

**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 Erlbacher Buildings

other name/site number N/A

2. Location

street & town 1105 and 1107 Broadway N/A not for publication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 May 19, 2009
 Signature of certifying official/Title Mark A. Miles/Deputy SHPO 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:

<input type="checkbox"/> entered in the National Register. <input type="checkbox"/> See continuation sheet.	Signature of the Keeper	Date of Action
<input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register.	_____	_____
<input type="checkbox"/> removed from the National Register	_____	_____
<input type="checkbox"/> other, (explain) _____	_____	_____

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	
2	0	buildings
0	0	sites
0	0	structures
0	0	objects
2	0	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

N/A

N/A

6. Function or Use

Historic Function
(Enter categories from instructions)

Commerce/Trade: specialty store

Commerce/Trade: business

Domestic: single dwelling

Current Function
(Enter categories from instructions)

Commerce/Trade: specialty store

7. Description

Architectural Classification
(Enter categories from instructions)

Modern Movement: Moderne

Materials
(Enter categories from instructions)

foundation Concrete

walls Brick

Glass

roof Asphalt

other Metal

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

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)

Architecture

Period of Significance

1958

Significant Dates

1958

Significant Persons

(Complete if Criterion B is marked above)
N/A

Cultural Affiliation

N/A

Architect/Builder

Long, Harold W. architect

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

Erbacher Buildings
Name of Property

Cape Girardeau County, MO
County and State

10. Geographical Data

Acreage of Property less than one acre

UTM References

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

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

2 / / / / / / / / / / / / /
Zone Easting Northing

3 / / / / / / / / / / / / /
Zone Easting Northing

4 / / / / / / / / / / / / /
Zone Easting Northing

Verbal Boundary Description

(Describe the boundaries of the property.)

Property Tax No. 21-107-00-35-007.00

Boundary Justification

(Explain why the boundaries were selected.)

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Terri L. Foley, Historic Preservationist

organization Terri Foley Consulting date 12-12-2008

street & number 1615 Themis telephone 573-382-8590

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 see attachment

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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**Erlbacher Buildings
Cape Girardeau County, MO**

Verbal Boundary Description

All of Lot Nine (9) in Block One (1) of Albert Place Addition in the City of Cape Girardeau, Missouri.

Also part of Lot Eight (8) in Block One (1) of Albert Place Addition in the City of Cape Girardeau, Missouri, described as follows to-wit: Commence at the southeast corner of said Lot Eight (8) in Block One (1) of Albert Place Addition; thence run North along the West line of said Lot 77 feet from the point of beginning; thence run West parallel to the south line of said Lot 56 feet, more or less, to the west line of said Lot; thence north along said west line 36.5 feet to the Northwest corner of said Lot; thence southeastwardly along the north line of said Lot 57 feet to the Northeast corner of said Lot; thence south along the east line of said Lot 20.7 feet to the point of beginning. Being all of Lot Eight (8).

Boundary Justification

The boundary includes all land historically associated with the Erlbacher Buildings.

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Erlbacher Buildings
Cape Girardeau County, MO

Summary:

The Erlbacher Buildings are located at 1105 and 1107 Broadway in Cape Girardeau, Cape Girardeau County, Missouri. Constructed 1957-58, the nearly twin, buff-colored brick, Streamline Moderne style buildings are of two-stories on the north end with one-story rear extensions. The Erlbacher Buildings front north on Broadway, a commercial thoroughfare in downtown Cape Girardeau. Each of these long, narrow, flat-roofed buildings has round corners in its façade and horizontal bands of windows and, except for slightly different setbacks and alterations on side elevations is much like its companion. These buildings are low-slung to begin with, and horizontality is further emphasized by window bands wrapping into the side elevations and, farther back on the sides, individual windows which are wider than they are tall, and relatively smooth wall surfaces from grade to the simple copings at the rooflines. The first floor of each building consists of a front customer service area with a production area in the rear. The buildings rest on concrete foundations. A paved area between the buildings contains parking spaces. The Erlbacher Buildings are well preserved, appearing today much as they did upon completion and therefore easily conveying their architectural significance.

Elaboration:

Setting:

The Erlbacher Buildings occupy a zero-lot line in the core of the downtown business district near Southeast Missouri State University with Houck Stadium located across the street. The short ends of the buildings front north on Broadway and the long sides (east and west elevations) are bordered by concrete parking lots and nearby commercial buildings on adjoining lots. East and west elevations are within view of traffic on Broadway. The south elevation is bordered by a concrete parking lot that extends to the end of the property line, and backs up to a residential area fronting Harmony Street.

1105 Broadway:

Primary (north) elevation

The façade of the building features an exposed concrete foundation laid in a vertical ripple pattern. A curved metal window frame sits directly on the concrete foundation and wraps around to the east and west elevations with a wall of glass. Directly above the metal window frame is a row of evenly spaced iron brackets with holes in their centers. The brackets are welded into the I-beams support joists. The original design intent of the brackets was to support a canopy across the front and into the east/west elevations of the curved portion of the building; the brackets were never utilized. Centered in the

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**Erlbacher Buildings
Cape Girardeau County, MO**

façade is a glass and metal entrance with a metal awning. A horizontal band of brick wall divides the first and second levels. The second level is identical to the first level. Centered on the second level above the entrance is a small hanging sign that reads "Rhea Optical." A concrete coping at ground level encircles the façade with a flower bed located between the coping and the building.

