

**INTENSIVE SURVEY OF THE DOWNTOWN  
COMMERCIAL AND RESIDENTIAL AREA OF  
CAPE GIRARDEAU, MISSOURI**

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# Intensive Survey of the Downtown Commercial/Residential Area of Cape Girardeau, Missouri

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## I. PROJECT OVERVIEW



### A. Project Summary

In November and December of 1999, Thomason and Associates (Consultant) completed an architectural and historical survey of 170 properties constructed prior to 1950 in the City of Cape Girardeau, Missouri. The survey area consisted of approximately 105 acres bounded by Themis Street to the north, Morgan Oak Street to the south, Water Street to the east, and Middle Street to the west. This area comprises residential and commercial sections of the downtown area. The survey also included the 600 block of Good Hope Street and the 300 block of Sprigg Street, known as the Haarig commercial district.

A reconnaissance level survey of the downtown business/residential area was conducted in 1983. The survey was conducted by the Center for Regional History and Cultural Heritage at Southeast Missouri State University. Objectives of the survey were to provide historical data on all the structures in the survey area and to identify those buildings with local and/or national significance. The 1983 survey area included an estimated 192 buildings, and survey fieldwork included on-site inspection, photography, and the completion of inventory forms for each building in the survey area.

Although beneficial for its accumulation of data, the 1983 survey did not provide sufficient historical or evaluative information on Cape Girardeau's historic structures. Conducted over fifteen years ago, the survey is now out of date. In addition, the survey was not coordinated with the Missouri State Historic Preservation Office, which never reviewed or evaluated the survey results. The 1983 survey did recommend further reconnaissance level surveys in the area, and it suggested that an intensive level survey of the downtown area be conducted.

In June 1999, the City of Cape Girardeau contracted Thomason and Associates, Preservation Planners, of Nashville, Tennessee, to create a Historic Preservation Plan for the city. This plan outlined actions to identify, recognize, and protect the city's historic and architectural resources. The Cape Girardeau Preservation Plan recommended that a number of intensive level survey projects be conducted in Cape Girardeau within the next five to ten years. Most important among these was a re-survey of the downtown business/residential area covered in the 1983 survey. In response to these recommendations, the City of Cape Girardeau funded the present project, which is an intensive level architectural and historical survey of pre-1950 buildings in the downtown commercial/residential area. The survey also included property outside the survey boundaries but deemed National Register eligible located in the Haarig commercial district.

An intensive level survey of the downtown commercial/residential area and the Haarig commercial district was conducted in November and December 1999 by Thomason and Associates (Consultant). The Consultant surveyed all properties in the survey boundaries that appeared to pre-date 1950. A total of 171 properties were surveyed. The survey area contains the Cape Girardeau Commercial Historic District, located on the 100 block of North Main Street and the 100 block of Broadway, and the Haarig Commercial Historic District, located on the 600 block of Good Hope Street and the 300 block of Sprigg

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Street. These districts were deemed eligible for the National Register by the Missouri State Historic Preservation Office, and nominations for the districts were prepared in December of 1999.

The majority of properties surveyed outside of the Downtown and Haarig Commercial Historic Districts are brick and frame dwellings constructed from ca. 1850 to ca. 1950. Among these, the Consultant identified several dwellings associated with Cape Girardeau's German heritage, which are potentially eligible for the National Register under a Thematic Nomination for German dwellings. These dwellings are generally one-story brick houses with decorative detailing such as corbelled brick at the cornice.

Individually listed National Register properties within the survey area are:

- (1) the Glenn House, 325 S. Spanish Street, listed October 11, 1979;
- (2) St. Vincent De Paul Catholic Church, 1313 S. Main Street, listed April 12, 1982;
- (3) the Klostermann Block, 7-15 S. Spanish Street, listed July 22, 1994;
- (4) the dwelling at 323 Themis Street, listed June 6, 1997, and;
- (5) the George Boardman Clark House, 6 S. Fountain Street, listed July 22, 1994.

These properties were not included in the survey.

### *B. Survey Methodology*

The Consultant surveyed 170 properties within the project area that appeared to be of pre-1950 construction. These properties were selected based upon their date of construction, integrity of original design, and potential architectural or historical significance. Sanborn Fire Insurance Maps from 1890 to 1931 were used to help identify these properties and to gather historical information. Architectural descriptions were written for each surveyed property, a Missouri Historic Property Inventory Form was completed for each property, and black and white photographs were taken of each building's primary facade. Each property was also identified and located on a Cape Girardeau city tax map.

Historical research on Cape Girardeau and the overall survey area as well as specific properties was also completed by the Consultant. Primary source materials including newspaper articles, city directories, and maps, in addition to secondary source materials such as general histories and published materials were consulted at the Kent Library Archives at Southeast Missouri State University. At each surveyed property, the Consultant also left questionnaires requesting historical information.

Within the boundaries of the project area are additional buildings which were not inventoried due to project constraints. The project's scope of work required the survey of 150 properties, and an additional twenty properties were surveyed within the Downtown-Commercial and Haarig Historic Districts. The Consultant estimates that an additional twenty to thirty properties within the project area should be inventoried during future survey efforts.

## II. HISTORIC CONTEXT



The city of Cape Girardeau, Missouri, lies at the foothills of the Ozark Highlands along the western banks of the Mississippi River. From its beginnings as a French trading post in the western frontier, the town grew into a major distribution center throughout the steamboat and railroad eras. A large influx of German immigrants helped shape the early character of the city, which grew westward from the banks of the Mississippi.

Cape Girardeau's beginnings reach back to the early 1700s when French ensign Sieur Jean B. Girardot established a trading post on a bluff overlooking the Mississippi River. Girardot became the area's namesake, but French Canadian Louis Lorimier is credited with founding the town of Cape Girardeau. A trader himself, Lorimier received land from the Spanish in 1793 and established a post near Girardot's bluff.<sup>1</sup> In addition to Lorimier, other traders such as Barthelemi Cousin and gunsmith Solomon Thorn traded from the Cape Girardeau post. Others, such as Merriwether Lewis, William Clark, and David Crockett, used the river as an avenue to reach the frontier.<sup>2</sup>

American settlers soon arrived in Cape Girardeau, which was still part of French territory. Although previously anti-American, Lorimier willingly accepted them and the Cape became one of the most American districts in the otherwise French region. In 1803 the region became official U.S. territory as part of the Louisiana Purchase, and the percentage of Americans increased dramatically.<sup>3</sup> In the spring of 1806 Barthelemi Cousin platted the town of Cape Girardeau.<sup>4</sup>

The town grew slowly at first due to two primary setbacks. Confusion erupted over landownership as the United States, contrary to its agreement, refused to recognize Spanish land grants. With land ownership questionable, many settlers avoided the area.<sup>5</sup> Then in 1815, Cape Girardeau lost its designation as the county seat. The town had initially been chosen as the seat of justice for Cape Girardeau County, and arrangements were made for the construction of a courthouse and jail. But when the contractor, Ezekiel Able, went bankrupt and failed to complete the necessary public building, officials opted to change the seat to the town of Jackson. This proved to be a severe blow to Cape Girardeau's development as few

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<sup>1</sup>Felix Eugene Snider and Earl Augustus Collins, Cape Girardeau: Biography of a City (Cape Girardeau, MO: Ramfre Press, 1956), 16-19.

