regional, state and worldwide economies. This has given Mary's Home a strong commercial and industrial economy.

Along with Our Lady of the Snows Church and School and its Community Hall (with a three lane bowling alley with automated pin setters), the Corner Market, like the P. A. Sanning Store and all the stores that followed, is a focal part of the Mary's Home community and economy.

Recent History and Owners:

Herman and Mary Schulte bought the store from the Schells in December 1951. After Herman died in 1957, Marcella Herigon, a Schulte, and her husband Louie bought the store in the Schulte estate sale. In 1959 after Louie died, Marcella sold the store to Clem and Martha Berendzen.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 15

**Sanning, P. A. Store
Miller County, MO**

Clem had worked in the store before he bought it.

Sixteen years later Marcella's brother Jim and his wife Mary Alice bought the store from the Berendzen's. They ran the store from 1/5/76 to 11/16/83 when they sold it to Ray and Betty Jean Kliethermes.

Ray and Betty Jean named the store The Corner Market. Until 1983 the store had always been identified by the name of the owner. The Kliethermes ran the store for the next twelve years. On August 22nd, 1992 the Jefferson City News Tribune did a feature article entitled "Community spirit moves in many ways throughout Mary's Home". The article talked about the Mary's Home community and the institutions that brought strength to the neighborhood and its economy: the church, the school, the credit union and the Corner Market. A photograph of Betty at the Corner Market checkout counter was the centerpiece in the article. "Another original building in town is The Corner Market, owned by Ray and Betty Kliethermers. The building features original cabinetry and a tin ceiling."

"We've tried to keep it all up for nostalgia." Mrs. Kliethermers said. "We've also kept it close to what a general store used to be. You can still buy your calico here.

We've got everything from soup to nuts and bolts," she said. "Before the Wal-Mart days, you could get everything at stores like this, but now it's just too easy to jump in your car and go."

The interview in the article concluded: "Despite the commuter population of the area, Mrs. Kliethermers said the store is in its ninth successful year of business."

In addition to keeping the décor of the original store, Ray and Betty invested in needed equipment to insure the store would be able to compete with Wal-Mart for the commuter population's business. They added a freezer, new scales, a meat slicer, fans, air conditioning and a heating system to replace the potbelly stove.⁷

The Kliethermers sold the Corner Market it to David and Debra Fair in July 1995. In September 1997 the Fairs sold the store to William and Carol Keene who owned it for 14 months.

On November 18, 1998 the current owners, Ted & Sandra Millard, bought the store. Sandra grew up in the neighboring community of Hickory Hill. Her maiden name is Spalding. Her mother was a schoolteacher in the area. After a successful life of owning and operating a travel agency in Jefferson City, Sandra is now living her dream to own a country store.

Over the past five years she has restored the store to its former prominence as the community

⁷ An interview with Ray and Betty Jean Kliethermes on 1/10/04 in the Kliethermes home

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 16

Sanning, P. A. Store
Miller County, MO

general store and meeting place. Today the store opens at 5:30 every morning and the "breakfast club" gathers shortly thereafter. The store seats 12 at tables inside and another ten on an outside covered deck (photo #28). There are good selections on both the breakfast and lunch menus. Pizza is served throughout the day and ordering a pizza out has become a regular alternative meal for many Mary's Home residents. Often you will find people who have driven miles to have lunch. They come not only for the food but also for the ambiance. The Friday Taco Salad has a reputation that has been spread wide by word of mouth. Besides the Pizza Oven and the covered deck, the store has new central heating, a rest room and air conditioning. All of these improvements have been done at the same time that Sandra has restored the store in many ways to how it used to look. She repainted the "P. A. Sanning" name on the top of the façade in front of the store and put a new awning over the front entrance. It now looks like it did in the early 1900s.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 17

Sanning, P. A. Store
Miller County, MO

HISTORY OF OWNERSHIP:

Current owners: Ted & Sandra Millard; since November 18, 1998

Past owners:

William and Carol Keene: from 9/25/97 to 11/18/98

David and Debra Fair: from 7/31/95 to 9/25/97

Raymond and Betty Jean Kliethermes: from 11/16/83 to 7/31/95

James and Mary Alice Schulte: from 1/5/76 to 11/16/83

Clem J. and Martha C. Berendzen: from 11/16/59 to 1/5/76

Louie and Marcella Herigon: from 4/29/57 to 11/16/59

Herman C. and Mary B. Schulte: from 12/5/51 to 4/29/57

Emil M. and Tillie J. Shell: from 4/21/48 to 12/5/51

Henry Sanning: from 1906 to 4/21/48

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 18

Sanning, P. A. Store
Miller County, MO

Bibliography:

- Atherton, Lewis, Main Street on the Middle Border. Bloomington, IN: Indiana University Press, 1954,
- Doerhoff, Dale C., ST. ELIZABETH: THE FIRST CENTURY, 1880 – 1980, , Jeff-City Printing, Inc. 1980.
- Esser, Rufus H., Early days in Missouri (Miller County), St. Charles Seminary, Carthage, Missouri, 1925.
- Freeman, Larry, The Country Store. Watkins Glen, NY: Century House. 1955.
- Hart, Frieda, "Lifelong resident views hometown", Frieda Hart's reflections on 70 years living in Mary's Home, The Eldon Advertiser, VOL. 79, NO. 36, Thursday, January 4, 1973.
- Eldon Advertiser, MARY'S HOME NEWS, a weekly report from Frieda Hart, 1916 – 1994, Kathy Lepper, 1994 – 2000, and Josephine Schwaller, 2000 – present.
- Jefferson City NEWS TRIBUNE, Sunday August 23, 1992
- Jenkins, Clyde Lee, Judge Jenkin's History of Miller County, Vol.1, 1971,
- Mary's Home Parish Centennial Book, 2/15/1983
- MESKER BROTHERS IRON WORKS RECORDS, 1879-1953, 11 volumes on 3 microfilm rolls;
Western Historical Manuscript Collection, University of Missouri-St. Louis.
- Deeds:** Miller County GENERAL WARRANTY DEED RECORDS
- Deed recorded in Miller County Book, 4/21/48
Deed recorded in Miller County Book, 12/5/51
Deed recorded in Miller County Book, 4/29/57
Deed recorded in Miller County Book, 11/16/59
Deed recorded in Miller County Book, 1/5/76
Deed recorded in Miller County Book 186, 11/16/83
Deed recorded in Miller County Book 308 page 459, 6/31/95
Deed recorded in Miller County Book 349 page 710, 8/25/97
Deed recorded in Miller County Book 378 page 418, 11/18/98

Interviews:

The following were interviewed by Tony Barnicle over a period of 14 months from April 2003 through May 2004: Bernard J. Schwaller, Alma Lepper, William Lepper, Al and Alma Koetting, all life long residents of Mary's Home. Raymond and Betty Jean Kliethermes former CORNER

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 19

Sanning, P. A. Store
Miller County, MO

MARKET owners and life long residents of Mary's Home; Sandra Millard current CORNER MARKET owner and manager; Terry Schwaller, CORNER MARKET clerk who helped in researching the history; Margaret Hake and Barbara Davis, Miller county Historical Society; Dolores Schulte who was born and raised in the Sanning home next door to the CORNER MARKET.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 20

Sanning, P. A. Store
Miller County, MO

Sanning, P. A. Store as seen in THE CORNER MARKET photographs

1. Corner Market Store Front – view from the southeast looking northwest
2. Corner Market Store Front – view from the southwest looking northeast
3. Corner Market Store Front – close up facing south
4. The “drop box” from the time the P. A. Sanning Store was the Post Office
5. Clock in the window “Est. 1906”
6. Transom windows over the doors
7. The original doors
- 7a. One of the windows in the recess by the door
8. Transom windows on the top front of the store
9. The East side of the P. A. Sanning Store
- 9a. A pressed metal rusticated stone block siding covers the exterior walls of the store.
10. A rear view of the store from the north-northeast shows the hipped gable roof
11. A close up view from the rear of the store
12. The West side with the open deck which was added in 1999 for summer dining
13. The pressed metal border between the ceiling and the wall.
14. A customer making a purchase at the original counter.
15. The original and well-stocked shelves against the east wall of the mezzanine.
- 15a. The original and well-stocked shelves against the west wall of the mezzanine.
16. View from the balcony of the well-stocked counter and shelves against the east wall.
17. The original yellow pine floor.
18. An acetylene gas jet fixture under the yellow pine mezzanine floor
19. Another view of the pressed metal walls, border and ceiling.
20. The fleur-de-lis embossed on the walls throughout the store.
21. The decorative ceiling.
22. View from the mezzanine of the main floor and one of the 1’ square fir wood pillars.
- 22a. A photograph of the other 1’ square fir wood pillar taken from the east mezzanine
23. A look at the iron rods supporting the mezzanine floor.
- 23a. Another view of the iron rods from the west mezzanine looking east.
24. A view of the yellow pine beams supporting the mezzanine floor.
25. A view of the original wiring and acetylene gas jet fixture under mezzanine floor.
26. The original wiring against the decorative tin ceiling backdrop.
27. Another view of the original wiring against the decorative tin ceiling backdrop.
28. Having lunch at The Corner Market
29. The Corner Market is Mary’s Home “Blockbuster” and “Hallmark” store!
30. The Corner Market is the Mary’s Home restaurant.
31. The Corner Market is a Mary’s Home gathering place
32. The Corner Market is decorated for the Christmas season
33. More decorations adorn The Corner Market walls
34. A variety of quilts hang over the mezzanine railings.