East Elevation

The east elevation is comprised of a two-story 30' section with another two-story section setback at 13' which runs 39' in length to the south with a covered parking area supported by iron columns. From the 39' setback is a section with a 7' setback with a one-story section that runs 56' to the south and is 30' in width. (see floor plan, p. 6) On the first level of the two-story, 30' section are five small evenly spaced one-over-one glass block windows with iron brackets directly above the window frames. The second level has a centered industrial style double multi-light window with the same metal brackets above the window frame. On the south wall of this section, first level, is an enclosed garage bay. Originally designed for the automobile showroom, it was enclosed with brick to meet the changing needs of the building from automobile business to service/retail business. It is unknown when this alteration occurred. On the second level is an industrial style multi-light window. The two-story 39' setback section features a wood door on the south wall with a porthole window and leads to the production area for Rhea Optical; originally it led to the garage service area. The east wall on the first level of the setback area has no windows. The second level has a double industrial style window with multi-lights at the north end with a single multi-light industrial style window to the south. Originally, there were four garage bays located on the one-story level. Only one of the bays remains; the other three have been enclosed with brick but still convey the sense of space for the bays. It is unknown when this alteration occurred.

South elevation

The south elevation is 30' wide and originally had two windows that have since been enclosed with brick. It is unknown when the alteration occurred but the south wall still clearly gives the sense and feel of the location of the windows and the original brick sills are intact.

West elevation

The west elevation does not feature any setbacks like the east elevation. Within the first 30' section from the façade is a door that leads to the second level and is the only access to this level. On the second level of this 30' section is a centered door that has been removed and covered over with wood, but it still conveys the sense and feel of a doorway. It is unknown when this alteration occurred but it could have been required for safety and building code requirements. On either side of the doorway are industrial style multi-light windows. The 39' section directly south of the 30' section features five small

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**Erlbacher Buildings
Cape Girardeau County, MO**

windows on the lower level. The second level has double industrial style windows identical to the ones located on the east elevation with three smaller windows to the south. The 50' section is one-story and has six small industrial style windows.

Interior

The interior of the building retains its original layout and much of its historic finishes. Despite being converted from a dealership and garage to a service type of business, the interior still conveys the feel of the original showroom, and the garage bay area.

First floor

A customer service and lobby area is located in the front of the building. To the west of the lobby and service counter is a display area where customers can select eye ware. East of the lobby is an office. Directly behind the customer service and lobby area is the production area for making lenses. The production area runs approximately 89' to the south. Restrooms are located to the west with access to the basement located near the center.

Basement floor

The basement has an open layout and is used for storage.

Second floor

The second floor has been converted for use as office space and an apartment. It is currently vacant. The front area of the building has been divided into three separate rooms with a hallway that runs east-west, directly behind the three rooms. Off the hallway running north-south are three long rooms. Another east-west hallway runs directly south of those long rooms to a small room and a bathroom. The staircase is located on the west wall. (see floor plan, p. 7)

1107 Broadway:

Primary (north) elevation

The north façade of the building is identical to 1105 Broadway in every detail except it does not have a business sign centered on the wall surface. The business sign for Courtesy Cleaners is separate from the building. Its location is east and north of the façade where it is set in concrete.

East elevation

The east elevation has setbacks similar to those in the east elevation of 1105, except the lengths are different in the 1107 building which has a 38' section and a 69' section. Located on the first level of the two-story 30' section is a rectangular two-light window that serves as a drive-thru for customers. Directly above the window the same metal

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**Erlbacher Buildings
Cape Girardeau County, MO**

brackets are found. The second level features a centered door covered with a wood panel. It is unknown when this alteration—possibly to meet safety and building code requirements—occurred. On either side of the doorway are industrial style multi-light windows. Located on the south wall of this section is a metal and glass door that leads to the customer service area of the building. The second level of the south wall features an industrial style multi-light window. Located on the two-story 38' section of the first level is a wood door that leads to the production area and two evenly spaced industrial style windows. The one-story section features two small industrial style windows with a garage bay.

South elevation

The south elevation is 30' wide and has two industrial style multi-light windows.

West elevation

Located on the first level of the two-story, 30' section is an industrial style double multi-light window with half of the window converted into a drive-thru with a metal awning. The second level has an industrial style double multi-light window. A chimney is located at the roofline where the 30' section and the 38' section adjoin. The 38' section features three industrial style windows on the first and second levels. On the 69' section are three sets of double industrial style multi-light windows.

Interior

The interior of the building retains its original layout and much of its historic finishes. When the building was completed in 1958, it housed Courtesy Cleaners, a dry cleaning business. Courtesy Cleaners still occupies the building and the layout has been the same since 1958.

First floor

The customer service area is located in the front of the building and has a service counter with open floor space for waiting customers. West of the counter space are hanging racks for clothing. The production area is located in the back section of the building and is open.

Basement

The basement has an open layout and is used for storage.

Second floor

The second floor has an open layout and is used for storage.

The Erlbacher Buildings are well preserved with only a few changes since they were completed in 1958. The only visible alterations to the 1105 building are the enclosure of

