

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Broadway-Middle Commercial Historic District

other name/site number N/A

2. Location

street & town 500 block of Broadway and 100 block of North Middle Street N/A not for publication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 nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

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

June 1, 2007
Date

Missouri Department of Natural Resources
State or Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

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Missouri Department of Natural Resources
State or Federal agency and bureau

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Broadway-Middle Commercial Historic District
Name of Property

Cape Girardeau County, MO
County and State

5. Classification

Ownership of Property
(check as many boxes as apply)

Category of Property
(check only one box)

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

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

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

Contributing	Noncontributing	
15	3	buildings
0	0	sites
0	0	structures
0	0	objects
15	3	Total

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

Number of contributing resources previously listed in the National Register

Historic and Architectural Resources of Cape Girardeau, MO

0

6. Function or Use

Historic Function
(Enter categories from instructions)

- Domestic: single dwelling
- Domestic: multiple dwelling
- Commerce/Trade: specialty store
- Commerce/Trade: department store
- Commerce/Trade: warehouse
- Funerary: mortuary
- Health Care: medical business/office
- business: office building

Current Function
(Enter categories from instructions)

- Domestic: multiple dwelling
- Commerce/Trade: department store
- Vacant/not in use
- business: office building

7. Description

Architectural Classification
(Enter categories from instructions)

- Other: German vernacular
- Other: two-part commercial block
- Mid-19th century: Greek Revival
- Late Victorian: Italianate

Materials
(Enter categories from instructions)

- foundation sandstone
- walls Brick
- Stucco
- roof Asphalt
- other aluminum

Narrative Description

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

See continuation sheet(s) for Section No. 7

Broadway-Middle Commercial Historic District
Name of Property

Cape Girardeau County, MO
County and State

8. Description

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Areas of Significance

(enter categories from instructions)

Commerce

Architecture

Period of Significance

c.1868-1957

Significant Dates

N/A

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Parlow & Deas, Architects,

Vogelsang Brothers Construction Company

Primary location of additional data:

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

See continuation sheet(s) for Section No. 9

Broadway-Middle Commercial Historic District
Name of Property

Cape Girardeau County, MO
County and State

10. Geographical Data

Acreage of Property 2.4 acres

UTM References

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

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

2 1/6 2/7/6/2/0/0 4/1/3/1/8/2/0
Zone Easting Northing

3 1/6 2/7/6/3/4/0 4/1/3/1/7/8/0
Zone Easting Northing

4 1/6 2/7/6/3/4/5 4/1/3/1/8/1/0
Zone Easting Northing

Verbal Boundary Description

(Describe the boundaries of the property.)

Property Tax No.

Boundary Justification

(Explain why the boundaries were selected.)

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Adam Cashler, Amanda Russell, Chelsea Pogorelac, Deborah Peters, Ellen Ryan, Emilie Eggemeyer, Frank Ruf, Dr. Steven Hoffman, and Terri Foley

organization Southeast Missouri State University date May 4, 2006

street & number One Univerisity Plaza, Historic Preservation Program, History Department telephone 573-651-2808

city or town Cape Girardeau state MO zip code 63701

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

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

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

Property Owner

name/title various (see continuation sheet)

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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.

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National Register of Historic Places Continuation Sheet

**Broadway-Middle Commercial Historic District
Historic and Architectural Resources of
Cape Girardeau, Missouri
Cape Girardeau County, MO**

Section number 7 Page 1

Summary

The Broadway-Middle Commercial Historic District is located five blocks west of the banks of the Mississippi River in downtown Cape Girardeau, Cape Girardeau County, Missouri. The district is situated on the 500 block of Broadway between Middle and Frederick Streets and includes the west side of the one hundred block of North Middle Street. The district is composed of eighteen (18) buildings constructed between ca. 1868 and 1955 that 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." Most of the buildings are two stories and were built to house businesses, offices, and residences. Although many storefronts have been remodeled the buildings retain much of their upper façade detailing, decoration, and original windows. The buildings illustrate common commercial building designs of the period and include German Vernacular, Greek Revival, Two-Part Commercial Block, and Italianate style buildings. These buildings continue to be utilized for commercial and residential use. Fifteen (15) of the eighteen (18) properties are considered contributing to the character and significance of the district.

Elaboration

The Broadway-Middle Commercial Historic District shows the influence of successive waves of development spurred by changes in transportation. In the earliest wave, dependence on river trade and travel concentrated commercial development along the banks of the Mississippi. 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, the 500 block of Broadway began to evolve from residential to commercial in character. The majority of the buildings in the district represent the post-railroad period of development. The introduction of the automobile to the streets of Cape Girardeau brought a third wave of commercial development, which resulted in numerous storefront alterations.

The buildings within the Broadway-Middle Commercial Historic District are located on one of the main commercial streets in the downtown district. The boundaries of the district are within the National Main Street District of Cape Girardeau known as the Old Town Cape District. The district is comprised of buildings that are commercial in character with residential use above the commercial space below. Almost all of the buildings have a zero lot line. The commercial district that the Broadway-Middle Commercial Historic District is located within was a thriving business district when the buildings were constructed, but the district experienced a decline as businesses moved

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into new shopping centers and malls west of town during the post-World War II period. However, since the establishment of Old Town Cape in 1999 the Broadway commercial district is experiencing a revitalization movement and the buildings making up the district are undergoing rehabilitation, with many of the vacant storefronts now occupied.

Construction of the commercial and residential buildings along Broadway began to move west in the mid-1860s. By 1881, the establishment of the Cape Girardeau Railroad Company spurred business expansion up Broadway, extending the commercial district west of Main and Spanish Streets. Commercial and residential buildings that were built in the mid-19th century along Broadway were replaced with larger brick buildings. The oldest remaining building in the Broadway-Middle Commercial Historic District is a two-story residential building (ca. 1868) at 536 Broadway that was converted into a commercial building in 1923. This gable roof building originally was the residence of Al and Gertrude Phillipson. In 1922, the building was purchased by Al Brinkopf, for use as a furniture store and funeral home. Over the building's lifespan, the façade has experience few alterations, although decorative iron columns have been added on the front stoop.

Another early building in the district is the three-story brick building located at 535 Broadway. This building was constructed ca. 1875. The commercial building originally owned by Frederick Wittmor housed the Planters House, a saloon. From 1946 to 1947, the building underwent renovations to connect it to the building at 533 Broadway. The two buildings then housed the Excelsior Furniture & Music Store. The building's storefront has been altered with aluminum display windows and doors. The upper facade retains its historic materials, detailing and decorations.

Through the mid-1880s residential buildings continued to be constructed along the 500 block of Broadway. The two-story German Vernacular brick building constructed ca. 1884 at 528 Broadway, is an example of this residential construction later converted to commercial use. The building retains its original integrity with the only visible change a two-story porch on the north elevation in the rear of the property.

