

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

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received

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic REYNOLDS, JAMES, HOUSE

and/or common Reynolds House

2. Location

street & number 623 North Main Street (MO Highway 177) not for publication

city, town Cape Girardeau vicinity of Congressman Bill Emerson
Congressional district 10

state Missouri code 29 county Cape Girardeau code 031

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Historical Association of Greater Cape Girardeau, Inc.

street & number 325 South Spanish

city, town Cape Girardeau vicinity of state Missouri 63701

5. Location of Legal Description

courthouse, registry of deeds, etc. Cape Girardeau County Recorder's Office

street & number Cape Girardeau County Courthouse

city, town Cape Girardeau state Missouri 63755

6. Representation in Existing Surveys

title Missouri State Historical Society has this property been determined eligible? yes no

date 1982 federal state county local

depository for survey records Department of Natural Resources
Historic Preservation Program

city, town Jefferson City, state Missouri 65102

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

The Reynolds House, 623 North Main Street (Missouri Highway 177), Cape Girardeau, Missouri, was influenced by the French Colonial architecture that was prevalent in the Mississippi River Valley around 1800, more than a half-century earlier than the erection of this House in 1857.¹ The gable-roofed, ell-shaped structure contains a story and one-half in the front portion, where a finished loft and partial attic are above four rooms and a hallway, and contains a kitchen with an attic overhead in the one-story west wing that extends in line with the north rooms of the front portion. Below the House is a two-room cellar and unexcavated portions; the structure faces east, and has front and rear porches.

EXTERIOR

Overall Dimensions

The one and one-half story front portion of the structure measures 44 feet in length on the east elevation and 41 feet in length on the south elevation (including the end of the front porch). The one-story wing extending to the west in back of the front portion of the structure measures 26 feet in length on the west elevation (including the end of the rear porch) and 17 feet in length on the south elevation. The north elevation of the structure that includes both the front portion (with the end of the front porch) and the wing measures 58 feet in length. The height of the front portion from the ground to the roof ridge on the south elevation is approximately 20 feet, while the height of the roof ridge from the ground on the west elevation of the wing is approximately 17 feet.

Construction Materials and Colors

Facades. The Reynolds House is built of brick (now painted white but shown unpainted in a 1908 photograph),² laid in common bond (9-inch walls) on a coursed rubble sandstone foundation. The porches are supported on sandstone and brick piers. Most of the exterior woodwork is poplar and is painted white at present. The porch floors are painted gray. Sandstone lintels appear over the east and north windows, and also are painted white.

Roofs. In the spring of 1982, several layers of metal and asphalt roofing materials were removed from the gable roofs revealing cedar shingles. These were replaced with cedar shingles that are now turning a dark gray-brown. The valleys and flashing were done with copper that has weathered. Galvanized, half-round guttering was used that appears silver in color, because it has not been painted yet. The roofs overhang the gables; but there are no decorative cornices, other than a flat board run on the brick where it meets the roof. This board has a short piece that forms a return back onto the brickwork where the roof meets the corners of the House in the gables. Brick corbeling appears where the edge of the west slope of the roof over the front portion of the House meets the brick wall. This decorative effect also appears where the edge of the north slope of the roof over the west wing meets the brick wall.

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Description of Openings

Doorways. With six raised panels, doors in the cross design are used in the main entranceway opening into the hallway from the front porch and the doorway in the back of the hallway opening out onto the rear porch. Also opening out onto the rear porch from the kitchen is a door with two vertical panels that are raised. The main entranceway has a trabeated surround with sidelights containing four panes each, and a transom composed of two lights separated from single lights on each end by plain pilasters that extend on each side of the door from the sill up through and to the top of the transom. Several moldings extend around the tops of the pilasters. Each sidelight has a single recessed panel in the lower part.

The main entranceway is capped with a plain, flat lintel that appears to be a heavy timber, although it matches the size the sandstone lintels over the windows in the east and north elevations. The kitchen door is capped by a brick segmental-arch lintel, while the hallway rear door is capped by a brick flat-arch lintel. All of the sills for these doors are wood.

The cellar entrance is connected to the foundation on the south elevation of the front portion of the House; although it is now covered with boards and old doors, it probably had a wooden lift door at one time, which will be restored at a future date.

Windows. The majority of the windows in the House are double hung with movable sashes, the upper ones being nine lights and the lower ones being six. All windows are single except for a double one appearing in the south elevation of the front portion of the House. It is slightly lower than the others, which leads to speculation that a single window may have been made into a double one.

Exceptions to the nine-over-six windows include a six-over-six double-hung window in the south elevation of the west wing; four, six-light single casements that are in the loft; and two barred openings that are in the sandstone foundation to ventilate the cellar rooms. Many panes of early, wavy glass still exist.

The first-floor windows on the east and north elevations have plain sandstone flat lintels, while the west and south elevations have brick segmental-arch lintels. There are brick flat lintels, composed of bricks turned sideways with the narrow ends showing, over the casements in the half-story, which have wooden sills, while all of the other windows have plain sandstone sills. Plain flat-arch lintels of sandstone appear on the barred openings of the cellar.

Chimneys. Five chimneys serve the five fireplaces that are on the first floor. Two protrude from the south gable of the front portion of the House, while two more do likewise from the north gable. Each of these chimneys comes through the roof from the outside walls several feet down from the ridge of the roof. The chimneys in the two front rooms protrude beyond the outside walls to

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allow depth in the fireplaces that they serve. The chimneys in the two back rooms of the front portion of the House do not show beyond the outside walls, as the fireplaces they serve are corner ones. The chimneys to the two corner fireplaces are shorter than the ones serving the front fireplaces.

Centered in the ridge of the roof on the west wall of the wing is a tapered chimney that is for the kitchen fireplace. This chimney does not protrude outside the walls on the exterior.

Description of Elevations

East or front elevation. Four wooden steps rise to the center of the front porch, which runs the full length of the dwelling on the east facade. The main roof of the House angles to a more relaxed degree and slopes down to a low point, where it is supported by six square posts at the front edge of the porch. These posts are ornamented with simple caps and bases, and the railings connecting them (except at the entrance) have a top member that is formed by a chamfered board laid flat and two lower members formed by boards running parallel with the top.

The ceiling and flooring are tongue-and-groove material. The porch shelters the main entranceway, with the six-panel door and trabeated surround, and four, nine-over-six single windows, two spaced evenly in the walls on each side. Hidden by the porch is one of the barred openings that ventilate the cellar. It is under the south side of the porch.

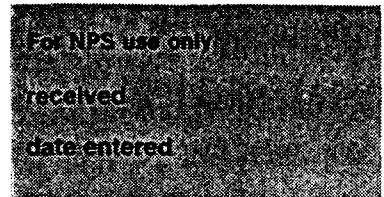
North elevation. In the wall between the two chimneys that continue above the north gable are two of the single six-light casement windows that open into the loft. To the west at a level lower than the main ridge, the ridge of the roof covering the west wing intersects with the roof covering the west slope of the north gable. At the first-floor level, the north walls of the front portion of the House and the west wing then form one continuous wall with no offsets and that is pierced by three single nine-over-six windows, one being in each room. The north end of the front porch appears to the east.

West elevation. A gable with the kitchen fireplace chimney protruding through the center caps the wall of the west wing, through which no windows appear. The west end of the rear porch appears to the south of the west wall of this wing, this porch being constructed in a similar manner as the front porch. South of the west wing is the west wall of the front portion of the House, containing the six-panel hallway door opening onto the rear porch, and one, nine-over-six window and the other barred opening to ventilate the cellar in the portion of the wall to the south that is not covered by the porch.

South elevation. The ridge of the roof over the west wing again intersects with the west slope of the roof over the front portion of the House at a lower level than the main ridge, and the west-wing roof over the rear porch adjoins the west brick wall of the front portion as it slopes down to a level lower than the first-floor ceiling height.

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The south wall of the west wing with the six-over-six window on the left and the two-panel door on the right is sheltered by the rear porch that runs its full length and adjoins over the hallway door the west wall of the front portion of the House. The south slope of the west-wing roof becomes more gentle as it extends over the rear porch at a low point where it is supported by two square posts with railings between in a similar manner as the front porch. The porch is entered from this south side where no railings exist between the middle post and the west wall of the front portion of the House.

The south wall of the front portion of the House is capped by a gable that is repetitious of the gable on the north elevation with two chimneys and two, six-light casement windows opening into the loft. At the first-floor level, a single nine-over-six window appears to the left and the double nine-over-six window appears at a slightly lower level on the right. The cellar entrance is under this double window.

INTERIOR

Cellar

A wooden stairs through an entrance just outside of the south wall of the main portion of the House leads down into the east cellar room, one of two that are underneath the two south first-floor rooms. The exterior walls are sandstone as is the partition wall containing a single doorway connecting the two rooms. Each room contains one of the barred openings for ventilation; the floors are paved in brick. The ceiling height is 8 feet; the east room is 16 feet by 19 feet, and the west room is 16 feet by 11 feet.

Unexcavated portions under the remainder of the dwelling are divided by sandstone foundations that support the first-floor interior brick partitions and are not accessible from the cellar rooms.

First Floor

A central hallway extends from the main entrance to the rear door in the west wall on the first floor of the main portion of the House; along the south wall of this hallway is an enclosed stairway with a tongue-and-groove wooden partition and a two-panel door. The stairs rise from the back of the hallway to the front into the loft. Under this stairway is the only closet in the dwelling, with its door facing the main entrance. The closet door is made of tongue-and-groove material.

Also contained in the main portion of the House on the first floor are two large front rooms, each opening off of the central hallway on opposite sides and two smaller back rooms that also open into the hallway on opposite sides as well as connect with the front rooms. A doorway leads through the west wall of the back room on the north side into the room contained in the west wing, which also has an exterior door in the south wall leading onto the rear porch. Only

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one can speculate about the early uses of these various rooms, although it is fairly conclusive that the one in the west wing was a kitchen and that one of the two large front rooms was a parlor.

All of these rooms have plastered walls and ceilings, and wooden tongue-and-groove flooring, a small portion of it being the original wide pine boards. The interior partitions are brick, with the plaster being applied directly to them. Most of the baseboards are original and have a single bead running along the top edge. The ceiling height is approximately 10 feet.

The interior doors all have two vertical raised panels, casings built of flat boards, and no transoms. Some of the original vertical iron rim locks with fancy cast locking levers remain. One particularly large horizontal rim lock remains on the exterior kitchen door.

The window casings are flat boards with square stock applied to the edges to provide a raised surround, although this effect is done vry irregularly. Some window casings have the edging following the boards in an unbroken manner, while others have the edging making an offset toward the window after extending down the width of the board that forms the header of the casing. These different styles of edging sometimes appear in the same room. None of the windows are weighted. The only window hardware are early sash locks on the lower left-hand sash rails of the four est windows sheltered by the front porch. These are similar to the Phoenix sash lock shown in the Illustrated Catalogue of American Hardware of the Russell Erwin Manufacturing Company, 1865.

The fireplaces in the two large front rooms are surrounded by similar carved wooden mantels that are Colonial in design. Graceful carved brackets support each end of the mantel shelf; below these brackets are rectangular fluted patterns on either side of the fireplace opening. The header extending between the brackets just under the mantel shelf is curved from top to bottom.

