

HISTORICAL/ARCHITECTURAL SURVEY

of a portion of

THE CITY OF JACKSON

located in

CAPE GIRARDEAU COUNTY, MISSOURI

Conducted by

Students of the Historic Preservation Program

at Southeast Missouri State University

HP 420 Class

Spring 1994

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INTRODUCTION

The Historic Site Administration Class (HP 420), directed by Dr. Bonnie Stepenoff, conducted an architectural survey of some commercial and residential buildings in downtown Jackson, Missouri, the county seat of Cape Girardeau County. The main purpose of this architectural survey was to gain information through an inventory procedure and to identify significant historic properties. The students also sought to make recommendations as to other areas in the city that need to be surveyed.

For the students, this survey was an opportunity to gain knowledge in historical research, context procedures for evaluation in historic properties, and skills in presenting historical materials to the public. This survey work can be a foundation for future studies and historical research.

METHODOLOGY

The initial stage of this survey was to research the history of the city of Jackson. Information was gathered regarding early settlement, commercial and industrial activity, public institutions, and significant people. This information provided the survey team with a broad historical context in which individual properties could be evaluated. In addition, this research gave the team clues as to what type of structures they could expect to find in the survey area.

A preliminary walk through the survey area was done in order to determine the number and type of structures in the area. At this time, a master list of fifty-five structures was produced. Of

these, thirty-five properties were identified as being at least fifty years old. These thirty-five properties were photographed and documented.

The research team was divided into pairs and each pair assigned a certain number of properties to investigate. This stage of the survey consisted of field inspection of each structure, interviews with local residents and business owners, and additional research on individual properties. Standard survey forms issued by the Missouri Historic Preservation Program were completed for each property and two students were assigned the task of photographing the structures.

Upon completing the field work, researchers compiled the information for final verification. Survey forms were compared with the photographs in an effort to detect any errors. Photographs, survey forms, and research information were used to determine which properties may be eligible for listing on the National Register of Historic Places.

NOTE: Two properties (111 E. Adams; 117 W. Adams) that lie outside of the survey area have been included in this report. The research team determined these properties were significant and warranted further study.

SURVEY AREA LIST OF BUILDINGS

** - Denotes structures included in this survey

ADDRESS	HOUSE/BUSINESS NAME
<u>Washington St.</u>	
Courthouse Square	County Office Building
Courthouse Square	Common Pleas Courthouse
203 W.	House
**209 W.	House
**215 W.	House
<u>Russell St.</u>	
**120 S.	House
**124 S.	House
**128 S.	House
<u>Adams St.</u>	
**117 W.	House
**222 W.	House
✓ **218 W.	House
120 E.	Accent Security
**111 E.	House
<u>Hope St.</u>	
123 S.	CB's Muffler and Brake
121 S.	Kamp's Coin Wash
117 S.	Discount Smoke Shop
<u>Main St.</u>	
125 E.	Chamber of Commerce
117 E.	Shelter Insurance
101 W.	Capitol Bank
111 W.	Public Defenders Office
**113 W.	Sanders Hardware
**119 W.	Linsey's Jewelry
**121 W.	Val's Upholstry
**125 W.	Obermann & Sons
**127 W.	Ree's Family Barber Shop
**131 W.	Leonard's Seed
**201 W.	Vacant (Commercial Bldg.)
200 W.	Farmers Insurance
**209 W.	Welling House
210 W.	Cash-Book Journal
214 W.	Taste of Italy
217 W.	Trendsetters
216 W.	Lenco
219 W.	House
<u>Missouri St.</u>	
**119 N.	House
**111 N.	Jackson Marble & Granite Works
109 N.	Lora-Don
120 S.	Busey Machine & Welding
<u>High St.</u>	
**130 S.	Rozier's
**128 S.	Precious Memories

High St.(cont.)

**126 S.	Advanced Technology Products
**124 S.	Crite's Tavern
**122 S.	Lohman's Shoe Store
**120 S.	Ross Furniture
✓**110 S.	Post Script
**108 S.	The Way
**102 S.	The Andrew Jackson
**104 S.	Cash-Book Printing
**113 S.	Siemer Appliance
**119 S.	Sweetheart Flowers
**121 S.	Judy's
**123 S.	Vacant (Commercial Bldg.)
**129 S.	Jer's Restaurant
**131 S.	Specialties Sports

Court St.

