

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

Historic name Broadway-Middle Commercial Historic District (Boundary Increase)

Other names/site number N/A

Name of related Multiple Property Listing Historic and Architectural Resources of Cape Girardeau, Missouri

2. Location

Street & number 400 block of Broadway south side N/A not for publication

City or town Cape Girardeau N/A vicinity

State Missouri Code MO County Cape Girardeau Code 031 Zip code 63701

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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

national statewide X local

Applicable National Register Criteria: X A B X C D

Signature of certifying official/Title Mark A. Miles, Deputy SHPO

Date July 15, 2013

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

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

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper Date of Action

Broadway-Middle Commercial Historic District (Boundary Increase)
Name of Property

Cape Girardeau County, Missouri
County and State

5. Classification

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

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

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

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

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

Contributing	Noncontributing	
9	1	buildings
0	0	sites
0	0	structures
0	0	objects
9	1	Total

Number of contributing resources previously listed in the National Register

15

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Commerce/Trade: specialty store

Commerce/Trade: department store

Commerce/Trade: restaurant

Commerce/Trade: office building

Domestic: single dwelling

Domestic: multiple dwelling

Current Functions

(Enter categories from instructions.)

Commerce/Trade: specialty store

Commerce/Trade: professional

Commerce/Trade: restaurant

Commerce/Trade: office building

Domestic: single dwelling

Domestic: multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions.)

Late 19th and 20th Century Revivals: Spanish Colonial Revival

Other: two-part commercial block

Other: one-part commercial block

Materials

(Enter categories from instructions.)

foundation: Concrete

walls: Brick

Stucco

roof: Asphalt

other: Metal

Glass

NARRATIVE DESCRIPTION ON CONTINUATION PAGES

Broadway-Middle Commercial Historic District (Boundary Increase)

Cape Girardeau County, Missouri

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 for National Register listing.)

A Property is associated with events that have made a significant contribution to the broad patterns of our history.

B Property is associated with the lives of persons significant in our past.

C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

Property is:

A Owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years old or achieving significance within the past 50 years.

STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES

Areas of Significance

Commerce

Architecture

Period of Significance

c. 1880-1957

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

9. Major Bibliographical References

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

Previous documentation on file (NPS):

___ preliminary determination of individual listing (36 CFR 67 has been requested)

___ previously listed in the National Register

___ previously determined eligible by the National Register

___ designated a National Historic Landmark

___ recorded by Historic American Buildings Survey # _____

___ recorded by Historic American Engineering Record # _____

___ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

State Historic Preservation Office

___ Other State agency

___ Federal agency

___ Local government

University

___ Other

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

Broadway-Middle Commercial Historic District (Boundary Increase)

Cape Girardeau County, Missouri

Name of Property

County and State

10. Geographical Data

Acreeage of Property 1.4 approximately

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1 N 37.306366 W 89.523786 3 N 37.306236 W 89.522430
Latitude: Longitude: Latitude: Longitude:

2 N 37.306072 W 89.523825 4 N 37.305775 W 89.522494
Latitude: Longitude: Latitude: Longitude:

UTM References

(Place additional UTM references on a continuation sheet.)

_____ NAD 1927 or _____ NAD 1983

1 _____
Zone Easting Northing

3 _____
Zone Easting Northing

2 _____
Zone Easting Northing

4 _____
Zone Easting Northing

Verbal Boundary Description (On continuation sheet)

Boundary Justification (On continuation sheet)

11. Form Prepared By

name/title Wilson Newman, Edward Farrell, Karen Baxter, Tim Malony, Alyssa Lage, Terri Foley, & Steven Hoffman

organization Southeast Missouri State University HP Program date January 31, 2013

street & number Dept. of History, MS2960, One University Plaza telephone 573-651-2808

city or town Cape Girardeau state MO zip code 63701

e-mail shoffman@semo.edu

Additional Documentation

Submit the following items with the completed form:

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

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

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

Broadway-Middle Commercial Historic District (Boundary Increase)

Cape Girardeau County, Missouri

Name of Property

County and State

Photographs

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

Photo Log:

Name of Property: **Broadway-Middle Commercial Historic District (Boundary Increase)**

City or Vicinity: **Cape Girardeau**

County: **Cape Girardeau** State: **Missouri**

Photographer: **Steven J. Hoffman**

Date Photographed: **January 26, 2013 (2, 3, 4, 5, 7); March 26, 2013 (11); June 2, 2013 (1, 6, 8, 9, 10, 12 and 13)**

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

1 of 13: 400 block of Broadway, facing southeast

2 of 13: 437-439 Broadway, facing southwest

3 of 13: 433, 431, 427, 425 and 421 Broadway, facing southeast

4 of 13: 433 and 431 Broadway, facing south

5 of 13: 427, 425 and 421 Broadway, facing southeast

6 of 13: 421, 419, 415-17, 411 and 403 Broadway, facing southeast

7 of 13: 419 and 415-17 Broadway, facing southeast

8 of 13: 411 and 403 Broadway, facing southeast

9 of 13: 403 Broadway, facing south

10 of 13: 403 Broadway, facing southwest

11 of 13: view looking west from Middle Street toward 515 Broadway (in the original historic district), facing west.

12 of 13: looking southeast from between 516 and 520 Broadway, facing southeast.

13 of 13: looking east from between 516 and 520 Broadway, facing east.

Figure Log:

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

Figure 1: Photo Map p. 17

Figure 2: Boundary Map p. 18

Figure 3: Location Map p. 19

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

Broadway-Middle Commercial Historic District (Boundary Increase)
Name of Property
Cape Girardeau County, Missouri
County and State
Historic and Architectural Resources of Cape Girardeau, Missouri
Name of multiple listing (if applicable)

Summary

The Broadway-Middle Commercial Historic District (Boundary Increase) is comprised of a contiguous block of ten brick commercial buildings located on the south side of the 400 block of Broadway between Themis (south), Middle (west) and Fountain (east) Streets, just to the east of the Broadway-Middle Commercial Historic District boundary. The buildings were constructed between ca. 1880 and ca. 1969, and represent the property type “Commercial Buildings, ca. 1850-1950” as described in the Multiple Property Cover Document “Historic and Architectural Resources of Cape Girardeau, Missouri.” Although many of the storefronts have been changed, the buildings retain much of their upper façade detailing, including cornice line details and windows. The buildings illustrate common commercial building designs of the period such as one- and two-part commercial block buildings, as well as a notable example of the Spanish Colonial Revival. Nine (9) of the ten (10) building are considered contributing to the significance and character of the district. The contributing buildings in the boundary increase retain their integrity of form, location, design, materials and workmanship.

