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.

1. Name of Property								
historic name Leight, Valentine,	General	Store						
other names/site number V. Leight New	Store;	Leight	Merca	ntile	Co.;	Garden	of	Eva
2. Location							-	
street & number 4566 Main Street	. 				N / <u>r</u> 4	not for pub	licatio	on.
city or town House Springs			·			N_A _{icinity}		
state Missouri code MO							305	1_
3. State/Federal Agency Certification								
As the designated authority under the National Historic Places and meets the procedural and profesure meets and does not meet the National Register of Inationally statewide locally. (See considering Mehan III, Director Department of Natural Resources State of Federal agency and bureau In my opinion, the property meets does not comments.)	documentation issional requirer criteria. I recomitinuation sheet is and States.	standards for nents set forth mend that this for additional Date	registering (in 136 CFR is property be comments.) // / / / / / / / / / / / / / / / / /	properties i Part 60, In considere	n the Na my opin d signific on Off	tional Register ion, the proper ant	ту	
Signature of certifying official/Title		Date						
State or Federal agency and bureau								
4. National Park Service Certification								
I hereby certify that the property is: ———————————————————————————————————	Sign	nature of the i	Keeper			D:	ate of .	Action
determined eligible for the National Register See continuation sheet.								
determined not eligible for the National Register.								
removed from the National Register.						_		
other, (explain:)								

Leight, Valentine, General Store Name of Property		Jeffers County and				
5. Classification	<u></u>					
Ownership of Property (Check as many boxes as apply)	Category of Property (Check only one box)	Number of Res (Do not include pre				
private public-local public-State public-Federal	building(s) district site structure object	Contributing	Noncontributing 0	buildings sites structures objects Total		
Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) N/A 6. Function or Use		Number of contributing resources previously liste in the National Register N/A				
Historic Functions (Enter categories from instructions) COMMERCE: departme		Current Functions (Enter categories from COMMERCE: sp	· · ·			

7. Description	
Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
Late Victorian	foundation <u>concrete</u> walls weatherboard
	roof_tin
	other wood

DOMESTIC: single dwelling

DOMESTIC: single dwelling

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

Leight, Valentine, General Store	Jefferson County, MO			
Name of Property	County and State			
8. Statement of Significance				
Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property	'Areas of Significance (Enter categories from instructions)			
tor National Register listing.)	ARCHITECTURE			
X A Property is associated with events that have made	COMMERCE			
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	Period of Significance			
distinguishable entity whose components lack individual distinction.	c.1894-1942			
individual distinction.	C. 1034-1342			
D Property has yielded, or is likely to yield, information important in prehistory or history.				
Criteria Considerations	Significant Dates			
(Mark "x" in all the boxes that apply.)	· ·			
Property is:	c.1894			
Troporty to:	c.1900			
A owned by a religious institution or used for religious purposes.	.c. 1910			
□ B removed from its original location.	Significant Person (Complete if Criterion B is marked above) N/A			
□ C a birthplace or grave.				
□ D a cemetery.	Cultural Affiliation			
·	N/A			
☐ E a reconstructed building, object, or structure.				
☐ F a commemorative property.				
☐ G less than 50 years of age or achieved significance	Architect/Builder			
within the past 50 years.	unknown			
Narrative Statement of Significance (Explain the significance of the property on one or more continuation sho	eets.)			
9. Major Bibliographical References				
Bibliography (Cite the books, articles, and other sources used in preparing this form of	on one or more continuation sheets t			
Previous documentation on file (NPS):	Primary location of additional data:			
preliminary determination of individual listing (36	☑ State Historic Preservation Office			
CFR 67) has been requested	☐ Other State agency			
previously listed in the National Register previously determined eligible by the National	☐ Federal agency ☐ Local government ☐ University			
Register designated a National Historic Landmark	☐ University ☐ Other			
recorded by Historic American Buildings Survey	Name of repository:			
#				
Record #				

Leight, Valentine, General Store Name of Property	Jefferson County, MO County and State
10. Geographical Data	
Acreage of Property <u>less than one acre</u>	
UTM References (Place additional UTM references on a continuation sheet.)	
1 115 7 1:2 2:4:0 4:2 5:3 9:4:0 Zone Easting Nonhing 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Zone Easting Northing 4 1 1 1 1 1 1 1 1 1
Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)	
Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)	
11. Form Prepared By	
name/title Mary M. Stiritz	
organization	date 9 April 1992
street & number 12 Wydown Terr.	
city or town St. Louis	state MO zip code 63105
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 ha	ving 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	
(Complete this item at the request of SHPO or FPO.)	
name Garden of Eva. Inc.	
street & number 4556 Main Street	telephone <u>(314)</u> 671-8991
city or town House Springs	state M0 zip code 63051
	· · · · · · · · · · · · · · · · · · ·

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.