From 1880 to 1920, Cape Girardeau's population doubled from 5,000 residents to over 10,000 residents. By 1930, the population had grown to 16,000. To meet the growing needs of the community, between 1900 and 1930 larger buildings were constructed along Broadway, replacing the small frame and brick commercial buildings and houses. One of the first buildings to be constructed in this period was 501 Broadway (ca. 1906), housing Hinchey-Greer Mercantile Co., which would later expand into the building at 503 Broadway sometime between 1908 and 1915.

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Broadway-Middle Commercial Historic District
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With the population expanding and business growing, Walther's Furniture and Undertaking at 502 Broadway replaced their two-story brick building with a modern two-story brick building in 1916. While the building was being constructed, the business operated from a three-story building (ca. 1904) on North Middle Street. This building was connected with the new building in 1916.

The Great Depression and World War II significantly impacted the local economy, 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 in the district was constructed ca. 1955 on a vacant lot on the south side of Broadway.

The majority of the buildings within the district continue to be used for commercial purposes on the first story with residential on the second story, although a few are vacant. Various businesses are housed in the buildings. Most buildings retain their original floor plan, although several were attached to an adjoining building in the early 20th century. The upper floor space is utilized as storage, businesses, residential or is vacant. Cape Girardeau became a National Main Street Community in 1999 and the organization has been and continues to be a strong driving force for the downtown area in revitalization, preservation, rehabilitation, and economic development, while encouraging good building and streetscape design.

INDIVIDUAL PROPERTY DESCRIPTIONS

Contributing buildings are identified with the designation "C" while non-contributing buildings are identified as "NC."

- 1. 501 Broadway** – Two-story brick commercial building constructed ca. 1906. The storefront has a recessed entrance with glass door. Display windows are aluminum and glass and rest on Carrara glass bulkheads installed ca. 1920. The building underwent storefront alterations in 1919 to 1920 when Alvin Cotner purchased the building to house Auto Parts Company. Cotner commissioned J.W. Gerhardt to remodel and enlarge the building to the south. Above the storefront is a stone belt course creating a horizontal division between commercial space on the first level and residential on the second level. The upper level has three one-over-one, double-hung sash windows with relieving arches. Three chimneys extend above the flat metal roof and there is a wide entablature with dentils. The upper level on the east side of the building facing Middle Street has four double-hung sash windows with relieving arches. The lower level has two double-hung sash windows. (C)

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2. **503 Broadway** – The two-story brick commercial building at 503 Broadway (ca. 1900) was connected through the interior to the building at 501 sometime between 1908 and 1915. The 503 entrance has a wood panel door on the northwest corner and has an aluminum and glass window resting on Carrara glass bulkheads. A sandstone belt course separates the first and second level. The upper level has two paired, one-over-one double hung windows. The west elevation has a mural painted ca. 2005. There is a parking lot to the west of the building. (C)
3. **502 Broadway** – Two-story brick commercial building built in June 1916 by Vogelsang Construction Company, and designed by Parlow and Deas, Architects, of Cape Girardeau. The building housed Walther's Furniture and Undertaking. The original display windows were enlarged on the façade and the corner of the east elevation in 1930. A row of transom lights above the original display windows were removed to allow for larger windows that rest on a black tile bulkhead. Reither and Lindsay, Architects designed the new storefront and William Gerhardt Construction was commissioned to do the construction. The original twelve windows on the second level have been boarded up to protect against vandalism. The building has a flat roof. A metal Walther's business sign is centered on the façade and runs the height of the second level.

The circa 1916 two-story building was constructed to connect to an existing three-story brick commercial building fronting North Middle Street that housed the funeral home. This three story building was built in 1904 by Rudolph and Albright Walther to separate the funeral home business from the furniture store. (C)

4. **510 - 512 Broadway** – Constructed in ca. 1925, this two story white glazed brick building has a parapeted side gable visor roof covered in green tiles. The wide eaves, supported by decorative knee braces, shelter a recessed balcony in the wide center bay of the second floor. The balcony is lined with turned balustrades and the bay is flanked by three grouped and double-hung windows. A small narrow storefront with recessed entrance and boarded transoms occupies the west bay of the first floor. The center bay consists of 2nd floor access and the entrance to a commercial space taking up the remainder of the first floor. The storefront has as recessed entrance and retains its original transoms and early or original storefront configuration. (C)

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-
5. **514 - 516 Broadway** – Though constructed ca. 1884, this building appears as a 1960 two story commercial building due to the addition of a modern brick façade. The first floor consists of two storefronts with aluminum framed display windows and brick bulkheads. A centered, recessed, doorway provides access to the second floor. The second floor has fenestration of two sizes. Two smaller windows with four-paned metal frame windows alternate with two taller and wider metal-framed windows. (NC)
 6. **515 Broadway** – Two-story brick commercial building with a stepped parapet constructed ca. 1890. The storefront has a recessed entrance with a double glass and aluminum door and glass and aluminum display windows. Directly to the east of the display windows is a wood panel door with a six light panel that leads to an apartment on the second level. The second story has four double hung windows with stone sills and flattened brick arch and stone lintels. The east elevation has thirteen windows and three chimneys. There is a parking lot to the east of the building. (C)
 7. **517 Broadway** – Two-story brick commercial building constructed ca. 1890 with a glass aluminum glass door and display windows. The west elevation has been adjoined to 515 Broadway through the interior. A wood and glass door to east of the display windows leads to the apartment on the second story. The second story has three, one-over-one double hung replacement windows, brick voissiors and a simple cornice line. Two chimneys on the west elevation extend above the gable roof. (C)
 8. **519 - 521 Broadway** – Two-story brick Italianate commercial and residential building built in 1900 with a flat roof and decorative metal cornice line with paired brackets marking the center bay. The date “1900” is stamped in the center of the cornice line. Below the cornice is brick corbelling, and the upper façade has seven, one-over-one double hung windows with bracketed entablatures. The 519 storefront has a recessed entry with glass and wood door and glass and aluminum display windows. The 521 storefront to the west of 519 has three glass and wood doors with two of the single doors centered in the building and the third on the west end; all flanked by glass and aluminum display windows. The first level has been altered with a thin layer of concrete over the original brick. (C)
 9. **520 Broadway** – Two-story brick building constructed ca. 1907. The storefront has a recessed entry with a wood and glass door and glass display windows. To the west of the display windows is a glass and wood door that leads to the apartment on the second story. The first floor façade has been altered with

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vertical planks added ca. 1931. An awning with a wooden shingle roof is over the storefront. The second story has three double-hung windows with flat brick arches and aluminum awnings. Above each of the windows is a small black metal vent. The building has an elaborate wood cornice, with brackets and decorative swags. (C)

10.525 Broadway – One-story brick commercial building constructed ca.1907. The building has a new façade and storefront constructed ca. 1980. The storefront has a glass door, aluminum framed display windows and new brick. Due to the extent of the alterations to both the storefront and façade, this building is included as non-contributing. (NC)