In the two smaller back rooms, there are corner fireplaces that only have for the mantel a board placed the full length of the extended portion of the plastered brickwork surrounding the opening. These fireplaces fill in the corners with a diagonal surface from behind the mantel shelf to the ceiling.

The kitchen fireplace in the west wing has a larger, but not as deep an opening as the other fireplaces. The area in which this fireplace is located protrudes from the outer walls, floor to ceiling, giving the fireplace an appearance of being a separate unit in the room, although the opening is only surrounded by plain plastered surfaces. An approximately 4-foot by 6-foot sandstone hearth is in front of the fireplace, but the floor and walls of the opening are brick like those in the rest of the fireplaces.

Half-Story Loft and Unfinished Attics

Over the front portion of the House is a half-story containing a loft and unfinished attics. The stairway from the rear of the first-floor central hallway

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comes up through the middle of this loft perpendicular to the west wall. The loft is plastered and has the original wide-pine tongue-and-groove flooring. The ceiling is flat in the center, forming an inaccessible attic under the main ridge of the roof; then the ceiling angles and follows the east and west slopes of the roof before it drops into short walls, forming other unfinished attic spaces on the east and west sides of the loft that are accessed by small openings in the walls. Of course, the attic on the west side of the loft also extends into the west wing. The walls of the north and south gables form the narrow ends of the loft with the six-light casement windows. The loft ceiling height is approximately 7 feet.

ALTERATIONS

When the Reynolds House was given to the Historical Association in 1982, the deteriorated condition of the property indicated that a total restoration was necessary, with the first step being reroofing of the structure in cedar shingles, which was done that spring. Because there have been few alterations of the original dwelling, the restoration period has been set in the years of the Civil War, within a few years of the building of the House in 1857.

Exterior

As was mentioned earlier, the House was painted sometime after 1908 and several layers of asphalt shingles were placed over the cedar shingles, with finally a metal roof being put on. All of these layers of roofing were removed when the House was reroofed in cedar shingles after roofing strips and rafters were straightened and repaired. The rear porch ceiling had been replaced with a composition board that was removed; metal nailed to the floor of this porch also will be removed.

Interior

Fortunately, most of the original woodwork is intact. A major change was the addition of a bathroom in the late 1930's, after the Grimm family, the last descendants of the Reynolds, moved from the property.⁴ It was placed awkwardly in the hallway. Plumbing was also added in the west-wing kitchen and in the south back room of the main portion of the House, which later was used as a kitchen. All of this has been removed and has had no detrimental effect on the structure.

A knob-and-tube wiring system was added sometime in the early years of this century; however, it was later replaced with non-metallic sheathed wiring that is buried in the brick partitions for outlets and switches. This has all been disconnected. At some point, the four fireplaces in the rooms of the front portion of the House were bricked up and the hearths removed. These have been opened again. Gas space heaters were used as the last source of heating and have been removed. New narrow-board flooring was added in most of the downstairs rooms at one point; it will be taken up.

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A wooden partition that was added just south of the stairway in the loft to make it two rooms will be eliminated. Later built-in cabinets east of the fireplaces in the two first-floor rooms were taken out. A tongue-and-groove cabinet next to the kitchen fireplace is felt to be an early addition but may be eliminated. Of course, the decoration (paint, wallpaper, etc.) has been changed over the years; but careful samples will be taken to determine if clues exist for the restoration.

CONDITION

Although much work remains to be done on the structure to restore it, it is now in a stable condition, with the new cedar-shingle roof to keep it dry inside, most of the windows boarded to prevent further breakage of early glass, and all of the doors secured.

Exterior

Outside, repairs will have to be made to the front porch and the rear porch will have to be reconstructed. Some brickwork will have to be repointed; and the wooden trim, windows, and doors will have to be painted or refinished.

Interior

Inside, the flooring and floor joists need much attention in all of the downstairs rooms; in the kitchen, the joists were termite damaged to such an extent that portions of the floor have given away. The plaster is also in poor condition, and all of the woodwork needs refinishing. The fireplaces and hearths will have to be restored. Central heating will be installed and other mechanical systems replaced in a manner that they do not intrude into the restoration.

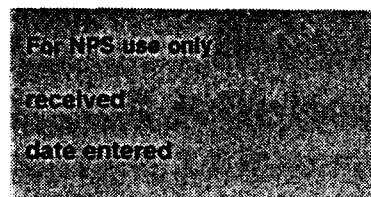
SITE

The parcel of land on which the House at 623 North Main Street now stands was part of a more extensive property (approximately 5 acres that now would be bordered by the Mississippi River on the east, Ingram's Addition on the north, Lorimier Cemetery on the west, and Ranney Place on the south)⁵ that was owned by the Reynolds at one time. This present irregular parcel on which the House now stands, a section of what was known as the "undivided portion of Outlot No. 32," fronts 98 feet on North Main Street (Missouri Highway 177) and extends, in part, 214 feet to North Spanish Street in the rear, with approximately 48 feet extending along North Spanish Street, forming the west boundary of the northwest portion of the parcel.⁶ The House stands approximately 75 feet back from Main Street.

This dwelling is around four blocks north of the original commercial center of the city that involved Main (earlier called "German") Street, Broadway (also known earlier as "Harmony" or "Jackson"), and Water (known in previous years as "River" or "Levee") Street. However, Main Street did not run directly through to the Reynolds House at the time of its erection in 1857 approximately two

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blocks north of the city limits.⁷

To reach the Reynolds property, Water Street had to be taken along the Mississippi River before a portion of a huge limestone bluff (Civil War Fort A) in the 200 block of North Main was quarried for lime by Kollas Brothers in the 1870's to allow Main Street to become continuous.⁸ The area containing the Reynolds property was annexed to the city in 1872.⁹

This area apparently has been mixed residential, commercial, and industrial for many years. As early as 1839, one of the finest Georgian homes for many miles, the Ellis-Wathen-Ranney house,¹⁰ was erected on a tract of land that adjoined the Reynolds property on the south.¹¹ Yet, Wathen's Marble City Mill;¹² the public boatyard;¹³ the earlier steam mill of Sturdivant and Horrell, and Horrell and Reynolds;¹⁴ and the Ingram Mill (this mill being just northeast of the Reynolds House at the shoe factory location, 700 North Main)¹⁵ were in and out of operation in this area during the nineteenth century.

On a hill to the west above the Reynolds and Ranney properties, the Old Lorimier Cemetery was established, with the earliest marked grave being 1808.¹⁶ This cemetery still exists today. From the front of the Reynolds property looking east, there was a view of the Mississippi River, which can no longer be seen at this location because of the floodwall project that was undertaken in 1956,¹⁷ protecting the neighborhood from the ravages of the swollen Mississippi.

A "Bird's Eye View of Cape Girardeau, Mo.," published in 1880, shows the Reynolds House and the smokehouse, with at least two other small buildings nearby (one south of the smokehouse and one west of the House), indicating that there apparently were several other early outbuildings existing at one time. It also shows that North Spanish Street had not been extended through the property yet¹⁸ (a quit claim deed was issued for this in 1926).¹⁹

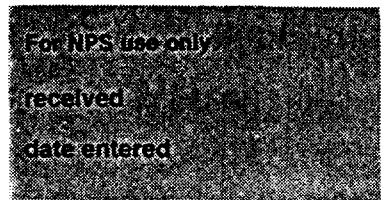
An account in the History of the Early Gardens in Cape Girardeau indicates that "the Wathen Place was adjoined on the north by the Reynolds place These two properties comprise all the space from the shoe factory south to Park Street, about two blocks. It was all a beautiful flower garden. The most conspicuous feature of thee Reynolds garden was the red lilies that bordered the walk from the porch to the street. They were a great rarity; no one else had any of them."²⁰

James Reynolds and B. M. Horrell sold a riverfront parcel of the undivided portion of Outlot No. 32 in 1857;²¹ another parcel east of Main Street was sold in 1902;²² the remainder of the property west of Main Street was subdivided by Reynolds' grandson, Don Grimm, in the 1920's;²³ and a lot southwest of the Reynolds House was sold from the parcel in 1944, after Henry Steinhoff acquired the site.²⁴ This left the present irregular parcel of land on which the Reynolds House and the smokehouse now stand.

Roberts, Johnson, & Rand erected the shoe factory in 1907,²⁵ which is about

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to cease operations as Florsheim Shoe Co., since the firm has a newer plant south of the city. A milltown (Donnybrook) developed, with several small stores, gasoline stations, and bars. The Red Star suburb to the north was named after one line produced at the shoe factory.²⁶

The Ellis-Wathen-Ranney House was razed in 1958,²⁷ a period when a general decline had already become evident in the area. Even though a recent cleanup has been undertaken, there are still some derelict structures. The remaining buildings in the area date from the late 1800's to the present, with the majority being constructed around the turn of the century. Several of the frame residences are interesting examples of Late-Victorian dwellings. At present, the Reynolds House is surrounded by earlier and later twentieth-century dwellings on the north and west; the Cape Manufacturing Co., maker of foundry supplies, is across a parking lot to the south.

Just south of the Reynolds House remains the early smokehouse that has a low hip roof with a wooden finial, giving it a fortlike appearance. The building is 14 feet square with walls 14 feet high. It contains one room and has six-light over six-light windows that have been restored in two of the walls, although from the appearance of the brickwork around these windows, it is believed that they originally did not exist. A door is in the north wall; and the fourth wall is solid, with the exception of vent openings that exist near the top of the walls on all sides.

The roof of the smokehouse was redone with cedar shingles during the reroofing of the House in 1982. Much repointing of the brickwork needs to be done. A concrete floor that may have been added when it was used for canning vegetables and fruits²⁸ needs to be removed to restore it to appear as a smokehouse on the interior. Wooden beams remain where meats were hung.

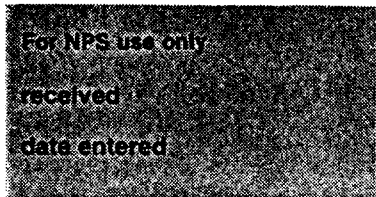
A stone walk leads from this smokehouse to the cistern at the back of the House. This cistern is surrounded by a brick patio, which has a brick walk leading to the entrance of the rear porch. Until recently, there were also three rental buildings on the property that were of later vintage and have been demolished.

PRESENT STATUS

The Board of Directors of the Historical Association voted to acquire the Reynolds House after it had stood vacant for a short period of time and was being heavily vandalized. Condemnation by the city and threatened demolition by the owner further intensified efforts by the Board to stabilize this historical asset for the community. Finally an agreement was reached between Mr. Steinhoff's daughter-in-law, Ruth, and Burton J. Gerhardt that led to his exchanging another parcel of property for the Reynolds House, which he subsequently deeded to the Historical Association, after the grounds and structures were cleaned of much debris and three later-vintage rental buildings were removed.²⁹

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The property was boarded, new front-porch steps matching these shown in the 1908 photograph were constructed, and the cistern was capped with a pump. The property has been graded in the areas where buildings were razed. Upon receiving the property on March 3, 1982,³⁰ the Association immediately undertook the roofing projects and the city condemnation was removed. Projects in the immediate future include pointing the brickwork in the smokehouse and reconstructing the rear porch.

