

CAPE GIRARDEAU HISTORIC PRESERVATION PLAN
CAPE GIRARDEAU, MISSOURI

THOMASON AND ASSOCIATES
PRESERVATION PLANNERS
NASHVILLE, TENNESSEE

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Cape Girardeau Historic Preservation Commission

Brian Driscoll - Chair
Lynette Shirrell - Vice-Chair
Felix Kinsley - Secretary

Rich Behring
Danna Cotner
Roy Kinder
John Layton
Emily Mellies
Barbara Port
Michael Thies
Marjorie Thompson

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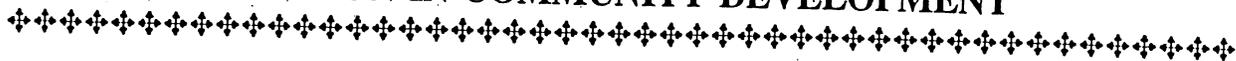
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I. INTRODUCTION - THE IMPORTANCE OF HISTORIC PRESERVATION IN COMMUNITY DEVELOPMENT



Introduction

Cape Girardeau, Missouri is located on the west bank of the Mississippi River some 115 miles south of St. Louis. Cape Girardeau was incorporated in 1808 and has a notable history as a steamboat port, a regional commercial center, and location for institutions of higher education. In 1990, the city had a population of 34,438 residents.

The original downtown commercial area is located on the west bank of the Mississippi River. Due to the frequent flooding of the river, a concrete floodwall now extends along the riverbank across from buildings along Water Street. The city's older residential areas extend to the north, south, and west of the downtown area, and contain thousands of dwellings constructed prior to 1950. Much of the growth since 1950 has been to the west of Kingshighway (US 61) and north of Broadway and Normal Avenue. Industries and a large rock quarry occupy much of the land in the southern border of the city limits. Cape Girardeau is also the home to Southeast Missouri State University which has an enrollment of approximately 9,000 students. Many students live off-campus in rental housing in the city's older neighborhoods.

As in the case of many Missouri communities, Cape Girardeau has witnessed the erosion of its older neighborhoods and commercial areas through demolition, neglect, and alterations to its architectural heritage. And like many communities, this trend is beginning to be reversed with renewed emphasis on building rehabilitation, downtown revitalization, and promotion of heritage tourism.

The creation of the *Cape Girardeau Historic Preservation Plan* represents another important step in community efforts to utilize its past to enhance its economic development and quality of life. Historic preservation has emerged as one of the key components for community revitalization across the country. Building rehabilitation is a multi-billion dollar industry, and increasingly communities are finding that the preservation planning improves property values and community identity. It is the intent of this planning effort to outline actions to identify, recognize, and protect Cape Girardeau's historic and architectural resources for generations to come.

Why Preserve? - Preservation and Job Creation

There are many economic benefits of historic preservation - to begin with, historic preservation creates jobs. Rehabilitation and revitalization projects create thousands of construction jobs annually, and the jobs created by historic preservation exceed those that new construction creates. In new construction, half of expenditures go for labor and half for materials. In a typical historic rehabilitation project, between 60 and 70 percent of the total cost goes toward labor, which has a very practical effect on the local economy. Labor--carpenters, electricians, plumbers, sheet metal workers, painters--is nearly always hired

locally, and local wages are spent locally. Also, materials used in preservation are more likely to be purchased locally than those used in new construction. In addition to construction workers, architects, attorneys, accountants, engineers, preservationists, real estate brokers, and many others are in jobs generated by historic preservation.

Preservation Increases Property Values

Numerous studies across the country have shown that **property values in designated National Register or local historic districts always increase.** For example, in a 1990-1994 study conducted by the Metropolitan Planning Commission of Knoxville, Tennessee, a comparison was made of house sale prices in three neighborhoods with varying historical designations. The first was a neighborhood which was both a National Register and local historic district; the second was a National Register district but did not have local historic zoning; and the third was an older neighborhood which lacked both National Register and local zoning. All three areas were approximately equal in size, located in the same area of the city, and contained homes of approximately the same age and character.

Conducted over a four year period, the study revealed that sale prices and historic designation had a direct correlation. With sales data being figured on a cost per square foot basis to allow for variations in sizes of the houses sold, it became apparent that sale prices increased significantly with the amount of historic identification and protection. In the neighborhood with both a local and a National Register designation sale prices increased 157% in the four year period. The National Register district sale prices increased 36%, and those in the neighborhood with no historical zoning or recognition increased by 20%. The Knoxville area as a whole showed only a 16% increase in sale prices during this same period. This data proves the value of the historic designation process and is a strong argument in favor of historic overlay districts.

Historic Preservation Promotes Downtown Revitalization

Historic preservation is an effective small-town economic development strategy. Since 1981, some 850 communities in 34 states have pursued downtown revitalization utilizing Main Street principles. In the first twelve years of the program, Main Street communities created 86,000 new jobs, 21,000 new businesses, and realized 3.6 billion in investment. When encouraged through a comprehensive strategy, historic preservation activity can have the same impact on the community as larger projects. Most preservation projects are on a modest scale, but their cumulative effect often is the same or exceeds that of larger projects. This is because historic preservation is not limited to those in the construction business or those located near specific projects, but instead spreads its benefits throughout the community. Preservation touches many areas of the local economy including finance, real estate, government, retail, and tourism.

Historic Preservation Promotes Quality of Life

Quality of life is becoming the critical ingredient in economic development, and historic preservation is an important part of this equation. Consider these points:

- More than any other man-made element, historic buildings differentiate one community from all others.
- Many quality of life activities--museums, theaters and libraries--are located in historic buildings.
- The quality of historic buildings and the quality of their preservation says much about a community's self-image.
- Any community can duplicate your communities' water lines, industrial park, or tax rate. No community can duplicate your historic resources.

Historic Buildings May Last Longer Than New Ones

The life expectancy of rehabilitated historic buildings may well be longer than that of new structures. Many buildings constructed thirty to forty years ago are of insufficient quality to justify their rehabilitation. Many buildings constructed today will also pose rehab problems in a few decades. The life expectancy of pre-1945 buildings is generally greater than those built in recent decades.

Historic Preservation Supports Taxpayer's Investments

Allowing downtown and historic neighborhoods to decline is financially irresponsible. Every community has already made a huge investment in infrastructure such as sidewalks, lights, sewers, roads and streets. If this infrastructure is underutilized it wastes taxpayers dollars. Commitment to revitalization and reuse of historic neighborhoods and downtown areas may be the most effective act of fiscal responsibility a local government can take.

Historic Preservation Encourages Tourism

Cultural tourism, including historic preservation, is an international growth industry. Historic resources are among the strongest assets for attracting visitors. Noted travel expert Arthur Frommer points out that "Among cities with no particular recreational appeal, those that have substantially preserved their past continue to enjoy tourism. Those that haven't receive no tourism at all."

Cape Girardeau's historic neighborhoods and commercial areas provide numerous opportunities for enhancement and development. The planning recommendations outlined in this report are designed to identify and recognize the city's significant historic properties, and outline approaches for their preservation and protection.

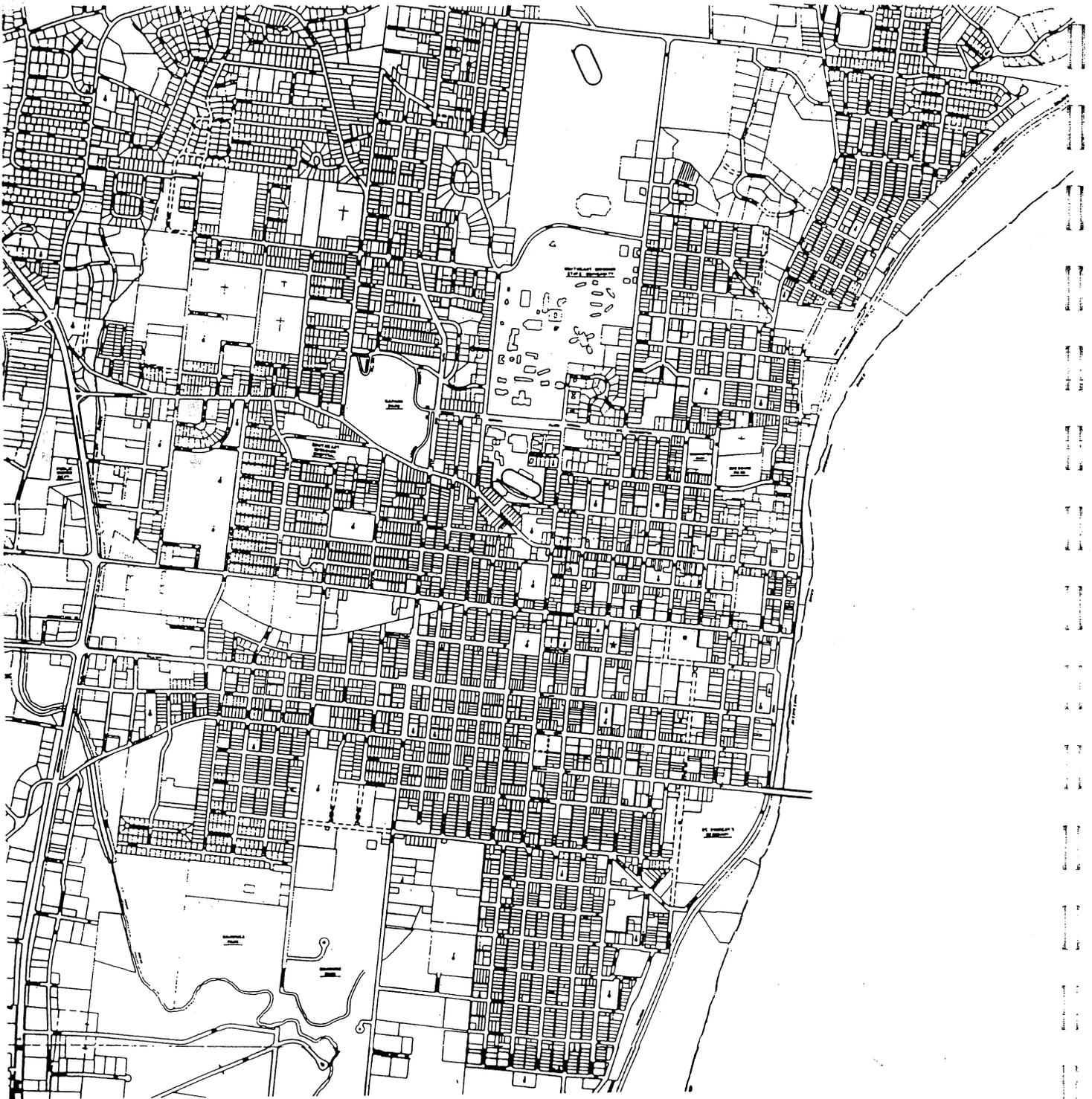
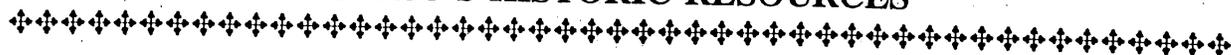


Figure 1: Map of Cape Girardeau, Missouri, showing the area within the city limits in 1945.

II. CAPE GIRARDEAU'S HISTORIC RESOURCES



A. *A Brief History of Cape Girardeau, Missouri*

The city of Cape Girardeau, Missouri, lies at the foothills of the Ozark Highlands along the western banks of the Mississippi River (Fig. 1). From its beginnings as a French trading post in the western frontier, the town grew into a major distribution center throughout the steamboat and railroad eras. A large influx of German immigrants helped shape the early character of the city, which grew westward from the banks of the Mississippi.

Cape Girardeau's beginnings reach back to the early 1700s when French ensign Sieur Jean B. Girardot established a trading post on a bluff overlooking the Mississippi River. Girardot became the area's namesake, but French Canadian Louis Lorimier is credited with founding the town of Cape Girardeau. A trader himself, Lorimier received land from the Spanish in 1793 and established a post near Girardot's bluff.¹ He erected a home known as the "Red House" on the present site of St. Vincent's College.² In addition to Lorimier, other traders such as Barthelemi Cousin and gunsmith Solomon Thorn traded from the Cape Girardeau post. Others, such as Merriwether Lewis, William Clark, and David Crockett, used the river as an avenue to reach the frontier.³

American settlers soon arrived in Cape Girardeau, which was still part of French territory. Although previously anti-American, Lorimier willingly accepted them and the Cape became one of the most American districts in the otherwise French region. In 1803 the region became official U.S. territory as part of the Louisiana Purchase, and the percentage of Americans increased dramatically.⁴ In the spring of 1806 Barthelemi Cousin platted the town of Cape Girardeau.⁵

The town grew slowly at first due to two primary setbacks. Confusion erupted over landownership as the United States, contrary to its agreement, refused to recognize Spanish land grants. With land ownership questionable, many settlers avoided the area.⁶ Then in 1815, Cape Girardeau lost its designation as the

¹Felix Eugene Snider and Earl Augustus Collins, Cape Girardeau: Biography of a City (Cape Girardeau, MO: Ramfre Press, 1956), 16-19.

²Howard L. Conrad, ed. Encyclopedia of the History of Missouri, Vol. I (New York: The Southern History Company, 1901), 483.

³Center for Regional History and Cultural Heritage, Southeast Missouri State University, "Reconnaissance Historic Structure Survey, City of Cape Girardeau, Volume I" (November, 1985), 4.

⁴Snider and Collins, 30.

⁵*Ibid.*, 65; Goodspeed's History of Southeast Missouri (Goodspeed Publishing Co., 1888; reprint, Ramfre Press, 1955), 413.

⁶Snider and Collins, 31-32.

county seat. The town had initially been chosen as the seat of justice for Cape Girardeau County, and arrangements were made for the construction of a courthouse and jail. But when the contractor, Ezekiel Able, went bankrupt and failed to complete the necessary public building, officials opted to change the seat to the town of Jackson. This proved to be a severe blow to Cape Girardeau's development as few improvements were made to the town in the next twenty years.⁷

Although its early years were not a time of rapid growth, it was during this period that Cape Girardeau citizens went about the business of establishing the foundation of a stable and productive community. Most of its early settlers were trappers and fur traders who traveled El Camino Real, the Spanish-named Indian trail, to take their pelts to market. Furs were used frequently as a medium of exchange and were useful in the making of durable garments, which were much needed on the frontier. As the area became more permanently settled agriculture became the major commercial activity. Cotton and tobacco were important commodities that were processed locally and exported. Like furs, tobacco could be used as currency, and at one time residents of southeastern Missouri petitioned the legislature to approve cotton as a legal medium of exchange.⁸ Wheat was also a major crop and several flour mills were established in the area. Town founder Louis Lorimier established a total of three mills on Hubble and LaCroix Creeks. Early settler Barthelemi Cousin had an ingenious design of a mill mounted on two flatboats and I. R. Wathen's Marble City Mill was built on North Main Street. The largest mill in the area was that of George Frederick Bollinger, which continued to operate until the mid-20th century as part of the Cape County Milling Company's system.⁹ In addition, Cape Girardeau also had a number of blacksmiths, gunsmiths, carpenters, and wheelwrights. Tanneries and distilleries were also common.

Timber was another valuable resource on the frontier and several waterpowered sawmills scattered throughout the Cape Girardeau area were an important part of the local economy. Cape Girardeau's hilly terrain contained an ample supply of hard woods like poplar, tulip, and cottonwood to provide settlers with building materials for homes and other structures. Families also depended on wood for fuel, and settlers often made log rafts to carry their produce down the river to market. After the goods were sold, the rafts were dismantled and sold for timber.¹⁰

Commerce and trade were slow to develop in Cape Girardeau's early years. Although Cape Girardeau centered its attention more on agriculture than on commerce, it was beginning to develop a considerable export trade. "As early as 1802 Cape Girardeau exported to New Orleans 371 barrels of salt pork, 14 barrels of refined lard, 7,000 pounds of bacon, 8,675 pounds of beef, 1,000 pounds of cotton, and some maple sugar and corn."¹¹ In 1818 Cape Girardeau was more a village than a town and had only two stores and fifty houses. Trade, however, became more common as an increasing amount of people came

⁷Goodspeed, 413; Conrad, 488.

⁸Snider and Collins, 218-220.

⁹Ibid., 211-213.

¹⁰Ibid., 204-205.

¹¹Snider and Collins, 220.

to depend on imported merchandise such as dry goods and clothing. One of the first stores to open was that of D.F. Steinbeck, Louis Lorimier's son-in-law. Another was operated by Garah Davis and William Ogle. Charles G. Ellis managed a hotel in the town until 1831. He also stocked dry goods and ran a general mercantile business in the two-story log structure for some time.¹² In 1818 Cape Girardeau expanded its borders with the addition of Louis Lorimier's estate, which was divided into lots and sold at public auction. This extensive first addition to the town was very successful with lots selling quickly for a total of \$61,656.¹³ By the late 1820s things started looking up for Cape Girardeau. Missouri had reached statehood in 1821, and by 1826 the United States had agreed to recognize the original Spanish land grants. This put an end to the previous discrepancies over land ownership and Cape Girardeau's growth soon accelerated. It wasn't until the mid 1830s, however, that Cape Girardeau assumed a position of much importance. It was then that a great increase in the steamboat business helped transform Cape Girardeau from a town into a city.

Steamboats first appeared on the Mississippi in 1816, but regular use of the vessels did not become common until the 1830s. The river had always been of great importance to Cape Girardeau since its early days as a trading post in the wilderness. Traders and travelers alike used flatboats and keelboats to reach Cape Girardeau, and settlers carried their goods downstream on rafts to markets in New Orleans and beyond. But the steamboat greatly increased the speed and lowered the cost of transporting goods, and Cape Girardeau's superior location on the Mississippi made it an ideal shipping point.

Beginning in the mid-1830s, Cape Girardeau's business expanded tremendously due to the steamboat traffic and the town incorporated as a city in 1843. Nearly every steamship line on the Upper Mississippi made stops and had representatives in the city. The vessels carried loads of cotton, corn, livestock, hides, meat, lard, and other products, which Cape Girardeau wholesalers bought and reshipped to other cities. The town became a regional distribution and trading center for the vast remote areas of the Ozarks to the west and portions of Arkansas to the south. Traders traveled over a hundred miles in wagon trains to deliver cotton and wheat to Cape Girardeau gins and mills. Once in town they picked up shipments from wholesalers and made purchases from local merchants.¹⁴

The steamboat years were boom years for Cape Girardeau and this accelerated business made it the industrial and commercial center of Southeast Missouri. Over a dozen commercial buildings were constructed near the waterfront and wealthy merchants erected fine homes along Spanish, Lorimier and Merriwether Streets.¹⁵ Several large mills were built during this period to accommodate the increased grain and flour business. The Hutters Brothers operated a mill at Frederick and Good Hope Streets, and a wind-powered mill sat at the end of Bellevue Street, near where the Civil War Fort A was later located. George Thilenius' 160-barrel mill, erected in 1866 at 430 Broadway, produced award-winning flours, and the Stein, Vogelsang, and Lane Mill produced 150 barrels daily. The greatest of the local mills began

¹²Goodspeed, 411-414. Snider and Collins, 220.

¹³Goodspeed, 414; Snider and Collins, 67.

¹⁴Snider and Collins, 224, 250.

¹⁵"Historic Structure Survey," 6.

as a steam-powered mill built by B.M. Horrell and James Reynolds ca. 1850. It operated in a log building that projected over the river north of Broadway, and business was so prosperous that within seven years the owners had the structure rebuilt with brick at a cost of over \$6,000. The mill later operated as the Union Mill and produced 300 barrels daily.¹⁶

Such a prolific mill business created a large demand for barrels, and Cape Girardeau's twenty-five cooperages produced a large quantity to meet this need. Barrels were produced for both flour and lime, and about fifteen percent of the containers were exported to other cities. In turn, a number of stave mills were established to support the town's coopers.¹⁷ The area also had several limestone and marble yards and quarries that produced building stone for the growing community. The Edward Hely Stone Company opened its quarry on South Sprigg Street in 1896, and the Cape Lime and Marble Co. had the honor of supplying stone for the Washington Monument. The area's timber industry also continued to flourish during the steamboat years as numerous woodyards were established along the river to supply the ships with fuel.¹⁸

The steamboat boom in Cape Girardeau continued throughout the nineteenth century interrupted only by the Civil War. Like the rest of Missouri, Cape Girardeau's population was divided over the conflict. Many of its early settlers were slaveowners from southern states and were largely secessionists. Others, including many German immigrants, held Northern sympathies. Because of its strategic location along the Mississippi, federal troops took control of the city early in the conflict. From July 10, 1861 to August 14, 1865 federal troops occupied Cape Girardeau and business in the city came to a standstill. During its occupation Union regiments constructed four forts, referred to simply as Forts A, B, C, and D, as defense and observation posts.

The most important of these was Fort D located south of town on an elevation above the river. Artillery and ammunition supplies were stored in Fort A on a bluff at the east end of Bellevue Street; Fort C was situated southwest of town where incoming roads were visible; and Fort B had a view of roads northwest of town. Because Cape Girardeau was so fortified, minimal conflict took place. A small battle did occur when Confederate troops attempted to invade the city April 26, 1863. The Confederates were poorly-armed, however, and the battle proved to be a short one.¹⁹

At least one Cape Girardeau home was used as a hospital facility. The home of Reverend and Mrs. Adriel Sherwood at 444 Washington Avenue was built in 1846 as a home and day school. It later became the Washington Female Academy. Closed during the Civil War years, the school was used as a U.S. Smallpox Hospital.²⁰

¹⁶Ibid.

¹⁷Ibid., 206.

¹⁸Ibid., 204-208.

¹⁹Ibid., 48-50

²⁰Southeast Missourian (Cape Girardeau, MO), 22 December 1972.

After the Civil War, Cape Girardeau resumed its healthy business operations. In 1867 the city had "27 dry goods stores, 3 hardware stores, 12 grocery and provision stores, 5 drug stores, 5 furniture stores, 1 notion store, 14 shoe shops, 5 tinshops, 2 jewelry stores, 11 blacksmith shops, 7 tailor shops, 5 hotels, 3 livery stables, 3 flouring mills, 1 sawmill, 5 breweries, 1 distiller, 2 tanneries, and 2 cotton gins."²¹ Steamboat traffic remained the impetus behind the wholesale and industrial markets which carried the economy. In 1874, a depression year, nearly a million dollars worth of commodities were exported via the river. Flour constituted 77% or \$720,000 of this value. Other leading exports were lime, bacon, poultry, cotton, and tombstones.²² New industries in the post-war years included a washing machine factory, a broom factory, various breweries, and several carpenter and cabinet shops.²³ By 1870 Cape Girardeau had a population of 3,640. A large percentage of this population were German immigrants and their descendants who had a great impact on the growth and development of the city.

German immigration to the Cape Girardeau peaked in the late 1840s and early 1850s with another influx in the post-war years. A German presence could be found throughout the city in a variety of occupations, organizations, and churches. The majority of farmers in the area were of German descent. Described as "thrifty, industrious, and intelligent, and . . . conservatively progressive," German farmers emphasized high quality stock and led the area in agricultural expertise.²⁴ The Haas family, who operated a farm where Central High School was later located, owned the area's first silo and raised the first pure-bred Holstein herd west of the Mississippi. Other German families had extensive grape, apple and peach orchards and were known for their vineyards and winemaking abilities. Wineries were a common local industry, and a number of Cape Girardeau homes had wine cellars.²⁵

One of the most well known wineries was the Thilenius winery established in 1868. A native of Hanover, Germany, Col. George C. Thilenius came to the United States as a boy and settled in St. Louis with his family. After his move to Cape Girardeau in the late 1850s, he opened a grocery store on Main Street and in 1866 became involved in the milling industry. A prosperous man, Thilenius erected a large beautiful home called Longview in 1870. Before the home was built, a large winery was erected on the property. A three-story brick structure housed the operation and contained a number of 700-gallon casks that held more than 22,000 gallons of fermenting fruit. Wagon loads of fruit were delivered to the building via a lane near present day Sunset Boulevard. The distillery also produced soda, and Thilenius was the first to add fruit flavoring to this beverage. Operations at this location ceased around the turn of the century, but Thilenius' son and grandsons continued to manufacture soda in a plant on Pacific

²¹Goodspeed, 415.

²²Snider and Collins, 222.

²³Ibid., 214.

²⁴Snider and Collins, 204.

²⁵Ibid.

Avenue. The winery at Longview remained a local landmark for years until it was razed in the mid-1960s²⁶

In addition to his winery, Colonel Thilenius owned and operated Cape City Roller Mill on what is now Broadway and he was instrumental in Cape Girardeau's first effort to construct a railroad line. Thilenius was also a founder of the German-American Bank and had a lengthy political career in the city. He was treasurer of Cape Girardeau from 1865 to 1867. He was then elected mayor of the city and served three terms from 1867 to 1873.²⁷

Another Cape Girardeau building with German roots is Turner Hall, later known as the Opera House on the corner of Lorimier and Broadway. However, not much is known of the Cape Girardeau Turner Society, which erected the building in 1868. Turner Societies, or Turnvereins, were organizations of German immigrants that specialized in recreational activities such as gymnastics. The Turners were an important social organization and between 200 to 250 men from Cape Girardeau's leading families were members. Nicholas Gonner, a native of Luxembourg, was the architect and contractor for the building. It is assumed that many in the society were skilled artisans and contributed their talent as carpenters, brickmasons, and so on, to the Hall's construction. Although no record exists of the society's disbanding, the structure was sold to the Masonic Lodge in 1888 and its name was changed to Opera House and Masonic Hall. The building has served many purposes over the years and has housed a variety of businesses including restaurants, theaters, newspapers, and a Chinese laundry. In 1955, the historic structure was threatened with demolition but it escaped this fate due to the efforts of the business owners who occupied it.²⁸

Language was often a stumbling block for immigrants, and many Germans preserved their native tongue through their institutions and social organizations. St. Mary's Catholic Church was formed when Cape Girardeau's German Catholic population desired a church where German would be spoken. Efforts to create the church began as early as 1858, but a number of delays interfered before they could purchase the land. After they acquired the land, the Civil War disrupted their plans. Finally, services began in 1869, and in 1882 the German Catholics built an elementary school. Many immigrants kept informed with a German-language newspaper, Westliche Presse, published in Cape Girardeau from 1871-1876. Publisher Charles Weidt also put out an English version of the paper beginning in 1873. The paper folded in 1876 due to financial difficulties. Germans also kept their heritage alive through many sewing and reading circles, which alternated in their use of English and German.²⁹

²⁶Southeast Missourian (Cape Girardeau, MO), 6 January 1973; Mildred Vogelsang, "Thilenius Home," in Biography of Historic Cape Girardeau County, Jess E. Thilenius, comp. (Cape Girardeau, MO: Bicentennial Commission of Cape Girardeau, Missouri, 1976), 24-26.

²⁷Ibid.

²⁸Judith Crow, "Turner Hall...Symbol of Heritage" in Biography of Historic Cape Girardeau County, Jess E. Thilenius, comp. (Cape Girardeau, MO: Bicentennial Commission of Cape Girardeau, Missouri, 1976), 70-71.

²⁹Snider and Collins, 88, 277, 291.

The earliest Catholic presence in Cape Girardeau can be traced back to 1821 and the work of Father John Timon, an ordained Vincentian. Assigned to work in Perry and Cape Counties, Father Timon held services in the home of D. F. Steinbeck, Louis Lorimier's son-in-law. As the town's Catholic population increased, the Vincentian Fathers purchased land in Cape Girardeau to establish a permanent parish. In 1838 the order founded St. Vincent's Male Academy, which later became St. Vincent's College. The college was discontinued in 1910, and St. Vincent's operated as a minor seminary for high school aged boys. The first St. Vincent's church was erected in 1839. This building was destroyed by a tornado in 1850 and a new church was completed on the site in 1853 using the stone of the old church for its foundation. The Gothic designed structure stands facing the Mississippi River at the northeast corner of Spanish and William Streets.³⁰

As the end of the nineteenth century approached, advances in transportation would again have a significant impact on Cape Girardeau. The heyday of the steamboat was passing and railroads were quickly becoming the transportation of choice for both passenger and freight. Trains reached destinations much faster than steamships, and these destinations were not limited to river towns. With each railroad built in the region surrounding Cape Girardeau, another portion of the city's trade was lost. The worst blow came when tracks were laid connecting the St. Francis and Mississippi rivers, and ports downstream from Cape Girardeau began to get the trade. A large part of the Ozark trade area was also cut off by an extension of the Iron Mountain Railroad, which operated between St. Louis and Pilot Knob.³¹ Because it lacked a railroad, Cape Girardeau business suffered. Efforts to establish a line through the city resulted in the formation of the Cape Girardeau and State Line Railroad Company. Its goal was to create a line from Cape Girardeau to a point beyond the Arkansas line. German immigrant and entrepreneur Colone. George Thilenius was the company's president. Many individuals bought bonds to support the railroad, and the City of Cape Girardeau itself invested \$150,000 in the project. The Township put in an equal sum and construction commenced. The city, however, was devastated as funds were mismanaged and the company folded before even a mile of track was completed. The city and township now faced a huge debt as well as loss of trade.³²

This severe blow to Cape Girardeau's economy brought a depression upon the community. Properties were abandoned or sold at half their value in order to pay taxes. To make matters worse, courts ruled the bonds uncollectible. An enterprising individual bought the bonds at ten cents on the dollar, then persuaded the courts to reverse their decision, thus making the city's debt even larger. In addition, new manufacturers and investors avoided the city due to its heavy indebtedness. In 1919, fifty years after the issue of the bonds, the city finally paid off its debt.³³

³⁰Marie Heye, "St. Vincent's History Impressive" in Biography of Historic Cape Girardeau County, Jess E. Thilenius, comp. (Cape Girardeau, MO: Bicentennial Commission of Cape Girardeau, Missouri, 1976), 37.

³¹Snider and Collins, 224-225, 252.

³²Ibid., 256-257.

³³Ibid., 256-257.

In the 1880s Cape Girardeau entrepreneur Louis Houck organized the Cape Girardeau Railway Company and under adverse conditions and a tremendous lack of support was able to complete the city's first railroad. A stone station was erected at the intersection of Middle Street and Independence and the line continued to undergo improvements and extensions until it connected with the Frisco line. Houck continued to invest in railroad construction with a road from Kennett to Leachville, Arkansas, and another from Brownwood to Bloomfield. In 1894 Houck began work on his most important venture, the Missouri and Arkansas Railroad from Cape Girardeau to a connection with the St. Louis, Kennett and Southern in Dunklin County. With a distance of over one hundred miles, the road was finished in 1900 and connected all of Houck's lines.³⁴

Houck's system eventually became sold to the St. Louis and San Francisco Railway Company. Under its management, lines were improved and extended including a line through Ste. Genevieve that stimulated the city's lagging trade. The Frisco railroad, as it became known, had over 500 miles of track in southeastern Missouri at the turn of the century, but it did not have a direct connection with St. Louis or Memphis. This situation was corrected in 1904 and this vital link gave Cape Girardeau a much needed boost. Business grew steadily and in three years the population doubled and grew from 4,500 to 15,000 in ten years.³⁵ Steamboats remained an important option for Cape Girardeau's trade due to its prime location on one of the most traveled river routes. But the freight method gradually became obsolete and the last packet line entered the port around 1932.

