

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 South Middle Street Historic District

other name/site number N/A

2. Location

street & town 513 William Street, 202-230 South Middle Street, and 203-229 South Middle Street N/A not for publication

city or town Cape Girardeau N/A vicinity

state Missouri code MO county Cape Girardeau code 031 zip code 63703

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 August 28, 2009
Signature of certifying official/Title Mark A. Miles/Deputy SHPO Date

Missouri Department of Natural Resources
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

I hereby certify that the property is:

Signature of the Keeper

Date of Action

- 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:)

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	
15	5	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
15	5	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

0

6. Function or Use

Historic Function

(Enter categories from instructions)

Domestic: Dwelling

Domestic: Multiple Dwelling

Current Function

(Enter categories from instructions)

Domestic: Dwelling

Domestic: Multiple Dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Late Victorian

Late 19th and 20th Century American Movements: Bungalow

Other: Vernacular

Materials

(Enter categories from instructions)

foundation Stone

Concrete

walls Brick

Stone

Wood

Slate

roof Asphalt

other _____

Narrative Description

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

See continuation sheet(s) for Section No. 7

8. 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 continuation sheet(s) for Section No. 8

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Areas of Significance

(enter categories from instructions)

Architecture

Period of Significance

1890-1931

Significant Dates

N/A

Significant Persons

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

Cultural Affiliation

N/A

Architect/Builder

See attached

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other Name of repository: _____

See continuation sheet(s) for Section No. 9

10. Geographical Data

Acreage of Property 2.5 acres

UTM References

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

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

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

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

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

Verbal Boundary Description

(Describe the boundaries of the property.)

See Attached

Property Tax No.

Boundary Justification

(Explain why the boundaries were selected.)

See Attached

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Julie Ann LaMouria

organization Lafser & Associates date April 22, 2009

street & number 1028 N. Kingshighway Suite 1 telephone 573-339-4625

city or town Cape Girardeau state MO zip code 63701

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs: Representative **black and white photographs** of the property.

Additional items: (Check with the SHPO or FPO for any additional items)

Property Owner

name/title See Attached

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

Section number 7 Page 1

**South Middle Street Historic District
Cape Girardeau County, MO**

Summary:

The South Middle Street Historic District is located on the south side of the City of Cape Girardeau, in Cape Girardeau County. Bounded on the north by William Street and the south by Good Hope Street, the district consists of 11 contributing houses, 1 noncontributing house, 4 contributing outbuildings, and 4 noncontributing out buildings with addresses on South Middle Street and William Street. The area is comprised of homes constructed between 1890 and 1931 for working and middle class residents. The buildings feature primarily stone foundations, brick or wood facing, and shingled roofs. They were designed in the Victorian, Craftsman/ Bungalow, and Vernacular styles. Most of the buildings are one-and-a-half stories tall, with a few one- or two-story homes. The buildings share the same relative setback to the street, with stone or concrete walls running along the sidewalks. The district has undergone very few changes since the c.1890 to 1931 period of significance, and most of the buildings retain their original stylistic details. With a few exceptions, the structures are in excellent condition and continue to reflect the feeling, association, location, materials, setting, workmanship, and design of a turn-of-the- century working and middle class neighborhood.

Elaboration:

The South Middle Street Historic District is located in the southern part of the city, just one half block northeast of the Haarig Commercial District (NR listed 7/20/00), a mid nineteenth century shopping center located along Good Hope Street. Scattered commercial buildings stretch along Good Hope Street from Sprigg Street east to Fountain Street, creating a separation between the nominated district and the residential neighborhoods south of Good Hope Street. Remnants of the Cape Girardeau and Chester Rail Road are found along South Fountain Street one block east of the district. William Street, the northern boundary of the district, has become a major thoroughfare and most of the buildings fronting this avenue have undergone substantial changes in the last few decades. Most of the buildings fronting South Fredrick Street immediately west of the proposed district have been demolished and replaced by soccer fields and asphalt parking lots for St. Mary Cathedral School. The nature of the surrounding blocks creates a residential enclave of historic homes along South Middle Street.

The South Middle Street Historic District was constructed for middle and working class residents utilizing some high style detailing while maintaining simple designs in popular styles. The architectural motifs include Late Victorian, Vernacular, and Craftsman/ Bungalow. The Late Victorian houses include the high-style Queen Anne detailing, as well as examples of the simple Folk Victorian style. The Bungalows also exhibit some high-style Craftsman elements, though most are found on the interior rather than the exterior of the building. Some of the more decorative elements found in the district buildings include fish scale shingles, turned spindles, molded cornices including brackets, segmental arched brick lintels, classical pillars, pedimented dormers and awnings, multi-light wood doors, exposed eaves, and bay windows.

The buildings in the district are primarily faced with brick (sometimes painted) or wood, each possessing a porch and gabled or cross gabled roof. Early buildings have stone foundations, while the later buildings have concrete. The homes within the district are set back approximately 20-25 feet from the street, with sidewalks lining the avenue. The buildings mostly sit about 5 feet above street level. Concrete or stone walls run along the property line near the sidewalk. There are eight outbuildings within the district. Half are noncontributing sheds, though a few historic garages and outbuildings remain. These are mostly designed with wood paneling, wood doors and windows, and gabled roofs.

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**South Middle Street Historic District
Cape Girardeau County, MO**

There have been few changes in the district since the period of significance. Most of the changes occurred in the interior and have not affected the feeling, association, or setting of the street. A few garages or other out buildings were added after the period of significance, but these are not visible from the street. Although the original wall facings are intact beneath the siding, three of the buildings (208, 219, and 226 South Middle) in the district exhibit modern exterior wall cladding. Despite the cladding, the non-historic material does not overwhelm the original design and workmanship of the building at 219 and 226 South Middle. However, changes to the windows after the period of significance and the stucco facing on 208 South Middle have significantly changed the overall look of the building from the period of significance. Alterations to the porches have been minimal, consisting primarily of new supporting posts or banisters. The porch was enclosed on 205 South Middle but the small wood surround does not overwhelm the remaining brick façade and elaborate gabled second level. Overall the district retains the character of a turn-of-the-century working and middle class neighborhood with most of the buildings in good condition and fairly unchanged since the c. 1890-1923 period of significance.

The following description of each resource is arranged chronologically by street. Narratives include address, date of construction, materials, and styles, and descriptions of primary and ancillary resources.

