

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 Jackson Uptown Commercial Historic District

other names/site number N/A

### 2. Location

street & number An area roughly bounded by Court, Main, Missouri and High Streets [N/A] not for publication

city or town Jackson [N/A] vicinity

state Missouri code MO county Cape Girardeau code 031 zip code 63755

### 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 12/19/05  
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:

entered in the National Register.

See continuation sheet.

determined eligible for the

National Register.

See continuation sheet.

determined not eligible for the

National Register.

removed from the National

Register.

other, (explain): \_\_\_\_\_

Signature of the Keeper

Date of Action

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name of Property

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(Check only one box)

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
23	7	buildings
0	0	sites
0	0	structures
0	0	objects
23	7	Total

Name of related multiple property listing

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

n/a

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

COMMERCE/TRADE/specialty store  
 COMMERCE/TRADE/professional  
 COMMERCE/TRADE/financial institution  
 GOVERNMENT /courthouse

Current Functions

(Enter categories from instructions)

COMMERCE/TRADE/specialtystore  
 COMMERCE/TRADE/professional  
 COMMERCE/TRADE/financial institution  
 GOVERNMENT /courthouse

7. Description

Architectural Classification

(Enter categories from instructions)

Other: Two-Part Commercial Block

Other: One-Part Commercial  
Classical Revival/Neo-Classical

Materials

(Enter categories from instructions)

foundation stone

walls brick  
Stone

roof asphalt

other

See continuation sheets (X)

Narrative Description

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

See continuation sheets (X)

**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

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

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

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

**Criteria Considerations**

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

Property is:

**A** owned by a religious institution or used for religious purposes.

**B** removed from its original location.

**C** a birthplace or grave.

**D** a cemetery.

**E** a reconstructed building, object, or structure.

**F** a commemorative property.

**G** less than 50 years 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 Continuations Sheets (X)

**9. Major Bibliographical References**

**Bibliography**

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

**Previous documentation on file (NPS):**

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

**Areas of Significance**

(Enter categories from instructions)

\_\_\_\_\_  
Commerce

\_\_\_\_\_  
Government

\_\_\_\_\_  
Architecture

**Period of Significance**

\_\_\_\_\_  
circa 1880-1953

**Significant Dates**

\_\_\_\_\_  
1923

**Significant Person**

(Complete if Criterion B is marked above)

\_\_\_\_\_  
N/A

**Cultural Affiliation**

\_\_\_\_\_  
N/A

**Architect/Builder**

\_\_\_\_\_  
Not known

Jackson Uptown Commercial District  
Name of Property

Cape Girardeau County, MO  
County and State

**10. Geographical Data**

**Acreege of Property** approximately 3 acres

**UTM References**

(Place additional UTM references on a continuation sheet.)

A. 16/794955/4142655                      B. 16/795100/4142620

C. 16/795090/4142510                      D. 16/795155/4142510

See continuation sheet

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title Melinda Winchester

organization Lafser & Associates                      date 05-08-2005

street & number 2285 County Road 316                      telephone (573) 243-6965  
city or town Jackson                      state MO                      zip code 63755

**Additional Documentation**

Submit the following items with the complete 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**

(Complete this item at the request of SHPO or FPO.)

name See continuation sheet

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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## National Register of Historic Places Continuation Sheet

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Jackson Uptown Commercial Historic District  
Cape Girardeau County, MO

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### Summary:

The Jackson Uptown Commercial Historic District is located in Jackson, Cape Girardeau County, Missouri and includes portions of the courthouse square and surrounding business area. The district is situated along the 100 block of East and West Main Street, the 100 block of West High Street and Court Street and the east side of the 100 block of South Missouri Street. (See Figure 1) The buildings are representative examples of Jackson's early commercial area and architectural design ca. 1870-1950. The district is composed of twenty-nine commercial buildings and the county courthouse. These commercial buildings are primarily of brick construction and can be categorized as one and two-part commercial blocks. The Neo-Classical Cape Girardeau County Courthouse is the most high-style building in the district, though many of the commercial buildings show the influence of Late Victorian architecture. Although many storefronts have been changed due to natural disasters, fires, or architectural trends, the buildings retain much of their upper façade details and architectural significance. Overall, the buildings exhibit common commercial designs for rural communities of the period and continue to function as commercial businesses. The district portrays a thriving business district and demonstrates the important role historic commercial buildings play to uptown Jackson. Twenty-three of the thirty properties are considered contributing to the character of the Uptown Jackson Commercial Historic District.

### Elaboration:

The Jackson Uptown Commercial Historic District is located around the boundaries of the county courthouse and one of the earliest platted section of Jackson. (See Figure 2) It contains the oldest extant commercial buildings in town and continues to function as the primary uptown commercial district. Jackson, the second town created in the Cape Girardeau District, was officially established in 1813 and incorporated as a fourth class city in 1884. The buildings in the uptown commercial area reflect general trends in the architectural and commercial development of Jackson. The earliest buildings in the district are located on the south side of W. Main Street facing the court house. In 1888, the largest fire in Jackson consumed a large part of the wood structures on the South side of Main Street. They were rebuilt as vernacular One and Two-Part Commercial Blocks, and are of brick construction. Nineteen of the thirty properties within the district were constructed between 1893 and 1908, a period of extensive growth and development in rural Jackson. The streets are wide with parking along the edges and five foot wide sidewalks front the commercial area. The layout of the commercial district of Uptown Jackson has remained unchanged since 1908.

### Individual Property Physical and Architectural Descriptions:

The following list of district buildings contains individual descriptions, identifies architectural styles and provides construction/alteration dates. Building names are

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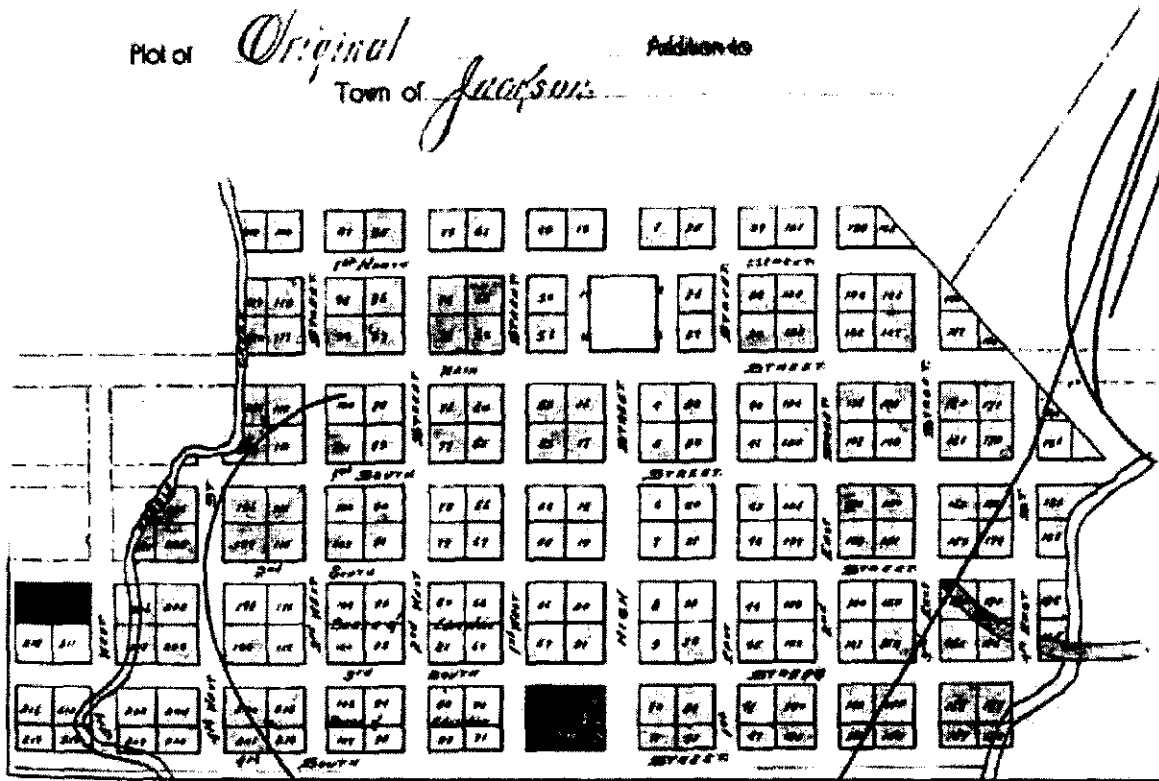
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Cape Girardeau County, MO

contemporary ones. Properties within the Jackson Uptown Historic District are designated as (C) for contributing or (NC) for non-contributing. Some of the descriptions also include brief histories of the buildings and or their historic businesses. The bracketed numbers refer to the numbers indicated on the boundary map for the district.