<sup>2</sup>Center for Regional History and Cultural Heritage, Southeast Missouri State University, "Reconnaissance Historic Structure Survey, City of Cape Girardeau, Volume I" (November, 1985), 4.

<sup>3</sup>Snider and Collins, 30.

<sup>4</sup>*Ibid.*, 65; Goodspeed's History of Southeast Missouri (Goodspeed Publishing Co., 1888; reprint, Ramfre Press, 1955), 413.

<sup>5</sup>Snider and Collins, 31-32.

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improvements were made to the town in the next twenty years.<sup>6</sup>

As the area became more permanently settled, agriculture rather than fur trading became the major commercial activity. Cotton and tobacco were important commodities that were processed locally and exported. Like furs, tobacco could be used as currency, and at one time residents of southeastern Missouri petitioned the legislature to approve cotton as a legal medium of exchange.<sup>7</sup> Wheat was also a major crop and several flour mills were established in the area. In addition, Cape Girardeau also had a number of blacksmiths, gunsmiths, carpenters, and wheelwrights. Tanneries and distilleries were also common as were waterpowered sawmills that made use of surrounding valuable timber resources.

Commerce and trade were slow to develop in Cape Girardeau's early years. Although Cape Girardeau centered its attention more on agriculture than on commerce, it was beginning to develop a considerable export trade. "As early as 1802 Cape Girardeau exported to New Orleans 371 barrels of salt pork, 14 barrels of refined lard, 7,000 pounds of bacon, 8,675 pounds of beef, 1,000 pounds of cotton, and some maple sugar and corn."<sup>8</sup> In 1818 Cape Girardeau was more a village than a town and had only two stores and fifty houses. Trade, however, became more common as an increasing amount of people came to depend on imported merchandise such as dry goods and clothing. One of the first stores to open was that of D.F. Steinbeck, Louis Lorimier's son-in-law. Another was operated by Garah Davis and William Ogle. Charles G. Ellis managed a hotel in the town until 1831. He also stocked dry goods and ran a general mercantile business in the two-story log structure for some time.<sup>9</sup> In 1818 Cape Girardeau expanded its borders with the addition of Louis Lorimier's estate, which was divided into lots and sold at public auction. This extensive first addition to the town was very successful with lots selling quickly for a total of \$61,656.<sup>10</sup> By the late 1820s things started looking up for Cape Girardeau. Missouri had reached statehood in 1821, and by 1826 the United States had agreed to recognize the original Spanish land grants. This put an end to the previous discrepancies over land ownership and Cape Girardeau's growth soon accelerated. It wasn't until the mid 1830s, however, that Cape Girardeau assumed a position of much importance. It was then that a great increase in the steamboat business helped transform Cape Girardeau from a town into a city.

Steamboats first appeared on the Mississippi in 1816, but regular use of the vessels did not become common until the 1830s. The river had always been of great importance to Cape Girardeau since its early days as a trading post in the wilderness. Traders and travelers alike used flatboats and keelboats to reach Cape Girardeau, and settlers carried their goods downstream on rafts to markets in New Orleans and

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<sup>6</sup>Goodspeed, 413; Conrad, 488.

<sup>7</sup>Snider and Collins, 218-220.

<sup>8</sup>Snider and Collins, 220.

<sup>9</sup>Goodspeed, 411-414. Snider and Collins, 220.

<sup>10</sup>Goodspeed, 414; Snider and Collins, 67.

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beyond. But the steamboat greatly increased the speed and lowered the cost of transporting goods, and Cape Girardeau's superior location on the Mississippi made it an ideal shipping point.

Beginning in the mid-1830s, Cape Girardeau's business expanded tremendously due to the steamboat traffic and the town incorporated as a city in 1843. Nearly every steamship line on the Upper Mississippi made stops and had representatives in the city. The vessels carried loads of cotton, corn, livestock, hides, meat, lard, and other products, which Cape Girardeau wholesalers bought and reshipped to other cities. The town became a regional distribution and trading center for the vast remote areas of the Ozarks to the west and portions of Arkansas to the south. Traders traveled over a hundred miles in wagon trains to deliver cotton and wheat to Cape Girardeau gins and mills. Once in town they picked up shipments from wholesalers and made purchases from local merchants.<sup>11</sup>

The steamboat years were boom years for Cape Girardeau and this accelerated business made it the industrial and commercial center of Southeast Missouri. Over a dozen commercial buildings were constructed near the waterfront and wealthy merchants erected fine homes along Spanish, Lorimer and Merriwether Streets.<sup>12</sup> Several large mills were built during this period to accommodate the increased grain and flour business. The Hutters Brothers operated a mill at Frederick and Good Hope Streets, and a wind-powered mill sat at the end of Bellevue Street, near where the Civil War Fort A was later located. George Thilenius' 160-barrel mill, erected in 1866 at 430 Broadway, produced award-winning flours, and the Stein, Vogelsang, and Lane Mill produced 150 barrels daily.

The greatest of the local mills began as a steam-powered mill built by B.M. Horrell and James Reynolds ca. 1850. It operated in a log building that projected over the river north of Broadway, and business was so prosperous that within seven years the owners had the structure rebuilt with brick at a cost of over \$6,000. The mill later operated as the Union Mill and produced 300 barrels daily.<sup>13</sup>

Such a prolific mill business created a large demand for barrels, and Cape Girardeau's twenty-five cooperages produced a large quantity to meet this need. Barrels were produced for both flour and lime, and about fifteen percent of the containers were exported to other cities. In turn, a number of stave mills were established to support the town's coopers.<sup>14</sup> The area also had several limestone and marble yards and quarries that produced building stone for the growing community. The Edward Hely Stone Company opened its quarry on South Sprigg Street in 1896, and the Cape Lime and Marble Co. had the honor of supplying stone for the Washington Monument. The area's timber industry also continued to flourish during the steamboat years as numerous woodyards were established along the river to supply the ships

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<sup>11</sup>Snider and Collins, 224, 250.

<sup>12</sup>"Historic Structure Survey," 6.

<sup>13</sup>Ibid.

<sup>14</sup>Ibid., 206.