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**South Middle Street Historic District
Cape Girardeau County, MO**

Individual Property Descriptions:

203 South Middle Street (1900-1905)
Property Type: Single Family Residence
Roof Shape: Side Gable
No. of Stories: 1.5
Foundation: Stone
Architect/ Builder: Unknown
Outbuildings: N/A

Status: Contributing
Style: Late Victorian: Folk Victorian
Photo # 1
Porch: Wood
Walls: Wood

This is a one-and-a-half story, weatherboard sided house with a side gable roof and stone foundation. The building's symmetrical facade features rounded windows and a pedimented porch with simple wood columns. The entrance has been boarded over. A fish scale shingled dormer is centered on the roof, with a single sash window in its gable. Wood framework on the south side of the building is all that remains of a non-original covered stairwell that leads to the basement. The building is accessed by concrete stairs with a stone wall bordering the sidewalk. Though it is a very muted example of the style, the gabled dormer, fish scale shingling, and simple side gabled form with porch result in a Folk Victorian designation.

205 South Middle Street (1900-1905)
Property Type: Single Family Residence
Roof Type: Front Gable
No. of Stories: 1.5
Foundation: Stone
Architect/ Builder: Unknown
Outbuildings: 2 Sheds

Status: 2 Contributing, 1 Noncontributing
Style: Late Victorian: Folk Victorian
Photo # 2
Porch: N/A
Walls: Brick

This one-and-a-half story, red brick house features a front gable roof. It retains the wood cornice and some of its original verge boards as well as fish scale shingling in the gable. The metal and glass door is located on the north corner with a wood panel surround and a wood pedimented awning. (The original, recessed porch with wood door with transom can be found beyond the new entrance door) The paired sash windows to the south of the entrance are embellished with stone quoining and a segmental arch lintel. A single wood sash window fills the dormer in the gable. The building is accessed by concrete stairs with a stone wall bordering the sidewalk. Though the façade only exhibits muted Victorian detailing, examination of the enclosed porch from the interior and the secondary facades reveals turned spindle posts, jigsaw cut brackets, and historical materials that more fully represent the Folk Victorian style. A side gabled, wood shed with metal door and windows sits at the rear of the property and is considered noncontributing. A second side gabled wood shed with wood windows sits to the south of the property and is considered contributing.

208 South Middle Street (1890-1895)
Property Type: Single Family Residence
Roof Type: Cross Gable
No. of Stories: 1.5
Foundation: Stone
Architect/ Builder: Unknown
Outbuildings: N/A

Status: Non-contributing
Type: Gable and Wing
Photo # 3
Porch: Stone
Walls: Stucco

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**South Middle Street Historic District
Cape Girardeau County, MO**

This house has a gable and wing foot print with a stone foundation and stucco façade that was added some time after construction, though no specific date could be found (it is likely after the period of significance). The gable portion of the building has a small cornice and the fenestration includes 2 one-over-one sash windows with wood surrounds. A sash window is found in the gable. The wing portion of the building features a wide porch with squat piers, a stone column, and a wide cornice. A one-over-one sash window with wood surround sits to the south of the wood and glass entrance with painted transom. The building is considered noncontributing because there appears to have been a large number of exterior changes that have altered its appearance since the period of significance.¹

213 South Middle Street (1895-1900)
Property Type: Single Family Residence
Roof Type: Cross Gable
No. of Stories: 1.5
Foundation: Stone
Architect/ Builder: Unknown
Outbuildings: Garage (1920)

Status: 2 Contributing
Style: Late Victorian: Queen Anne
Photo # 4
Porch: Wood
Walls: Wood

This one-and-a-half story, wood sided house is perhaps the most elaborate structure in the district. The stylized spindle work on the porch, colorful wood paneling below the bay window, fish scale shingling, applied brackets and asymmetry characterize the Queen Anne style. The wood and glass door with transom and wood screen door is recessed on the south wing beyond a wood porch with intricately carved column supports. The cross gabled portion features a tri-part bay window below the thick cornice. A single window is found in the gable. The sash window fenestration is embellished with stained glass in the upper panes. The building is accessed by concrete stairs with a stone wall bordering the sidewalk. A one-story, two bay, gable front c. 1920 garage with weather board facing sits at the rear of the property.

216 South Middle Street (1923-1931)
Property Type: Single Family Residence
Roof Type: Side Gable
No. of Stories: 2
Foundation: Concrete
Architect/ Builder: Unknown
Outbuildings: Shed

Status: 1 Contributing, 1 Noncontributing
Style: Craftsman
Photo # 5
Porch: Concrete
Walls: Brick

This two-story brick bungalow has a full length brick and concrete porch with squat brick piers and a front gable. The wood and glass entrance door is located just north of center. A wide sash window with stone sill is located to the north of the door, and a five-over-one sash window flanks the south side of the entrance. A recessed entry is found at the south end of the porch. The second level is recessed with a front gable and features 2 three-over-one sash windows. Vinyl siding is found in the gables of the first and second levels. The building is accessed by concrete stairs with a concrete wall bordering the sidewalk. A side gabled metal shed with a wood door is located behind the house and considered noncontributing.

¹ Future restoration of the building is anticipated.

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**South Middle Street Historic District
Cape Girardeau County, MO**

219 South Middle Street (1890-1895)
Property Type: Single Family Residence
Roof Type: Front Gable
No. of Stories: 1.5
Foundation: Stone
Architect/ Builder: Unknown
Out Buildings: Garage (1910)

Status: 1 Contributing, 1 Noncontributing
Type: Gable and Wing
Photo # 6
Porch: Concrete
Walls: Asbestos, Wood

This one-and-a-half story house has a gable and wing footprint with minimal Queen Anne styling including a steeply pitched roof and a decorative wood cornice and wide frieze. Green asbestos panels cover most of the original wood exterior that is still intact, with wood paneling in the cross gable. The wood and glass door with transom is recessed on the south wing beyond a wood porch with wood column supports. The cross gabled portion features a tri-part bay window, and applied brackets below the thick cornice. A single sash window is found in the gable. The building is accessed by concrete stairs with a concrete wall bordering the sidewalk. The 1910 gable front garage sits at the rear of the property. It has been covered in wood paneling and is considered noncontributing.

220 South Middle Street (1905-1908)
Property Type: Single Family Residence
Roof Type: Side Gable
No. of Stories: 1
Foundation: Concrete
Architect/ Builder: Unknown
Out Buildings: N/A

Status: Contributing
Type: Side Gable
Photo # 7
Porch: Wood
Walls: Brick

This one-story brick house features a side gabled roof, pedimented wood entrance awning with brackets, and a modern wood porch with wood spindles and lattice work. The off center entrance includes a metal storm door. Three sash windows with stone sills and arched brick lintels create the remaining fenestration. Corbelled brick is found at the roofline.

225 South Middle Street (1905-1908)
Property Type: Single Family Residence
Roof Type: Irregular
No. of Stories: 1.5
Foundation: Concrete
Architect/ Builder: Ossenkopp, Henry C. (Architect)
Bahn, George W. (Builder)
Out Building: N/A

Status: Contributing
Style: Late Victorian
Photo # 8
Porch: Wood
Walls: Wood

This wood sided house has a steeply pitched irregular roofline that is both gabled and hipped, with a dentiled wood cornice and wide frieze. The wood porch has simple pillars and wood stairs. The wood entrance door is recessed approximately two feet on the north end of the façade, with a storm door and painted transom. The projecting, southern, cross gable wing features a single sash window with screens.