NPS Form 10-900-a (8-86)

United States Department of the Interior National Park Service

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Leight, Valentine, General Store name of property . Jefferson County, MO county and State

> The Valentine Leight General Store is a one- and two-story frame country store located at 4566 Main Street (Old State Road M M) in the town of House Springs, Missouri, about 25 miles southwest of St. Louis. Having a total frontage of approximately 88 feet along Main Street with a depth of 40 feet, the weatherboarded building (painted green) was constructed in three stages between circa 1894 and 1910.

> The front-gabled, two-story, three-bay middle section (Photo #1) was built first, (circa 1894), as confirmed in historic Photo # 6 which shows the building before the first story windows were remodeled circa 1900 into a fully glazed storefront. story shuttered windows feature 2/2 double-hung sash, and are headed with plain lintels. The storefront, which projects about 5 feet from the wall plane, is framed with slender wood colonettes, and is angled inward toward the center-bay entrance. The transomed double door features 1/1 lights above a wood panel. The front porch, trimmed with Victorian spindlework, displays a concrete floor and a tongue-and-groove ceiling under a shed roof. The rear elevation (Photo #2) features a transomed, four-panel door and a window on the first story; the second-story door probably was once reached by stairs shown in Photo #6. The first floor interior is divided into two rooms, front and back (Fig. Both rooms are sheathed with tongue-and-groove paneling on the walls and ceiling. The front room retains historic shelving on the north and east walls and also a counter running parallel to the east wall. On the rafters of the rear room are original hooks for hanging merchandise.

> The first addition was constructed circa 1900 at the south end of the original building (Photos #1 and #7, right). The four-bay, side-gabled dwelling featured double parlors and a kitchen on the first floor, and bedrooms on the second story. Windows with 2/2 double-hung sash continue the fenestration pattern of the original building. Paired, center-bay front doors are transomed and feature Eastlake detailing which is carried through in the porch trim. A hipped roof shelters the porch which has a brick floor. The second story of the rear elevation once featured an open porch which is now walled-in and pierced with two small windows (Photo # 2 - far left); on the first floor, a small enclosed porch with shed roof replaced a dining room which was

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Leight, Valentine, General Store name of property.

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dismantled in 1958. On the interior, first floor parlors exhibit crown moldings and bulls eye millwork; the north parlor opens to the original store. Part of the former kitchen has been converted to rest rooms although a built-in pantry is intact on the northwest wall.

The second addition (Photo # 1 - left), measuring approximately 40 X 40 feet, was constructed circa 1910, and opens into the north wall of the original building (Fig. 2). The one-story store rests on a concrete foundation and has a dugout, unfinished basement. A flat roof is masked by a high parapet accented on the primary facade with a bracketed cornice, and stepped on the north (side) elevation (Photo # 4). The front porch features the original wood floor with a kerosene pump installed at the north end: chamfered posts support a low hipped roof trimmed with spindlework. The storefront is entirely glazed above a frame base; two transomed sections of 3/3 lights flank the glazed double entrance door. A recessed entry, the depth of the display windows, gives access to the store through a second set of glazed doors. The 14 foot high interior features post and beam construction with tongue-and-groove paneling on the ceiling and walls (Photo # 5); sliding window sash open to the storefront display areas. Original drawer bins are installed beneath the storefront windows: along the south wall are built-in shelves and a counter. The rear elevation is sheltered by a shed-roofed porch (supported by wood posts set in a concrete floor), which continues across the gabled-front middle section of the building (Photo #2 - right). Corrugated metal sheathing is employed on all roof surfaces of the entire building.