Unless otherwise noted, the historic information provided on individual buildings comes from the Sanborn Fire Insurance Maps of September 1895, December 1901, February 1908, October 1921, and January 1931. Detailed business histories are from the History of Jackson, Missouri, and Surrounding Communities.



Early plat map of Jackson showing original street names. Courtesy of Cape Girardeau County Archive Center, Jackson, Missouri.

Figure 1

- 1) 120 S. Missouri Street, ca. 1900/1937- A two-story brick commercial building with stepped parapet gable ends and a low pitch hipped roof. There is an off-center modern entrance door with sidelights filled with glass block. An original window opening is on each side of the front entrance with a garage door located at the south end of the façade. There are four symmetrically spaced windows on the north

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Cape Girardeau County, MO

elevation, two on each floor. The first floor windows on the north elevation are glass block and two modern metal windows with infill surrounds on the second floor of the south elevation. The foundation wall on the north side is the original field stone foundation of the structure. The building was originally one-story and operated as a blacksmith shop for Christian Heinrich Wagner. In 1937, Mr. Wagner's two sons expanded the building to two-stories and also began to offer machine welding services. The business was known as Wagner Machine and Welding Works until in 1989 when the Wagner's retired. (C)

- 2) **131 W. Main Street, ca. 1896-** A three bay, brick, two-part commercial corner building with elaborate Victorian detailing. The second story of the pressed metal façade is original with a projecting oriel window in the center flanked by two wood double-hung windows on each side. It has an ornate bracketed cornice with double ionic colonnettes with rosettes on each side of the double-hung windows. The roofline is stepped on the Missouri Street elevation with a flat roof. The main entry is off-center with large display windows on the façade and in the first bay of the west side. Originally, there was a transom area above the glass display windows which is now in filled with wood but the divisions are still evident. The west elevation on the second floor has ten symmetrical one-over-one double hung wood windows with signage painted on the brick displaying past businesses. This building is best known as the C.H. Wolter Buggy and Harness Shop. His trademark horse continues to stand in the window of the building. (C)
- 3) **127 W. Main Street, ca. 1900** – A two-story, brick two-part commercial building with five double hung wood windows placed symmetrically across the upper façade. The east and west elevations are common walls. The upper projects slightly with dentil molding and stone course across the front. The original brick lentils and sills are intact. The storefront has a centered entry as the original with large glass display windows on each side. The Upper transom area has been in-filled with wood panels. The upper façade remains much as it did when constructed. J.G. Heinberg had a clothing store at this location in the late 1890s and the building has continued to serve as a commercial outlet for other businesses. (C)
- 4) **123 W. Main Street, ca. 1889** - A two-story, brick two-part commercial building with five double hung wood windows across the façade on the second floor. Each window has stone sills with arched brick lintels. The entrance is centered on the façade with large glass display windows on each side. Metal panels are in the transom area. In the 1960s, green painted sheet metal panels with plywood backing were placed over the upper façade and the upper cornice line was tuck-pointed. Prior to the nomination the owners removed the metal panels to reveal the architectural details hidden behind them and to become a contributing building in the district. (C)

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- 5) **121 W. Main Street, ca.1890** - A two-story brick building with dryvit on the façade. The window fenestration is symmetrical with arched double hung windows. It has a centered entrance with glass display windows. It is non-contributing due to dryvit covering on the façade. (NC)
- 6) **117 W. Main Street, ca.1900** - A two-story brick building with dryvit on the façade. It has rectangular metal windows on the story façade and a glass display windows with a centered entrance. It is non-contributing due to the dryvit covering on the façade. (NC)
- 7) **113 W. Main Street, ca. 1880** - This two-story brick building has a full basement with a rusticated stone foundation. The second floor has four double-hung windows with segmental arch brick lintels and stone sills and a series of two brick belt courses across the second story façade above the windows. The cornice line has decorative brick work with metal coping. The entrance is centered on the façade with glass display windows. This building was occupied by Priest's General Store, circa 1950 and McAtee Mercantile, circa 1915 occupied the first floor and The Cash Book Printing Office was located on the second floor. The first floor entrance design was changed after 1908 and 1950. (C)
- 8) **111 W. Main Street, ca. 1921** - This two-story painted brick building has a full basement with a stepped roofline on the east elevation with terra cotta coping. The cornice line has rectangular indentures across the front with a series of three cast iron vents and three arched windows which have been covered with plywood but are still in place and will be revealed. There is a shingled pent roof awning across the first floor façade with a centered recessed entrance and large display windows that slant toward the entrance at a 30 degree angle. In 1921, this building changed from a one-story bar with a metal façade shaped in a large horseshoe to the existing structure. A tornado hit uptown Jackson in March of 1923 and did extensive damage to many structures including this structure at 111. W. Main Street. (C)
- 9) **101 W. Main Street, ca. 1885 and 1952** - Cape Girardeau County Savings Bank, the oldest bank in Cape Girardeau County was organized in 1888. The original structure was two story brick with symmetrical double hung windows with two-over-two wood windows on the first and second floors. In 1907, the bank name changed to Cape County Savings Bank and currently is Regions Bank. The bank was remodeled in 1952. The facades were covered with limestone with exaggerated joint lines. Large square metal windows are symmetrically placed across the second floor on the north and east elevations. It has a corner entrance facing northeast with a metal canopy over the door. There are large glass plate windows on the lower floor. A drive-thru was added at the south end of the building in 1970. The exterior of the



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building has remained unchanged since 1952. (C)

- 10) **113 S. High Street, ca. 1900-** This is a one-story brick building with a centered entrance flanked by large glass storefront windows. The north elevation has a stucco coat which originally was a common wall and a rear sloping roof. Historically, this building had a wood frame with white stucco finish on the upper façade above the glass storefront. This building housed C.H. Sander's hardware store from 1934 until 1971 when he sold the business to John and Irmgard Siemers who continue to operate an appliance business. This building is non-contributing due to the metal panels over the upper façade. (NC)
- 11) **119 S. High Street, ca. 1889-** This building is one-story brick with a flat roof and brick parapet wall with terra cotta coping. It has a traditional storefront configuration on the first story that is surrounded by colored brick that contrasts with parapet wall. The upper façade has decorative corbelling in the brick with cast iron vents symmetrically placed across the front. A wood shake shingle awning was added to the front of the building and also covers the building directly south giving them an appearance of one building when historically they have been two separate structures and businesses. The front has a centered recessed glass entrance flanked by glass display windows. (C)
- 12) **121 S. High Street, c. 1889-** This building is similar to 119 S. High Street and shares a common wood shake awning. It is a one-story brick with flat roof and brick parapet wall with terra cotta coping. The parapet has decorative brick corbelling with cast iron vents. The storefront has large glass display windows with a centered entrance. (C)
- 13) **123 S. High Street, ca. 1900-** A two-story brick, two-part commercial block building with recessed double-hung windows with arched lintels and stone pilasters separate recessed window panels. The upper cornice line has decorative corbelling across the façade with a terra cotta coping on the parapet. The transom window area has a metal canopy with support posts. It has seven bays with two storefront entrances centered on the façade. Storefront glass windows flank each entrance and buff colored brick surround each side. The upper façade is original and intact. (C)
- 14) **127 S. High Street, ca. 1908-** This two-story brick structure has metal panels covering the entire upper façade. The lower storefront has large glass display windows with a centered entrance and a shingled awning. This building historically housed Jackson's first and only movie theatre, The Gem. In 1930, the façade was extensively remodeled to white stucco and the name changed to The Palace. It operated until the 1960s when the building was sold and converted to apartments.