11.528 Broadway – Two-story residential brick building constructed ca.1884. This building has a side gabled roof with dentiled cornice. Five single-paned double-hung sash windows with sandstone headers line the second floor. Four two-over-two double-hung windows are on the first level directly beneath the windows of the second level. The setback wood door with transom is located on the west side of the façade. A wide sandstone belt course separates the first and second stories. The east elevation has three windows: two on the first level on the north end and one in the gable end. The two windows on the first level are two-over-two double-hung sash windows. A single-paned double-hung sash window is in the gable end. The north elevation has a two-story porch. (C)

12.529 Broadway – One-story brick commercial building constructed ca.1955. Storefront has aluminum and glass display windows and glass doors in traditional storefront design. The recessed entrance is centered with a transom light above. The display windows are capped with a band of metal siding that runs the width of the building. (C)

13.530 Broadway – Two-story stucco covered brick commercial building constructed ca.1907 has a flat roof line. The first level is devoid of any openings and the second level has three single-paned double-hung sash windows. Due to the extent of alterations on the first and second level of the façade, this building is included as non-contributing. (NC)

14.533 Broadway – Three-story brick commercial building constructed ca.1875. On the second and third stories are four double-hung single pane windows on each level with flat arch lintel. Above the third level windows there is a rectangle panel of darker brick with three evenly spaced vents. The building is topped with a metal decorative cornice with single brackets and dentils. In 1947, the three-

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story brick building was adjoined to the building at 535 through the interior. The buildings share a single storefront design. (C)

15. 535 Broadway – Three-story brick commercial building constructed ca. 1875. The 535 storefront has an aluminum and glass door and display windows. The combined 533 and 535 storefront was remodeled in ca. 1970 to create a foyer prior to entering the 1947 recessed entry. The building has five single pane double-hung sash windows on the second and third stories with a sandstone belt course between the stories. All but three of the windows have arched tops with masonry brickwork above, with three windows on the second level to the west with flat brick arches. The gable roofline has a painted cornice line. The windows on the west elevation are bricked up and a painted mural covers part of the elevation. (C)

16. 536 Broadway – Two-story stucco covered brick building constructed ca. 1868. It has a side gable roof with brackets in the gable and an end chimney. The façade is symmetrical with five openings across both levels. The first floor has four twelve-over-twelve double-hung windows with stained glass transoms. Concrete steps lead to the centered stoop entrance, with a door surround of two sidelights and a transom light. A wrought iron balcony with French doors and sidelights is centered on the second floor. The second floor has four, eight-over-eight double-hung sash windows. The west elevation has an entry and three asymmetrically placed windows.

A one-story stucco brick addition, ca. 1954, is located on the east elevation. The addition has a flat roof. The façade has two eight-over-eight double-hung windows with aluminum awnings and wrought iron balconies. On the west elevation of the addition is an entrance with concrete steps leading to a small porch supported with wrought iron columns. A limestone retaining wall at street level surrounds the property on the south and west sides. (C)

17. 117-119 North Middle Street – Two-story brick commercial building constructed ca. 1920. The building has a stepped parapet cornice, with decorative brick panels below the cornice line delineating the three bays. The facade has four entryways on the first level. The north end has a wood door with transom. Directly south is a display window with another wood door and transom, and then an aluminum garage door. To the south of the garage door is another wood door with transom and a display window. On the second level on the north and south ends are a set of double windows with two sets of triple windows between. Each

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window is one-over-one double-hung with a concrete window sill and brick flat arch. (C)

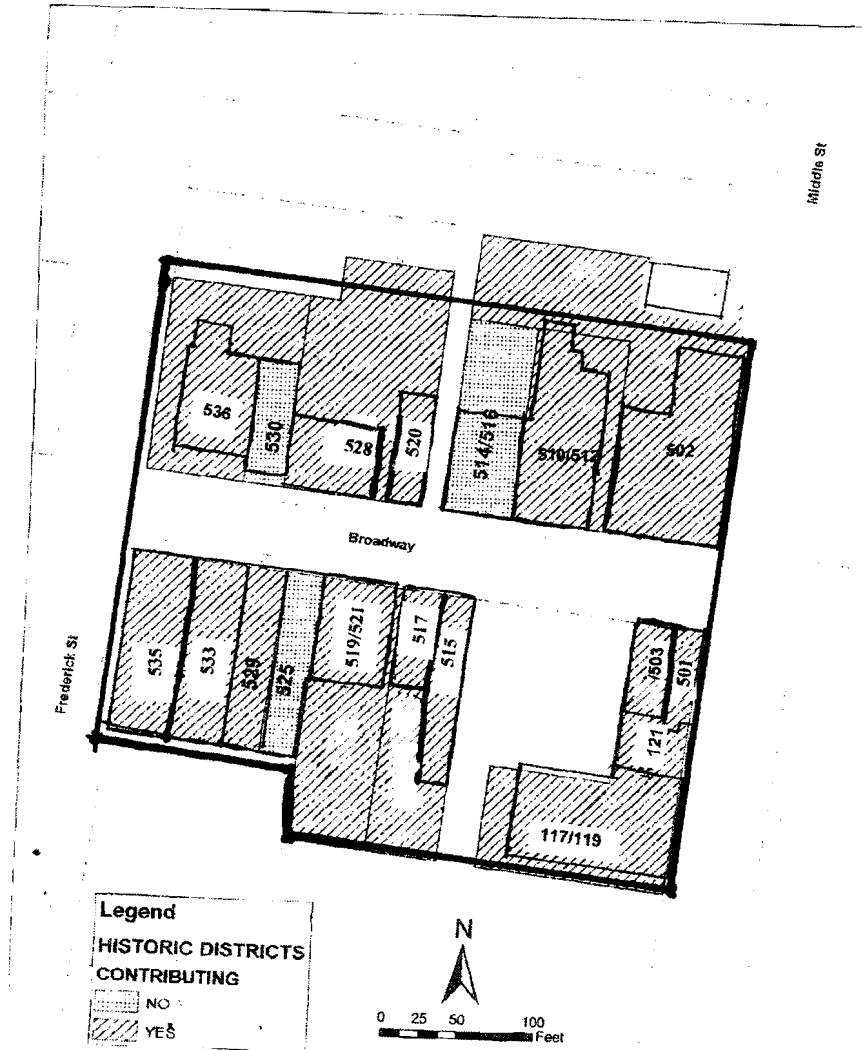
- 18. 121 North Middle Street** – Two-story brick commercial building constructed ca. 1920 as an addition to the building at 501 Broadway. The building has a stepped parapet roof with brick corbelling below the cornice line. Decorative brick grilles are centered above each bay. The building has a centered entry flanked by large glass display windows with row of transom lights. To the north of the entrance is another glass display window with a transom and a wood and glass door on the north side. This secondary entrance leads to an apartment above and has three, one-over-one double-hung windows; additionally, the exterior of the upper apartment is covered with white siding. To the south of the centered display window is a large display window with a transom light. (C)