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OMB Approval No. 1024-0018

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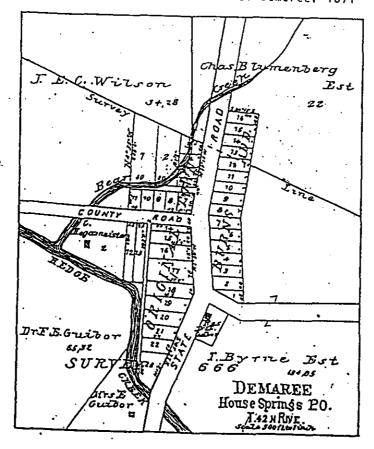
Leight, Valentine, General Store name of property

Jefferson County, MO

county and State

FIG. 1

Byrns Addition to the Town of Demaree, 1871



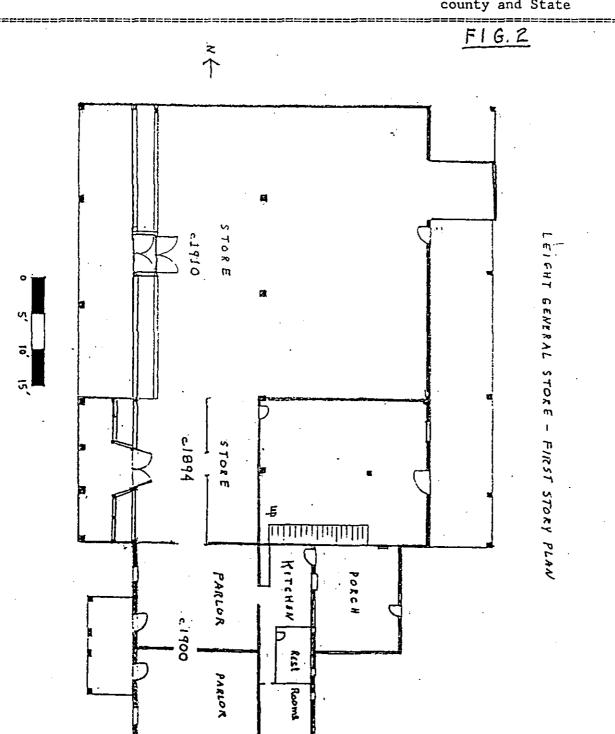
Source: Jefferson County Recorder of Deeds, Plat. Book 1 p.36

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Leight, Valentine, General Store name of property

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Leight, Valentine, General Store name of property.

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The Valentine Leight General Store is eligible for listing in the National Register under criteria A and C and is significant in the following areas: COMMERCE: The building is significant for its long association with the commercial life of the town of House Springs and the surrounding countryside. Since the earliest section was constructed circa 1894, the building has been the primary center of commerce for north central Jefferson county, serving as a general store and a market for area farm produce. Two early 20th century additions reflect increased commercial activity and expanded services. ARCHITECTURE: Erected circa 1894-1910, the Valentine Leight General Store is a good representative example of a commercial/residential structure exhibiting traditional rural Missouri vernacular design with Late Victorian detailing. The building is distinguished by its large size and its exceptional state of preservation featuring historic storefront designs, original weatherboarding, ornamental trim, and interior millwork and store fittings. The period of significance was terminated in 1942 following the arbitrary fifty year limit.

BACKGROUND AND SIGNIFICANCE:

The abundant springs and rich bottom lands bordering Big River and its tributaries early attracted settlers to the site of House Springs in north central Jefferson county. The first settlement at the future town site is believed to have been made more than two decades before the county was established in 1818. James Head, in 1795, first farmed on the creek which bears his name (Heads or sometimes Hedge Creek), a stream which bounds the southwest edge of town. Within a year or so, Head moved away, succeeded by Adam House, well known locally as a victim of an Indian massacre in 1801.1 House's name eventually became the permanent name of the town, for many years called House's Spring, and today simply House Springs.

In 1860, English-born physician and extensive landholder/farmer George A. Smith purchased the town site from the estate of Cornelius H.Demaree. The same year, Smith platted the town of Demaree which he laid out along the west side of State Road M M, intersected by a county road.2 In 1871, a decade later, Thomas

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Byrns, a Missouri-born farmer, subdivided part of his land holdings on the east side of State Road MM and opened the Byrns Addition to Demaree (Fig.1). Byrns, whose 1200 acre farm was valued at \$10,000 in the 1870 agricultural census, reported foreign parentage in the population census and was likely related to a large Irish family of Byrns who had settled in the area.

The town's advantageous location at the convergence of several county and state roads presented excellent conditions for commerce with the agricultural trade of the Big River Valley. Roads from House Springs led to St. Louis (about 25 miles); to Hillsboro, the county seat (16 miles); to Eureka, the railroad shipping point (8 miles); and also connected to a landing on the Mississippi River. By 1876, House Springs' modest population of 50 people boasted two general stores in addition to a saloon and several artisan shop-houses.3 The inhabitants in 1880 represented a mix of German, Irish and native born.