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with fuel.<sup>15</sup>

The steamboat boom in Cape Girardeau continued throughout the nineteenth century interrupted only by the Civil War. Missouri was a major battleground during the Civil War, and like the rest of the state, Cape Girardeau's population was divided over the conflict. Many of its early settlers were slaveowners from southern states and were largely secessionists. Many others, including the large German population, held Northern sympathies. Because of its strategic location along the Mississippi River, Federal troops took control of the city early in the conflict. From July 10, 1861 to August 14, 1865, Federal troops occupied Cape Girardeau. The town escaped major conflict during the war; however, a small battle did occur when Confederate troops attempted to invade the city on April 26, 1863. The battle proved to be a short one and little damage occurred to the city.<sup>16</sup>

After the Civil War, Cape Girardeau resumed its healthy business operations. In 1867 the city had "27 dry goods stores, 3 hardware stores, 12 grocery and provision stores, 5 drug stores, 5 furniture stores, 1 notion store, 14 shoe shops, 5 tinshops, 2 jewelry stores, 11 blacksmith shops, 7 tailor shops, 5 hotels, 3 livery stables, 3 flouring mills, 1 sawmill, 5 breweries, 1 distiller, 2 tanneries, and 2 cotton gins."<sup>17</sup> Steamboat traffic remained the impetus behind the wholesale and industrial markets which carried the economy. In 1874, a depression year, nearly a million dollars worth of commodities were exported via the river. Flour constituted 77% or \$720,000 of this value. Other leading exports were lime, bacon, poultry, cotton, and tombstones.<sup>18</sup> New industries in the post-war years included a washing machine factory, a broom factory, various breweries, and several carpenter and cabinet shops.<sup>19</sup>

By 1870 Cape Girardeau had a population of 3,640. A large percentage of this population were German immigrants and their descendants who had a great impact on the growth and development of the city. A large influx of German immigrants came to the city in the late 1840s and early 1850s with another peak in the years following the Civil War. Operating in a pattern of chain migration, the majority of German immigrants arriving in Cape Girardeau originated from the two German states of Hannover and Brunswick. They came to the city as early as 1834 establishing close-knit pockets of German settlers.<sup>20</sup>

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<sup>15</sup>Ibid., 204-208.

<sup>16</sup>Snider and Collins, 48-50.

<sup>17</sup>Goodspeed, 415.

<sup>18</sup>Snider and Collins, 222.

<sup>19</sup>Ibid., 214.

<sup>20</sup>Walter D. Kamphoefner, "Chain Migration and Local Homogeneity of Immigration: Cape Girardeau County Germans in Comparative Perspective," in *French and Germans in the Mississippi Valley: Landscape and Cultural Traditions*, Michael Roark, ed. (Cape Girardeau, MO: Center for Regional History and Cultural Heritage, Southeast Missouri State University, 1998), 179-180.

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A strong German presence could be found throughout Cape Girardeau in a variety of occupations, organizations, and churches. The German population also had a strong impact on the city's built environment with both residential and commercial buildings reflecting German building forms. Several German residents constructed commercial buildings along Broadway in the mid to late 19th century. These two-story gabled brick buildings typically served as both a residence and a place of business with stores and shops located on the first floor and living space on the upper story.

One of the most prominent German immigrants in the city was Col. George C. Thilenius, who started out in Cape Girardeau as a small business owner in the late 1850s. In the post Civil War years, he became involved in the milling industry and eventually owned and operated Cape City Roller Mill on what is now Broadway. As an influential citizen, Thilenius was a key figure in Cape Girardeau's first effort to construct a railroad line and was also a founder of the German-American Bank. He also had a lengthy political career in the city serving first as treasurer of Cape Girardeau from 1865 to 1867. He was then elected mayor of the city and served three terms from 1867 to 1873.<sup>21</sup>

As the end of the nineteenth century approached, advances in transportation would again have a significant impact on Cape Girardeau. The heyday of the steamboat was passing and railroads were quickly becoming the transportation of choice for both passenger and freight. Trains reached destinations much faster than steamships, and these destinations were not limited to river towns. With each railroad built in the region surrounding Cape Girardeau, another portion of the city's trade was lost. The worst blow came when tracks were laid connecting the St. Francis and Mississippi rivers, and ports downstream from Cape Girardeau began to get the trade.

A large part of the Ozark trade area was also cut off by an extension of the Iron Mountain Railroad, which operated between St. Louis and Pilot Knob.<sup>22</sup> Because it lacked a railroad, Cape Girardeau business suffered. Efforts to establish a line through the city resulted in the formation of the Cape Girardeau and State Line Railroad Company. Its goal was to create a line from Cape Girardeau to a point beyond the Arkansas line. German immigrant and entrepreneur Colonel George Thilenius was the company's president. Many individuals bought bonds to support the railroad, and the City of Cape Girardeau itself invested \$150,000 in the project. The Township put in an equal sum and construction commenced. The city, however, was devastated as funds were mismanaged and the company folded before even a mile of track was completed. The city and township now faced a huge debt as well as loss of trade.<sup>23</sup>

This severe blow to Cape Girardeau's economy brought a depression upon the community. Properties were abandoned or sold at half their value in order to pay taxes. To make matters worse, courts ruled the bonds uncollectible. An enterprising individual bought the bonds at ten cents on the dollar, then

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<sup>21</sup>Ibid.

<sup>22</sup>Snider and Collins, 224-225, 252.

<sup>23</sup>Ibid., 256-257.

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persuaded the courts to reverse their decision, thus making the city's debt even larger. In addition, new manufacturers and investors avoided the city due to its heavy indebtedness. In 1919, fifty years after the issue of the bonds, the city finally paid off its debt.<sup>24</sup>

In the 1880s Cape Girardeau entrepreneur Louis Houck organized the Cape Girardeau Railway Company and under adverse conditions and a tremendous lack of support was able to complete the city's first railroad. A stone station was erected at the intersection of Middle Street and Independence and the line continued to undergo improvements and extensions until it connected with the Frisco line. Houck continued to invest in railroad construction with a road from Kennett to Leachville, Arkansas, and another from Brownwood to Bloomfield. In 1894 Houck began work on his most important venture, the Missouri and Arkansas Railroad from Cape Girardeau to a connection with the St. Louis, Kennett and Southern in Dunklin County. With a distance of over one hundred miles, the road was finished in 1900 and connected all of Houck's lines.<sup>25</sup>

Houck's system eventually became sold to the St. Louis and San Francisco Railway Company. Under its management, lines were improved and extended including a line through Ste. Genevieve that stimulated the city's lagging trade. The Frisco railroad, as it became known, had over 500 miles of track in southeastern Missouri at the turn of the century, but it did not have a direct connection with St. Louis or Memphis. This situation was corrected in 1904 and this vital link gave Cape Girardeau a much needed boost. Business grew steadily and in three years the population doubled and grew from 4,500 to 15,000 in ten years.<sup>26</sup> Steamboats remained an important option for Cape Girardeau's trade due to its prime location on one of the most traveled river routes. But the freight method gradually became obsolete and the last packet line entered the port around 1932.

The railroad helped to revive Cape Girardeau's failing economy, and once again downtown bustled with commercial activity. The population grew significantly from 4,815 in 1900 to 16,227 in 1930, as new industries came to the area. The most significant of these was the International Shoe Company at 700 North Main Street. Said to be the largest single unit of its kind in the world, the factory began operation in 1907 and expanded in 1921.<sup>27</sup> The factory became one of the city's largest employers. Its work force grew to nearly seven hundred, and houses were built on factory lots. In the 1920s, the International Shoe factory was the world's largest producer of welt shoes producing 3,600,000 pairs in 1924. At its peak, the plant employed more than 1600 workers and produced and shipped 12,000 pairs of shoes daily. The company acquired Florsheim Shoe Co. in 1953. Operations at the International Shoe Company came to a halt in the mid-1960s; however, Cape Girardeau officials enticed the Florsheim division to establish operations at the old plant. A need for modern equipment prompted Florsheim to erect a more modern

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<sup>24</sup>Ibid., 256-257.