After the coming of the Frisco line, several new factories opened in Cape Girardeau. Some were short-lived while others had a longlasting impact on the community. The American Gauze and Cotton Company was established in 1923 and the Littleton Shoe Company came into operation in the 1940s. The most significant new industry was the International Shoe Company at 700 North Main Street. Said to be the largest single unit of its kind in the world, the factory began operation in 1907 and expanded in 1921.³⁶ The factory became one of the city's largest employers. Its work force grew to nearly seven hundred, and houses were built on factory lots. The population of Cape Girardeau increased significantly. In the 1920s, the International Shoe factory was the world's largest producer of welt shoes producing 3,600,000 pairs in 1924. At its peak, the plant employed more than 1600 workers and produced and shipped 12,000 pairs of shoes daily. The company acquired Florsheim Shoe Co. in 1953. Operations at the International Shoe Company came to a halt in the mid-1960s; however, Cape Girardeau officials enticed the Florsheim division to establish operations at the old plant. A need for modern equipment prompted Florsheim to erect a more modern facility on a 126-acre lot in 1969.³⁷

The railroad helped to revive Cape Girardeau's failing economy, and once again downtown bustled with activity. The population grew significantly from 4,815 in 1900 to 16,227 in 1930, in large part due to

³⁴Ibid., 258-263.

³⁵Ibid., 263-264.

³⁶Ibid., 214-215.

³⁷The Heritage Review, (Cape Girardeau, MO), October 1971.

the establishment of the International Shoe Company.³⁸ In the early 20th century a bridge was built across the Mississippi River and buildings continued to sprout up along Broadway. Among these new buildings were the Southeast Missourian building and the Marquette Hotel. Printers George and Fred Naeter began the Southeast Missourian newspaper in 1904 when they purchased the defunct Daily Republican. The brothers initially set up shop in a storeroom of the old Opera House, but the noise of the presses interfered with the theater's programs and the paper eventually was evicted. A third brother joined the family business as the paper relocated its offices to a residence at Broadway and Spanish. By 1908 the paper's success led the brothers to begin work on their own building at the corner of Lorimier and Broadway. By the time the structure was finished in 1923, the paper had changed its name permanently to the Southeast Missourian.³⁹

The new building occupied a whole quarter of a block and was designed in a Spanish influenced style that reflected the Spanish Colonial home that was originally on the site. A downtown landmark, two tile murals were put on the exterior east wall of the building in 1947. The scenes depicted the newspaper industry and were titled "The Art of Printing," and "Gathering and Disseminating the News." The Southeast Missourian has played a large role in Cape Girardeau's history. It was instrumental in enticing factories to the city, promoting community beautification and the establishment of parks, and sponsoring a range of improvements from arts and entertainment to better roads and street lighting. The paper supported the "anti-booze campaign" which led to prohibition and furnished free movies for rural people in the late 1920s.⁴⁰

The Marquette Hotel, a six-story Spanish-style building at Broadway and Fountain Streets, was erected in 1928 when residents who believed the city needed a new hotel invested in the Cape Girardeau Hotel Co. Over 8,000 citizens showed up to celebrate its grand opening and the building soon came to be one of Cape Girardeau's most well known landmarks. It was built by J.W. Gerhardt, who also built the Southeast Missourian building, Hecht's Department Store, Central High School, and Southeast Missouri Hospital. The grandest hotel in the area, the Marquette was in operation until June of 1971. It has stood unused for several years and in 1989 its furniture and fixtures were sold at auction.⁴¹

In the years after World War II, Cape Girardeau continued to expand its role as a distribution and service center. Developments were largely in the areas of health, education, legal services, building supplies, and recreation.⁴² The downtown area began to decline, however, in the 1970s as suburban shopping centers became the focus of consumer dollars. Efforts to revitalize the downtown area came in the 1980s with the development of Riverfront Park, remodeling of key intersections, and various beautification projects. These improvements, which largely were funded by private capital and emphasized the city's historic

³⁸The Heritage Review, (Cape Girardeau, MO), July 1980.

³⁹Snider and Collins, 280-282.

⁴⁰Ibid., 282-284.

⁴¹Southeast Missourian (Cape Girardeau, MO), 3 September 1989.

⁴²Heritage Review, (Cape Girardeau, MO), July 1980.

character, brought new life to the downtown area and new businesses began to appear. Seeing the benefits of preserving and promoting the city's historic character, city officials began to consider establishing an Historic Preservation Commission and possible preservation ordinances.⁴³

B. Historic Contexts

Historic contexts are the broad patterns or trends in history by which a specific property is understood and its significance is demonstrated. Historic contexts have been developed for Cape Girardeau based upon readily identifiable time periods and trends in the city's growth and development. These contexts are designed to identify those properties which have particular significance in the architectural or historical significance of the community. Continued surveys and research within Cape Girardeau may identify additional contexts for further recognition and study.

Settlement Period (ca. 1790-ca. 1830)

For its first few decades, Cape Girardeau was a small community which had sporadic periods of growth and development. One of the first dwellings constructed in Cape Girardeau was the home of town founder Louis Lorimier. In 1818, Lorimier's large estate was divided into lots and became the first addition to Cape Girardeau. From historic descriptions, houses erected on these lots were primarily of frame or log construction, and no known dwellings from this era remain.

Historical accounts of early industries in Cape Girardeau include descriptions of flour mills, sawmills, cotton gins, and tanyards. These include I.R. Wathen's Marble City Mill on North Main Street. Log and frame commercial buildings were erected along Water and Main Streets to provide goods and services for the Mississippi River trade. No buildings remain from these early industries or commercial enterprises, and no resources associated with churches, schools, or public buildings remain extant. Previous research identified several sites which may contain archaeological resources from the settlement period in Cape Girardeau.

Early Steamboat Era (ca. 1830-1861)

Domestic

The steamboat era brought prosperity to Cape Girardeau and many wealthy merchants erected high style and vernacular dwellings within a few blocks of their downtown businesses. These are the oldest homes remaining within Cape Girardeau, and many are brick dwellings reflecting local interpretations of the Greek Revival style. These dwellings are generally one- or two-stories in height, of rectangular construction, and with architectural detailing of the period. The Rev. Adriel Sherwood House, built in 1846 at 444 Washington Street, is one of the oldest dwellings in the city, and reflects of the Greek Revival style in its Doric pilasters and rectangular wood sash windows with stone lintels. This dwelling once housed the Washington Female Academy and was used as a U.S. Smallpox Hospital during the Civil War. The James Reynolds House at 623 N. Main Street also displays elements of the Greek Revival style

⁴³*Southeast Missourian*, (Cape Girardeau, MO), 18 June 1987.

(National Register, 1983). Although its porch has been rebuilt, the dwelling retains its original six-panel door and sidelights separated by Doric pilaster.

During this period, the city experienced a large influx of German settlers. Bringing with them their unique ethnic building designs and techniques, they constructed a number of dwellings with a distinct German character. German immigration to the city continued throughout this period, and numerous dwellings were built in the years before the Civil War. Common elements of these dwellings include brick construction, side-gabled rectangular forms, one- to one- and one-half stories in height, arched windows, and brick corbelling at the rooflines.

The most common German settlement dwelling in Cape Girardeau is the two-room brick house. This dwelling was two rooms wide and one or two rooms deep, and with one or two main entrances on the primary facade. Period examples of this house form exist at 227 S. Lorimier Street and 218 S. Frederick Street. Another subtype of German houses is the central-hall plan form which features two rooms divided by a central hall. Within this hall is often a staircase which leads to the half-story or second floor. Examples of this floor plan include the dwelling at 9 N. Fountain Street. A third subtype of the German house form is the side passage plan. This house form has a side entrance which leads into a hallway, and is generally three bays wide. These houses often have a recessed entrance such as the dwelling at 323 Themis Street which was built ca. 1830 (National Register, 1997).

Properties associated with the early German settlement represent the largest number of domestic buildings remaining in the city from this period. Many of these dwellings retain integrity of design and appear to meet the criteria for listing on the National Register.

Commerce/Trade/Industry

During the mid-19th century Cape Girardeau became established as a trading and distribution center along the Mississippi River. Increased use of the steamboat and Cape Girardeau's superior location on the river made it an ideal shipping point. The town's business expanded tremendously as loads of cotton, corn, hides, livestock, and other products, entered the port to be bought by Cape Girardeau wholesalers and reshipped to other cities. Several commercial buildings were constructed near the waterfront to house the growing warehouse businesses as the city became the industrial and commercial center of Southeast Missouri.

Numerous woodyards were established along the river to supply ships with fuel, and many large mills were built during this period to accommodate the increased grain and flour business. These include the Hutters Brothers' mill at Frederick and Good Hope Streets and George Thilenius' mill at 430 Broadway. No buildings or structures remain from these early industries.

The oldest remaining commercial buildings in Cape Girardeau are located within a few blocks of the river along Water and Main Streets, and along Broadway. The oldest remaining commercial buildings in the city were designed in the Italianate style including the three-story brick buildings at 43-49 N. Water Street. The building at 43-49 N. Water Street was constructed ca. 1855 facing the river, and features segmental arched windows and a corbelled brick cornice at the roofline. The storefront has been remodeled several times and the building now houses a restaurant. Other commercial buildings dating

from this period are also located along these streets but their facades were rebuilt in the late 19th or early 20th centuries. Several buildings along Broadway also likely date to this time period but have been altered over time.

Government

The city's only governmental building from this period is the Cape Girardeau Common Pleas Courthouse completed in 1854. This two-story brick building has a square cupola, Doric portico on the main facade, and windows with stone lintels and sills. The building's original appearance was altered in 1888 when it was expanded and the cupola added. Other remodelings took place during the 1960s and 1970s.

Religion

The only pre-Civil War church building which remains in the city is the St. Vincent De Paul Catholic Church completed in 1853 on Main Street. This Gothic Revival style church features decorative stained glass Gothic arched windows, wall buttresses, and a large central bell tower. The church is one of the most prominent buildings in the downtown area and was listed on the National Register in 1982. No social or fraternal buildings are known to exist from this era.

Education

On the hill to the south of the commercial area, St. Vincent's College was established in 1838 as St. Vincent's Male Academy. A three-story brick building was completed in 1843 and enlarged in 1853. This building was designed to house classrooms, a dormitory, and a rear hall and chapel. The main building was designed with elements of the Italianate style with a sheet metal cornice, and central square bell tower. The building was again enlarged in the 1870s and appears to meet National Register criteria for its educational significance.

Civil War (1861-1865)

Missouri was a major battleground during the Civil War and sent troops into both the Confederate and Union armies. Union sentiment was strong in Cape Girardeau, especially among its German population. Federal troops occupied Cape Girardeau from July 10, 1861 to August 14, 1865. Business in the city declined during this period, and little in the way of domestic or industrial construction took place. The city experienced one battle during the conflict on April 26, 1863, when Confederate troops were repulsed in their efforts to capture Cape Girardeau.

During its occupation, Union regiments constructed four defense and observation posts at strategic locations throughout the city. Fort A housed artillery and ammunition supplies on a bluff at the east end of Bellevue Street. Fort B was erected on the present site of Southeast Missouri University and had a view of roads northwest of town. Situated southwest of town where incoming roads were visible was Fort C.

The largest and most important of the batteries was Fort D, which was located south of town near the river. Fort D is also the only fort of which remnants of the structure remain intact. The fortification

consisted of rectangular earthworks with rectangular projections at each corner, surrounding rifle pit trenches, and an ammunition house and tents in the center. Most of the original earthworks were rebuilt in 1937, and a stone Gothic Revival community building was erected on the site. This building was used as an American Legion Hall and later housed a Senior Citizens Center.

Archaeological resources associated with Forts A and B appear to be limited due to later ground disturbance. Some traces of Fort C have been identified but the only definable fortification remaining is Fort D. In addition to these properties, several buildings within the community such as the Rev. Adrien Sherwood House and 43-49 N. Water Street were used as hospitals or to house Union officers.

Post-War Steamboat Era (1865 - ca. 1881)

Domestic

In the years following the Civil War, steamboat traffic resumed and Cape Girardeau continued to prosper as a regional trading and distribution center. Residential areas expanded to the north, west, and south during these decades. Some homes continued to be constructed in the Greek Revival style such as the Col. George C. Thilenius House, built in 1870. This brick dwelling was designed with a pedimented main facade with square Doric motif columns, and eave brackets. The dwelling has original two-over-two segmental arched windows, and a transom over the original double doors (National Register, 1983).

During the late 19th century, earlier log and frame dwellings were replaced with more substantial brick and frame dwellings reflecting the Italianate and Queen Anne forms. The ca. 1875 dwelling at 826 Themis Street is one of the city's finest expressions of the Italianate style and it displays segmental arched windows, a projecting central bay, an elaborate bracketed eave, and an original entry porch with milled columns. This property appears to meet National Register criteria for its architectural design. The Osterloh House on S. Spanish Street was designed with elements of the Italianate style and displays a Second Empire mansard roof. The dwelling was built in 1890 and features a projecting polygonal bay on the main facade, brick arches over the windows, and a corbelled brick cornice. The dwelling is located within the proposed S. Spanish Street Historic District. Other dwellings reflecting the Italianate style can be found in the city's residential areas which developed during these years.

The Queen Anne style was one of the most popular residential styles of the late 19th century and numerous examples were built in Cape Girardeau. The Glenn House at 325 S. Spanish Street is one of the city's finest expressions of this style, and displays a large wraparound porch with paired Tuscan columns (National Register, 1979). The George Boardman Clark House at 6. S. Fountain Street was also built with elements of the Queen Anne style (National Register, 1994). Other notable examples of this style were built with Colonial Revival design porches and include the dwellings at 313 Themis Street, 344 N. Ellis Street, and 235 Merriwether Street. All three of these dwellings are two-stories in height, of brick construction, and have hipped roofs. The dwellings at 344 N. Ellis and 235 Merriwether Streets are also reflective of the Queen Anne style and have corner towers with conical roofs, and one-story porches. The house at 313 Themis Street is distinguished by its one-story wraparound porch with paired Ionic columns and a roof balustrade. Depending upon interior design and integrity, it is likely that several of these dwellings may meet National Register criteria for their architectural significance.

In addition to high style dwellings of the period, the city also retains numerous homes built in vernacular or Folk Victorian forms. The most prominent of these are one-story brick dwellings reflecting traditional German construction or Gable Front dwellings. German buildings continued the traditions established in the mid-19th century and examples from this time period include the houses at 113 N. Frederick Street and 815 Themis Street.

Commerce/Trade

For several decades after the Civil War, most commercial buildings were constructed along N. Main and Water Streets, and along the 200 to 500 blocks of Broadway. These buildings were constructed close to the Mississippi River and the trade this waterway brought to the city. Most of these buildings continued to be designed in the Italianate style during these years, and are of brick construction featuring segmental arched windows and sheet metal cornices. The 100 block of N. Main Street, and the 400 and 500 blocks of Broadway contain numerous examples of this late 19th century style.

The use of stamped metal for building facades was also used for several commercial buildings. The most prominent of these is the Klostermann Building built in 1905 at 1-7 S. Spanish Street. This two-story brick building was designed with a sheet metal facade displaying Tuscan columns, floral panels, and a decorative cornice (National Register, 1994).

In addition to the buildings along Main Street and Broadway, a commercial area also developed at the end of the 19th century at the corner of Good Hope and S. Sprigg Streets. Known as "Haarig," this commercial area provided goods and services to residents in the south and west Cape Girardeau neighborhoods. Many buildings within Haarig and along Broadway have been altered in recent decades with the addition of modern storefronts and upper facade changes. Neither area appears to retain sufficient integrity to meet National Register criteria. Along Main and Water Streets, the commercial area from this time period is more intact and appears to meet National Register historic district criteria.

Education

No public school buildings from this era remain extant in the city. In addition to St. Vincent's College, another school of higher education, Southeast Missouri State Teachers College, was established in the city in 1873. A series of brick and frame buildings were constructed over the next decade on the hill to the north of Broadway. No resources of the college from this era remain extant.

Religion

Several church buildings were constructed by Cape Girardeau congregations in the years following the Civil War. The increase in population led to the construction of a new Catholic church on S. Sprigg Street. St. Mary's Catholic Church was completed in 1868 with elements of the Romanesque Revival style. The city's African American residents built the St. James A.M.E. Church at 516 North Street in

1875. This church building is the oldest in the city which is associated with the African American community. Both church buildings have been altered in recent decades through additions and added materials, and no longer retain integrity of their original construction.

Railroad/Industrial Development (1881-1918)

Domestic

The coming of the railroad to Cape Girardeau in the late 19th and early 20th century resulted in a major period of growth and expansion. From 1880 to 1910, the population doubled to almost 8,500 residents. Residential areas continued to expand in the west and southern sections of the city. The Italianate style continued to be popular in the city into the 1890s and additional examples of this style are located at 504 Bellevue Street and 312 Bellevue Street. The dwelling at 504 Bellevue Street is a two-story frame house with original milled porch columns, bracketed eaves, and wood cornices above the windows. At 312 Bellevue Street the dwelling features a porch with original milled columns, projecting bay windows, and bracketed cornices.

A number of middle- and working-class neighborhoods developed in Cape Girardeau during this period. Folk Victorian house forms, particularly the Gabled Ell plan, were the most popular designs among these residents. Most examples in Cape Girardeau are one-story, two-bay structures with projecting bays, and either gable or hipped roofs. Another common form is the Gable Front form which is rectangular in plan and has a projecting gabled roofline perpendicular to the street. The house at 235 Good Hope Street was built ca. 1900, and is representative of the Gabled Ell form of the turn of the century. This one-story brick dwelling retains its overall form and plan, and has original Tuscan columns and eave vergeboard. Gable Front forms are found through the community and in the 700 block of S. Ellis Street are a series of identical plan dwellings built in this design. These dwellings have full-width porches with square or Tuscan columns.

The popularity of the Colonial Revival of the turn of the century resulted in a movement away from the asymmetrical Queen Anne forms which predominated in the 1880s and 1890s. The Colonial Revival style was a return to designs based upon house forms of Colonial America. These dwellings were characterized by rectangular plans and the use of classical columns and detailing. Colonial Revival style dwellings are found along many streets, and the dwelling at 831 North Street is representative of this style. Constructed ca. 1920, this two-story brick house has rectangular and segmental arched windows, a brick belt course, and swan's neck pediment at the main entrance.

Several notable Neo-classical style dwellings were also built in the city during these years. These house forms employed the use of two-story, or full-height columned porticos on the primary facades. Representative examples of the Neo-classical style include the Oliver-Leming House at 740 North Street, and the dwellings at 702 North Street and 141 S. Louisiana Street. The Oliver-Leming House was built in 1898 and features a two-story portico with Corinthian columns (National Register, 1980). The other two dwellings were both built with two-story pedimented porticos on the main facade. These dwellings are of brick construction, and the house at 702 North Street is distinguished by its corner quoins, and decorative window surrounds. Both dwellings are notable examples of this style and appear to meet National Register criteria for their architectural significance.

The influence of the Colonial Revival style was also evident in house forms known as American Foursquare. These dwellings were built from ca. 1900 to ca. 1920, and are rectangular in form with hipped roofs, full width front porches, and Colonial Revival detailing at the entrances and roof eaves. Representative examples of this house form include the dwellings at 204 Bellevue Street and 300 Good Hope Street. Both dwellings have wraparound one-story porches, and bracketed eaves at the roofline. This house form was widely built throughout the neighborhoods which were developed in the early 20th century.

Multi-family dwellings such as apartments and duplexes were also built to house the growing population of the city in the 1910s and 1920s. A representative example of a brick apartment building of the 1910s is the Leonora Apartments at 101 N. Ellis Street. This ell-shaped, three-story brick building has Colonial Revival influences and displays Doric pilasters, a sheet metal cornice, and original one-over-one wood sash windows. Other apartment buildings of this period were built at 419 Bellevue Street and 142-148 S. Lorimier Street.

Commerce/Trade

Towards the end of the 19th century, rail transportation became key to Cape Girardeau's economic development. With the rise of the railroad, steamboat traffic on the Mississippi declined during the early 20th century. The city's first railroad appeared in 1881 and by 1904 direct service to St. Louis was available through the St. Louis and San Francisco Railroad (Frisco) line. No significant resources associated with the railroad remain extant. The passenger depot of the Frisco railroad stood on Main Street facing the river and railroad tracks. This depot was demolished in recent decades. During the early 20th century, the Missouri Pacific Railroad built a passenger and freight depot along Independence Street but these buildings have also been razed. The Frisco Railroad also operated a small railroad yard across the tracks from St. Vincent's College on Aquamsi Street. This complex contained a brick maintenance building, coal storage buildings, and a turntable. None of these resources survive.

As a result of the railroad, Cape Girardeau's downtown area experienced expansion and new construction. Larger brick buildings appeared along Main Street replacing earlier one-story structures. The commercial district expanded west on to Broadway replacing residences, and by the 1900s, a row of commercial buildings were constructed in the 600 block of Good Hope Street known as "Häarig." Many turn of the century commercial buildings were constructed with Colonial Revival style and "Brick Front" design elements. Common Colonial Revival style designs include quoins, jack arching over windows with keystones, and classical pilasters. The two-story building at 116 N. Main Street is representative of this style, and features windows with terra cotta pediments, jack arches, and keystones, and a decorative sheet metal cornice.

The vernacular form of Brick Front refers to buildings from ca. 1910 to ca. 1940 which were built with traditional storefronts and have upper facades displaying rectangular windows, corbelled brick cornices, and decorative brick panels.⁴⁴ This building form has also been referred to as "Tapestry Brick." Many

⁴⁴ Herbert Gottfried and Jan Jennings, *American Vernacular Design, 1870-1940*. (New York: Van Nostrand Reinhold Company, 1985), p. 240.

of the commercial buildings along Main Street, Broadway, and Good Hope fall into this terminology. Decoration on many of the buildings includes transoms of tinted leaded glass known as Luxfer glass, and terra cotta panels. The most intact collection of these buildings are along Main Street which appears to meet criteria as a National Register historic district.

Education

Public school buildings in Cape Girardeau were built at the turn of the century for elementary and high school students. Several of these were replaced with new school buildings during the early 20th century. The population growth of the community also spurred new construction in these years. The oldest remaining school buildings in Cape Girardeau are the Jefferson School at 731 Jefferson Street, built in 1904, and the West Broadway School at 933 Broadway completed in 1906. The increase in high school age students led to the completion of Central High School in 1915 on S. Pacific Street. This brick school building served as the city's main high school for several decades and is now known as the Louis J. Schultz Elementary School. The John Cobb School for African American students was constructed in 1890 on Good Hope Street. This school served the African American community until it burned in 1953, and afterwards the city's school system was integrated.

As part of efforts to promote education in the community, the city's Carnegie Library was constructed in 1914 just west of the Courthouse facing Lorimier Street. This building served as the main library facility in the city until the 1980s. It has been remodeled into county offices and no longer retains integrity of its original design.

Southeast Missouri University was established as Southeast Missouri State Teachers College in 1873. During the early 20th century, several large limestone buildings were constructed on the campus. The most notable of these was Academic Hall completed in 1906 in the Neo-classical style. This building was erected at the high point of the campus and is one of the most recognizable and visible buildings in the city. Academic Hall was designed with a central dome, an Ionic portico on the main facade, and projecting pedimented wings with Ionic pilasters. Adjacent to this building are the Science and Art Buildings designed in similar plans. Both were completed by 1904 and also reflect elements of the Neo-classical style. Other buildings on the campus were constructed before World War II, and this original campus area meets National Register criteria as an historic district.

Government/Civic

Most buildings associated with city government from this period have been razed. The one notable exception is the city's Fire Hall No. 1, built in 1911 at 534 Independence Street. This building was designed to accommodate residential quarters, fire trucks, and equipment for the city fire department. The building was utilized by the fire department for much of the 20th century and it now is used as a city museum. The building was designed with elements of the Colonial Revival style including a pediment and Doric pilasters at the entrance. This property appears to meet National Register criteria for its historical significance.

Health/Medicine

The city's first major hospital was the St. Francis Hospital, constructed in 1914 at 825 Good Hope Street. This three-story brick building was designed in the Colonial Revival style and served as the city's main hospital for several decades. The building features two large wings and has a pedimented entrance, brick and concrete Doric pilasters, and a terra cotta cornice at the roofline. This building is presently vacant but it retains much of its original architectural design and character. This property appears to meet National Register criteria for its historical significance. Cape Girardeau is now served by hospitals constructed after World War II.

Industry

With the arrival of rail connections, Cape Girardeau became a leading industrial center of Southeast Missouri. At the turn of the century, the city's factories produced brick, portland cement, shoes, lumber products, furniture, and cigar tobacco. These factories employed hundreds of workers during the early 20th century. The city's main industry of this period was the International Shoe Company factory located in the 700 block of N. Main Street. This immense three-story brick building was constructed in 1907, and in addition to the main factory building there were also adjacent machine shops, an engine room, and boiler house. This complex employed some 1,600 workers during its heyday in the 1920s. Production at this plant came to a halt in the 1960s when a new factory was constructed on Highway 74. The original 1907 complex was completely razed in recent decades.

Another important industry was the Marquette Cement Manufacturing Company, begun in 1910 and located on the southern edge of the city limits adjacent to the river. Over the next several decades a series of factory buildings, machine shops, and storage buildings were constructed for this industry. This plant was one of the nation's major producers of portland cement of the 20th century. All of these buildings have been razed or extensively remodeled in recent years.

In addition to these properties, the city has lost almost all of its other industrial buildings from this period. Most industries were located along the railroad tracks and next to the Mississippi River. These properties were subject to frequent flooding, and after World War II most businesses relocated to industrial parks and razed their original buildings. As a result, Cape Girardeau does not appear to possess any 19th and early 20th century industrial buildings which retain architectural integrity.

Religion

As Cape Girardeau developed in these years a number of new brick and stone veneer church buildings were constructed. The majority of these were built reflecting the Gothic Revival and Neo-classical styles. Representative of these churches is the Centenary Methodist Church built at 300 N. Ellis Street in 1906. This stone veneer Gothic Revival style church was designed with wall buttresses and Gothic arched windows. This church building was later enlarged in the late 20th century. Another notable church building from this period is the First Baptist Church at Broadway and S. Spanish Street.

At 2949 Perryville Road is the Hanover Lutheran Church completed in 1887. This brick Romanesque Revival church building originally served a rural Lutheran congregation. As the community expanded, this church building was included within the city limits. The building has not been extensively altered and was listed on the National Register in 1987.

World War I through World War II (1918-1945)

Domestic

The decade of the 1920s witnessed another major increase in population as the number of residents rose from just over 10,000 in 1920 to over 16,000 in 1930. Residential areas continued to expand westward past Minnesota Avenue and numerous subdivisions were platted in these years. The predominant house styles from this period were the Bungalow and Craftsman styles. These residences followed designs popularized by pattern books and mail order companies such as Sears and Roebuck, and the Aladdin Company, and are typical of Bungalow and Craftsman designs built across the country. Bungalows are generally defined as one- to one- and one-half story dwellings with low pitched roofs, wide eaves, and of brick or frame construction. Craftsman dwellings emphasize a diversity of massing and materials on the exterior and often have combinations of stucco, frame, stone, or brick. These dwellings also often feature extended rafters, purlins and brackets.

Hundreds of Bungalows were built in Cape Girardeau during the early 20th century. Bungalow and Craftsman designs are the dominant house form on Park Street, West End Avenue, and adjacent streets to the southwest of the University. These streets were developed by the 1910s and these dwellings display designs typical of the Bungalow style. This area contains the largest concentration of intact Bungalow dwellings and appears to meet National Register criteria as an historic district.

The city also retains a number of residences which show the influence of the Tudor Revival style of the 1920s and 1930s. Tudor Revival residences are based upon house designs of Elizabethan England and often display high pitched roofs, prominent wall chimneys, rounded arch doorways, casement windows, and exteriors of stone, brick, stucco, and half-timbering. A representative example of this style can be found at 704 Bellevue Street which has a brick veneer, gable of stucco and half-timbering, rounded arch door, and casement windows. Numerous Tudor Revival influenced dwellings were built in the 1200 block of Normal Avenue. This street and the adjacent 300 block of Park Street also contains a number of Colonial Revival style dwellings and this area appears to meet National Register criteria as an historic district.

Residential construction was greatly reduced during the 1930s and early 1940s due to the Depression and America's involvement with World War II. The most common architectural style built during these years was the Minimal Traditional style which was a simplified version of the Tudor and Colonial Revival styles. This house form was generally one-story in height and featured front facing gables and large chimneys. Numerous examples of this house form can be found in the Sunset Terrace Subdivision west of Louisiana Street. This area may meet National Register criteria as an historic district in the future.

Many other neighborhoods were developed in these years such as the blocks south of College Street, and west of West End Avenue. The majority of properties within these areas have been altered, and integrity is not extant on most blocks. African American residential areas from this era such as "Smeltonville" and "Marble Heights" were largely removed in the 1970s and 1980s as part of housing development.

Commerce/Trade

Commerce in Cape Girardeau continued to be centered in the commercial areas of Broadway, Main Street, and Haarrig. New buildings were constructed in the 1920s along these blocks but little new construction occurred after 1930. Some storefront modernization took place in the 1930s and early 1940s such as the addition of Carrara glass tiles. Other new commercial construction occurred along the city's main corridors such as Broadway, Morgan Oak, and Sprigg Street as automobile oriented businesses increased. The construction of the Mississippi River Bridge in 1928 led to several years of intense development as the city became the major river crossing in the region.

The Spanish Revival style was used in the construction of the Southeast Missourian Building and the Hotel Marquette on Broadway. The Southeast Missourian Building was completed in 1923 at 301 Broadway, and was designed with a terra cotta tile roof, arcaded entrances, balconets on the upper facade, and an exterior of stucco. This building is also notable for the ceramic murals installed on the east wall in 1947 depicting the history of printing. The Hotel Marquette is the city's most notable remaining hotel building and was completed in the Spanish Revival style in 1928. The six-story building was designed with corner towers, terra cotta decoration, and arched openings on the storefront. Both buildings are National Register eligible due to their architectural designs.