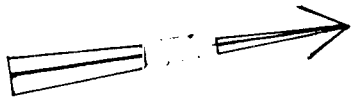
101	Boatman's Bank
**123	Harold's Jewelry
**125	Jones' Drug Store
**127	(old Fire House, 1928)

KEY TO SURVEY MAP

<u>Property Number</u>	<u>Address</u>
1.	113 W. Main St.
2.	119 W. Main St.
3.	121 W. Main St.
4.	125 W. Main St.
5.	127 W. Main St.
6.*	131 W. Main St.
7.	201 W. Main St.
8.*	209 W. Main St.
9.	215 W. Washington St.
10.	209 W. Washington St.
11.	120 S. Russell St.
12.	124 S. Russell St.
13.	128 S. Russell St.
14.	222 W. Adams St.
15.*	111 E. Adams St.
16.	117 W. Adams St.
17.	102/104 S. High St.
18.	106/108 S. High St.
19.	120 S. High St.
20.	122 S. High St.
21.	124 S. High St.
22.	126 S. High St.
23.	128 S. High St.
24.	130 S. High St.
25.	131 S. High St.
26.*	119 N. Missouri St.
27.*	111 N. Missouri St.
28.	123 Court St.
29.*	125 Court St.
30.	127 Court St.
31.*	Courthouse Square
32.	127/129 S. High St.
33.	123/125 S. High St.
34.	119/121 S. High St.
35.	113 S. High St.

Boundry of survey area indicated by broken line (- - - - -).

Structures which may be eligible for National Register listing indicated by an asterisk (*).



RUSSELL STREET

11.
12.
13.

14.

8.

7.

9, 10,

26.
27.

CITY OF JACKSON
MISSOURI

MISSOURI STREET

6. 5, 4, 3, 2, 1.

MAIN STREET

28, 29, 30.

COURT ST.

31

WASHINGTON STREET

16.

ADAM STREET

35, 34, 33, 32, 25.

HIGH STREET

17, 18, 19, 20, 21, 22, 23, 24.

BARTON ST.

15.

HOPE STREET (STATE HIGHWAY 61)

CONTEXT FOR EVALUATING HISTORIC PROPERTIES

Jackson, Missouri was established in 1814 and incorporated in 1819 on land owned by William H. Ashley. The town was designated as the county seat because of a dispute over the land title of the property in the town of Cape Girardeau. Named for General Andrew Jackson, the town prospered initially though later growth has been described as conservative, but steady. *

The presence of a plank road, the establishment of a federal land office in 1818, a branch of the Iron Mountain Railroad, as well as its designation of the county seat, have all contributed to the development of Jackson.

This city of approximately nine thousand boasts a small town atmosphere in close proximity to the regional and commercial center of Cape Girardeau.

COMMERCE

Businesses in Jackson strove to meet the needs of farmers from surrounding rural areas. The central business district became a place for stores, offices, residences, and local government. The people opening businesses often participated in the westward movement of the United States. The first store in Jackson was owned by a Mr. Echardt, who came from Virginia. The downtown business district remains a vital part of the Jackson economy.

Within the survey area is an important building on the southeast corner of Main and High streets. On this property, Joseph Frizel opened a general store in 1816. It is now occupied by the Andrew Jackson and Cashbook Printing businesses. Another important early business was the buggy store located at 131 West Main Street, now occupied by Leonard's Seed. The building was constructed in 1898 by C.H. Wolter and played an important part in the commerce of Jackson.

In 1881 a fire burned an entire block of businesses. Only one building on the northeast corner of Main and Missouri streets survived the fire. The other lots have been filled with newer buildings in the continuing development of Jackson commerce.

Some businesses in Jackson have lasted through several generations. One of these within the survey area is Jones Drug Store, established in 1871 by Henry L. Jones. The drug store, although moving once to a new building, remained in the same family until 1968 and is still a thriving business and part of local history.

ETHNIC HISTORY

Cape Girardeau county itself was a slave owning county. Most people who owned slaves had eight to ten slaves or less. Most of the early construction done in Jackson, Missouri was probably done by slave labor. For example, the "Rock House" was documented as to have been built entirely by slaves and still has the chisel and hammer marks in the stones of the house. The slaves had dug the stones from a neighboring quarry. Merchants and farmers were not the only slave owners in the area, for documentation shows that preachers, teachers, and bankers were also slave owners.

Many encounters of both the Union and Confederate forces occurred near Jackson. In many cases, the slaves/former slaves were ridiculed and treated harshly during these times. Many remained loyal to their previous owners and other silently moved away from slavery's reach.

All over Missouri, there has always been wide-spread interest in the lives of Native Americans. In Missouri, archaeologists have discovered village sites, pottery, various types of stone implements, metal and earthworks/mounds. Many of these mounds are located in Southeast Missouri along the Mississippi River. This region was heavily populated with Native American cultures, such as the Capaha, Shawnee, and Delaware tribes. The legendary "Trail of Tears," which involved the removal of Cherokee Indians to the west, may have also passed through Jackson, Missouri.

The town of Jackson and other towns in Cape Girardeau County were settled largely by Americans from North Carolina, Tennessee, and Kentucky. The German settlements were a great influence even into the twentieth century.