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**South Middle Street Historic District
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A sash window is also found in the gable. The building is accessed by concrete stairs with a concrete wall bordering the sidewalk.

226 South Middle Street (1920-1923)
Property Type: Single Family Residence
Roof Type: Side Gable
No. of Stories: 1.5
Foundation: Concrete
Architect/ Builder: Unknown
Out Buildings: Garage (1940)

Status: 1 Contributing, 1 Noncontributing
Style: Craftsman
Photo # 9
Porch: Concrete
Walls: Brick

This side gabled, painted brick, one-and-a-half story bungalow features large overhanging eaves, a cross gable dormer with 4 three-over-one sash windows and applied brackets, and full length concrete porch with battered columns on concrete piers. The entrance with metal and glass storm door is located on the north end of the façade, with a wide sash window creating the remaining fenestration on the first level. The building is accessed by concrete stairs with a stone retaining wall bordering the sidewalk. A modern, one car garage is located behind the building and is noncontributing.

229 South Middle Street (1905-1908)
Property Type: Single Family Residence
Roof Type: Cross Gable
No. of Stories: 2
Foundation: Stone
Architect/ Builder: Unknown
Out Buildings: N/A

Status: Contributing
Style: Late Victorian: Folk Victorian
Photo # 10
Porch: Wood
Walls: Brick

This Folk-Victorian two-story home is an example of a gable front and wing style house. The red brick home has decorative detailing on the cornice line and wood porch, and has stone foundation. The porch is the length of the wing addition and has Queen Anne style turned spindle porch supports with a lattice balustrade that was added after the period of significance. However, the modern balustrade does not detract from the historic character of the property. The wood and glass door entrance with glass transom is centered on the building, with paired sash windows to the south. The wing portion has a small-hipped dormer on the second level. The gable front wing has a hip roofline with a slight eave overhang and a wide banded frieze. Paired sash windows with a stone sill and a segmental arched brick lintel are found on the first level, and a single sash window is found in the gable. The building is accessed by concrete stairs with a concrete wall bordering the sidewalk.

230 South Middle Street (1905-1908)
Property Type: Single Family Residence
Roof Type: Side Gable
No. of Stories: 1.5
Foundation: Concrete
Architect/ Builder: Unknown
Out Buildings: N/A

Status: Contributing
Style: Craftsman
Photo # 11
Porch: N/A
Walls: Brick

This side gabled, brick, one-and-a-half story bungalow features Craftsman style detailing, including large

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**South Middle Street Historic District
Cape Girardeau County, MO**

overhanging eaves with exposed brackets, a cross gable dormer with 3 three-over-one sash windows, and full length concrete porch with brick pillars. The entrance with metal storm door is located on the south end of the façade, with a wide sash window creating the remaining fenestration on the first level. The building is accessed by concrete stairs, with a sloping yard bordering the sidewalk.

513 William Street (1895-1900)

Property Type: Single Family Residence

Roof Type: Cross Gable

No. of Stories: 1.5

Foundation: Stone

Architect/ Builder: Rudolph Feldhoff

Out Buildings: Garage (1920)

Status: 2 Contributing

Style: Late Victorian: Queen Anne

Photo # 12

Porch: N/A

Walls: Wood

This one-and-a-half story, wood sided house with stone foundation features fish scale shingling, applied brackets, and a bay window as found on the Queen Anne style. The building is constructed in the gable and wing form. It features a wood and glass door with transom and iron storm door located below a gabled porch with iron supports on the wing portion. The gable portion includes a bay window with one-over-one sash windows, and a sash window in the fish scale shingled half-story. A fish scale shingled dormer is present above the porch. A sash window is also centered between the porch and the bay window. The fenestration features wood surrounds with molded lintels. Carved corner brackets and small, broken wood cornices complete the building's ornamentation. The building is accessed by concrete stairs with a concrete wall bordering the sidewalk. A one-story, gabled, wood sided 1920 garage sits at the rear of the property.

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**South Middle Street Historic District
Cape Girardeau County, MO**

Summary:

The South Middle Street Historic District is locally significant under National Register Criterion C in the area of Architecture. Located in the southeastern part of the City of Cape Girardeau, in Cape Girardeau County, the district is a good example of intact, working and middle class homes constructed between 1890 and 1931, the period of significance. The buildings were constructed at a time when the city's population jumped dramatically, caused in part by the construction of new railroad lines connecting Cape Girardeau to St. Louis and Arkansas. In addition, the buildings in the district were primarily constructed in conjunction with the expansion of the streetcar line to the Haarig Commercial Historic District (NR listed 7/20/00), which is located on Good Hope Street, near the district's southern boundary. The buildings in the district represent Victorian, Craftsman/ Bungalow, and vernacular architectural styles, featuring some high style elements on muted, simple forms. Unlike the large two- to three-story brick homes found in the other neighborhoods that remain from the same period, the buildings in the district are small in scale and simple in design and are in fairly good condition. The South Middle Street Historic District continues to reflect the architectural style and form associated with Cape Girardeau's turn-of-the-century neighborhoods.

Elaboration:

Though Cape Girardeau's development is closely tied to the routing of the railroad through the city, the town's access to the Mississippi River played an early role in its establishment and growth. Acting as a trading post in the early years of the eighteenth century, Cape Girardeau was originally used by travelers and hunters moving across the western portions of the country. Substantial settlement began after the Spanish granted the land to Louis Lorimier in 1793. Lorimier platted the town in 1806, and by 1843 the city was incorporated. At the time, the settlers engaged in industries focused on agriculture and its associated trades, including flour mills, saw mills, cotton gins, and tan yards.¹

By 1870, the boundaries of the city had expanded west to Middle Street (See Figure 1). This was due in large part to the influx of German immigrants that came to Cape Girardeau between 1840 and 1850. Following a chain migration pattern, Germans settled in rural areas and were joined at a later date by family and friends from the homeland. This is evident from the early census records showing that more than 1300 of the 2000 Germans living in Cape Girardeau County in 1860 originated from the German states of Hannover and Brunswick.² The role that the German immigrants played in the development of the city is visible in the early architecture in the commercial and residential districts, and was so recognized at the time that the primary commercial thoroughfare was officially known as German Street until it was changed to Main Street in 1890.³

The Railroad, the Streetcar, and the Development of South Middle Street

At the turn-of-the-century Cape Girardeau was economically challenged with a nearly stagnant population. Desperately tied to the riverboat traffic, Cape Girardeau's connection to the rest of the country was slow and dying, and the city was struggling to attract any means of revitalization. It was during this period that the railroad became a major factor in the United States' industrialization, playing the part of both a physical connector from one side of the country to the other, and an economic connector between entrepreneurs and the farmers that could now do business between big cities and rural towns. Cape Girardeau's first attempts to engage the railroad system were not accomplished, but by the last decades of the nineteenth century the city utilized its own lines.⁴

The first railroad to run through Cape Girardeau was completed by Louis Houck in 1881 after numerous

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**South Middle Street Historic District
Cape Girardeau County, MO**

financial problems threatened to stop the project. The line connected downtown Cape Girardeau and the Mississippi River to the Iron Mountain line in Delta, Missouri. Over the next forty years, Houck laid nearly five hundred miles of track, extending from the Arkansas state line north to St. Francois County. The operation was headquartered in a small depot on Independence Street, at its intersection with Middle Street (See Figure 1).⁵ From the depot, the tracks ran just east of the proposed district, connecting to the lines south of town.