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Source for maps: Planning Services, City of Cape Girardeau, City Hall, Cape Girardeau, MO

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Summary

The Broadway-Middle Commercial Historic District, in the 500 Block of Broadway and 100 Block of Middle streets, in Cape Girardeau, is locally significant under Criteria A and C in the areas of **Commerce** and **Architecture**. The properties are associated with the historic context "19th and early 20th Century Commercial Buildings" as described in the Multiple Property Documentation Form, "Historic and Architectural Resources of Cape Girardeau, Missouri." The 18 buildings (15 contributing) in the district were constructed between ca. 1868 and 1955 and reflect popular architectural styles of the period as well as the expansion in local commerce spurred by the coming of the Cape Girardeau Railroad Company in 1881. The westward expansion of the central business district centered on Broadway, a significant farm-to-market route that connected the riverfront with Jackson, Missouri, the county seat, as well as agricultural areas to the west. The busy thoroughfare attracted significant and long-lived local businesses including Walther's Furniture and Undertaking, Brinkopf Funeral Home, Auto Parts Co. and Bergmann-Bartels Mercantile Company. The period of significance of the district extends from ca. 1868, the date of the earliest building in the district, to 1957. After this time, the popularity of the automobile and modern commercial development to the west of downtown led to gradual economic decline along Broadway. Despite this decline, however, the Broadway-Middle Commercial Historic District, with its examples of German Vernacular, Italianate, Two-Part Commercial Block and Greek Revival style buildings, continues to possess the feeling and association of the pre-1960 era and reflects Cape's significant commercial growth and expansion.

Elaboration

The Broadway-Middle Commercial Historic District relates to Cape Girardeau's economic development and commercial expansion westward from the Mississippi River at the end of the nineteenth and the beginning of the twentieth centuries. 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.¹ 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, which became

¹ Walter Williams, The State of Missouri: An Autobiography. Missouri: Press of E.W. Stephens, 1904, pg. 346.

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important to the city's economic development and success.² Cape Girardeau's first railroad was established in 1881, and direct service to St. Louis was available by 1904.³

Advances in transportation technology played a significant role in the city's commercial development. A railroad line parallel to the river was constructed after the turn of the century, and a passenger depot soon followed in 1902. In October of 1892, the Cape Girardeau Street Railway Company established service along Broadway using four cars, mules and 16 pound rails. The route, known as the Big Square, ran along Spanish Street on the east, Jackson (Broadway) on the north, Sprigg on the west, and Good Hope on the east. The route later expanded westward along Broadway to Pacific Street and the Normal School. By 1905 an electric streetcar was put into operation along Broadway also running the route of the Big Square. The route was later expanded westward along Broadway to Henderson, Normal and West End Boulevard, continuing operations until 1934. In April 1941, The Cape Transit Corporation operated the first buses in Cape Girardeau, running along Broadway every 15 minutes to serve downtown shoppers.⁴

Cape Girardeau experienced significant growth in the late-nineteenth and early-twentieth century, increasing in population from 5,000 to over 10,000 residents between 1880 and 1920.⁵ New construction expanded west on Broadway, replacing the existing residences and other commercial frame and brick buildings. These buildings were supplanted with two or three-story brick commercial buildings that housed a variety of retail shops and businesses, with upper story offices or residences. The five hundred block of Broadway between North Middle and North Frederick Streets became an important business section of downtown Cape Girardeau and offered such goods and services as groceries, drugstores, furniture sales and funeral homes. The district was also a gathering spot with early saloons like the Planter House, ca. 1875, located at 535 Broadway.⁶

Among the earliest known buildings to be constructed in the district is the two-story stucco covered brick building located at 536 Broadway. It was constructed in 1868 as a private residence for J.B. and Mary Philipson. According to one observer, "the dignified Philipson home stood on a high stone wall on Jackson Street (now known as

² *The Cape Girardeau Republican*, Tenth Anniversary Issue, 1914, p.34-49.

³ Felix Eugene Snider and Earl Augustus Collins, Cape Girardeau: Biography of a City. Cape Girardeau, Mo: Ramfre Press, 1956 258-263.

⁴ *The Cape Girardeau Republican*, Tenth Anniversary Issue, 1914, p. 34-49; and Snider, pp. 268-270.

⁵ Philip Thomason, "Cape Girardeau Commercial Historic District," National Register of Historic Places, July 20, 2000.

⁶ Sanborn Fire Insurance Maps, 1884, 1893, 1900, 1915, 1923.

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Broadway). It had high ceilings with a great central hall extending from front to back. A fine Georgian type with wing and porches are at the back.”⁷ The Philipson home was designed in the Greek Revival style and still retains much of its architectural integrity, including windows, stained glass, and the limestone retaining wall. In 1922, in keeping with the commercial transformation of Broadway, Al Brinkopf purchased the residence for \$7,000 to house Brinkopf Funeral Home, and it continued in this use until the 1960s.⁸

Sanborn maps indicate that within the Broadway-Middle Commercial Historic District the commercial transformation remained incomplete through the mid-1880s with new residences standing side-by-side with such businesses as tailors, druggists, and general stores. Within the district, five of the buildings shown on the 1884 Sanborn map are still standing, with four included as contributing buildings.

According to Polk’s 1906 City Directory for Cape Girardeau, several prominent businesses were located within the Broadway-Middle Commercial Historic District, such as the Hinchey-Greer Mercantile Company, Walther Furniture and Undertaking Company, Tarlton’s Drug Store, Krueger Hardware, Bergmann-Bartels Mercantile Company, and Huters Shoe Store. Those who resided within the district included several families such as Fred Kassel, jeweler, G.A. Kassel, photographer, as well as a number of carpenters, clerks, railroad workers, a blacksmith, wagon maker, cooper, and saloonkeeper.

The commercial expansion along Broadway continued through the early 20th century with the establishment of Auto Parts Company, Parisian Cleaners, Excelsior Furniture Store, Shivelbine’s Music store, and Bergmann-Bartel Mercantile Company and the 500 block of Broadway became established as one of the prominent commercial areas of downtown.⁹

Many businesses in the district in the late 19th and early 20th century were family-based operations that became well-known throughout Cape Girardeau and remained in business for decades. A few are still in operation today.¹⁰ These include the building at 533-537 Broadway that still houses Shivelbine’s Music store. The Shivelbines located to Cape Girardeau in the mid-1880s, investing in real estate, and then in the mid-1940s started in the music business in the 600 block of Broadway. The business moved to the current location in 1969.¹¹

⁷ Historic Houses, Mabel Post Collection, Special Collections and Archives, Kent Library, Southeast Missouri State University.

⁸ “Brinkopf Secures Phillipson Place.” *The Southeast Missourian*, 8 Nov. 1922.

⁹ City Directories, 1906, 1910, 1912-13, 1925, 1932, 1945, and 1955.