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This building is non-contributing due to the metal panels that cover the upper façade. (NC)

- 15) **131 S. High Street, ca. 1910-** A one-story brick corner building with a flat roof and stepped parapet roofline on the south Adams Street elevation. The original brick upper facade and the terra cotta coping have been recently revealed and are intact. The transom window area has been boarded up but the owners plan on reinstalling glass windows to this area. The storefront has a centered entrance with large glass display windows. This building is contributing due to its ability to retain integrity of the upper façade. (C)
- 16) **130 S. High Street, ca. 1938** - This one story brick building has a deeply recessed entry with glass display windows and a large metal and dryvit canopy across the front. It is non-contributing due to the extensive remodeling of the original structure in the 1990s. (NC)
- 17) **128 S. High Street, ca. 1900-** A one- story brick building with original cornice line with brick corbelling and terra cotta coping. It has large storefront windows with a centered entrance and a shingled awning. (C)
- 18) **126 S. High Street, ca. 1900-** A one-story commercial brick building with original cornice line with brick corbelling and terra cotta coping. The storefront location is original with large glass display windows and a centered entrance. (C)
- 19) **122-124 S. High Street, ca. 1900-** This building historically was two separate buildings which have been incorporated into one space on the interior. The one-story building on the south side is a narrow one bay with the original red brick exterior with a flat roof and original cornice with terra cotta coping. It functioned as the post office for Jackson in the early 1900s. The two-story building on the north side is a two-story light colored brick with a simple brick cornice and flat roof. The second floor functions as a residence. It has two one-over-one original wood windows with arched lintels and original stone sills. A door was bricked in between the windows which had an iron balcony. The brick on the upper façade of this structure and the one directly north of it have a "pieced together" look. The tornado that hit uptown Jackson did damage to upper portions of these two buildings but they were pieced back together with surviving brick and continued to function as commercial businesses.(C)
- 20) **112-116 S. High Street, ca. 1900** – This nine- bay two-story brick commercial building has two-storefronts with recessed entrances and large glass display windows. It looks much as it did in 1908. The second story windows of the first two

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bays are symmetrically placed and contain the original one-over-one double hung windows with arched brick lintels and stone sills. The third bay contains a projecting oriel window with Victorian detailing flanked by a paired set of one-over-one windows with arched lintels and stone sills. The upper cornice line is original with evidence of repair from the 1923 tornado. The storefront contains large glass display windows and recessed entries. Historically, the building housed McCombs Furniture and Undertaking Company which operated at this location until 1943. Ross Furniture opened a business at this location in 1979 and continues to serve Jackson. (C)

- 21) **110 S. High Street, ca. 1900** - A two-part commercial block building with red brick exterior walls. The cornice line projects slightly with arched corbelling and dentil molding. The original terra cotta coping is intact. It is two-stories with four recessed one-over-one double hung windows with arched brick lintels and stone sills similar to those found on 123 S. High Street. The transom area has been covered with metal panels and a metal canopy projects over the storefront. The storefront is recessed with large display windows. Kertsners's Drug Store operated at this location from 1914 until 1962. In addition to selling pharmaceuticals, Kertsner's store was a popular hang-out for locals who enjoyed the first soda fountain. His store could seat up to sixty patrons. (C)
- 22) **106 S. High Street, ca. 1900-** A two-part commercial block building with red brick exterior walls. The cornice line and window pattern continue from 110 S. High. It projects slightly with arched corbelling and dentil molding. The original terra cotta coping is intact. It is two-stories with three recessed one-over-one double hung windows with arched brick lintels and stone sills. The transom area has been covered with a cloth awning that projects over the storefront. (C)
- 23) **102-104 S. High Street, ca. 1885-** A three bay, two-story brick commercial block corner building with red brick exterior walls. The middle bay on the façade has three double-hung one-over-one windows with segmental arch lintels and stone sills. The parapet wall projects slightly higher at the roofline over the middle bay. A brick belt course projects slightly above the windows and wraps around the corner of the north elevation and a stone molded belt course divides the second story from the lower storefront. The other two bays have two double-hung windows identical to the middle bay. The original rusticated stone foundation is still intact and visible on the north and east sides. The second floor of the north Main Street elevation has symmetrical window fenestration with the same windows as the front. The parapet wall on the north elevation is stepped at the first and third bays like the façade. The storefront has a wood awning with large glass display windows and two entrances. One entrance goes into the store and the other to the second floor commercial

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space. This building is one of the oldest extant commercial buildings in Jackson. It housed many businesses throughout the years such as, a general store, furniture stores, a printing office and grocer. (C)

- 24) **117 E. Main Street, ca.** – A two-story commercial building with dryvit covering the original structure. This building is non-contributing due to the dryvit on the façade. (NC)
- 25) **125 E. Main Street, 1938** – A two-story brick square building was formerly the post office for Jackson and currently holds the Chamber of Commerce and License Bureau. It has a copper hipped roof and a cupola with a bell centered on the roofline. The exterior walls are red brick with stone belt course and foundation. The wood windows are symmetrically placed with stone lintels and sills and eight-over-twelve panes. A small concrete entrance stoop is located on the façade with two series of three steps and cast iron railings. The primary entrance door is aluminum with glass sidelights and transom and simple classically detailed wood door surround.
- 26) **100 Court Street, ca. 1906-1908** – The Cape Girardeau County Courthouse designed by architect, P.H. Weathers, took almost three years to build. It is an excellent example of Neo-Classical Revival architecture. There is a pediment entrance with dentil moldings on the north and south elevations. The front door has sidelights with nine-over-nine panes and a rectangular transom window. Massive smooth round columns with Corinthian capitals flank the main doors. The window fenestration is symmetrical with tall, narrow nine-over-nine light windows. The foundations walls are rusticated stone with smooth limestone exterior walls. It has a low-pitch roof with a full balustrade and a wide entablature with dentil molding. A large copper dome clock tower is centered on the roof of the court house and is visible from all over town. (C)
- 27) **129 Court Street, ca.** – A one-story small structure with a dryvit veneer over the original brick. It has three aluminum clad windows on the façade with a bronze walk door. It is non-contributing due to the exterior material. (NC)
- 28) **125 Court Street, ca. 1885/1908** – Jones Drug Store, A two-story brick, two-part commercial block building with a stepped parapet wall. The original double hung one-over one windows remain on the east and north elevations. They have segmental arch brick hoods with stone sills. The cornice line is simple but original and intact. The storefront has large glass display windows two bays on the south side of the recessed center entrance and three bays on north side. In 1908, when the new courthouse was completed the city of Jackson implemented plans to

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beautify Jackson causing the street plan design to change to create the Courthouse Square. Jones Drug Store was scheduled to be demolished but Mr. Jones contracted with a St. Louis firm to have his building rotated to face the new street. Using horses and wagons to rotate the building, Jones Drug Store became the first building in the local region to be moved and turned in another direction. A crew from St. Louis was hired to move the building to face east towards the courthouse. See the 1908 Sanborn map, the star indicates the original location. The building remains extant and in excellent condition and Jones Drug continues to operate today. (C)

