

NOTE

The following list was adopted by the Cape Girardeau Historic Preservation Commission for the sole purpose of promoting public awareness of buildings and structures that, in the opinion of the Commission, have historic value and are believed to be at risk of being lost due to significant deterioration and/or imminent demolition. The Commission is authorized to engage in public awareness activities of this nature under Section 30-203(f)(1) of the City Code. The listing of a building or structure does not constitute an act of enforcement of any law or regulation, nor does it constitute a legal action against any person or entity.

The information contained herein has been obtained from various sources, including nominations submitted by the public. While the staff has attempted to verify information to the extent feasible, the City cannot make any assurances as to its completeness and/or accuracy. Please report any corrections to the City of Cape Girardeau Planning Services Division by phone at (573) 339-6327 or by email at cityplanning@cityofcape.org.



2020 Endangered Buildings List

Adopted April 15, 2020

ESQUIRE THEATER – 824 BROADWAY



On its opening night of January 21, 1947, over 1,300 movie goers flocked to this modernistic movie theater to watch Bing Crosby in *Blue Skies*. Featuring an Art Deco design (with over one mile of neon lights), the theater quickly became a landmark to many locals. Its doors closed in October of 1984, the last of the grand neighborhood movie houses in Cape Girardeau. The theater was re-opened briefly for second-run movies, but by the end of 1985 it had again become vacant. The building, including the marquee, has been damaged over the years. There has been interest in rehabilitating the building, but no progress has been made. The

theater was added to the National Register of Historic Places in 2005. (*Added to Endangered Buildings List in 2012; moved to Watch List in 2018; moved back to Endangered Buildings List in 2020*)

BROADWAY THEATER – 805 BROADWAY



In its heyday, the Broadway Theater was associated with both Twentieth-Century Fox and Paramount Pictures. It originally opened with a showing of the motion picture *The Sheik*, starring Rudolph Valentino. It was first-rate, with state-of-the-art equipment, an orchestra pit, stage facilities, and a grand marquee. The main floor and the balcony had a total seating capacity for 1,200 persons. Today, the 1921 theatre stands vacant, and the marquee is long gone. The building has not had a viable use for several years, and is showing signs of progressing deterioration.

The theater was added to the National Register of Historic Places in 2015. (*On Endangered Buildings List since 2012*)

127 SOUTH LORIMIER STREET



The house at 127 South Lorimier Street reflects the Missouri German Vernacular style, which was once prevalent in Cape Girardeau. It has many of the character-defining features, such as a rectangular footprint, close proximity to the street, a brick façade, a stone foundation, brick arches over double-hung sash windows, and a low pitched roof with an end chimney. Unlike most houses of this style, it features two stories. The house appears to be vacant and certain elements, including the windows, the bay window, and the rear addition, are damaged and/or deteriorating. If

ignored, the deterioration will increase and over time could lead to more serious conditions affecting the building's historic and architectural integrity. (*On Endangered Buildings List since 2013*)



635 GOOD HOPE STREET



Located at the southeast corner of Good Hope and South Sprigg Streets, this ca. 1884 building served as a German saloon from the 1880s through the 1910s and was one of the first saloons in Cape Girardeau to cease liquor sales during the Prohibition era. Throughout the 1920s and 30s, it functioned as a gathering place for community discussion, much as it had when it was a saloon. It eventually became the official meeting site of the local German American Alliance as well as several local unions related to the construction industry in Cape Girardeau. The saloon itself was owned by Anton and Joe Haas, two important figures in the

development of Cape Girardeau. The brothers were involved in the construction of the old Saint Francis Hospital and Saint Mary's School, among others. In addition, Anton's concrete company was responsible for the pouring of the courthouse steps - one of the earliest uses of concrete in Cape Girardeau. The building has been deteriorating for years and is vacant. In July 2014, the adjacent building at 633 Good Hope Street collapsed, exposing the party wall. In September 2017, the City of Cape Girardeau executed an agreement with a developer for the redevelopment of the property. The developer's plans fell through, however, and the property has come under new ownership. The new owner's plans are not known. *(Added to Endangered Buildings List in 2013; moved to Watch List in 2018; moved back to and on Endangered Buildings List since 2019)*