Careful restoration of this property for a second house museum will continue on a year-by-year basis by the Historical Association as money becomes available from its funding projects, although money still has to be spect for repairs and maintenance at the Glenn House, which it carefully restored over the period of a decade as a house museum.

The grounds are kept well manicured and have been planted with boxwood to create a new image for this property. There are no known road projects that threaten the existence of the property; however, redevelopment of the area through Government funding is constantly discussed, although it now appears that the northern boundary of this redevelopment will fall several blocks south.

Therefore in light of redevelopment discussions, the Historical Association feels that a National Register listing as soon as possible, even though the project has much work yet to be done on it, would enhance the status of the Reynolds House. It would help in the fund-raising efforts of the Association, also.

FOOTNOTES

1. Amy Husbands Kimmel, "Reynolds Home and Mill," Sounds and Pictures of Yesterday in Cape Girardeau, Clara Rider Hayden, compiler (Cape Girardeau: Reprinted by the Historical Association of Greater Cape Girardeau from the 1933 original edition, 1971), p. 42.
2. This photograph was taken October 28, 1908, on the front porch of the Reynolds House during the one hundredth birthday celebration of Mrs. Reynolds. The original is in possession of the Historical Association of Greater Cape Girardeau.
3. Illustrated Catalogue of American Hardware of the Russell Erwin Manufacturing Company (an unabridged reprint by the Association for Preservation Technology with assistance from the Foundation for Preservation Technology of the 1865 edition with a new introduction by Lee H. Nelson, AIA, 1980), p. 139.
4. Interview with Ruth Looney, a long-time friend of the Grimms, descendants of the Reynolds, on April 25, 1982.

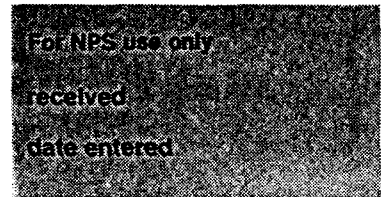
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5. Home Abstract and Title Company, Vandivort-Schrader Abstract Co., and Cape Girardeau County Abstract and Title Company, "Abstract of Title to the following described lot, tract or parcel of land lying, being and situate in the City of Cape Girardeau, in the County of Cape Girardeau and State of Missouri, from since and after the 4th., day of January, 1925, at 8:00 o'clock a.m., to the date of our certificates hereto, to wit: - Part of Out Lot Number 32 in the City of Cape Girardeau, Missouri, described as follows: - Begin at a point on the west line of Main Street, 113 feet south of the south line of Mill Street; thence west parallel to the south line of Mill Street, 125 feet, more or less, to a point on the west line of Lot 6, Ingram's Addition, produced south; thence north along the said west line of Lot 6, Ingram's Addition, produced, 14 feet, more or less, to the southwest corner of said Lot 6; thence westwardly along the south line of Lots 7 and 8 of Ingram's Addition to the southwest corner of Lot 8, Ingram's Addition, which corner is on the east line of Spanish Street; thence south along the east line of Spanish Street produced to a point, said point being 180 feet north of the south line of Out Lot 32, (said south line of Out Lot 32 being also the north line of Lot 10, Block 1, Ranney Place); thence east parallel with said south line of Out Lot 32, 214 feet, more or less, to the west line of Main Street; thence north along the west line of Main Street, 98 feet to the point of beginning," p. VS 2 (Plat).
6. Ibid.
7. Allan Hinchey, "Passing of the Old Wilson House," Southeast Missourian, April 13, 1932.
8. Ibid.
9. "Many Changes--Few Signs Left of Early Settlement by Lorimier," Southeast Missourian, August 18, 1956.
10. Kimmel, "The Ellis House," op. cit., pp. 37-38.
11. Kimmel, op. cit., p. 43.
12. Felix Eugene Snider and Earl Augustus Collins, Cape Girardeau: Biography of a City (Cape Girardeau: Ramfre Press, 1956), p. 212.
13. Alexander B. Horrell to Benjamin M. Horrell, Warranty Deed dated January 20, 1851, filed in the Cape Girardeau County Recorder's Office, Jackson, Missouri, September 9, 1851, Book P, pp. 230-231.
14. Robert Sturdivant to James Reynolds, Warranty Deed dated April 21, 1852, filed in the Cape Girardeau County Recorder's Office, Jackson, Missouri, July 2, 1852, Book P, pp. 547-548.
15. Louis Houck, "Road Firm Loses Fight; Premium for Cape Mill," Southeast

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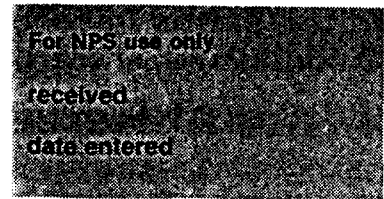
Missourian, June 13, 1969.

16. Snider and Collins, op. cit., p. 24
17. Snider and Collins, op. cit., pp. 254-255.
18. "Bird's Eye View of Cape Girardeau, Mo." (St. Louis: Damm & Staub, 1880).
19. D. A. Grimm and Ida Grimm, his wife, to The City of Cape Girardeau, Quit Claim Deed dated June 21, 1926, filed in the Cape Girardeau County Recorder's Office, Jackson, Missouri, June 23, 1926, Book 76, p. 358.
20. Florence Hartzell Oliver, History of the Early Gardens in Cape Girardeau (Cape Girardeau: Reprinted by the Historical Association of Greater Cape Girardeau from the 1937 original edition, 1971), p. 6.
21. James Reynolds et al to Francis Marchildon, Warranty Deed dated July 11, 1856, filed in the Cape Girardeau County Recorder's Office, Jackson, Missouri, February 13, 1857, Book T, p. 169-171.
22. Christiana C. Reynolds et al to Chris F. Betten, Warranty Deed dated September 1, 1902, filed in the Cape Girardeau County Recorder's Office, Jackson, Missouri, September 20, 1902, Book 38, pp. 328-329.
23. Home Abstract and Title Company, Vandivort-Schrader Abstract Co., and Cape Girardeau County Abstract and Title Company, "Abstract-of-Title to the following described real estate lying, being and situate in the County of Cape Girardeau and State of Missouri, from, since and after the 20th day of December, 1819, to-wit: Beginning at a cross on a sandstone (8" x 2" x 10") on the west line of Main Street and 76 feet south of the south line of Mill Street, thence run southwardly along the west line of Main Street 315 feet to a cross on a sandstone (6" x 4" x 11"), thence run westwardly at an angle of 89° 49' to the right 494 feet to a cross on a sandstone (3" x 5" x 10"), thence run northwardly at an angle of 93° 52' to the right 218.9 feet to an oak fence post (from which a 20" elm tree bears 8° 11' westwardly from a backsight on the last sandstone corner (and is 20 feet distant) at an angle of 74° 43' to the right 488.4 feet to the point of beginning," Plat.

Don A. Grimm and Ida Grimm, his wife, to Joe E. Moore and Edna Moore, his wife, Warranty Deed dated August 3, 1944, filed in the Cape Girardeau County Recorder's Office, Jackson, Missouri, June 26, 1924, Book 80, p. 358.
24. H. A. Steinhoff and Byrd A. Steinhoff, husband and wife, to Ruth E. Looney, Warranty Deed dated August 3, 1944, filed in the Cape Girardeau County Recorder's Office, Jackson, Missouri, August 11, 1944, Book 126, p. 392.

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Item number 7

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25. Geoffrey Roth, "Cape Girardeau and the Shoe Industry," The Heritage Review (Cape Girardeau: Bulletin-Journal, October, 1980), p. 27.
26. Ibid .
27. "Start Razing Ranney House," Southeast Missourian, December 16, 1958.
28. Interview with Ruth Looney, op. cit.
29. "Historical Association Acquires Reynolds House on North Main," Southeast Missourian, March 4, 1982.
30. Ibid.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1857 **Builder/Architect** Joseph Lansmon, Builder
Edwin Branch Deane, Architect and Builder

Statement of Significance (in one paragraph)

For the city of Cape Girardeau, the Reynolds House, 623 North Main Street, is significant because it is one of the least-altered early dwellings (1857) that is reminiscent in style of the French Colonial architecture that was prevalent in the early years of the nineteenth century in the Mississippi River Valley. It was designed and built by two prominent men who did many notable projects in the area, providing quality structures, often with aesthetic merit, thereby raising the standard of living after the early settlement. These men were Joseph Lansmon, a native of Alsace-Lorraine, who constructed both residential and commercial structures after he came to the city in 1834,¹ and Edwin Branch Deane, a pioneer architect and builder in the city who did many of the prominent dwellings starting in 1839². Further local significance of the property is due to the fact that it was occupied by the James Reynolds family. Mr. Reynolds was a prominent flour miller after he came to Cape Girardeau in 1852,³ later being a partner in the Union Mills, which was regarded as the first of the town's manufacturing establishments of much importance.⁴

THE REYNOLDS HOUSE

Architectural Significance

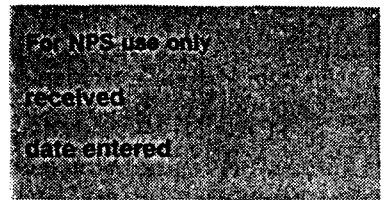
Because the Reynolds House has survived since 1857 with few structural changes, the style of architecture practically is extinct in the city, and the dwelling displays some unique architectural features—it long has been regarded as a landmark in the city,² although its prominence in recent years has been shadowed because it was surrounded by derelict buildings that now have been removed.

Only several other structures are known to exist that are earlier than the Reynolds House; but all have been altered to an extent that it would be difficult to return them to the original appearance, especially on the interiors. Although this structure is dated more than a half-century later than the prevailing use of the French Colonial Style, the porch that extends the full length of the House in front with the roof of the main portion of the dwelling terminating over it at a low point, and the horizontal railings on this porch are typical of this Style, which is practically extinct in this city today.

There are no other examples of the nine-light over six-light windows remaining in Cape Girardeau, although this style was popular at the time the Reynolds House was built. The main entranceway, with its trabeated surround and its six-panel door in the cross design, lends a Colonial look to the dwelling. The six-panel door in the opening at the rear of the hallway and the doors with dual vertical panels are also noteworthy. The carved wooden mantels surrounding the fireplaces in the two front rooms are notable as well as the kitchen fireplace with the large sandstone hearth. The corner fireplaces are unusual and look very primitive.

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The large smokehouse with its hip roof is an unique structure for the city; its design makes the property appear very early and yet shows that architecture for this dependency was carefully regarded at the time so that it would make an aesthetic contribution to the property.

