

Bay Mercantile Company Store-Residence
County Route K
Bay
Gasconade County
Missouri

HABS No. MO-245

HABS
MO,
37-BAY,
1-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

REDUCED COPIES OF MEASURED DRAWINGS

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D. C. 20240

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MO,
37-BAY,
1-

HISTORIC AMERICAN BUILDINGS SURVEY

BAY MERCANTILE COMPANY

HABS No. MO-245

Location: County Route K, Bay, Gasconade County, Missouri.

Present Owner: Store-residence Mr. August Cumper, Bay, Missouri Barn
Mr. Chester Franz, 1 Charolais Drive, Bay, Missouri.

Present Occupant: Store-residence Bay Mercantile Company. General Store, Barn
Franz Charolais Ranch. (Storage of equipment, grain and
hay, and livestock shelter)

Significance: The most prominent features of the small town of Bay are the
store and barn of Bay Mercantile Company. Both buildings
were built for Francis H. Peters in 1856/57 and are believed
to be the work of an itinerant mason named Schneider. They
are excellent examples of the masonry construction common
in the German settlements of Gasconade County.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: 1856/57. Francis H. Peters moved to Bay in 1856 and opened his general store the following year (History of County). The barn and store-residence were probably built for him at that time.
2. Architect: Not known.
3. Original and subsequent owners: The store-residence and barn of Bay Mercantile Company are built on the west half of lot 2 in the northeast quarter of Section 2, Township 43, Range 6 west, Gasconade County, Missouri. The following references to the title of this property can be found in the Gasconade County, Missouri Deed Books and Probate Records.

| | | |
|------|-----------------|---|
| 1856 | Mortgage Deed | Francis H. Peters and Wilhelmine Charlotte his wife to Francis Meyers Date signed: October , 1856 Date filed: December 26, 1856 Book M Page 72 Consideration: \$700.00 loan |
| 1860 | Quit-Claim Deed | Francis H. Meyers to Francis H. Peters Date signed: May 10, 1860 Date filed: May 16, 1860 Book N Page 301 In release of mortgage indenture of \$700.00 |

- 1860 Last Will Francis H. Peters to Charlotte Peters and three children
Date signed: June 8, 1860
Date filed: October 2, 1860
Book B Page 90 Probate Records
Estate valued at \$4,146.33
- 1887 Quit-Claim Deed H.W. Peters and Annie E. Peters his wife and Emily C. Peters to Simon Boeger
Date signed: August 10, 1887
Date filed: August 12, 1887
Book 6 Page 537
Consideration: \$4,500.00

At this point the store-residence and the barn are sold separately.

Store:

- 1913 Warranty Deed Simon Boeger to H.F. Waldecker
Date signed: January 3, 1913
Date filed: January 24, 1913
Book 40 Page 459
Consideration: \$25.00
- 1937 Last Will Henry Waldecker to Rebecca Waldecker his wife
Date signed: September 30, 1937
Book 69 Page 50
- 1947 Warranty Deed Rebecca Waldecker to August Gumper and Laura his wife
Date signed: April 9, 1947
Date filed: May 26, 1947
Book 80 Page 299
Consideration: \$1.00 and other valuable considerations
- 1921 Last Will Simon Boeger to Rica Blanke, Louis Boeger and Amanda Engelbrecht
Date signed: September 9, 1920
Date filed: June 30, 1921
Book G Pages 115 and 116 Probate Court Records
Clause: Share and share alike
- 1921 Quit-Claim Deed Rica Blanke and Theodore her husband, Louis Boeger and Mary his wife to Amanda Engelbrecht
Date signed: July 1, 1921
Date filed: May 9, 1927
Book 57 Page 24
Consideration: \$1.00 and other good and valuable considerations

Barn:

- 1961 Probate Records Amanda Engelbrecht to Hulda Marsch, Hedwig Schaffner, Milton Engelbrecht, Stella Meinecke, Waldo Engelbrecht, Daniel Engelbrecht, Ruben Engelbrecht, and Milton Engelbrecht
Date of death Amanda Engelbrecht:
December 17, 1959
Date of Final Settlement: May 13, 1961
Book 99 Page 510 Probate Court Records
- 1964 Warranty Deed Milton Engelbrecht and Elizabeth his wife, Stella Meinecke and Egmond her husband, Waldo Engelbrecht, Hulda Marsch and Walter her husband, Hedwig Schaffner and Earl her husband, Ruben Engelbrecht and Theodora his wife, Daniel Engelbrecht to Chester Franz and Charlene his wife
Date signed: March 17, 1964
Date filed: April 6, 1964
Book 107 Page 208
Consideration: \$100.00 and other valuable considerations