Houck eventually sold his interests to the Frisco Railroad in 1902, which started a plethora of frustrations, but did not inhibit the arrival of the city's first passenger train in 1904. Recognized as "the event that perhaps more than anything helped launch Cape Girardeau's boom years,"⁶ the passenger trains brought new businesses to the city, which required new office and shop buildings. Most importantly, it brought people to work and spend money in the city. With new commercial ventures available on almost every corner, the town began to grow at an amazing rate. The population nearly doubled from 4,815 people in 1900 to 8,475 people in 1910.⁷

The immense development in the western portion of the city during this period prompted the laying of the electric street car lines around the old "muley" paths from the 1890s.⁸ The cars traveled west on Broadway, south down Sprigg, east on Good Hope, and then north on Spanish Street to Broadway (See Figure 1).⁹ The street car line connected the riverfront commercial district to the western neighborhoods and the Haarig Commercial District (NR listed 7/20/00) on Good Hope Street near Sprigg Street (See Figure 1). The Haarig district was well known for its German operated businesses, including Meyer's Hardware, the Nussbaum and Stehr Merchantile Company, and Unnerstall's Drug Store.¹⁰

The expanding population, extension of the railroad, and creation of the electric street car lines shaped the development of the homes on South Middle Street. The earliest homes in the district were constructed in the 1890s, about a decade after the development of the Harrig district and around the time that Louis Houck established his railroad lines and opened his depot. Construction of the street car lines down Good Hope Street made access to the large riverfront commercial district and expanding businesses on Broadway much easier. Most of the buildings in the district were constructed between 1905 and 1910. Nestled between the railroad line one half block to the east, and the Harrig district one half block to the southwest, the residential neighborhood along South Middle Street connected the residential neighborhood on William Street to the bustling commercial district on Good Hope. The final building in the district was constructed at the end of Cape Girardeau's railroad boom near 1920, when the population topped 10,252 people.¹¹

Property Owners, Architects, & Contractors

South Middle Street developed in the late 19th and early 20th century, but remained a working and middle class community through the period of significance. The home owners and residents had a variety of occupations and responsibilities, playing a part in several different sectors of the city's community. Many took the streetcar to work in the northern part of the city, though most of the married women did not work. The children in the district attended the Lorimer School, located three blocks northeast on Independence Street between Middle Street and Fountain Street (See Figure 1).¹²

Even before the construction of the railroad or the extension of the streetcar, Benjamin Eggimann¹³ and his German wife, Matilda, owned most the east side of South Middle Street. Though they did not live on South Middle Street, the couple oversaw the construction of homes on three of their plots, (addresses 208, 220, and 230 South Middle) between 1890 and 1908. The couple had several children, and when

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Benjamin died between 1905 and 1910, Matilda moved to St. Louis and their daughter, Mary, assumed ownership of most of the property.¹⁴

Mary married William Bergmann in 1868. William was in the Missouri Home Guard during the Civil War, and joined the militia in 1863. He opened a dry goods store called Bergmann & Bartels on Broadway, but continued to served his community in public office; he was elected city treasurer in 1900 and began two terms as second ward alderman the same year. Though the couple did not live on South Middle Street, they managed the property Ben and Matilda Eggimann had owned, and commissioned the construction of the house at 216 South Middle Street in 1923.¹⁵

The west side of South Middle Street was developed by several different owners. The oldest buildings are the two Queen Anne homes at 213 & 219, constructed during the period the property was owned by P.R. van Frank between 1890 and 1900. Van Frank was a colonel in the United States army, and a well known business man in the city. He also owned the Riverview Hotel (constructed 1857), which was located at the corner of Broadway and Water Street, facing the river and just beyond the Frisco depot. Van Frank owned the west side of South Middle Street, before he sold it in individual plots between 1895 and 1900.¹⁶

Around the same time that P.R. van Frank was commissioning the construction of homes at 213 & 219 South Middle, Rudolph Feldhoff was constructing his Queen Anne home at 513 William Street. Feldhoff worked for the Cape Foundry & Machine Company at 331 Main Street. Rudolph and his wife Pauline became naturalized citizens in 1889, when they moved to the United States from Germany.¹⁷

The homes at 203 and 205 South Middle Street were constructed between 1900 and 1905 for two daughters of Lewis Roth, a local cooper. Margaret Roth and her sister, Louisa Layton, shared the property until 1900, when the ownership was split. Louisa and her husband, Miles (a hostler for the Frisco Rail Road), commissioned the construction of a house at 203 South Middle, and raised their two daughters there. Margaret, who had the house at 205 South Middle Street constructed around the same time, married a Mr. Liles, and rented the property to several tenants including her brother, George, a hired laborer and later a contractor.¹⁸

The buildings at 225 and 229 South Middle Street were constructed between 1905 and 1908. The property was owned by Henry C. Ossenkopp at the turn of the century, which he sold after he opened his office in the Mechanic's planing mill at 516 Good Hope Street in 1905. Ossenkopp designed the house at 225 South Middle Street, which was built by a retired Prussian gunsmith named George W. Bahn, Jr., the new owner. Before he retired, Bahn ran a hardware store on Main Street with his brother, W. C. Bahn, and the two rented out space to other businesses in what became known as the "Bahn Brothers building". 229 South Middle Street was constructed around the same time, though it is not evident if the home was constructed before Ossenkopp sold the property to the independently wealthy Mary L. Schwepker.¹⁹

Residents

Though some of the property owners lived in the district, most rented the buildings out during the period of significance. The renters were primarily middle class citizens that worked within the downtown area. Most were married with children, with a single income. Many of the residents were German immigrants that moved to Cape Girardeau around the turn-of-the-century. The residents held occupations from electrician to grocer, and some women worked as maids or house cleaners in upper class homes.

The home at 203 South Middle was occupied by three renting families during the period of significance.