Elaboration

As documented in the Broadway-Middle Commercial Historic District (NR 7/24/07), the buildings reflect the influence of successive waves of development spurred by changes in transportation. Early in its history, dependence on river trade and travel concentrated Cape Girardeau’s commercial development along the banks of the Mississippi River. Areas to the west of Lorimier Street developed early, but were primarily residential in character. The arrival of the Cape Girardeau Railroad Company in 1881 spurred significant commercial growth in Cape Girardeau, pushing commercial development westward. Beginning ca. 1880, this area of Broadway began to evolve from residential to commercial and the majority of the buildings represent the post-railroad period of development. The mule-driven street car established in 1892 was later replaced by the electric street car in 1905, providing convenient transportation in the downtown area. Most of the buildings are two-story commercial blocks, built to replace the older residential buildings along Broadway. The introduction of the automobile brought a third wave of commercial development, especially at the corner of Broadway and Fountain Streets. On the southeast corner, a modern Second Renaissance Revival style U.S. Post Office and Federal Building was constructed in 1910, and on the southwest corner in ca. 1909, the Idan-Ha Hotel was built and several businesses relocated to the first level of the hotel.¹ Then in 1908, the Himmelberger-Harrison Building (NR 07/17/2003) was erected on the northwest corner and the Marquette Hotel was built in 1928 (NR 04/11/2002) at the northeast corner. These early twentieth-century additions to the Broadway streetscape resulted in numerous storefront alterations and modernizations in this area of Broadway. During this time period of the 1920s

¹*Southeast Missourian*. March 8, 1909.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

Broadway-Middle Commercial Historic District (Boundary Increase)
Name of Property
Cape Girardeau County, Missouri
County and State
Historic and Architectural Resources of Cape Girardeau, Missouri
Name of multiple listing (if applicable)

and prior, this section of Broadway was known as the “West End” of Broadway, and would later change as the city limits continued to expand to the west.

The economic impact of the Great Depression and World War II was felt in the local business community and little new construction occurred in the 1930s and 1940s. The decades that followed brought about some modernizations of storefronts, such as new display windows. The latest building to be constructed in the boundary increase occurred ca. 1969 on a vacant lot on the south side of Broadway.

Historic resources contributing to the Broadway-Middle Commercial Historic District (Boundary Increase) are at least 50 years old and retain character defining features from the period of significance. The contributing resources retain the original construction details and materials, or those from a later, cohesive, historic-era remodeling. Contributing resources that have exterior modifications retain sufficient architectural elements, including their historic form, to demonstrate the feeling and association of the period of significance. They also retain the majority of the aspects of integrity (location, design, setting, materials, workmanship, feeling and association). The one non-contributing resource was erected after the district’s period of significance.

Although the Broadway-Middle Commercial Historic District (Boundary Increase) and the Broadway-Middle Commercial Historic District have experienced some changes, no significant alterations have occurred since the end of the period of significance. An asphalt paved parking lot was constructed on the southeast corner of Broadway and Middle Street in 2013 where 501-503 Broadway and 117-121 Middle once stood. These buildings were razed in 2012 to provide parking for a neighboring church, expanding a long established parking lot between 503 and 515 Broadway. Since it adjoins a long established open space along Broadway, this expanded parking area does not significantly compromise the historic character of the district as a whole. The parking area is bounded by a contributing building in the original district on the west and by a contributing building in the boundary increase on the east; as well as several contributing buildings in the original district on the north side of the street. The contributing buildings in the original district connect well with the contributing buildings in the boundary increase, successfully conveying the overall look and feel of a late nineteenth/early twentieth century commercial district. Despite the presence of the non-historic parking area, the overall character of the district is intact. The Broadway-Middle Commercial Historic District (Boundary Increase) and the Broadway-Middle Commercial Historic District are comprised of buildings common in massing, materials, scale, proportion, and common qualities of construction. These two blocks of properties are all bounded by the same streets, sidewalks and landscape. Taken as a whole, the Broadway-Middle Commercial Historic District and the Boundary Increase of the original district retains a well-defined sense of its time and place. The atmosphere is established by this intact collection of resources, as well as a setting that still looks and feels much as it did during the

National Register of Historic Places
Continuation Sheet

Section number 7 Page 3

Broadway-Middle Commercial Historic District (Boundary Increase)
Name of Property
Cape Girardeau County, Missouri
County and State
Historic and Architectural Resources of Cape Girardeau, Missouri
Name of multiple listing (if applicable)

period of significance. The north side of the 400 block was not included in this boundary increase due to limited time and resources of the university program undertaking the project.

Individual Property Descriptions

Historic names are based upon the first known owner or occupant or significant owner. Dates at the end of the heading represent construction dates or approximate construction dates established by city directories, real estate tax records, and Sanborn maps.

Historically associated addresses are listed below the current address.

[c] = contributing; [nc] = non-contributing

Primary resource contributing status is listed on the first line of each entry

437-439 Broadway ; ca. 1908. [c] (Historically known as 5087/5086 Broadway); Photos 1, 2 and 11

A two-story brick, two-part commercial block building with a rectangular plan and parapet side gable roof. The storefront of 439 is a non-historic replacement storefront featuring two large pane windows, separated by a square wooden frame doorway and a wood and glass panel door. Above the storefront is corrugated sheet metal paneling and a steep pitched awning. 437 Broadway has a non-historic replacement aluminum frame storefront with two large display windows and a glass door. The second level of the façade has six historic six-over-six wood sash windows set in recessed arches. Both the windows and arches have segmental arches of soldier brick. The west elevation contains four historic wooden sash windows with six-over-six lights on the second level and another centered in the gable. The south (rear) elevation has a first level addition and upper balcony with a slightly lower pitched roof. The rear elevation has two doors that lead to apartments on the first level, and a recessed stairwell leads to the upper level apartments.

433 Broadway, I. Ben Miller Store; ca. 1915. [c] (Historically known as 5085 Broadway); Photos 3 and 4

A two-story brick, two-part commercial block building, featuring a historic replacement storefront with a two pane aluminum display window angled toward the recessed glass door with a porcelain enamel covered transom in a modern design. The upper facade contains three historic, one-over-one wood sash windows with a wrought iron balcony centered above the storefront. Above the windows is a recessed brick panel and a decorative, pressed metal cornice. In 1928, the building was remodeled along with 431 Broadway by I. Ben Miller to house the I. Ben Miller Drug Store and Confectionary.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 4

Broadway-Middle Commercial Historic District (Boundary Increase)
Name of Property Cape Girardeau County, Missouri
County and State Historic and Architectural Resources of Cape Girardeau, Missouri
Name of multiple listing (if applicable)

431 Broadway, I. Ben Miller Store; ca. 1915. [c]
(Historically known as 5084 Broadway); Photos 3 and 4

This two-story brick, two-part commercial block building was once connected to 433 Broadway and shares the same upper façade detailing of the recessed brick panel and decorative pressed metal cornice. The historic storefront has two large aluminum display windows with a prism glass transom (the only prism glass transom remaining on Broadway) and recessed glass door, with a black tile kick plate. Immediately to the west of the storefront is a wood panel door that leads to an apartment on the second level. The upper facade has a wrought iron balcony centered above the storefront and a pair of historic double wood French doors with long horizontal lights. The balcony is flanked by two non-historic replacement aluminum framed one-over-one sash windows.