In 1894, Valentine Leight, Sr. purchased lots 13, 14, 15, and 16 of the Byrns Addition to Demaree from the House Springs Mercantile Co.4 for the sum of \$190, an amount indicating the lots were not improved. Born in Bavaria in 1837, Leight emigrated to the U. S. in 1839; his wife, Catharina, was a native of Bohemia. By 1859, or perhaps earlier, Leight had acquired farm land in Jefferson county; according to the 1870 agricultural census he held 40 acres, twenty of which were under cultivation in corn, wheat, and oats. His farm had grown to 200 acres (valued at \$1500) by 1880 when he reported production of 150 lbs. of butter, one of Jefferson county's principal export items to St. Louis markets.

Shortly after purchasing the Byrns Addition lots, Leight erected the gabled-front (middle) section of the present building (Photo #1) which was first listed as the Valentine Leight General Store in the 1893-94 <u>Missouri Gazetteer & Business Directory</u>. The straightforward, functional design of the two-story story frame building (Photo #6) was typical of 19th century rural Missouri buildings which often exhibited little or no stylistic affinities. Essentially domestic in scale and form, the building indicated its commercial function primarily by its double door and its dimensions, having a depth twice its width. The second floor was used for storage; the front room of the 1st story store

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was installed with a counter and shelves while the back room served as a stock room where merchandise was hung from spikes which still remain in the ceiling rafters.

A few years later, circa 1900, Leight enlarged his building with a four-bay residential addition on the south (Photo # 7, right) featuring double parlors and a kitchen on the first floor, (Fig. 2) and bedrooms on the second which accommodated the numerous traveling salesmen who called on the store. 5 Although the house's basic form and plan adhered to common vernacular traditions, the builder's awareness of stylistic fashion was evident in the Late Victorian porch trim and in the front doors which featured Eastlake detailing (Photo # 1, right). Apparently at this time Leight also remodeled the original building by updating the first story facade with a new, fully glazed storefront, a renovation he announced with a boldly lettered sign reading, "V. Leight New Store" (Photo # 7).

By 1910, Valentine, Sr. had retired and his son Valentine, Jr. (1872-1922) had taken over management of the store which included his wife Mary's millinery business.6 The brisk commerce the store enjoyed was clearly evident by construction about this time of a 40 X 40 foot addition to the building which nearly doubled its size (Fig.2). The tall, broad expanse of display windows across the facade was an architectural treatment in step with modern merchandizing techniques designed to lure the shopper inside through maximum visibility of goods. Inside, sliding sashes enabled the window display to be easily redressed. Compared to urban commercial images, however, the new store was stylistically conservative, embellished as it was with Late Victorian spindlework porch trim and a high parapet enriched with decorative brackets (Photos #1, left; #4). The ambiance of the old country store is heightened by the integrity of the interior which retains a high 14 foot ceiling and walls paneled with tongue-and-groove boarding as well as original bins, shelves and counter '(Photo #5). An old kerosene pump remains at the corner of the front porch (Photo #4), along with a water pump on the rear porch.

Typical of the independent, unspecialized economy of the American country store, Leight's business often functioned in an informal

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Leight, Valentine, General Store name of property

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mode of commerce, trading staples such as coffee, salt and sugar for farmers' chickens, eggs, milk, and butter. Trappers brought skins to the store which Leight sold in St. Louis markets. In addition to staples, farm implements, hardware, straw hats and shoes were available, among other things.7 The operations of Leight's store reflected trade patterns summarized by historian Gerald Carson who concluded that "the country store took on the local need, whatever it was, and tried to meet it;" he found the general store significant as "an American improvisation to meet new conditions, serving a scattered population which had no other facilities for buying its necessities, or disposing of its little surpluses."8

Characteristic of these crossroads stores, the Leight store further served as one of the primary social centers of informal public life, a cohesive gathering place which tied together scattered farms and townsmen into a community.9 The storekeeper was both a significant personality and unofficial community leader around whom centered tales and events, as well as being an exemplar of business acumen, alternately conservative and speculative as times required, a "prime instance of American flexiblity and durability, free enterprise in a very pure form."10

Following Valentine, Jr.'s death in 1922, the store remained under Leight family management for another generation. It continued to serve as the area's principal commercial institution and social center where everything from groceries to dressmaking materials could be purchased. In 1969, Lillian Leight Adams (Valentine Jr.'s daughter) closed the store and sold the building to St.Louisans Lee and Eva Jugloff who reopened it as an antique and gift shop.