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Arthur and Minnie Bauer were one couple that lived in the home. Arthur ran a grocery store at 621 Good Hope, one block east of the district. They shared the space at 203 with James and Marie Parker. James worked as an electrician for the Cape Girardeau Portland Cement Company, which had its offices in the H. & H. building on Broadway.²⁰

Like Margaret (Roth) Liles, Louisa Layton rented out space to her family during the period of significance. Though Miles and Louisa owned the home, Miles' sister, Alma, also rented a room. To afford the rent, Alma worked as a seamstress at Wippermont and Bongard, located at 117 Broadway. Other renters in the district included the manager of Waters-Pierce Oil Company on North Main Street, an employee for the Standard Advertising Company at the corner of Henderson and William, a butcher at the Hirsch Brothers Mercantile & Providence Company on Sprigg Street, a newspaper agent, and a tailor at W. J. Masek company on Main Street.²¹

Architectural Styles and Forms

The South Middle Street Historic District retains buildings constructed between c. 1890 and 1923. They were constructed in a variety of styles, applying some high style elements to simple designs. These styles include Craftsman/ Bungalow, Late Victorian and Vernacular.

Craftsman/Bungalow

The Craftsman/Bungalow style is a rather prolific type in Cape Girardeau, found in abundance in the eastern portion of the city, and specifically along West End Boulevard. Influenced by the Arts and Crafts movement, the Craftsman style house was featured in many magazines during the first decades of the twentieth century, including *Western Architect*, *House Beautiful*, and *Good Housekeeping*. Due to the national publicity, pattern books and pre-cut packages were created to enable local laborers easy construction of the bungalow. Though the high-style interpretations are primarily limited to California, vernacular one and one-and-a-half-story examples became the most popular and fashionable small house type in the country.²²

The Craftsman/Bungalow style home features brick or stucco siding, a low-pitched, gabled roof with a wide overhanging eave and exposed rafters, and often includes decorative beams added under the gables. Bungalows are also identified by their large porches supported by tapered square columns. They commonly utilized low piers without columns. Most of the side gabled Craftsman houses have a centered shed or gabled dormer. The windows on bungalows are most often a single sash, with multi-light and sometimes stained or decorative glazing in the upper portion. Windows and doors have simple, square surrounds, sometimes utilizing sidelights.²³

A good example of the Craftsman bungalow as found in middle and working class neighborhoods in Cape Girardeau can be seen at 230 South Middle Street (constructed between 1905 and 1908, Photo # 11). This home features a side gabled roof with a wide porch and central, gabled dormer. Square pillars support the full length porch. A large overhanging eave with exposed brackets extends beyond the rounded porch cross beam. The first level sash window has a square wood surround, and the dormer window features three-over-one sash windows found in triplicate.

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Vernacular

A few vernacular homes can be seen scattered in the older neighborhoods of eastern Cape Girardeau, expressing hints of German influence. Unfortunately, many are not in good condition or have experienced significant alterations which have nearly eliminated any connection to the German architectural designs that are found in a few other Missouri towns. A large number of German immigrants made their way to Missouri in the mid 19th century, and played a large part in the architectural landscape of the State. Many of the German immigrants that came to Cape Girardeau were from the Brunswick or Hanover regions of Germany, and therefore most of the buildings constructed by German builders look similar. Constructing homes similar to those found in their homeland, the German brick and stone masons gradually adopted selected American styles and forms for incorporation in their homes.²⁴

The vernacular buildings that seem to express some German design influence in Cape Girardeau are primarily one-story, side gabled, brick residences with stone foundations and chimneys found on one or both of the gable ends. The more elaborate and defined German Vernacular houses found in Hermann and Washington, Missouri feature rectangular or L-shaped footprint, and patterned cornices, often utilizing corbelled brick. Round or segmental arches and stone or wood sills were often used around openings in these areas, and double hung or casement windows were utilized as the primary form of fenestration.²⁵

The building at 220 South Middle Street appears to have some possible German Vernacular influence, though it does not possess enough intact detailing to be categorized as a German Vernacular style building. The side gabled house features sash windows with segmental arched brick lintels and stone sills. The building's stone foundation peaks beyond the brick walls, and corbelling is found at the roofline.

Late Victorian

Late Victorian houses were constructed across the United States in the last decades of the 19th century and first decades of the 20th century, loosely based on Medieval and mixed with some colonial designs. The Victorian buildings were some of the first to utilize balloon framing, allowing for more creative footprints than the rectangle or square. In addition, industrialization impacted the architectural world with new technologies that could not only mass produce decorative facing materials and basic façade items at a low cost, but also send them cross country by way of the expanding railroad lines. Though the new styles were unique at their inception, they quickly became prolific and somewhat uniform as towns across the country could share the same decorative elements such as verge boards, stained glass windows, carved doors, turned spindles, and elaborate window and door surrounds. In Cape Girardeau, many of the Victorian buildings styles filtered into the city with the railroad. In the South Middle Street district, two distinct Victorian designs are utilized: Queen Anne and Folk Victorian.²⁶

The Queen Anne buildings in Cape Girardeau feature steeply pitched roofs, mostly with a front-facing gable and complex or irregular shapes included. Patterned shingles are widely used in the city, as well as cutaway bay windows and other devices that help avoid symmetrical and smooth-walled facades. In addition, a one-story porch is almost always found on these buildings, on the façade alone or wrapping around to a secondary elevation. The town's Queen Anne buildings also feature intricate spindle work and turned porch supports, and some include decorative spandrels at the corners. Many of the more elaborate Queen Anne designs are found along Pacific Street between William Street and Independence Street.²⁷

An excellent example of the Queen Anne style within the South Middle Street Historic District can be found at 213 South Middle Street. This one-story residence features a complex roofline including a primary front

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gable with a side gable and side facing dormer. The façade includes a cut-away bay window, with fish scale shingling in the gable and corner brackets with spandrels. The porch features intricate brackets, spindle work and turned porch supports. In addition to the applied decorative elements, the building also includes stained glass windows and a carved wood door. The building even retains weatherboard facing, a common exterior element for Victorian homes in the area.

The second Victorian design utilized in the district is the Folk Victorian style. The Folk Victorian style is less ornate than Queen Anne, though it shares the decorative spindle work and turned porch supports, as well as a full or partial porch. The building at 229 South Middle Street is an example of the Folk Victorian style. The building is constructed in the Gable Front and Wing form, with a half hip in the gable. The porch extends along the wing portion, with turned porch supports and spindle work creating a frieze. The building also has a thick cornice, and while not made of the typical weatherboard seen in Cape Girardeau, the brick building includes the prefabricated carved door common with the style.²⁸

While the district has seen some disrepair, it continues to be a neighborhood for working and middle class residents. Unfortunately, the house at 202 South Middle Street (constructed between 1890 and 1895 by A.W. Fletcher) is no longer standing, demolished after 1951. In addition, the homes on the western side of the district have been removed for soccer fields for St. Mary's Cathedral. Despite these changes the remainder of the neighborhood is intact. While the railroad tracks have been removed, the footprint remains on the district's eastern boarder. Henry Ossenkopp's planing mill remains on Good Hope, though it has undergone substantial alteration for use as an auto mechanic's shop. The neighborhood continues to reflect the working and middle class housing that filled this area of the city at the turn-of-the-century, and is relatively unchanged from the 1890-1931 period of significance.