¹⁰ City Directories, 1906, 1910, 1912-13, 1925, 1932, 1945, and 1955.

¹¹ Shivelbine, Scott. Personal Interview conducted by Ellen Ryan 6, March 2006.

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Economic development in the downtown area along Broadway was a result of many factors. The establishment of the railroad, as discussed earlier, was the foundation for much of the city's early twentieth-century commercial expansion. In 1902, a passenger depot built at the foot of Broadway allowed for more access to the business district and helped facilitate its expansion up Broadway. The mule driven streetcar operating along Broadway since 1892 was replaced by an electric streetcar line in 1905, further enhancing accessibility. Public improvement to the levees and landings in the early 20th century also enriched the downtown area, leading to an overall increase in economic activity. In 1912, the city's downtown streets were paved and the Frisco Railroad line renewed its contract for thirty more years. By 1914, granitoid sidewalks were installed and more streets were paved. Then, in 1921, the Frisco line constructed a new passenger depot in the downtown area replacing the station located at the foot of Broadway.¹² By 1928, the Mississippi River Bridge was completed, opening up the way for vehicular and pedestrian travel from Illinois. At the same time, the Marquette Hotel (NR 04/11/2002), a six-story hotel catering to businessmen was constructed in the 300 block of Broadway, signaling, perhaps, the high point of historic commercial development along Broadway.¹³

Following the Depression and World War II, Cape Girardeau's downtown area experienced several decades of loss and alteration of many pre-1957 buildings. With commercial expansion continuing to move west, development during the post-World War II period occurred on the western edge of town. Some buildings along Broadway were left vacant and the district suffered.¹⁴

Cape Girardeau's four existing National Register districts also relate to the historic context "19th and early 20th Century Commercial Buildings" as described in the Multiple Property Documentation Form, "Historic and Architectural Resources of Cape Girardeau, Missouri." The Broadway and North Fountain Street Historic District (N/R 7/15/03), located approximately one block east of the proposed Broadway-Middle Commercial Historic District, contains several individually listed National Register properties and reflects similar themes of commercial growth and westward expansion of the city's traditional business district. The Cape Girardeau Commercial Historic District (N/R 7/20/2000) and Warehouse Row Historic District (N/R 12/4/04) are both located in the riverfront commercial area and reflect the development and growth of commerce in the original downtown center. The Haarg Commercial Historic District (N/R 7/20/00) is located southwest of the original downtown and reflects the growth and development of commerce associated with the nearby predominantly German residential neighborhood during the late-nineteenth and early-twentieth centuries.

¹² Snider, pp. 268-270; and, Cape Girardeau Republican.

¹³ *Heritage Review*, Cape Girardeau, Missouri, July 1980.

¹⁴ Thomason.

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Still largely intact, the Broadway-Middle Commercial Historic District 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 Cape Girardeau Commercial Historic District (N/R 7/20/2000) this district has undergone a certain degree of "modernization" and has experienced some of the same commercial changes as the other National Register district. Nonetheless, this district retains a strong sense of time and place and is representative of the traditional downtown commercial landscape. The buildings within 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

501 Broadway - Hinchey-Greer Mercantile Company occupied this brick building, ca. 1906. The building underwent storefront alterations in 1919 - 1920 when Alvin Cotner purchased the building from August Brunkhorst in 1919 to house the Auto Parts Company and commissioned J.W. Gerhardt to remodel and enlarge the building to the south. The expanded portion became 121 North Middle Street.¹⁵ Auto Parts Company operated from this location from 1920 through 1957, at which point the building housed Cape Paint and Glass Service from 1958 through 1991. This building now houses SEMO video. (C)

503 Broadway - The two-story brick building, ca. 1900, was connected through the interior with 501 Broadway between 1908 – 1915, according to Sanborn Maps. The first level of the building is commercial with the second level residential. It currently houses SEMO Video. (C)

502 Broadway - In June 1916, Bernard A. "Bern" Walther and his brother, Gustav C. Walther, commissioned Vogelsang Brothers Construction Company of Cape Girardeau to construct the building to house Walther's Furniture and Undertaking, replacing their old building located on the same site. The building was designed by Parlow and Deas, Architects, of Cape Girardeau. The original contract with Vogelsang was for \$11,875.00; an extra \$2,214.00 was approved, bringing the total cost to \$14,089.00.¹⁶

¹⁵ *Southeast Missourian*. 25, July 1919.

¹⁶ Walther Collection, Box 1055, Folder 7, Special Collections and Archives, Kent Library,

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The building was constructed to adjoin the three-story building erected by Rudolph and Albright Walther ca.1904. The earlier building fronts Middle Street.¹⁷ The original design of the building had a row of transom windows over the showcase windows. The transom windows were removed in 1930 to enlarge the showcase windows. On the first level of the east elevation there were originally six paired windows. In 1930, the double window near the southeast corner was removed to enlarge the east elevation showcase window. In 1930 a brown marble base was replaced with black tile on the front façade and east elevation. Reither and Lindsay, Architects, designed the 1930 alterations, and William Gerhardt Construction Company was contracted to do the work.¹⁸

This two-story building fronting Broadway was the furniture store with showrooms on the first and second floors. The basement housed a showroom for flooring. The three-story building was the funeral home with the first floor utilized for the taking in of the deceased while the second floor was used for viewing the deceased. On the south wall is the original pulley elevator that goes to the third floor; the pulley was used for moving bodies and supplies.¹⁹

In 1927, Walther's separated the funeral home and the furniture store as a result of changes taking place in the funeral home business. A new funeral home was erected at 260 North Middle Street; Walther's closed in 1984.²⁰ (C)

510 - 512 Broadway –Built ca. 1925 by J. Roy Shuck and W. L. Shuck to house Parisian Cleaners that was located in the 510 storefront. The Shucks leased out the 512 storefront to various businesses over the years. Parisian Cleaners was established in Cape Girardeau in 1911 by W. L. Shuck who moved to town from Hannibal, MO. His son, J. Roy Shuck later joined the family business. In 1919, Shuck relocated the business to a building that occupied 510 Broadway, razing the building to construct the new modern building that currently occupies this lot. In addition to the two storefronts, there are six apartments on the second story.²¹ Since 1990, the building has housed a video store. (C)

Southeast Missouri State University.

¹⁷ KGMO Radio, Business Histories, Walther Collection, Box 1055, Folder 1, Special Collections and Archives, Kent Library, Southeast Missouri State University.

¹⁸ "Broadway Shop Being Modernized; Window Made Larger." *Southeast Missourian*, 1 August 1930.

¹⁹ Dirnberger, Paul. Person Interview conducted by Terri Foley 26 January 2006.

²⁰ KGMO Radio, Business Histories.

²¹ *Southeast Missourian*. 11 Sept. 1925.