427 Broadway, Lueders Studio; ca. 1925. [c]
(Historically known as 5083 Broadway); Photos 3 and 5

This is a one-story brick Spanish Colonial Revival style commercial building constructed to house the Lueders Studio. The façade features, on the west corner, a curvilinear gabled tower with an arched opening and a decorative iron balcony. Located on the lower level of the tower is an arched entranceway. Located to the east of the entrance are three historic paired arched windows with elliptical fanlights; a larger, historic central window (fixed single pane flanked by four vertical lights) is flanked by two smaller historic eight-by-eight casement windows. Decorative, square wood vigas are evenly spaced on the façade above the windows. Spanish roof tiles adorn the tower and the edge of the roof line.

425 Broadway; ca. 1969. [nc]
(Historically known as 5082 Broadway); Photos 3 and 5

This is a brick one-part commercial block building with a modified rectangular plan. Two centered doors on the façade lead to two separate spaces; the east side is a commercial space and the west is an apartment; each side has matching large pane windows. The façade is running bond brick with little detailing, and a framed pent roof awning extends the length of the facade. Due to the recent year of construction, this building is a non-contributing building.

421 Broadway, Graessle Building; ca. 1908. [c]
(Historically known as 5081 and 423 Broadway); Photos 5 and 6

This two-story brick, two-part commercial block building features a historic black Carrera or Vitrolite glass storefront with two large display windows, a recessed doorway, and seven transom lights above. A wood and glass panel door on the west end of the façade leads to an upstairs apartment. The upper facade is black brick and features a pressed metal cornice and pressed metal hoods above four one-over-one non-historic replacement aluminum sash windows. While the windows are not the same size as the openings, the original shape and character of the openings are preserved.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 5

Broadway-Middle Commercial Historic District (Boundary Increase)
Name of Property
Cape Girardeau County, Missouri
County and State
Historic and Architectural Resources of Cape Girardeau, Missouri
Name of multiple listing (if applicable)

419 Broadway; ca 1893. [c]
(Historically known as 5080 Broadway); Photos 6 and 7

This two-story brick, two-part commercial block building has a side gabled metal roof with a rectangular footprint. The facade features an angled modern storefront with large pane aluminum framed display windows and a glass aluminum framed entry door on the west corner. The transom has been replaced or covered over with vertical metal paneling. The original fenestration pattern, with brick arches over the three upper story windows and stone sills, is clearly evident despite the insertion of slightly smaller non-historic aluminum windows.

415-417 Broadway; Charles Rueseler Building; ca.1880. [c]
(Historically known as 5078/5079 and 413 Broadway); Photos 6 and 7

A two-story brick, two-part commercial block building with side gable asphalt shingled roof. Two historic modern storefronts have replaced the originals; date unknown. Between 1908 and 1915, 415 and 417 were remodeled to connect through the interior to create one large store space. The 417 storefront has two large display windows angled towards a recessed glass and aluminum door. The 415 storefront has one large display window slightly angled towards an offset glass and aluminum door, with a small display window on the east side of the door. The transoms and storefront surrounds were covered with vinyl shingles in 2012. The upper facade contains a decorative brick cornice line and seven segmental arched window openings with non-historic aluminum framed windows.

411 Broadway; ca. 1880. [c]
(Historically known as 5077 Broadway); Photos 6 and 8

This two-story brick, two-part commercial block building features a historic black Carrera or Vitrolite glass storefront with one display window with two recessed doors on each side; one leading to the store and one leading to an upstairs apartment, and an awning extending the full width of the storefront. The upper facade contains three historic two-over-two wood sash windows with segmental arches. An inset brick panel spans the façade above the second level windows and the cornice has decorative brick corbelling.

403 Broadway, A.C. Vasterling Building; ca. 1903. [c]
(Historically known as 5075/5076 and 407/409 Broadway); Photos 6, 8, 9 and 10

This three-story brick building with two ground floor storefronts was constructed in 1903 as indicated by a cornerstone centered in the facade. Originally this building was two stories but was remodeled to the current three stories ca. 1923.² The original façade was rusticated marble blocks which had been covered with dryvit in approximately 1989, but the dryvit was recently removed. There are two aluminum framed storefronts with recessed center entries and transoms

²*Southeast Missourian*. May 12, 1923.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 6

Broadway-Middle Commercial Historic District (Boundary Increase)
Name of Property
Cape Girardeau County, Missouri
County and State
Historic and Architectural Resources of Cape Girardeau, Missouri
Name of multiple listing (if applicable)

above the display windows. The upper two levels of the façade are divided into two bays with three one-over-one wood replacement windows in each bay. A minimal stone cornice is featured along the roof line. The east elevation wall (front portion), where it historically abutted the non-extant neighboring Idan-Ha hotel building, is covered with dryvit and decorated with a large mural. To the south is an “L”-shaped iron balcony on the east elevation of the rear three-story wing added between 1923 and 1931. At the rear on the east elevation a small two-story addition (enclosed, post-1961) incorporates the remnant of the wall of the once existing hotel building. This area was previously an open courtyard between the two buildings (403 and the hotel to the east) when they were both used as the hotel and later as apartments.

As with all the buildings in the district, these ten expansion buildings have a zero lot line. The buildings comprise the south side of the 400 block of Broadway and are bounded on the north by a concrete sidewalk fronting Broadway Street; a concrete private parking lot and Fountain Street on the East; an alley to the south and Middle Street on the west where they adjoin the original east boundary of Broadway-Middle Commercial Historic District.

This block was not included in the original boundary of the Broadway-Middle Commercial Historic District due to the limited time and resources of the university students initiating that project. At the time the original district was nominated it was noted that “the district could conceivably be extended both east of Middle and west of Frederick should property owners be interested in pursuing designation in the future.”³ This expansion extends the boundary of the district to include the buildings on the south side of Broadway to the east of the original district, but due to limited time and resources of the university program and interests of the property owners, it does not address the eligibility of any other properties, including those north of Broadway or west of Frederick.

The contributing buildings in the original district connect well with the contributing buildings in the boundary increase despite the razing of several buildings on the southeast boundary of the original district. In 2012, 501-503 Broadway and 117-121 Middle were demolished to provide parking for a neighboring church, expanding a long established parking lot between 503 and 515 Broadway. Since the parking lot, constructed in 2013, adjoins a long established open space along Broadway, this expanded parking area does not significantly compromise the historic character of the district as a whole. The parking area is bounded by a contributing building in the original district on the west and by a contributing building in the boundary increase on the east; as well as several contributing buildings in the original district on the north side of the street. Despite the presence of this non-historic parking area, the overall character of the district is intact. The Broadway-Middle Commercial Historic District (Boundary Increase) successfully conveys the overall look and feel of a late nineteenth/early twentieth century commercial district.