With the automobile age came the construction of a bridge spanning the Mississippi River in 1928, and the completion of highways U.S. 61 and Missouri 74. A number of gas stations were built along the city's main thoroughfares of Sprigg, Broadway, Bloomfield and Morgan Oak Streets to accommodate the growing number of motorists. Most pre-1950 gas stations have been replaced or razed in recent decades. Other notable examples of gas stations and tourist courts were built along U.S. 61 but all of these properties have been razed and replaced in recent decades.

The influence of the Art Deco, Moderne, and similar styles from 1930 to 1945 are limited in the city. At 221 Independence Street is a one-story building built ca. 1935 which has a curved corner and structural glass blocks. This building reflects the Art Moderne style in its plan and detailing. The most notable mid-20th century building remaining in the downtown area is the Esquire Theater at 826 Broadway. This building was completed in ca. 1945 with an exterior of porcelain panels and structural glass blocks. On the main facade are stepped rectangular panels in the upper facade and much of the original entrance is intact. Due to its architectural design the Esquire Theater appears to meet National Register criteria.

Education

The increase in Cape Girardeau's population during the 1920s and 1930s necessitated the construction of several new public schools. Elementary schools built during these years included the May Green School at 1004 S. Ranney Avenue built in 1921, and the Franklin School completed in 1927 at 215 N. Louisiana Avenue. At 401 Independence Street is the Lorimier Public School which was completed in 1937. This two-story brick school building was designed with Colonial Revival detailing, and was built by the W.P.A. The building served as the city's main high school for several decades. The building was converted into City Hall in 1978 and extensively remodeled on the interior. Virtually all of the public school buildings pre-dating World War II have been altered through interior remodeling, and added windows and doors. As a result none appear to retain sufficient integrity to meet National Register criteria.

Religion

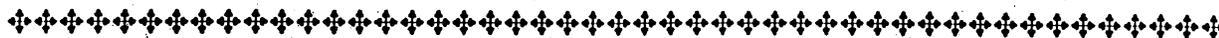
Between the two World Wars, several new church buildings were constructed as the number of congregations grew in the city. The use of the Gothic Revival style and Neo-classical style continued as preferred building styles for church buildings. The Evangelical Church at 43 S. Ellis Street is a representative example of a church building from this period. Completed in 1929, this Gothic Revival style brick church was designed with wall buttresses, Gothic arched windows, and a crenelated bell tower.

With the exception of the two National Register-listed churches (St. Vincent's and Hanover Lutheran), none of the pre-1945 church buildings in the community appear to possess sufficient architectural or historical significance to meet National Register criteria. All of the church buildings have either been remodeled extensively or enlarged with large wings or additions in recent decades.

Post-World War II Growth & Development (1945-Present)

Cape Girardeau's post-war growth and development has been extensive. From 1950 to 1990, the city's population grew from just over 21,000 residents to nearly 35,000. The city has expanded its corporate limits several times to accommodate this growth, especially to the northwest and west. Residential development has been substantial in the areas northwest of the University while commercial development has evolved adjacent to Interstate 55 which was built in the 1970s along the western edge of the city. Along the southern edge of the community the Greater Cape Girardeau Industrial Park was developed along with the Regional Airport. The historic contexts of this period have yet to be thoroughly studied or researched, and future surveys will likely identify properties from this era as possessing significance in history or architecture.

III. PROPERTY TYPES AND ARCHITECTURAL RESOURCES



A. Overview

Property types are buildings and structures which can be grouped together by use or function. These may include single-family dwellings, commercial buildings, religious buildings, schools, and industrial buildings. Evaluations of property types provide comparisons of buildings with specific architectural styles, construction dates, and level of remaining architectural integrity. From this information assessments of National Register eligibility and significance can be more easily understood.

B. Property Types

RESIDENTIAL BUILDINGS

Cape Girardeau's legacy of historic residential architecture reflects both popular styles of the 19th and early 20th century, and the influence of German settlement. Within the city are familiar house styles and forms which were built throughout Missouri and the Midwest. Scattered throughout the city are also a number of brick dwellings which reflect construction techniques, designs, and materials which reflect German settlement of the 19th century. These dwellings are similar to those found in other areas of the Mississippi and Missouri River valleys which were heavily settled by German immigrants.

Some of the oldest homes remaining within the Cape Girardeau city limits are brick dwellings reflecting local interpretations of the Greek Revival style. These dwellings are generally one- or two-stories in height, of rectangular construction, and with architectural detailing of the period. Common details of the Greek Revival style include rectangular windows with architrave molding, sidelights and transoms at entrances, and porches or porticos with classically influenced columns. One of the most notable of these is the Col. George C. Thilenius House (Longview), built in 1870 (Fig. 2) This brick dwelling was designed with a pedimented main facade with square Doric motif columns, and eave brackets. The dwelling has original two-over-two segmental arched windows, and a transom over the original double doors. Due to its architectural significance, this dwelling was listed on the National Register in 1983. The Rev. Adriel Sherwood House, built in 1846 at 444 Washington Street, is also reflective of the Greek Revival style in its Doric pilasters on the main facade and rectangular wood sash windows with stone lintels. Although its porch has been rebuilt, the James Reynolds House at 623 N. Main Street, retains its original six-panel door and sidelights separated by Doric pilasters (Fig. 3). This dwelling is one of the oldest in the city and it was placed on the National Register in 1983 for its architectural significance.

The Italianate style was also a preferred residential style before and after the Civil War, and features rectangular plans with arched windows, extended bay windows, decorative entrances, bracketed eaves, and milled porch columns. The dwelling at 826 Themis Street is one of the city's finest expressions of this style and it displays segmental arched windows, a projecting central bay, an elaborate bracketed eave, and an original entry porch with milled columns (Fig. 4). This dwelling was built ca. 1875, and it appears to meet National Register criteria for its architectural design. A one-story Italianate style house is also located at 220 Merriwether Street, and this ca. 1880 dwelling features original segmental arched

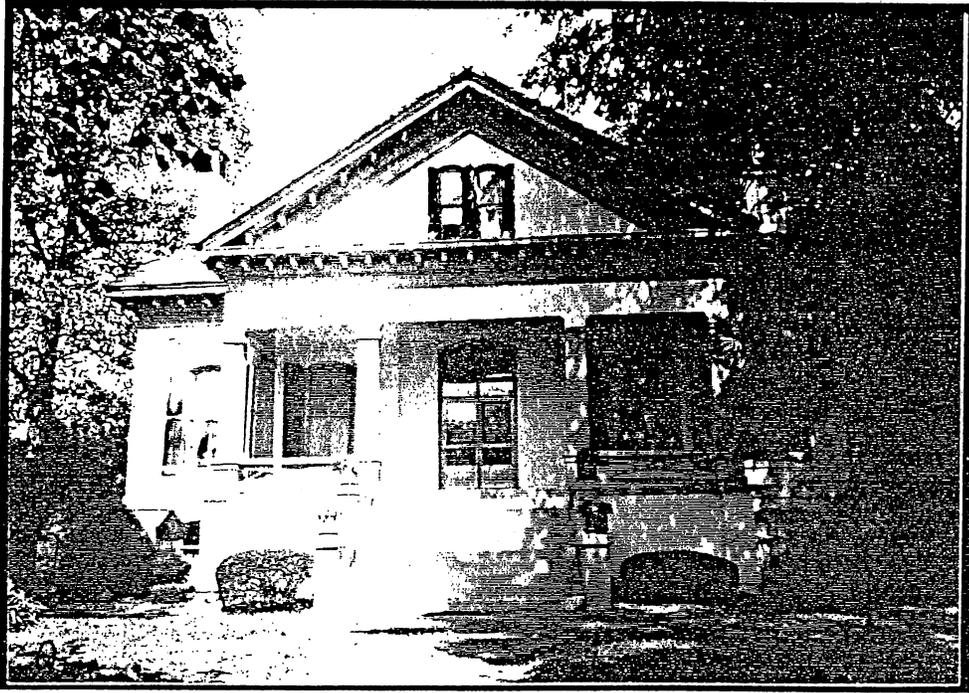


Figure 2. Col. George C. Thilenius House (Longview), completed in 1870.



Figure 3. The James Reynolds House on Main Street was built in 1857.

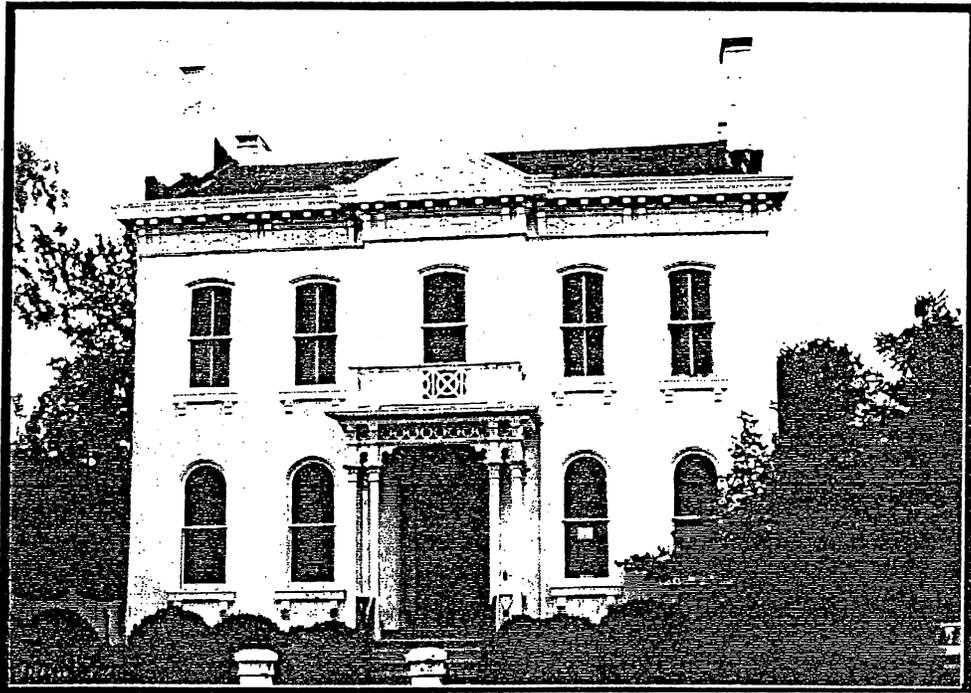


Figure 4. The dwelling at 826 Themis Street was built in the Italianate style.

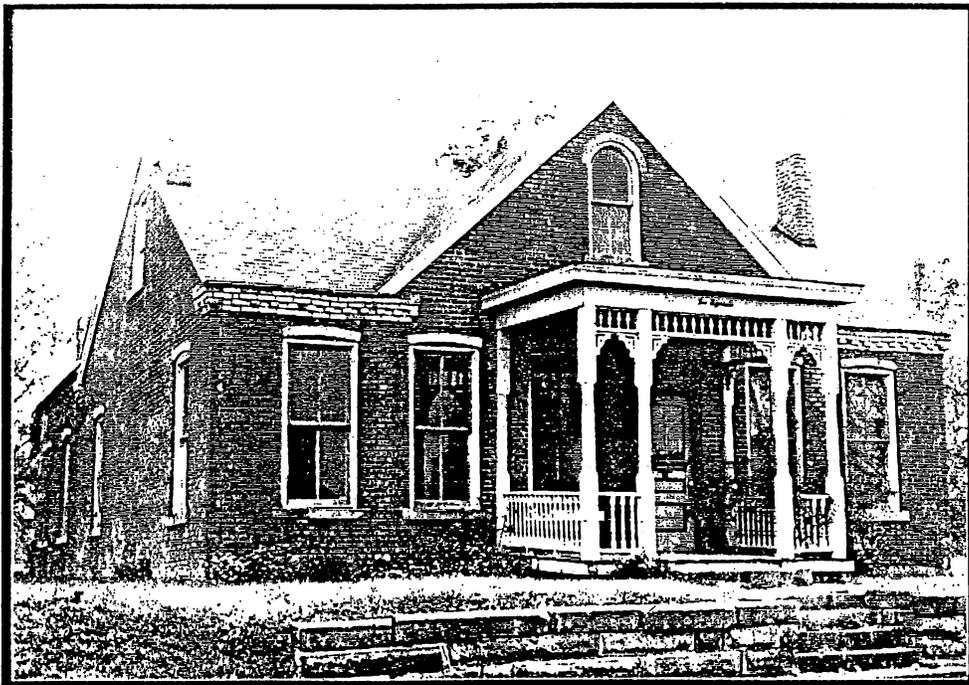


Figure 5. Built ca. 1860, 218 S. Frederick Street reflects its German heritage.

windows, a bracketed eave, and an entry porch with milled columns. No notable examples of other ante-bellum architectural styles such as Italian Villa or Gothic Revival exist in Cape Girardeau.

A birds' eye view illustration of Cape Girardeau completed in the 1870s shows a large number of one-story brick dwellings within four to five blocks of the Mississippi River. A number of these remain extant and are reflective of German settlement of the 19th century. Dwellings associated with German design and construction techniques form an important grouping of residential architecture in the city. These dwellings have similar characteristics including brick construction, side-gabled rectangular forms, one-to one- and one-half stories in height, arched windows, and brick corbelling at the rooflines. These dwellings were built primarily between ca. 1850 and ca. 1890.

Early German dwellings have been studied in other communities in Missouri and constitute a recognizable vernacular house form. National Register assessments for these properties have been completed in Washington, Missouri, and various forms and plans were identified in this study. These German settlement houses form a significant grouping of 19th century residential architecture in Cape Girardeau. These properties are distinctive and are found throughout the older neighborhoods of the city. Dwellings which retain their 19th century integrity appear to meet National Register criteria A and C for their significance in architecture and as reflective of German ethnic heritage.

The most common German settlement dwelling in Cape Girardeau is the two-room brick house. This dwelling was two rooms wide and one or two rooms deep, and with one or two main entrances on the primary facade. Examples of this house form exist at 227 S. Lorimier Street, 815 Themis Street, 603-605 Bellevue Street, 325 N. Middle Street, and 218 S. Frederick Street (Fig. 5).

Another subtype of German houses is the central-hall plan form which features two rooms divided by a central hall. Within this hall is often a staircase which leads to the half-story or second floor. Examples of this floor plan include the dwelling at 9 N. Fountain Street (Fig. 6). A third subtype of the German house form is the side passage plan. This house form has a side entrance which leads into a hallway, and is generally three bays wide. These houses often have a recessed entrance such as the dwelling at 323 Themis Street (Fig. 7).

Following the Civil War, Cape Girardeau grew and prospered as a shipping and regional commercial center on the Mississippi River. Residential areas expanded to the north, west, and south during these decades. During the late 19th century, earlier log and frame dwellings were replaced with more substantial brick and frame dwellings reflecting the Italianate, Queen Anne, and Folk Victorian forms. The Italianate style continued to be popular in the city into the 1890s and representative examples of this style are located at 504 Bellevue Street and 312 Bellevue Street. The dwelling at 504 Bellevue Street is a two-story frame house with original milled porch columns, bracketed eaves, and wood cornices above the windows. At 312 Bellevue Street the dwelling features a porch with original milled columns, projecting bay windows, and bracketed cornices.

The Osterloh House at 14 Morgan Oak Street is the city's most representative example of the Second Empire style, and retains its original straight sided mansard roof of slate shingles (Fig. 8). The dwelling was built ca. 1880 and features brick arches over the windows, and a corbelled brick cornice. The dwelling is located within the proposed S. Spanish Street Historic District.

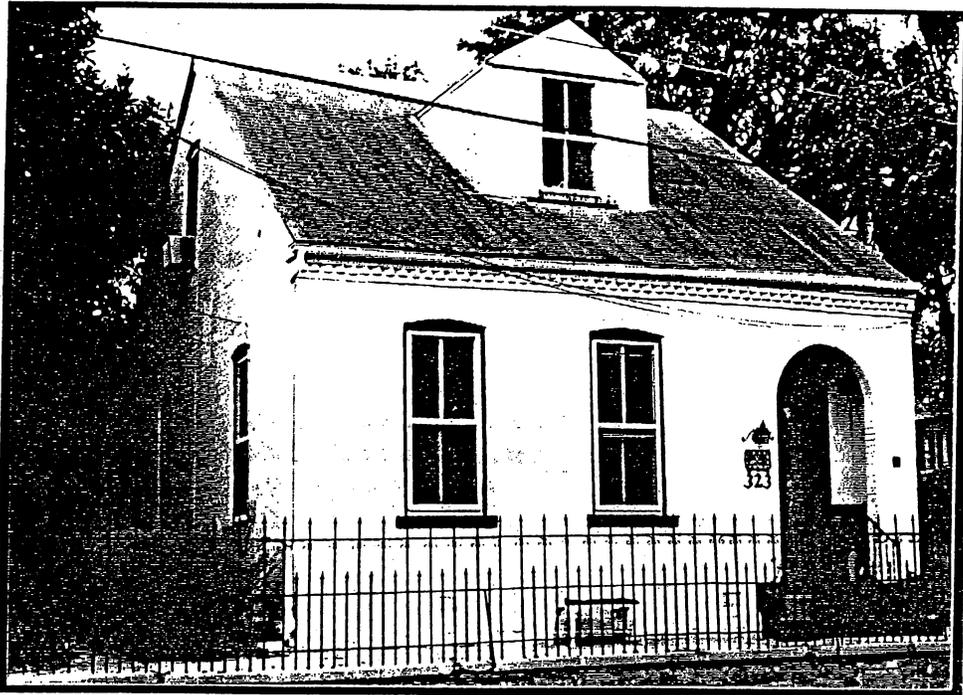


Figure 6. The dwelling at 323 Themis Street was built in the early 19th century.

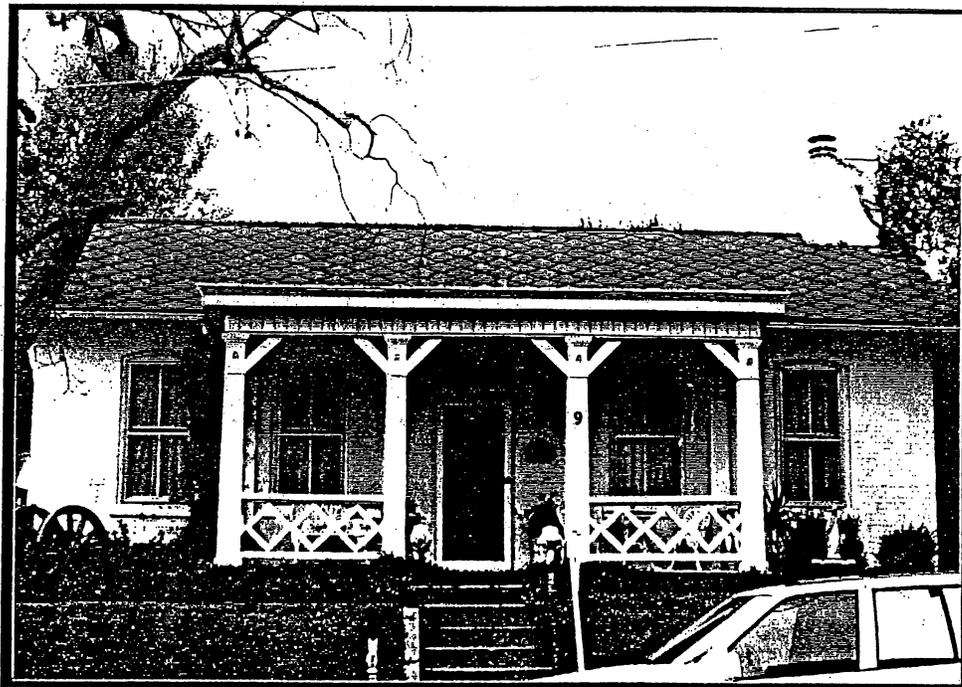


Figure 7. Built ca. 1842, 9 N. Fountain Street is another German building form.

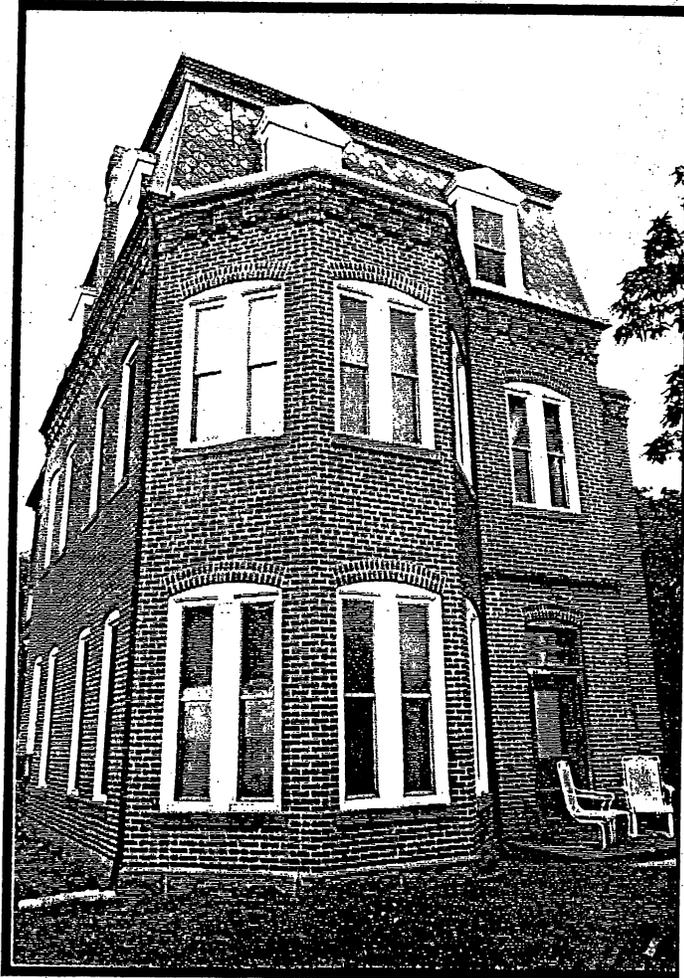


Figure 8. The Osterloh House is the city's most representative example of the Second Empire style.

At the turn of the century, Cape Girardeau's population continued to increase and many residences were built in the Queen Anne style. The Queen Anne style was one of the most popular residential styles of the late 19th century and numerous examples were built in Cape Girardeau. Common elements of this style include asymmetrical floor plans, corner towers, large wraparound porches with milled or Tuscan columns, and exteriors combining various materials such as brick, wood siding, wood shingles, and terra cotta. The most notable examples of this style were built with Colonial Revival design porches and include the dwellings at 313 Themis Street, 344 N. Ellis Street, and 235 Merriwether Street. All three of these dwellings are two-stories in height, of brick construction, and have hipped roofs. The dwellings at 344 N. Ellis and 235 Merriwether Streets have corner towers with conical roofs, and one-story porches (Fig. 9). The house at 313 Themis Street is distinguished by its one-story wraparound porch with paired Ionic columns and a roof balustrade. All three of these properties appear to meet National Register criteria C for their architectural significance. The Glenn House at 325 S. Spanish Street is also a Queen Anne style house with a large wraparound porch with paired Tuscan columns. This property was listed on the National Register in 1979 for its architectural significance (Fig. 10).

In addition to the high style architectural designs of the period, dozens of dwellings were also built in Cape Girardeau reflecting Folk Victorian forms. These were built in neighborhoods which evolved in the late 19th and early 20th centuries and were popular house designs built for middle- and working-class residents of the city. Folk Victorian forms are primarily one-story, balloon-frame or brick veneer dwellings. The most common Folk Victorian form in Cape Girardeau is the Gabled Ell, or T-plan. Most examples in Cape Girardeau are one-story, two-bay structures with projecting bays, and either gable or hipped roofs. Another common form is the Gable Front form which is rectangular in plan and has a projecting gabled roofline perpendicular to the street. These are generally simple structures with exterior decoration confined to the porches and eaves.

The house at 235 Good Hope Street was built ca. 1900, and is representative of the Gabled Ell form of the turn of the century. This one-story brick dwelling retains its overall form and plan, and has original Tuscan columns and eave vergeboard. Gable Front forms are found throughout the community and in the 700 block of S. Ellis Street are a series of identical plan dwellings built in this design (Fig. 11). These dwellings have full-width porches with square or Tuscan columns.

The popularity of the Colonial Revival and Neo-classical styles of the turn of the century resulted in a movement away from the asymmetrical Queen Anne forms which predominated in the 1880s and 1890s. The Colonial Revival style was a return to designs based upon house forms of Colonial America. These dwellings were characterized by rectangular plans and the use of classical columns and detailing. Neo-classical style dwellings employed the use of two-story, or full-height columned porticos on the primary facades. The popularity of these styles coincided with Cape Girardeau's intense growth and expansion of the early 20th century.

Colonial Revival style dwellings are found along many streets, and the dwelling at 831 North Street is representative of this style. Constructed ca. 1920, this two-story brick house has rectangular and segmental arched windows, a brick belt course, and swan's neck pediment at the main entrance. Several notable Neo-classical style dwellings were also built in the city during these years including the Oliver-Leming House at 740 North Street, and the dwellings at 702 North Street and 141 S. Louisiana Street. The Oliver-Leming House was completed in 1899 and features a two-story Corinthian portico (Fig. 12).

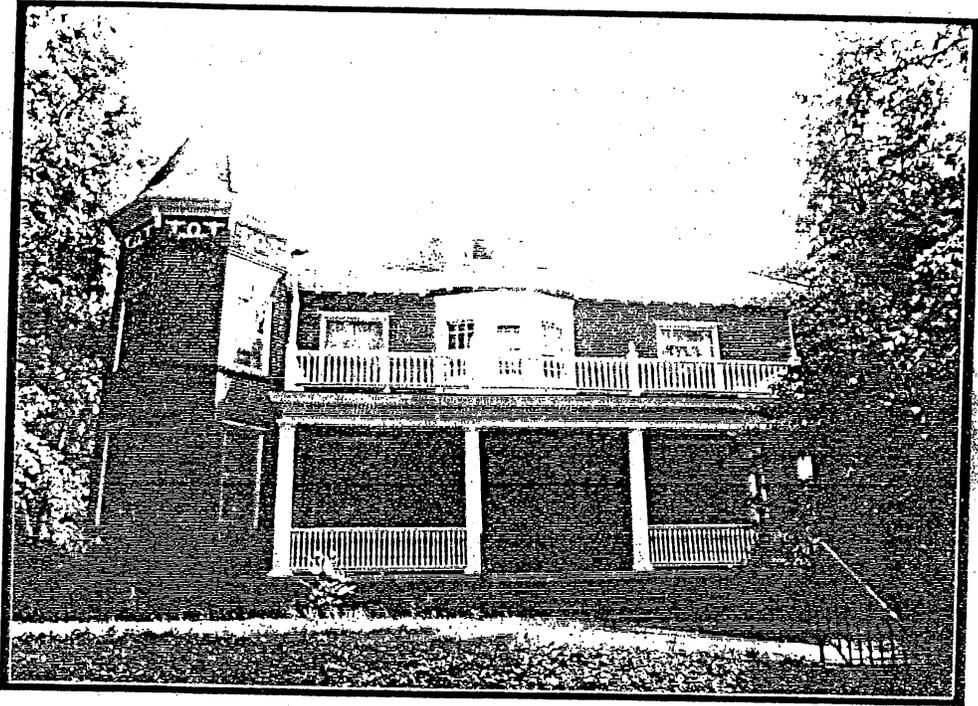


Figure 9. The dwelling at 344 N. Ellis Street was built in the Queen Anne style in 1902.

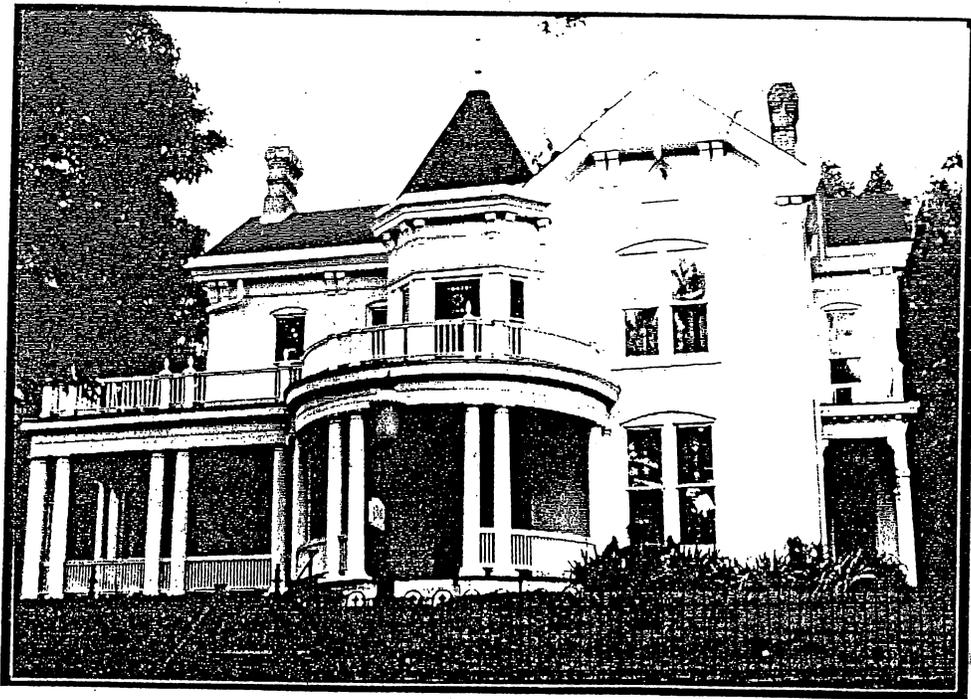


Figure 10. The Glenn House combines both the Queen Anne and Colonial Revival styles.