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514 – 516 Broadway – George W. Tarlton operated his business, Tarlton's Drug Store, in the 514 Broadway storefront from approximately the late 1880s or early 1890s until Coervers Drug store opened around 1919. The Tarlton family lived above. Coervers Drug continued in operation for several years, after which the building housed various businesses. Parisian Dry Cleaners was housed in 516 Broadway in the early 1900s until the business relocated to 510 Broadway. The building continued to house another dry cleaner until the 1940s, and then various businesses operated from this location.²² (NC)

515 Broadway - This two-story brick building built ca. 1890 housed the Krueger Hardware store. By 1920, it had become Rau Hardware Company, selling hardware and operating as a harness repair shop. By 1928, Square Deal Variety Store had moved in. In April of 1931, the proprietor of Square Deal remodeled the first floor façade and interior²³ continuing operations until 1951.²⁴ The building then became an electrical supply company until the 1960s. In 1967 it became Bob's Shoe Service and remains in operation as a shoe store and repair shop.²⁵ (C)

517 Broadway – This two-story brick building built ca. 1890 housed a variety of businesses throughout the years including: A. W. Shrader, photographer; Kimmich's Furniture Repair Shop; Blue Ribbon Shoe Shop and an appliance shop.²⁶ In 1985, it was bought by Bob's Shoe Service and merged with 515 Broadway to create one store in two connected buildings.²⁷ (C)

519-521 Broadway - Bergmann-Bartel Mercantile Company, constructed this two-story brick building in 1900. This company started in 1891, but split in 1916. Upon dissolving the partnership, Bartel, a member of the Chamber of Commerce, took the dry goods side of the company.²⁸ Bergmann continued to run his portion of the business at 521, which by the 1940s became known as Model Grocery.²⁹ (C)

520 Broadway – William Bruening, a tailor, operated his business in this two-story brick

²² City Directories. 1906, 1912-13, 1920 and 1928.

²³ *Southeast Missourian*. 29 April 1931.

²⁴ *Ibid.*, 1906, 1912-13, 1920 and 1928.

²⁵ City Directories. 1962 and 1968.

²⁶ *Ibid.*, 1912-13, 1928, 1932 and 1962.

²⁷ Sizemore, Beth. Personal Interview conducted by Ellen Ryan. 6 March 2006

²⁸ *Southeast Missourian*. 14, Aug. 1916.

²⁹ City Directories. 1949.

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building from around 1907 to the mid-1920s. By 1928, Frank King had opened a confectionary business at this location. Over the years, the building has had various uses with the upper level providing residential space.³⁰ (C)

525 Broadway – This one-story brick building, ca. 1907, housed a variety of businesses. From 1949 to 1964 Simpson Appliance Company was housed in the building. Fosters Barber and Beauty Supply Company opened in this location in 1967, staying until 1973. Miller Barber and Beauty Supply Company opened in 1974 and remains there today.³¹ (NC)

528 Broadway - This German vernacular style building, ca. 1884, has had various uses over the years. According to the Sanborn maps, in 1884, the west section was a general store, with the east section a residential dwelling. The 1893 Sanborn map shows the west section as residential, but by 1908, it became a store again. In 1920, the west portion was a shoe store owned by William Hutters, and in 1923, it housed the First Church of Christ, Scientist. The east section remained primarily residential. The building currently houses apartments.³² (C)

529 Broadway - This one-story brick building was constructed ca. 1955, and housed Sherwin Williams Paint and Wallpaper store for many years. The building became an H&R Block in 1972, and has continued to house various businesses over the years.³³ (C)

530 Broadway – This two-story stucco covered brick building, ca. 1907, housed the William Huter shoe store until the mid-1920s. By 1928, Cape Girardeau's branch of the First Church of Christ, Scientist was located in the building. In the mid-1930s, a local construction company, Gerhardt Construction, operated from this building. The building has housed various businesses over the years.³⁴ (NC)

533 Broadway - This three-story building, ca. 1875, housed a saloon in its early years. In 1906 the building was purchased by Al Brinkopf and he established the Brinkopf

³⁰ Ibid. 1906, 1912-13, 1920 and 1928.

³¹ Ibid. 1912-13, 1920, 1945, 1949, 1964, 1967, 1974.

³² Ibid. 1920, 1925.

³³ Ibid. 1955, 1972.

³⁴ Ibid. 1906, 1912-13, 1920 and 1928.

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Furniture and Undertaking Co. and opened for business in October of the same year.³⁵ By the late 1920s, Excelsior Furniture and Music Company moved in and continued in operation until 1959. In May of 1947, Excelsior purchased the building to the west at 537 Broadway. Excelsior had the two buildings joined through the interior to expand their furniture business.³⁶ For a brief period in the 1960s the structure housed the Cape Hardware Company. In February of 1969, William L. and Leland J. Shivelbine purchased the building from Charles W. Bauerle to house Shivelbine Music Co. In August of that same year, Shivelbine's Music Store relocated from the 600 block of Broadway to 533-535 Broadway and it is still in operation.³⁷ (C)

535 Broadway – This three-story brick building located at 535 Broadway, ca 1875, housed the Planters House Saloon, owned by F. Wittmor. Later the building would house the Seehausen Saloon, owned by William Seehausen, until 1917 when the building was purchased by Al Brinkopf to house the Brinkopf Furniture and Undertaking Co.³⁸ By the mid-1920s, Bartel Mercantile Company occupied the building. In 1947 Excelsior Furniture and Music Co. purchased the building that housed the Singer Sewing Machine Company at that time. Excelsior would join the building through the interior with their 533 Broadway building in 1947.³⁹ In 1969 Shivelbine's Music Store purchased the building and is still housed in the building today.⁴⁰ (C)

536 Broadway - This Greek Revival style building was built as residence ca. 1868, and occupied J.B. and Mary Philipson. Albert Brinkopf, a prominent Cape Girardeau businessman, was involved in the community and owned a thriving furniture and undertaking business that he began in 1906. Deciding to concentrate on his undertaking business, Brinkopf bought the residence in 1922 for \$7,000 to house the Brinkopf Funeral Home.⁴¹ In April of 1923, Brinkopf commissioned J.W. Gerhardt, a local contractor for \$15,738.75 to remodel the residence into a funeral home. R.K. Knox, a local architect designed the changes to the building. Polack Bros. Plumbing was awarded the bid for heating and Gus Brieb was commissioned to do electric work.⁴² On March 20 and 21, 1924, Brinkopf held the formal opening of the new funeral

³⁵ *Southeast Missourian*. 8 Oct. 1906

³⁶ *Ibid.*, 20 May 1947.

³⁷ *Ibid.*, 6 Feb. 1969 and 16 Aug 1969

³⁸ *Ibid.*, 26 May 1944.

³⁹ *Ibid.*, 20 May 1947.

⁴⁰ *Ibid.*, 6 Feb. 1969

⁴¹ *Ibid.*, 8 Nov., 1922.

⁴² *Ibid.*, 29 April, 1923.