4. Original plans and construction: No original plans have been located for either the store-residence or the barn. However, Mr. Chester Franz owns several photographs of both buildings, the earliest dated June 1873 and the others falling between 1900 and 1913. The Standard Map of Gasconade County, 1913, includes a small photograph of the store-residence. The original store-residence was a rectangular, one-and-a-half story, nine bay limestone masonry building. The six eastern bays were the residence, while the three bays on the west end were Francis H. Peters' general store. These two areas were separated by a masonry wall with aproned chimneys, and each had aproned chimneys in the gables. The large masonry barn has been altered very little. Its squat rectangular plan, doors in the gable ends connected by a drive-through, and low sweeping roof cause it to resemble the barns of the Pennsylvania Dutch.
5. Alterations and additions: Store-residence: The original three bay one-and-a-half story store was enlarged after 1873. County Tax Records reveal an increase in the assessed valuation of part of the Bay Mercantile Co. property in 1884. Since another section of property owned by the owners of the store shows a decrease in assessed valuation for that year, the increase is apparently not the result of a general reassessment. It is possible that this increase reflects the construction of an enlarged store.

The enlarged store is two-and-a-half stories high, longer and wider than the original store, and has an axis perpendicular to that of the original store-residence. The enlargement of the store necessitated the removal of the aproned chimney between the store and residence and the one in the west gable of the original building. The new store had single stove chimneys in its gables. It is possible that the aproned chimney at the eastern end of the house was replaced with a single stove chimney at this time.

The basement under the front part of the new store was added during the enlargement.

The frame porch along the rear of the residence has stairs leading to the second floor. It was either altered when the store was enlarged by the addition of this staircase, or it was added shortly after the store was enlarged. This staircase leads to a hallway at the southern end of the store's second floor. The room immediately to the north of this hallway has exterior windows still in place. A lack of other physical evidence makes this feature impossible to interpret at this time.

The original wooden shingle roofs of the house, enlarged store, and barn have been covered with bent seam sheet metal.

The pitch of the roof of the residence apparently has been altered since 1884. It now cuts off some of the east windows on the second floor of the enlarged store.

A one story, one bay porch with sawn wooden scroll work and a metal roof was added to the front door of the residence before 1913. It appears in the photograph of Bay Mercantile Company in the Standard Atlas of Gasconade County, 1913.

A one story porch across the front of the store was added c. 1905-13. Before 1913, a stamped sheet metal shed was added along the west side of the store including the porch. The stamped sheet metal resembles rusticated, brick-size stone. The porch and shed additions have sheet metal roofs.

Barn: After 1873, the stone gable on the east end of the barn was removed and replaced with a frame section fitted with a loft door hay track.

A shed has been added at the north side of the barn. To this addition another shed was added at the west.

The southern end of the west gable end was originally closed off with a frame wall while the east gable end was open. After 1873, this arrangement was reversed.

B. Historical Context:

Although established by Francis Peters, Bay Mercantile Company experienced its greatest growth under the management of Simon Boeger, who married Charlotte Peters, widow of Francis Peters, in 1862. Boeger established branch stores in Drake, Gasconade County, Missouri and in Feuersville.

Prepared by:
Nanette M. Linderer
Project Historian
Summer 1975

PART II. PROJECT INFORMATION

The Hermann, Missouri, project was undertaken by the Historic American Buildings Survey, under the direction of John Poppeliers, Chief of HABS, with cooperation of Historic Hermann, Incorporated. Recording was carried out during the summer of 1975 by Clayton B. Fraser (HABS Washington Office), Project Supervisor; Nanette M. Linderer (University of Missouri at Columbia), Project Historian; and Student Architects Edward C. Freeman (Arizona State University), Jean C. Parker (Columbia University), and Donnie G. Seale (University of Florida). The photographs were taken in April and May 1983, by HABS/HAER Photographer Jet Lowe.

An addendum to:
Bay Mercantile Company, Store and Residence
County Route K
Bay
Gasconade County
Missouri

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PHOTOGRAPHS

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D.C. 20013-7127

ADDENDUM TO:
BAY MERCANTILE COMPANY, STORE-RESIDENCE
County Route K, south of intersection with Fowler Road
Bay
Gasconade County
Missouri

HABS MO-245
HABS MO,37-BAY,1-

COLOR TRANSPARENCIES

HISTORIC AMERICAN BUILDINGS SURVEY
National Park Service
U.S. Department of the Interior
1849 C Street NW
Washington, DC 20240-0001