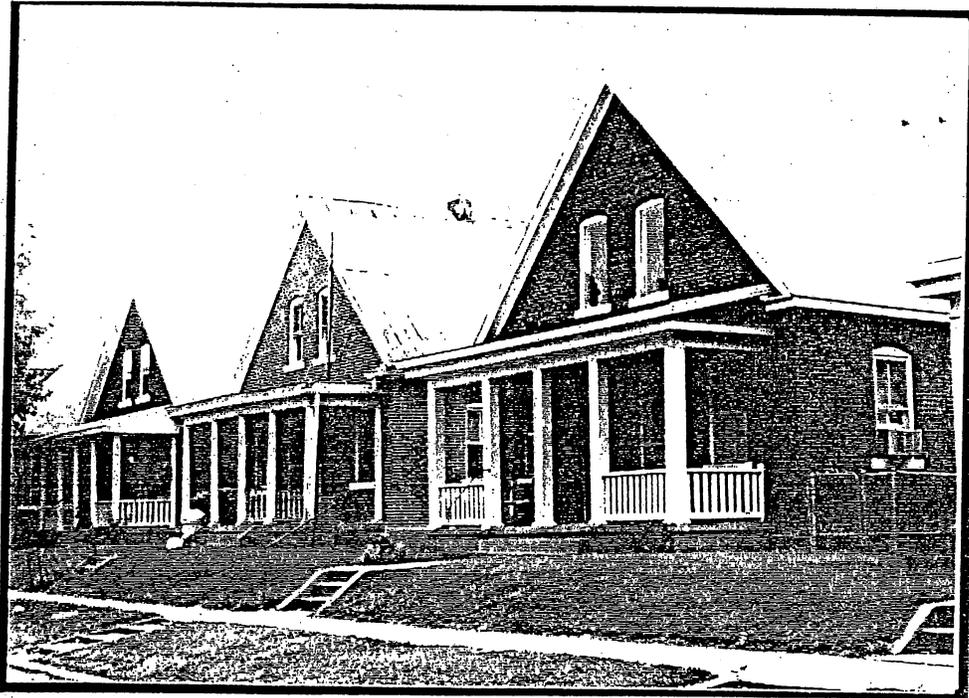


Figure 11. These Gable Front dwellings on S. Ellis Street were built in identical plans.



Figure 12. The Oliver-Leming House is an example of the Neo-classical style.

The influence of the Colonial Revival style was also evident in house forms known as American Foursquare. These dwellings were built from ca. 1900 to ca. 1920, and are rectangular in form with hipped roofs, full width front porches, and Colonial Revival detailing at the entrances and roof eaves. Representative examples of this house form include the dwellings at 204 Bellevue Street and 300 Good Hope Street. Both dwellings have wraparound one-story porches, and bracketed eaves at the roofline. This house form was widely built throughout the neighborhoods which were developed in the early 20th century.

The predominant house styles after 1910 in the city were the Bungalow and Craftsman styles. These residences followed designs popularized by pattern books and mail order companies such as Sears and Roebuck, and the Aladdin Company, and are typical of Bungalow and Craftsman designs built across the country. Bungalows are generally defined as one- to one- and one-half story dwellings with low pitched roofs, wide eaves, and of brick or frame construction. Craftsman dwellings emphasize a diversity of massing and materials on the exterior and often have combinations of stucco, frame, stone, or brick. These dwellings also often feature extended rafters, purlins and brackets.

Hundreds of Bungalows were built in Cape Girardeau during the early 20th century. Bungalow and Craftsman designs are the dominant house form on Park Street, West End Avenue, and adjacent streets. These streets were developed by the 1910s and these dwellings display designs typical of the Bungalow style. The dwellings at 300 West End Avenue and 25 S. Lorimier Street are representative of these house forms. The dwelling at 300 West End Avenue was built ca. 1920 and is a side-gabled Bungalow with a full-width porch with wood columns, and an exterior of weatherboard and wood shingles. The dwelling at 25 S. Lorimier Street has a full-width porch, elaborate knee brace brackets and a wood paneled front door (Fig. 13). Hundreds of other Bungalow and Craftsman style dwellings were constructed in the city as its population doubled between 1910 and 1930.

Multi-family dwellings such as apartments and duplexes were also built to house the growing population of the city in the 1910s and 1920s. A representative example of a brick apartment building of the 1910s is the Leonora Apartments at 101 N. Ellis Street. This ell-shaped, three-story brick building has Colonial Revival influences and displays Doric pilasters, a sheet metal cornice, and original one-over-one wood sash windows. Other apartment buildings of this period were built at 419 Bellevue Street and 142-148 S. Lorimier Street.

The city also retains a number of residences which show the influence of the Tudor Revival style of the 1920s and 1930s. Tudor Revival residences are based upon house designs of Elizabethan England and often display high pitched roofs, prominent wall chimneys, rounded arch doorways, casement windows, and exteriors of stone, brick, stucco, and half-timbering. A representative example of this style can be found at 704 Bellevue Street which has a brick veneer, gable of stucco and half-timbering, rounded arch door, and casement windows (Fig. 14). Numerous Tudor Revival influenced dwellings were built in the 1500 block of Themis Street.

Residential construction was greatly reduced during the 1930s and early 1940s due to the Depression and America's involvement with World War II. The most common architectural style built during these years was the Minimal Traditional style which was a simplified version of the Tudor and Colonial Revival styles. This house form was generally one-story in height and featured front facing gables and large

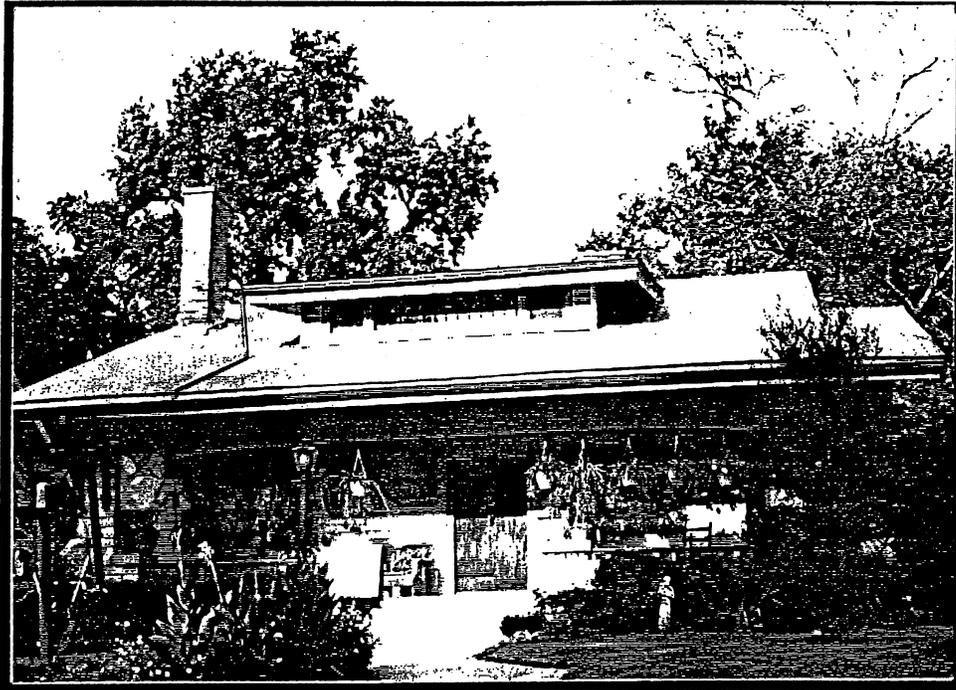


Figure 13. The dwelling 25 S. Lorimier Street is representative of the Craftsman style.



Figure 14. The House at 704 Bellevue Street is a late example of the Tudor Revival style.

chimneys. Numerous examples of this house form can be found in the Sunset Terrace Subdivision west of Louisiana Street. No significant examples of other house styles from the period such as Art Deco, Art Moderne, or International have been identified in Cape Girardeau.

COMMERCIAL BUILDINGS

Cape Girardeau contains a wide variety of commercial buildings dating from the 19th and early 20th centuries. These buildings are concentrated in three distinct areas: the downtown area centered along Main Street; the Broadway Corridor from Henderson Avenue to Main Street, and; the blocks at the intersection of Good Hope and Sprigg Streets. In addition to these properties, there are also numerous corner commercial neighborhood buildings, and those associated with early automobile-related transportation.

DOWNTOWN COMMERCIAL BUILDINGS, ca. 1850 - 1948

The oldest remaining commercial buildings in Cape Girardeau are located along Water and Main Streets, and along Broadway. Downtown commercial buildings are those which were built in Cape Girardeau and during the 19th and early 20th centuries. These are buildings which were constructed as part of commercial centers which served residents relying on walking and horse drawn transportation. In Cape Girardeau, these are the city's oldest commercial buildings and are centered within a few blocks of the Mississippi River. These buildings are primarily of masonry construction and were built with storefronts with large expanses of glass for display of goods.

Downtown commercial buildings in Cape Girardeau are typically one- to three-story brick buildings constructed from ca. 1850 to ca. 1930. Most buildings in the downtown area are one-part and two-part commercial blocks which reflect common building forms and designs prevalent from the late 19th century to the 1920s.⁴⁵ One-part commercial blocks usually have large plate glass storefronts detailed with ornamental framing while two-part commercial blocks have separate storefronts and upper facades. Many of the buildings have brick piers or cast iron pilasters at the storefronts. The use of Carrara glass panels for storefront remodeling in the 1930s and 1940s was also prevalent along Main Street and Broadway. Many masonry upper facades are embellished with brick corbelling at the rooflines, and arched or rectangular one-over-one sash windows. A number of buildings also have upper facade decoration including terra cotta panels, cast iron hood molding, sheet metal cornices, and Tudor Revival half-timbering.

Architectural styles which are prevalent in the city's downtown commercial areas include Italianate, Colonial Revival, and Tudor Revival. Commercial Italianate buildings are those which were constructed between ca. 1850 and ca. 1910 and feature arched windows in the upper facade, and brick or sheet metal cornices at the roofline. The oldest remaining commercial buildings in the city were designed in the Italianate style including the three-story brick buildings at 43-49 N. Water Street, and Turner Hall at 300 Broadway. The building at 43-49 N. Water Street was constructed ca. 1855 facing the river, and features

⁴⁵Richard Longstreth, *The Buildings of Main Street: A Guide to American Commercial Architecture* (Washington, D.C.: The Preservation Press, 1987), p. 24.

segmental arched windows and a corbelled brick cornice at the roofline (Fig. 15). The storefront has been remodeled several times and the building now houses a restaurant. Turner Hall at 300 Broadway was constructed in 1868, and originally housed a German social hall. It features arched windows, a gable roof, and arched brickwork at the cornice. This building has been remodeled on its storefront and interior, and does not appear to possess sufficient integrity to meet National Register criteria.

For several decades after the Civil War, most commercial buildings were constructed along N. Main and Water Streets, and along the 200 to 500 blocks of Broadway. These buildings were constructed close to the Mississippi River and the trade this waterway brought to the city. Most of these buildings continued to be designed in the Italianate style during these years, and are of brick construction featuring segmental arched windows and sheet metal cornices. The 100 block of N. Main Street, and the 400 and 500 blocks of Broadway contain numerous examples of this late 19th century style (Fig 16). The use of stamped metal for building facades was also used for several commercial buildings. The most prominent of these is the Klostermann Building built in 1887 at 1-7 S. Spanish Street. This two-story brick building was designed with a sheet metal facade displaying Tuscan columns, floral panels, and a decorative cornice. Because of its architectural and historical significance, this building was placed on the National Register in 1994.

By the early 1900s, the downtown area continued to experience expansion and new construction. Earlier one-story brick and frame buildings were replaced by larger brick buildings along Main Street, and commercial construction continued to move west, replacing residences on Broadway. By the 1900s, a row of commercial buildings were also constructed in the 600 block of Good Hope Street which served the rapidly expanding residential areas in the west and southern sections of the city.

Many of the buildings constructed at the turn of the century were designed with elements of the Colonial Revival style and "Brick Front" designs. The influence of the Colonial Revival style is evident on a number of buildings, and these designs include quoins, jack arching over windows with keystones, and classical pilasters. The two-story building at 116 N. Main Street is representative of this style, and features windows with terra cotta pediments, jack arches, and keystones, and a decorative sheet metal cornice.

The vernacular form of Brick Front refers to buildings from ca. 1910 to ca. 1940 which were built with traditional storefronts and have upper facades displaying rectangular windows, corbelled brick cornices, and decorative brick panels.⁴⁶ This building form has also been referred to as "Tapestry Brick." Many of the commercial buildings along Main Street, Broadway, and Good Hope fall into this terminology. Decoration on many of the buildings includes transoms of tinted leaded glass known as Luxfer glass, and terra cotta panels.

Several notable examples of the Tudor Revival and Spanish Revival style were constructed in the commercial areas in the 1920s. At 107 and 130 N. Main Streets are two-story Tudor Revival buildings which display gable roofs, stucco and half-timbering in the gable fields, and decorative brickwork. Of

⁴⁶ Herbert Gottfried and Jan Jennings, *American Vernacular Design, 1870-1940*. (New York: Van Nostrand Reinhold Company, 1985), p. 240.

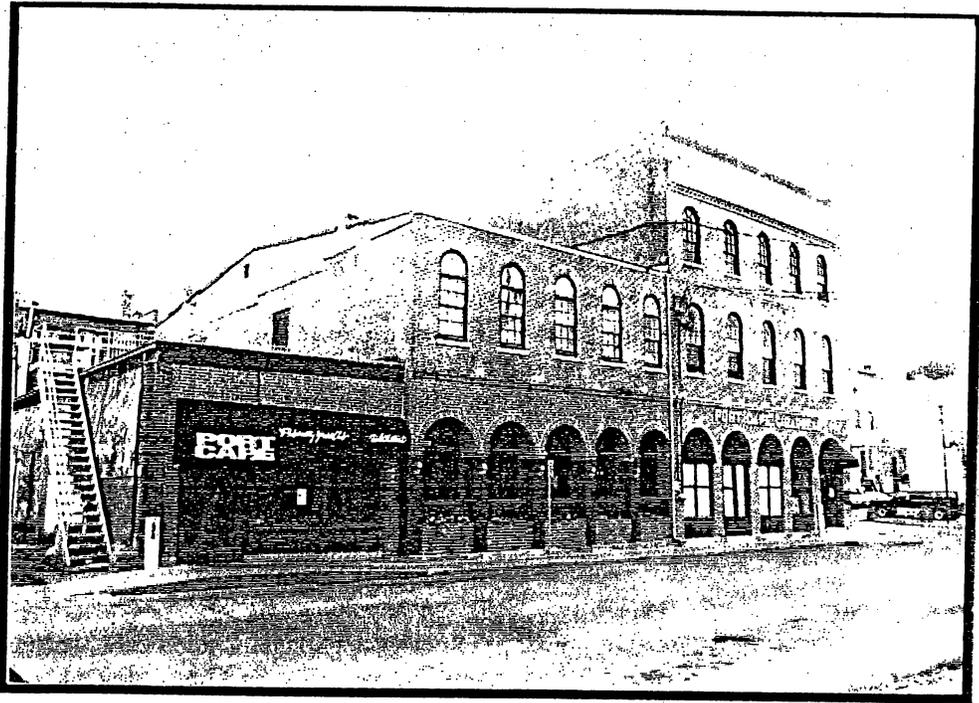


Figure 15. The oldest commercial buildings are located along Water Street.



Figure 16. Broadway contains many 19th and early 20th century commercial buildings.

particular significance is the storefront on the Hecht's Building (107 N. Main Street) which displays an arched opening with the ceiling decorated with plaster and terra cotta (Fig. 17). Tudor Revival detailing was also utilized for the storefronts of one-story buildings at 312-318 S. Ellis Street and 1127 Broadway.

The Spanish Revival style was used in the construction of the Southeast Missourian Building and the Hotel Marquette on Broadway. The Southeast Missourian Building was completed in 1925 at 301 Broadway, and was designed with a terra cotta tile roof, arcaded entrances, balconets on the upper facade, and an exterior of stucco (Fig. 18). This building has not been significantly altered and is also notable for the ceramic murals installed on the east wall in 1947 depicting the history of printing. The Hotel Marquette is the city's most notable remaining hotel building and was completed in the Spanish Revival style in 1928. The six-story building was designed with corner towers, terra cotta decoration, and arched openings on the storefront. Both of these buildings retain much of their original design and appear to meet National Register criteria for their architectural and historical significance.

The Hotel Marquette is the only significant pre-1950 hotel building remaining in Cape Girardeau. During the 19th and early 20th centuries, several hotels were in operation in the city. One of the best known of these was the St. Charles Hotel at the southwest corner of Main and Themis Streets. This three-story brick building served travelers for several decades but was replaced with the existing one-story brick building in the 1960s. Other hotels which no longer exist included the Hotel Idan-Ha at 403 Broadway, and the Good Hope Hotel at 602 Good Hope Street.

The influence of the Art Deco, Moderne, and similar styles from ca. 1925 to 1950 are limited in the city. At 221 Independence Street is a one-story building built ca. 1935 which has a curved corner and structural glass blocks. This building reflects the Art Moderne style in its plan and detailing. The most notable mid-20th century building remaining in the downtown area is the Esquire Theater at 826 Broadway. This building was completed ca. 1945 with an exterior of porcelain panels and structural glass blocks (Fig. 19). On the main facade are stepped rectangular panels in the upper facade and much of the original entrance is intact. This building is presently used as a church.

NEIGHBORHOOD COMMERCIAL BUILDINGS, CA. 1890 - 1948

Neighborhood commercial buildings are those which were constructed in residential areas of Cape Girardeau during the late 19th and early 20th centuries. These buildings were constructed primarily along the major streets in the community or at prominent corners. The designs for these buildings were similar to those constructed in the downtown commercial areas. Most are one-part and two-part commercial blocks which reflect common building forms and designs prevalent in these years. One-part commercial blocks usually have storefronts with transoms, large display windows, and frame or brick bulkheads. Above the storefronts are generally decorative brick panels, or wood or sheet metal cornices. Two-part commercial blocks have separate storefronts and upper facades. Many masonry upper facades are embellished with brick corbelling at the rooflines, and arched or rectangular one-over-one sash windows.

Only a few intact examples of Neighborhood Commercial Buildings were identified in the city. A typical example is the one-story building at 543 S. Pacific Street which features frame bulkheads and transoms, and a corbelled brick cornice at the roofline. This building is presently vacant and its storefront covered with wood panels. The most notable building of this property type is the three-story brick building at 13-



Figure 17. The Hecht's Store on N. Main Street is notable for its design and storefront.

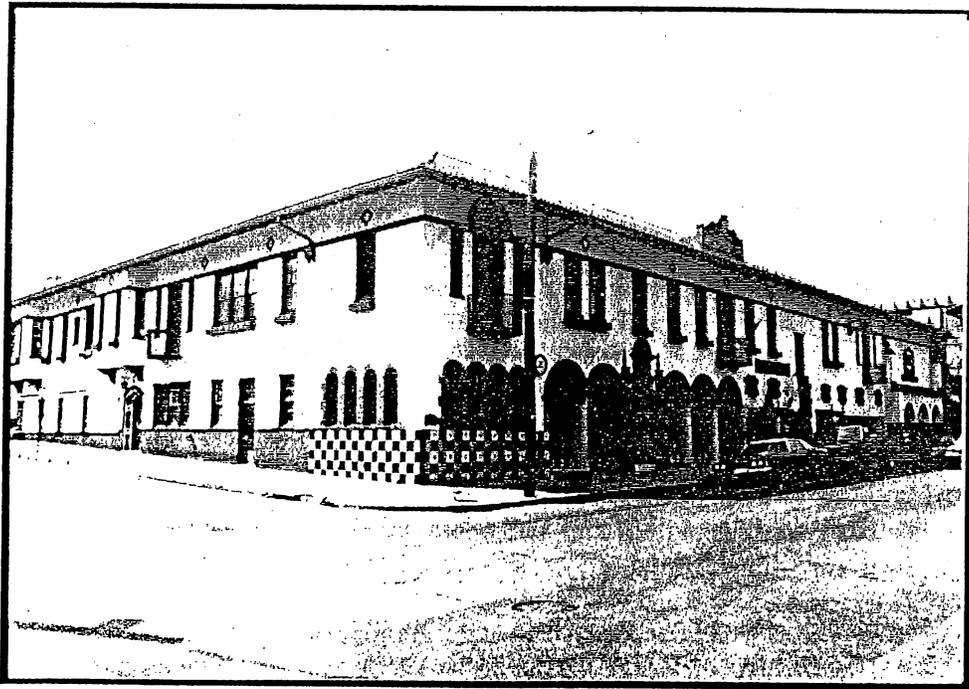


Figure 18. The Southeastern Missourian Building displays the Spanish Colonial style.

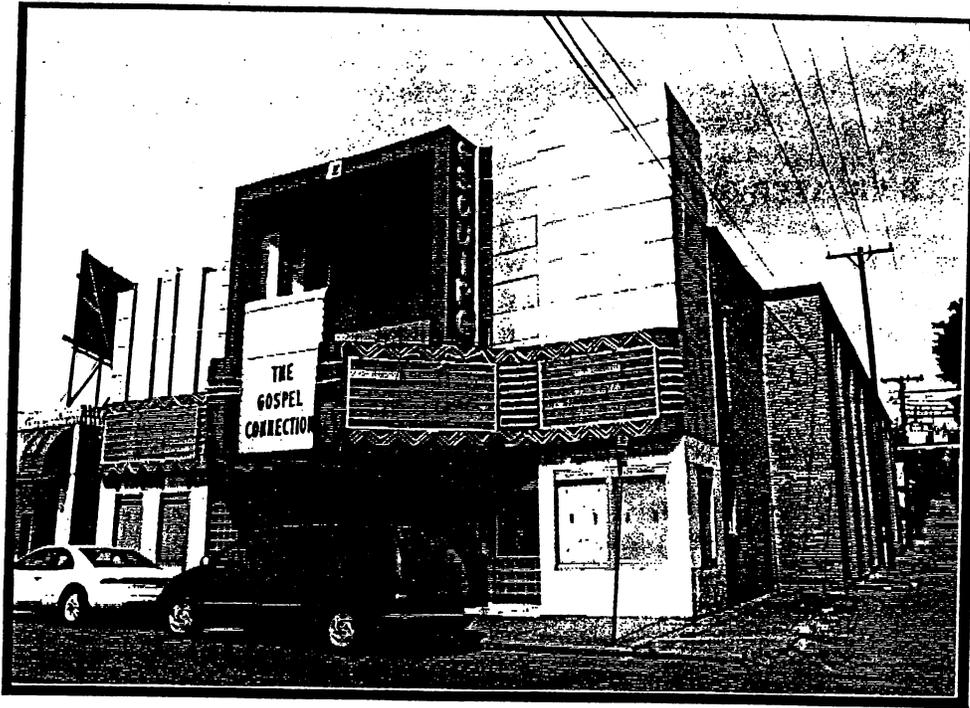


Figure 19. The Esquire Theater is notable for its architectural design.

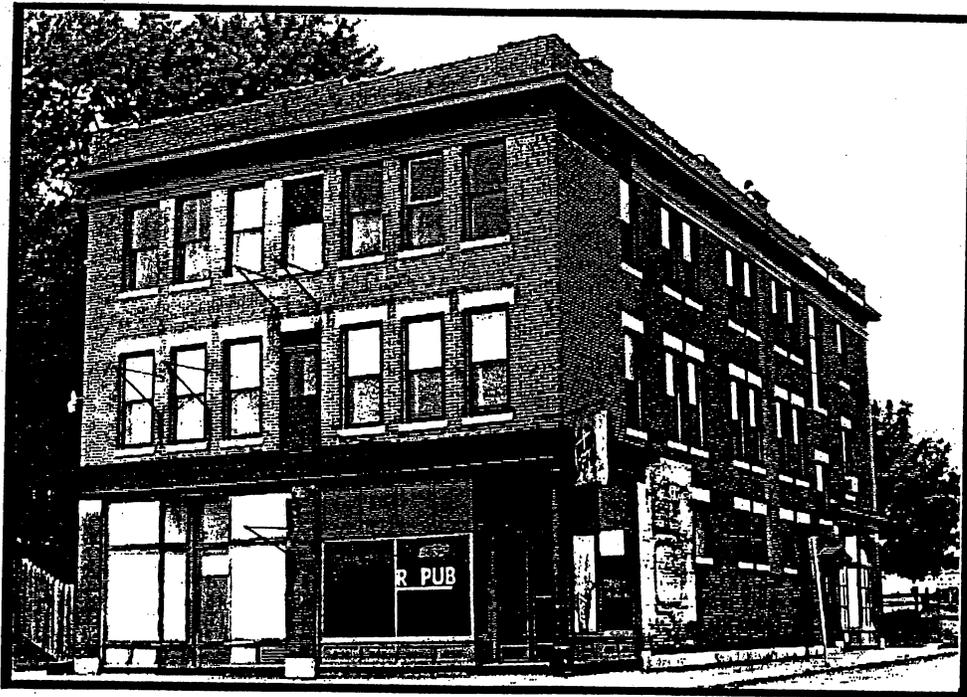


Figure 20. 13-15 S. Frederick is an intact Neighborhood Commercial Building.

15 S. Frederick Street (Fig. 20). Built ca. 1900, this building retains much of its original storefront including a cast iron column at its corner entrance. The upper facade has original rectangular wood sash windows, and at the roofline is a sheet metal cornice. Due to its architectural design, this building appears to meet the criteria of the National Register.

AUTOMOBILE RELATED BUILDINGS, CA. 1920-1948

Automobile related buildings are those which were constructed along Cape Girardeau's streets and highways in the early 20th century, and which were directly related to automobile operation. These are properties which provided goods and services to travelers and residents during the early years of automobile ownership and usage. As such, these are buildings and structures which were erected on or close to the city's major thoroughfares and depended upon vehicular, rather than pedestrian, shoppers for their existence.

From the 1920s to the 1940s, the primary highways leading into Cape Girardeau included U.S. Highway 61 and Missouri Highway 74. The construction of U.S. Highway 61 extended through the city in a north/south direction. Through the city much of this route was along Sprigg Street and Broadway. Missouri Highway 74 entered the city from the west and ran along Bloomfield and Morgan Oak Streets. A number of gas stations were built along these streets during these decades, especially after 1927 when the bridge over the Mississippi River was completed.

Few notable automobile related buildings remain in Cape Girardeau from this period. Most pre-1950 gas stations have been replaced or razed in recent decades. At 802 Good Hope Street is an abandoned gas station built ca. 1925 in an English Cottage design. This building retains its high-pitched gable roof, arched entrance, and a gable wall dormer. The most intact gas station from this period is the building at 40 N. Sprigg Street built ca. 1935. This gas station has an exterior of porcelain panels and retains much of its original form and plan. These gas stations do not appear to possess sufficient architectural significance to meet National Register criteria. No other notable pre-1950 automobile related buildings such as tourist courts or restaurants were identified in Cape Girardeau.

PUBLIC BUILDINGS AND SCHOOLS

Cape Girardeau retains a number of public buildings associated with county and city governmental functions. The most notable county building is the Cape Girardeau County Courthouse completed in 1854. This two-story brick building has a square bell tower, Doric portico on the main facade, and windows with stone lintels and sills.

Numerous pre-1950 school buildings remain extant in Cape Girardeau. At 401 Independence Street is the Lorimier Public School which was completed in 1937 (Fig. 21). This two-story brick school building was designed with Colonial Revival detailing and was the city's main high school for several decades. The building has been converted into City Hall and extensively remodeled on the interior. Other public school buildings include the Central High School (Louis J. Schultz School) at 39 S. Pacific, the May Green School at 1004 S. Ranney Avenue, the Franklin School at 215 N. Louisiana Avenue, the West Broadway School at 933 Broadway, the Jefferson School at 731 Jefferson Street, and the Washington School at 621 N. Fountain Street.

The city's Carnegie Library was constructed in 1914 just west of the Courthouse facing Lorimier Street. This building has been remodeled into county offices and a large addition has been added to this building. Due to the extent of alterations, this building does not appear to meet National Register criteria.

No significant resources associated with the railroad remain extant. The passenger depot of the Frisco railroad stood on Main Street facing the river and railroad tracks. This depot was demolished in recent decades. During the early 20th century, the Missouri Pacific Railroad built a passenger and freight depot on Independence Street but these buildings have also been razed. The St. Louis and San Francisco Railroad also operated a small railroad yard across the tracks from St. Vincent's College on Aquamsi Street. This complex contained a brick maintenance building, coal storage buildings, and a turntable. None of these resources survive.

The city's Fire Hall No. 1, built in 1909, remains standing at 534 Independence Street. This building was designed to accommodate residential quarters, fire trucks, and equipment for the city fire department. The building was utilized by the fire department for much of the 20th century and it now is used as a city museum. The building was designed with elements of the Colonial Revival style including a pediment and Doric pilasters at the entrance. The building has not been significantly altered and it appears to meet National Register criteria for its historic significance.

In 1914 the St. Francis Hospital was constructed at 825 Good Hope Street. This three-story brick building was designed in the Colonial Revival style and served as the city's main hospital for several decades. The building features two large wings and has a pedimented entrance, brick and concrete Doric pilasters, and a terra cotta cornice at the roofline. This building is presently vacant but it retains much of its original architectural design and character. This property appears to meet National Register criteria for its historic significance.

Cape Girardeau contains two historic colleges; St. Vincent's College on Morgan Oak Street, and Southeast Missouri University. St. Vincent's College was established in 1843 and constructed a three-story brick building. This building was designed to house classrooms, a dormitory, and a rear hall and chapel. Adjacent to the school building was a swimming pool and squash court. The main building was designed in the Colonial Revival style with rectangular windows with jack arches, a sheet metal cornice, and central square bell tower. The building has added windows but retains much of its original form and plan. The building meets the criteria of the National Register for its historic significance and plans are underway to convert the building into an arts center.

Originally known as the Southeast Missouri State Teachers College, this university was established in 1873. By the late 1920s, this complex was dominated by the two-story, stone veneer Neo-classical Academic Hall built in 1906. This building was designed with a central dome, Ionic portico on the main facade, and projecting pedimented wings with Ionic pilasters (Fig. 22). Adjacent buildings included the Science Hall, Educational Building, and various dormitories. Other properties associated with the early years of the university include the Houck Field House and stadium erected in 1930. This field house and stadium entrance are of concrete and brick construction and are located just to the north of Broadway. The monumental entrance to this stadium has been altered in recent years through the addition of frame rooftop additions, and this property no longer retains integrity of its original design.

RELIGIOUS BUILDINGS

The majority of the city's 19th and early 20th century churches are of brick or stone veneer construction and designed in the Gothic Revival style. Characteristics of this style include Gothic arched stained glass windows, wall buttresses, and corner or central bell towers and steeples. The First Baptist Church at the northwest corner of Broadway and N. Spanish Street is representative of this style and features Gothic arching, brick corbelling, and a central bell tower. The most notable historic church in the city is St. Vincent's Church completed in 1853 on Main Street (Fig. 23). This Gothic Revival style church features decorative stained glass Gothic arched windows, wall buttresses, and a large central bell tower. Due to this property's architectural significance, it was listed on the National Register in 1982.

In addition to these churches, other pre-1950 church buildings include the First Presbyterian Church at 237 Broadway, the Evangelical Church at 43 S. Ellis Street, St. Mary's Church at 202 S. Sprigg Street, the First Baptist Church at 922 Broadway, and the Centenary Methodist Church at 300 N. Ellis Street. These church buildings have been extensively altered or have post-1945 wings and additions. Of particular architectural significance is the B'Nai Israel Synagogue on Main Street completed in 1937. This building is noted for its exotic Moorish design (Fig. 24).