Joseph Lansmon

Joseph Lansmon, a native of Alsace-Lorraine, who came to the United States in 1833 and worked in New Orleans, learned carpentry, cabinetmaking, and building through apprenticeship in his native country. Lansmon, who arrived in the Cape Girardeau area during 1834, constructed the Common Pleas Courthouse (1854) and St. Mary's Cathedral (1868) that remain in the city. His initials remain with the date "1858" on a stone in the east abutment of the covered bridge he built at the Bollinger Mill State Historic Site, Burfordville.⁶

Lansmon did the masonry work for many of the structures that Deane designed and built, including the Reynolds House. According to early records, there are 51,000 bricks in the dwelling at \$5 per thousand. Labor was one dollar a day, with the man superintending the work being paid at the rate of 10 percent of the labor cost. The bill for bricklaying in the Reynolds House was \$475.⁷

Edwin Branch Deane

Edwin Branch Deane returned to Cape Girardeau in 1838, after having seven years of instruction in planning and building at Louisville, Kentucky. Mr. Deane's first project was the Ellis-Wathen-Ranney House, constructed at 501 North Main Street in 1839 to the south of the site of the Reynolds House.⁸

Deane also did the Sherwood-Minton House (1846),⁹ 444 Washington Avenue; the Caruthers-Burrough House (1859),¹⁰ 2121 Bloomfield; and the Glenn-Hunter House (1883),¹¹ 325 South Spanish Street, the first restoration project of the Historical Association. Deane's influence on the architecture of the Reynolds House is seen in the design and the woodworking that he did for the structure.¹²

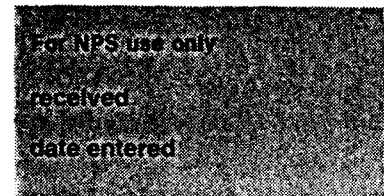
JAMES REYNOLDS

Reynolds' Early Involvement in Cape Girardeau Milling

In 1850, Robert Sturdivant and Alexander B. Horrell purchased for \$500 "all of that part of outlot No. thirty-two, near City of Cape Girardeau, which lies south of a continuation of the north line of the Grave yard eastwardly, containing about five acres more or less"¹³ from Jacob Ingram and Edgar Mason. This sale involved the undivided portion of Outlot No. 32, a wedge-shaped parcel of land extending from Lorimier Cemetery to the Mississippi, most of which would later form the Reynolds property.¹⁴

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Alexander B. Horrell sold his one-half interest in the property to his brother, Benjamin M. Horrell, of New Orleans, in 1851. It is apparent that Mr. Sturdivant was engaged with the Horrells in milling flour on this property, because the deed mentions "the steam flouring mill of Robert Sturdivant and Co.,"¹⁵ which is said to have been the earliest steam mill in southeast Missouri,¹⁶ as being contained within the boundaries. The southern boundary of Outlot No. 32 is described in this deed as "the property of I. R. Wathen and the public boat yard."¹⁷ There is also mention of a small dwelling; however, it is doubtful that this was the House occupied by the Reynolds family in 1858.¹⁸

In 1852, James Reynolds, an Englishman who had charge of a large mill in St. Louis that stood where Union Station now stands,¹⁹ came to Cape Girardeau and bought for \$3,500 the one-half interest of Robert Sturdivant in the undivided portion of Outlot No. 32, at which time began the partnership of Reynolds and B. M. Horrell. The steam flouring mill is mentioned again in this deed, and it is assumed that the new partnership continued to operate this enterprise for several years.²⁰ Within this property, construction began on the Reynolds House in 1857.²¹

The Union Steam Mills

Also in 1857, Reynolds and Horrell had Mr. Lansmon build for them what would later become the Union Steam Mills.²² This structure was located on Water Street, northeast of the intersection of Main and Broadway. Lansmon did the brickwork, using 494,000 bricks; the entire cost of the brickwork for the mill was \$6,345.²³

The mill, which was six stories in height and had a very tall, square, tapered smokestack that was separate from the building, was illustrated around 1860 as the "Jas. Reynolds Mill."²⁴ In 1862, the Union Milling Company was organized and operated this mill as the "Union Mills."²⁵ It was being run by Filbrun, Ivers & Co. in 1880²⁶ when it was transferred to the ownership of Mr. Sturdivant, who had been associated with the earlier mill. In 1884, he converted it into a roller mill, with a daily capacity of 300 barrels of flour.²⁷ The tall building stood among downtown structures until 1960, having been used as a warehouse before demolition.²⁸

Members of Reynolds Family Live in Dwelling for Eighty Years

Earlier, Mr. Reynolds had married Christian Catherine Von Ohlhausen, who was born in Wurttemberg, Germany, in 1808, and came to this country when she was five years old and resided in Philadelphia, where she was raised by a Quaker family.²⁹ After her marriage, she reared five daughters—Elizabeth, Victoria, Julia Ann, Texas, and California.³⁰

In 1859, James Reynolds made his will, leaving to his wife for her use during her lifetime and then to be divided equally among his children his half-interest in the Reynolds House and Union Steam Mills; ten shares of stock in the

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Continuation sheet REYNOLDS, JAMES, HOUSE Item number 8 Page 3

Olive Street Plank Road in St. Louis County; twenty-five shares of stock in the Cape Girardeau and Scott Counties Macadamized Road; two Negro men (Hope and Aleck) purchased by him at the estate sale of Hiram L. Sloan; and a farm in Central Township, St. Louis County, purchased in 1838 and 1840 from William and Nancy (to be reserved as a homestead for those of his children who may remain single and have never been married).³¹

B. M. Horrell for \$1,000 in 1860 deeded to James Reynolds the other one-half interest in the remaining undivided portion of Outlot No. 32, which included four acres more or less, all of the property first purchased by Robert Sturdivant and A. B. Horrell, except a portion by the riverfront that was sold in 1857 to Francis Marchildon. Mentioned in the 1860 deed are "a one-story brick dwelling house and outbuildings."³²

On the twenty-third of November, 1865, an "Administrator's Notice" on the estate of James Reynolds, deceased, dated November 14, appeared in the Cape Girardeau Weekly Argus.³³ John Von Ohlhausen was appointed administrator of the estate at the request of Mrs. Reynolds, although she had been so named in the will.³⁴ The partnership of Horrell and Reynolds was dissolved; and the Union Steam Mills was sold at a public sale in 1866 to Lilbroun L. Phillips; Pierce Losson; John H. Filbrun; and John Ivers, Jr., for \$27,000.³⁵

An inventory of personal property taken for the estate included the following: six bedsteads and bedding, two wardrobes, two bureaus, five tables, six chairs with spring seats, one lounge, twelve cane-seat chairs, one lot of old chairs, one cupboard, two carpets, one cooking stove and utensils, one lot of kitchen utensils, one lot of tableware, four lamps, six curtains, twenty hogs, five cows and calves, one yoke of oxen, one wagon, one bull, and one lot of tools. This property was valued at \$778.³⁶

The farm in St. Louis County, consisting of 110 acres,³⁷ was retained and still remained in the family at the time of the death of the last remaining daughter, Julia, in 1919. There possibly had been an addition of acreage, as there are three descriptions of St. Louis County land with her stated interests appearing in the probate records.³⁸

Mrs. Reynolds died February 6, 1909, at the age of one hundred years, three months, and nine days.³⁹ For the previous several years, her long life had been recognized by birthday parties that were front-page news items in the local papers.⁴⁰ She was buried in Creve Coeur, St. Louis County, with her husband; eventually other members of the family were buried there also.⁴¹

In 1912, two of the daughters, Elizabeth and Julia, concluded one day that no one had ever recovered gold and silver that their father had buried on the property in 1862, because of the unsettled times during the Civil War. They quickly recovered this treasure; the oldest coin was 1826, and the newest one was 1861. The amount was nearly \$1,200, face value.⁴²

The fortune only was made public after C. M. Freeman received \$500 worth of the

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Continuation sheet REYNOLDS, JAMES, HOUSE Item number 8 Page 4

early gold coins from Elizabeth's son, Don Grimm, in payment for a pool room on North Main Street.⁴³ The Sturdivant Bank ran an advertisement urging people to dig up their money from their orchards and to shake out their old socks, so that they could make deposits in the bank in order not to lose interest on their money as these people had done.⁴⁴

When Amy Kimmel, a granddaughter of Edwin Branch Deane, wrote of the Reynolds House in 1933, she mentioned that "the home has some quaint old furniture, some rescued from a burning boat, old mahogany dining table and some chairs."⁴⁵ Two of these walnut captain's chairs were returned to the House on April 25, 1982, by Ruth Looney, a long-time friend of the Grimms, the last Reynolds descendants to live in the dwelling. During an open house on this date for Historical Association members to view the property, Miss Looney also displayed one of the gold coins from the buried treasure and records from the Union Mills.

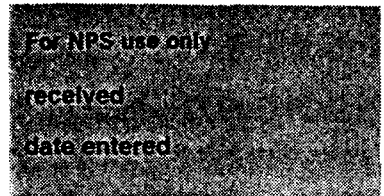
The Reynolds era came to an end eighty years after the house was started when Inez James purchased the property from the estate of Don Grimm in 1937.⁴⁶ The James family transferred the property to Henry Steinhoff in 1938.⁴⁷

FOOTNOTES

1. Tom Neumeyer, "Joseph Lansmon--Master Builder," Jackson Post & Cash-Book April 10, 17, 1974.
2. Amy Husbands Kimmel, "A Tribute to Edwin Branch Deane," Sounds and Pictures of Yesterday in Cape Girardeau, Clara Rider Hayden, compiler (Cape Girardeau: Reprinted by the Historical Association of Greater Cape Girardeau from the 1933 original edition, 1971), pp. 41-42.
3. "Cape's Famous Old Lady Dies," Cape Girardeau Daily Republican, February 6, 1909.
4. Robert Sidney Douglass, History of Southeast Missouri (New York: Lewis Publishing Company, 1912), p. 256.
5. "Another Pioneer Resident Called," Southeast Missourian, June 19, 1919.
6. Neumeyer, loc. cit.
7. Kimmel, "Reynolds Home and Mill," op. cit., p. 42.
8. Kimmel, "A Tribute to Edwin Branch Deane," op. cit., p. 41.
9. Sally Wright Brown, "Happy House Defies Legend," Southeast Missourian, December 22, 1972.
10. Kimmel, "The Burrough Home," op. cit., p. 38.

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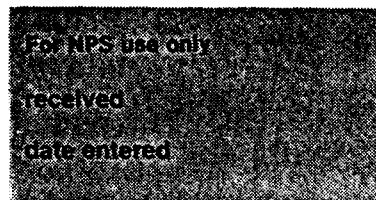


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11. Kimmel, "A Tribute to Edwin Branch Deane," op. cit., p. 42.
12. Kimmel, "Reynolds Home and Mill," op. cit., p. 42.
13. Jacob Ingram and Jane, his wife, and Edgar Mason and Ann Eliza, his wife, to Robert Sturdivant and Alexander B. Horrell, Warranty Deed dated August 17, 1850, filed in the Cape Girardeau County Recorder's Office, Jackson, Missouri, October 28, 1850, Book O, pp. 545-546.
14. Ibid.
15. Alexander B. Horrell to Benjamin M. Horrell, Warranty Deed dated January 20, 1851, filed in the Cape Girardeau County Recorder's Office, Jackson, Missouri, September 9, 1851, Book P, pp. 230-231.
16. Douglass, op. cit., p. 319.
17. Alexander B. Horrell to Benjamin M. Horrell, loc. cit.
18. Ibid.
19. "Mrs. Runnels is Celebrating Her Ninety-Ninth Birthday," Cape Girardeau Democrat, October 26, 1907.
20. Robert Sturdivant to James Reynolds, Warranty Deed dated April 21, 1852, filed in the Cape Girardeau County Recorder's Office, Jackson, Missouri, July 2, 1852, Book P, pp. 547-548.
21. Kimmel, "Reynolds Home and Mill," op. cit., p. 42.
22. Ibid.
23. Ibid.
24. A. Bottger, "Capital View of Cape Girardeau" (St. Louis: Chas. Robyn & Co. Lith., 51 Chestnut Street, Corner of Third, ca. 1860).
25. Goodspeed's History of Southeast Missouri (Chicago: The Goodspeed Publishing Company, 1888), p. 416.
26. "Bird's Eye View of Cape Girardeau, Mo." (St. Louis: Damm & Straub, 1880).
27. Goodspeed's History of Southeast Missouri, loc. cit.
28. "To Raze Four Main Street Buildings for 225-Car Downtown Parking Lot," Southeast Missourian, July 9, 1960.
29. "Mrs. Runnels is Celebrating Her Ninety-Ninth Birthday," loc. cit.