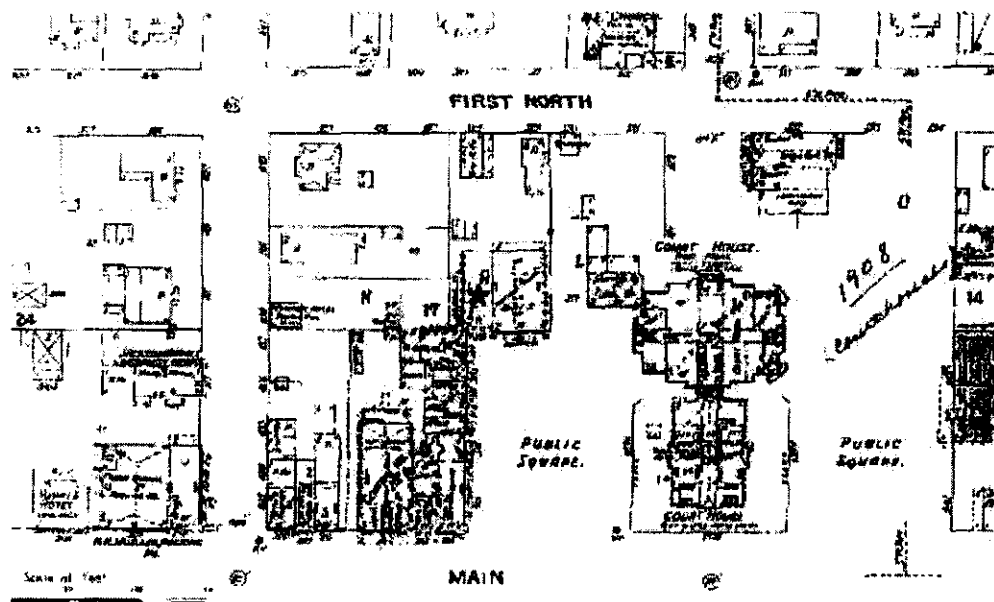


Figure 2: 1908 Sanborn Map

- 29) **123 Court Street, ca. 1910** – A two-story brick commercial building with two six-light metal windows and a level roofline. The storefront has two display windows with a flush entrance door. A metal awning covers the storefront. A wood walk door is located at the north end of the building that leads to the apartment on the second floor. (C)
- 30) **101 Court Street, ca. 1988** – A two-story brick building with dryvit entablature that houses the City Administrative offices. It is non-contributing due to its age. (NC)

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Cape Girardeau County, MO

### Summary:

The Jackson Uptown Historic District is locally significant under Criterion A in the areas of COMMERCE and POLITICS/GOVERNMENT and under Criterion C in the area of ARCHITECTURE. The district represents Jackson's commercial growth and development in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and its importance as the county seat. The architecture of the buildings around the square reflects mostly vernacular one and two-part commercial designs, with stylistic influences of Queen Anne and Late 19<sup>th</sup> and 20<sup>th</sup> Century Revivals. The courthouse is a formal design of Neo-Classical Revival and clearly demonstrates through its architecture the pride Jackson bestowed upon being named the county seat. The district is also significant under Criterion C as one of the few remaining groups of turn of the century commercial buildings in Jackson that retain much of their original design and detailing. As a group, the buildings in the district represent several periods of development and reflect a commercial area that continues to meet the needs and service the county's citizens. It continues to look and function much as it did during the period of significance, 1888-1953. This period was a time of the most substantial growth and development of Jackson's Uptown Commercial area.

### Elaboration:

Jackson, named for Andrew Jackson, was the second town created in the Cape Girardeau District. It was officially established in 1813 when the territorial status of Missouri changed from "Territory of Louisiana" to "Territory of Missouri". It was upgraded to a second class territory and a new county seat was designated for the Cape Girardeau District.<sup>1</sup> The new designation brought notoriety to the town rapidly attracting new residents. In February 1814, commissioners met and were charged with selecting a site for the new city. Many discussions from citizens and the commissioners resulted in the purchase of fifty acres of land lying along Hubbell Creek from William Ashley.<sup>2</sup> Additional land was obtained from James Mills, US Survey No 2250, which is the tract number by which the town is now known and where the new courthouse and jail were constructed. The James Earl Survey on the west end of town and the Samuel Peck Survey on the east were also added. Bartholomew Cousins laid out the town and the commissioners immediately began to sell lots. (Figure 1, Plat of Original Town of Jackson). The topography of the commercial area of town was on one of the highest hills (Mill Hill) which had creeks located on the east and west ends and residential homes surrounding it. The business district was visible to all, safely situated above the flood plain and was centrally located for citizens. Locally, the citizens of Jackson have referred to the commercial area as Uptown Jackson since the late 1800s. (See Figure Eight)

<sup>1</sup> History of Jackson, Missouri Jackson Heritage Association. Paducah:Turner Publishing, 2002.

<sup>2</sup> County Warranty Deed records, Book C, pages 460-461.

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Early pioneers believed that towns that were designated as county seats had more advantages and opportunities for prosperity and were drawn to them. Also, the political aspect of the county seat brought more social and civic events to Jackson and citizens could have felt that they would have more political pull and influence by living there.<sup>3</sup>

Since the creation of the town, Jackson's economy has revolved around the agriculture community and serving the needs of area farmers. As early as the 1790s, pioneer settlers came from Tennessee, Kentucky and the Carolinas to the Jackson area and established thriving farms and settlements. These settlers were not only farmers but also skilled craftsman, schoolteachers, intellectuals and politicians who contributed to the establishment of the town of Jackson. Abraham Byrd came from North Carolina in the early 1800s; he became one of the first county assessors. The Samuel Randol family arrived in 1797 from Pennsylvania and settled along what is now known as Randol Creek. His family became prominent farmers and deeply involved with politics. Each of these families played intricate roles in the development of the town of Jackson. Their contributions and diverse talents changed a dense frontier into a thriving community.<sup>4</sup>

At first it was assumed that Cape Girardeau would be named the county Seat of Cape Girardeau County. However, questions over the legitimacy of title of land donated by Louis Lorimier for the construction of a courthouse lead county commissioner's to relocate to Jackson.<sup>5</sup> The first permanent courthouse in Jackson was constructed in 1818 by John Davis for \$2,450. The "barn-like" structure had a fairly short life and the court ordered it sold a removed in 1839. Before the courthouse was removed, the court ordered a square brick and stone building to be built on the "most suitable part of the public square."<sup>6</sup> The new location resulted in the formation of a Virginia Square plan for the public square. A Virginia Square (or incomplete Lancaster) plan is created by sniping corners from two adjacent blocks. The courthouse faces a through street and a secondary street connects to the mid-point of the back of the square. Cape Girardeau County was only one of two counties in the state that had this plan. (See Figure 3) This plan remained through the construction of the third courthouse completed in 1872. As the county grew, the county needed a larger courthouse and public square. To accommodate the present courthouse (completed in 1908) the county purchased more land to the north to extend the square. Two new roads were built between the courthouse and adjacent blocks. The square evolved into a Harrisonburg Square plan,

<sup>3</sup> Marion Ohman. A History of Missouri's Counties, County Seats, and Courthouse Squares. Columbia: University of Missouri-Columbia, 1983, 18.

<sup>4</sup> Louis Houck. A History of Missouri. Volume II, Chicago: Donnelley & Sons, 1908.

<sup>5</sup> Ohman, 23.

<sup>6</sup> Marion Ohman, Encyclopedia of Missouri Courthouses. Columbia: University of Missouri-Columbia Extension Division, 1981.