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NOTES

- 1. <u>History of Franklin, Jefferson, Washington, Crawford & Gasconade Counties Missouri</u>, (Chicago: Goodspeed Publ. Co., 1888), p. 446.
- 2. See Jefferson County Recorder of Deeds, Book Q, page 449 for purchase of town site; and Plat Book 1, page 13 for plat of Town of Demaree which shows the Demaree dwelling on lot 17.
- 3.1876 Missouri State Gazetteer and Business Directory p.228.
- 4.Deed Book 41, p.99. In 1892, the House's Spring Mercantile Co. had purchased the same parcel from subdivision owner Thomas Byrns for the same price, \$190 (Deed Book 36, p.584).
- 5. "Reflections: Looking Back at Jefferson County History", (High Ridge, MO: Community Library of North Jefferson, Inc.), p.85.
- 6.In the 1910 Federal census, Valentine, Sr. was listed as age 74, retired, living with his wife, and grandaughter, Anna, 18, a teacher; Valentine, Jr. was listed as age 38, a merchant, living with his wife, 34, and children William, 11; Lillian, 9; and May, 4; his brother Frank, 45, a teamster; and niece Lizzie, 16, were also in the household.
- 7.Telephone interview with Mrs. Dorothy Burgess, president, Northwest Historical Preservation Society of Jefferson County, House Springs, MO, February 1992.
- 8.Gerald Carson, <u>The Old Country Store</u>, (New York: Oxford Univ. Press, 1954), p.293.
- 9. For a discussion of local places or settings which foster integral communities see Ray Oldenburg, The Great Good Place, (New York: Paragon House, 1991).
- 10. Carson, Old Country Store, Foreward, p. x.

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Verbal Boundary Description

Lot 3 of Park-Leight Acres Subdivision of the Town of House Springs, Missouri.

Boundary Description

The nominated property includes those remaining portions of the original city lots which were originally associated with the property and which were replatted as Lot 3, Park-Leight Acres Subdivision, Town of House Springs, Missouri.

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Leight, Valentine, General Store
name of property

Store

Jefferson County, MO

county and State

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Burgess, Dorothy. Northwest Historical Preservation Society of Jefferson County. House Springs, MO. Telephone interview, Feb. 1992.

Carson, Gerald. <u>The Old Country Store</u>. New York: Oxford Univ. Press, 1954.

History of Franklin, Jefferson, Washington, Crawford, and Gasconade Counties, Missouri, Chicago: Goodspeed Publ. Co., 1888.

Jefferson County Recorder of Deeds. Hillsboro, MO.

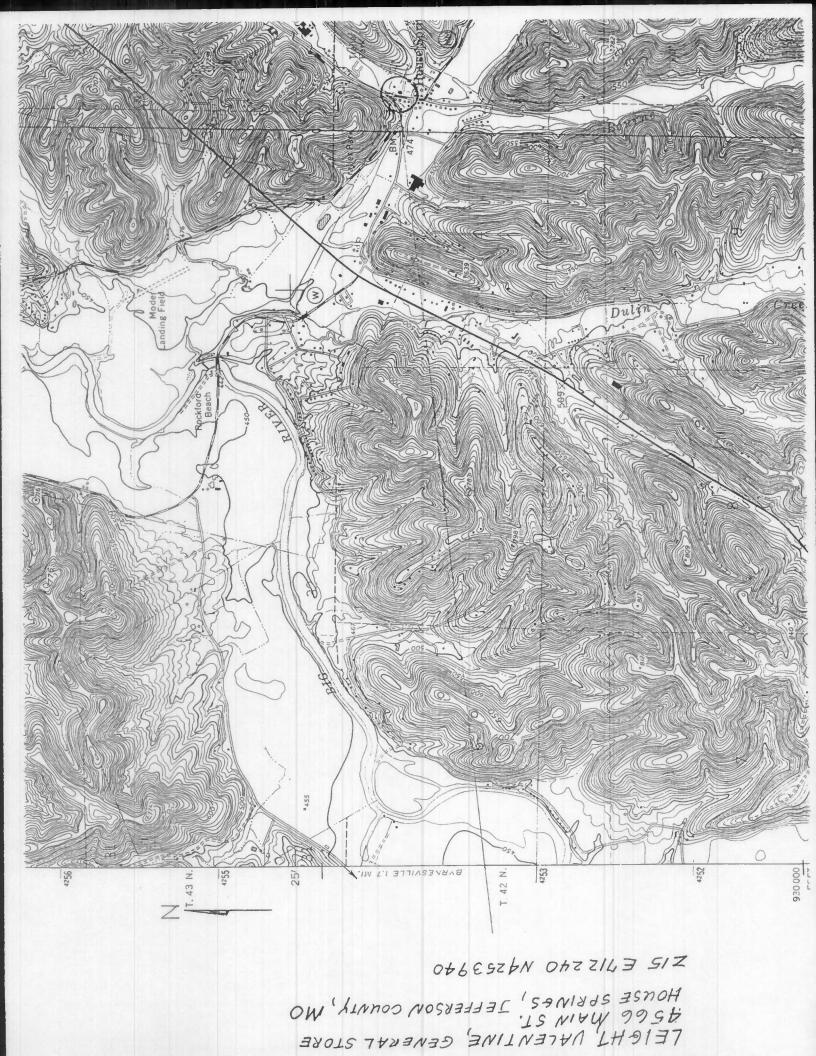
Missouri State Gazetteer & Business Directory, 1876-1898.