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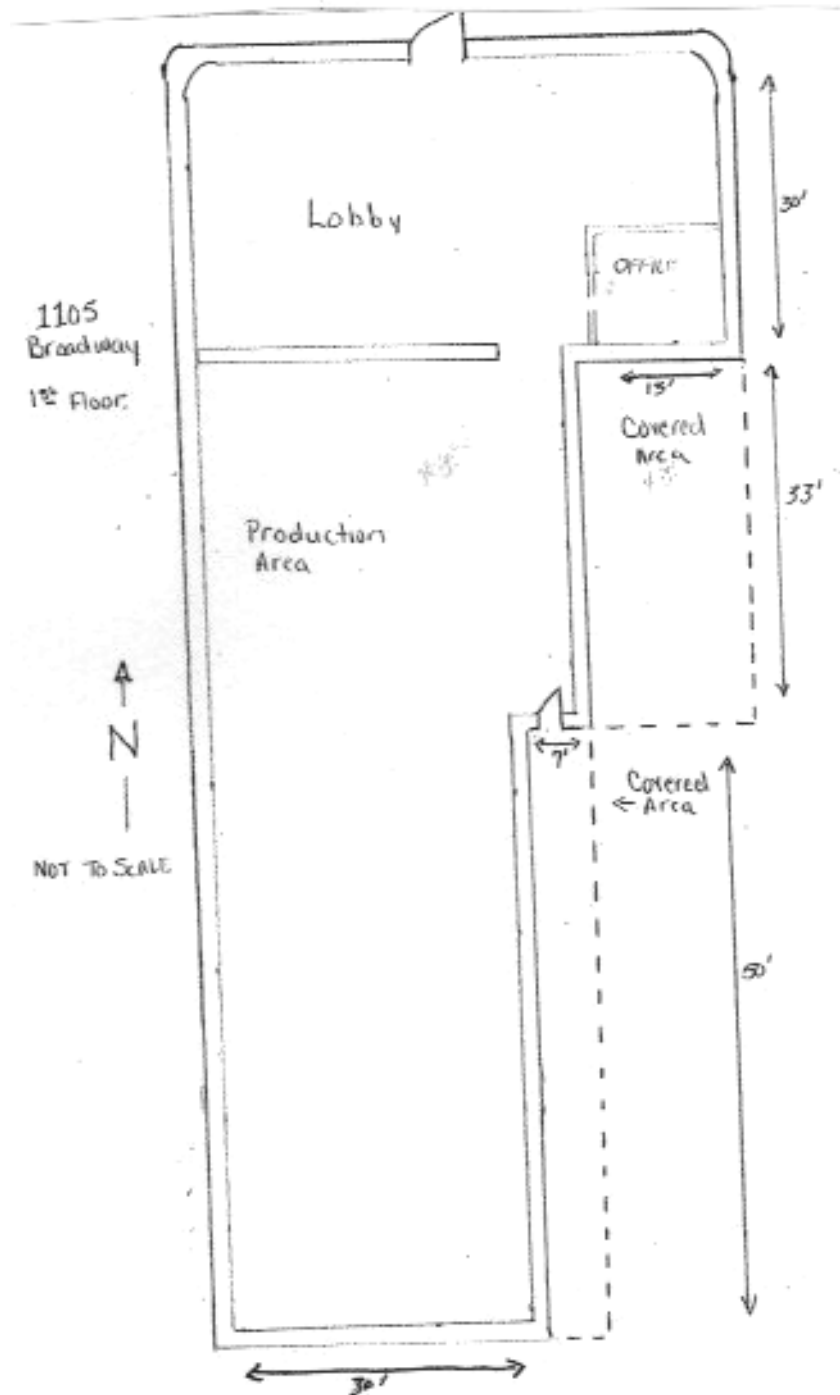
garage bays and a few windows to convert it from an automobile business to a service/retail business. The only visible change to the 1107 building is the added drive-thru window on the west elevation. These reversible alterations do not alter the sense of feeling and association. The Erlbacher buildings are well preserved, and in workmanship, design, materials, feeling, association and original location represent well their 1958 period of significance.

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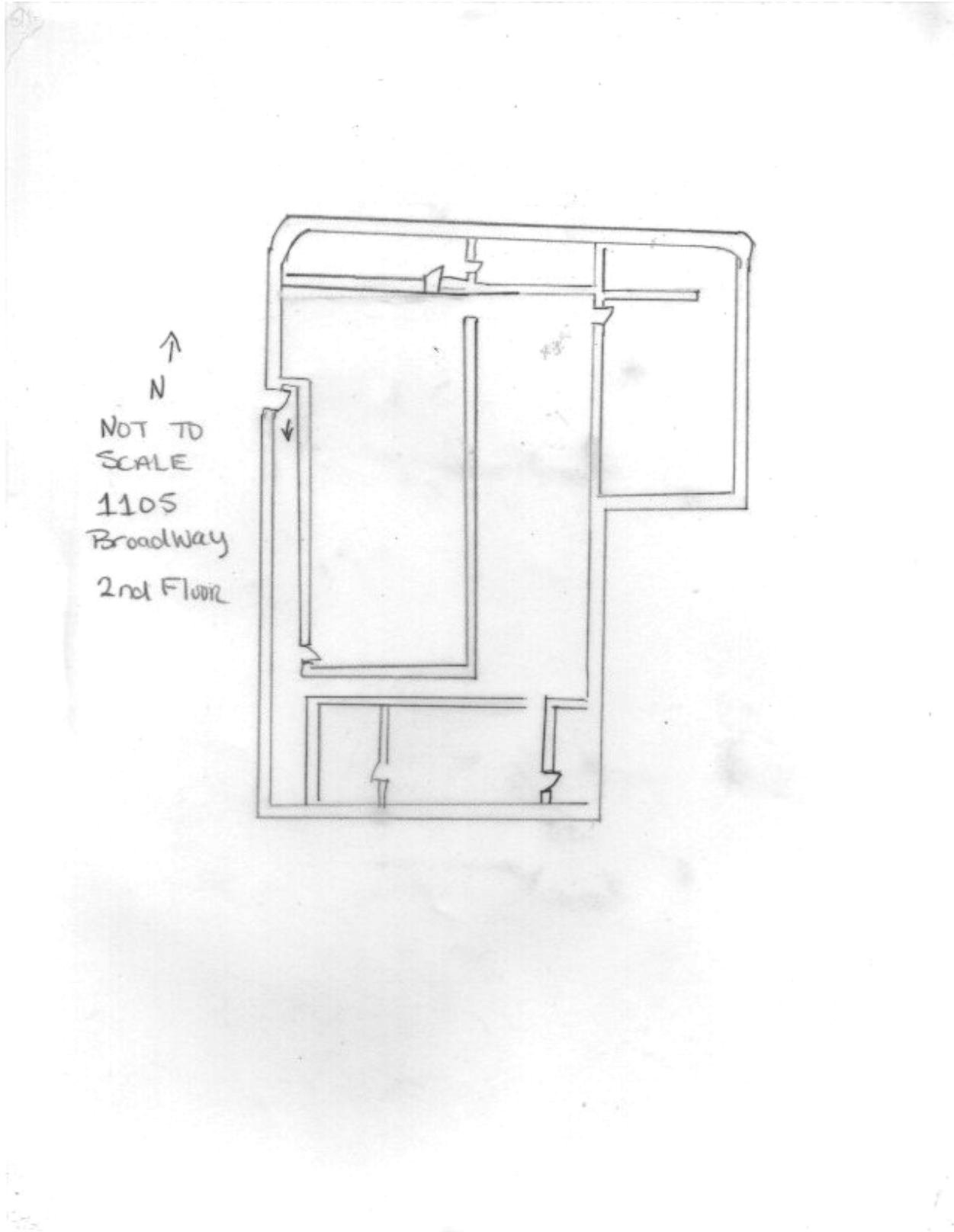