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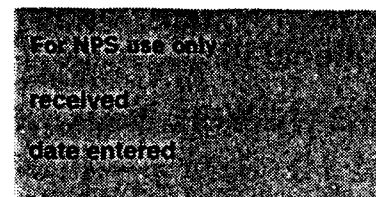
Continuation sheet REYNOLDS, JAMES, HOUSE Item number 8 Page 6

30. Don A. Grimm, Affidavit dated October 12, 1925, filed in the Cape Girardeau County Recorder's Office, Jackson, Missouri, January 2, 1926, Book 83, p. 234.
31. James Reynolds, Last Will dated October, 1859, filed in the Cape Girardeau County Recorder's Office, Jackson, Missouri, September 11, 1919, Book 69, pp. 161-163.
32. Benjamin M. Horrell and Mary L., his wife, to James Reynolds, Warranty Deed dated June 1, 1860, filed in the Cape Girardeau County Recorder's Office, Jackson, Missouri, June 24, 1860, Book W, pp. 80-81.
33. "Administrator's Notice," Cape Girardeau Weekly Argus, November 23, 1865.
34. Christiann Reynolds, Notarized Request dated October 31, 1865, relinquishing her right as administrator in the estate of James Reynolds, found in packet of original records in the Cape Girardeau County Probate Court, Cape Girardeau, Missouri.
35. James Reynolds, deceased, his heirs by marshal to Lilbroun L. Phillips; Pierce Losson; John H. Filbrun; and John Ivers, Jr., Deed dated April 13, 1866, filed in the Cape Girardeau County Recorder's Office, Jackson, Missouri, May 10, 1866, Book Y, pp. 585-587.
36. James Reynolds, deceased, Inventory and Appraisal of Personal Effects dated November 18, 1865, found in packet of original records in the Cape Girardeau County Probate Court, Cape Girardeau, Missouri.
37. James Reynolds, deceased, Inventory of Property, found in packet of original records in the Cape Girardeau County Probate Court, Cape Girardeau, Missouri.
38. Julia Reynolds, deceased, Report to State Treasurer dated July 28, 1920, found in packet of original records in the Cape Girardeau County Probate Court, Cape Girardeau, Missouri.

"An undivided one-third interest in the following real estate in Section 35, Township 46 North, Range 5 East, described as follows: Commencing at the northeast corner of a ten acre tract of land acquired by Jos. Sullens of Smith B. Robinson by deed dated March 25th, 1835 and in the City of St. Louis in Book 225 page 303; at which a corner a stone is set from which the center section corner bears south 98 degrees east 28 3/4 links, thence at right angles to the center section south 1 degree, west 18.51 chains to a stone in the east boundary line U.S. Survey 1962 in the name of N. Sullens, thence along said survey line, south 29 1/4 degrees, east 25.14 chains to its intersection with township line at an old stone, thence along said township line, south 88 1/2 degrees east 10.05 chains, thence along the east boundary line of a twenty four road (laid out from

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the last described corner in a straight line to the Schuetz road), North 0 degrees 50 minutes, east 4 chains 54 1/4 links, thence between Lots 1 and 2, north 31 degrees 27 minutes west 42.35 chains to the beginning containing 37.00 acres more or less."

"An undivided two-thirds interest in 72 acres in Section 34, Township 46, Range 5, in St. Louis County, Missouri, bounded: North - Survey 1313; East - Niehaus; South - Sec. line; West - Section line and an undivided two-thirds interest in and to 32.20 acres in Section 3, Township 45, Range 5, in St. Louis County, Missouri, Bounded: North - Section line; East - Niehaus; South - L. H. Farm; West - Craig."

39. "Cape's Famous Old Lady Dies," loc. cit.
40. "Mrs. Runnels is Celebrting Her Ninety-Ninth Birthday," loc. cit.
41. "Another Pioneer Resident Called," loc. cit.
42. "Nearly \$1,200 Gold and Silver Found in Jar, Buried 50 Years," Cape Girardeau Weekly Republican, August 23, 1912.
43. Ibid.
44. "Hidden Treasurers," Cape Girardeau Daily Republican, August 17, 1912.
45. Kimmel, "Reynolds Home and Mill," op. cit., p. 43.
46. D. A. Grimm, deceased, by Administratrix to Inez James, Administrator's Deed dated August 6, 1937, filed in the Cape Girardeau County Recorder's Office, Jackson, Missouri, August 10, 1937, Book 108, p. 578.
47. Inez James and Charles C. James, her husband, and Ida Grimm, widow of D. A. Grimm, to H. A. Steinhoff and Byrd A. Steinhoff, husband and wife, Warranty Deed dated March 7, 1938, filed in the Cape Girardeau County Recorder's Office, Jackson, Missouri, March 14, 1938, Book 110, p. 458.

9. Major Bibliographical References

- "Administrator's Notice," Cape Girardeau Weekly Argus, November 23, 1865.
- "Another Pioneer Resident Called," Southeast Missourian, June 19, 1919.

10. Geographical Data

Acreeage of nominated property .405

Quadrangle name "Cape Girardeau, MO-ILL"

Quadrangle scale 1:24,000

UTM References

A

1	5	2	7	6	9	1	0	4	1	3	2	2	0	0
Zone			Easting				Northing							

B

Zone			Easting				Northing							

C

Zone			Easting				Northing							

D

Zone			Easting				Northing							

E

Zone			Easting				Northing							

F

Zone			Easting				Northing							

G

Zone			Easting				Northing							

H

Zone			Easting				Northing							

Verbal boundary description and justification

Part of Out Lot No. thirty-two (32) in the City of Cape Girardeau, Missouri, described as follows: Beginning at a point on the west line of Main Street 113 feet South of the south line of Mill Street; thence West parallel to the south

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title 1. Dr. Tom H. Gerhardt, First Vice President

Historical Association of Greater

organization Cape Girardeau, Inc. date February, 1983

street & number 912 Karau Lane telephone 314/335-2908

city or town Cape Girardeau state Missouri 63701

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature 

title Director, Department of Natural Resources and State Historic Preservation Officer date 8/26/83

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

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Continuation sheet REYNOLDS, JAMES, HOUSE Item number 9 Page 1

3. "Bird's Eye View of Cape Girardeau, Mo." St. Louis: Damm & Straub, 1880.
4. Bottger, A. "Capital View of Cape Girardeau." St. Louis: Chas. Robyn & Co. Lith., 51 Chestnut Street, Corner of Third, ca. 1860.
5. Brown, Sally Wright. "Happy House Defies Legend," Southeast Missourian, December 22, 1972.
6. "Cape's Famous Old Lady Dies," Cape Girardeau Daily Republican, February 6, 1909.
7. Douglass, Robert Sidney. History of Southeast Missouri. New York: Lewis Publishing Company, 1912.
8. Goodspeed's History of Southeast Missouri. Chicago: The Goodspeed Publishing Company, 1888.
9. Grimm, D.A., deceased, by Administratrix to Inez James. Administrator's Deed dated August 6, 1937. Filed in the Cape Girardeau County Recorder's Office, Jackson, Missouri, August 10, 1937. Book 108, p. 578.
10. Grimm, D.A., and Ida Grimm, his wife to The City of Cape Girardeau. Quit Claim Deed dated June 21, 1926. Filed in the Cape Girardeau County Recorder's Office, Jackson, Missouri, June 23, 1926. Book 76, p. 358.
11. Grimm, Don A. Affidavit dated October 12, 1925. Filed in the Cape Girardeau County Recorder's Office, Jackson, Missouri, January 2, 1926. Book 83, p. 234.
12. Grimm, Don A. and Ida Grimm, his wife, to Joe E. Moore and Edna Moore, his wife. Warranty Deed dated May 5, 1924. Filed in the Cape Girardeau County Recorder's Office, Jackson, Missouri, June 26, 1924. Book 80, p. 538.
13. "Hidden Treasures," Cape Girardeau Daily Republican, August 17, 1912.
14. Hinchey, Allan. "Passing of the Old Wilson House," Southeast Missourian, April 13, 1932.
15. "Historical Association Acquires Reynolds House on North Main," Southeast Missourian, March 4, 1982.
16. Home Abstract and Title Company, Vandivort-Schrader Abstract Co., and Cape Girardeau County Abstract and Title Company. "Abstract-of-Title to the following described real estate lying, being and situated in the County of Cape Girardeau and State of Missouri, from, since and after the 20th day of December, 1819, to-wit: Beginning at a cross on a sandstone (8" x 2" x 10") on the west line of Main Street and 76 feet south of the south line of Mill Street, thence run southwardly along the

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Continuation sheet REYNOLDS, JAMES, HOUSE

Item number 9

Page 2

west line of Main Street 315 feet to a cross on a sandstone (6" x 4" x 11"), thence run westwardly at an angle of 89° 49' to the right 494 feet to a cross on a sandstone (3" x 5" x 10"), thence run northwardly at an angle of 93° 52' to the right 218.9 feet to an oak fence post (from which a 20" elm tree bears 8° 11' westwardly from a backsight on the last sandstone corner (and is 20 feet distant) at an angle of 74° 43' to the right 488.4 feet to the point of beginning."