INDUSTRIAL BUILDINGS

Few pre-1950 industrial buildings remain extant in the city and those which remain have been extensively altered, or lack architectural significance. Most remaining buildings represent small industries of the turn of the century such as tobacco warehouses, ice plants, and meat packing houses. The majority of these industrial buildings were constructed adjacent to the Mississippi River and St. Louis and San Francisco Railroad. Industries in operation in the early 20th century include the Southeast Missouri Packing Company, and the Miles Packing Company.

The city's main industry of the early 20th century was the International Shoe Company factory located in the 700 block of N. Main Street. This immense three-story brick building was constructed in 1907, and in addition to the main factory building there were also adjacent machine shops, an engine room, and boiler house. This complex employed some 1,600 workers during its heyday in the 1920s, and the factory was the largest producer of welt sole shoes in the world. Shoe production at this plant came to a halt in the 1960s when a new factory was constructed on Highway 74. The original 1907 complex was completely razed in recent decades.

Another significant industry of the early 20th century was the Marquette Cement Manufacturing Company located on the southern edge of the city limits adjacent to the river. Originally begun in 1910, the plant was purchased by the Marquette Cement Manufacturing Company in 1923. Over the next several decades a series of factory buildings, machine shops, and storage buildings were constructed for this industry. All of these buildings have been razed or extensively remodeled in recent years. This company provided a number of amenities for its employees including a concrete indoor swimming pool constructed ca. 1940 across the highway from its plant. Known as the Marquette Natatorium, this reinforced concrete building retains much of its original design, but does not appear to possess sufficient architectural or historical distinction to meet National Register criteria.

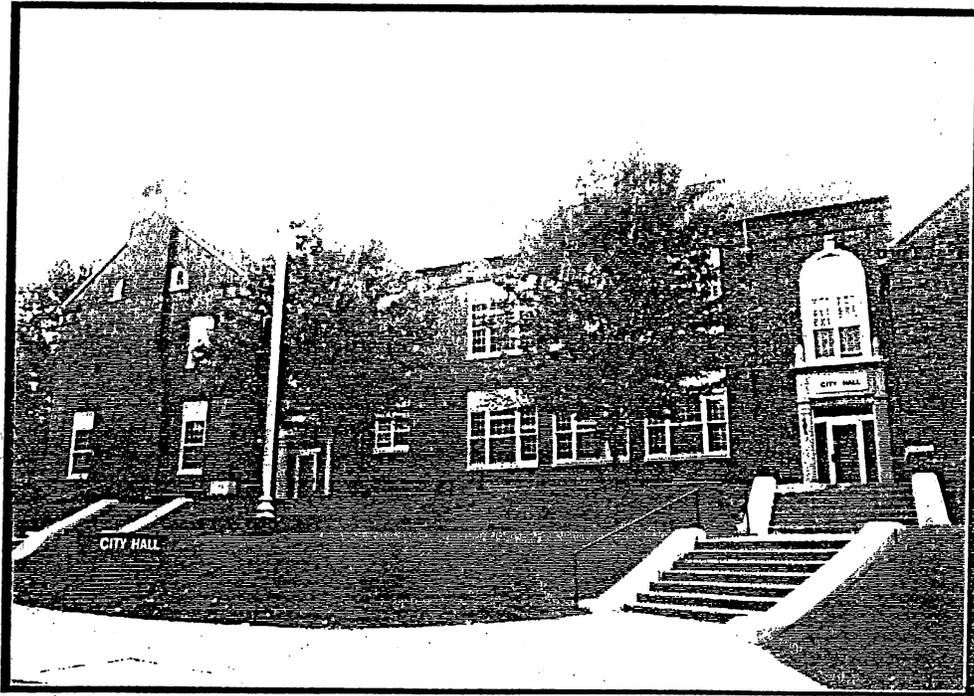


Figure 21. The Lorimier School was completed in 1937 in the Colonial Revival style.



Figure 22. Academic Hall, built in 1906, is the center of the SEMO University campus.

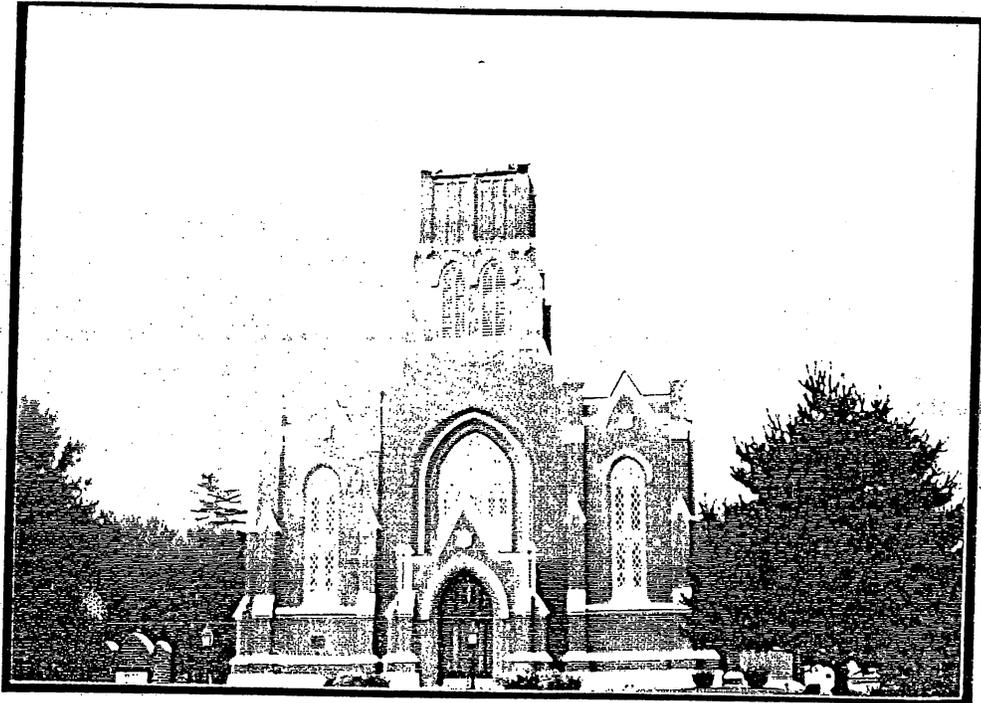


Figure 23. St. Vincent's Church, built in 1853, is the oldest church building in the city.

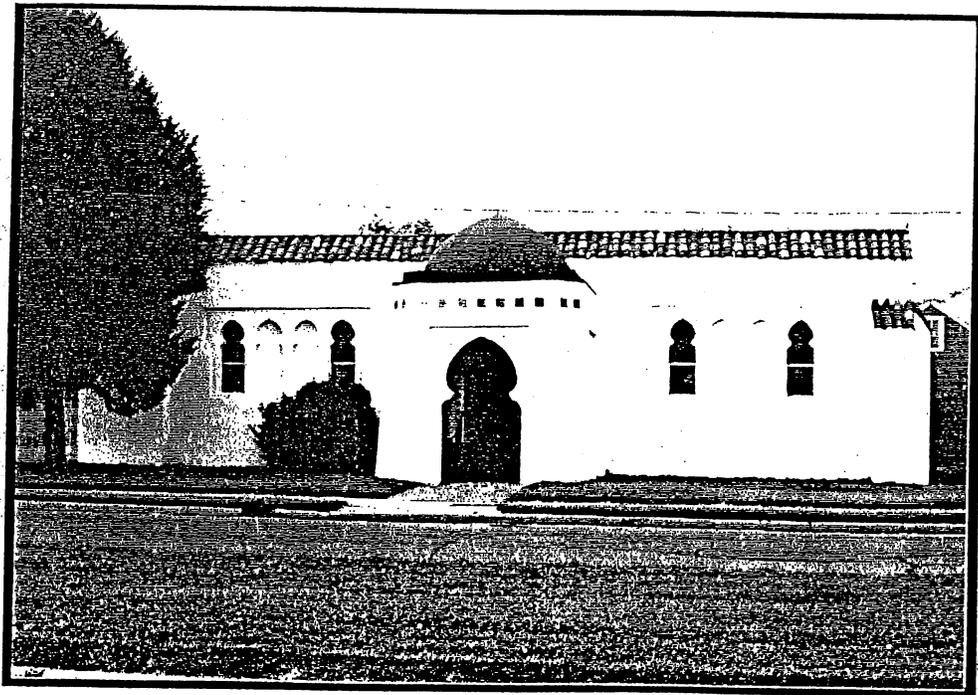
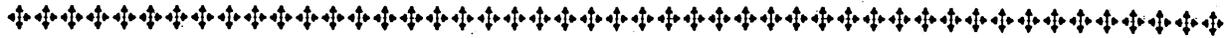


Figure 24. The B'Nai Israel Synagogue was completed in 1937.

IV. PREVIOUS PRESERVATION EFFORTS IN CAPE GIRARDEAU



A. Identification of Historic Resources

The survey and identification of historic resources is the bedrock of preservation efforts. Without sufficient data on a community's historical and architectural resources and their significance, it is difficult to coordinate and prioritize preservation efforts. In Cape Girardeau there have been a number of surveys which have identified historic, architectural, and archaeological resources. These surveys provide a basis for evaluation and recognition efforts in the community. Figure 25 is a map depicting areas previously surveyed. This map omits the 1983 survey since it is now out of date, and was not reviewed or assessed by the State Historic Preservation Office.

Architectural Surveys

The effort to identify and inventory the City of Cape Girardeau's historical resources has included various surveys over the past fifteen years. In 1983, the city received two grants to conduct a reconnaissance level survey of the downtown business/residential area. This survey was intended to be the first step in the eventual survey of the entire City of Cape Girardeau. Objectives of the survey were to provide historical data on all the structures in the survey area and to identify those buildings with local and/or national significance. In addition, this data could be used in applying for historic preservation tax incentives for redevelopment of specific downtown buildings. The survey was conducted by the Center for Regional History and Cultural Heritage at Southeast Missouri State University.

The survey area included an estimated 192 buildings and was bounded on the north by Bellevue Street, on the west by Lorimier and Fountain Streets, on the south by William Street, and on the east by the Mississippi River. One non-adjacent property, the International Shoe Factory, was also included because of its potential for National Register eligibility. Part of the survey area lies within the Downtown Redevelopment District. Survey fieldwork included on-site inspection, photography, and the completion of inventory forms for each building in the survey area.

The 1983 reconnaissance level survey found some examples of buildings in good condition, but the majority of the historic structures, both residential and commercial, were found to be threatened. Most had been altered, some drastically. Some of the brick structures had been sandblasted and repointed, and the majority of buildings were in need of repair and maintenance. Some buildings were vacant facing an uncertain future. Many of the residential buildings, having passed through several owners over the years, had undergone significant structural changes and were being used as apartments.

Given these findings, the 1983 survey had several recommendations. In addition to further reconnaissance level surveys in the area, it recommended that an intensive level survey of the downtown area be conducted. For those buildings identified at the reconnaissance level as possibly National Register eligible, additional research was recommended. The results of this survey were never reviewed or evaluated by the State Historic Preservation Office. This survey is now out of date and a re-survey of this area is recommended to take place within the next several years.



- A. 1993 Survey Boundary.
- B. 1991 Survey Boundary.
- C. 1995 Block Grant Survey
- D. 1995-1998 Survey of Sunset Park.

Figure 25: Areas surveyed in the city in the 1990s.

In 1991, students of the Historic Preservation Program at Southeast Missouri State University completed a survey of commercial properties in the Haarig commercial area at Good Hope and Sprigg Streets. This survey was followed by a large survey of properties in the neighborhood southeast of the University. These properties are located along Broadway and in the blocks to the north.

In 1995, students of the Historic Preservation Program at Southeast Missouri State University completed a survey of the Old Lorimier Cemetery on N. Fountain Street. This cemetery is the oldest in the city and it contains a variety of markers, monuments, and statuary. The students inventoried graves and provided a condition assessment of the cemetery.

In 1996, historic preservation students of Southeast Missouri State University under the guidance of Dr. Steven Hoffman began a series of architectural surveys of homes in Cape Girardeau's Sunset/West End Boulevard neighborhood. The purpose of this survey was to conduct an inventory of the residential buildings in the neighborhood for the Historic Preservation Commission of Cape Girardeau. This survey was also to be the initial step towards the goal of establishing the city's first historic district designation.

Archival research indicated strong potential for an historic district within the boundaries of West End Boulevard on the east, Caruthers Street on the west, Broadway on the north and Independence Street on the south. Sections of Bessie, Luce, Themis, Franklin, Lacey, Thilenius, and Whitener Streets were also included. The easternmost portion of the district, from West End Boulevard to Louisiana Street, was surveyed in 1996. Students continued the survey in the Spring of 1997, extending the western boundary from Louisiana Street to Keller Street. In the Spring of 1998, students surveyed the area between Keller Street and Sunset Boulevard. Future classes will continue this pattern until the entire district is surveyed.

The homes in the Sunset Area historic district reflect the city's pattern of growth and development in this era. The students have found that the neighborhood contains many fine examples of dwellings built by Cape Girardeau's growing middle class during this time, including houses in the Queen Anne, Craftsman Bungalow, American Four Square and Colonial Revival styles. Later styles also include Cape Cod, Minimal Traditional, Tudor Revival, French Eclectic and Ranch. A large section of this neighborhood along West End Avenue, Park Street, and adjacent streets were identified as meeting National Register criteria as an historic district.

In May of 1997, a compilation of previous survey efforts was compiled by the University's Historic Preservation Program. The "Cape Girardeau Historic Resource Survey Guide" provides information on the street address of surveyed properties and when the survey was performed. This survey information is included in Appendix B of this report.

Federal Project Assessments

In addition to these architectural surveys, a section of Cape Girardeau south of College Street was inventoried in 1995 as part of the environmental assessment of the construction of the new State Route 74 bridge over the Mississippi River. This project is utilizing federal funds and federal law requires an assessment of its impact on architectural or archaeological resources. The construction of this bridge is presently underway just south of the existing steel bridge completed in 1928.

Cape Girardeau Historic Preservation Plan, Cape Girardeau, Missouri

As part of this project, the State Route 74 Mississippi River Bridge built in 1928 was determined to meet National Register criteria for its engineering significance. A Memorandum of Agreement between the State Historic Preservation Office (SHPO) and the Missouri Highway and Transportation Department was completed which allowed for the demolition of the bridge following the completion of appropriate recordation. In addition to the bridge, approximately ninety properties along the proposed new right-of-way for State Route 74 would be impacted by this project. The majority of these were frame dwellings constructed during the early 20th century along College and adjacent streets. None of these properties were found to meet National Register criteria by the SHPO, and many have been demolished to make way for the new highway.

In addition to this project, federal funds were also to be utilized for the "Locust/Maple Neighborhood Restoration Project" south of College Street. Properties within this area are to be rehabilitated, remodeled, or replaced. In 1995, George Butler Associates, Inc., (GBA) a Kansas City planning firm, conducted a study of the Locust/Maple neighborhood in order to determine if the area, or any of parts there of, were eligible for the National Register of Historic Places. The project area for the study extended from Maple Street on the north to Locust Street on the south, and from Giboney Avenue on the east to Ellis Avenue on the west. Sections of Benton and Pacific were also included.

Following its research and analysis, GBA concluded that the structures within the Locust/Maple Neighborhood lacked sufficient significance to meet National Register eligibility. In its report, it was the opinion of GBA that the degree of alterations and/or additions "have adversely impacted the original integrity of those structures perhaps once potentially eligible."¹ Integrity is the degree to which a property retains its historic physical characteristics and is required of National Register properties. Changes in a building's design, materials, workmanship, or setting can severely undermine its historic integrity and thus its National Register eligibility. In the case of the Locust/Maple neighborhood, GBA recommended that none of the structures located within the project boundaries were eligible for listing in the National Register.

The SHPO disagreed with this conclusion and determined "that the majority of the area contains resources in sufficient concentration to be considered an historic district."² Out of a total of 147 properties in the project area, the SHPO lists 90 as contributing. These are primarily located on S. Sprigg, Ellis, Ranney, and Pacific Streets. The boundaries of this district are outlined on the map of National Register Historic Districts on page 58.

¹George Butler Associates, Inc. "Recommendations and Summary of Project Area Attributes," July 1995.

²Claire F. Blackwell, Director and Deputy State Historic Preservation Officer, Division of State Parks, State of Missouri Department of Natural Resources, to Steve Williams, Housing Assistance Coordinator, Planning Services Division, Cape Girardeau, MO, 23 August 1995, photocopy.

□ Archaeological Surveys

A number of archaeological sites exist in the Cape Girardeau area. These sites consist of both prehistoric and historic resources, which have the potential to reveal valuable information about the region's past. Three professional studies conducted in recent decades have identified and evaluated these sites: Price and Price, 1977; Wilkie, 1986, and Muri, Austin, and Martin, 1992. In 1977, Jim and Cynthia Price directed an intensive cultural resources survey for the St. Louis District of the U.S. Army Corps of Engineers along Cape LaCroix Creek. Among several archaeological sites on the Cape LaCroix Creek stream terrace system, Price and Price located the Hunze Archaeological District, which is a series of single and multi-component Mississippian sites that include the Late Prehistoric Hunze mound center. Price and Price also located site 23CG-42 within the study area. This site is a light scattering of lithic debitage on an upper stream terrace east of Cape LaCroix Creek.

A similar survey along Cape LaCroix Creek from Bloomfield Road to Sprigg Street was conducted by Duncan Wilkie in 1986 for the City of Cape Girardeau. Much of the area within Wilkie's study area was surveyed during the Prices' survey. Neither of these two studies evaluated sites in terms of National Register eligibility; however, both the Prices' and Wilkie recommended Phase II testing and evaluation.

In 1992, Wayne Muri, David C. Austin, and William W. Martin, of the Missouri Highway and Transportation Department completed a Phase I archaeological survey as part of the environmental assessment for the Mississippi River replacement bridge project. The goals of this survey were to: (1) relocate prehistoric site 23CG-42 and locate and document all other possible archaeological properties within the proposed project corridor; (2) assess the kinds and amounts of impacts that the bridge project would have on the site; (3) make a preliminary evaluation of the site in terms of potential listing on the National Register of Historic Places; and (4) make preliminary recommendations regarding the mitigation of any adverse impacts to identified properties.

This study found site 23CG-42, the Archaic site located by the Prices in 1977, to be in good condition and assessed it as being potentially significant and eligible for listing in the National Register under criterion D.

In addition to reevaluating site 23CG-42, Muri, Austin, and Martin located and documented two additional prehistoric sites. Site 23CG-191, the LaCroix Hill Site, is a light density lithic scatter of unknown temporal affiliation. Investigators reported the site as being in poor condition and determined it as ineligible for listing in the National Register. Site 23CG-201 is a 19th to 20th century historic site representing the former location of a log structure and three remaining outbuildings. Named the Brinkopf site, the area contained hand-hewn log timbers that an informant indicated were from a house that had recently burned. The construction date of the house is not known, but the structure did appear on a 1924 Cape Girardeau USGS Quad map. The owner of the property denied archaeologists access to the site. Muri, Austin, and Martin determined the site as being potentially significant and eligible for listing in the National Register and recommended Phase II testing be conducted.

The 1992 study also noted that the Missouri Historic Bridge Inventory had assessed the 1928 Mississippi River Bridge as eligible for listing in the National Register under Criteria A and C.

Cape Girardeau Historic Preservation Plan, Cape Girardeau, Missouri

The following is a listing of currently identified potentially significant archaeological sites in the Cape Girardeau area:

Prehistoric Sites

1. 23CG-8, Hunze I Site (Mississippian)
This site is a large Mississippian town site situated on the Cape LaCroix Creek floodplain. It lies within the Hunze District, which has been recommended for nomination to the National Register of Historic Places (Price and Price, 1977).
2. 23CG-9, Hunze II Site (Woodland)
This site lies within the Hunze District, which has been recommended for nomination to the National Register of Historic Places (Price and Price, 1977).
3. 23CG-39, Hunze III Site (Woodland)
This site lies within the Hunze District, which has been recommended for nomination to the National Register of Historic Places (Price and Price, 1977).
4. 23CG-41, Horsehoe Bend Site (Woodland)
This site lies within the Hunze District, which has been recommended for nomination to the National Register of Historic Places (Price and Price, 1977).
5. 23CG-42, Cornfield I Site (Archaic)
Price and Price determined in 1977 that this site appears to qualify for inclusion on the National Register of Historic Places, but lacks full documentation to substantiate such inclusion.
6. 23CG-94
7. 23CG-109
8. 23CG-117
9. 23CG-118
10. 23CG-119
11. 23CG-123
12. 23CG-126
13. 23CG-130
14. 23CG-131

15. 23CG-132
16. 23CG-181
17. 23CG-185
18. 23CG-188
19. 23CG-189
20. 23CG-190
21. 23CG-191
22. 23CG-197
23. 23CG-215

Historic Sites

1. Frank Burrough House, Kenwood, ca. 1859.
Price and Price noted that the site of this 19th century Cape Girardeau home, which had been incorporated into a modern apartment complex by 1977, should be considered potentially archaeologically significant.
2. Fort C, 1861.
This site is located at the east end of Spring Street and partially lies under the eastern part of the St. Francis Hospital grounds.
3. Fort D, 1861.
Located at Giboney and Fort Streets, the Fort was built in 1861 and restored as a park by the Works Projects Administration in 1937.
4. Battle of Cape Girardeau Site, 1863.
This large site lies east of Highway 61 in the City of Cape Girardeau. Most of the battle took place about one-fourth mile west-southwest of the present Southeast Missouri State University campus. Most of the site area is developed with residential and commercial structures and so it lacks much of its historical integrity.
5. Union Campground, 1855-1861.
This site is the Old Fairgrounds used for the Southeast Missouri District Fair in the mid-19th century and used as a Union campground during the Civil War. The site is the present site of the St. Francis Hospital.

6. 23CG-H5, Hunze Farmstead

This is a late 19th century farmsite that in 1977 consisted of a Victorian residence and associated farmstead outbuildings and was still used as a farm when it was documented by Price and Price in 1977.

7. Cape Girardeau Northern Railroad, (Houck's Railroad) 1904

This railroad is no longer in use but its sunken roadbed remains a significant resource in the city.

8. 23CG-H4, Hunze III

Price and Price were unable to determine the nature and date of the site due to insufficient data, but the majority of cultural material collected appeared to date from the late 19th and 20th century.

9. Thilenius Winery, 1860s.

Although its exact location was not determined, Price and Price recommended that this site be considered archaeologically significant in its potential to yield data on technological systems and wine production of the late 19th century. The beginning of the lane leading to the winery was reported to be where Sunset Boulevard is now located.

10. 23CG-51

11. 23CG-52

12. 23CG-95

13. 23CG-96

14. 23CG-97

15. 23CG-198

16. 23CG-201

Sites Containing Both Historic and Prehistoric Components

1. 23CG-112

2. 23CG-120

3. 23CG-121

4. 23CG-122

5. 23CG-124

6. 23CG-125

The large number of known historic and pre-historic sites in Cape Girardeau suggests that there are potentially many more archaeological sites within the city limits. As the city expands and develops, these sites may be threatened. The creation of a comprehensive archaeological survey plan is recommended to be adopted by the city over the next several years.

The 1998 Reconnaissance Survey

In 1998, a reconnaissance level survey was completed for Cape Girardeau as part of the formulation of the Historic Preservation Plan. This survey was conducted by Thomason and Associates and involved several tasks. Each street within the community was examined and historic resources were recorded using historic maps, primarily Sanborn Insurance Maps from 1931. These maps are highly detailed and show buildings on their lots along with outbuildings. Properties which were no longer extant were noted along with those which had been altered extensively and no longer retained their original architectural character. Areas which appeared to maintain sufficient resources to meet National Register criteria were noted. Also areas which deserved to be protected through historic overlay zones were also outlined as a result of these efforts. In addition to the mapping of properties, representative photographs of various architectural styles, property types, and streetscape were completed to assist in planning recommendations.

As a result of the reconnaissance level survey, several areas were identified as potentially meeting National Register historic district criteria. At least twenty individual properties were also identified as potentially eligible for the National Register. The recommendations of the reconnaissance level survey form the basis for a variety of recognition and protection efforts outlined within the Historic Preservation Plan.

B. Recognition of Historic Resources

National Register Listing

As of January 1999, only nine properties in Cape Girardeau were listed on the National Register of Historic Places. These include one commercial building, two churches, and six dwellings. These properties and their dates of listing are as follows:

1. Glenn House, 325 S. Spanish Street - Listed on 10/11/79.
2. Oliver-Leming House, 740 North Street - Listed on 9/12/80.
3. St. Vincent De Paul Catholic Church, 131 S. Main Street - Listed on 4/12/82.
4. Col. George C. Thilenius House (Longview), 100 Longview Place - Listed on 4/14/83.
5. James Reynolds House, 623 N. Main Street - Listed on 10/13/83.
6. Hanover Lutheran Church, 2949 Perryville Road - Listed on 9/14/87.
7. Klostermann Block, 7-15 S. Spanish Street - Listed on 7/22/94.
8. George Boardman Clark House, 6 S. Fountain Street - Listed on 7/22/94.
9. House at 323 Themis Street, 323 Themis Street - Listed on 6/27/97.

These properties were listed on the National Register at the instigation and request of the property owners. The Klostermann Block is the only property in Cape Girardeau which was listed and rehabilitated in accordance with the guidelines of the Investment Tax Credit.

Although previous surveys identified several areas as potentially eligible as historic districts, no nominations have been completed to date. The identification of properties for the National Register and the preparation of nominations is one of the primary recommendations of this plan.

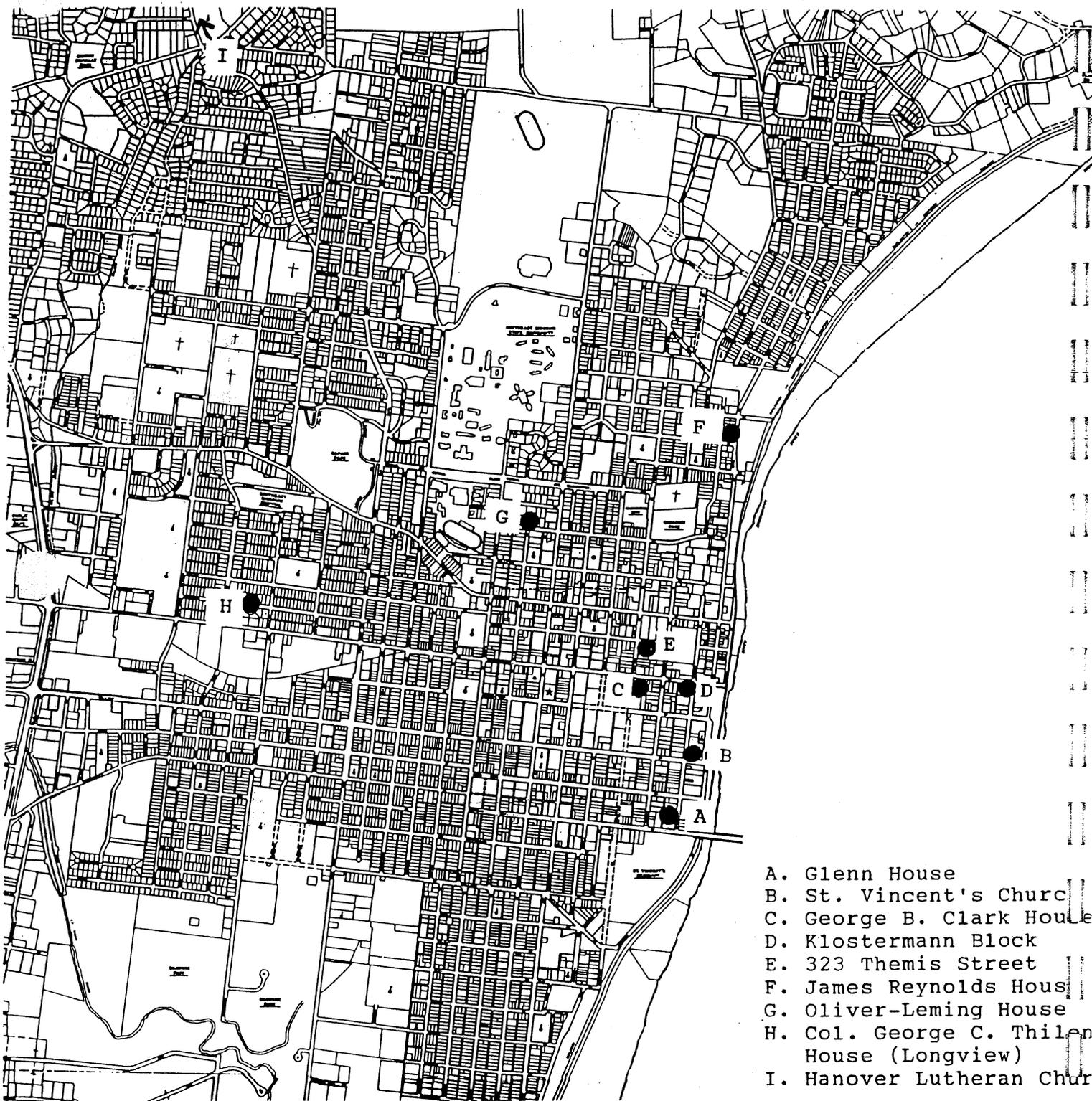


Figure 26: Location map of National Register-listed properties in Cape Girardeau.

Historic Landmarks Register of Cape Girardeau

The Historic Preservation Commission of Cape Girardeau lists properties on the local Historic Landmarks Register which have demonstrated architectural or historical significance. These are properties which are nominated by the Commission, by individuals in the community, or by property owners. Listing as a Historic Landmarks is voluntary and must have owner consent. Once listed, a property must receive a Certificate of Appropriateness (COA) from the Commission prior to any significant changes or alterations to its exterior design.