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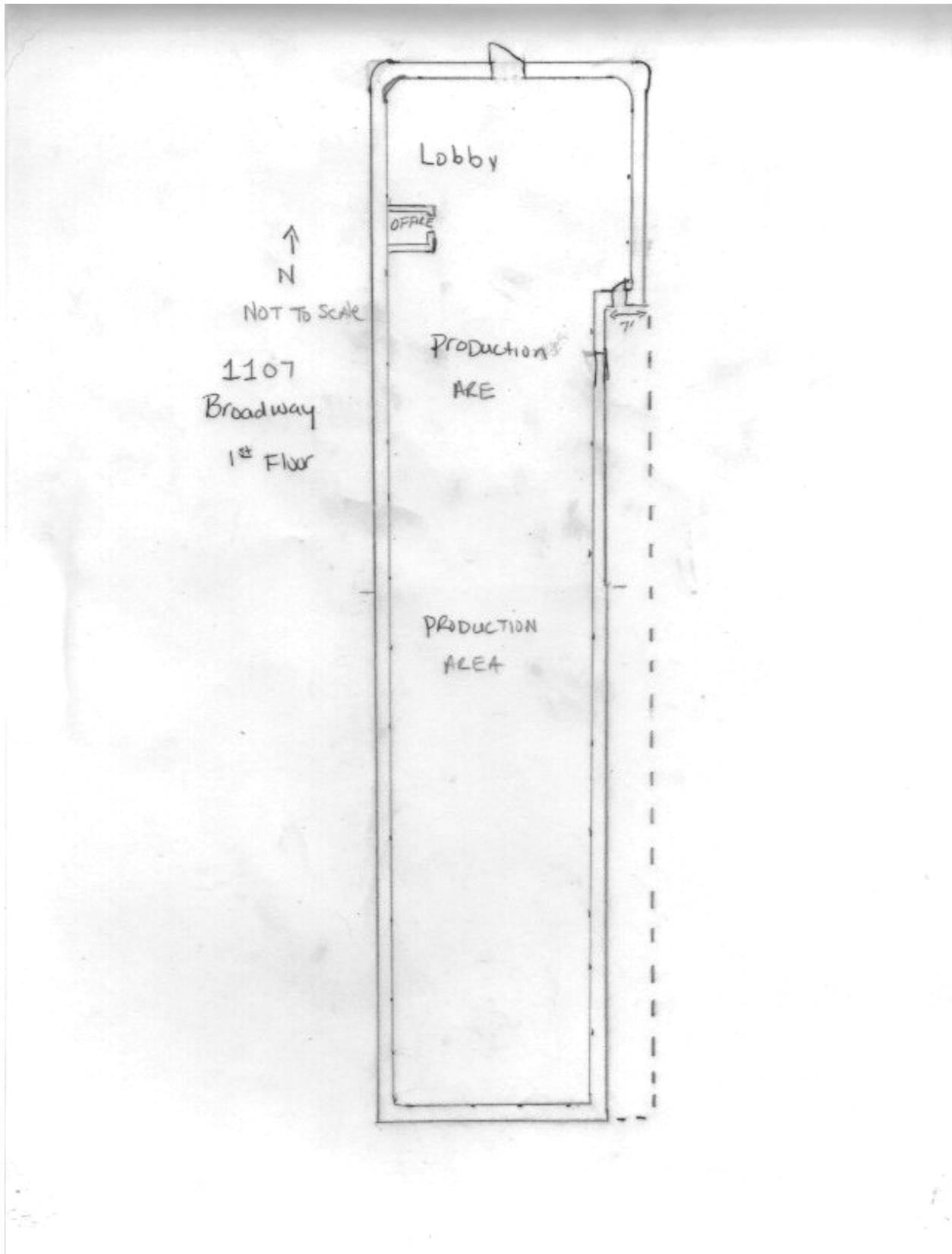