17. Home Abstract and Title Company, Vandivort-Schrader Abstract Co., and Cape Girardeau County Abstract and Title Company. "Abstract of Title to the following described lot, tract or parcel of land lying, being and situated in the City of Cape Girardeau, in the County of Cape Girardeau and State of Missouri, from since and after the 4th day of January, 1925, at 8:00 o'clock a.m., to the date of our certificates hereto, to wit: - Part of Out Lot Number 32 i the City of Cape Girardeau, Missouri, described as follows: - Begin at a point on the west line of Main Street, 113 feet south of the south line of Mill Street; thence west parallel to the south line of Mill Street, 125 feet, more or less, to a point on the west line of Lot 6, Ingram's Addition, produced south; thence north along the said west line of Lot 6, Ingram's Addition, produced, 14 feet, more or less, to the southwest corner of said Lot 6; thence westwardly along the south line of Lots 7 and 8 of Ingram's Addition to the southwest corner of Lot 8, Ingram's Addition, which corner is on the east line of Spanish Street; thence south along the east line of Spanish Street produced to a point, said point being 180 feet north of the south line of Out Lot 32, (said south line of Out Lot 32 being also the north line of Lot 10, Block 1, Ranney Place); thence east parallel with said south line of Out Lot 32, 214 feet, more or less, to the west line of Main Street; thence north along the west line of Main Street, 98 feet to the point of beginning."
18. Horrell, Alexander B., to Benjamin M. Horrell. Warranty Deed dated January 20, 1851. Filed in the Cape Girardeau County Recorder's Office, Jackson, Missouri, September 9, 1851. Book P, pp. 230-231.
19. Horrell, Benjamin M., and Mary L., his wife, to James Reynolds. Warranty Deed dated June 1, 1860. Filed in the Cape Girardeau County Recorder's Office, Jackson, Missouri, June 24, 1860. Book W, pp. 80-81.
20. Houck, Louis. "Road Firm Loses Fight; Premium for Cape Mill," Southeast Missourian, June 13, 1969.
21. Illustrated Catalogue of American Hardware of the Russell Erwin Manufacturing Company. An unabridged reprint by the Association for Preservation Technology with assistance from the Foundation for Preservation Technology of the 1865 edition with a new introduction by Lee H. Nelson, AIA, 1980.
22. Ingram, Jacob, and Jane, his wife, and Edgar Mason and Ann Eliza, his wife, to Robert Sturdivant and Alexander B. Horrell. Warranty Deed

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dated August 17, 1850. Filed in the Cape Girardeau County Recorder's Office, Jackson, Missouri, October 28, 1850. Book 0, pp. 545-546.

23. Interview with Ruth Looney, a long-time friend of the Grimms, descendants of the Reynolds, on April 25, 1982.
24. James, Inez, and Charles C. James, her husband, and Ida Grimm, widow of D.A. Grimm, to H.A. Steinhoff and Byrd A. Steinhoff, husband and wife. Warranty Deed dated March 7, 1938. Filed in the Cape Girardeau County Recorder's Office, Jackson, Missouri, March 14, 1938. Book 110, pp. 458.
25. Kimmel, Amy Husbands. "The Burroung Home," Sounds and Pictures of Yesterday in Cape Girardeau, Clara Rider Hayden, compiler. Cape Girardeau: Reprinted by the Historical Association of Greater Cape Girardeau from the 1933 original edition, 1971. Pp. 38-39.
26. Kimmel, Amy Husbands. "The Ellis House," Sounds and Pictures of Yesterday in Cape Girardeau, Clara Rider Hayden, compiler. Cape Girardeau: Reprinted by the Historical Association of Greater Cape Girardeau from the 1933 original edition, 1971. Pp. 37-38.
27. Kimmel, Amy Husbands. "Reynolds Home and Mill," Sounds and Pictures of Yesterday in Cape Girardeau, Clara Rider Hayden, compiler. Cape Girardeau: Reprinted by the Historical Association of Greater Cape Girardeau from the 1933 original edition, 1971. Pp. 42-43.
28. Kimmel, Amy Husbands. "A Tribute to Edwin Branch Deane," Sounds and Pictures of Yesterday in Cape Girardeau, Clara Rider Hayden, compiler. Cape Girardeau: Reprinted by the Historical Association of Greater Cape Girardeau from the 1933 original edition, 1971. Pp. 40-42.
29. "Many Changes--Few Signs Left of Early Settlement by Lorimier," Southeast Missourian, August 18, 1956.
30. "Mrs. Runnels Is Celebrating Her Ninety-Ninth Birthday," Cape Girardeau Democrat, October 26, 1907.
31. "Nearly \$1,200 Gold and Silver Found in Jar, Buried 50 Years," Cape Girardeau Weekly Republican, August 23, 1912.
32. Neumeyer, Tom. "Joseph Lansmon--Master Builder," Jackson Post & Cash-Book, April 10, 17, 1974.
33. Oliver, Florence Hartzell. History of the Early Gardens in Cape Girardeau. Cape Girardeau: Reprinted by the Historical Association of Greater Cape Girardeau from the 1937 original edition, 1971.
34. Photograph of one-hundredth birthday part of Mrs. James Reynolds, 1908,

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received

date entered

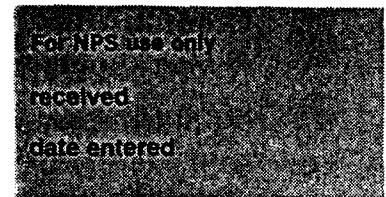
Continuation sheet REYNOLDS, JAMES, HOUSE Item number 9 Page 4

showing the front porch of the Reynolds House. The original is in possession of the Historical Association of Greater Cape Girardeau. It is dated October 28.

35. Reynolds, Christiana C., et al to Chris F. Betten. Warranty Deed dated September 1, 1902. Filed in the Cape Girardeau County Recorder's Office, Jackson, Missouri, September 20, 1902. Book 38, pp. 328-329.
36. Reynolds, Christiann. Notarized Request dated October 31, 1865, relinquishing her right as administrator in the estate of James Reynolds. Found in packet of original records in the Cape Girardeau County Probate Court, Cape Girardeau, Missouri.
37. Reynolds, James, deceased. Inventory of Property. Found in packet of original records in the Cape Girardeau County Probate Court, Cape Girardeau, Missouri.
38. Reynolds, James. Last Will dated October, 1859. Filed in the Cape Girardeau County Recorder's Office, Jackson, Missouri, September 11, 1919. Book 69, pp. 161-163.
39. Reynolds, James, deceased, Inventory and Appraisal of Personal Effects dated November 18, 1865. Found in packet of original records in the Cape Girardeau County Probate Court, Cape Girardeau, Missouri.
40. Reynolds, James, et al to Francis Marchildon. Warranty Deed dated July 11, 1856. Filed in the Cape Girardeau County Recorder's Office, Jackson, Missouri, February 13, 1857. Book T, pp. 169-171.
41. Reynolds, James, deceased, his heirs by marshal to Lilbroun L. Phillips; Pierce Losson; John H. Filbrun; and John Ivers, Jr. Deed dated April 13, 1866. Filed in the Cape Girardeau County Recorder's Office, Jackson, Missouri, May 10, 1866. Book Y, pp. 585-587.
42. Reynolds, Julia, deceased. Report to State Treasurer dated July 28, 1920. Found in packet of original records in the Cape Girardeau County Probate Court, Cape Girardeau, Missouri.
43. Roth, Geoffrey. "Cape Girardeau and the Shoe Industry," The Heritage Review. Cape Girardeau: Bulletin-Journal, October, 1980. Pp. 26-27.
44. Snider, Felix Eugene, and Earl Augustus Collins. Cape Girardeau: Biography of a City. Cape Girardeau: Ramfre Press, 1956.
45. "Start Razing Ranney House," Southeast Missourian, December 16, 1958.
46. Steinhoff, H.A., and Byrd A. Steinhoff, husband and wife, to Ruth E. Looney. Warranty Deed dated August 3, 1944. Filed in the Cape Girardeau County Recorder's Office, Jackson, Missouri, August 11, 1944.

**United States Department of the Interior
National Park Service**

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Book 126, p. 392.

- 47. Sturdivant, Robert, to James Reynolds. Warranty Deed dated April 21, 1852. Filed in the Cape Girardeau County Recorder's Office, Jackson, Missouri, July 2, 1852. Book P, pp. 547-548.
- 48. "To Raze Four Main Street Buildings for 225-Car Downtown Parking Lot," Southeast Missourian, July 9, 1960.

Item number 10 Page 1

line of Mill Street 125 feet more or less to a point on the west line of Lot 6 of Ingram's Addition, produced South; thence North along the said west line of Lot 6 of Ingram's Addition, produced 14 feet more or less to the southwest corner of said Lot 6; thence Westwardly along the south line of Lots 7 and 8 of Ingram's Addition to the southwest corner of Lot 8 of Ingram's Addition, which corner is on the east line of Spanish Street; thence South along the east line of Spanish Street produced to a point, said point being 230 feet North of the south line of Out Lot No. 32 (said south line of Out Lot No. 32 being also the north line of Lot 10 in Block 1 of Ranney Place); thence East parallel with said south line of Out Lot No. 32, 66.6 feet; thence South parallel with the east line of Spanish Street 50 feet to a point; thence East parallel to the south line of Out Lot No. 32, 147.4 feet more or less to the west line of Main Street; thence North along the west line of Main Street 98 feet to the point of beginning.

Item number 11 Page 1

2. James M. Denny, Chief, Survey-Nominations
and State Contact Person
Department of Natural Resources
Division of Parks and Historic Preservation
P.O. Box 176
Jefferson City,

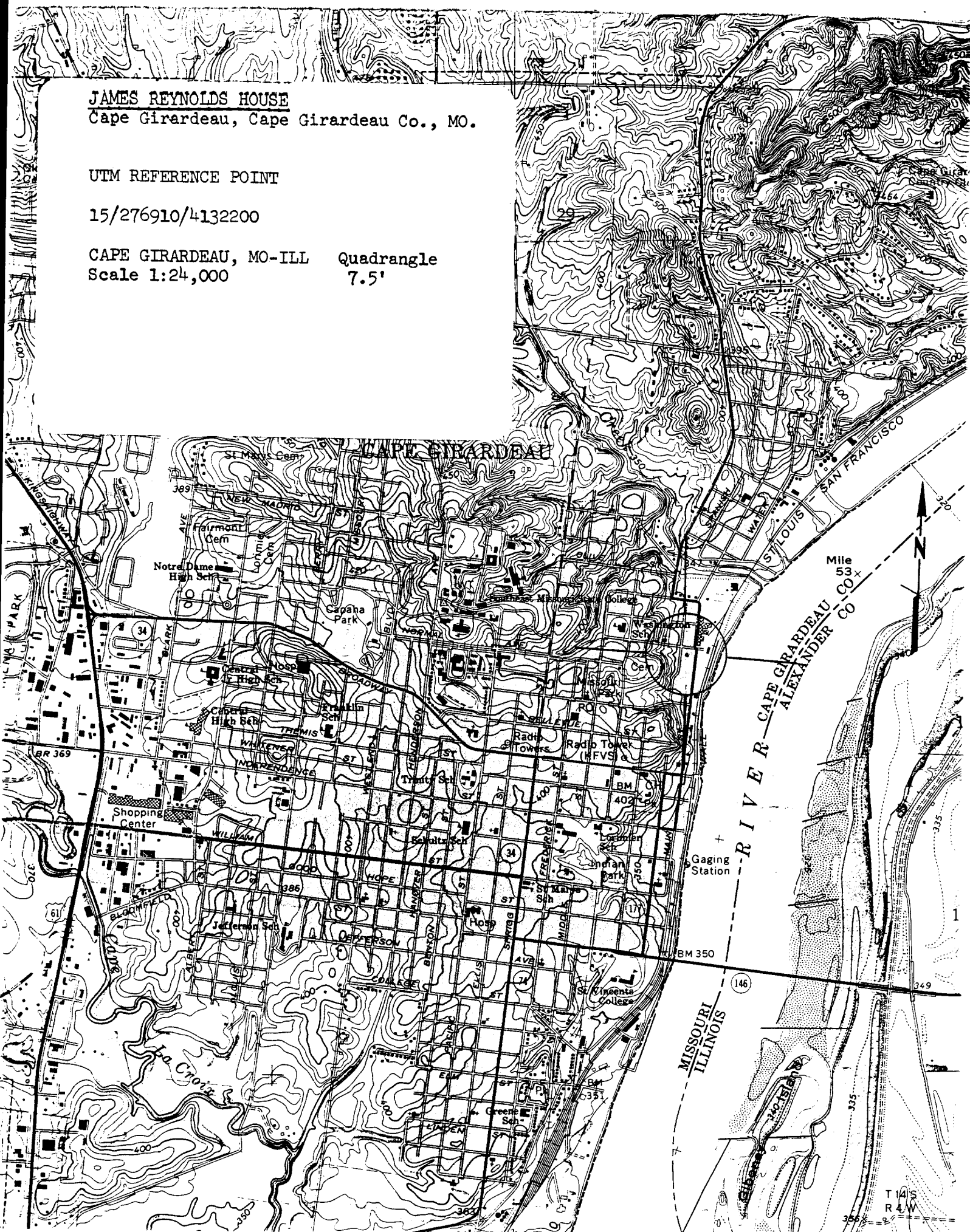
February, 1983
314/751-4096
Missouri 65102

JAMES REYNOLDS HOUSE
Cape Girardeau, Cape Girardeau Co., MO.