Oldenburg, Ray. The Great Good Place. New York: Paragon House, 1991.

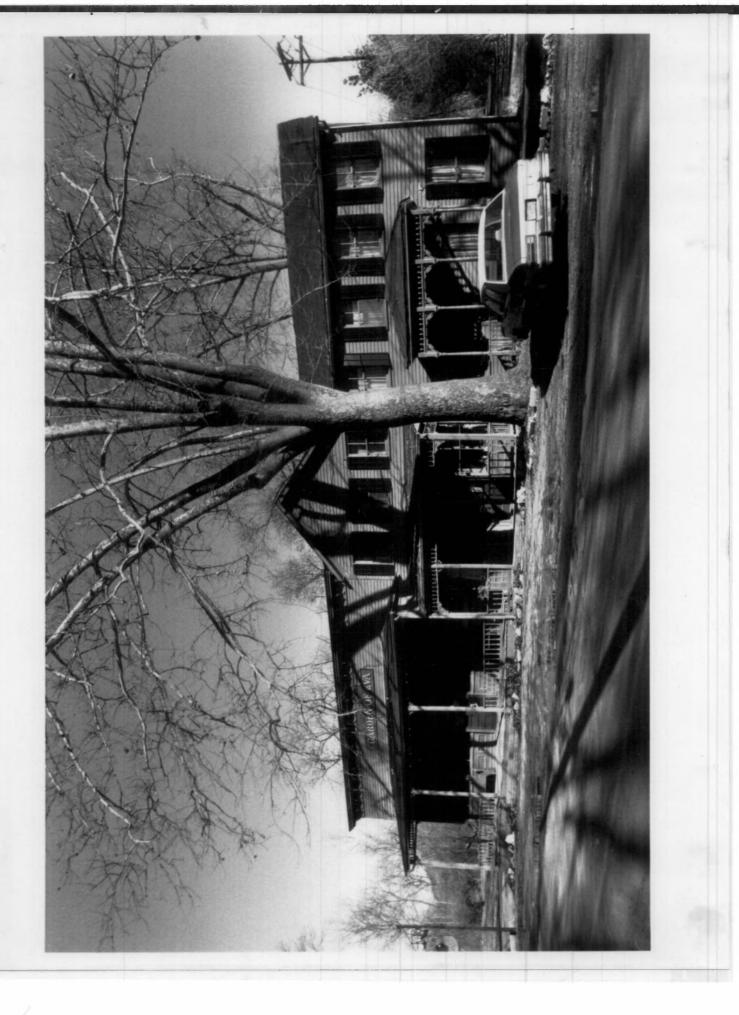
"Reflections: Looking Back At Jefferson County History". High Ridge, MO: Community Library of North Jefferson, Inc., 1988.

U.S.Agricultural Census, Jefferson County, MO. 1860-1880.