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Cape Girardeau County, MO**

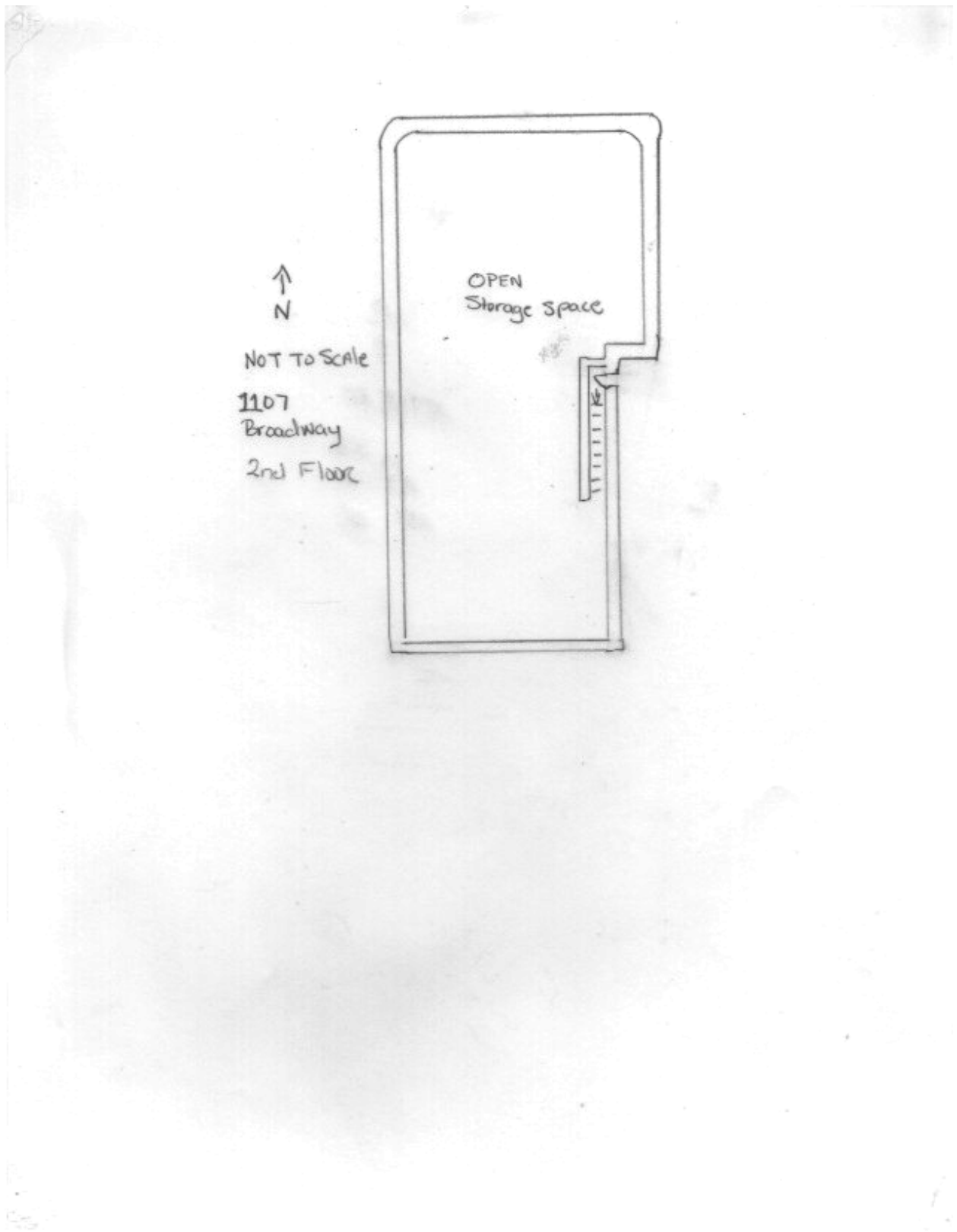


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Cape Girardeau County, MO**



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**Erlbacher Buildings
Cape Girardeau County, MO**

Summary:

The Erlbacher Buildings, 1105 and 1107 Broadway in Cape Girardeau, Missouri are locally significant under National Register Criterion C in the area of architecture. Virtually a matched set, these buildings were constructed in 1957-58 for Eddie Erlbacher as commercial rental properties. Designed by Harold W. Long, a prolific and locally prominent architect, the twin buildings are rare intact examples of Streamline Moderne architecture in Cape Girardeau. Including the Erlbacher Buildings, only five examples of the style—never common in Cape Girardeau—are extant today. The machine aesthetic that exemplifies the Streamline Moderne style is reflected in the use of curved corners, strong horizontal banding of windows and smooth, relatively unadorned wall surfaces. Garage bays have been eliminated from one building but overall they are well preserved and largely intact, appearing much as they did when they originally opened as an automobile dealership (1105 Broadway) and a dry cleaning establishment (1107 Broadway). The period of significance, 1958, represents the year construction was completed.

Elaboration:

History and Background

The Erlbacher Buildings were constructed 1957-58 by Eddie Erlbacher as commercial lease properties. In October of 1945, Erlbacher and his wife Grace purchased the property from L.F. Brenneisen and Dasie I. Albert.¹ Erlbacher intended to build one large Streamline Moderne style commercial building to house two automobile dealerships and garages on the property.² At the time of purchase, located on the property was a large boarding house, known as the Adams House which had once been a single-family residence.³ This area of Broadway was still mostly residential in 1945. To the east were a few commercial buildings. On the west side of the property were residential buildings in the next two lots. Houses were located on the street to the rear (south) of the property. Across the street to the north was Houck Stadium which setback from Broadway and was surrounded by houses to the east and west.⁴

Erlbacher planned to demolish the boarding house in order to construct his large commercial building and lead the way in commercial development of the area. However, Erlbacher's plans for development were stalled when some residents of the

¹ *Southeast Missourian*, 29 November 1945.

² *Southeast Missourian*, 1 February 1947.

³ *Southeast Missourian*, 29 November 1945.

⁴ Sanborn Fire Insurance Maps. Sanborn Fire Insurance Company, 1931 and 1950.