UTM REFERENCE POINT

15/276910/4132200

CAPE GIRARDEAU, MO-ILL Quadrangle
Scale 1:24,000 7.5'



Mile 53

RIVER - CAPE GIRARDEAU CO
ALEXANDER CO

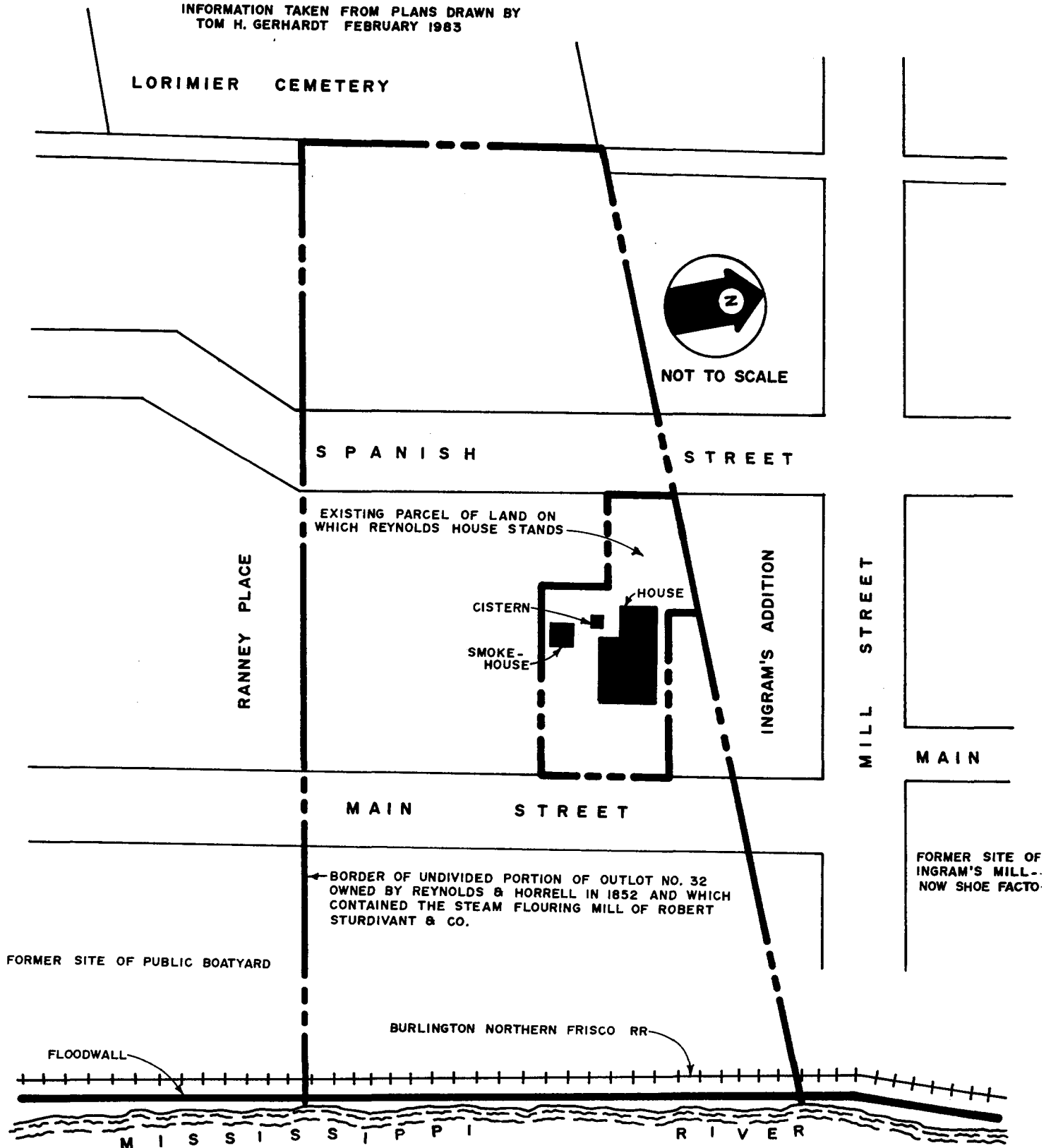
MISSOURI
ILLINOIS

T145
R4W

SITE PLAN MAP

REYNOLDS HOUSE CAPE GIRARDEAU, MISSOURI

INFORMATION TAKEN FROM PLANS DRAWN BY
TOM H. GERHARDT FEBRUARY 1983



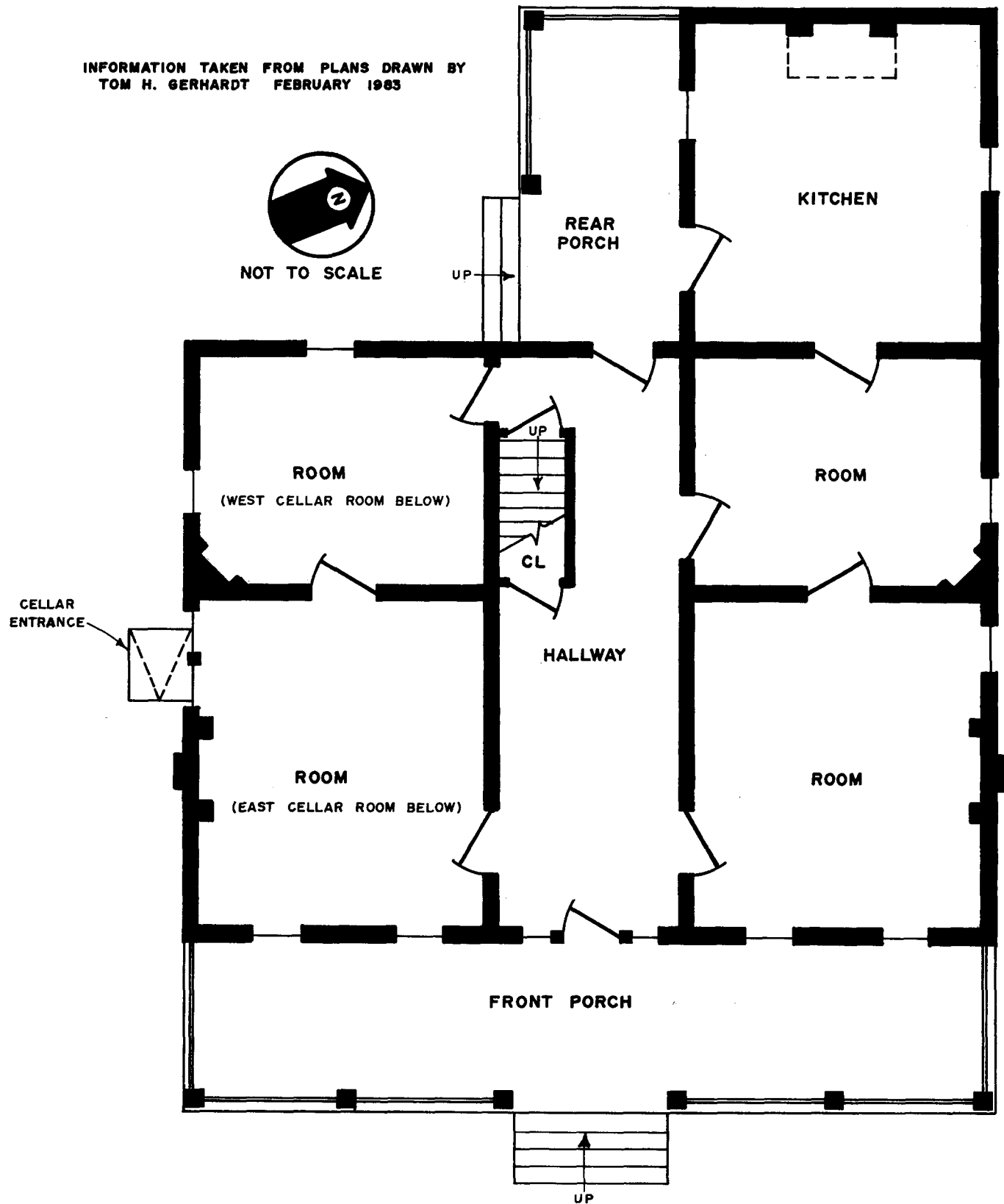
FIRST FLOOR PLAN

REYNOLDS HOUSE CAPE GIRARDEAU, MISSOURI

INFORMATION TAKEN FROM PLANS DRAWN BY
TOM H. GERHARDT FEBRUARY 1983



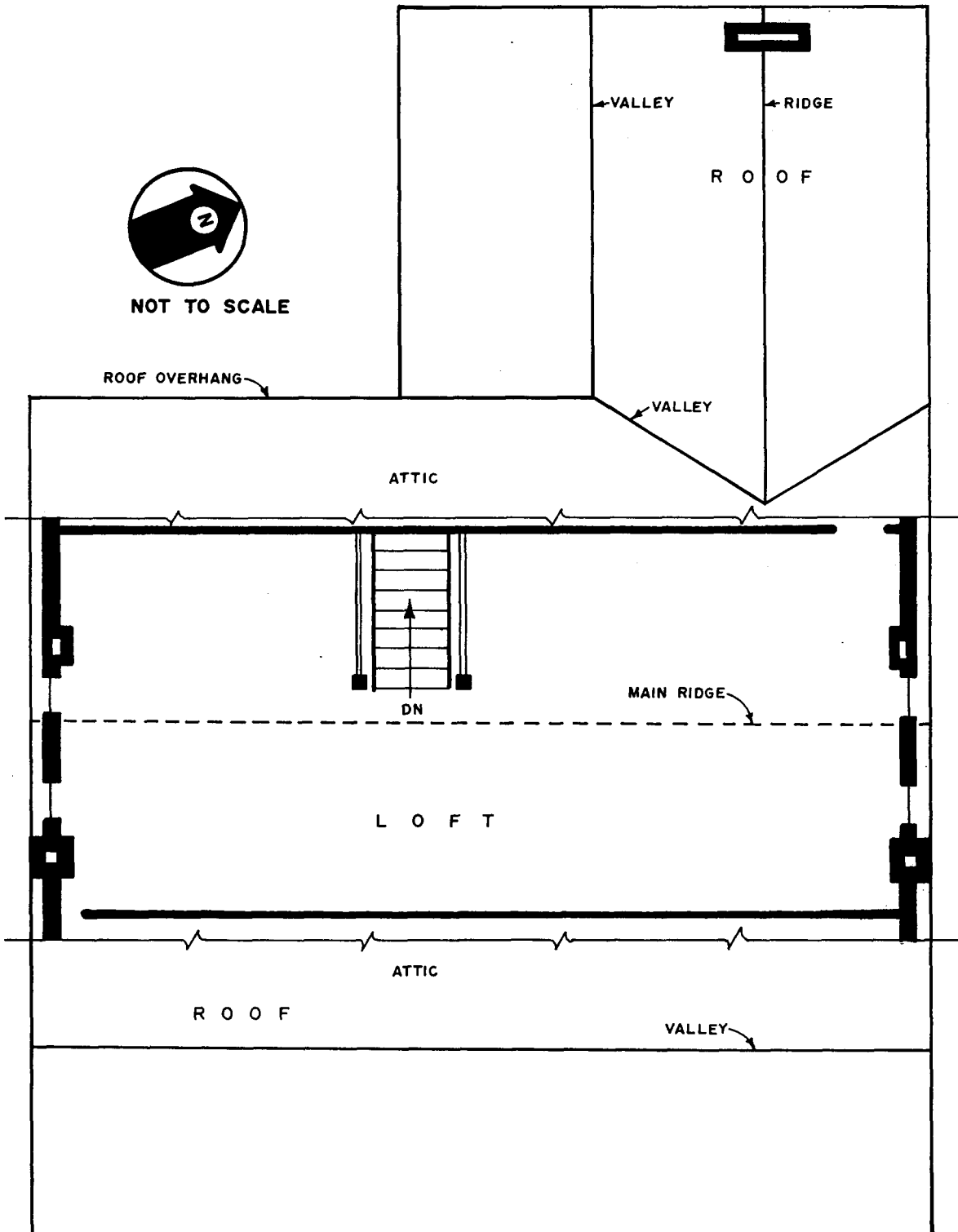
NOT TO SCALE



HALF-STORY PLAN

REYNOLDS HOUSE CAPE GIRARDEAU, MISSOURI

INFORMATION TAKEN FROM PLANS DRAWN BY
TOM H. GERHARDT FEBRUARY 1983



#666

REYNOLDS, JAMES, HOUSE

COUNTY: Cape Girardeau

LOCATION: 623 N. Main Street, Cape Girardeau

OWNER: Historical Assoc. of Greater Cape
Girardeau, Inc.

ADDRESS: 325 South Spanish, Cape Girardeau, Mo. 63701

DATE APPROVED BY A.C.: July 12, 1983

DATE SENT TO D.C.: September 6, 1983

DATE OF REC. IN D.C.: September 9, 1983

DATE PLACED ON NATIONAL REGISTER: October 13, 1983

DATE CERTIFICATE AWARDED
(AND PRESENTER):

DATE FILE REVIEWED:

For the City of Cape Girardeau, the Reynolds House, 623 North Main Street, is significant because it is one of the least-altered early dwellings (1857) that is reminiscent in style of the French Colonial architecture that was prevalent in the early years of the nineteenth century in the Mississippi River Valley.

REYNOLDS HOUSE

1 of 7

623 North Main Street

Cape Girardeau, Missouri

Photographer: Mary Kay Welker

Date : February, 1983

Neg. Loc. : Historical Association of
Greater Cape Girardeau, Inc.
325 South Spanish
Cape Girardeau, MO 63701

View of east (front) facade of the House,
showing porch with early railings.



REYNOLDS HOUSE

2 of 7

623 North Main Street

Cape Girardeau, Missouri

Photographer: Mary Kay Welker

Date : February, 1983

Neg. Loc. : Historical Association of
Greater Cape Girardeau, Inc.
325 South Spanish
Cape Girardeau, MO 63701

View of south and east facades of the
smokehouse.



REYNOLDS HOUSE

3 of 7

623 North Main Street

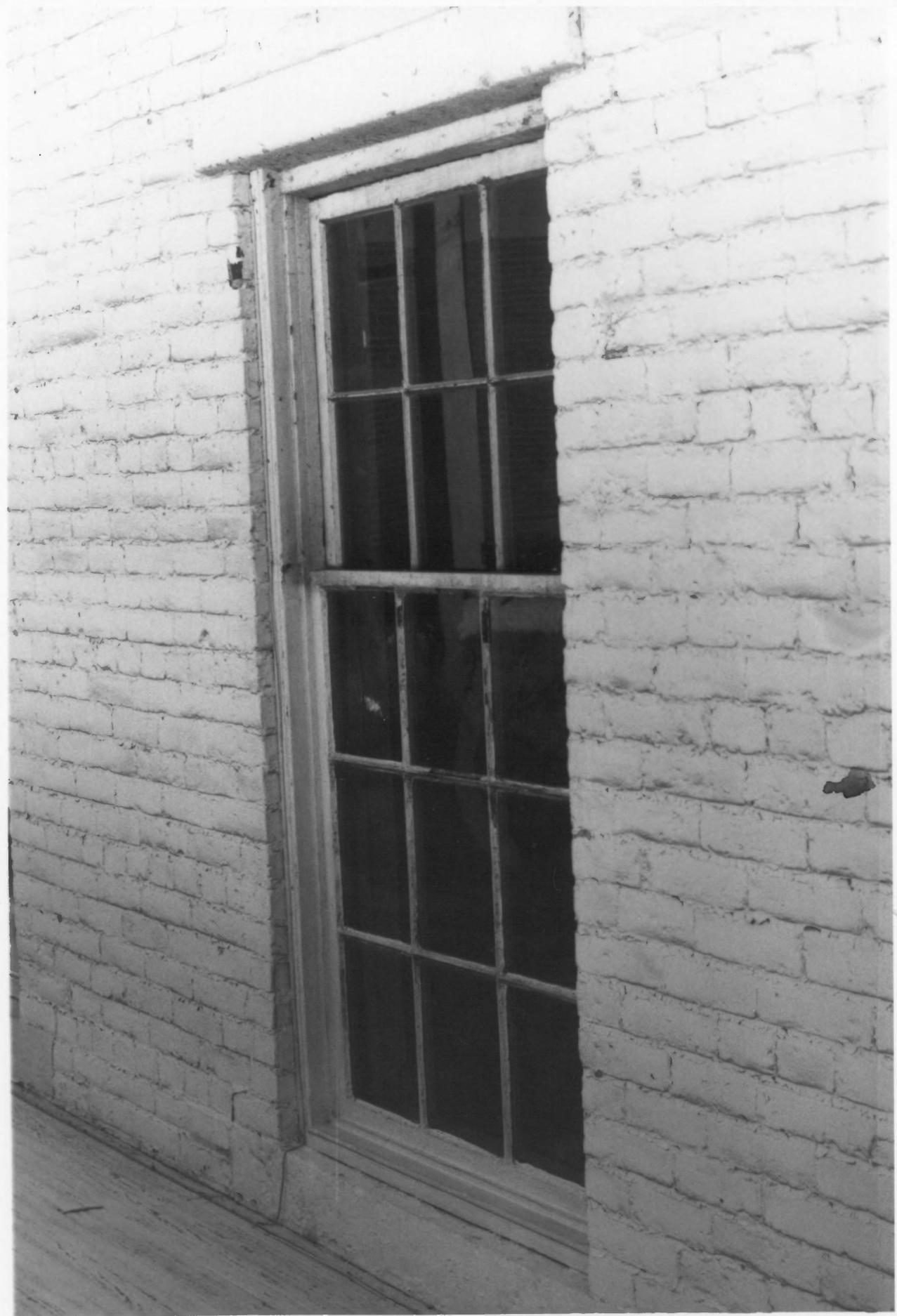
Cape Girardeau, Missouri

Photographer: Mary Kay Welker

Date : February, 1983