As of January of 1999, the following properties have been listed, or are in the process of listing, on the city's Historic Landmarks Register:

1. Old Lorimier Cemetery, 500 N. Fountain Street, established in 1808;
2. Christian and Gladys Stiver House, 406 N. Louisiana Street, 1939;
3. Cape River Heritage Museum (Fire Hall No. 1), 538 Independence Street, 1909;
4. Hunze House, 312 Bellevue Street, 1891;
5. Briney House, 25 N. Fountain Street, 1904-1906;
6. Crow-Brock House, 323 Themis Street, ca. 1830;
7. Whitelaw House, 423 Themis Street, 1890;
8. Huhn-Harrison House, 340 S. Lorimier Street, 1906;
9. Glenn House, 325 S. Spanish Street, 1883;
10. St. Vincent De Paul Catholic Church, 131 S. Main Street, 1853;
11. Col. George C. Thilenius House (Longview), 100 Longview Place, 1871;
12. James Reynolds House, 623 N. Main Street, 1857;
13. Hanover Lutheran Church, 2949 Perryville Road, 1887;
14. George Boardman Clark House, 6 S. Fountain Street, 1882;
15. Klostermann Block, 7-15 S. Spanish Street, 1905;
16. Steinbeck-Brock House, 9 N. Fountain Street, 1842, and;
17. Freeman House, 24 N. Middle Street, 1911.

C. Protection of Historic Resources

Creation of Cape Girardeau's Historic Zoning Ordinance and Historic Preservation Commission

The enactment of Cape Girardeau's historic preservation zoning ordinance in 1990 was intended to promote the protection and enhancement of buildings, structures or land improvements of special historic, aesthetic or architectural significance. This was done in the interest of promoting the educational, cultural, economic and general welfare of the city. The protection of the historic resources of Cape Girardeau is the responsibility of the Cape Girardeau Historic Preservation Commission (Commission) which is given numerous duties and powers.

The Commission consists of eleven members who are appointed and approved by the city council. These individuals should have a demonstrated interest in the city's historic preservation, and to the extent available, shall include professional members representing such disciplines as architecture, law, real estate, history, or other historic preservation related field. Appointments to the commission are for a three-year term, and members may serve consecutive terms. Members do not receive compensation for their service, but they are reimbursed for approved related expenses they incur. Officers of the Commission consist of a chairman, vice-chairman, and secretary.

All decisions and actions of the Commission are made by a majority vote of members present and voting at any meeting where a quorum exists. Members are not allowed to vote on matters that may materially or apparently affect their property, income or business interest. The Commission meets at regularly scheduled times and the minutes of the meetings are made public.

Designation of Historic Landmarks and Districts

One of the primary duties of the Commission is to develop and supervise surveys and research in order to identify historically and architecturally significant properties. The Commission may recommend properties for proposed designation as landmarks and/or historic districts, and it keeps a register of properties that are potentially eligible for such designation. Nominations can be made by any person or agency, with the full consent of the property owner. In the case of a district, at least seventy-five percent of the owners must approve creation of the district.

In recommending a property for historic designation and forwarding a nomination to the City Council, the Commission submits a report detailing the property's significance, proposed boundaries, and character. The Commission also recommends a master plan with specific criteria and guidelines to preserve the property's significance.

A structure or site, portion of structure, group of structures, landscape element, or any integrated combination thereof may be designated for preservation if it meets one or more of the following criteria:

- (1) Has significant character, interest, or value, as part of the development, heritage or cultural characteristics of the city, state, or nation; or is associated with the life of a person significant in the past.

Cape Girardeau Historic Preservation Plan, Cape Girardeau, Missouri

- (2) Exemplifies the cultural, political, economic, social, or historical heritage of the community.
- (3) Is characterized by a distinct architectural style that portrays an historical era.
- (4) Represents an established and familiar visual feature of the neighborhood, community, or city.
- (5) Contains information of archaeological value, in that it has produced or can be expected to produce data affecting theories of historic or prehistoric research interest.

The Commission holds a public meeting/hearing when considering whether or not a nominated property meets the criteria for designation. The Commission announces its recommendation of either approval or disapproval within sixty days of the hearing. This decision will be in the form of a detailed report to the City Council and Planning and Zoning Commission, which reviews the report and makes a final recommendation to the City Council within thirty days. An historic or "H" zoning designation is regarded as a supplemental zoning designation and does not affect in any way the underlying zoning designation of an area.

Upon receipt of a recommendation from the Planning and Zoning Commission, the City Council proceeds in the normal manner provided for zoning ordinance and map amendments. This includes a public hearing. After this hearing, written notification, including a copy of the ordinance, is sent to the owner(s) of the nominated property. If a property receives historic designation, the Historic Preservation Commission will provide, at its expense, a permanent plaque denoting the designation and attach it to the structure. These plaques are required for all historic structures or landmarks in designated historic districts.

Review of Certificates of Appropriateness (COAs)

One of the Commission's primary powers and duties is the review of applications for construction, alteration, reconstruction, or demolition of landmarks or structures within a historic district. The Commission reviews proposed changes in buildings, structures, street furniture, city parks, civic areas, public facilities or environmental features of these landmarks or structures. The Commission may also review applications for special use permits, proposed zoning amendments, or applications for zoning variances within a historic district, and it may make recommendations concerning such requests to the Planning and Zoning Commission or board. It may also recommend grants, tax incentives, and other benefits to encourage redevelopment of historically significant properties.

Before any action affecting the architectural exterior of an historic designated property is taken, a Certificate of Appropriateness is required. These actions are any construction, alteration, removal or demolition, in whole or in part, that require a permit from the city, or do not require a permit, but affect a significant exterior architectural feature, as specified in the ordinance designating the landmark or historic district. This applies to actions proposed by the city or any of its agencies or departments as well as to those proposed by individuals.

Applications for Certificates of Appropriateness must first be approved by the Commission. In addition to application forms (available from the Commission office) applicants may be required to submit plans,

drawings, elevations, specifications, and other such information as requested by the Commission. The application will be considered by the Commission at its next regular meeting. It may call a special meeting when delay to the next regular meeting would create an unnecessary inconvenience to the applicant.

Whenever the Commission has reason to believe that an action for which a Certificate of Appropriateness is required has been initiated or is about to be initiated, it will make every reasonable effort to contact the owners, occupants, contractor, or subcontractor and inform them of the process of applying for a Certificate of Appropriateness. The Commission may request the division of planning to issue a stop work order to halt an action that has not received a Certificate of Appropriateness. It is unlawful for any person to undertake or cause an alteration, construction, demolition, or removal of any nominated or designated historic property without a certificate of appropriateness. If convicted of this violation, an individual will be punished by a fine no greater than five hundred dollars or confinement in the city jail for a period not to exceed sixty days. Each day each violation shall continue to exist shall constitute a separate violation.

Once the Commission reviews an application, it will issue or deny the Certificate of Appropriateness within forty-five days of receipt of the application. Written notice of the decision will be given to the applicant within seven days of its determination. A Certificate of Appropriateness will become void if construction does not commence within six months of the date of issuance. Certificates are issued for a period of eighteen months and are renewable. Individuals who fail to complete a project according to the guidelines of the certificate will be deemed in violation of the zoning code.

When the Commission denies a Certificate of Appropriateness it will present the applicant with a statement of the reasons for the denial. The Commission will make recommendations concerning changes and confer with the applicant to resolve any differences. The applicant may resubmit an amended application or reapply for a building or demolition permit that takes into consideration the recommendations of the Commission. If the Commission denies an application for a Certificate of Appropriateness, the applicant may, within thirty days of the determination, file a written appeal to the City Council.

Design Guidelines for Cape Girardeau

Design review guidelines emphasize preservation of existing building details, materials, and overall plan rather than complete remodeling. That is why terms such as *repair, retain, maintain, and protect* are widely used by the Commission. **To repair, retain and maintain original architectural features and materials is preferred to their replacement.** To *protect* the overall character of the older neighborhoods is the goal of the preservation ordinance and the guidelines.

The design guidelines are primarily concerned with the fronts and readily visible sides of buildings. The fronts and visible sides of a building usually contain its most defining features such as porches, main entrances, and decorative details. The front street or sidewalk is also where the public most often views a building. **The rears of buildings are usually reviewed with more flexibility since they are generally not readily visible due to the building's placement on the lot or screening by landscaping or fences.** The rears of buildings are the most appropriate locations for the construction of additional living space or other major alterations.

The design guidelines apply to all properties within the any locally designated district regardless of age or architectural style. For non-historic buildings (properties which are less than fifty years of age or which have been substantially altered), the Commission may apply the guidelines with more flexibility than for historic buildings. In reviewing work affecting non-historic buildings, the Commission's approach is to maintain or enhance their relationship and compatibility with adjacent historic buildings and streetscapes.

The Cape Girardeau Historic Preservation Commission currently uses guidelines based upon the "Secretary of the Interior's Standards for Rehabilitation." These Standards are used throughout the country by the majority of America's heritage or preservation commissions as a basis for local design review guidelines and for projects utilizing federal funds or tax credits. The Standards that follow were originally published in 1977 and revised in 1990 as part of Department of the Interior regulations. They pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent or related new construction.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken in the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

How Does the Certificate of Appropriateness Process Work?

If a structure is in a designated district or is a local landmark, and a property owner wants to make any changes to the exterior of the property, the owner must obtain a Certificate of Appropriateness and a building permit where applicable. A Certificate of Appropriateness (COA) is a form issued to ensure that the exterior work planned for a building's rehabilitation or new construction meets the criteria of the design guidelines. A building permit is a separate form and type of review which ensures the structural soundness and safety of the building. The COA needs to be obtained in addition to the regular building permit and in some cases where a building permit is not required.

Within a Conservation District a COA is generally required for the following:

- Any construction, addition, demolition, or removal which requires a building or demolition permit such as construction of any additions to buildings, demolishing buildings, or moving buildings.

Within an Historic District or for a Local Landmark, a COA is generally required for the following:

- Any construction, alteration, demolition, or removal within a locally designated district or to a landmark structure which requires a building or demolition permit such as construction of any additions to buildings, demolishing buildings, or moving buildings.
- Construction, alteration, demolition, or removal of structure(s) or appurtenances, any of which affect the exterior architectural appearance of a property within a locally designated district or to a landmark structure, but not requiring a building permit.
- Maintenance, such as, painting surfaces, porch repair, window/door repair, masonry repair like walls, chimneys, foundations, etc.

COAs are generally not required for:

- Minor maintenance;
- Exterior paint colors;
- Installation of plant material, or;
- Interior changes.

Second - Obtain a COA.

Obtain a COA prior to beginning the work.

COA applications are available from the City's Division of Inspection Services in City Hall at 401 Independence Street.

Required documentation for a COA should include:

- ☞ For **new construction (including garages) or extensive renovation**, a complete set of plans and specifications are required for the project. Plans shall be drawn to scale and shall include a site plan showing all existing and proposed improvements. Specifications and/or samples of exterior materials need to be provided such as siding, roofing, doors, windows, and ornamentation. Photographs are also needed of the lot and any existing buildings on the lot or adjoining lots;
- ☞ For **rehabilitation or repair**, detailed drawings are required of proposed modifications to the structure. Photographs of the existing building are required along with specifications and/or samples of exterior materials (such as siding, roofing, doors, windows, and ornamentation);
- ☞ For **paint removal**, a description is needed of the proposed methods for paint removal from the building material;
- ☞ For **fences**, scale drawings and a plat of the lot are required which show the proposed location of the fence, height, style, material, thickness or spacing and what the fence will look like. Photographs of the property on which the fence is proposed and a plat of survey are also needed;
- ☞ For **signs**, scale drawings of the sign are required to show the size of the sign and its lettering. Drawings or photographs are also needed showing the sign location on the building or site. Color samples should also be submitted;
- ☞ For **parking areas, driveways, or parking lots**, a plat of survey is required which show the location and layout of the parking lot and landscaping. The drawings shall clearly indicate the dimensions of the parking stall(s) drive aisles, and setbacks. Information on the plants proposed for the landscaping should also be submitted;
- ☞ For **demolition**, photographs of the building proposed for demolition are required along with a statement describing the reasons for demolition and proposed use of the site.

Upon receipt of the COA, the Commission will review the application. The Commission will consider economic hardship and other factors that may affect an owner's ability to undertake and complete rehabilitation or other work considered.

Certificates of Appropriateness are also required for any signs other than those specified in the designating ordinance for historically designated buildings and structures. This is irrespective of provisions in any ordinance of the city relating to signs. The Commission likewise reviews these applications. A public hearing is not required for a sign that is otherwise in conformance with the city's ordinances affecting signs. Signs are to be designed and placed so as to appear an integral part of the building design, and to respect neighboring properties and the district in general. Signs are also to be designed with appropriateness relative to the services of the establishment.

Minimum Maintenance Requirements

All buildings and structures with an historic designation are to be preserved against decay and deterioration. The owner or other person having legal custody and control shall repair the building if it is found to have any of the following defects:

- (1) Parts that are so attached that they may fall and injure members of the public or property.
- (2) Deteriorated or inadequate foundation.
- (3) Defective, deteriorated, or insufficient flooring or floor supports.
- (4) Walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration or that are of insufficient size to carry imposed loads with safety.
- (5) Ceilings, roofs, and their supports or other horizontal members which sag, split or buckle due to defective material or deterioration or are of insufficient size to carry imposed loads with safety.
- (6) Fireplaces or chimneys that list, bulge, or settle due to defective material or deterioration or that are of insufficient size or strength to carry imposed loads with safety.
- (7) Deteriorated, crumbling, or loose plaster.
- (8) Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken windows or doors.
- (9) Defective or lack of weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint or other protective coating.
- (10) Any fault or defect in the building which renders the same structurally unsafe or not properly watertight.

If minimum maintenance of a historic property is not being maintained, the Commission will notify the owner or other legal custodian. The owner will have thirty days from the receipt of this notice to comply with the minimum maintenance requirements. The Commission may, if good cause is shown, extend the thirty-day period. If the owner fails to comply within the allotted time period, he or she will be in violation of the zoning ordinance.

Applications for zoning amendments, special use permits or variances for a landmark or buildings in a historic district are also referred to the Commission, which reviews all such requests. Applicants are notified of the time and place of review and given the opportunity to appear and be heard. The Commission forwards its comments to the Planning and Zoning Commission within fifteen days after it receives such applications.

The responsibilities of the Commission are similar to other preservation commissions in place throughout Missouri and the Midwest. The Commission plays an important oversight role in the identification, recognition, and protection of historic resources. As of January of 1999, no historic district overlays have been created within the city and only the seventeen (17) individual Historic Landmarks are subject to the review of the Commission.

Over the next ten years it is anticipated that areas of Cape Girardeau will be zoned for either Conservation Zoning or Historic District Zoning. Historic District Zoning is presently a protective overlay which is included within the city's zoning ordinance. Conservation Zoning is a less restrictive overlay which guides only demolition, new construction, and additions to buildings. The adoption of Conservation Zoning is highly recommended and property owners may find this alternative more acceptable than Historic District Zoning. Numerous areas possess sufficient architectural and historical resources to warrant Conservation Zoning overlays (see Fig. 27).

The areas recommended for Conservation Zoning are as follows:

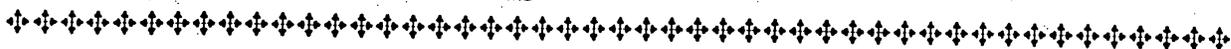
- The city's oldest residential areas along S. Spanish, S. Lorimier, S. Fountain, Themis, and Independence Streets. This area retains many historic properties but has been impacted through demolition and the creation of numerous vacant lots. Conservation Zoning would help guide new construction in these areas and slow the pace of demolition.
- The proposed West End and North Street/Normal Avenue Historic Districts contains fine collections of Bungalow, Craftsman, Tudor Revival, and Colonial Revival style dwellings. These areas should be protected through Conservation Zoning.
- The blocks along S. Ellis Street between Maple and Hickory contain a representative collection of vernacular building forms of the turn of the century. Conservation Zoning would assist in maintaining this character.
- An area along North Street, N. Frederick, and Marie Streets possess a cohesive collection of early 20th century dwellings. Many of these properties have added siding materials and do not possess sufficient integrity to meet National Register criteria. However, these blocks should be protected against demolition and incompatible new construction.
- The three commercial areas of Broadway, Main Street, and Haarrig should be designated as Conservation areas to help guide new construction and additions.

In all of these areas, Conservation Zoning should be considered a first step towards the possibility of Historic District Zoning. It is hoped that as the benefits of protective zoning becomes more accepted, that Historic District Zoning will be considered by property owners in the future.



Figure 27. The shaded areas denote recommended Conservation Zoning Districts.

V. EVALUATION OF CURRENT TRENDS AND INFLUENCES ON HISTORIC PROPERTIES



Cape Girardeau's residential areas have suffered in recent decades from demolition, inappropriate alterations, incompatible new construction, and conversion of single-family dwellings into apartments and rental units. The result is a lack of cohesion and architectural character on many blocks in its older neighborhoods. In many instances, the appearance of a row of dwellings no longer resembles that of a pre-1950 streetscape. Instead, throughout the older neighborhoods there is an inconsistent quality due to the presence of vacant lots, modern apartments or dwellings, or inappropriate remodelings. Because of the extent of these changes, there are few areas within the city which appear to meet National Register criteria as historic districts.

Another major problem in the older neighborhoods are vacant and abandoned historic dwellings. This problem is widespread and particularly acute in the blocks south of William Street. A number of these abandoned dwellings are brick dwellings which reflect 19th century German designs and construction techniques. These are some of the oldest and most architecturally significant properties in the city, and particular attention should be focused on their preservation and protection.

Commercial areas have also suffered due to demolition, new construction, and inappropriate alterations. Storefront remodelings have been especially pronounced in the older commercial areas, and numerous blocks along Broadway no longer retain their historic and architectural character. Although most storefronts are occupied and business activity remains high, many multi-story commercial buildings are underutilized and are vacant on the upper floors.

Community support for historic preservation in Cape Girardeau has increased significantly in the past ten years. During the 1970s and 1980s, the preservation of historic buildings was not widely supported as in other Missouri communities. Important buildings such as the Frisco Depot and International Shoe Factory complex were lost in these years. However, in the past decade preservation concerns have increased due to the continued deterioration of older neighborhoods, conversion of single-family dwellings to rental units, and renewed attention on revitalizing the town's older commercial areas.

In 1987, a community survey found that the vast majority of residents felt that deteriorated property control was one of the major areas of planning and enforcement that the city should emphasize.³ These concerns continue to be widespread, and on many blocks in the city's older neighborhoods there are both well maintained and neglected dwellings. A number of neglected properties are among the oldest and most architecturally significant properties in the city. This issue continues to be a major problem for both preservationists and residents.

³ "Cape Girardeau 1987 Community Attitude Survey," A Report to: The Cape Girardeau Chamber of Commerce. (Fleishman-Hillard Research, St. Louis, Missouri, 1988), p. 3.

In the downtown area, redevelopment efforts included the remodeling of the Main and Themis Street intersections in 1987. This remodeling included the addition of a \$75,000 street clock, enlarging curbs, and adding new street lights and trees. These efforts were supported by the Chamber of Commerce, the Cape Girardeau Redevelopment Corporation, the Downtown Merchant's Association, and the City. The City's Riverfront Park was also completed in 1987 which is located on the river side of the Mississippi River floodwall. This park contains amphitheater seating for concerts and boat shows, and on the downtown side of the floodwall are decorative murals.

The most recent citywide planning effort was completed in 1987 with the publication of the "*Cape Girardeau Comprehensive Plan*." This plan was authored by the Cape Girardeau Planning and Zoning Commission and was written to guide the growth and development of the city over the next ten to twenty years. One of the goals of the plan was for the "preservation of open space and historical resources."⁴ Within this goal were the following recommendations:

- Promote the full utilization of the community's natural, scenic, and historic resources.
- Continue the inventory of the City's historical, architectural, and archaeological resources to serve as a guide to their development and preservation.
- Establish a program for historic preservation, including a City register of local landmarks and historic sites.

In addition to these recommendations, the plan also called for the revitalization and improvement of the older business districts in the community, expand utilization of the community's tourism related resources, and promote developments and programs oriented toward utilization of the Mississippi River as a tourism and recreational asset.

In 1990, an important aspect of this planning recommendation came to fruition with the creation of the Historic Zoning Ordinance and Historic Preservation Commission. This action resulted in the establishment of a city supported process to identify, recognize, and preserve and protect the city's architectural and historical resources. Since 1990, the Commission has been active in promoting the listing of properties on the National and Historic Landmark Registers. The Commission has also worked with the Historic Preservation Program at Southeast Missouri State University to assist in building surveys and nominations. Public education and information efforts have also been undertaken by the Commission.

The Historical Association of Greater Cape Girardeau has also been instrumental in promoting historical resources within the community. In 1968, this organization acquired the Glenn House at 325 S. Spanish Street and has since operated the property as an historic house museum. In addition to tours, the building is also available for private parties and receptions. The Historical Association later purchased the James Reynolds House at 623 N. Main Street. This dwelling was constructed in 1857 and planning efforts are underway for its rehabilitation. Annual homes tours sponsored by the Historical Association have also

⁴ "Cape Girardeau Comprehensive Plan, 1987." Prepared by the Cape Girardeau Planning and Zoning Commission, p. 9.

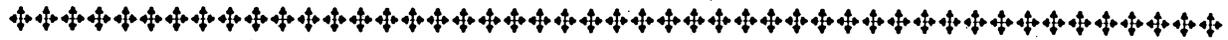
assisted in promoting historic preservation in the community.

The success of historic preservation in any community depends largely on the support it has from both the public and the government. Since public support ultimately determines government action, it is especially crucial to historic preservation. This was evident in 1995 when the General Services Administration (GSA) announced plans to build a new U.S. courthouse in Cape Girardeau's downtown area. The proposed 72,000-square-foot building would be five-stories high and consume an entire block for the structure and subsequent parking space. The GSA considered a number of proposals for sites, including the 300 block of Themis, which contains numerous historic dwellings. Among these properties are the National Register-listed Crow-Brock House at 323 Themis Street.

Concerned citizens and residents of the area organized and formed a petition opposing the selection of this historic block for the federal building. Some residents of the block were willing to sell, but the majority were opposed. Their position was not formed out of a simple sentimental attachment to their homes or from the annoyance of having to relocate. Instead, most saw the destruction of this block as a great loss, one that would be irreparable and detrimental to the community and the city. Not only was the destruction of historic homes a concern, but also the impact such a large structure would have on the neighborhood's character and the quality of life it offered. In addition to the obvious changes in the appearance of the community, additional traffic and people would alter the basic nature of the neighborhood. This was a major issue for the residents of adjacent blocks who would be remaining in the neighborhood. They were also concerned about how this would effect the value of their homes. As a result, GSA officials agreed that this block was not appropriate and moved their planning efforts to other sites.

In 1998, Cape Girardeau citizens approved the Historic Seminary Redevelopment Project which would rehabilitate St. Vincent's College into an arts center and museum. This arts center would serve both the community and Southeast Missouri State University. The financing of this center remains under discussion, but once funding is completed this project will rehabilitate an important part of the city's history. St. Vincent's College is one of the most significant buildings in the city, and the creation of the arts center would have positive effects for the rehabilitation and revitalization of the surrounding neighborhoods. In addition to this project, there are also plans to rehabilitate the Hotel Marquette and the St. Francis Hospital, both of which are National Register-eligible properties.

VI. IDENTIFICATION TOOLS, STRATEGIES, AND ACTIONS NEEDED TO ACHIEVE PRESERVATION GOALS



A. Future Survey Recommendations

Over the next five to ten years a number of intensive level survey projects should occur in Cape Girardeau. These projects are to focus on areas which have not been surveyed in the past decade, and contain large numbers of pre-1950 buildings. Five major survey efforts have been identified as important in city planning efforts over the next ten years (Fig. 28).

1. The most important survey project should be to re-survey areas which were inventoried in 1983. The 1983 survey was incomplete and is now out of date. Within the downtown area are a number of potential National Register properties, and much of the area is recommended as a Conservation District overlay. This survey should be completed within the next two years.
2. This survey area is bounded by Independence and Morgan Oak Streets on the north, West End Avenue on the west, College Street on the south, and the Sprigg and Asher Streets on the east. As part of the South Side Neighborhood, this area has experienced extensive demolition. Numerous dwellings are vacant or in disrepair. The majority of properties in this area were built prior to 1950 and should be inventoried within the next two to five years.
3. The University Central Neighborhood contains some of the city's most representative examples of the Bungalow, Craftsman, Tudor Revival, and Colonial Revival styles. This area is bounded by Normal Avenue on the north, Park Street on the west, William Street on the south, and Sprigg Street on the east. Although not as threatened as properties in the South Side Neighborhood, many properties continue to be converted to rental housing and undergo inappropriate alterations. An intensive survey would document properties and identify those areas which may have potential as Conservation or Historic Districts. At least one National Register district appears eligible within this area. This survey should be completed within the next three to five years.
4. Also part of the South Side Neighborhood this area is bounded by College Street on the north, Beaudean Lane on the west, Hickory Street on the south, and the Mississippi River on the east. This area has experienced extensive demolition and numerous dwellings are vacant or in disrepair. The majority of properties in this area were built prior to 1950. Within this area are properties inventoried in 1995 for the Block Grant Survey which would not require re-survey. This area should be inventoried within the next five to seven years.
5. This area along Main Street extends into the Cape Rock-Red Star Neighborhood. Most properties in this area were built prior to 1950 but many dwellings have been demolished for flood control or altered. These properties should be recorded within the next five to seven years.
6. This section of the Sunset Park subdivision is bounded on the east by Sunset Boulevard, on the west by Caruthers Street, on the south by Independence Street, and on the north by Broadway.

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This area is composed of Tudor Revival, Colonial Revival, and Ranch style homes built ca. 1925 - 1960. This area will likely meet National Register criteria in coming years and should be inventoried within the next five to seven years. Students from the Historic Preservation Program at SEMO University have completed previous surveys of this subdivision, and should continue their work into this area.

When the Cape Girardeau Historic Preservation plan is revised in ten years, additional areas of the city should be evaluated for potential survey projects. These include the remaining neighborhoods and suburban areas which developed prior to 1960. As additional information is gained concerning these areas, it is possible that other potential historic districts will be identified.

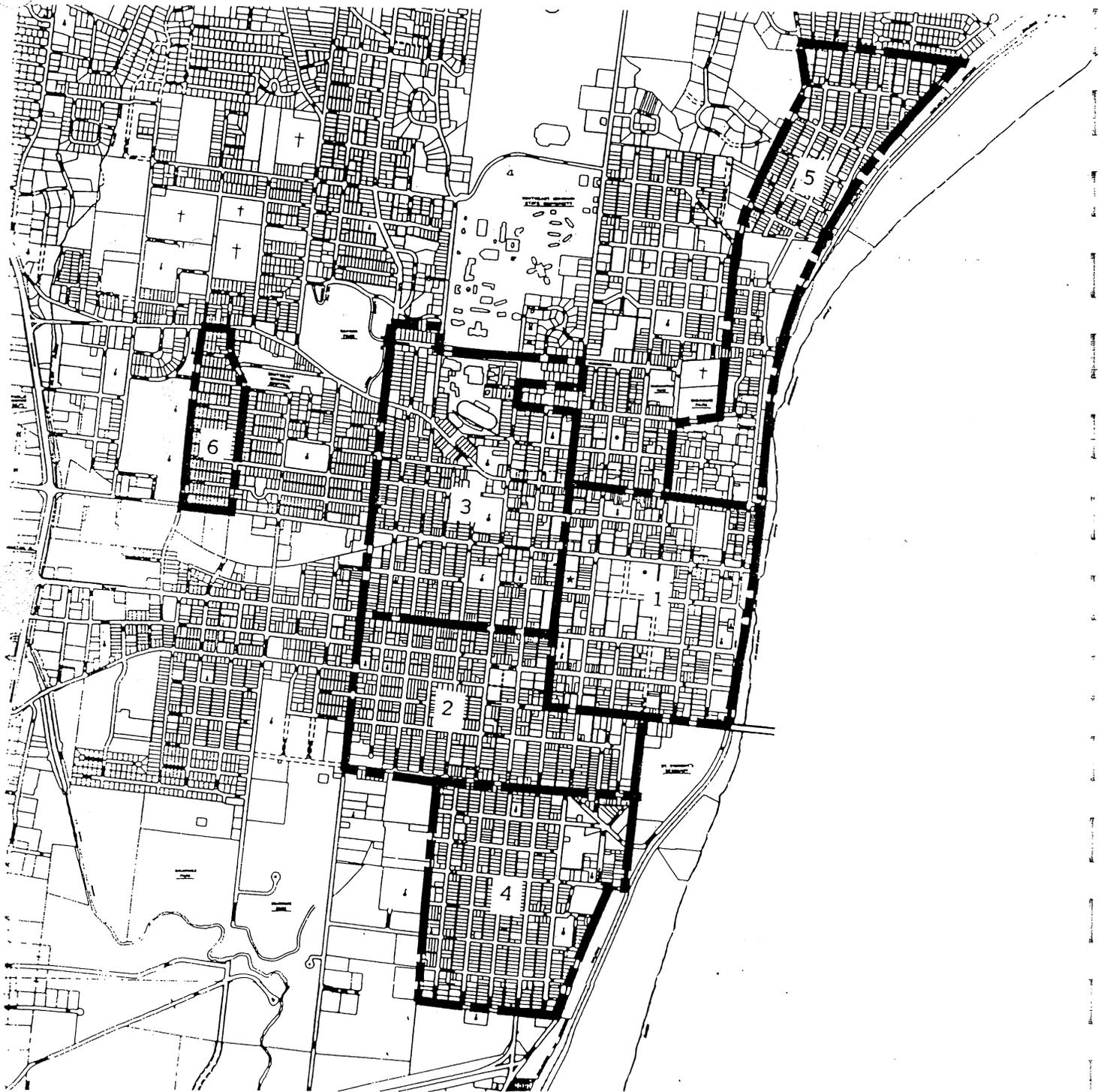


Figure 28. The outlined areas are those sections of the city where survey efforts should be concentrated over the next ten years.