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**Erlbacher Buildings
Cape Girardeau County, MO**

boarding house refused to vacate the premises. On January 26, 1946, Erlbacher announced his plans to vacate the Adams House within a week so he could prepare the site for his construction project. Erlbacher had given eviction notices in November of 1945 to the ten families living in the Adams House (about forty people in all) but eight of the ten families had not found a new home.⁵ After months of trying to persuade the last boarders to move, Erlbacher finally started the demo process on the vacant part of the building. By doing so, the final boarders had no choice but to relocate.⁶

Groundwork started on October 29, 1946, for what would have been the largest building on Broadway if completed. The design was by local architect Harold W. Long. However, the project was hindered for over a year upon completion of the foundation by a post World War II steel shortage.⁷ By May 1948, Erlbacher had received only half of the steel needed for his proposed one-story Streamline Moderne style building to house the Homer Millikan Motor Company and the Waller Motor Company. Not until September 9, 1948, had enough steel been received for construction to proceed.⁸ The 1949 and 1951 Polk's City Directory of Cape Girardeau list the property as under construction, but the project was stalled again when labor problems arose. This time, Erlbacher suspended construction for what turned out to be several years.⁹

In the fall of 1957, Erlbacher decided to resume construction at 1105 and 1107 Broadway. But this time he felt it would be more financially feasible to erect two smaller commercial buildings than a single large one. Erlbacher again commissioned Long, whose plans this time called for a pair of irregular-shaped, two-story buildings with basements. As in the earlier design, the style was to be Streamline Moderne. The buildings would be constructed of steel, brick and concrete and would feature extensive walls of glass. With enough steel on hand, construction started in the fall of 1957. The Erlbacher Buildings were completed by July of 1958.¹⁰

The Erlbacher Buildings were constructed of standard eight inch brick laid in a running bond. The flat-roofed, buff colored, fire-resistant brick buildings sit upon concrete foundations with concrete floors between each level. The roofs are tar built upon a Celetex fire retarding sub-roof that provided insulation as protection. The roofs are reinforced by 12 inch deep steel I-beams. The I-beams and joists were forged at a foundry owned by Erlbacher (the Erlbacher Machine and Transportation Company located at 1300 North Water Street in Cape Girardeau). Erlbacher's sons, David "Pee

⁵ *Southeast Missourian*, 26, January 1946.

⁶ Erlbacher, David "PeeWee." Interview, 5 May 2008.

⁷ *Southeast Missourian*, 29 October 1946; Erlbacher, David "PeeWee." Interview, 5 May 2008.

⁸ *Southeast Missourian*, 11 May 1948 and 9 September 1948.

⁹ Erlbacher, David "PeeWee." Interview, 5 May 2008.

¹⁰ *Ibid.* Interview, 14 January, 2009.

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**Erlbacher Buildings
Cape Girardeau County, MO**

Wee” and Jerry helped forge the steel used in these twin buildings.¹¹

The building at 1105 Broadway housed Edgewater Motors Inc., an Edsel and Renault dealership. Bill’s Courtesy Cleaners leased the building at 1107 Broadway.¹² Today, Courtesy Cleaners is still located within the building, but under different ownership. As it was in 1958, the basement and second floor of the building is used for storage. While 1107 Broadway never experienced a change of occupants, the 1105 building did. By 1962, Jan Chick Auto leased the first floor of the building and the Board of Education leased the second floor. Nations Plymouth Valiant leased the building in 1964.¹³ Rhea Optical, currently located in the building, has called it home for over sixty years.

The Erlbacher Buildings retain a significant amount of original material. The windows and window frames are original. Located in the facades of both buildings are the original glass and metal entrance doors. The original glass blocks are retained in the stairwell of each building. The 1105 building retains 1/1 glass block windows on the east elevation. The first floor of the 1105 building still has the original sprayed on colored glaze coating over the concrete floor and the 1107 building retains the original clear coated glazed on its concrete floor. The second floor of the 1107 building remains one large open space with exposed rafters and I-beams as it was upon completion in 1958. Each building still retains its overall layout.

Architectural History

The Streamline Moderne style emerged as a direct result of the industrialized world of the early 20th century. The machine and technology of the new age redirected how architects looked at design. Progressive transportation and industrial design became nontraditional influences on how new buildings looked. There was a yearning to design buildings that broke away from traditional forms to a new style that represented the age of technology and pulse of the times. Architects were inspired by the modern styles of automobiles and other modes of transportation to create a style reflective of the progression of technology and they sought to interpret that tempo with the use of brick, stone, metal and glass.¹⁴

The early 20th century produced two styles that became very fashionable in the United States and internationally: Art Deco and Streamline Moderne. While other modern

¹¹ Ibid.

¹² Ibid.

¹³ Polk’s City Directory: Cape Girardeau. St. Louis, Missouri: R. L. Polk & Co., Publishers, 1962 and 1964.

¹⁴ David Gebhard. The National Trust Guide to Art Deco in America. New York: Preservation Press, 1996, p. 1.

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**Erlbacher Buildings
Cape Girardeau County, MO**

architectural styles were developed at this time (International style, Futurism, Constructivism and Expressionism), those styles did not seize the moment in architecture as Art Deco and Streamline Moderne did with Americans. Art Deco and Streamline Moderne styles were seen in other area of design including furniture, illustrations, jewelry, automobiles, and radios. For Americans, the Art Deco and Streamline Moderne styles were welcomed as a trend of the age.¹⁵

While the International Style sought to banish all classical forms and applied ornamentation, Art Deco and Streamline Modern welcomed embellishment in buildings. Art Deco style typically featured a geometrical appearance with ornamentation, and opulent textured surfaces giving the building a look of glitz and glamour. Streamline Moderne emphasized sleek profiles with less ornamentation, resulting in wall surfaces which were smoother, plainer and more aerodynamic to generate an impression of speed.¹⁶

While the Streamline Moderne style did not become popular in the U.S. until the 1930s, it began much earlier in Europe. Streamline Moderne style was established in Europe by Belgian architect Henri van de Velde and German architect Eric Mendelsohn. The former designed the Werkbund-Theater in 1914 for the Werkbund Exhibition in Cologne, and the latter designed three department stores located in Breslau, Chemnitz, and Struttgart, Germany in the late 1920s.¹⁷ Mendelsohn's most famous work, the Einstein Tower (1917-1921) in Potsdam, Germany stimulated Streamline Moderne style with its forms and materials. It was eagerly received in Europe and later in the U.S., and advanced the movement not only in high style designs but in vernacular styling as well. Soon Streamline Moderne styling was used in diners, retail stores, commercial buildings, automobile dealerships/showrooms, apartment buildings and single family homes.¹⁸

Streamline Moderne was a response to both severe economic times and to Art Deco itself. With the swing from the optimistic 1920s to the more somber 1930s, America was ready for a style of architecture that better reflected the times than the flamboyance and lavish details found in Art Deco. There was a desire to establish a style that was more in line with the atmosphere created by President Franklin D. Roosevelt's New Deal, a no-nonsense plan for getting the U.S. back on stable ground through sensible means. People felt that technology and science would help invigorate the economy, and

¹⁵ Ibid.