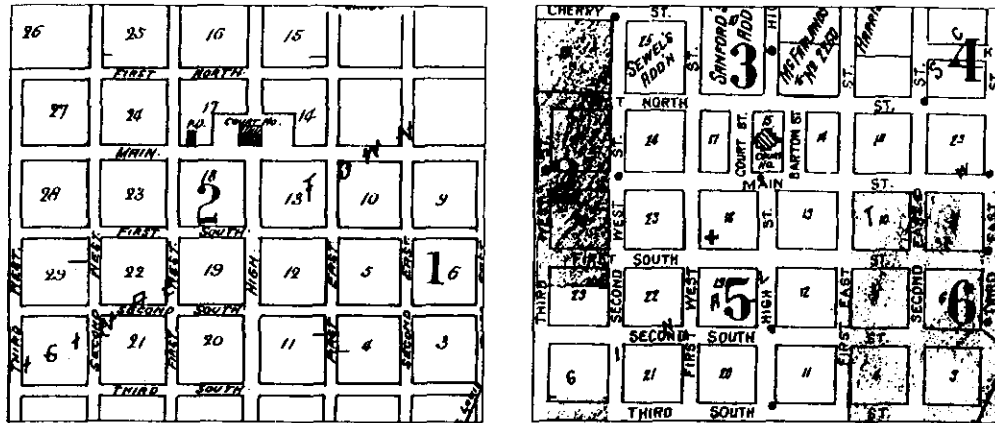
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which is also relatively rare in Missouri with only one other example in Montgomery County. It features a central square flanked by half-sized blocks. The new square plan allowed for new commercial development on either side of the new courthouse.<sup>7</sup>



3-11. Plans, Jackson, Missouri, 1895 (left), and 1921.

Figure 3: Evolving Jackson Courthouse Plan



Figure 4: Cornerstone Laying of 1908 Courthouse

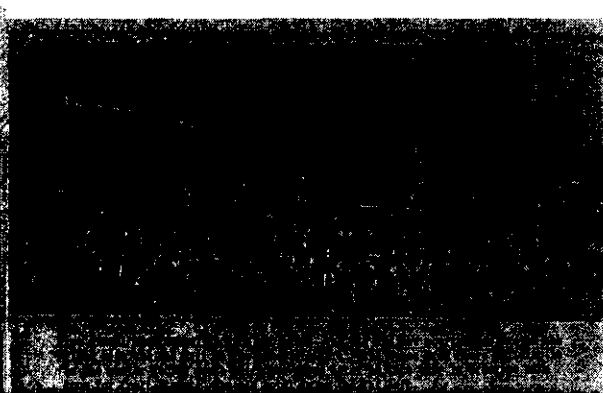


Figure 5

The new as county seat and the growing agricultural economy was a great attraction to many merchants and tradesman who ventured into business to serve the growing community. A few of these early businessmen mentioned in Goodspeed's (1888) were Mr. Eckhardt from Virginia and Samuel Cupples who opened stores in the new town. Col. William McGuire operated a tanyard at edge of town.<sup>8</sup> James Edwards, Thomas

<sup>7</sup> Ohman, 33.

<sup>8</sup> History of Southeast Missouri. Chicago: The Goodspeed Publishing Co., 1888.



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Stewart, William Sheppard and John Armstrong were among the first owners of licensed "houses of entertainment." By 1818, the population of Jackson had grown to 300 residents and was described by Timothy Flint as "a considerable village on a hill which contained approximately sixty dwelling houses, five stores, two shoemaker shops, one tannery, two good schools, and a population that is moral, intelligent and truly religious."<sup>9</sup>

Jackson was a community that attracted well-educated professionals. As early as 1807, it had two physicians, Dr. Zenas Priest and Dr. Thomas Neale. One of the most notable physicians in Jackson's history was Dr. Franklin Cannon from North Carolina. He had an established medical practice in town and in 1836 was elected lieutenant governor of Missouri. Jackson also had lawyers, a saddlemaker, blacksmiths and a bell shop which made bells for local cattle, hogs and sheep. By 1819, the first printing press and newspaper, T.E. Strange's *The Missouri Herald*, was operational. In 1871, *The Missouri Cash-Book* was established by W.L. Malone. In 1883, after many owners, F.A. McGuire purchased interest in the newspaper and changed the name of the paper to *The Cash Book*.

Growth began to slow during the steamboat era (1830s-1860s) when Cape Girardeau became a thriving port. Cape proved to be Jackson's primary competition for residents and even today a local rivalry remains between the two towns. However, in the 1870s and 1880s with the completion of the St. Louis, Iron Mountain Railroad, the town's economy was given a boost by providing new opportunities for shipping local agricultural goods throughout the United States. This encouraged industries to build in Jackson to help supply the demand for goods. One of the largest industries in Jackson's history was the Cape County Milling company organized by local businessmen in 1895. The company operated three large mills in the area.

The company's Jackson Mill was described by the *Cape Girardeau Republican* in 1914 as an immense structure with elevators and warehouses covering several acres of ground. The mill in Jackson employed over ninety men and area farmers brought their wheat and corn to be ground from almost 100 miles away. During harvest season entire families would bring their crops and camp for days until their grain was ground. This was a time for socializing and frequenting the other businesses in Jackson.<sup>10</sup>

Another historic business in Jackson was the Cape County Livestock Shipping Association. It was organized in 1921 and served the area farmers and stockmen of Cape Girardeau. The Association assisted with the shipment of livestock to market in

<sup>9</sup> Timothy Flint. *Recollections of the Last Ten Years, 1826*. Perseus. 1968.

<sup>10</sup> Jackson Heritage Association, *History of Jackson, Missouri and Surrounding Communities*. Paducah, KY: Turner Publishing Company, 2002.

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the National Stockyards in Illinois. The early membership measured 1300 farmers and was at one time one of the largest stock associations in Missouri. By 1928, Jackson was holding "Livestock Day" in which the entire community and surrounding area participated. The trainyards located just east of the commercial district buzzed with activity. Specialists from the U.S.D.A. and Missouri Secretary of Agriculture would speak, livestock contests were held, and local businesses would close to attend the events. (See Figure Six) The Association was discontinued in 1977 due to the decline in demand for railroad transportation for cattle.<sup>11</sup>



*Shipping Day. Cape County Livestock Shipping Association. Late 1920s.*

### Figure Six

Photo Courtesy of Jackson Heritage Asso.

A leader in the wholesale poultry and egg business in the Midwest since 1902, the Goodwin Company brought its headquarters to Jackson in 1907. A large facility that including shipping, receiving, a poultry dressing plant, egg processing, cold storage facilities, ice manufacturing plant and cream station was constructed in Jackson. They became one of the largest producers in the nation shipping poultry by rail to eastern markets. The company was hit hard by the Depression but continued to operate although on a smaller scale until 1950.<sup>12</sup>

The uptown area around the courthouse has always been the commercial and cultural

<sup>11</sup> Ibid., 36-37.

<sup>12</sup> Ibid., 38-39.

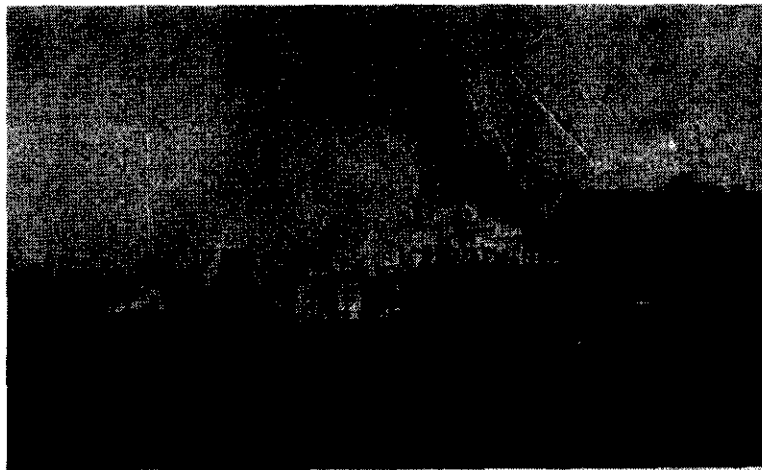
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center of the town. The earliest structures were constructed primarily of wood and encompassed the courthouse and square and surrounding blocks to the east, south and west. In 1888, Jackson's largest blaze consumed a majority of the early structures on the south side of West Main Street and the West half of High Street. (See Figure Seven)



THE FIRE OF APRIL 17, 1888... The fire swept over the west half of High street and the entire first block of West Main street including the hotel, three saloons.