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Notes:

- ¹ Philip Thomason. Historic and Architectural Resources of Cape Girardeau, MO National Register of Historic Places Documentation Form. (Washington D.C.: National Park Service, 2000).
- ² Ibid.
- ³ Ibid.
- ⁴ Tom Neumeyer, Frank Nickell, and Joel P. Rhodes. Historic Cape Girardeau: An Illustrated History. (Cape Girardeau, MO: Cape Girardeau Chamber of Commerce, 2004) 31-33.
- ⁵ The depot was one block north of the proposed district.
- ⁶ Neumeyer, 39.
- ⁷ Federal Census Records 1860-1920. Available online through *Heritage Quest Online*. ProQuest LLC, 1999-2007. Accessed 24 September 2008.
<http://www.heritagequestonline.com/hqoweb/library/do/index>.
- ⁸ The "muley" lines refer to horse drawn streetcar routes as noted in Neumeyer, 39.
- ⁹ The line was later expanded at its western end to include West End and Normal Streets near the State Normal School.
- ¹⁰ Philip Thomason. Harrig Commerical Historic District (Nomination to the National Register of Historic Places). (Washington, D. C.: National Park Service, 2000).
- ¹¹ Polk's Cape Girardeau (Missouri) City Directory. (St. Louis, MO: R. L. Polk & Company, 1912, 1928, 1930, 1932, 1937).
- ¹² Where Children Go This Year." Daily Republican, 30 August 1907.
- ¹³ Born in Switzerland in 1816.
- ¹⁴ Cape Girardeau County Real Estate Tax Records. (On file with the Cape Girardeau County Archive Center, 112 East Washington, Jackson, Missouri 63755), and Federal Census Records 1860-1920.
- ¹⁵ Ibid, Polk's Cape Girardeau (Missouri) City Directory, and Sanders, Sharon K. "Out of the Past 3/15/06/." Southeast Missourian. (Accessed 20 April 2009. Available Online at <http://www.semissourian.com/story/1143887.html>).
- ¹⁶ Ibid, and "Out of the Past 12/09/05." Southeast Missourian. Accessed 20 April 2009. (Available Online at <http://www.semissourian.com/story/1129804.html>).
- ¹⁷ Ibid.
- ¹⁸ Ibid.
- ¹⁹ Ibid, and "Out of the Past 10/5/05." Southeast Missourian. (Accessed 20 April 2009. Available Online at <http://www.semissourian.com/story/1120878.html>).
- ²⁰ Polk's Cape Girardeau (Missouri) City Directory.
- ²¹ Ibid.
- ²² Virginia and Lee McAlester. A Field Guide to American Houses. (New York: Knopf, 1984), 452-63.
- ²³ Ibid, 452-63.
- ²⁴ Charles Van Ravenswaay, The Arts and Architecture of German Settlements in Missouri: A Vanishing Culture. Columbia, MO: University of Missouri., 221-244.
- ²⁵ Ibid, 221-244.
- ²⁶ McAlester, 268-285.
- ²⁷ Ibid, 268-285.
- ²⁸ Ibid, 308-317.

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<http://www.heritagequestonline.com/hqoweb/library/do/index>

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Sanders, Sharon K. "Out of the Past 3/15/06/." Southeast Missourian. Accessed 20 April 2009. Available Online at <http://www.semissourian.com/story/1143887.html>

-- "Out of the Past 10/5/05." Southeast Missourian. Accessed 20 April 2009. Available Online at <http://www.semissourian.com/story/1120878.html>

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**South Middle Street Historic District
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Verbal Boundary Description:

The South Middle Street Historic District (preferred) includes lots 1, 2, 3, 4, 5, and 6 on City Block 71 and lots 17, 18, 19, 20, and 21 on City Block 216.

Boundary Justification:

The boundaries for the South Middle Street Historic District were selected to include the most concentrated area of contributing residential resources. William Street, the northern boundary, has experienced significant changes over the last few decades and has become a major thoroughfare. Consequently, many of the buildings on this avenue have experienced extensive alterations that overwhelm the historic details. To the south of the district, the 19th century Haarig commercial district (NR listed 7/20/00) and a few scattered commercial buildings stretch along Good Hope Street. This commercial area separates the district from the sporadic residential neighborhoods south of Good Hope Street. The western boundary line is drawn to exclude the St. Mary Cathedral soccer fields and asphalt parking lots, which replaced many residential buildings that were located west of the district during the period of significance. The Cape Girardeau and Chester Rail Road ran along South Fountain Street during the period of significance, barring residential development on the east of the district. This creates a natural boundary for the east side of the district. A home is located along the alley on the east side of the district, but disrepair and significant alteration have resulted in its exclusion from the district.

Photo Log:

The following is true for all photographs:

South Middle Street Historic District (preferred)

Cape Girardeau, MO

Photographer: Julie Ann LaMouria

Date: February 2009

Negatives on file with Lafser & Associates
1028 N Kingshighway Suite 1
Cape Girardeau, MO 63701

Photo 1	203 South Middle Street
Photo 2	205 South Middle Street
Photo 3	208 South Middle Street
Photo 4	213 South Middle Street
Photo 5	216 South Middle Street
Photo 6	219 South Middle Street
Photo 7	220 South Middle Street
Photo 8	225 South Middle Street
Photo 9	226 South Middle Street
Photo 10	229 South Middle Street
Photo 11	230 South Middle Street
Photo 12	513 William Street
Photo 13	West Side of South Middle Street
Photo 14	East Side of South Middle Street

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Architects/ Builders:

225 South Middle Street (1905-1908) Ossenkopp, Henry C. (Architect)
Bahn, George W. (Builder)

513 William Street (1895-1900) Feldhoff, Rudolph

Unknown:

203 South Middle Street (1900-1905)

205 South Middle Street (1900-1905)

208 South Middle Street (1890-1895)

213 South Middle Street (1895-1900)

216 South Middle Street (1923-1931)

219 South Middle Street (1890-1895)

220 South Middle Street (1905-1908)

226 South Middle Street (1920-1923)

229 South Middle Street (1905-1908)

230 South Middle Street (1905-1908)

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Index to Figures:

Figure 1: 1923 Cape Girardeau Sanborn Map.