EDUCATION

The history of education in Jackson begins one year after the town's incorporation. Jackson's first school was a grammar school opened by Henry Sanford in 1816. The log schoolhouse was located in the vicinity of the present city school buildings. Sanford kept the school until he began his position as Clerk of the Circuit Court.

A separate school, the Jackson Academy, was started in 1820. However, it was unsuccessful and its charter lapsed not long after it was opened. It appears that most of the education of Jackson's citizens was done within the family or at private schools outside of Jackson until the reorganization of the academy in 1839. After 1839, the academy was successful until the Civil War, which brought education to somewhat of a lull.

After the Civil War, the academy became a public school during the public school movement. In 1867, the Board of Education was founded with Charles Welling (a Jackson resident) as its first president, and Jackson became the site of two public schools at this time. The white scholars attended school in the old academy until 1881 when the building was declared unsafe. A new school was built in 1882.

Jackson would later become the home for another private school, the Jackson Military Academy (J.M.A.). In 1899, the house of Colonel William McGuire began to be used for private schooling and in 1902, the building became home to the J.M.A. under Colonel T. W. Birmingham. A variety of courses were offered including Latin,

rhetoric, mathematics, and history. The students wore uniforms, learned drills and tactics, and were subject to demerits for disorderly conduct. The school also taught fine arts subjects for girls. The J.M.A. closed in 1909 when Colonel Birmingham, after selling the building to the Jackson public school board, went back to his home in Cincinnati. The building later housed the high school.

In 1948, the Cape Girardeau County Board of Education was created, and a reorganization of county schools was planned. By 1954, a consolidation plan was offered again and was approved. The Jackson R-2 district, which still remains intact, was formed. The district covers thirty-seven towns, villages, and rural areas in Cape Girardeau County. The Jackson R-2 district is one of the largest school districts in Missouri.

PROPERTY TYPES

In Jackson, several different property types have been found. Most of these buildings date back to the late nineteenth and early twentieth century.

Commercial Buildings

Commercial buildings in Jackson, Missouri have plain store fronts with display windows. The door is usually in the center or off to one side of the front facade. The commercial buildings are usually two stories. Their front facades may have been altered, but the back sides have wooden porches and an unaltered appearance. Most of these buildings date to the late nineteenth and twentieth century when the town of Jackson prospered.

Open Gable

Another type of structure which is found more in residential sections is an open gable or gable front house. Gable front houses have a triangular-shaped roof that faces the front facade. This style originated from Greek temples which have pediments or triangular-shaped protrusions on the front facade. Most examples of gable front houses are one and one half stories high. The three houses on South Russell Street in Jackson (120, 124, and 128 South Russell) are all open gable houses.

Gabled Ell

Variations of the open gable houses include the gabled ell. A gable ell house has a gable roof facing the street with a rectangular section intersecting this section to form an "L" shape. The house at 215 West Washington in Jackson is a gable ell.

Saltbox

Other nineteenth and twentieth century houses in Jackson include vernacular styles. One house appears to have a salt box form. This house is two stories with a steep gabled roof. Additional rooms are added to the back. Consequently, the back roof is longer than the slanting roof on the front facade.

Craftsman Features

Other vernacular property types include houses with Craftsman influence. The exposing of the ends of the rafters at the eaves is typical for a Craftsman house. Craftsman houses were first designed by Charles Sumner Greene and Henry Mather Greene in California from 1893 to 1914. Since the Greene's designs appeared in magazines such as Good Housekeeping and The Architectural Record, these houses spread across the country in a vernacular form.

General Conclusion

Most of the buildings in this survey of Jackson had rectangular or square floor plans with front or side gable roofs. During the turn of the century, many houses had neoclassical features such as columns on porches. These features did not appear as frequently in the survey area in Jackson, Missouri.

RECOMMENDATIONS

The survey team recommends the following:

- 1) The residential areas on the east side of Hope Street, which appear to contain substantial historical resources, should be surveyed.
- 2) Further survey work might well lead to the identification of a downtown historic district.
- 3) The following seven properties are potentially eligible for listing as single proprieties on the National Register of Historic Places:

- | | |
|--------------------------------------|---------------------------|
| a) Leonard's Seed | 131 West Main Street |
| b) Jackson Marble and Granite | 111 North Missouri Street |
| c) Jones Drug Store | 125 Court Street |
| d) House | 111 East Adams Street |
| e) Stone House | 119 North Missouri Street |
| f) Welling House | 209 West Main Street |
| g) Cape Girardeau County Court House | Barton Square |



Leonard's Seed

6



141 W. Missouri St.

Jackson Marble and Granite works

27

PRESCRIPTIONS



Jones Drug Store 125 Court Street

29



House, 111 E. Adams St.

15



Welling House

8



Rock House, 119 N. Missouri St.

26



Court House

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Plat Maps

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