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home.⁴³ Brinkopf sold the business and property to H.W. Grossheider on Oct. 4, 1954. Grossheider added a chapel seating 250 people to the east elevation.⁴⁴

Sometime after 1967 the building became vacant. In 1998, the building was renovated to house Annie Laurie's Antiques, and remains in use as one of Cape Girardeau's many antique stores.⁴⁵ (C)

117 - 119 North Middle - This one-story brick building, ca. 1920, has two storefronts utilized for different businesses. In 1925, 117 housed Bowers Auto Trim Shop and 119 housed Miesners Garage. Bowers continued business at 117 until 1937. These storefronts used a shared garage and repair area in the back that had a fifty car capacity. The area was equipped with heat, steam, lights, and electrical power to complete any needed car repairs for the residents of the town. In 1930, Eugene Brunk used 119 North Middle as an auto dealership. By 1937, Bower's Auto trim Shop moved across the street. During the 1940s Auto Tire and Parts Company occupied the building. Beginning in 1956, 117 North Middle served as the Cape Paint and Glass Company's storage area. This continued until the 1990s. The last business using 117 North Middle Street was the Teen Challenge Thrift Store in 2000. Currently the building is vacant.⁴⁶ (C)

121 North Middle Street – This brick building was constructed in 1920 as an addition to the building at 501 Broadway that housed Auto Parts Co. In 1949 the building housed the local State Highway Department office until they moved out in the early 1950s.⁴⁷ (C)

The Broadway-Middle Commercial Historic District retains the sense of time and place of a late-nineteenth, early-twentieth century commercial streetscape and is representative of the growth and western expansion of the commercial district in

⁴³ Ibid., 12 March 1924.

⁴⁴ Estes, Willard H., "History of Funeral Homes." 15 February 1976.

⁴⁵ Robertson, Mary. Personal Interview, conducted by Ellen Ryan. 11 March 2006.

⁴⁶ City Directories. 1925, 1937, 1940, 1956.

⁴⁷ Ibid. 1949, 1954.

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downtown Cape Girardeau. This growth is indicated not only by the various families and businesses located within the district, but the architectural styles of the buildings as well. Brick buildings with first floor commercial and residential above are typical of the late-nineteenth, early-twentieth century. Of the eighteen properties within the district, fourteen offered living quarters on the upper floors, thus allowing individuals to either work in the shop below, or close by. Many of the buildings within the Broadway-Middle Commercial Historic District continue to be occupied for business use, and are significant for their role in Cape Girardeau's commercial growth and development. The Broadway-Middle Commercial Historic District is one of the few remaining areas in the city with a significant grouping of intact late-nineteenth and early-twentieth century commercial and residential buildings. With fifteen of the district's eighteen buildings contributing to the district's character, this district is an excellent example of Cape Girardeau's traditional downtown commercial landscape and of the westward expansion of the city's downtown business district.

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VERBAL BOUNDARY DESCRIPTION

The boundary of the Broadway-Middle Historic Commercial District is as shown on the accompanying scaled site map. (see page 9) The boundary begins at the west side of the intersection of Broadway and North Middle Street, and extends south on North Middle to include the buildings located at 117-119 and 121 North Middle Street. The southern boundary is drawn at the parking lot adjoining to 117-119 North Middle Street. The district includes the entire 500 block of Broadway with the western boundary drawn at North Frederick Street.

BOUNDARY JUSTIFICATION

The boundary of the Broadway-Middle Historic Commercial District was drawn to include all buildings located on the five hundred block of Broadway. The western boundary is drawn at North Frederick Street and the eastern boundary is drawn at North Middle Street. The southern boundary is drawn to include the buildings located on the west side of the one hundred block of North Middle Street. The boundaries were drawn to include the core significant buildings retaining integrity along this section of Broadway, although several potentially eligible buildings east of Middle and west of Frederick were excluded due to limited time and resources of the university students initiating this project. Because of this factor, however, 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. Further survey and research is necessary to evaluate the significance and integrity of the neighboring areas.

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Photograph Log:

All photographs taken March 2007 by Terri Foley. Location of negatives: Digital file

The following is the same information for all photographs. Broadway-Middle Commercial Historic District, Cape Girardeau, Cape Girardeau County, Missouri.

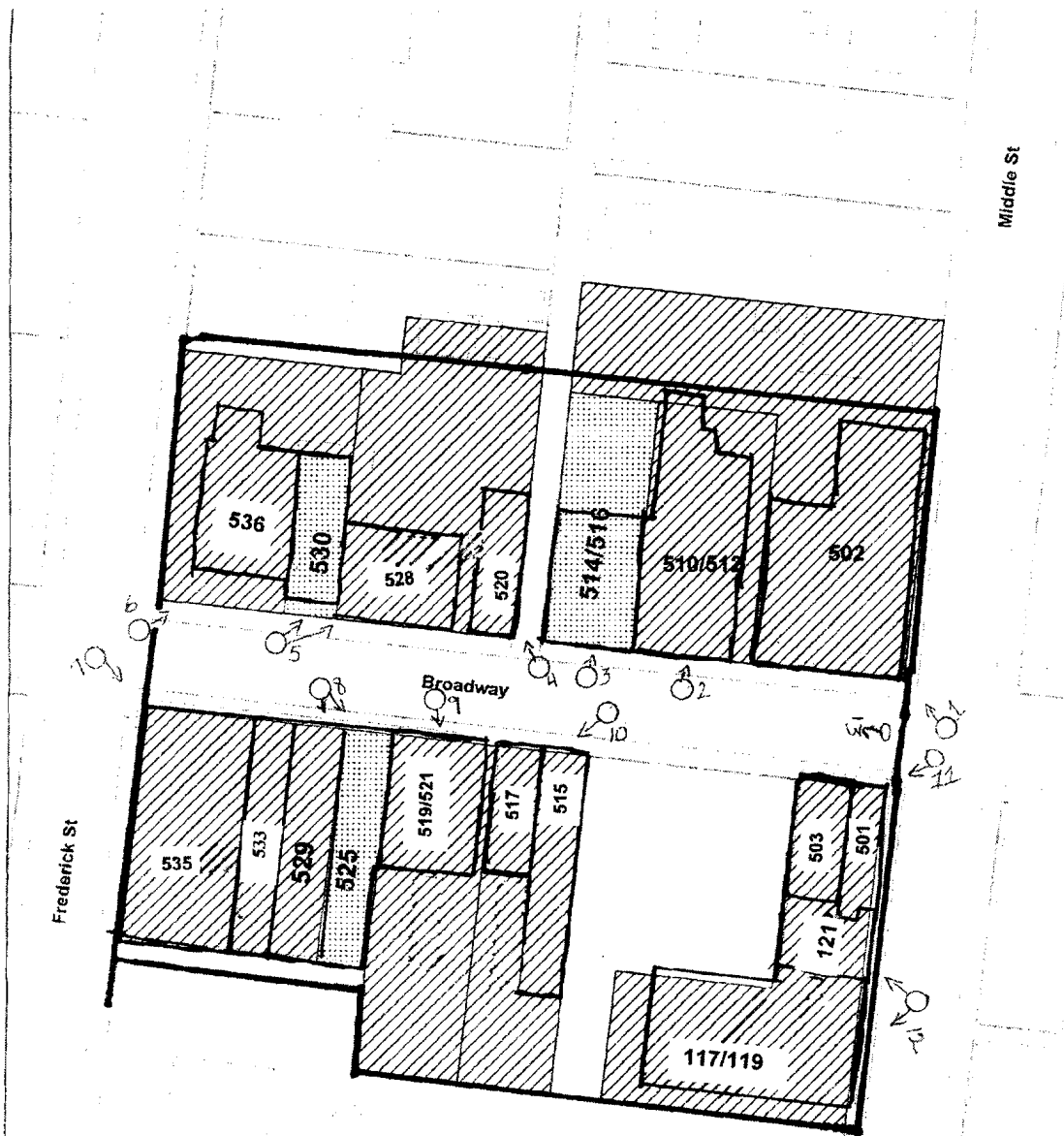
1. 502 Broadway Street facing north
2. 510-512 Broadway Street facing north
3. 514-516 Broadways Street facing north
4. 520 Broadway Street facing northwest
5. 528 and 530 Broadway Street facing north
6. 536 Broadway facing northeast
7. 533 and 535 Broadway facing southeast
8. 525 and 529 Broadway facing south
9. 519-521 Broadway facing south
10. 515 and 517 Broadway facing southwest
11. 501 and 503 Broadway facing southwest, showing 117, 119, 121 N. Middle Street
12. 117, 199, and 121 North Middle Street facing west
13. 500 block of Broadway looking west