Figure Seven

Photo Courtesy of Jackson Heritage Assoc.

The local paper claimed it took less than two hours to burn the structures to the ground. The blaze destroyed the largest hotel in Jackson, The Robb Hotel, Gerry Sibley's grocery and restaurant, W.C. Hays Meat Shop, the Dormeyer & Milde Harness shop and three saloons nicknamed "battle row" due to the fights that took place behind the swinging doors.<sup>13</sup> In 1896, Sanborn maps show the buildings on the south side of West Main Street had been rebuilt and constructed of brick and stone. By 1901, West High Street businesses had also reclaimed their place in the community with new brick structures. Jackson commercial uptown area conquered the tragedy and once again continued to thrive as an important center of trade and activity for local citizens.

One of the best known buildings in Jackson is the C.H. Wolter Buggy and Harness Shop located at the corner of West Main Street and Missouri Street. This building housed the buggy and harness shop since circa 1898. The business provided leather equipment, harnesses, saddles and buggies for area farmers and citizens. Mr. Wolter would assemble the buggies in the basement of his store and transfer the completed wagon to the main floor of the store by a large pulley elevator. The buggies sold for \$40 to \$60 each. After the automobile made its entrance on the market, Mr. Wolter

<sup>13</sup> *Jackson's Biggest Blaze. The Cash Book*, April 21, 1888.

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changed his business focus to specializing in farm seed. His apprentice, Mr. Alpha Willer purchased the store in 1945 changing the name to The Willer Seed Company. The store's trademark a life-like gray horse made of plaster and paper was placed in the window in 1898 and continues to be a local landmark for Jackson residents. (See Figure Eight) The building remains in the Willer family today.<sup>14</sup>

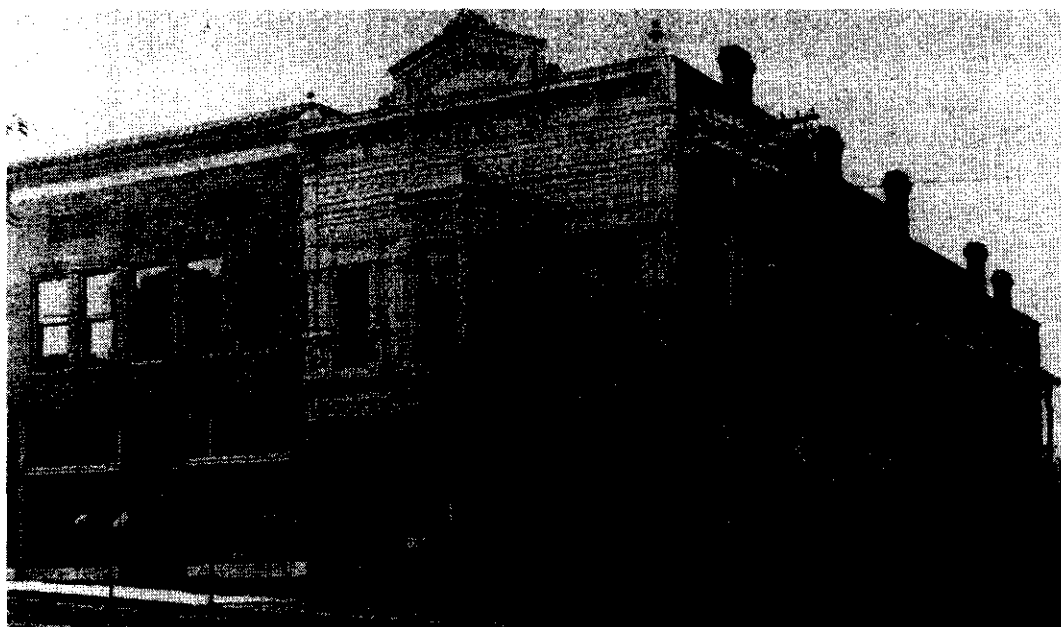


Figure Eight

127 & 131 W. Main Street

Photo Courtesy of Jackson Heritage Association

Jackson's uptown commercial area not only survived and rebuilt after the 1888 fire but also a cyclone that hit that area of town in March of 1923. Early on a Sunday evening, the violent storm tore through Jackson's business district. Hitting the cemetery at the south end of High Street and heading northeast and it cut a path nearly two blocks wide and demolished completely the Masonic Hall, the Episcopal Church, the Corinthian Baptist Church and three residences.<sup>15</sup> (See Figure Nine) Extensive damage was done to uptown businesses which is evident in some of the patchwork repair of the brick cornice lines (see Ross Furniture Building on S. High Street). Storefronts on West Main Street and Court Street were torn off and glass blown out of the front windows. Many of the businesses had roofs blown off.

<sup>14</sup> Ibid.

<sup>15</sup> "Storm Wrecks Jackson Buildings," Southeast Missouriian, Monday, March 12, 1923.

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Figure Nine

*Masonic Hall Building at corner of S. High Street and Adams after the tornado.*



Photos courtesy of Jackson Heritage Asso.

Figure Ten



*South side of West Main Street prior to tornado. The building in the center with a horseshoe roof was metal and completely torn off during storm. The 1931 Sanborn shows it rebuilt as two-story brick*

Throughout its commercial history, the Jackson Uptown Commercial Historic District has provided numerous goods and services to the agricultural community and residents of Jackson and Cape Girardeau County. The commercial interests of Jackson have changed through the years as improvements in transportation, technology and overall demand have changed. Transportation routes have always been a determining factor for the development of the town. The first road built from Dougherty's farm in Jackson to Louis Lorimier's ferry in Cape Girardeau was in 1805 and the first toll road was constructed in 1853 which passed through Jackson connecting the city limits of Cape Girardeau to Bollinger's Mill to the west. In 1921, when the automobile arrived along

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with a "Get Missouri Out of the Mud" bond issuance the real road building began. A portion of this bond money was designated to improve local dirt or gravel farm-to-market roads and to create two state maintained highways in each county. By 1925, Jackson was connected to St. Louis by an all-paved road.<sup>16</sup> Another contributing factors that contributed to Jackson's growth was the creation by the Federal Highway Act of 1954 of Interstate 55. These changes in transportation modes have benefited Jackson's economy by creating a market for industries to move into Jackson giving the local economy a boost.

From 1904-1907, Jackson had its largest growth spurt, with a census population of 1,980 in 1904 to 2,189 in 1906. By 1950, the population had reached 4,000. After the 2000 census that enumerated Jackson's population at 11,947, the town was recognized as one of the fastest growing cities in Missouri. This increase in population and economic resources along with geographic growth of its city boundaries has caused a shift in the character of Jackson businesses from serving agricultural needs to industrial production. However, the uptown business area, comprised of locally owned small-, family businesses continue to serve Jackson residences with specialty shops and consumer services in a more personal manner. These businesses have a personal investment in Jackson and have continued to thrive in uptown Jackson. They are examples of a community that holds value in its historic buildings, rebuilds after natural disasters and continues to view the uptown business area as an active and important part of not only its history but its future.

Jackson holds importance as the county seat for Cape Girardeau County and reflects an active political role for Jackson. Although some of the buildings have had changes to their lower storefronts, the upper facades and the district as a whole continue to reflect their rich history and function as they did during the period of significance. Interest in preserving and restoring the historic character of uptown Jackson has increased in recent years and once again reflects the commitment that the business owners, citizens, and city has to its community.