³“Broadway-Middle Historic Commercial District,” NR 7/24/07, p. 9.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 7

Broadway-Middle Commercial Historic District (Boundary Increase)
Name of Property Cape Girardeau County, Missouri
County and State Historic and Architectural Resources of Cape Girardeau, Missouri
Name of multiple listing (if applicable)

Summary

The Broadway-Middle Commercial Historic District (Boundary Increase) is an extension of the original National Register district which was listed in 2007, with a period of significance of 1868 to 1957. The Boundary Increase is comprised of ten contiguous one-to-three story brick commercial buildings. These buildings were constructed ca. 1880 to ca. 1969 along the south side of Broadway, east of the original district. The boundary increase enriches the character of the existing historic district by providing an intact representation of the type of commercial properties which developed along Broadway and share the period of development and historic association with the rest of the district. The buildings represent the property type "Commercial Buildings, ca. 1850-1950" as described in the Multiple Property Cover Document "Historic and Architectural Resources of Cape Girardeau, Missouri." The district attracted long-lasting businesses such as I. Ben Miller's Drug and Confectionery shop, the Metropolitan cafe, and Lueder's Photography Studio. The expansion area, like the original listing, is eligible and locally significant under National Register Criteria A and C for Commerce and Architecture. The period of significance is ca. 1880-1957, reflecting the construction dates of the contributing properties. Because the original district nomination was a project of university students with limited time and resources, it focused only on a strong concentration of commercial properties in the 500 block of Broadway. This boundary increase adds a group of similar properties that share the same architectural and commercial context as the original buildings.

Elaboration

The boundary increase is significant because it illustrates Cape Girardeau's economic development and commercial expansion westward from the river at the end of the nineteenth and the beginning of the twentieth centuries. Additionally, it represents some of the oldest buildings in the district, with two of the ten added buildings having been constructed prior to 1884.

As documented in the original Broadway-Middle Commercial Historic District nomination, development along Broadway relates to Cape Girardeau's economic development and commercial expansion westward from the river. As a result of heavy steamboat traffic, Cape Girardeau became established as a regional trading and distribution center along the Mississippi River in the mid-nineteenth century.⁴ Initially commercial and industrial activity was concentrated around the riverfront on Water and Main Street, but as the city grew in population and became more settled, commercial activity moved further west on Broadway, away from the river. Toward the end of the nineteenth century, the steamboat era gave way to the railroad,

⁴ Walter Williams, *The State of Missouri: An Autobiography*. Missouri: Press of E.W. Stephens, 1904. 346.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 8

Broadway-Middle Commercial Historic District (Boundary Increase)
Name of Property
Cape Girardeau County, Missouri
County and State
Historic and Architectural Resources of Cape Girardeau, Missouri
Name of multiple listing (if applicable)

which became important to the city's economic development and success.⁵ Cape Girardeau's first railroad was established in 1881, and direct service to St. Louis was available by 1904.⁶

Advances in transportation technology played a significant role in the city's commercial development in general and along Broadway in particular. A railroad line parallel to the river was constructed after the turn of the century, and in 1902, a passenger depot was built at the foot of Broadway and helped the expansion of the business district west. In 1904, the first regular passenger train from St. Louis arrived in Cape Girardeau, establishing a link between St. Louis and Memphis and providing a boost to the local economy.⁷ In 1921, the Frisco line constructed a new passenger depot on South Main, replacing the depot at the foot of Broadway.⁸

In 1892, a mule-driven streetcar operated along Broadway, Sprigg, Good Hope, and Spanish streets. It was replaced by an electric street car in 1905, and the line was later expanded to Henderson, Normal, and West End Boulevard, providing better accessibility to the business district; it ended service in 1934. By 1928, the Mississippi River Bridge was completed, allowing vehicular travel from Illinois. The Cape Transit Corporation began operating buses along Broadway in 1941.⁹ Improvements in transportation provided greater accessibility to Cape Girardeau's downtown district for people and goods; it encouraged travel to the downtown district and strengthened the local economy.

Most of the buildings in the district expansion are two-story commercial buildings with commercial space below and residences above. According to the 1884 Sanborn maps, shops in the district included clothing and tailor shops, furniture and cabinet stores, grocery stores, and a saloon.¹⁰ Two of the eight buildings shown on the 1884 Sanborn map are still standing and in use today.

A later addition, 427 Broadway was built around 1925 for the Lueder's Photography Studio; the Studio thrived and stayed in the family for decades. The family owned and operated the business for almost 70 years.¹¹ The building's Spanish Revival facade complements the Southeast Missourian Building at 301 Broadway (NR 6/01/05), and with its terracotta tile roof, arched openings, and decorative balcony and bell tower, is a great example of a commercial Spanish Revival building.

⁵ *The Cape Girardeau Republican*, Tenth Anniversary Issue, 1914.34-49.

⁶ Felix Eugene Snider and Earl Augustus Collins, *Cape Girardeau: Biography of a City*. Cape Girardeau, Mo: Ramfre Press, 1956. 258-263.

⁷ *Ibid.* 264.

⁸ *Ibid.*

⁹ *Ibid.* 264-265

¹⁰ Sanborn Fire Insurance Maps, 1884.

¹¹ Freeze, Jennifer. "Photo Exhibit Captures Decades of Cape History." *Southeast Missourian*, Oct. 3, 2005.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 9

Broadway-Middle Commercial Historic District (Boundary Increase)
Name of Property
Cape Girardeau County, Missouri
County and State
Historic and Architectural Resources of Cape Girardeau, Missouri
Name of multiple listing (if applicable)

Following the Great Depression and World War II, Cape Girardeau's business district went through a period of loss and alteration of many pre-1960 commercial buildings. Commercial expansion continued west during the post-World War II period toward Interstate 55 and along Kingshighway. The district suffered and some buildings along Broadway were vacant during this period.¹²

Still largely intact, however, the Broadway-Middle Commercial Historic District, including the buildings in the boundary expansion area, retains a significant concentration of historic buildings representing the early westward expansion of commerce and business in Cape Girardeau. The buildings on Broadway overall are experiencing a resurgence of new commercial activity and rehabilitation. While some of the buildings have altered storefronts, the upper facades retain their original design and detailing. Like the buildings within the original boundaries of the Broadway-Middle Commercial Historic District and Cape Girardeau's other commercial historic districts, such as the Cape Girardeau Commercial Historic District (N/R 7/20/2000), the buildings in this block have undergone a certain degree of "modernization" and have experienced some of the same commercial changes as typically occurred in commercial districts throughout the country. Nonetheless, this block retains a strong sense of time and place and is representative of the traditional downtown commercial landscape. The buildings within the boundary expansion of the Broadway-Middle Commercial Historic District continue to house businesses, offices, retail, and residential and are significant for their role in Cape Girardeau's commercial growth and development.

Historical Background of the Buildings

437-439 Broadway; ca. 1908. [c] (Historically known as 5087/5086 Broadway); Photos 1 and 2

This two-story brick commercial building with two separate storefronts was built ca. 1908. According to the Sanborn maps, in 1908, 437 housed a boot and shoe store and 439 was a grocery store.¹³ In the 1920s, 437 was occupied by Sanitary Barbers.¹⁴ Many grocery stores occupied 439 over the decades, including ACME Grocery, Pure Food Grocery, Dunham's Market, and other locally-owned grocers.¹⁵ Currently the store is occupied by a small grocery called The Corner Store, and once again fulfils its historic function.¹⁶ The storefronts of the building have modern alterations, but the upper facade and the rest of the property have retained their original detailing.

¹² Thomason, Phillip. "Historic and Architectural Resources of Cape Girardeau, Missouri." Multiple Property Listing, National Register of Historic Places. 20 July 2000.