230 SOUTH MIDDLE STREET



This one-story Craftsman house with a brick exterior represents a style that was prevalent in Cape Girardeau neighborhoods at the turn of the 20th century. It features large overhanging eaves with exposed brackets, a full length porch with brick columns, and three-over-one sash windows. The house is rapidly deteriorating, most likely due to long term vacancy and neglect. The eaves are rotting, the siding is falling off the roof dormer, the roof shingles are worn, and there is substantial mortar loss in some areas of the brick. The damage is extensive enough to lead to structural failures if not addressed soon. *(On Endangered Buildings List since 2016)*

611 SOUTH SPRIGG STREET



The two-and-one-half story brick house at the southwest corner of South Sprigg Street and Missouri State Highway 74 was built ca. 1908 for a German immigrant and his family. The house features iron spot brick and exhibits characteristics of the American Foursquare style, which was popular in the early 1900s. These characteristics include a square box design, centered dormers, and a large front porch. It was last used as a bed and breakfast. The house has been vacant for several years, and its future is cloudy. *(On Endangered Buildings List since 2017)*



831 NORTH STREET



An example of the Colonial Revival style can be found at the southeast corner of North and North Pacific Streets. This large, two-story brick house features a symmetrical façade, a medium pitched, side gable roof with narrow eaves, dual chimneys, and a ram's head door pediment. It was once awarded the winner of a Christmas lighting contest. The house is deteriorating quickly due to missing roof shingles, missing mortar from the brick, and severely peeling paint. The property is valuable due to its close proximity to Southeast Missouri State University's main campus, but if left to continue

deteriorating, it could reach a point where the land is worth more without the house than with it. (*On Endangered Buildings List since 2017*)

207 NORTH HENDERSON AVENUE



This two-and-one-half story house was built circa 1900. It features brick arches over double hung windows and limestone lintels, characteristics of the Missouri German Vernacular style. The cornice line is not visible due to stucco that was applied after the original building's construction. The house is deteriorating in many places, including the roof, which is rotting away; the windows, some of which are broken; and the stucco, which is crumbling. The property has not been maintained in several years, and the house will only get worse if these issues are not addressed. Given its close proximity to Southeast Missouri State University's main campus, the house could be rehabilitated for student housing. (*On Endangered*

Buildings List since 2018)

531 NORTH FOUNTAIN STREET



A nice example of the Spanish Colonial Revival style, this house at the southwest corner of North Fountain and Mill Streets was built in the late 19th or early 20th century and is one of the few remaining residential examples in the city. It features a flat roof and a parapet with vertical protruding pilasters along with clay tile over the eaves. The walls are brick, with stucco above the base. There are multiple entry points, with the east facade projecting, signifying the main entrance. The house shows evidence of wear, including the stucco, which must be maintained properly to avoid water damage. The

rear storm door is damaged and missing a glass panel. Attempts at repairing the flat roof are evident. Although not severely deteriorated, the house is endangered due to its rare style and unique design features that create ongoing maintenance issues. (*On Endangered Buildings List since 2018*)



1925 GOOD HOPE STREET



This unique house features a Quonset hut with a rectangular, flat-roofed addition. Named after the site of their first manufacture (Quonset Point, Rhode Island), Quonset huts were produced in mass numbers during World War II, with the military selling its surplus to the public after the war. They have been used for a variety of commercial purposes as well as temporary housing. Some, like the one at 1925 Good Hope Street, have been made into permanent residences. The house has been vacant for several years and is showing signs of deterioration. Despite its uniqueness, the size and condition of the house make it vulnerable to being demolished and replaced with a new, larger house. *(On Endangered Buildings List since 2019)*

629 GOOD HOPE STREET



This three-story building is part of a block of storefront buildings at the southeast corner of Good Hope and South Sprigg Streets in the National Register Haarrig Commercial Historic District. Like 635 Good Hope Street, it was built in the 1880s and, together with the other buildings on this block, served the large number of German immigrants who had settled in the area in the mid to late nineteenth century. The building housed several businesses over the years, including a hotel, a feed store, and a bar. Although the storefront has undergone substantial alterations that removed most of its historic materials, the upper stories are largely intact. They feature common bond brick walls with brick segmental arches formed into hoods over the windows. The upper stories contain apartments which appear to be at least partially occupied, but the demolition of the adjacent building at 633 Good Hope Street in 2014 exposed the party wall, making it vulnerable to deterioration. A number of nearby buildings have been demolished in recent years, leaving vacant lots throughout the once thriving commercial district. The block will likely be redeveloped in the future, but the more buildings that come down, the more likely a developer will want to start with a clean slate. *(Added to Endangered Buildings List in 2020)*