Neg. Loc. : Historical Association of
Greater Cape Girardeau, Inc.
325 South Spanish
Cape Girardeau, MO 63701

One of the nine-light over six-light windows
in the east facade.



4

REYNOLDS HOUSE

4 of 7

623 North Main Street

Cape Girardeau, Missouri

Photographer: Mary Kay Welker

Date : February, 1983

Neg. Loc. : Historical Association of
Greater Cape Girardeau, Inc.
325 South Spanish
Cape Girardeau, MO 63701

The main entranceway in the east facade,
with the trabeated surround and the six-
panel door.



5

REYNOLDS HOUSE

5 of 7

623 North Main Street

Cape Girardeau, Missouri

Photographer: Mary Kay Welker

Date : February, 1983

Neg. Loc. : Historical Association of
Greater Cape Girardeau, Inc.
325 South Spanish
Cape Girardeau, MO 63701

Carved wooden mantel and fireplace on south
wall of south front room.



REYNOLDS HOUSE

6 of 7

623 North Main Street

Cape Girardeau, Missouri

Photographer: Mary Kay Welker

Date : February, 1983

Neg. Loc. : Historical Association of
Greater Cape Girardeau, Inc.
325 South Spanish
Cape Girardeau, MO 63701

Kitchen fireplace with sandstone hearth.
View showing west wall.



REYNOLDS HOUSE

7 of 7

623 North Main Street

Cape Girardeau, Missouri

Photographer: Copied by Paul Lueders

Date : February, 1983

Neg. Loc. : Lueders Studio

427 Broadway

Cape Girardeau, MO 63701

Mrs. Reynolds celebrated her one hundredth birthday on October 28, 1908, and posed with her friends on the front porch of the Reynolds House. Starting in the last row from left to right are (1) Mrs. Annie Taylor; (2) unknown; (3) Miss Garraghty; (4) unknown; (5) Miss Mary Dempsey; (6) Lorene Carroll; (7) unknown; (8) Mrs. Mayme Leyhe;

(9) Mrs. Amelia Bader; (10) Mrs. Annie Schlu; (11) Mrs. Reddie Clark; (12) (13) unknown; (14) Mrs. Reynolds; (15) Carroll; (16) Mrs. O'Donahue; (17) M Garraghty; (18) Mrs. Klosterman; (19) Lorimier; (20) Mrs. Mary Reynolds; (21) Sullivan; (22) Mrs. G.W. Bahn, Sr.; (23) Lizzie Coerver; (24) Mrs. R.R. Ranney; (25) Mrs. Jane Broderick; (26) Mrs. Annie Marie Speak; (27) unknown. The same por railings, windows, and doorway of the facade still exist today, although the brickwork has been painted white.

Lueders Studio

427 Broadway

Cape Girardeau, MO 63701