<sup>25</sup>Ibid., 258-263.

<sup>26</sup>Ibid., 263-264.

<sup>27</sup>Snider and Collins, 214-215.

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facility on a 126-acre lot in 1969.<sup>28</sup> The original 1907 complex was completely razed in recent decades.

Other important products manufactured in the area included portland cement, cigar tobacco, brick, and lumber products. The Marquette Cement Manufacturing Company was a particularly important industry as one of the area's top employers. Begun in 1910 at the southern edge of the city near the river, the plant became one of the nation's major producers of portland cement of the 20th century. As industry in the city increased from 1904 to 1914, Cape Girardeau climbed from twentieth to eighth place in the state in manufacturing.

The coming of the railroad to Cape Girardeau in the late 19th and early 20th century resulted in a major period of growth and expansion. From 1880 to 1910, the population doubled to almost 8,500 residents. The decade of the 1920s witnessed another major increase in population as the number of residents rose from just over 10,000 in 1920 to over 16,000 in 1930. Residential areas continued to expand westward past Minnesota Avenue and numerous subdivisions were platted during the 1930s and 1940s. Cape Girardeau's post-World War II growth and development has been extensive. From 1950 to 1990, the city's population grew from just over 21,000 residents to nearly 35,000. The city has expanded its corporate limits several times to accommodate this growth, especially to the northwest and west. Residential development has been substantial in the areas northwest of the University while commercial development has evolved adjacent to Interstate 55 which was built in the 1970s along the western edge of the city. Along the southern edge of the community the Greater Cape Girardeau Industrial Park was developed along with the Regional Airport. In recent years there has been renewed interest in revitalizing the city's older residential and commercial areas.

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<sup>28</sup>The Heritage Review, (Cape Girardeau, MO), October 1971.

### III. PROPERTY TYPES



The majority of properties surveyed for this project are commercial and residential buildings constructed in the historic downtown area of Cape Girardeau. The survey includes commercial buildings within the 100 block of North Main Street and the 100 block of Broadway that make up the Cape Girardeau Commercial Historic District. Also included in the survey were commercial buildings located in the Haarig Commercial Historic District, located on the 600 block of Good Hope Street and the 300 block of Sprigg Street. Both of these districts were recently determined eligible for the National Register. In addition to these properties, two religious facilities, a social hall, a school, and a courthouse were also surveyed.

The oldest remaining commercial buildings in Cape Girardeau are located along Water and Main Streets, and along Broadway during the 19th and early 20th centuries. These downtown commercial buildings are centered within a few blocks of the Mississippi River and are primarily of masonry construction. They were built with storefronts with large expanses of glass for display of goods.

Downtown commercial buildings in Cape Girardeau are typically one- to three-story brick buildings constructed from ca. 1850 to ca. 1930. Most buildings in the downtown area are one-part and two-part commercial blocks which reflect common building forms and designs prevalent from the late 19th century to the 1920s.<sup>29</sup> One-part commercial blocks usually have large plate glass storefronts detailed with ornamental framing while two-part commercial blocks have separate storefronts and upper facades. Many of the buildings have brick piers or cast iron pilasters at the storefronts. The use of Carrara glass panels for storefront remodeling in the 1930s and 1940s was also prevalent along Main Street and Broadway. Many masonry upper facades are embellished with brick corbelling at the rooflines, and arched or rectangular one-over-one sash windows. A number of buildings also have upper facade decoration including terra cotta panels, cast iron hood molding, sheet metal cornices, and Tudor Revival half-timbering.

Architectural styles which are prevalent in the city's downtown commercial areas include Italianate, Colonial Revival, and Tudor Revival. Commercial Italianate buildings are those which were constructed between ca. 1850 and ca. 1910 and feature arched windows in the upper facade, and brick or sheet metal cornices at the roofline. The oldest remaining commercial buildings in the city were designed in the Italianate style and include the three-story brick buildings at 43-49 N. Water Street. This building was constructed ca. 1855 facing the river, and features segmental arched windows and a corbelled brick cornice at the roofline. The storefront has been remodeled several times and the building now houses a restaurant.

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<sup>29</sup>Richard Longstreth, *The Buildings of Main Street: A Guide to American Commercial Architecture* (Washington, D.C.: The Preservation Press, 1987), p. 24.

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For several decades after the Civil War, most commercial buildings were constructed along N. Main and Water Streets, and along the 200 to 500 blocks of Broadway. These buildings were constructed close to the Mississippi River and the trade this waterway brought to the city. Most of these buildings continued to be designed in the Italianate style during these years, and are of brick construction featuring segmental arched windows and sheet metal cornices. The 100 block of N. Main Street contains numerous examples of this late 19th century style. The use of stamped metal for building facades was also used for several commercial buildings. The most prominent of these is the Klostermann Building built in 1887 at 1-7 S. Spanish Street. This two-story brick building was designed with a sheet metal facade displaying Tuscan columns, floral panels, and a decorative cornice. Because of its architectural and historical significance, this building was placed on the National Register in 1994.

By the early 1900s, the downtown area continued to experience expansion and new construction. Earlier one-story brick and frame buildings were replaced by larger brick buildings along Main Street, and commercial construction continued to move west, replacing residences on Broadway. By the 1900s, a row of commercial buildings were also constructed in the 600 block of Good Hope Street which served the rapidly expanding residential areas in the west and southern sections of the city.

Many of the buildings constructed at the turn of the century were designed with elements of the Colonial Revival style and "Brick Front" designs. The influence of the Colonial Revival style is evident on a number of buildings, and these designs include quoins, jack arching over windows with keystones, and classical pilasters. The two-story building at 116 N. Main Street is representative of this style, and features windows with terra cotta pediments, jack arches, and keystones, and a decorative sheet metal cornice.

The vernacular form of Brick Front refers to buildings from ca. 1910 to ca. 1940 which were built with traditional storefronts and have upper facades displaying rectangular windows, corbelled brick cornices, and decorative brick panels.<sup>30</sup> This building form has also been referred to as "Tapestry Brick." Many of the commercial buildings along Main Street, Broadway, and Good Hope fall into this terminology. Decoration on many of the buildings includes transoms of tinted leaded glass known as Luxfer glass, and terra cotta panels.

Several notable examples of the Tudor Revival style were constructed in the commercial areas in the 1920s. At 107 and 130 N. Main Streets are two-story Tudor Revival buildings which display gable roofs, stucco and half-timbering in the gable fields, and decorative brickwork. Of particular significance is the storefront on the Hecht's Building (107 N. Main Street) which displays an arched opening with the ceiling decorated with plaster and terra cotta.

Two examples of the Art Moderne style were documented within the survey area. The one-story buildings at 221 and 221 A Independence Street reflect the Art Modern style in plan and detailing with curved corners and structural glass blocks.

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<sup>30</sup> Herbert Gottfried and Jan Jennings, American Vernacular Design, 1870-1940. (New York: Van Nostrand Reinhold Company, 1985), p. 240.