¹³ Sanborn Fire Insurance Maps, 1884.

¹⁴ Polk's City Directories, 1920.

¹⁵ Polk's City Directories, 1920, 1932, 1937, 1942, 1949, 1951, 1954, 1956, 1958.

¹⁶ Keller, Rudi. *Southeast Missourian*. Nov. 9, 2007. "<http://www.semissourian.com/story/158375.html>."

National Register of Historic Places
Continuation Sheet

Section number 8 Page 10

Broadway-Middle Commercial Historic District (Boundary Increase)
Name of Property Cape Girardeau County, Missouri
County and State Historic and Architectural Resources of Cape Girardeau, Missouri
Name of multiple listing (if applicable)

**433 Broadway, I. Ben Miller Store; ca. 1915. [c]
(Historically known as 5085 Broadway); Photos 3 and 4**

This two-story brick commercial building was built ca. 1915. The building has served various businesses over the years. In 1915, the building was tenanted by a piano and music store with a dwelling on the second floor.¹⁷ It was joined with 429 and 431 Broadway in 1928 when I. Ben Miller opened his Drugstore and Confectionery.¹⁸ During the 1950s, the building was occupied by Ben Franklin's Variety Store.¹⁹

**431 Broadway, I. Ben Miller Store; ca. 1915. [c]
(Historically known as 5084 Broadway); Photos 3 and 4**

This two-story commercial building was built ca. 1915. The 1915 Sanborn map depicts a ladies furnishing store housed in the building. In April of 1928, I. Ben Miller relocated his Drug and Confectionery Store to this building from his Main Street location. Prior to relocating, Miller remodeled the building and expanded into 433 Broadway. He hired the Grand Rapids Store Equipment Corporation to remodel the interior, exterior, and windows, as well as join the adjacent building with an interior archway (no longer visible).²⁰ After Miller's death in 1938, his family sold the property in 1943 to Robert C. Bauer and Alvin "Bud" Haas.²¹ The building housed many businesses over the years and is currently occupied by A-1 Resale, an antique shop. 431 Broadway has the only intact example of a prism glass transom along Broadway.

**427 Broadway, Lueders Studio; ca. 1925. [c]
(Historically known as 5083 Broadway); Photos 1, 3 and 5**

This one-story brick commercial building with Spanish Revival facade was built for Lueder's Photography Studio in 1925. Lueder's Photography was established in 1925 by Herbert L. Lueders; when he retired in 1957, his son, Paul, assumed control of the business until 1995.²² The building currently houses another photography studio, Jaime Sutton Photography, continuing its historic function.

¹⁷ Sanborn Fire Insurance Maps, 1884, 1906, 1915.

¹⁸ *Southeast Missourian*. Feb 20, 1928. 4.

¹⁹ Polk's City Directories, 1949, 1951, 1954, 1956, 1958.

²⁰ *Southeast Missourian*. Feb 20, 1928. 4.

²¹ Foley, Terri. *Southeast Missourian*. Lost and Save Column. Available online at: <http://www.semissourian.com/landmarks/miller-drugstore/> (accessed 01/29/2012).

²² Freeze, Jennifer. "Photo Exhibit Captures Decades of Cape History." *Southeast Missourian*, Oct. 3, 2005.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 11

Broadway-Middle Commercial Historic District (Boundary Increase)
Name of Property Cape Girardeau County, Missouri
County and State Historic and Architectural Resources of Cape Girardeau, Missouri
Name of multiple listing (if applicable)

**425 Broadway; ca. 1969. [nc]
(Historically known as 5082 Broadway); Photos 1 and 5**

This one-story brick commercial building was build ca. 1969. It was first used as a barber shop and an apartment.²³ It features two commercial spaces that were used by various businesses throughout the years, most recentl Owens Realty Co.

**421 Broadway, Graessle Building; ca. 1908. [c]
(Historically known as 5081 and 423 Broadway); Photos 5 and 6**

This two-story brick building, built ca. 1908, historically known as the Graessle building as noted in an October 1943 issue of the *Southeast Missourian*, was occupied by a grocery and boot and shoe store according to the 1908 Sanborn map. In the 1920s the building housed the Pure Foods Store and Kages Clothing Store and later was home to Taylor Masterson and Linson's C.G. Sheet Metal Company. In 1943, Pure Food Store relocated to this building from their previous location at Broadway and Spanish Streets.²⁴ The building was occupied by P & G Supply, an electrical appliance store, during the 1940s and 1950s.²⁵ During the same period, the West Side Church of God occupied 421a. In February of 1946, the building was damaged in a fire; West Side Church of God and P & G Tire and Supply occupied the building at the time.²⁶ The original storefront was replaced with a black Cararra glass or Vitrolite storefront in the 1930s or 1940s;²⁷ the original pressed metal cornice and window hoods are still intact.

**419 Broadway; ca 1893. [c]
(Historically known as 5080 Broadway); Photos 6 and 7**

This two-story brick building, ca. 1893, housed a saloon in 1893, a drugstore in 1900, a saloon again in 1908, and a barber in 1915.²⁸ Broadway Smoker cigar shop occupied the building in early 1940s and 1950s.²⁹ Most recently, the building has been occupied by a tattoo shop.

**415-417 Broadway, Charles Rueseler Building; ca.1880. [c]
(Historically known as 5078/5079 and 413 Broadway); Photos 6 and 7**

This two-story brick building, ca. 1880, has two storefronts. The Rueseler furniture and grocery store occupied the original storefronts until the mid-1920s.³⁰ The 417 section was later turned into a restaurant with back kitchen and appliances. Angelo Moll, a local restaurant owner, moved

²³ County Land Tax Record, Cape Girardeau County Recorder's Office, Jackson, MO.

²⁴ *Southeast Missourian*. Oct 13, 1943.

²⁵ Polk's City Directories, 1889, 1908, 1920, 1928, 1930, 1932, 1937,1942, 1951, 1954, 1956, 1958.

²⁶ *Southeast Missourian*. Feb 18, 1946.

²⁷ Thomason.

²⁸ Sanborn Fire Insurance Maps, 1884, 1893, 1900, 1908, and 1915.

²⁹ *Ibid.*, 1932, 1937,1942, 1951, 1954, 1956, 1958.