MAY GREENE SCHOOL – 1000 SOUTH RANNEY AVENUE



Located near Fort D, May Greene School was built in 1920 and was originally named South Grade School. It was later renamed in honor of a prominent teacher who taught in the school district for over five decades. May Greene School was the first school in the area to become integrated. The integration occurred in 1953 after John S. Cobb School on Merriwether Street was destroyed by a fire, prompting the reassignment of its students, all African-American, to the original Jefferson School on Jefferson Street. The white students who had been attending Jefferson School were reassigned to May Greene School, which at the time had an all African-American student body. May Greene School was in service until 1999 when the new Blanchard Elementary School opened on North Sprigg Street and the students were reassigned. Today, the building is used by a church for a faith-based after-school program. While the building is not delapidated, it is showing signs of deterioration as well as vandalism. School buildings that no longer serve their original purpose often end up being demolished due to lack of repurposing options and increased maintenance costs. *(Added to Endangered Buildings List in 2020)*



Watch List

JUDEN SCHOOL – 900 WEST CAPE ROCK DRIVE



This former schoolhouse was built in 1854 and was in service until 1960. It features original wood floors and windows, as well as a blackboard. The building is vulnerable to flooding, particularly the basement, and the roof needs to be replaced. It is endangered in the sense that historic schoolhouses are disappearing from the landscape across the nation. If not properly preserved, it could be among those that once were. *(Added to Endangered Buildings List in 2015; moved to and on Watch List since 2016)*

SPRINGDALE BIRD SANCTUARY GATEWAY – 2693 BIG BEND ROAD/2680 STATE HIGHWAY 177



This unique gateway once served as the entrance to the Springdale Bird Sanctuary. The sanctuary began in 1937 when the land was donated to the Audubon Society of Missouri. Years later, it was renamed to the I.R. Kelso Wildlife Sanctuary, as it is known today. The “National Bluebird Trail” began here in 1938 and grew to involve twenty-three states. The gateway entrance was abandoned long ago, and the pairs of stone columns, wing walls, and log cabin birdhouses were left to deteriorate. Today, the right birdhouse is gone and the left one is slowly falling apart. The stone is missing mortar, and the gateway is surrounded by brush. *(On Watch List since 2017)*

802 GOOD HOPE STREET



Located at the northwest corner of Good Hope and South Ellis Streets, this quaint commercial building resembles a tiny house. The building dates back to the early 1930s and was originally used as a filling station for Phillips Petroleum Company. The property was purchased in 1934 by Arthur Kempe for use as a service station. Over the years, the property continued to be used as a service station or automobile repair shop. The building has several distinct architectural features, including a steeply pitched gable roof, divided light windows (possibly original), and detailed brick work that is adorned with simple ornamentation. The property appears vacant, but the owner may be using the two-door garage structure next to the former filling station for storage. The owner may not see the same value in the quaint building, however, which could threaten its future. *(On Watch List since 2018)*



THE ART BUILDING – 940 ACADEMIC DRIVE



Located on the main campus of Southeast Missouri State University, the Art Building opened in 1903 and was originally used as a training school. In the 1930s, the building housed the University's agriculture program. Since that time, it has been home to other programs, including anthropology, arts and home economics, and foreign languages. The stone block building features a pair of towered entrances, dentils beneath the cornice, and ornate columns. Like Academic Hall, Carnahan Hall, and other notable historic buildings on the campus, the Art Building embodies the University's rich heritage and contributes to its

unique setting. Deferred maintenance has resulted in several of its rooms being condemned. While there are no apparent plans to demolish the building, the University has demolished several other historic buildings and structures in recent years for redevelopment projects. *(On Watch List since 2019)*

FORT D BLOCKHOUSE – 920 FORT STREET



The block building located on the Fort D historic site was built by the Works Progress Administration around 1936. It was used as a meeting house for various groups and also as a private residence, but by the mid-1980s the building stood vacant. In 2005, the deteriorated roof was removed by the City of Cape Girardeau and major stabilization improvements were made. Today, the building is used annually as part of Civil War living history demonstrations by the Friends of Fort D. Aside from such events, the building is rarely utilized and is showing signs of disrepair. The Cape Girardeau City Council approved funding to repair the blockhouse, including construction of a new roof.