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Cape Girardeau also has a rich legacy of historic residential architecture that reflects both popular styles of the 19th and early 20th century and the influence of German settlement. Representative styles found throughout the survey area include examples of Italianate, Queen Anne, Colonial Revival, Tudor Revival, and Bungalow/Craftsman forms. Also represented were Folk Victorian Gabled Ell forms of the late 19th and early 20th century and American Four Square designs of from the 1910s and 1920s.

Residential properties within the survey area that are presently listed on the National Register include the Glenn House at 325 S. Spanish Street, the German influenced dwelling at 323 Themis Street, and the George Boardman Clark House at 6 S. Fountain Street.

Many of Cape Girardeau's earliest dwellings are located near the Mississippi River and just south of the historic downtown commercial area. Many intact dwellings from the late 19th and early 20th centuries remain in this area, particularly along South Spanish Street. The dwellings represent Italianate, Queen Anne, and Second Empire styles. In the opinion of the Consultant, the area possess sufficient architectural integrity and continuity to qualify as a National Register Historic District.

The recommended boundaries of the district are the west portions of the 100, 200, and 300 blocks of South Spanish Street, addresses 326-328, 334, and 340, on the east side of the 300 block of South Spanish Street, and the corner lot at the junction of Morgan Oak and South Main Streets. This latter property contains the Osterloh House, the city's best example of the Second Empire style and a local landmark at the foot of the bridge on the banks of the Mississippi River. The district would also contain the National Register listed Glenn House at 325 S. Spanish. The northern boundary of the district would end at 117 S. Spanish Street and not include the corner property at the 105 address, which does not possess significant architectural integrity. Within these boundaries are twenty-three (23) contributing and one (1) non-contributing properties. Dwellings on the 100 block of Spanish Street have a lesser degree of continuity and integrity than those on the 200 and 300 blocks. A more conservative district boundary would not include this block.

A larger potential National Register district could possibly be designated in the blocks west of Spanish Street along S. Lorimer and S. Middle Streets. This area contains several dwellings representative of the Bungalow/Craftsman and American Four Square designs of the early 20th century as well as some Italianate, Queen Anne, and German influenced dwellings. However, the extent of alterations to many of the dwellings coupled with a considerable amount of new construction in the area weaken its strength as a potential district. Based on the Consultant's previous experience, the eligibility of this area as an historic district is borderline. The standards of the Missouri Advisory Council may preclude its eligibility, and review by the staff of the Missouri SHPO is advised.

Cape Girardeau contains a large number of dwellings reflective of German settlement of the 19th century. Dwellings associated with German design and construction techniques have similar characteristics including brick construction, side-gabled rectangular forms, one- to one- and one-half stories in height, arched windows, and brick corbelling at the rooflines. These dwellings were primarily built between ca. 1850 and ca. 1890. Several examples of this building type are within the survey area and were inventoried for this project.

## Intensive Survey of the Downtown Commercial/Residential Area of Cape Girardeau, Missouri

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The most common German settlement dwelling in Cape Girardeau is the two-room brick house. This dwelling was two rooms wide and one or two rooms deep, and with one or two main entrances on the primary facade. An example of this house form exists at 227 S. Lorimier Street. This one- and one-half story brick dwelling has two central entrances on the main facade, interior wall brick chimneys, brick corbelling at the roofline, and original two-over-two wood sash windows set in segmental arches.

Another subtype of German houses is the central-hall plan form which features two rooms divided by a central hall. Within this hall is often a staircase which leads to the half-story or second floor. Examples of this floor plan include the dwelling at 9 N. Fountain Street. A third subtype of the German house form is the side passage plan. This house form has a side entrance which leads into a hallway, and is generally three bays wide. These houses often have a recessed entrance such as the dwelling at 323 Themis Street.

Dwellings reflecting German design that retain their 19th century integrity appear to meet National Register criteria A and C for their significance in architecture and as reflective of German ethnic heritage. These dwellings are potentially eligible for the National Register under a Thematic nomination for German style dwellings.

Other common styles of the late 19th century found throughout the survey area include Italianate and Queen Anne designs. The Italianate style was a preferred residential style in Cape Girardeau before and after the Civil War, and features rectangular plans with arched windows, extended bay windows, decorative entrances, bracketed eaves, and milled porch columns. A representative example of the Italianate style is the two-story brick dwelling located at 5 South Lorimier Street. Built ca. 1880, this dwelling features paired arched windows, a bracketed eave, and side bay window. Another example is the dwelling at 228 Merriwether Street. This two-story brick dwelling was built ca. 1880 and features a two-story bay window and bracketed cornice.

At the turn of the century, Cape Girardeau's population continued to increase and many residences were built in the Queen Anne style. The Queen Anne style was one of the most popular residential styles of the late 19th century and the survey area contains numerous examples. Common elements of this style include asymmetrical floor plans, corner towers, large wraparound porches with milled or Tuscan columns, and exteriors combining various materials such as brick, wood siding, wood shingles, and terra cotta. The most notable examples of this style were built with Colonial Revival design porches and include the W.H. Harrison House at 313 Themis Street and the Leon Albert House at 235 Merriwether Street. Each of these dwellings are two-stories in height, of brick construction, and have hipped roofs. The Leon Albert House has a corner tower with a conical roof, and a one-story porch. The Harrison House is distinguished by its one-story wraparound porch with paired Ionic columns and a roof balustrade. Both of these properties appear to meet National Register criteria C for their architectural significance. The Glenn House at 325 S. Spanish Street is also a Queen Anne style house with a large wraparound porch with paired Tuscan columns. This property was listed on the National Register in 1979 for its architectural significance.

One example of the Second Empire style was surveyed for this project. The Osterloh House at 14 Morgan Oak Street is the city's most representative example of the Second Empire style, and retains its original

## Intensive Survey of the Downtown Commercial/Residential Area of Cape Girardeau, Missouri

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straight sided mansard roof of slate shingles. The dwelling was built ca. 1880 and features brick arches over the windows, and a corbelled brick cornice. The Osterloh House is located in the proposed South Spanish Street Historic District and would be considered a contributing property.

In addition to the high style architectural designs of the period, dozens of dwellings were also built in Cape Girardeau reflecting Folk Victorian forms. These were built in neighborhoods which evolved in the late 19th and early 20th centuries and were popular house designs built for middle- and working-class residents of the city. Folk Victorian forms are primarily one-story, balloon-frame or brick veneer dwellings. The most common Folk Victorian form in Cape Girardeau is the Gabled Ell, or T-plan. Most examples in Cape Girardeau are one-story, two-bay structures with projecting bays, and either gable or hipped roofs.

Examples of Gabled Ell forms found within the survey area include the house at 235 Good Hope Street. This dwelling was built ca. 1900, and is representative of the Gabled Ell form of the turn of the century. This one-story brick dwelling retains its overall form and plan, and has original Tuscan columns and eave vergeboard. Another example is the one- and one-half story frame dwelling at 209 S. Lorimier Street. This dwelling retains its original form and two-over-two windows, but has been altered through the addition of synthetic siding and a rebuilt porch.