³⁰ *Ibid.*, 1889, 1908, 1920, 1928.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 12

Broadway-Middle Commercial Historic District (Boundary Increase)
Name of Property Cape Girardeau County, Missouri
County and State Historic and Architectural Resources of Cape Girardeau, Missouri
Name of multiple listing (if applicable)

the Metropolitan Cafe, including its fixtures and equipment, into the space in 1928.³¹ Moll retired in July 1944 and leased the business to John Wilson.³² The Metropolitan closed in the mid-1950s. The building has served as space for various restaurants periodically since then. During the 1930s, the 415 (413) space was occupied by Broadway Billiards Parlor.³³

**411 Broadway; ca. 1880. [c]
(Historically known as 5077 Broadway); Photos 6 and 8**

This two-story brick building was built ca. 1880. The rear of the building has undergone many changes and additions. These additions and alterations were to accommodate the needs of the Kraft Bakery Co. and A.H. Mueller and Co. Meats. The 1915 Sanborn map shows rear additions containing a large cooler and a sausage factory.³⁴ In May of 1930 the rear of the building suffered extensive damage in a fire at the time A.H. Mueller Meat Market was housed in the space.³⁵ The building was used as a meat market until Mike's Liquors and Jewelry occupied it in the Mid-1940s and 1950s.³⁶ Esicar Grocery & Market relocated to 311 Broadway in July of 1944; Mike's Liquors moved into the vacated space after Esicar's relocation. Previously, Mike's had leased a space in the Idan-Ha Hotel.³⁷ Currently occupied by the Mediterranean restaurant, it has a kitchen that was rebuilt in 2009.³⁸

**403 Broadway, A.C. Vasterling Building; ca. 1903. [c]
(Historically known as 5075/5076 and 407/409 Broadway); Photos 6, 8, 9, and 10**

The A. C. Vasterling Building is a two-part commercial block building constructed in 1903. In 1918, George McBride, owner of the adjacent Idan-Ha Hotel on the east, purchased the Vasterling Building for future expansion.³⁹ It was sold to Walter D. Black, new owner of the Idan-Ha Hotel in 1922.⁴⁰ According to the 1908 Sanborn map, a meat shop was located in the 407 section and a saloon was in the 409 storefront with a bowling alley located in a one-story attached rear section. By 1915, the 407 Broadway storefront housed a billiard hall. A courtyard was created between the A. C. Vasterling Building and the Idan-Ha Hotel (ca.1912) between 1912 and 1915. The 1923 Sanborn map shows the storefronts of the A. C. Vasterling Building housed stores with the bowling alley at the rear of 409. In May of 1923, Walter Black announced plans to add a third story addition to the building.⁴¹ According to the 1931 Sanborn map, a third

³¹ *Southeast Missourian*. Feb. 18, 1928.

³² *Southeast Missourian*. July 18, 1944.

³³ *Ibid.*, 1928, 1930, 1932, 1937, 1942, 1951, 1954, 1956, 1958.

³⁴ Sanborn Fire Insurance Maps, 1884, 1893, 1906, 1915.

³⁵ *Southeast Missourian*. May 27, 1930.

³⁶ Rust, Jon. *Southeast Missourian*. Feb. 7, 2005. "<http://www.semissourian.com/story/155912.html>."

³⁷ *Southeast Missourian*. July 14, 1944 and Dec. 30, 1944.

³⁸ "Business Today." *Southeast Missourian*. Mar. 31, 2009.

³⁹ *Southeast Missourian*. Oct 21, 1918.

⁴⁰ *Southeast Missourian*. Nov 6, 1922.

⁴¹ *Southeast Missourian*. May 12, 1923.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 13

Broadway-Middle Commercial Historic District (Boundary Increase)
Name of Property
Cape Girardeau County, Missouri
County and State
Historic and Architectural Resources of Cape Girardeau, Missouri
Name of multiple listing (if applicable)

level was added to 407 and 409, and a three-story addition was constructed where the bowling alley had been. At this time, this building space was adjoined through the interior with the Idan-Ha Hotel to the east. A crossover between the 407 and 409 rear building and the five-story section of the neighboring hotel connected the two buildings in the rear section, forming a courtyard. Sometime after 1961, according to that year's fire insurance map, the courtyard between the A. C. Vasterling Building and the adjoining hotel was roofed over to form a two-story high (one level inside) lobby addition, using the historic west wall of the hotel and the east wall of the A. C. Vasterling Building as the sidewalls for the new addition. While the date of the addition is unknown, it may have been constructed between the hotel fire of 1968 and the fire of 1989. This is based on the asbestos floor tile, the corrugated metal deck for the roof, and the wrought iron railings inside. The 1989 fire destroyed the five-story rear section of hotel that was used as an apartment building from 1968 to 1989. Since the area in front of this lobby addition and the connector hallways was previously a one-story hotel kitchen, the three-story wrought iron balcony may have been added ca. 1968 after the hotel fire when the upper floors of the A. C. Vasterling Building were also converted to apartments along with the remaining five-story section of the hotel. The same wrought iron balcony pattern was on some small window balconies in the five-story apartment section (evident in the 1989 fire photos).

Conclusion

The 400 block addition to the Broadway-Middle Historic District retains its sense of time and place as a late-nineteenth, early-twentieth century business district and is representative of the growth and western expansion of the downtown commercial district of Cape Girardeau. As stated earlier, the boundary increase is significant because (1) it illustrates Cape Girardeau's economic development and commercial expansion westward from the river at the end of the nineteenth and the beginning of the twentieth centuries; (2) it represents some of the oldest buildings in the district, with two of the ten added buildings having been constructed prior to 1884. This block was not included in the original boundary of the Broadway-Middle Commercial Historic District due to the limited time and resources of the university students initiating that project. At the time the original district was nominated it was noted that "the district could conceivably be extended both east of Middle and west of Frederick should property owners be interested in pursuing designation in the future."⁴² This expansion completes the extension of the boundary of the district on the south side of Broadway to the east of the original district, but due to limited time and resources of the university program and interests of the property owners, it does not address the eligibility of any of the properties north of Broadway or west of Frederick. These buildings clearly contribute to the overall character of the district and make a significant contribution to the historic character of the original district and should be included in the district at this time.

⁴² "Broadway-Middle Historic Commercial District," NR 7/24/07.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 14

Broadway-Middle Commercial Historic District (Boundary Increase)
Name of Property
Cape Girardeau County, Missouri
County and State
Historic and Architectural Resources of Cape Girardeau, Missouri
Name of multiple listing (if applicable)

National Register of Historic Places
Continuation Sheet

Section number 9 Page 15

Broadway-Middle Commercial Historic District (Boundary Increase)
Name of Property Cape Girardeau County, Missouri
County and State Historic and Architectural Resources of Cape Girardeau, Missouri
Name of multiple listing (if applicable)

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The Southeast Missourian, July 27, 1930.

National Register of Historic Places
Continuation Sheet

Section number 9 Page 16

Broadway-Middle Commercial Historic District (Boundary Increase)
Name of Property Cape Girardeau County, Missouri
County and State Historic and Architectural Resources of Cape Girardeau, Missouri
Name of multiple listing (if applicable)

The Southeast Missourian, March 8, 1909.

The Southeast Missourian, May 12, 1923.

The Southeast Missourian, May 27, 1930.

The Southeast Missourian, November 6, 1922.

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National Register of Historic Places
Continuation Sheet

Section number 10 Page 17

Broadway-Middle Commercial Historic District (Boundary Increase)
Name of Property
Cape Girardeau County, Missouri
County and State
Historic and Architectural Resources of Cape Girardeau, Missouri
Name of multiple listing (if applicable)

VERBAL BOUNDARY DESCRIPTION

The boundary of the Broadway-Middle Historic Commercial District (Boundary Increase) is as depicted by the dashed line on the accompanying site map (see page 16). The boundary expansion begins at the southwest side of the intersection of Broadway and North Middle Street and extends southeast on Broadway to include the building at 403 Broadway. The original property line of 403 Broadway forms the east boundary of the expanded district. The southern boundary is drawn at the alley running west from Fountain to North Middle to follow the rear lot line of the buildings fronting Broadway where it rejoins the southeast boundary of the original district. The district expansion includes all buildings located on the south side of the 400 block of Broadway.