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<sup>16</sup> Ibid.

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Topographical Map Showing Hubble Creek to west of Jackson  
And Goose Creek to east by Missouri Pacific Railroad



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Cape Girardeau County, MO

### Geographical Data

#### UTM References:

E. Zone	Easting	Northing	F. Zone	Easting	Northing
16	795145	4142405	16	794935	4142425

**Verbal Boundary Description:** The boundaries of the Jackson Uptown Historic District are shown as a dotted line on the accompanying map entitled "District Boundary Map."

**Boundary Justification:** The current district boundaries encompass the most intact blocks or portions of blocks surrounding the courthouse square and the uptown business area. The primary commercial area ends at the cross street of Adams where two churches and the Masonic Lodge are located in the next block of South High Street and a cemetery at the end of the street. The block on the east side of the court house square was excluded because it has one large modern, non-contributing building and a parking lot. The areas west of Missouri Street and North of the courthouse are primarily residential homes and the campuses of Jackson High School and St. Paul Lutheran School.

#### Photographs:

The following information is the same for all photographs:

Jackson Uptown Commercial Historic District  
Jackson, Cape Girardeau County, Missouri  
Melinda R. Winchester

March -April 2005

Negatives on file with-

Melinda R. Winchester  
Lafser & Associates  
2285 County Road 316  
Jackson, Mo 63755

#### List of Photographs:

Camera Angles are indicted on the Photo Key Map

1. Cape County Courthouse, facing north
2. 100 block of West Main, facing southwest
3. 100 block of West Main, facing southeast
4. 100 block of East Main, facing west
5. 100 block of Court Street, facing southwest
6. 100 block South High Street, facing south
7. 100 block South High Street, facing north

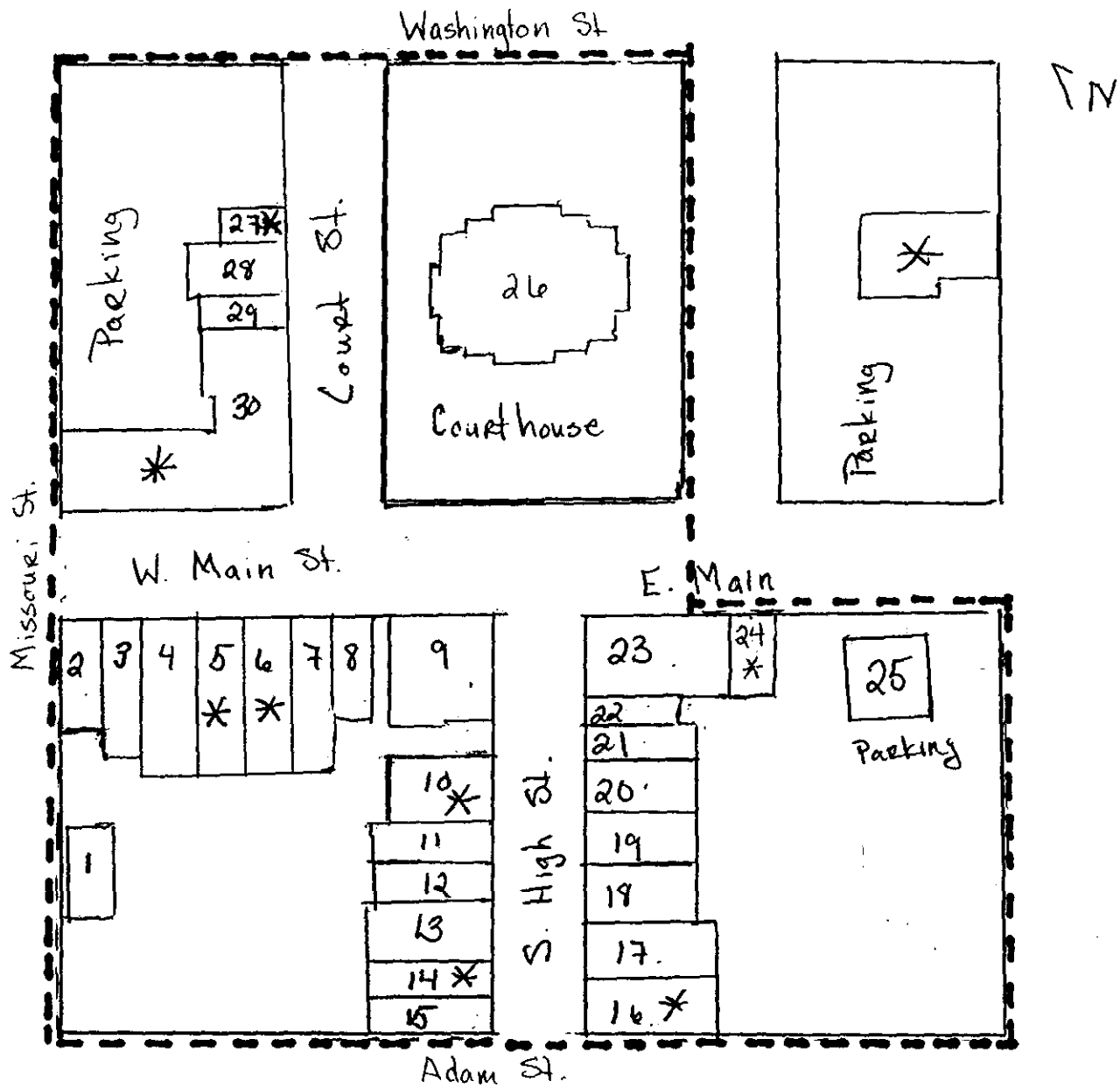
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8. 120 S. Missouri Street, facing southeast
9. 125 E. Main Street, Chamber of Commerce, facing south
10. 127-131 W. Main Street, facing south
11. 123 W. Main Street, facing south
12. 111-113 W. Main Street, facing south
13. 101 W. Main Street, facing southwest
14. 121 S. High Street, facing west
15. 123 S. High Street, facing west
16. 119 S. High Street, facing west
17. 122- 126 S. High Street, facing east
18. 112-116 S. High Street, facing east
19. 110 S. High Street, facing east
20. 102-104 S. High Street, facing east
21. 123 Court Street, facing southwest
22. 125 Court Street, facing southwest