The popularity of the Colonial Revival and Neo-classical styles of the turn of the century resulted in a movement away from the asymmetrical Queen Anne forms which predominated in the 1880s and 1890s. The Colonial Revival style was a return to designs based upon house forms of Colonial America. These dwellings were characterized by rectangular plans and the use of classical columns and detailing. Neo-classical style dwellings employed the use of two-story, or full-height columned porticos on the primary facades. The popularity of these styles coincided with Cape Girardeau's intense growth and expansion of the early 20th century.

The influence of the Colonial Revival style is evident in house forms known as American Foursquare. These dwellings were built from ca. 1900 to ca. 1920, and are rectangular in form with hipped roofs, full width front porches, and Colonial Revival detailing at the entrances and roof eaves. Representative examples of this house form found within the survey area include the dwellings at 300 Good Hope Street and 343 S. Spanish Street. The dwelling at 300 Good Hope Street has a wraparound one-story porch, gable dormer, and bracketed eaves at the roofline. The Spanish Street example has a full-width one-story porch with original Tuscan columns, a shed roof dormer, and decorative brick trim around the windows and doors.

The predominant house styles after 1910 in the city were the Bungalow and Craftsman styles. These residences followed designs popularized by pattern books and mail order companies such as Sears and Roebuck, and the Aladdin Company, and are typical of Bungalow and Craftsman designs built across the country. Bungalows are generally defined as one- to one- and one-half story dwellings with low pitched roofs, wide eaves, and of brick or frame construction. Craftsman dwellings emphasize a diversity of massing and materials on the exterior and often have combinations of stucco, frame, stone, or brick. These dwellings also often feature extended rafters, purlins and brackets.

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Hundreds of Bungalows were built in Cape Girardeau during the early 20th century, and many examples are located within the survey area. The dwelling at 25 S. Lorimier Street is representative of these house forms. This dwelling has a full-width porch, elaborate knee brace brackets and a wood paneled front door. A more modest example is the one- and one-half story brick dwelling at 231 Good Hope Street, which has a full-width porch, gable dormer, and simple knee brace brackets at the eaves.

A few examples of the Tudor Revival style from the 1920s and 1930s were also identified in the survey area. Tudor Revival residences are based upon house designs of Elizabethan England and often display high pitched roofs, prominent wall chimneys, rounded arch doorways, casement windows, and exteriors of stone, brick, stucco, and half-timbering. Representative of this style is the dwelling at 233 Independence Street. This brick dwelling features a high pitched cross gable roof and half-timbering in the gable fields.

The survey area also contains multi-family dwellings such as apartments and duplexes, which were built to house the growing population of the city in the 1910s and 1920s. A representative example of a brick apartment building of the 1910s is the two-story building at 142-148 S. Lorimier Street. This building was constructed in a U-shape design and features two-story porches and eight-vertical light sash windows. The property at 143-147 S. Spanish Street is an excellent example of a duplex from this era. The two-story brick building has a hipped roof, hipped dormers on the side elevations, and a large eave with modillion blocks. The building's most distinguishing feature is its large first-story bay windows.

In addition to these properties, two religious facilities, a social hall, a school, and a courthouse were also surveyed. The First Presbyterian Church at 235 Broadway was constructed in a gable-front Gothic Revival style in 1902. This building has been altered through the addition of a large wing in 1965. Of particular significance is the B'Nai Israel Synagogue on S. Main Street. This building was completed in 1937 in an exotic Moorish design. In the opinion of the Consultant, the B'Nai Israel Synagogue is eligible for the National Register under criterion C for its architectural significance. Also located within the survey area is St. Vincent's Catholic Church on S. Main Street. Completed in 1853, this Gothic Revival style church features decorative stained glass Gothic arched windows, wall buttresses, and a large central bell tower. Due to this property's architectural significance, it was listed on the National Register in 1982.

The Knights of Columbus Hall located on South Spanish Street was also surveyed for this project. This two-story brick building was constructed in 1936 with influences of the Gothic Revival style. The building has been significantly altered from its original design through replacement doors and windows, side and rear additions, and the enclosure of distinguishing large arched windows on the main facade. Despite these alterations, it may still be considered contributing to the proposed S. Spanish Street Historic District.

One school building, the Lorimier Public School located at 401 Independence Street, was inventoried for this project. This two-story brick school building was completed in 1937 and was designed with Colonial Revival detailing. It served as the city's main high school for several decades before being converted into City Hall, at which time the interior of the building was extensively remodeled. Changes to the building

## Intensive Survey of the Downtown Commercial/Residential Area of Cape Girardeau, Missouri

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also include replacement doors and windows and a large lateral wing. In the opinion of the Consultant, this property no longer retains sufficient integrity of its original design to qualify for the National Register.

Another public building in the survey area is the Cape Girardeau Common Pleas Courthouse completed in 1854. This two-story brick building has a square bell tower, Doric portico on the main facade, and windows with stone lintels and sills. The building's original appearance was altered in 188 when it was expanded and the cupola added. Other remodelings took place during the 1960s and 1970s and included the replacement of doors and windows as well as extensive interior alterations. In the opinion of the Consultant, the Common Pleas Courthouse is significant under criterion A for its role in county government; however, the building's architectural integrity is a question due to the degree of interior remodeling. This building should be assessed by the Missouri State Historic Preservation Office.

## IV. REGISTRATION REQUIREMENTS AND RECOMMENDATIONS



### *A. Registration Requirements*

The National Register is the nation's official list of properties important in history, architectural history, archaeology, engineering, and culture of the United States. The National Register is maintained by the National Park Service, and expanded through nominations by individuals, organizations, State and local governments, and Federal agencies. To qualify for the National Register, a property must meet certain criteria regarding its historical and architectural significance.

#### **Commercial Buildings**

Commercial buildings in Cape Girardeau are significant primarily either because of their association with the commercial growth and development of the city, or their historic association with the area's ethnic heritage, and/or their architectural design. In order to be historically significant under National Register Criterion A, a building must be the site of a business of particular importance to the community, exemplify a notable building type or use, or be associated with an important event or occurrence. The Klostermann Block on S. Spanish Street (National Register/1994) was previously listed under this criteria. This 1905 building housed one of the leading retail operations in the region and reflects Cape Girardeau's early 20th century prosperity.

To be architecturally significant under National Register Criterion C, a building must be a notable example of a particular style or possess unusual design elements and detailing. The building must also possess integrity of setting and location, design, workmanship, and materials. To be individually eligible under this criteria, a building must retain the majority of its original storefront design, original upper facade decoration, and notable interior details. The Klostermann Block also met this criteria when it was listed on the National Register in 1994.

Commercial buildings may also meet registration requirements if they form a cohesive grouping to meet historic district criteria. To be eligible as an historic district under Criterion A, a grouping of buildings will be within the traditional commercial areas of Cape Girardeau and reflect traditional businesses, and the growth and development of the community in the 19th and early 20th centuries. This growth and development in Cape Girardeau includes the historic impact and importance of ethnic groups to the community. To be eligible, these buildings must be contiguous at their original locations, and a significant concentration and majority must retain integrity of design, workmanship, materials, feeling and association. Buildings may retain integrity if they possess original or rebuilt storefronts in traditional patterns. Rebuilt storefronts should reference their original configuration including central or offset entrances and be largely translucent in design. Buildings with storefronts which have been enclosed with solid panels of brick, frame, or other materials will no longer retain integrity. Multi-story commercial buildings retaining integrity will also possess the majority of their original upper facade detailing which will be readily visible, and not concealed or obscured.