B. Evaluation and Designation

The National Register of Historic Places

The National Register is the nation's official list of properties important in the history, architectural history, archaeology, engineering, and culture of the United States. The National Register is maintained by the National Park Service, and expanded through nominations by individuals, organizations, State and local governments, and Federal agencies. Within the city limits of Cape Girardeau are nine properties which have been individually listed on the National Register of Historic Places. These properties are as follows:

- Glenn House, 325 S. Spanish Street - Listed on 10/11/79. This dwelling was constructed in 1883 in the Queen Anne style as the residence for David A. Glenn. The house was later remodeled with a Colonial Revival porch and it is now occupied as an historic house museum by the Historical Association of Greater Cape Girardeau.
- Oliver-Leming House, 740 North Street - Listed on 9/12/80. The Oliver-Leming House is a notable example of the Neo-classical style and was completed in 1898.
- St. Vincent De Paul Catholic Church, 131 S. Main Street - Listed on 4/12/82. This Gothic Revival brick church was completed in 1853 and continues to serve its congregation.
- Col. George C. Thilenius House (Longview), 100 Longview Place - Listed on 4/14/83. This dwelling was constructed with elements of both the Greek Revival and Italianate styles, and was completed in 1870. The property continues to be used as a dwelling.
- James Reynolds House, 623 N. Main Street - Listed on 10/13/83. Built in 1857, this brick dwelling displays elements of the Greek Revival style and is now owned by the Historical Association of Greater Cape Girardeau.
- Hanover Lutheran Church, 2949 Perryville Road - Listed on 9/14/87. Church building constructed in 1887.
- Klostermann Block, 7-15 S. Spanish Street - Listed on 7/22/94. The Klostermann Block reflects Cape Girardeau's early 20th century prosperity as one of the leading commercial developments in the downtown area. The building was built in 1905 by German immigrant Louis F. Klostermann whose "Bee" Store was one of the leading retail operations in Southeast Missouri.
- George Boardman Clark House, 6 S. Fountain Street - Listed on 7/22/94. The George B. Clark House is significant for its architecture as an excellent example of the transition from the simple central hall plan to the more complex Queen Anne style, particularly in the career of local architect Edwin B. Deane. The house was constructed in 1882 for railroad entrepreneur and newspaper publisher George B. Clark.
- Crow-Brock House, 323 Themis Street, - Listed on 6/27/97. Brick dwelling constructed ca. 1830.

Potentially Eligible Properties

As a result of the reconnaissance level survey, areas which have the potential for listing as National Register Historic Districts have been noted along with suggested boundaries (Fig. 29). A number of properties which appear to be individually eligible have also been identified. These are properties which have not been reviewed on the interior, and definitive assessments of eligibility will depend upon the retention and integrity of the original floor plan and detailing.

An important step in listing properties on the National Register would be the completion of a Multiple Property Nomination for Cape Girardeau. This nomination would provide an overview of the historical growth and development of community, and property types which have been identified through survey efforts. As funds are available, historic district and individual property nominations would also be prepared and accompany the multiple property document. This is a cost effective approach which could result in the listing of eligible properties by property types within the next five years. The following properties appear to meet National Register criteria:

Historic Districts

1. **South Spanish Street Historic District:** In the 200-300 blocks of South Spanish Street is a row of 19th and early 20th century residences which retain much of their original design and character. This proposed district would include properties on the west side of the 200 block and on both the east and west sides of the 300 block. Within this district is the National Register listed Glenn House.
2. **West End Historic District:** In the 100 - 400 blocks of N. West End and Park Streets is the city's largest area of 1910s and 1920s residential architecture which retains integrity. This district would include properties along adjacent streets such as Bessie, Luce, and Themis. Along these blocks are fine examples of the Craftsman, American Foursquare, Tudor Revival, and Bungalow styles.
3. **Normal Avenue/Park Street Historic District:** The 300 block of N. Park Street and the 1200 block of Normal Avenue contain approximately thirty-seven dwellings which appear to meet the criteria as an historic district. These dwellings were constructed from ca. 1910 to 1940, and were designed in the Tudor Revival, Bungalow, and Colonial Revival styles. Only one property within this area would be considered non-contributing and the majority of properties retain integrity of their original design. The district appears to be eligible for the National Register under criterion C for its architectural character.
4. **Southeast Missouri University Historic District:** On the campus of Southeast Missouri State University are seven contiguous academic buildings constructed between 1901 and 1950. These buildings are the oldest and most historically significant properties remaining at the University. Of particular note is the Neo-classical style Academic Hall, which was completed in 1906.



Figure 29. The shaded areas show the location of potentially eligible National Register Historic Districts.

5. **Hunze Farmstead Historic District:** This site is composed of both pre-historic and historic resources. The site contains a series of Mississippian and Woodland Native American mounds and village sites. Also on the property is a ca. 1870 frame dwelling and numerous 19th and early 20th century outbuildings. This complex was identified by Price and Price in 1977 as eligible as a National Register Historic District. (Address Restricted)
6. **Locust/Maple Neighborhood:** This area is located south of College Street and was determined to meet National Register criteria by the State Historic Preservation Program in 1995. This neighborhood contains a wide variety of late 19th and early 20th century residential architecture.
7. **Downtown Commercial Historic District:** The Downtown Commercial Historic District includes most buildings in the 100 block of N. Main Street, and on the south side of the 100 block of Broadway. Within this area are twenty-three commercial buildings constructed from ca. 1880 to ca. 1935. The majority of these are two-stories in height and reflect the growth and development of this city's downtown commercial area at the turn of the century.
8. **Haarig Commercial Historic District:** The commercial area known as Haarig is located at the corner of Good Hope and Sprigg Streets to the west of downtown. This area developed as a commercial hub of south Cape Girardeau, and served the surrounding neighborhoods. Within this district are twenty buildings constructed during the late 19th and early 20th centuries. The district is significant primarily for its association with the city's German heritage and for its collection of commercial building designs.

Potential Areas for Future Evaluation

1. **Sunset Terrace Historic District:** To the west of the potentially eligible West End Historic District is a residential area which was extensively developed from the 1920s to the 1950s. Much of this area was platted as the Sunset Terrace Subdivision and it contains a variety of architectural styles such as Bungalow, Craftsman, Tudor Revival, Colonial Revival, Minimal Traditional, and Ranch. A reconnaissance level survey of this area was completed by SEMO University students in the 1990s, and they concluded that the area had potential as an historic district. The recommended boundaries of the district would be Keller Avenue on the east, Caruthers Street on the west, Thilenius Street on the north, and dwellings along Whitener Street on the south.

This area does not presently appear to meet National Register criteria due to the large number of properties which are less than fifty years of age. On a number of blocks are dwellings which were constructed in the 1950s and, at present, would be considered non-contributing to the district. However, this area would meet eligibility requirements between 2005 and 2010 when the majority of properties reach the fifty year benchmark. The district would be eligible under National Register criterion C for its notable collection of mid-20th century architectural styles and designs.

2. **Highland, Hillcrest and Rockwood Drive:** These three streets are located adjacent to one another just south and west of the SEMO University campus. Along these streets are a variety of notable examples of the Tudor Revival, Ranch, and Split Level architectural styles of the mid-20th century. The majority of these properties were built in the 1940s and 1950s, and are less than fifty years of age. As in the case of the Sunset Terrace area, these streets should be reassessed for their potential eligibility between 2005 and 2010. At that point most properties will be over fifty years of age, and the area may be eligible under National Register criterion C for their architectural significance.

Individually Eligible Properties

The following properties appear to meet National Register criteria A and/or C for their architectural and/or historical significance. These properties should be intensively surveyed to assess their degree of interior integrity.

1. Cape Girardeau Common Pleas Courthouse, 1854
Significant under criterion A for its role in county government. Integrity is a question due to interior remodeling.
2. Southeast Missourian Building, 1925
Significant under criteria A and C for its Spanish Revival design, associated artwork, and role in local history.
3. Hotel Marquette, 1928
Significant under criteria A and C for its Spanish Revival design and role in local commerce.
4. 826 Themis Street, Pott House, ca. 1880
Significant under criterion C for its Italianate design.
5. Esquire Theater, 826 Broadway, 1949
Significant under criterion C for its architectural design.
6. 133 S. Frederick Street, ca. 1910
Significant under criterion A as the city's best example of a Neighborhood Commercial Building.
7. Fire Hall No. 1, 534 Independence Street, 1909
Significant under criterion A for its role in city service and government history.
8. 313 Themis Street, ca. 1905
Significant under criterion C for its Queen Anne/Colonial Revival design.
9. St. Francis Hospital, 825 Good Hope Street, 1914
Significant under criterion A for its role in local health and medicine. The hospital was completed in 1914 and later enlarged in 1939.

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10. St. Vincent's College, Morgan Oak Street, 1843, 1853, 1871
Significant under criterion A for its role in local education.
11. 916 College Hill Place, B.G. Shackelford House, 1909
Significant under criterion C for its Queen Anne/Tudor Revival design.
12. 702 North Street, George B. McBride House, 1906
Significant under criterion C for its Neo-classical design.
13. 344 N. Ellis Street, Grace Wilson House, 1902
Significant under criterion C for its Queen Anne design.
14. Fort D, W. Fort Street, 1861 and 1935
Significant under criterion A for its significance in 1930s public works projects and recreation.
Most of the original earthworks were rebuilt in 1935.
15. Leon J. Albert House, 235 Merriwether Street, 1889
Significant under criterion C for its Queen Anne architectural design.
16. 141 S. Louisiana Street, ca. 1910
Significant under criterion C for its Neo-classical architectural design.
17. Rev. Adriel Sherwood House (Minton House), 444 Washington Street, 1844
Significant under criterion C for its Greek Revival architectural design.
18. B'Nai Israel Synagogue, S. Main Street, 1937
Significant under criterion C for its Moorish architectural design.
19. Elmwood, Bloomfield Road, ca. 1895
Significant under criterion C for its Gothic Revival/Queen Anne architectural design.
20. Kage School, Kage Road, 1880
Significant under criterion A for its significance as an intact 19th century rural schoolhouse.
21. Arena Park - A.C. Brase Arena Building, Kiwanis Drive, ca. 1935
Significant under criterion A for its significance in recreation.
22. Marquette Natatorium, S. Sprigg Street, ca. 1935
Significant under criterion A for its significance in recreation.

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23. Early German Buildings: In many sections of the city's older neighborhoods are one-story brick dwellings constructed by the many German settlers who came to Cape Girardeau in the 19th century. These dwellings are distinctive and many retain integrity of their original design and construction. A separate nomination for this property type within the Multiple Property cover document is recommended. At a minimum the following properties should be intensively surveyed for their eligibility:

1. 603-605 Bellevue Street (Seehausen House)
2. 609 Bellevue Street
3. 13 N. Ellis Street
4. 33 N. Ellis Street
5. 9 N. Fountain Street (Steinbeck-Brock House built ca. 1842.)
6. 417 S. Fountain Street
7. 43 N. Frederick Street
8. 101 N. Frederick Street
9. 113 N. Frederick Street (Bohnsack-Kinderhauser House, 1890)
10. 15 S. Frederick Street
11. 218 S. Frederick Street (Henry Dause House, ca. 1860)
12. 227 S. Lorimier Street:(Built in 1860 by Franz Franz).
13. 325 N. Middle Street
14. 815 Themis Street (Koch House built ca. 1870).
15. 612 Shinbone Alley
16. 328 S. Sprigg Street

C. Financial Incentives for Historic Preservation

Federal Programs

The Investment Tax Credit

The Tax Reform Act of 1976 was the first tax bill which created economic incentives for the rehabilitation of historic buildings. Property owners who completed a substantial rehabilitation of an historic building were able to depreciate these expenditures over a five year period as opposed to a longer period of time. This accelerated depreciation provision increased the attractiveness of rehabilitating historic properties.

The tax laws changed once again with the Economic Recovery Tax Act of 1981. This far reaching tax measure included a 25% investment tax credit for the substantial rehabilitation of historic properties and 15% to 20% tax credits for the rehabilitation of non-historic buildings. These tax credits applied only to income-producing properties and owner-occupied rehabilitation did not qualify. The Investment Tax Credit was a major factor in the rapid increase in the amount of rehabilitation activity across the country. Billions of dollars were invested in historic buildings between 1982 and 1986 when the tax laws were changed once again.

Under the 1986 tax bill, the tax credit was reduced to 20% for historic buildings and 10% for non-historic buildings built prior to 1935. Other provisions in the tax bill included a reduction in the amount of the tax credit which could be taken each year, changes in the passive activity rules, and a reduction in annual depreciation deduction. The Investment Tax Credit remains one of the few real estate tax credits available and is a viable and attractive option for property owners.

The rehabilitation tax credit is available for historic and non-historic buildings, but only if they are income producing. This applies to rehabilitation of structures for apartments, retail, offices and similar uses. Property owners who wish to take the tax credit must follow established guidelines for rehabilitation. These guidelines, known as the Secretary of the Interior's Standards for Rehabilitation, are designed to provide guidance in the renovation of historic buildings in order to preserve their original architectural character.

To be eligible for the 20% tax credit buildings must be listed individually on the National Register of Historic Places or be contributing buildings in a historic district. To be contributing, a building's age must be within the period of the district's significance, not be extensively altered, and be determined contributing by the National Park Service. A building's contributing status and the work planned for the building must be approved through Part One and Part Two of the Historic Preservation Certification Application. Buildings must also undergo a substantial rehabilitation which is determined by the value of the building and proposed rehabilitation.

If a property owner desires to take advantage of this tax credit, he or she should contact the Tax Certification Officer of the Department of Historic Resources. The office will supply the owner with application forms and offer guidance on rehabilitation issues. The staff will review the application in accordance with the *Secretary of the Interior Standards* and make a recommendation to the National Park

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Service. The National Park Service will then make the final decision concerning the proposed rehabilitation. It is best to submit plans prior to any construction or demolition work on the building.

If the rehabilitation work is certified, the property owner may then take the 20% credit on the qualified rehabilitation expenses. The tax credit may be applied to all rehabilitation costs incurred on a building such as plumbing, wiring, paint, contractor's fees, etc. Property owners and historic Commissions should realize that the certification process should be carefully followed and correctly documented. In order to qualify, properties must be certified before rehabilitation begins. The condition of the property prior to rehabilitation should be well documented. Owners should consult with a tax attorney and with the Tax Certification Officer of the Department of Historic Resources before beginning the certification process.

Within Cape Girardeau only one property, the National Register-listed Klostermann Block, has been rehabilitated to take advantage of this federal tax credit. However, this tax credit could have a significant economic impact in the city given the large number of properties which appear to be potentially eligible for National Register listing. The potential districts which could benefit the most would be the Downtown Historic District centered along Main Street. The commercial properties within this district would be prime candidates for rehabilitation using the federal tax incentives. Residential rehabilitation could also be enhanced for rental properties in the Locust/Maple Neighborhood and other potentially eligible residential districts.

Property owners along Broadway and in Haairig also need to consider the advantages of the 10% tax credit. While presently not eligible for the National Register, the majority of the buildings within these two commercial areas were built prior to 1935. Substantial rehabilitations of these properties would entitle the owners to the 10% tax credit.

Community Development Block Grants (CDBG)

Community Development Block Grants use federal funds which are administered by the states to benefit low to moderate income areas. Although CDBG funds have been targeted for historic preservation projects in other states, currently such funds are not used directly for historic preservation projects in Missouri. In the state these funds are most often used in housing or neighborhood rehabilitation projects - to rehabilitate or revitalize low-moderate income houses and neighborhoods. In Cape Girardeau, the Locust/Maple Neighborhood is the recipient of CDBG funds, and rehabilitation of historic properties is reviewed and approved by the State Historic Preservation Office.

State Programs

The Historic Tax Credit

Missouri's Historic Tax Credit Program also provides incentives for individual property owners to pursue rehabilitation of historic buildings. The program was passed in 1997 and became effective January 1, 1998. The law's intent is to aid in the redevelopment of historic structures in the State of Missouri. The program gives a state income tax credit equal to 25 percent of the total costs and expenses of rehabilitation to property owners who complete a substantial rehabilitation of an historic structure. To be eligible for state historic tax credits, the property must be one of the following:

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- (1) a designated historic structure listed on the National Register of Historic Places;
- (2) a contributing property in a certified historic district listed on the National Register of Historic Places, or;
- (3) located in a local district that has been certified by the United States Department of Interior AND certified by the Department of Natural Resources, State Historic Preservation Office as contributing to the historic significance of the district.

Key points of the program are:

- (A) The tax credit is equal to 25% of the total costs and expenses of rehabilitation incurred on a project;
- (B) Total costs incurred on rehabilitation shall include, but not be limited to, qualified rehabilitation expenditures as defined under section 47(c)(2)(A) of the Internal Revenue Code of 1986 as amended;
- (C) The rehabilitation costs and expenses must exceed 50% of the total basis in the property. Basis is defined as the cost, or fair market value, of the property at the time of acquisition. Cost includes the cash paid, the fair market value of services rendered, and the fair market value of property traded in exchange for the property. Also, certain closing costs can be added to the basis of the property. These include Commissions paid by the purchaser, legal fees, recording fees, and state transfer taxes on real estate;
- (D) The rehabilitation must meet the Secretary of Interior's Standards for Historic Rehabilitation. These standards insure that the property will retain its historic character;
- (E) Tax credits may be carried back to any of the three preceding years OR carried forward for the succeeding ten years, and;
- (F) Property owners must submit applications to the Missouri Department of Economic Development for review and transmittal to the State Historic Preservation Office. The State Historic Preservation Office will certify that the rehabilitation meets the Secretary of Interior's standards.

The most important of these points is (D)--a project must meet the Secretary of Interior's Standards for historic rehabilitation in order to receive the tax credit. Proposed work that does not appear to be consistent with the Standards will be identified and advice will be given to assist property owners, architects, or builders in bringing the project into conformance with the Standards. Therefore, it is important that owners submit information about the project prior to doing any work. Before they begin their restoration or rehabilitation projects, owners need to submit an application for preliminary approval. The application is available from The Missouri Department of Economic Development, Historic Tax Credit Program, PO Box 118, Jefferson City, MO 65102.

Central Business District Revitalization Block Grants

The Central Business District Revitalization Block Grants program is administered by the Missouri Department of Economic Development. The program provides matching funds for improvement of public facilities and infrastructure development in a designated downtown district. The grants require matching funds from private investors and local governments: currently \$1 in local government funds plus \$2 in private investment is required for every \$1 in block grant funds. Boonville and Sullivan are two representative Missouri communities which undertook major streetscape improvements in their downtowns through program funds.

The Missouri Main Street Program

The Missouri Main Street Program was created by the Legislature in 1989. The primary goal of the program is to help communities with a population of less than 50,000 re-establish their downtowns as centers of community activity while strengthening and expanding their economic base. The Missouri Main Street Program is administered through the Missouri Department of Economic Development (DED); technical assistance is provided by the Department of Natural Resources, Historic Preservation Program.

The foundation of the Main Street approach is preservation. The program emphasizes the use of Main Street's surviving assets. Among the criteria for selection as a Missouri Main Street Community is "...evidence of interest and commitment to downtown economic development and historic preservation by both the private and public sectors." The historic buildings give the downtown its unique character, and the program encourages their preservation and use while allowing for new development that is compatible with these remaining elements of the past.

The program is not a loan or grant program, but rather a training program which helps community leaders to better understand how they can use various tools, plus their own knowledge, to revitalize their downtowns. Missouri Main Street Communities have access to technical information and assistance provided through the Historic Preservation Program. Some of the kinds of assistance that the program provides are: reconnaissance visits by State and National Main Street Center staff to assess the community's needs; training for the Main Street Project Manager; consultants in the fields of architecture, business development, marketing and traffic management; assistance in the areas of building rehabilitation, facade improvements, signage and streetscapes; and the sharing of information among the Main Street communities.

Cape Girardeau is applying to become a Main Street community in 1999. If approved, Cape Girardeau will hire a Main Street Manager to assist in the economic development of the city's historic commercial areas along Main Street, Broadway, and Haarig. The Main Street Program is one of the most successful economic development programs in the country in recent decades, and holds great potential for Cape Girardeau's commercial areas.

Neighborhood Assistance Program (NAP)

Missouri was the second state in the nation to institute a Neighborhood Assistance Program. The Missouri program was established by the Legislature in 1977 with passage of the Neighborhood Assistance Act;

the Act became effective in 1978. The NAP program is administered by the Missouri Department of Economic Development.

The Neighborhood Assistance Program provides tax credits against the Missouri state income tax for businesses which sponsor or contribute to qualifying projects aimed at improving the quality of life for Missouri neighborhoods and communities. Tax credits generally equal one-half of the amount of the contribution (cash donation or in-kind contribution of goods or services); for projects in rural areas meeting certain criteria, the tax credits may be 70% of the contribution.

The state's role is to provide advice and the incentive for local business participation. The responsibility for development and financing the programs rests with the local community. Under the law, projects may be sponsored by either a business or an eligible not-for-profit organization. Qualifying projects must fall into one of six categories: community services; crime prevention; education; job training; physical revitalization; and economic development. The project must also address one of the current program priorities.

The kinds of historic preservation projects that may be granted tax credits under NAP generally relate to downtown revitalization, and NAP projects may be used by Missouri Main Street communities in carrying out their revitalization plans. Examples of the kinds of expenses that are eligible under NAP and are relevant to historic preservation in downtown revitalization include: funding a Main Street Project Manager position; obtaining consultant services, such as those of an architect; landscaping expenses such as flowers, planters, trees, benches; funding training sessions; producing promotional materials; and establishment of a revolving loan fund for property improvement such as facades, structural repairs, and interior building code improvements.

NAP donations may not be spent on: direct reimbursement to property owners for improvements to their own building; public infrastructure improvements such as streets or sewers; or hiring professional fundraisers.

In the "Physical Improvement" category, NAP may also be used to fund housing rehabilitation and neighborhood revitalization projects in low-income areas - which often include historic properties. NAP projects might include revolving loan funds for revitalization of blighted areas; housing rehabilitation; and community beautification/"clean-up" programs.

Historic Preservation Fund Survey and Planning Grants

Perhaps one of the most important sources of funding for historic preservation activities in Missouri are the survey and planning grants. These grants rely on federal funds that are allocated to the states which in turn distribute the funds to further the state's historic preservation planning program. The funds are made available under The National Historic Preservation Act of 1966.

In Missouri, Historic Preservation Fund (HPF) survey and planning grants are awarded and administered through the Historic Preservation Program of the Missouri Department of Natural Resources. Any individual, organization, or governmental entity may submit applications for HPF grants, but applicants must have a source of local funds and/or services sufficient to match the requested grant amount. Survey

projects may be awarded on a 70%/30% matching basis (that is, the applicant provides 30% of the cost and HPF provides 70%). All other projects are funded on a 50% matching basis. Ten percent of the HPF funds are reserved for projects by Certified Local Governments in Missouri. This would include Cape Girardeau which has been approved as a CLG by the state.

Private/Non-Profit Programs

Low Interest Building Improvement Loans

In many communities across the country, participating banks provide low interest loans for building improvements. This program is often referred to as "Facade Loans" since funds are generally intended to rehabilitate the exteriors of commercial buildings. Loans are generally available to any commercial building owner or renter in the city. Most programs stipulate review by a local Historic Preservation Commission or other review body.

Objectives of these programs are:

- (1) To improve the appearance downtown;
- (2) To attract new businesses to the city;
- (3) Encourage historic preservation;
- (4) To encourage good design;
- (5) To encourage comprehensive facade improvements that will remove the cover-up facades that obscure features of the original building;
- (6) To save buildings from further deterioration on the upper floors, which usually receive little attention.

The loan terms of these programs vary but are generally 2% to 5% below the prime rate, and loan amounts ranging from \$1,000 to \$25,000. Payback terms range from two to three years.

Cape Girardeau's historic commercial areas along Main Street, Broadway, and Haarig could benefit greatly from such a program. In many cases buildings in these areas have been inappropriately altered, especially on their storefronts. Through this program, property owners could rehabilitate their buildings in a cost effective manner and improve their overall appearance.

Revolving Funds

Another method used to preserve historic structures is a revolving fund. A revolving fund is a pool of monies used by a nonprofit organization or a governmental agency to buy and sell (or to lend to others to buy and sell) historic properties in order to preserve them. The properties may be rehabilitated with revolving fund monies. Proceeds from sales replenish the pool.

Revolving funds are an excellent preservation tool for any community simply because they can operate in a number of different ways and be tailored to fit the needs of the locality or an organization. A revolving fund, for example, can be used to purchase historic properties and resell them with protective covenants; acquire properties by gift and sell them after rehabilitation; or lend money to other preservation groups or to individuals for property purchase or rehabilitation.

Communities can use revolving funds to save endangered historic properties from destruction or deterioration. Revolving funds can also be used to obtain long-term protective covenants or preservation easements on historic properties that are in good condition or under rehabilitation.

There are several kinds of revolving funds and variations on how they operate. One of the most common methods is to purchase an historic property outright and resell it under protective covenants. Purchasing the property outright (in fee simple) is the surest way of preserving a property. Ownership gives the revolving fund control of the property and it eliminates any threat from an unsympathetic owner. The disadvantages of outright purchase are that it ties up the fund's capital and the fund will be responsible for taxes, insurance, and maintenance of the property.

If the owner is cooperative, an option to purchase may be preferable. An option gives the revolving fund an exclusive right to purchase the property during a specified period of time at an established price. This gives the fund an opportunity to seek a sympathetic purchaser for the property prior to the fund's acquisition of it. The fund can then resell the property immediately, thus freeing its resources for other pursuits and avoiding the responsibility of taxes, insurance, etc. An option to purchase also gives the fund time to raise money in advance to purchase the property.

The drawbacks to options are that during the agreement period, the property remains under the owner's control. An untrustworthy owner may alter the property, damage its integrity, or refuse to sell under the option, forcing the fund to go to court to uphold the contract. Also some owners may not be willing to consider granting an option. If this is the case, a revolving fund may use a contract to purchase. A contract to purchase obligates the fund to purchase the property, but provides some time prior to closing the transaction. Again, during this time the fund can search for a buyer and/or raise money.

Leasing is another important way a revolving fund can operate and save historic structures. The fund may be a lessee or lessor. As a lessee, a fund can gain control over a building temporarily until a more permanent solution can be achieved. If an owner will not sell a property, but also will not fix it up, a revolving fund may seek to enter into a lease with the owner to preserve the structure until its ownership changes. Additionally, a revolving fund may obtain a long-term lease on a governmental building. If the property is unused, the government may lease the building at a minimal rate on the condition that the revolving fund rehabilitate and maintain it. If the preservation organization does not need the leased space, it can sublet it to a third party.

As a lessor, a revolving fund leases, rather than sells, buildings that it owns to third parties. This arrangement may be desirable where a building is of such great significance that the organization seeks to retain ownership to guarantee its preservation, or where the building has been contributed by a donor who wishes to see its ownership retained by the organization. Or the revolving fund may choose to lease a building while the real estate market is weak and sell at a later date when prices are better.

Occasionally a revolving fund may need to move an historic structure. This is a last resort at saving a building, because it takes it out of its original setting, thus compromising its historical integrity and losing its National Register status. Relocation requires a significant commitment of time and funds. Usually the fund will have to purchase a lot, move the structure, and place it on a new foundation, each of which requires "up-front" money. Permits and special insurance must also be obtained.

Although relocating is a last resort, if a building must be moved, perhaps it can be used to infill a critical vacant lot in a historic district or to eliminate an unsightly obtrusion. The relocation of a significant landmark can provide tremendous publicity for the revolving fund and give it widespread recognition and credibility. The revolving fund should not pay the owner of a structure that requires moving, unless that is absolutely necessary to save the structure. The owner typically will profit more by donating the structure to the fund and taking a charitable deduction for the gift. The fund may even request that the owner contribute to the cost of demolition toward the move.

A fund may choose to sell a relocated building. If it can find a buyer before the move, the buyer can arrange to have it relocated. The revolving fund should have the structure deeded to it and then obtain a preservation easement on the new site prior to transferring ownership to the purchaser. Retaining control over the structure until the easement is obtained will protect the fund in case the buyer changes his mind about the project before it is completed.

Sometimes a revolving fund will undertake rehabilitation work on properties that it owns. This will add considerably to its financial and time commitment to the property. It will have to develop specifications, obtain multiple bids, and oversee the work. Rehabilitation may ward off buyers by making the property too expensive for the buyer who would have done the work and taken the tax credit himself. Or the buyer may have special needs that will require him to redo some of the work. Similarly, rehabilitation for one use might ruin a sale to a potential buyer who had another use in mind.

There will be times when the revolving fund will want to do at least partial rehabilitation of a property prior to resale. In some cases a property will need to be stabilized, in others cosmetic rehabilitation is required to make a property more marketable. Also having a deteriorating building or eyesore can be very damaging to a preservation organization's public relations. The organization can raise funds specifically for the rehabilitation of a property.

Some revolving funds make loans to individuals at reduced interest rates for the purchase or rehabilitation of historic properties. Usually these revolving funds have received public funds to provide the capital with which to make the loans. By using public funds, they have been subject to requirements that target areas be blighted and that loan recipients' income be limited. These programs have been very successful in stimulating reinvestment in older neighborhoods and commercial areas.

The establishment of a revolving fund for Cape Girardeau is highly recommended. One of the main problems within the city's older residential neighborhoods is the number of vacant or deteriorated historic properties. Demolition of historic properties has also been a major concern in recent years. A revolving fund established through a non-profit organization or other entity could target properties at risk and provide financing for their stabilization and preservation.

D. Public Awareness

Both the Historic Preservation Commission and Historical Association of Greater Cape Girardeau are active in the promotion of historic preservation in the community. The Commission is responsible for survey and identification efforts as well as serving as the main advocacy body in the city. The Historical Association is directly involved with preserving historic sites and coordinating homes tours to showcase the city's architectural resources. The importance of the Commission and the Historical Association is often overlooked and there are various public awareness efforts which should be continued or undertaken in the future.

1. Historic Property Brochures

Visitors to Cape Girardeau can receive a variety of well written and illustrated brochures detailing the city's historic sites. These brochures have been prepared by several agencies including the Convention and Visitors Bureau, the Missouri Division of Tourism, and the Downtown Merchants Association.

Notable brochures which are available include the "Historic Downtown Cape Girardeau & Points of Interest," "Welcome to Old Lorimier Cemetery," and "Downtown Cape Girardeau Historic Riverfront District." Two brochures are available on Civil War Sites; "The Civil War in the Southeast Missouri Region," and "Hearts of Blue and Gray."

The "Historic Downtown" brochure provides information on National Register properties and other notable sites which are in the downtown area and adjacent neighborhoods. The brochure is well illustrated and has a map which is easy to follow. The "Downtown Cape Girardeau" brochure contains a map of the downtown area and Broadway, and lists businesses and services which are available. The "Old Lorimier Cemetery" brochure details the history of the city's oldest cemetery, graves of notable citizens, and information of cemetery monuments and statuary. Interest in Civil War sites prompted the publication of the brochures on sites in Southeast Missouri. These brochures include information on Fort D, the Common Pleas Courthouse, and other buildings and sites associated with Confederate and Union occupation during the war.

Cape Girardeau does an excellent job of providing brochures and information on its historic resources for its visitors. As additional properties are listed on the National Register these fine efforts should continue.

2. Sponsorship of Historic Markers

Historic plaques and markers identify buildings which are of historic significance to the community. Typical markers may be metal or wood signs in front yards, or attached to the face of buildings. Plaques and markers help to generate local recognition and pride. The Historical Landmarks in Cape Girardeau designated by the Historic Preservation Commission have been recognized in this fashion, and this program is recommended to continue in the future. Additional funding for historic markers will be needed as historic districts and other properties are listed on the National Register.