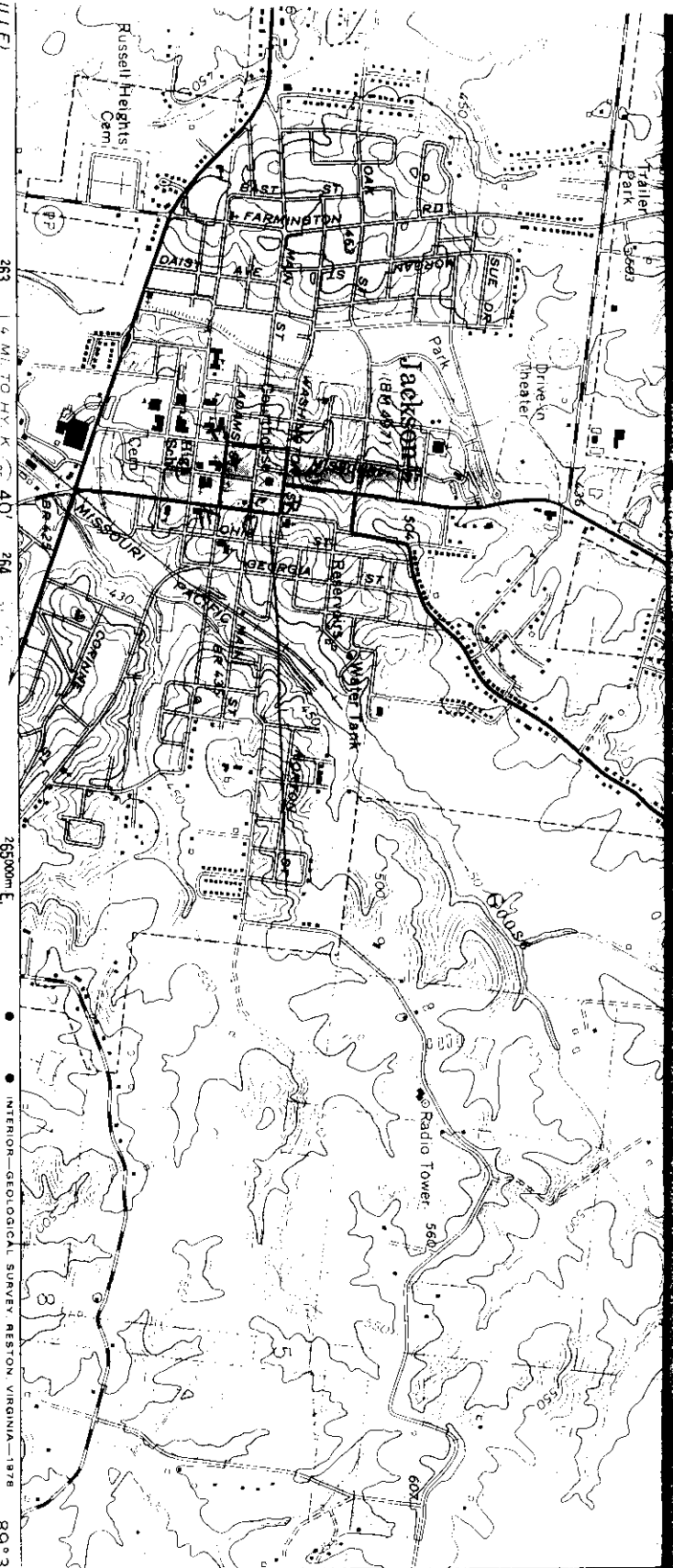


**Jackson Uptown Historic District**  
**Cape Girardeau County, Missouri**  
 2005

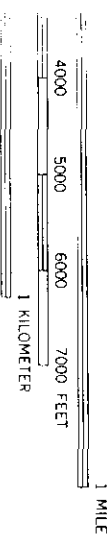
--- District Boundary

\* Non-contributing

Not to Scale



1/4 MI. TO HWY. K 25  
 3/8 MI. TO INTERSTATE 55  
 CAPE GIRARDEAU 6.7 MI.



1/4 INCH = 10 FEET  
 CAL. DATUM OF 1929



QUADRANGLE LOCATION

**ROAD CLASSIFICATION**  
 Heavy-duty —————  
 Medium-duty —————  
 Interstate Route —————  
 U. S. Route —————  
 State Route —————  
 Light-duty —————  
 Unimproved dirt —————

**JACKSON, MO.**

N3722.5—W8937.5/7.5  
 1966  
 PHOTOREVISED, 1978  
 AMS 8058 I NW—SERIES V879

Jackson Uniform Historic  
 District  
 Cape Girardeau County, MO  
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 B) 16/715100/4142620  
 C) 16/795090/4142510  
 D) 16/795155/4142570  
 E) 16/795145/4142405  
 F) 16/794935/4142425  
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 from Esri  
 (see View)  
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 37°22'30"  
 89°37'30"  
 CAPE GIRARDEAU  
 8058 I SE















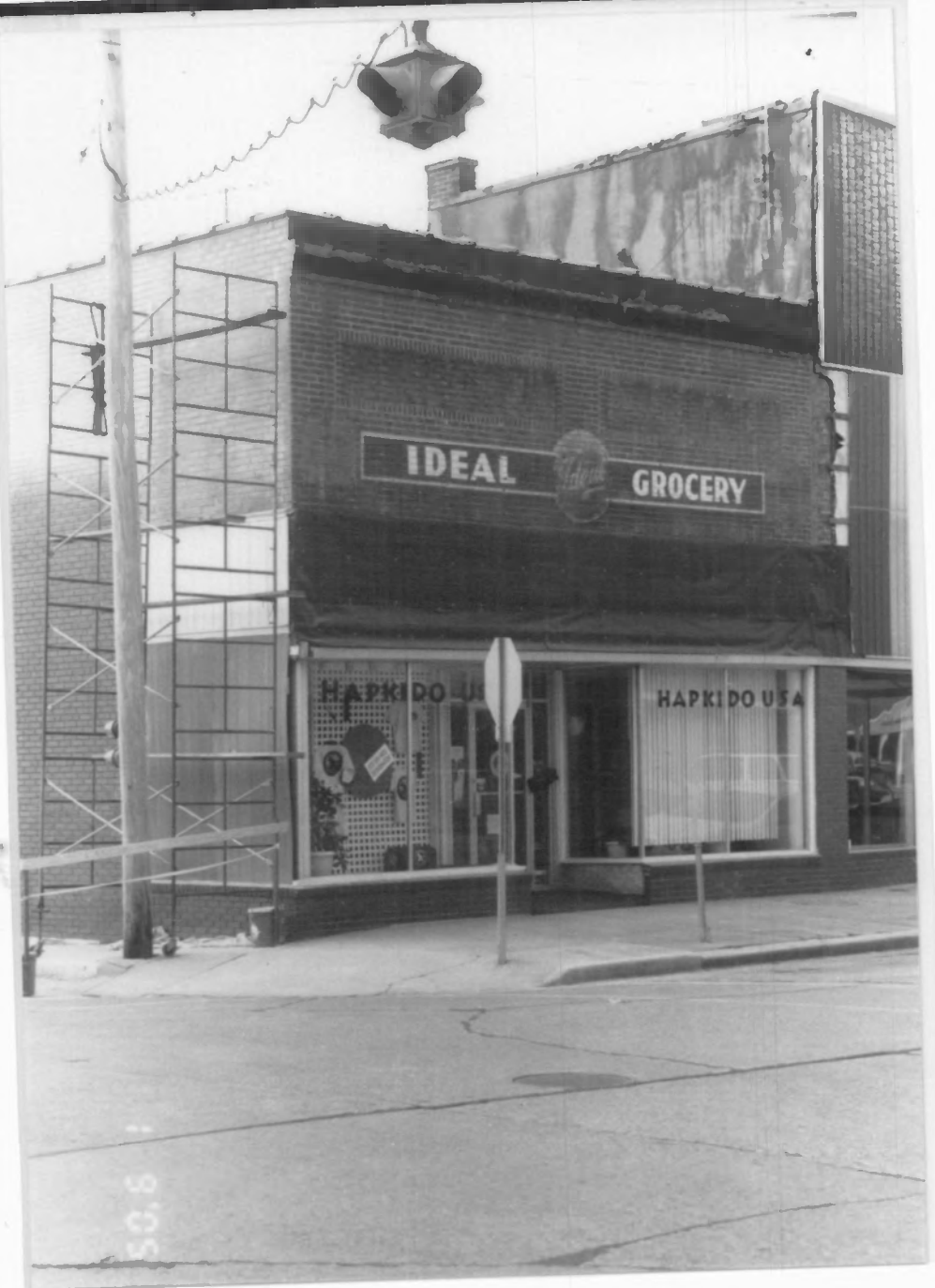












1965



18 705

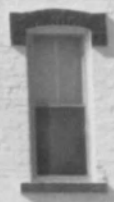
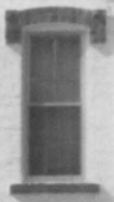
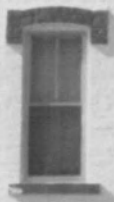








PRESCRIPTIONS



JONES DRUGS SINCE 1871



30 10 '04