## **Intensive Survey of the Downtown Commercial/Residential Area of Cape Girardeau, Missouri**

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To be eligible as an historic district under Criterion C, most buildings must pre-date 1950, be within the traditional commercial areas of Cape Girardeau, and the majority must retain integrity of location, design, workmanship, materials, feeling and association. Buildings which retain integrity are those which retain most of their original upper facade detailing and materials, and collectively possess the feeling and association of the pre-1950 era. Buildings may retain integrity if they possess original or rebuilt storefronts in traditional patterns. Rebuilt storefronts should reference their original configuration including central or offset entrances and be largely translucent in design. Buildings with storefronts which have been enclosed with solid panels of brick, frame, or other materials will no longer retain integrity. Multi-story commercial buildings retaining integrity will possess original upper facade detailing which will be readily visible and not concealed or obscured. Contributing buildings will have the majority of their window openings extant, and windows will not be enclosed with brick or other materials.

The Cape Girardeau Commercial Historic District, located along the 100 block of Broadway and the 100 block of N. Main Street, and the Haarig Commercial Historic District, located along the 600 block of Good Hope Street and the 300 block of Sprigg Street, have been deemed eligible for the National Register under criteria A and C by the Missouri State Historic Preservation Office. Nominations for these two districts were completed in December 1999 and are currently under review.

### **Residential Properties**

Residential buildings in Cape Girardeau are significant primarily either because of their architectural design, their association with the residential growth and development of the city, their historic association with the area's ethnic heritage, or their association with an important individual.

In order to be historically significant under National Register Criterion A, a dwelling must be of particular importance to the residential growth and development of the city, its settlement patterns, or be associated with an important event or occurrence. A dwelling may also be historically significant under National Register Criterion B if it is associated with an individual who has meaningful historical importance to the city. Under Criterion B, a dwelling must illustrate the individual's important achievements.

To be architecturally significant under National Register Criterion C, a residential building must be a notable example of a particular style or possess unusual design elements and detailing, or be a representative work of an important architect or craftsman. The dwelling must also possess integrity of setting and location, design, workmanship, and materials. To be individually eligible under this criteria, a dwelling must retain the majority of its original major architectural features such as porches, windows, doors, and notable interior details. The George Boardman Clark House, 6 S. Fountain Street was listed on the National Register in 1994 under this criterion. Constructed in 1882, this dwelling is significant for its architecture as an excellent example of the transition from the simple central hall plan to the more complex Queen Anne style, particularly in the career of local architect Edwin B. Deane. In the opinion of the Consultant, both the Leon J. Albert House at 235 Merriwether Street and the W.H. Harrison House at 313 Themis Street are individually eligible for the National Register under this criterion. Both dwellings are excellent examples of the Queen Anne style.

## **Intensive Survey of the Downtown Commercial/Residential Area of Cape Girardeau, Missouri**

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Many 19th century dwellings within the survey area that reflect Cape Girardeau's early German heritage are potentially eligible for the National Register under Criterion A for their historical significance in the city's ethnic development, and under Criterion C for their distinctive architectural style. These dwellings are typically one- to one- and one-half story brick dwellings built in a side-gable rectangular form with arched windows and brick corbelling at the roofline. An example is the dwelling at 227 S. Lorimier Street. Dwellings that reflect German building designs that retain their architectural integrity would be potentially eligible for the National Register under a thematic nomination for early German house forms.

Residential buildings may also meet registration requirements if they form a cohesive grouping to meet historic district criteria. To be eligible as an historic district under Criterion A, a grouping of buildings will be within the traditional residential areas of Cape Girardeau and reflect the settlement patterns or growth and development of the city in the 19th and early 20th centuries. This growth and development in Cape Girardeau includes the historic impact and importance of ethnic groups to the community. To be eligible, these dwellings must be contiguous at their original locations, and a significant concentration and majority must retain integrity of design, workmanship, materials, feeling and association. Dwellings may retain integrity if they possess minor alterations or rebuilt features such as porches as long as they reflect the dwelling's original configuration. Dwellings that have had considerable modifications such as original open porches that have been enclosed or large lateral or rear wings, will no longer retain integrity. Dwellings with added siding materials such as vinyl or aluminum siding can retain integrity if there are no other major alterations to the dwelling and it retains its original design and form.

To be eligible as a residential historic district under Criterion C, most dwellings must pre-date 1950, be within the traditional residential areas of Cape Girardeau, and the majority must retain integrity of location, design, workmanship, materials, feeling and association. Buildings which retain integrity are those which retain most of their original form, design, and materials as well as significant detailing, particularly on the main facade. The dwellings must collectively possess the feeling and association of the pre-1950 era. It is preferred that original porches, doors, and windows remain intact, however, dwellings may retain integrity if they possess rebuilt or replacement designs that reflect its original configuration and materials. Dwellings that have had considerable modifications such as original open porches that have been enclosed or large lateral or rear wings, will no longer retain integrity. The 200 and 300 blocks, and possibly a portion of the 100 block of S. Spanish Street appears to be eligible as a National Register Historic District under this criterion. On these blocks are several 19th and early 20th century residences that retain much of their original design and character. Because of the area's strong architectural integrity and continuity, the street evokes a strong sense of time and place.

### **Government/Civic Properties**

Cape Girardeau's government or civic properties are primarily significant for their association with the city's political and administrative growth and development, and/or their architectural design. To be historically significant under National Register Criterion A, a government or civic property must be the site of important developments in the city's traditional administrative history or be associated with an important event or occurrence. To be architecturally significant under National Register Criterion C, a building must exemplify a particular style or possess unusual design elements and detailing. The building

## **Intensive Survey of the Downtown Commercial/Residential Area of Cape Girardeau, Missouri**

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must also possess integrity of setting and location, design, workmanship, and materials. To be individually eligible under this criteria, a building must retain the majority of its original form, design, materials, and facade decoration, as well as notable interior details. The Cape Girardeau Common Pleas Courthouse is potentially eligible under Criterion A for its role in county government. It is questionable whether or not the Courthouse is eligible under Criterion C due to extensive interior remodeling done in the 1960s and 1970s.

### **Religious Properties**

Religious properties are not usually considered for listing on the National Register; they can, however, be eligible if they meet certain requirements. Cape Girardeau religious properties are primarily significant because of their architectural design. To be architecturally significant under Criterion C, a religious property must be a notable example of a particular style or possess unusual design elements and detailing, or be a representative work of an important architect or craftsman. The St. Vincent De Paul Catholic Church at 131 S. Main Street (National Register/1982) was previously listed under this criterion. The 1853 brick church is an excellent example of the Gothic Revival style and features decorative stained glass Gothic arched windows, wall buttresses, and a large central bell tower. It is the opinion of the Consultant, that the B'Nai Israel Synagogue on N. Main Street is individually eligible for the National Register for its unique Moorish design.