Figure 2: District Boundary Map

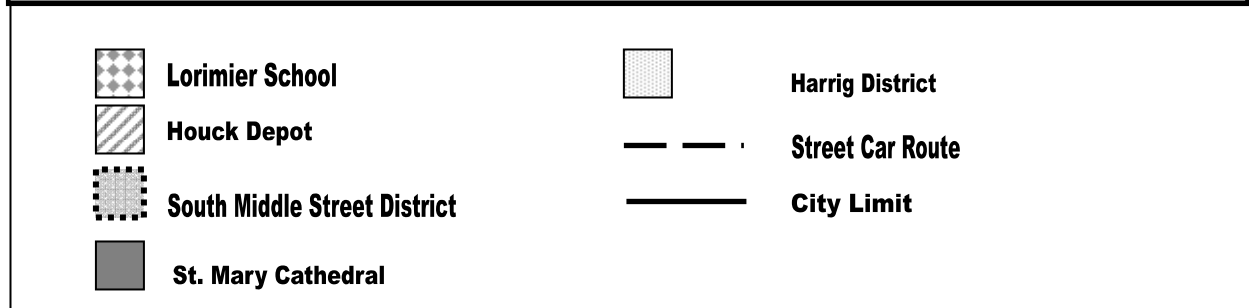
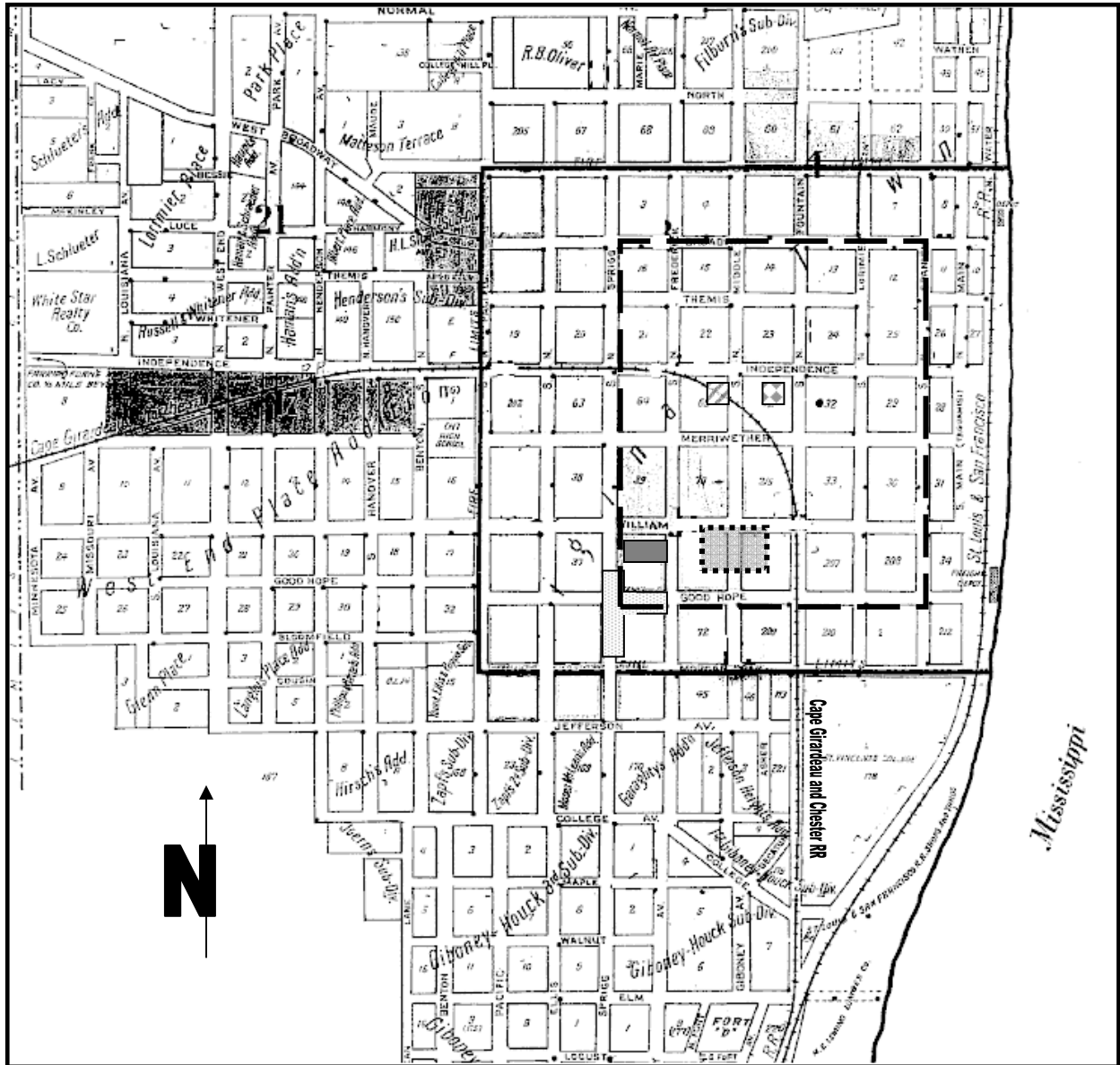
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Figure 1 : 1923 Cape Girardeau Sanborn Map