BOUNDARY JUSTIFICATION

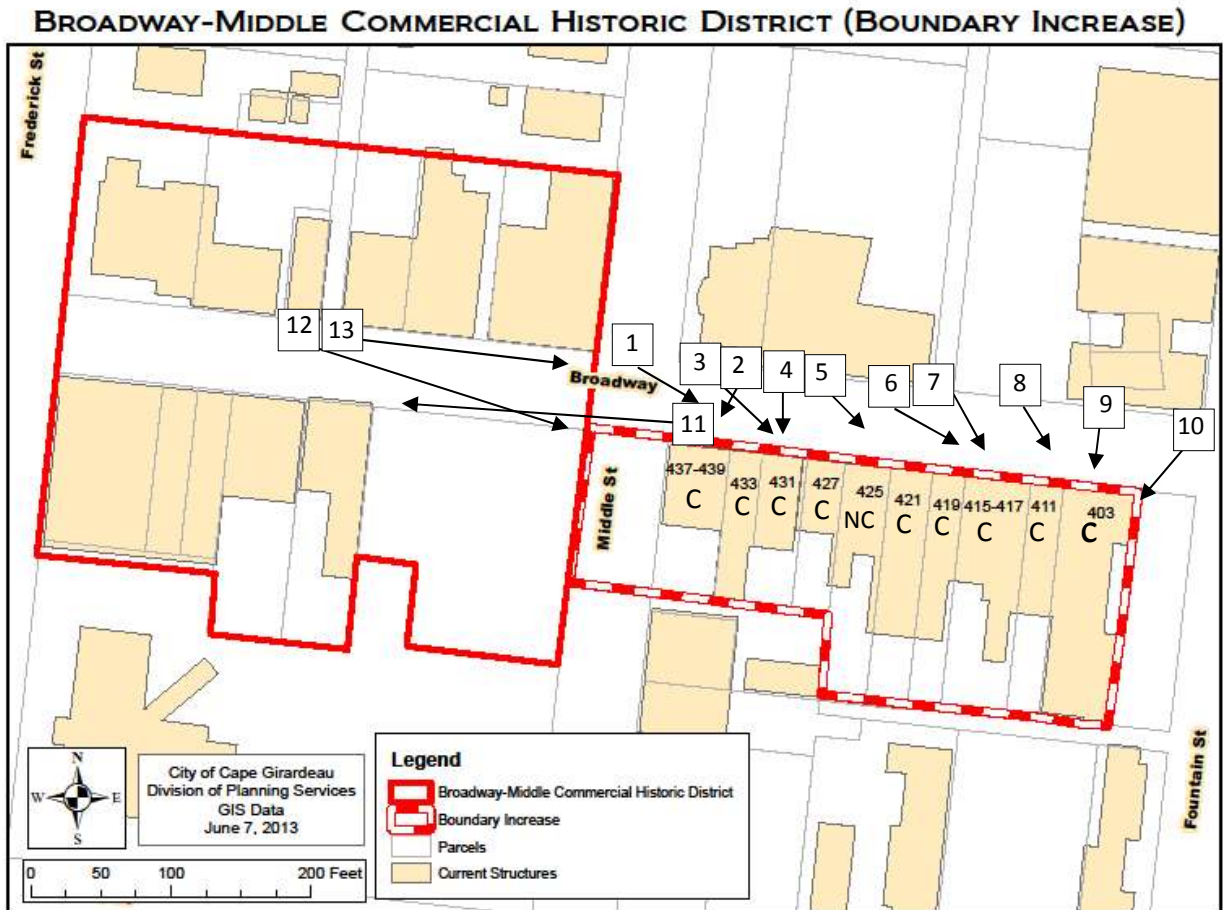
The boundary of the Broadway-Middle Historic Commercial District (Boundary Increase) was drawn to include all buildings located on the south side of the 400 block of Broadway. This block of buildings was not included in the original district due to the limited time and resources of the university students initiating the project. At the time the original district was nominated it was noted that the district could be extended in the future. Adjacent buildings not fronting on Broadway, such as the two buildings on Middle Street, were not included in this boundary increase due to time and resource limitations. Further survey and research is necessary to evaluate the significance and integrity of the neighboring areas.

National Register of Historic Places
Continuation Sheet

Section number Figures Page 18

Broadway-Middle Commercial Historic District (Boundary Increase)
Name of Property Cape Girardeau County, Missouri
County and State Historic and Architectural Resources of Cape Girardeau, Missouri
Name of multiple listing (if applicable)