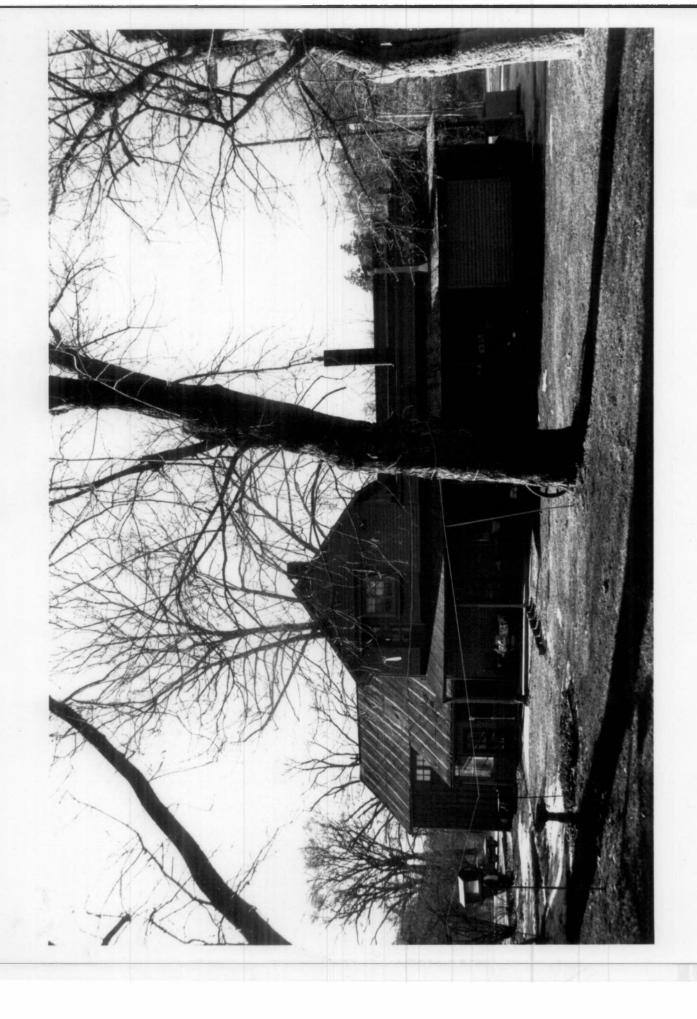
U. S. Population Census, Jefferson County, MO. 1850-1910.



5. - MISSOURI HISTORIC DRESERVATION OFFICE JEFFERSON CITY, MO 6. - West facade, cAmera facingeast 1. - Leight, VALENTING, General Store 2, - Jefferson county, MO 3 - MARY M. STIRITZ 4. - December 1991



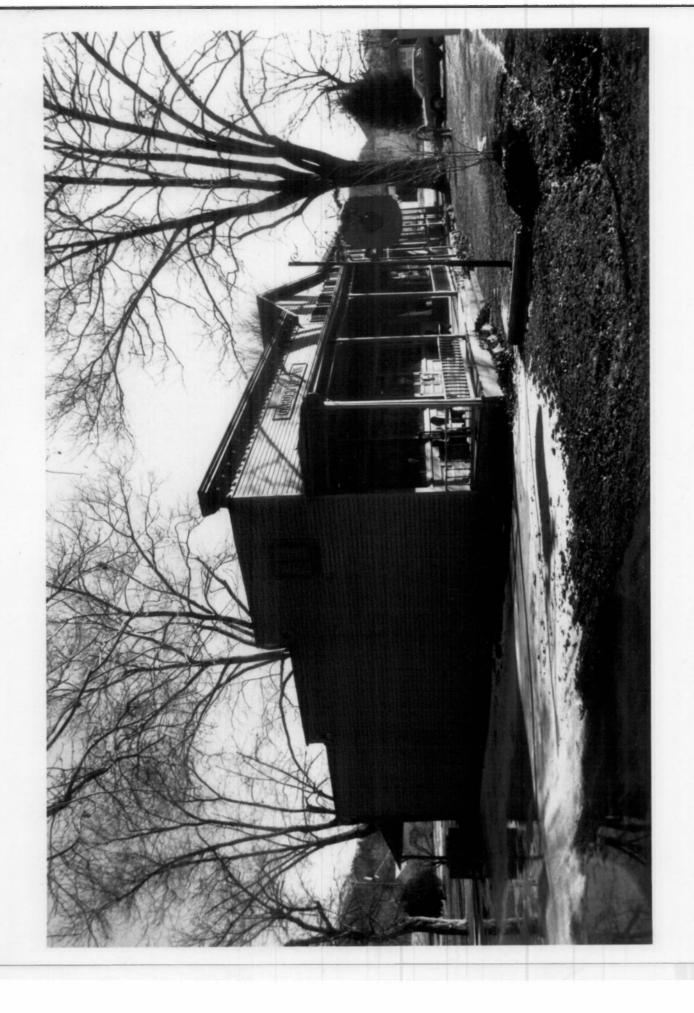
5. - Missour Historic PRESERVATION OFFICE Jefferson City, MO 11 - Leight UALentine seneral Store 6. - EAST facade, camera facing west 2,- Jefferson County, Mo 3, - MARY M. STIRITZ December 1991 7- #2