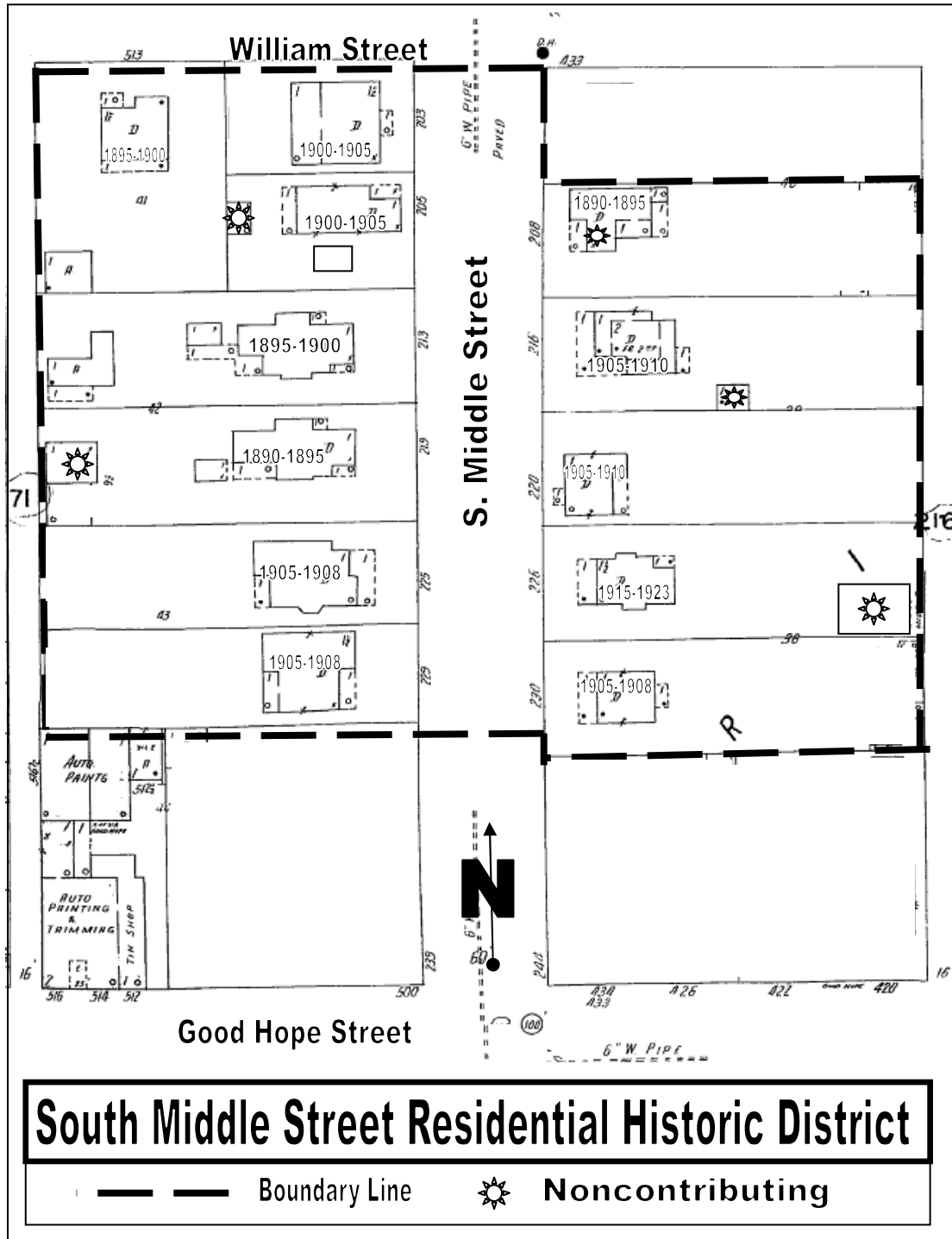
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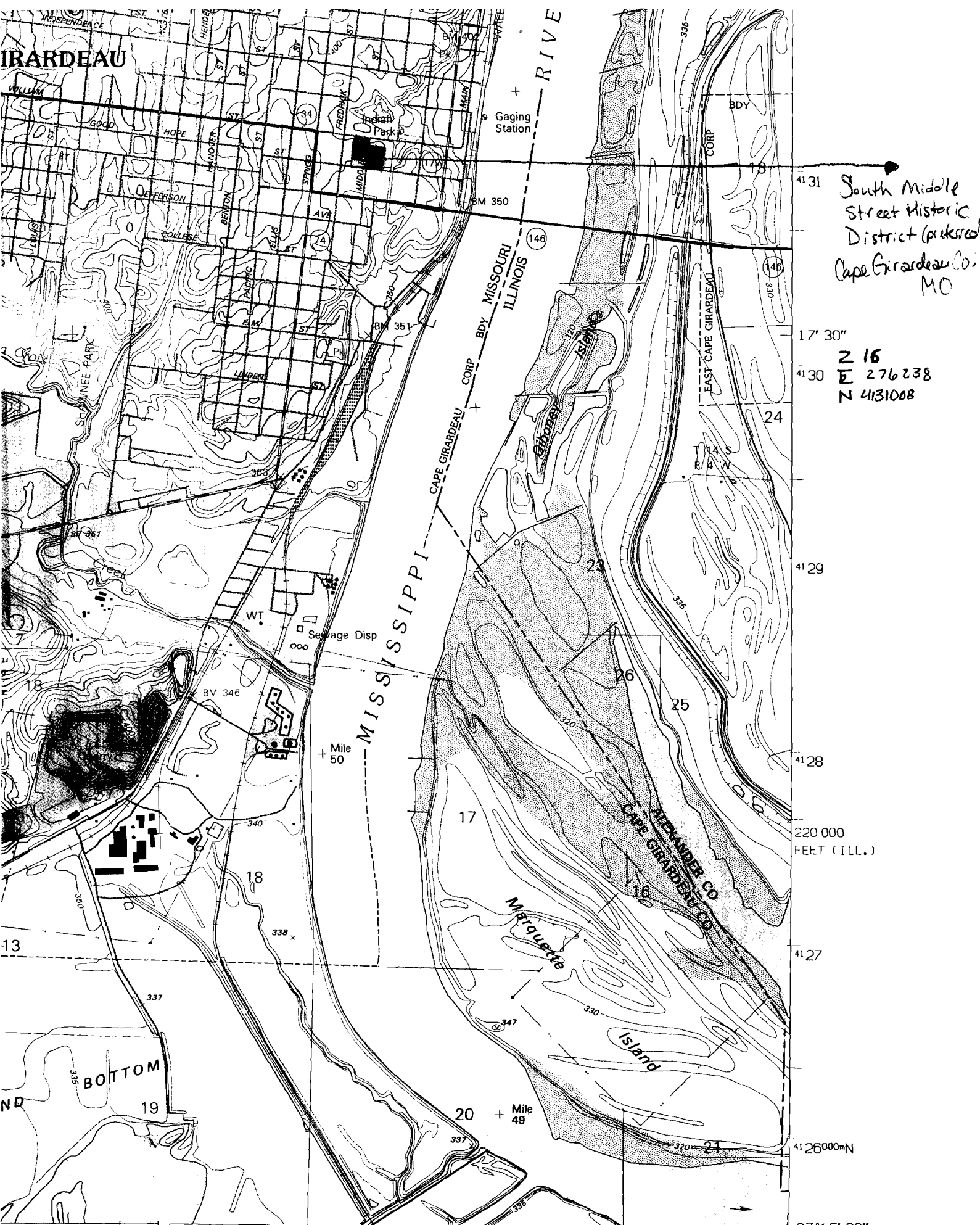
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South Middle Street Historic District
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Figure 2: District Map





South Middle Street Historic District (processed)
Cape Girardeau Co. MO

Z 16
E 276238
N 4131008

R 14 E 32' 30" 2 480 000 FEET (ILL.) 276 277000mE 89° 30' 00" 37° 15' 00"

INTERIOR - GEOLOGICAL SURVEY, RESTON, VIRGINIA - 1996

ROAD CLASSIFICATION





A small, rectangular window set within the gable of the house, featuring a dark frame and a white blind.

A large, arched window with a dark frame and a white blind, set within a brick surround.

A dark-colored front door with a white blind, set under a small gabled porch with a dark frame.

Two of Five

A multi-paned window on the side of the white wooden house, partially visible.

A window with a decorative arched top on the white wooden house, partially visible.



208





216



319

308





22









513