### ***B. Recommendations - National Register***

Within the past year, the commercial properties within the project area were evaluated for their National Register significance. As a result, National Register nominations for the Downtown Commercial and Haarig Historic Districts were prepared and submitted to the Missouri SHPO. In the opinion of the Consultant, no other commercial properties within the project area meet National Register criteria at the present time.

In addition to these two districts, the Consultant identified other properties within the survey area as potentially eligible for the National Register. These properties are:

### **Individually Eligible**

1. the Cape Girardeau Common Pleas Courthouse, S. Spanish Street - eligible under Criterion A for its role in local government;
2. the W.H. Harrison House at 313 Themis Street - eligible under Criterion C for its architectural design;
3. the Leon J. Albert House, 235 Merriwether Street - eligible under Criterion C for its architectural design, and;
4. the B'Nai Israel Synagogue, S. Main Street - eligible under Criterion C for its architectural design.

## **Intensive Survey of the Downtown Commercial/Residential Area of Cape Girardeau, Missouri**

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### **Eligible under Early German Building Thematic Nomination**

1. 9 N. Fountain Street, Steinbeck-Brock House;
2. 24 S. Lorimier Street;
3. 227 S. Lorimier Street;
4. 119 S. Spanish Street;
5. 217 S. Spanish Street;

### **Eligible as an Historic District**

A potential National Register Historic District was identified in the 100, 200, and 300 blocks of S. Spanish Street. This district would extend along the west side of the street in the 100 and 200 blocks, and on both the east and west sides of the 300 block. This area contains a notable collection of 19th and early 20th century residential designs including examples of the Queen Anne, Second Empire, Italianate, and Colonial Revival styles. Also within the district are two dwellings (119 and 217 S. Spanish Street) which are associated with the Early German Building property type.

### ***C. Recommendations - Historic Landmarks Register of Cape Girardeau***

The Historic Preservation Commission of Cape Girardeau lists properties on the local Historic Landmarks Register which have demonstrated architectural or historical significance. These are properties which are nominated by the Commission, by individuals in the community, or by property owners. Listing as a Historic Landmarks is voluntary and must have owner consent. Once listed, a property must receive a Certificate of Appropriateness (COA) from the Commission prior to any significant changes or alterations to its exterior design.

As of January of 1999, the following properties within the survey area were listed, or were in the process of listing, on the city's Historic Landmarks Register:

1. Briney House, 25 N. Fountain Street, 1904-1906;
2. Crow-Brock House, 323 Themis Street, ca. 1830 (also National Register-listed);
3. Whitelaw House, 423 Themis Street, 1890;
4. Huhn-Harrison House, 340 S. Lorimier Street, 1906;
5. Glenn House, 325 S. Spanish Street, 1883 (also National Register-listed);
6. St. Vincent De Paul Catholic Church, 131 S. Main Street, 1853 (also National Register-listed);
7. George Boardman Clark House, 6 S. Fountain Street, 1882 (also National Register-listed);
8. Klostermann Block, 7-15 S. Spanish Street, 1905 (also National Register-listed);
9. Steinbeck-Brock House, 9 N. Fountain Street, 1842, and;
10. Freeman House, 24 N. Middle Street, 1911.

The criteria for listing on the Historic Landmarks Register for local significance would allow many properties within the project area to be eligible. Listing on the Historic Landmarks Register is encouraged since it provides for review of work affecting the property, and provides some protection of the property

## **Intensive Survey of the Downtown Commercial/Residential Area of Cape Girardeau, Missouri**

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for the future. The Cape Girardeau Historic Preservation Commission should continue to highlight this program for property owners in the project area, and promote participation and listing.

## V. SUMMARY



In November and December of 1999, Thomason and Associates (Consultant) completed an architectural and historical survey of 170 properties constructed prior to 1950 in the City of Cape Girardeau, Missouri. The survey area consisted of approximately 105 acres bounded by Themis Street to the north, Morgan Oak Street to the south, Water Street to the east, and Middle Street to the west. This area comprises residential and commercial sections of the downtown area. The survey also included the 600 block of Good Hope Street and the 300 block of Sprigg Street, known as the Haarig commercial district.

Five previously listed National Register properties are within the survey area. These properties are: the Glenn House, 325 S. Spanish Street (NR/1979); St. Vincent De Paul Catholic Church, 1313 S. Main Street (NR/1982); the Klostermann Block, 7-15 S. Spanish Street (NR/1994); the dwelling at 323 Themis Street (NR/1997); and the George Boardman Clark House, 6 S. Fountain Street (NR/1994). These properties were not included in the survey.

The survey area also contains the Cape Girardeau Commercial Historic District, located on North Main Street and Broadway, and the Haarig Commercial Historic District, located on Good Hope and Sprigg Streets. These districts were recently deemed eligible for the National Register by the Missouri State Historic Preservation Office. Nominations for the districts were prepared in December of 1999.

In addition to these properties, the Consultant identified four properties within the survey area as potentially individually eligible for the National Register. These properties are: the Cape Girardeau Common Pleas Courthouse on N. Spanish Street; the W.H. Harrison House at 313 Themis Street; the Leon J. Albert House, 235 Merriwether Street, and; B'Nai Israel Synagogue, S. Main Street. The Consultant also identified the 100, 200, and 300 blocks of S. Spanish Street as a potentially eligible residential historic district. In addition, several dwellings associated with Cape Girardeau's German heritage were identified. These dwellings are potentially eligible for the National Register under a thematic nomination for German dwellings.

The majority of properties surveyed outside of the Downtown and Haarig Commercial Historic Districts are brick and frame dwellings constructed from ca. 1880 to ca. 1950. While many blocks contained a large number of pre-1950 properties, the eligibility of a large historic district within this area is unclear. Scattered among these properties are numerous post-1950 intrusions and vacant lots. Alterations to pre-1950 properties has also been extensive. Due to the extent of these changes, the input of the staff of the Missouri SHPO is recommended prior to any final recommendation on additional historic districts in the project area.

The Cape Girardeau Historic Preservation Commission is recommended to apply Conservation Zoning for the project area as detailed in the city's Historic Preservation Plan. Such zoning would require review of demolition, guide appropriate new construction, and review some alterations to properties. There is increasing interest in historic rehabilitation in the project area, and Conservation Zoning would assist these efforts.

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MISSOURI DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF STATE PARKS

DATE RECEIVED

6-05-2000

**HISTORIC PRESERVATION PROGRAM**

**RE: Historic and Architectural Resources of Cape Girardeau**

THIS IS TO ACKNOWLEDGE RECEIPT OF THE FOLLOWING MATERIAL FOR THE ABOVE  
REFERENCED PROPERTY/PROJECT:

- ☐ REQUEST FOR ASSESSMENT OF NATIONAL REGISTER ELIGIBILITY  
☐ NATIONAL REGISTER OF HISTORIC PLACES NOMINATION

SURVEY

- ☐ RESEARCH DESIGN  
☐ INVENTORY SHEETS AND PHOTOGRAPHS  
☐ MAPS  
☐ REPORT

☐ OTHER

Steve Mitchell

WILL COORDINATE REVIEW OF THIS MATERIAL AND

CAN BE REACHED AT (573) 751-7858 IF YOU HAVE ANY QUESTIONS.