3. Preservation Workshops and Lectures

Historic resources in a community are often taken for granted by local residents. It is often helpful to have workshops, seminars, or lectures by resident or outside experts to outline a community's historic resources. There are a number of historic preservation professionals in the region who could be asked to present programs on historic architecture or historic rehabilitation. The Historic Preservation Program at SEMO has faculty and staff with expertise in many of these areas. The Historic Preservation Commission and Historical Association are encouraged to sponsor such workshops and lectures over the next few years.

4. Educational Programs in Schools

History classes in elementary schools and high schools generally pay little attention to local history and historic buildings. In addition to existing programs, a slide show should also be made available to students in the town's elementary and high schools. The Historical Association and/or Historic Preservation Commission should consider providing guided tours of the city's historic commercial and residential areas from time to time. Both organizations should also encourage history teachers to sponsor local history projects such as research on buildings, families, and neighborhoods.

5. Awards Programs

Giving and receiving awards is a good way to show appreciation for individuals or companies which have contributed to historic preservation efforts. Awards may be for building rehabilitation, volunteer services, continual building maintenance, and preservation leadership. The Historical Association and/or Historic Preservation Commission should examine how property owners and town leaders are recognized for promoting and encouraging historic preservation and if present efforts are adequate. The creation of an annual awards program is recommended to be initiated in coming years.

6. Homes Tours

Annual house tours are popular to highlight historic buildings and historic neighborhoods. Usually property owners of five to ten houses will agree to allow the public to tour their homes over a one or two day period. Homes tours are effective means to increase public awareness of a community's historic resources. The Historical Association presently holds a homes tour in the Spring. As interest in historic properties increases, additional homes tours in specific neighborhoods or at a different time of year should be considered.

E. Other Incentives for Historic Preservation

1. Encourage Bed and Breakfast Accommodations

As of January of 1999, there were six bed and breakfast establishments within the city's historic neighborhoods. The use of historic residences for bed and breakfast lodgings has increased dramatically in the past two decades throughout the country. Those in Cape Girardeau are located in a variety of older dwellings and provide attractive accommodations. The majority of the city's motels and hotels are located

near the interstate, and bed and breakfast establishments provide an alternative lodging experience. The Convention and Visitors Bureau provides several brochures which detail bed and breakfast lodging opportunities in the city. The conversion of older dwellings for bed and breakfast establishments is generally compatible with neighborhood revitalization, and should be supported by the city when such conversions are requested.

2. Keep and Support the Arts in Historic Areas

An important component for community revitalization is increasing and supporting the arts such as museums, theaters, and galleries. The creation of arts centers or districts can assist in the rehabilitation of historic buildings and stimulate tourism. Existing museums include the River Heritage Museum and the Glenn House. The River Heritage Museum is located in the city's Fire Hall No. 1 on Independence Street. This museum contains displays on Cape Girardeau history, the Mississippi River, and police and fire fighting memorabilia. The Glenn House at 325 S. Spanish Street is a well maintained historic house museum which contains notable furnishings, period artwork, and other displays from the turn of the century.

In the downtown area, the Arts Center on Independence Street provides gallery space for local artists and other commercial galleries are also located on Main Street. The arts are showcased each year at the "Riverfest" festival held in June. This festival is held in the downtown area and features live entertainment, art displays, and craft sales.

VII. ACTION PLAN AND IMPLEMENTATION



A number of recommendations are contained within the Historic Preservation Plan and the major points are summarized as follows:

IDENTIFICATION AND RECOGNITION

Complete a Multiple Property Nomination for Cape Girardeau

Only nine properties are presently listed on the National Register in Cape Girardeau. The reconnaissance level survey of the community in 1998 identified numerous historic districts and individual properties which appear to meet National Register criteria. Listing on the National Register provides federal and state tax incentives for rehabilitation, and can contribute to revitalization efforts in the city. A multiple property nomination to the National Register should be completed within the next three years. Of particular importance is the completion of a National Register nomination for the city's Early German Buildings. These properties have been identified as being some of the most significant and threatened in Cape Girardeau. **The nomination for the Early German Buildings is one of the highest preservation priorities in the community and should be completed within the next one to two years.**

Continue Intensive Surveys of Historic Properties

Previous survey efforts have compiled data on numerous blocks within the city. Surveys completed by students at SEMO University in the 1990s provide data which can be utilized in future National Register nominations and research projects. Additional intensive level surveys should be completed over the next five to seven years which target specific areas and neighborhoods. Of particular importance will be the re-survey of the downtown and Broadway area, and adjacent residential areas along Spanish, Lorimier, Independence, and Themis Streets. These areas were surveyed in 1984 and this information is now out of date. Intensive level surveys in these areas should be completed prior to the preparation of National Register Historic Districts. The Historic Preservation Program at SEMO should be invited to continue their participation in these surveys. Future surveys should follow the recommendations outlined in Chapter Six of this document.

Research and Record the City's African American Heritage

Little information and documentation exists concerning the city's African American history and built environment. During the 19th and early 20th century, between 5% and 8% of the city's population were African Americans. Traditional African American neighborhoods such as "Smeltonville" and "Marble City Heights" have been largely razed for flood control and housing projects. Historical information is now largely within the memories of long-time residents and this history should be recorded and preserved to fully understand this aspect of Cape Girardeau. The completion of this study should occur within the next five years. The Historic Preservation

Program at SEMO University is encouraged to play a major role in the completion of this study.

Prepare and Implement an Archaeological Resources Plan

Within the city limits of Cape Girardeau are at least forty known historic and pre-historic archaeological sites. This large number suggests that numerous other sites may exist within the city. The only major archaeological study within the city was completed in 1977 and is now out of date. A comprehensive archaeological survey and planning study should be completed within the next five years to identify known and potential sites, and recommend methods for their protection and mitigation.

PROTECTION OF HISTORIC RESOURCES

Create a Non-Profit Historic Preservation Organization and Revolving Fund

One of the primary threats to historic resources in the city is demolition and neglect. Dozens of historically significant abandoned properties were identified in the 1998 reconnaissance level survey. Without some type of acquisition and stabilization program, there are few alternatives for these buildings except demolition. There is a clear need for the formation of a non-profit preservation organization that can work with property owners to purchase and preserve endangered properties. Such an organization should create a revolving fund to buy and sell threatened properties. Seed money for such a fund may be available through foundations, local corporate programs, SEMO University, and the state's Neighborhood Assistance Program (NAP). The non-profit group would also be another advocacy organization for historic preservation efforts and downtown revitalization in the city.

Adopt Conservation Zoning Within the Zoning Ordinance

Conservation Zoning is a type of zoning which has been adopted by many communities within the past ten years. This zoning is aimed at protecting neighborhoods or commercial areas where support for historic district zoning may be lacking. While historic district zoning requires comprehensive review of actions affecting historic properties, Conservation Zoning only requires review of additions to historic properties, new construction, and demolition (see Appendix C for a recommended Conservation Zoning provision). This type of zoning helps to insure that new construction within an historic area will be compatible and that demolition will be carefully reviewed. This type of zoning overlay would be especially useful in both Cape Girardeau's historic residential and commercial areas. In the residential areas there are continued threats to historic resources through demolition and inappropriate additions on the fronts of buildings. Many blocks also possess vacant lots and Conservation Zoning would ensure that new buildings would be compatible with adjacent historic properties. Conservation zoning would also help guide new construction within the city's historic commercial areas of Main Street, Broadway, and Haarg. Conservation Zoning should be adopted by the city within the next year, and the Historic Preservation Commission should work with property owners to adopt Conservation Zoning for recommended areas.

Prepare and Adopt Comprehensive Design Review Guidelines

Over a dozen properties have been listed as Historical Landmarks in the city, and it is anticipated that other properties and areas will be listed as Landmarks, or historic or conservation districts in the future. The design review standards used by the Historic Preservation Commission for rehabilitation of these properties are presently the Secretary of the Interior's Standards. These standards, while useful, often do not contain sufficient information to be readily understood and interpreted by property owners. The lack of comprehensive design guidelines available to both the Historic Preservation Commission and property owners creates uncertainty in defining appropriate changes and alterations. The creation of a design guideline manual would provide accessible information concerning appropriate rehabilitation and new construction. The completion of an illustrated design guideline manual for residential and commercial properties is recommended to be accomplished within the next three years.

Become a Main Street Community

Cape Girardeau has three distinct historic commercial areas - Main Street, Broadway, and Haairig. These three areas contain over one hundred buildings constructed in the 19th and early 20th centuries. These historic areas continue to be important centers for commerce in the city, but many of the buildings have been inappropriately altered or are underutilized. In 1999, the city is making application to become a Missouri Main Street community. If successful, a Main Street Manager would be hired to assist in the economic development and preservation of these areas. The Main Street program has been highly successful in other communities and this approach is recommended for Cape Girardeau.

CONCLUSION

Cape Girardeau possesses a wide variety of architectural and historical resources from the 19th and early 20th centuries. This heritage remains vibrant in many areas of the city, and there is increased attention on downtown revitalization and community development. Civic and business leaders are pursuing a new arts center, participation in the Main Street Program, and encouragement of historic building rehabilitation. In the neighborhoods, halting demolition and neglect has emerged as a priority. Through the efforts of its citizens, Cape Girardeau is making a renewed commitment to improving the quality of life in its historic areas.

APPENDIX A - SOURCES OF ASSISTANCE

Historic Preservation Program
State Department of Natural resources
100 Jefferson St.
P.O. Box 176
Jefferson City, MO
65102
(573) 751-7858

Missouri Alliance for Historic Preservation
P.O. Box 895
Jefferson City, MO
65102

National Trust for Historic Preservation
Midwest Regional Office
53 West Jackson Boulevard
Suite 1135
Chicago, IL
(312) 939-5651

National Alliance of Preservation Commissions
c/o Pratt Cassity
P.O. Box 1605
Athens, GA
30603
(706) 542-4731

APPENDIX B - PREVIOUS SURVEY EFFORTS IN CAPE GIRARDEAU

**Cape Girardeau
Historic Resource Survey
Guide**

Compiled By
Heather M. Confer

Historic Preservation Program
Department of History
Southeast Missouri State University
May 1997

To Use this Document:

Addresses are listed alphabetically by street name and then numerically. Find the street name and address then find the survey code letter. Consult the survey code list to find the location of the survey that contains the address and where that survey is located.

Survey Codes

- A:** 1985 Southeast Missouri State University Survey
Available: City Hall
See Map Sheet(s): 41,47
- B:** 1991 Southeast Missouri State University Survey, unbound
Available: City Hall
See Map Sheet(s): 47
- C:** 1993 Southeast Missouri State University Survey
Available: City Hall, University Archives
See Map Sheet(s): 41
- D:** 1995 Block Grant Survey
Available: City Hall
See Map Sheet(s): 47,51
- E:** 1995 Southeast Missouri State University Survey, Montana Forms
Available: Historic Preservation Program
See Map Sheet(s): 41
- F:** 1996 Southeast Missouri State University Survey
Available: City Hall, University Archives,
Historic Preservation Program
See Map Sheet(s): 40, 41
- G:** Other surveys
Available: University Archives
See Map Sheet(s): 41

Map Sheet numbers refer to City of Cape Girardeau Planning Services Maps

Street Addresses Survey Code

Bellevue

155 Bellevue A
205 Bellevue A
207 Bellevue A
211 Bellevue A
233 Bellevue A
404 Bellevue C
408 Bellevue C
415 Bellevue C
419 Bellevue C
422 Bellevue C
422 Bellevue rear C
426 Bellevue C
504 Bellevue C
508 Bellevue C
521 Bellevue C
605 Bellevue C
609 Bellevue C
615 Bellevue C
618 Bellevue C
622 Bellevue C
625 Bellevue C
626 Bellevue C
628 Bellevue C
630 Bellevue C
632 Bellevue C

S. Benton

901 S. Benton D
905 S. Benton D
906 S. Benton D
908 S. Benton D
911 S. Benton D
912 S. Benton D
930 S. Benton D
934 S. Benton D

Bessie

1401 Bessie F
1402 Bessie F
1403 Bessie F

1405 Bessie F
1406 Bessie F
1408 Bessie F
1420 Bessie F
1425 Bessie F
1428 Bessie F
1429 Bessie F
1432 Bessie F
1433 Bessie F
1435 Bessie F
1439 Bessie F
1443 Bessie F

Broadway

100 Broadway A
105 Broadway A
107 Broadway A
109 Broadway A
111 Broadway A
113 Broadway A
115 Broadway A
120 Broadway A
121 Broadway A
200 Broadway A
201 Broadway A
203 Broadway A
207 Broadway A
211 Broadway A
213 Broadway A
232 Broadway A
234 Broadway A
235 Broadway A
307 Broadway C
325 Broadway C
338 Broadway A
339 Broadway C
400 Broadway C
405 Broadway C
409 Broadway C
411 Broadway C

417 Broadway C
 419 Broadway C
 421 Broadway C
 423 Broadway C
 425 Broadway C
 426 Broadway C
 427 Broadway C
 429 Broadway C
 430 Broadway C
 431 Broadway C
 433 Broadway C
 437 Broadway C
 501 Broadway C
 502 Broadway C
 503 Broadway C
 509 Broadway C
 510 Broadway C
 512 Broadway C
 515 Broadway C
 516 Broadway C
 517 Broadway C
 519 Broadway C
 520 Broadway C
 528 Broadway C
 529 Broadway C
 535 Broadway C
 536 Broadway C
 600 Broadway C
 605 Broadway C
 609 Broadway C
 611 Broadway C
 612 Broadway C
 615 Broadway C
 616 Broadway C
 621 Broadway C
 622 Broadway C
 625 Broadway C
 626 Broadway C
 629 Broadway C
 632 Broadway C
 633 Broadway C
 627 Broadway C
 1453 Broadway F

N. Ellis

344 N. Ellis G

S. Ellis

700 S. Ellis D
 702 S. Ellis D
 704 S. Ellis D
 706 S. Ellis D
 708 S. Ellis D
 710 S. Ellis D
 712 S. Ellis D
 714 S. Ellis D
 716 S. Ellis D
 728 S. Ellis D
 730 S. Ellis D
 732 S. Ellis D
 800 S. Ellis D
 804 S. Ellis D
 808 S. Ellis D
 814 S. Ellis D
 836 S. Ellis D
 838 S. Ellis D
 840 S. Ellis D
 900 S. Ellis D
 901 S. Ellis D
 904 S. Ellis D
 905 S. Ellis D
 906 S. Ellis D
 907 S. Ellis D
 908 S. Ellis D
 914 S. Ellis D
 916 S. Ellis D
 918 S. Ellis D
 919 S. Ellis D
 921 S. Ellis D
 923 S. Ellis D
 925 S. Ellis D
 927 S. Ellis D
 928 S. Ellis D

Elm

418 Elm D
 500 Elm D

502 Elm D
 506 Elm rear D
 616 Elm D
 715 Elm D
 811 Elm D
 827 Elm D
 917 Elm D
 921 Elm D
 931 Elm D
 1013 Elm D
 1013 Elm rear D

N. Frederick

15 N. Frederick C
 16 N. Frederick C
 18 N. Frederick C
 20 N. Frederick C
 33 N. Frederick C
 43 N. Frederick C
 100 N. Frederick C
 101 N. Frederick C
 107 N. Frederick C
 113 N. Frederick C
 117 N. Frederick C
 210 N. Frederick C
 219 N. Frederick C
 220 N. Frederick C
 229 N. Frederick C
 305 N. Frederick E
 307 N. Frederick E
 309 N. Frederick E
 315 N. Frederick E
 319 N. Frederick E
 320 N. Frederick E
 327 N. Frederick E
 333 N. Frederick E
 334 N. Frederick E
 340 N. Frederick E
 344 N. Frederick E
 413 N. Frederick E
 417 N. Frederick E
 421 N. Frederick E
 427 N. Frederick E

429 N. Frederick E
 435 N. Frederick E
 443 N. Frederick E
 449 N. Frederick E
 451 N. Frederick E

S. Frederick

200 S. Frederick B
 210 S. Frederick B
 212 S. Frederick B
 218 S. Frederick B
 240 S. Frederick B
 312 S. Frederick B
 318 S. Frederick B
 340 S. Frederick B

N. Fountain

2 N. Fountain C,E
 5 N. Fountain C
 9 N. Fountain C
 13 N. Fountain C
 14 N. Fountain C,E
 16 N. Fountain C,E
 19 N. Fountain C
 25 N. Fountain C
 29 N. Fountain C
 31 N. Fountain C
 221 N. Fountain C
 237 N. Fountain C
 241 N. Fountain C
 243 N. Fountain E
 313 N. Fountain E
 323 N. Fountain E
 329 N. Fountain E
 333 N. Fountain E
 513 N. Fountain E
 523 N. Fountain E
 527 N. Fountain E
 531 N. Fountain E

Fort

901 Fort D
 915 Fort D

955 Fort D

Gibboney

737 Gibboney rear D

739 Gibboney rear D

741 Gibboney D

741 Gibboney rear D

Good Hope

402 Good Hope B

414 Good Hope B

420 Good Hope B

422 Good Hope B

426 Good Hope B

505 Good Hope B

519 Good Hope B

522 Good Hope B

526 Good Hope B

530 Good Hope B

601 Good Hope B

605 Good Hope B

614 Good Hope B

615 Good Hope B

619 Good Hope B

620 Good Hope B

621 Good Hope B

623 Good Hope B

624 Good Hope B

625 Good Hope B

626 Good Hope B

627 Good Hope B

629 Good Hope B

630 Good Hope B

631 Good Hope B

632 Good Hope B

633 Good Hope B

635 Good Hope B

636 Good Hope B

701 Good Hope B

N. Henderson

804 N. Henderson G

Independence

109 Independence A

111 Independence A

113 Independence A

115 Independence A

155A Independence A

117 Independence A

119 Independence A

202 Independence A

204 Independence A

206 Independence A

208 Independence A

210 Independence A

220 Independence A

221 Independence A

223 Independence A

224 Independence A

225 Independence A

232 Independence A

233 Independence A

306 Independence E

313 Independence A

316 Independence E

414 Independence C

418 Independence C

422 Independence C Surveyed as 430

514 Independence C

538 Independence C

610 Independence C

712 Independence C (listed as Themis)

1404 Independence F

1420 Independence F

1428 Independence F

1430 Independence F

1438 Independence F

1444 Independence F

Locust

514 Locust D

516 Locust D

608 Locust D

612 Locust D

614 Locust D

616 Locust	D	133 S. Lorimier	A
716 Locust	D	134 S. Lorimier	A
1006 Locust	D	136 S. Lorimier	A
1010 Locust	D	142 S. Lorimier	A
1012 Locust	D	143 S. Lorimier	A
		146 S. Lorimier	A
		148 S. Lorimier	A
		150 S. Lorimier	A
		340 S. Lorimier	G
<u>N. Lorimier</u>		<u>N. Louisiana</u>	
22 N. Lorimier	A	210 N. Louisiana	F
29 N. Lorimier	A,E	214 N. Louisiana	F
31 N. Lorimier	A	310 N. Louisiana	F
44 N. Lorimier	A	330 N. Louisiana	F
214 N. Lorimier	A	332 N. Louisiana	F
220 N. Lorimier	A	404 N. Louisiana	F
224 N. Lorimier	A	406 N. Louisiana	F
229 N. Lorimier	A	408 N. Louisiana	F
234 N. Lorimier	A	410 N. Louisiana	F
235 N. Lorimier	A		
269 N. Lorimier	A		
<u>S. Lorimier</u>		<u>Luce</u>	
5 S. Lorimier	A	1403 Luce	F
9 S. Lorimier	A	1405 Luce	F
10 S. Lorimier	A	1416 Luce	F
11 S. Lorimier	A	1417 Luce	F
14 S. Lorimier	A	1423 Luce	F
15 S. Lorimier	A	1428 Luce	F
17 S. Lorimier	A	1431 Luce	F
19 S. Lorimier	A	1432 Luce	F
24 S. Lorimier	A	1435 Luce	F
25 S. Lorimier	A	1436 Luce	F
26 S. Lorimier	A	1437 Luce	F
31 S. Lorimier	A	1438 Luce	F
43 S. Lorimier	A	1439 Luce	F
101 S. Lorimier	A	1440 Luce	F
107 S. Lorimier	A	1441 Luce	F
121 S. Lorimier	A	1451 Luce	F
123 S. Lorimier	A	1453 Luce	F
124 S. Lorimier	A	1454 Luce	F
125 S. Lorimier	A		
127 S. Lorimier	A		
129 S. Lorimier	A		
129 S. Lorimier rear	A		
130 S. Lorimier	A	<u>N. Main</u>	
		1 N. Main	A

4 N. Main	A	220 N. Main	A
5 N. Main	A	230 N. Main	A
15 N. Main	A	231 N. Main	A
17 N. Main	A	700 N. Main	A
18 N. Main	A		
19 N. Main	A	<u>S. Main</u>	
21A N. Main	A	1 S. Main	A
26 N. Main	A	2 S. Main	A
27 N. Main	A	7 S. Main	A
29 N. Main	A	43 S. Main	A
31 N. Main	A	107 S. Main	A
33 N. Main	A	111 S. Main	A
35 N. Main	A	126 S. Main	A
36 N. Main	A		
38 N. Main	A	<u>Maple</u>	
40 N. Main	A	500? Maple	D
42 N. Main	A	601 Maple	D
45 N. Main	A	605 Maple	D
46 N. Main	A	607 Maple	D
101 N. Main	A	609 Maple	D
102 N. Main	A		
107 N. Main	A	<u>N. Marie</u>	
108 N. Main	A	410 N. Marie	E
109 N. Main	A	417 N. Marie	E
110 N. Main	A	418 N. Marie	E
111 N. Main	A	420 N. Marie	E
112 N. Main	A	424 N. Marie	E
113 N. Main	A	430 N. Marie	E
114 N. Main	A	433 N. Marie	E
115 N. Main	A	439 N. Marie	E
116 N. Main	A	441 N. Marie	E
117 N. Main	A	442 N. Marie	E
118 N. Main	A	443 N. Marie	E
120 N. Main	A	444 N. Marie	E
122 N. Main	A	445 N. Marie	E
123 N. Main	A	448 N. Marie	E
124 N. Main	A	456 N. Marie	E
125 N. Main	A		
126 N. Main	A	<u>Merriweather</u>	
127 N. Main	A	110 Merriweather	A
130 N. Main	A	220 Merriweather	A
137 N. Main	A	221 Merriweather	A
212 N. Main	A	224 Merriweather	A

228 Merriweather A
 235 Merriweather A
 315 Merriweather A
 316 Merriweather A
 317 Merriweather A
 318 Merriweather A
 322 Merriweather A
 322r Merriweather A
 325 Merriweather A

N. Middle

10 N. Middle C
 12 N. Middle C
 16 N. Middle C
 21 N. Middle C
 118 N. Middle C
 215 N. Middle C
 219 N. Middle C
 222 N. Middle C
 227 N. Middle C
 234 N. Middle C
 239 N. Middle C
 260 N. Middle C
 302 N. Middle E
 304 N. Middle E
 306 N. Middle E
 308 N. Middle E
 314 N. Middle E
 318 N. Middle E
 319 N. Middle E
 325 N. Middle E
 326 N. Middle E
 326 N. Middle rear E
 329 N. Middle E
 330 N. Middle E
 332 N. Middle E
 333 N. Middle E
 336 N. Middle E
 337 N. Middle E
 338 N. Middle E
 510 N. Middle E
 512 N. Middle E
 516 N. Middle E

548 N. Middle E
 550 N. Middle E

S. Middle

200? S. Middle rear B
 202 S. Middle B
 203 S. Middle B
 205 S. Middle B
 208 S. Middle B
 213 S. Middle B
 216 S. Middle B
 219 S. Middle B
 225 S. Middle B
 229 S. Middle B
 311 S. Middle B
 315 S. Middle B
 317 S. Middle B
 319 S. Middle B
 321 S. Middle B
 323 S. Middle B

N. Mill

419 Mill E
 421 Mill E

Morgan Oak

500? Morgan Oak B
 520 Morgan Oak B
 602 Morgan Oak B
 608 Morgan Oak B
 612 Morgan Oak B
 710A Morgan Oak B
 710B Morgan Oak B
 710C Morgan Oak B

North

409 North E
 419 North E
 421 North E
 515 North E
 517 North E
 519 North E
 600 North E

601 North	E
607 North	E
611 North	E
612 North	E
617 North	E
618 North	E
621 North	E
629 North	E
630 North	E
631 North	E
702 North	G
715 North	G
740 North	G
825 North	G
831 North	G

S. Pacific

901 S. Pacific	D
903 S. Pacific	D
906 S. Pacific	D
911 S. Pacific	D
914 S. Pacific	D
915 S. Pacific	D
917 S. Pacific	D
918 S. Pacific	D
919 S. Pacific	D
921 S. Pacific	D
926 S. Pacific	D
939 S. Pacific	D
940 S. Pacific	D

S. Ranney

715 S. Ranney	D
718 S. Ranney	D
719 S. Ranney	D
723 S. Ranney	D
725 S. Ranney	D
805 S. Ranney	D
805 S. Ranney rear	D
807 S. Ranney	D
811 S. Ranney	D
831 S. Ranney	D
901 S. Ranney	D

903 S. Ranney	D
906 S. Ranney	D
907 S. Ranney	D
909 S. Ranney	D
910 S. Ranney	D
911 S. Ranney	D
913 S. Ranney	D
915 S. Ranney	D

N. Spanish

1 N. Spanish	A
3 N. Spanish	A
5 N. Spanish	A
14 N. Spanish	A
16 N. Spanish	A
18 N. Spanish	A
19 N. Spanish	A
20 N. Spanish	A
26 N. Spanish	A
34 N. Spanish	A
36 N. Spanish	A
38 N. Spanish	A
40 N. Spanish	A
42 N. Spanish	A
201 N. Spanish	A
220 N. Spanish	A

S. Spanish

1 S. Spanish	A
7 S. Spanish	A
9 S. Spanish	A
11 S. Spanish	A
20 S. Spanish	A
28 S. Spanish	A
30 S. Spanish	A
36 S. Spanish	A
38 S. Spanish	A
39 S. Spanish	A
41 S. Spanish	A
42 S. Spanish	A
45 S. Spanish	A
105 S. Spanish	A
110 S. Spanish	A

112 S. Spanish A
 117 S. Spanish A
 119 S. Spanish A
 120 S. Spanish A
 122 S. Spanish A
 124 S. Spanish A
 125 S. Spanish A
 135 S. Spanish A
 137 S. Spanish A
 139 S. Spanish A
 143 S. Spanish A
 151 S. Spanish A

N. Sprigg

6 N. Sprigg C
 13 N. Sprigg C
 14 N. Sprigg C
 18 N. Sprigg C
 22 N. Sprigg C
 24 N. Sprigg C
 40 N. Sprigg C
 41 N. Sprigg C
 104 N. Sprigg C
 118 N. Sprigg C
 120 N. Sprigg C
 210 N. Sprigg C
 212 N. Sprigg C
 226 N. Sprigg C
 230 N. Sprigg C
 234 N. Sprigg C
 316 N. Sprigg E
 318 N. Sprigg E
 320 N. Sprigg E
 334 N. Sprigg E
 325 N. Sprigg G
 336 N. Sprigg E

S. Sprigg

201 S. Sprigg B
 205 S. Sprigg B
 207 S. Sprigg B
 209 S. Sprigg B
 210 S. Sprigg B

215 S. Sprigg B
 217 S. Sprigg B
 221 S. Sprigg B
 234 S. Sprigg B
 236 S. Sprigg B
 241 S. Sprigg B
 312 S. Sprigg B
 314-318 S. Sprigg B
 320 S. Sprigg B
 322 S. Sprigg B
 322 S. Sprigg rear B
 325 S. Sprigg B
 326 S. Sprigg B
 328 S. Sprigg B
 329 S. Sprigg B
 340 S. Sprigg B
 341 S. Sprigg B
 703 S. Sprigg D
 704 S. Sprigg D
 706 S. Sprigg D
 707 S. Sprigg D
 713 S. Sprigg D
 714 S. Sprigg D
 715 S. Sprigg D
 720 S. Sprigg D
 721 S. Sprigg D
 722 S. Sprigg D
 723 S. Sprigg D
 724 S. Sprigg D
 731 S. Sprigg D
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902 S. Sprigg	D	609 Themis	C
903 S. Sprigg	D	611 Themis	C
905 S. Sprigg	D	621 Themis	C
906 S. Sprigg	D	630 Themis	C
907 S. Sprigg	D	631 Themis	C
908 S. Sprigg	D	633 Themis	C
910 S. Sprigg	D	1411 Themis	F
911 S. Sprigg	D	1415 Themis	F
912 S. Sprigg	D	1416 Themis	F
914 S. Sprigg	D	1417 Themis	F
915 S. Sprigg	D	1419 Themis	F
917 S. Sprigg	D	1420 Themis	F
919 S. Sprigg	D	1426 Themis	F
<u>Themis</u>		1428 Themis	F
112 Themis	A	1432 Themis	F
115 Themis	A	1442 Themis	F
116 Themis	A	1443 Themis	F
117 Themis	A	1445 Themis	F
118 Themis	A	1447 Themis	F
119 Themis	A	1448 Themis	F
Court of Common Pleas	A	1449 Themis	F
301 Themis	C,E	1451 Themis	F
303 Themis	C,E	1453 Themis	F
313 Themis	C,E	1454 Themis	F
323 Themis	C,E		
401 Themis	C	<u>Walnut</u>	
409 Themis	C	603 Walnut	D
410 Themis	C	720 Walnut	D
411 Themis	C		
418 Themis	C		
423 Themis	C	<u>Washington</u>	
428 Themis	C	406 Washington	E
429 Themis	C	410 Washington	E
433 Themis	C	414 Washington	E
501 Themis	C	416 Washington	E
511 Themis	C	430 Washington	E
513 Themis	C	440 Washington	E
515 Themis	C	444 Washington	E
521 Themis	C		
525 Themis	C	<u>N. Water</u>	
535 Themis	C	15 N. Water	A

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APPENDIX C - CONSERVATION ZONING PROVISION

The adoption of a Conservation Zoning provision within the city's Zoning Ordinance is recommended. The following language is from the Metropolitan Nashville Zoning ordinance and should be used as a model for Cape Girardeau's ordinance.

"Neighborhood Conservation (NC) District: The boundaries shall be shown on the zoning map or on special overlays thereto that are made a part of this zoning code and noted by name on such maps, in which no structure shall be constructed, relocated, demolished in part or whole, increased in habitable area, or changed in height unless the action complies with the requirements set forth in this title."

APPENDIX D - MAJOR BIBLIOGRAPHICAL SOURCES

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