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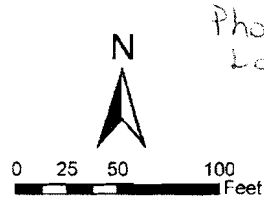
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Historic and Architectural Resources of
Cape Girardeau, Missouri
Cape Girardeau County, MO**

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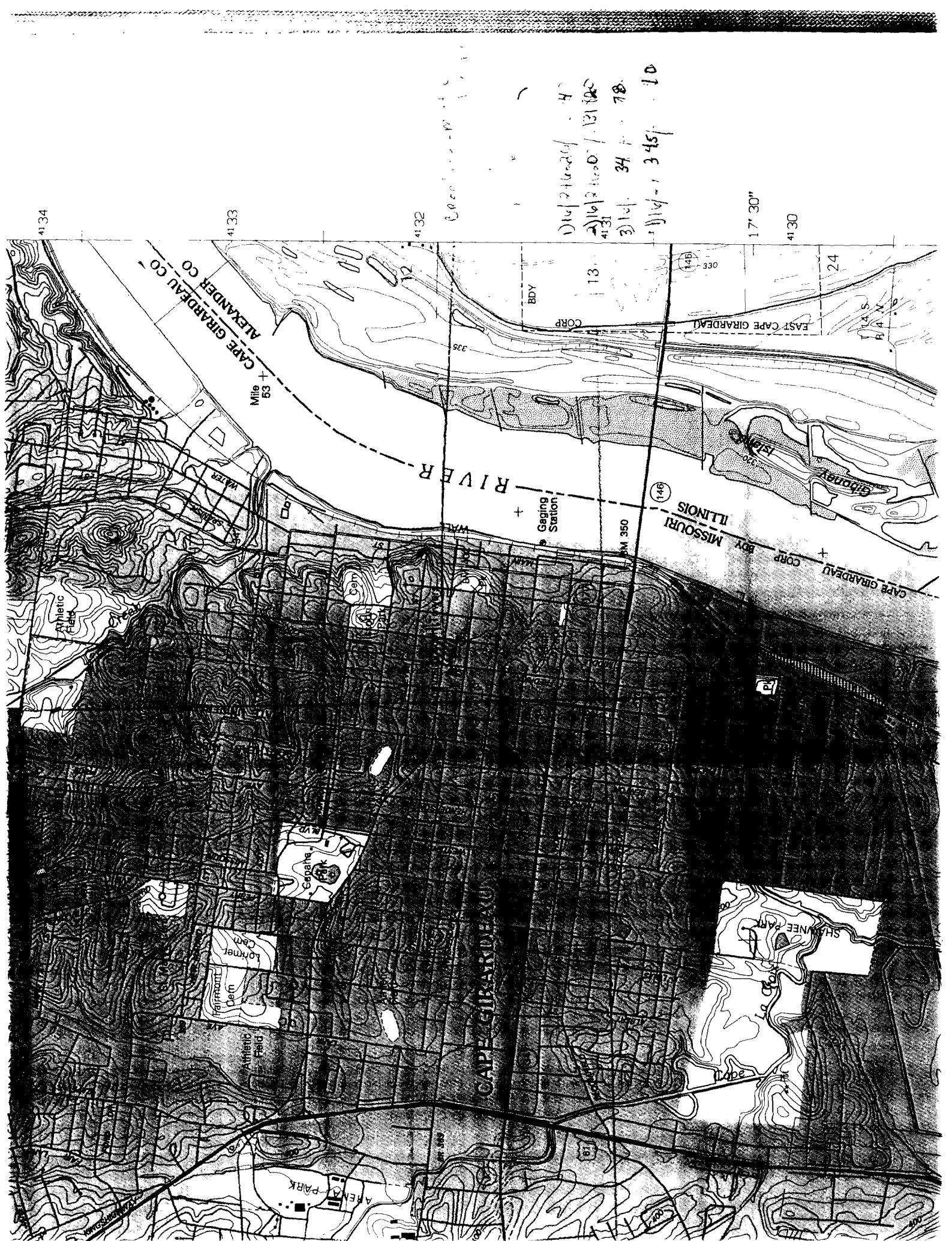
Legend
HISTORIC DISTRICTS
CONTRIBUTING

	NO
	YES



Photograph Log

Source for maps: Planning Services, City of Cape Girardeau, City Hall, Cape Girardeau, MO





CAST-A-WAYS

CAST-A-WAYS





BOB'S SHOE SERVICE
J. T. L.

BOB'S SHOE SERVICE
RED WING SHOES

CATHY'S
WALL & EMBROIDERY



SEMO
VIDEO



121

EXIT



SEMO
VIDEO

MAGNAV
CO

CAPE
VIDEO



CAPE
VIDEO







Perfumes
ON BROADWAY

Perfumes
ON BROADWAY



Perfumes
ON BROADWAY







Annie Laurie's
Antiques

ZIMCO



MUSIC STORE
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SPEED LIMIT 25



Miller
Barber & Beauty
SUPPLY CO.

Miller Barber & Beauty
SUPPLY CO.

LABORATORY

Mon - Fri 8:00 - 5:00

1900