¹⁶ Mark Gelernter. A History of American Architecture: Buildings in Their Cultural and Technological Context. Hanover and London: University Press of New England, 1999, p. 249-250.

¹⁷ Marcus Whiffen and Frederick Koeper. American Architecture: Volume 2: 1860-1976. Cambridge, Massachusetts: The MIT Press, 1981, p. 332.

¹⁸ Gelernter. p. 249-250

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the use of machines that had been enhanced aerodynamically by streamlining to increase (or give the appearance of increasing) their speed was central to this vision. Locomotives, ships, automobiles and airplanes were increasingly streamlined. When architects began designing buildings that reflected this fascination with speed and technology, those streamlined buildings often housed automobile dealerships, service stations, and tire stores—and the design of these buildings articulated their automobile-oriented role.¹⁹ The Erlbacher Building at 1105 Broadway, which housed the Edgewater Motors, Inc., is an excellent example of how the Streamline Moderne design was used in an automobile dealership in Cape Girardeau.

The Streamline Moderne style became the prevalent style of the 1930s and continued into the 1950s.²⁰ Streamline Moderne buildings typically featured a skin stripped of ornamentation, rounded corners, curved facades, horizontal banding, windows that wrapped around corners, modern materials including chrome and other metals, glass blocks, walls of glass, plastic, concrete and stucco.²¹ The Erlbacher Buildings are excellent examples of the Streamline Moderne style as the buildings are truly modern without unnecessary ornamentation, and feature aerodynamic curves, flat roofs and walls of glass creating the overall feel of two ships.

While Art Deco and Streamline Moderne style were popular styles during the same time period, Art Deco was likely to emphasize a building's vertical massing while Streamline Moderne emphasized horizontality. The Erlbacher Buildings were designed to accentuate their horizontality of the two buildings.²² Buildings designed in the Streamlined Moderne style often tended to be smaller in scale than those designed in the Art Deco style. Streamline Moderne buildings also were inclined to be highway or street-oriented, like the Erlbacher Buildings. These design elements were also a consequence of the rise in suburbanization. Not only was the Streamline Moderne style popular with new construction, it was also prevalent in the modernization of existing buildings.²³

Harold W. Long

Harold W. Long was one of three architects listed in the 1958 city directory of Cape

¹⁹ Whiffen and Koeper. p. 331-332.

²⁰ Ibid.

²¹ Ibid. p. 249-250.

²² David Gebhard. The National Trust Guide to Art Deco in America. New York: Preservation Press, 1996, p. 1-13 and Mark Gelernter. A History of American Architecture: Buildings in Their Cultural and Technological Context. Hanover and London: University Press of New England, 1999, p. 249-250.

²³ Ibid. p. 10.

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Girardeau.²⁴ Long had several office locations in Cape Girardeau prior to building his office at 2520 Maria Louise Lane in the early 1960s. Long's office building currently houses an accounting and tax office. Long built his family residence in the early 1960s also, located at 2581 Fairland Drive and it still stands today. Long was known for his modern designs in residential and commercial buildings. In 1960, he completed the Cape Girardeau Airport Terminal building designed in Mid-Century Modern style with International style influence. While the building still stands today, it underwent renovations in 1993 which changed its style. Long had a successful architectural business and was commissioned to design several houses and commercial building prior to his retirement around 1974.²⁵ In 1972, Keith Underwood and Long joined their architectural practices together. Long relocated to West Palm Beach, Florida in 1974, where he resided until his death in January 1977.²⁶

Additional Erlbacher History and Background

The Erlbacher family moved to Cape Girardeau around 1906 when William B. and Emma Lehne Erlbacher relocated from Egypt Mills, Missouri. Erlbacher was born in New Wells, Missouri on November 9, 1867 and married Emma Lehne on December 3, 1898 in Egypt Mills. Prior to moving to Cape Girardeau, he operated a saw mill and farmed. After moving to Cape Girardeau, Erlbacher launched a foundry and machine business at 230 North Main Street. He would later turn over the management of the business, Cape Foundry and Machine, to his children. The business would make the majority of man hole covers for the city of Cape Girardeau. Over the years, the family business would expand to include the Missouri Barge Line Company, manufacturer of towboats.²⁷

Eddie A. Erlbacher, son of William and Emma Erlbacher, was born December 16, 1902 at Egypt Mills. Erlbacher married Grace Kinder on May 17, 1928. He actively worked in the family business. Over the years, the business would expand to include three companies located at 1300 North Water Street; Erlbacher Foundry and Machine Shop, Eddie Erlbacher Materials Company (sand and gravel), and Eddie Erlbacher Machine and Transportation which he would manage. Erlbacher led the way in river transportation business, on the Mississippi River. He broke new ground in the use of diesel engines to power the towboats on the Mississippi River. Erlbacher was considered to be one of the first in the boat business on the Mississippi River to develop

²⁴ Ibid., 1958.

²⁵ Sebeck, Tony. Interview, 9 January 2009.