Figure 1: Photo Map

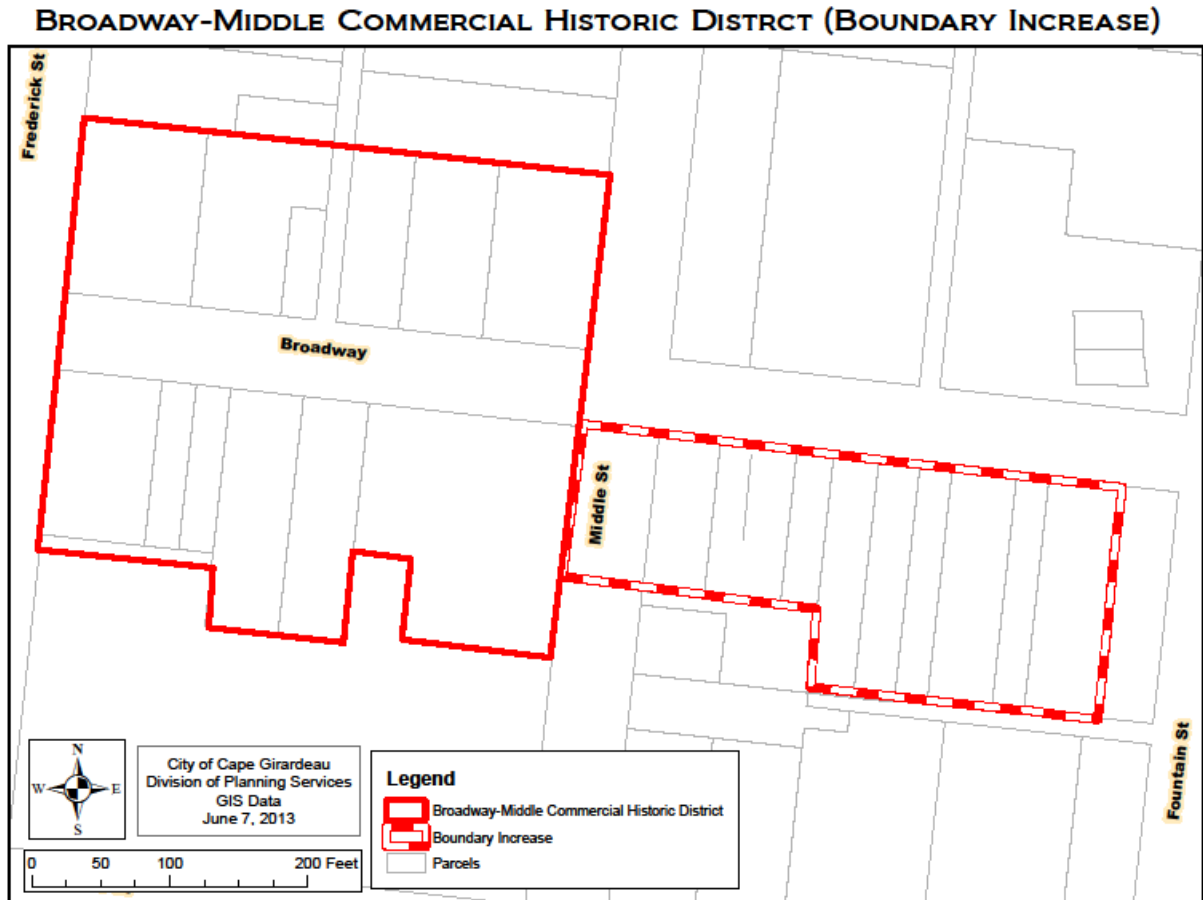


National Register of Historic Places
Continuation Sheet

Section number Figures Page 19

Broadway-Middle Commercial Historic District (Boundary Increase)
Name of Property Cape Girardeau County, Missouri
County and State Historic and Architectural Resources of Cape Girardeau, Missouri
Name of multiple listing (if applicable)

Figure 2: Boundary Map

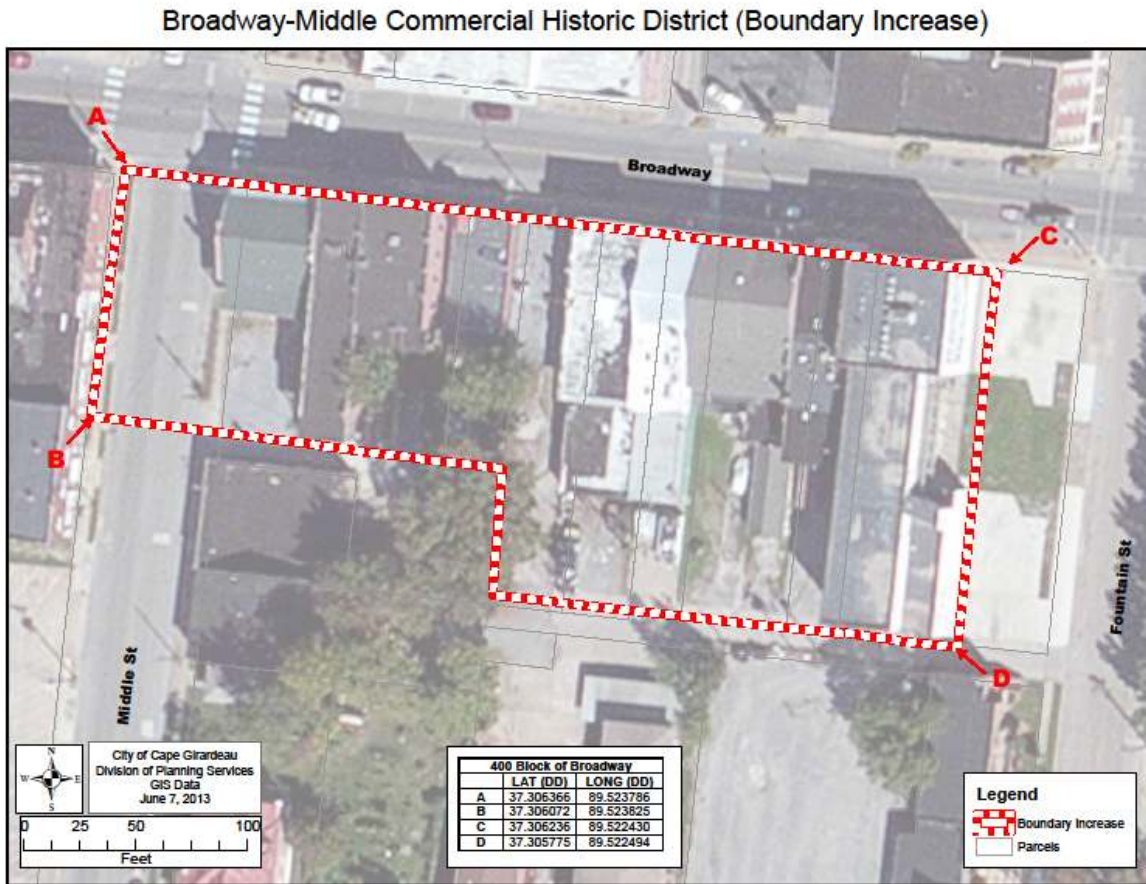


National Register of Historic Places
Continuation Sheet

Section number Figures Page 20

Broadway-Middle Commercial Historic District (Boundary Increase)
Name of Property Cape Girardeau County, Missouri
County and State Historic and Architectural Resources of Cape Girardeau, Missouri
Name of multiple listing (if applicable)

Figure 3: Location Map





**The
Corner
Grocery Store**
"Secret of Downtown Cape"
Groceries • Deli • Gifts

A-1 Resale

Corner Grocery Co.

SUN & TAY

SUN & TAY

**THE CORNER
GROCERY STORE**
Scraps, Pastries, Cakes

439

OPEN

Got Milk?
Milk
100%
Real Milk

Your Rent
We Charge
Monthly
Rent



The
Corner
Grocery
Store
Serving Downtown Cafe
Groceries • Deli • Gifts

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THE CORNER
GROCERY STORE
Serving Downtown Cafe

439

OPEN

THE SLOPPY
JOE
BASKET
JUMBO SLOPPY
SAUSAGE
BASKET



A-1 Resale
Commercial Center

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Chewy Realty Co.

SUN TALK

THE STORE



A-1 Resale

FURNITURE
ANTIQUES GIFTS
335-7446

Apple
Cash Register

TOPGOLF



SUN & TAN

SUN & TAN

Owens Realty Co.

Owens Realty Co.

427



SUN AND TAN

SUN AND TAN

TATTOO Spot

TATTOO Spot
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421

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UNPKING
SUPPLY

OPEN

417

TATTOO
Spot
BODY PIERCING

OPEN

Body Piercing Available

TATTOO
Spot

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419



Capital Generation
Overlook
Historic Sites

PHILANTHROPY
FASHION & COMPASSION

Mediterranean
on broadway
Fine Mediterranean Cuisine

MOROCCAN
SPECIAL TREATMENT FOR
TREATED HAIR



Cape Girardeau
Riverwalk
Casino
Historic Sites
↑

PHILANTHROPY
FASHION + COMPASSION

PHILANTHROPY
FASHION + COMPASSION





Cape Girardeau
Coca-Cola
CLINTON

PHILANTHROPY
FASHION & COMPASSION

PHILANTHROPY
FASHION & COMPASSION



Middle St

Discovery Play House

Discover Celebrate



BOB'S SHOE SERVICE
SEWING MACHINES

P
Public
Parking
→





P
Public
Parking
→