At the time of release of this list, the project was scheduled but work had not yet commenced. *(Added to Endangered Buildings List in 2012; moved to Watch List in 2020)*

CITY HALL / LORIMIER SCHOOL – 401 INDEPENDENCE STREET



The two-story brick building at 401 Independence Street was built in 1937 as a replacement for the original Lorimier School, which was built in the 1870s on the same site. The "new" Lorimier School served generations of children until it closed in the mid-1970s due to low enrollment. In 1978, the building was repurposed as the City Hall. Over the years, the historic exterior of the building has been mostly kept intact. The cornerstone, brick quoins, ornate entrances, rounded windows, and other details are still visible today. Plans to transform the Common Pleas Courthouse and the Carnegie Library

into a new City Hall are underway, prompting questions about the future of this building. *(Added to Endangered Buildings List in 2019; moved to Watch List in 2020)*



101 WILLIAM STREET



Located at the east end of William Street, this one-story brick building was built in 1910 during a period of major economic growth in downtown Cape Girardeau. In 1904, a railroad connection to St. Louis was completed, spurring many businesses to open or expand near the rail line by the Mississippi River. The growth was so great that Cape Girardeau became one of the top manufacturing cities in Missouri. While the downtown area is still home to many

businesses and is still served by a railroad, it is no longer the commercial and industrial center of the city. Buildings such as this tend to get overlooked by prospective buyers and tenants, many of which prefer properties with highway visibility and plenty of parking. The lack of interest in a property can lead to deferred maintenance. In this case, the building has several areas where water is getting inside and causing damage. The damage further reduces the likelihood of finding a new owner or tenant and increases the likelihood of the building being demolished in the future. *(Added to Watch List in 2020)*

MARQUETTE NATATORIUM – 2701 SOUTH SPRIGG STREET



In 1937, the Marquette Cement Manufacturing Company announced that W. Woodbridge Dickinson, director and first vice president, was having an indoor swimming facility constructed as a gift to the company’s employees. The Marquette Natatorium, as it would be later named, was a memorial to William Dickinson, father of W. Woodbridge Dickinson, and one of the company’s founders. The natatorium, which opened in 1938, featured a modern design and state-of-the-art equipment for purifying the pool water and heating the

building. Two large locker rooms were also provided. In 1967, the company signed a lease agreement with the City of Cape Girardeau, which opened the facility to the city’s residents. It was eventually closed. The natatorium’s simple yet elegant design is a fine example of cement construction. The building’s close proximity to a quarry raises a concern about its future. *(Added to Watch List in 2020)*

543 SOUTH PACIFIC STREET



This one-part commercial block building is located in a residential neighborhood. It was built around 1930 and served as a local grocery store until the 1960s when its use changed to a commercial mailing service. The symmetrical storefront features a recessed double door flanked by large display windows. The wall above the storefront contains a long, narrow rectangular panel of recessed brick courses, with a brick corbel cornice above. Additional details include transom windows and bulkhead panels. The windows have been covered with plywood, and two wood panels are missing from the bulkhead. Due to the plywood covering, the condition of the windows is not discernable.

Although there are no major maintenance issues from what can be seen, the building could become endangered in the future as it has not been occupied for many years. *(Added to Watch List in 2020)*



SURETY SAVINGS AND LOAN ASSOCIATION BUILDING – 318 & 320 BROADWAY



This ornate two-story building was built in the late 1920s and was originally known as the Cherry Florist building. It was later purchased by the Surety Savings and Loan Association, which changed the vertical sign from the word “CHERRY” to “SURETY”. Designed in the Spanish Colonial Revival style, the building features buff-colored brick and several terra cotta elements, including the belt course, parapet, pilasters, and medallions. It is listed in the National Register of Historic Places as part of the Broadway and North Fountain Streets Historic District. Today, the building is sandwiched between the KFVS

skyscraper and the River Radio building. It has been vacant for several years. The foundation contains cracks and one of the downspouts is missing, allowing water to enter the building and cause damage. Graffiti is present on the east wall. These are signs of a building lacking proper maintenance. Over time, this can lead to serious issues, making the building less likely to be rehabilitated in the future. *(Added to Watch List in 2020)*

802 WILLIAM STREET



The dominant front-facing gable and asymmetrical façade of this two-story brick house at the northwest corner of William and South Ellis Streets exemplify the Queen Anne style. Built in 1890, it contains several additional character-defining features such as fish scale shingles, scroll brackets, a clipped gable roof, and windows that interrupt the cornice line. The house has a number of maintenance issues that need to be addressed. Roof shingle deterioration, cracks along the porch foundation, missing mortar between the bricks, peeling paint, and rotting trim are evident. The prominent location of the house along William Street presents both a threat and an opportunity. The condition of the house may be a deciding factor.

(Added to Watch List in 2020)