²⁶ *Southeast Missourian*. 26, November 1972 and 16, January 1977.

²⁷ Erlbacher file, *Southeast Missourian*, Cape Girardeau, Missouri.

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and operate a boat powered by diesel fuel.²⁸

Erlbacher began experimenting with boat construction early in 1927 at the family's business at 230 North Main Street. On November 3, 1933, Erlbacher launched the towboat, John Hall, on the Mississippi River. He would launch the Towboat Mokita on May 4, 1936. Mokita was 275 tons and was the largest water craft to be launched in Cape Girardeau at the time. Then in September of 1948 he started the construction of a 2000 horsepower towboat, Robin, which he launched on June 4, 1950. Robin measured 116 feet in length and 30 feet wide; powered by two, 16 cylinder V-type engines each with 1000 horsepower. The Robin took its maiden voyage on a Sunday night and was mastered by Captain William A Howell. Howell was to take the Robin to Helena, Arkansas with three barges. Erlbacher constructed several boats over the years. In February of 1953, Erlbacher filed articles of incorporation for the Erlbacher Boat Construction Company.²⁹

Outside of the family business, Erlbacher was active in the community. In 1944, Erlbacher proposed a flood plan for Cape Girardeau's downtown. At the time, there were three plans filed with the city for consideration. Erlbacher's plan was preferential among most of the downtown merchants and property owners at the time. His plan proposed that a concrete seawall be constructed from Cape Rock to the railroad depot on Main Street near Merriwether. It called for fill of all adjacent property with sand to the level of the levee. Basically, he proposed to fill buildings located on Water Street to Independence Street with sand up to the second level, making the second level of each building the first level. The concrete seawall would be constructed to a level high enough to deal with the "highest possible flood." Erlbacher's plan was endorsed by Cape Girardeau's City Council on October 2, 1944. While the plan was endorsed by the city, the final plan to protect the city from the Mississippi River called for the U.S. Army Corps of Engineers to construct a flood wall.³⁰

Erlbacher served on the Special Road District Commission, serving as chairman and was active with the Chamber of Commerce serving as president. In 1943, he retired from the transportation business when he sold his transportation company. He became interested in real estate and became a real estate investor. Erlbacher died on April 15, 1961.

²⁸ Ibid.

²⁹ Ibid.

³⁰ "Main Street Submits Plan of Downtown Flood Check: Majority of Property Owners Endorse Plan Submitted by Erlbacher; Fill is Suggested." *Southeast Missourian*, 9 June 1944; "Floodwall Wasn't Popular At Its Start." *Southeast Missourian*, 23, August 1993.

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**Erlbacher Buildings
Cape Girardeau County, MO**

Property Owners:

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The Hamlet Group LLC
Brandi N. Hamm, Member
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Cape Girardeau, MO 63701
Phone: 573-335-8207

1107 Broadway
Wayne Turley
835 Pecan Lane
Jackson, MO 63755
Phone: 573-243-5168

Photo Log

Photographer: Terri L. Foley
May 2008 and January 2009
Digital File – CD-R on file with nomination and Terri L. Foley

Photo #1: Erlbacher Buildings, façade, looking south
MO_Cape Girardeau County_Erlbacher1.tif

Photo #2: Erlbacher Buildings, 1105 Broadway façade, looking southwest
MO_Cape Girardeau County_Erlbacher2.tif

Photo #3: Erlbacher Buildings, 1107 Broadway façade, looking southwest
MO_Cape Girardeau County_Erlbacher3.tif

Photo #4: Erlbacher Buildings, 1105 and 1107 Broadway, looking southeast, showing
facades and streetscape
MO_Cape Girardeau County_Erlbacher4.tif

Photo #5: Erlbacher Buildings, 1105 and 1107 Broadway, looking southwest, showing
facades and streetscape
MO_Cape Girardeau County_Erlbacher5.tif

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**Erlbacher Buildings
Cape Girardeau County, MO**

- Photo #6: Erlbacher Buildings, 1105 Broadway façade and west elevation, looking southeast
MO_Cape Girardeau County_Erlbacher6.tif
- Photo #7: Erlbacher Buildings, 1105 Broadway façade and east elevation, looking southwest
MO_Cape Girardeau County_Erlbacher7.tif
- Photo #8: Erlbacher Buildings, 1105 Broadway, east elevation, looking southwest
MO_Cape Girardeau County_Erlbacher8.tif
- Photo #9: Erlbacher Buildings, 1105 Broadway west elevation, looking southeast
MO_Cape Girardeau County_Erlbacher9.tif
- Photo #10: Erlbacher Buildings, 1107 Broadway façade and east elevation, looking southwest
MO_Cape Girardeau County_Erlbacher10.tif
- Photo #11: Erlbacher Buildings, 1107 Broadway façade and west elevation, looking southeast
MO_Cape Girardeau County_Erlbacher11.tif
- Photo #12: Erlbacher Buildings, 1107 Broadway west elevation, looking southeast
MO_Cape Girardeau County_Erlbacher12.tif
- Photo #13 Erlbacher Buildings, 1105 and 1107 Broadway, showing the east elevation of 1107 Broadway and the west elevation of 1105 Broadway, looking north toward Broadway
MO_Cape Girardeau County_Erlbacher13.tif
- Photo #14 Erlbacher Buildings, 1105 Broadway, showing interior production space, looking south
MO_Cape Girardeau County_Erlbacher14.tif
- Photo #15 Erlbacher Buildings, 1105 Broadway, second floor interior, looking south, showing large room on the west with the stair case to the west of the room.
MO_Cape Girardeau County_Erlbacher15.tif

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Cape Girardeau County, MO**

Photo #16 Erlbacher Buildings, 1107 Broadway, second floor interior, looking
northwest
MO_Cape Girardeau County_Erlbacher16.tif

Erlbacher Buildings
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