Missouri Historic PRESERVATION OFFICE Jefferson City, Mo West & south facades, CAMPRO Pacing NE 1,- Leight, VALEntine, General Store 2. Jefferson County, MO December 1991 3. - MARY M. STIRITZ



6. MORTH & West facades, CAMERA facing SE 5,- MISSOURI HISTORIC PRESERUATION OFFICE 1. - Leight, VALENTINE, General STORE 2. - Jefferson county, MO Jefferson City, MO 3. - MARY M. STIRITZ 4. December 1991



5. MO HISTORIC PRESERVATION OFFICE
6. - Interior of c. 1910 addition
CAMPERA facing south 1, Leight, VAlentine, General STORE Jetterson County, MO MARY M. STIRITZ December 1991 7. #5



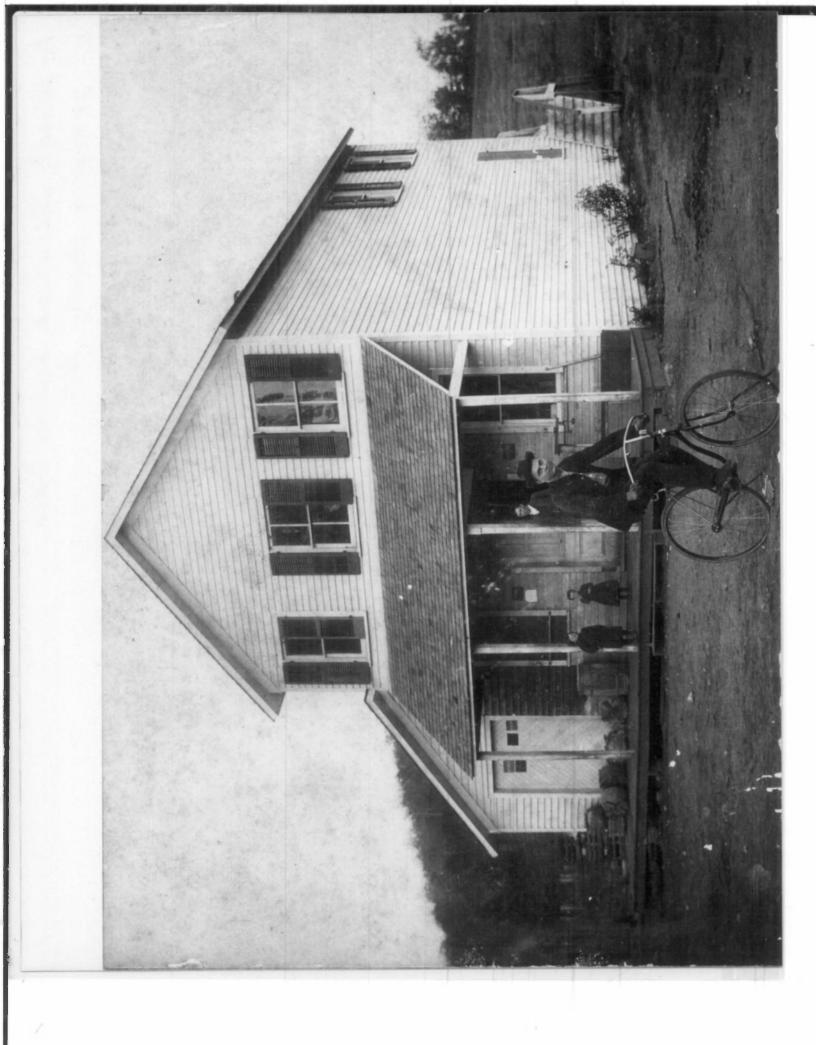
1.- Leight, UALENTINE, General Stone 2.- Jefferson County, MO

3,- WNKNOWN

5. - MISSOURI HISTORIC PRESERVATION OFFICE JEFFERSON CAM, MO 4. C. 1895

6,- West + south facades

7- #6



MISSOUR! HISTORIC PRESERVATION OFICE JEFFERSON CITY, MO 6,- West facade, camera facing exst 1.- Leight, VALENTINE, General Store 2. Jefferson county, MO 3. - UNKNOWN 4.- C. 1900



Merchants 4526 Main St. House Spring, mo. Carden of Eva General Leight Mercantile Jefferson Co.



EXTRA PHOTOS













