

# Broadway Commercial District Survey

West End Boulevard to Water Street

Cape Girardeau, Missouri

Conducted by  
Students of the Historic Preservation Program  
Southeast Missouri State University

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HP 588: Legal and Economic Principles of Historic Preservation  
Dr. Steven J. Hoffman

# **Broadway Commercial District Survey**

## **West End Boulevard to Water Street**

Students in the Legal and Economic Principles of Historic Preservation class (HP 588), under the guidance of Dr. Steven Hoffman, conducted an architectural survey of commercial buildings in the Broadway Historic Commercial District in Cape Girardeau, Missouri.. The main purpose of this survey was to construct an inventory of the commercial buildings along Broadway for the Historic Preservation Commission of Cape Girardeau.

The area surveyed extends along Broadway from Water Street on the east to West End Boulevard on the west.

The Broadway Commercial district represents the multitude of businesses built in Cape Girardeau during the late nineteenth and up to the early twentieth centuries. This district contains various examples of historic commercial and residential architecture. One and two part commercial buildings predominate, although there are several distinctive National Register properties in the district including the Southeast Missourian Building (listed 06-01-2005), the Marquette Hotel (listed 04-11-2002) and the H&H Building (listed 07-17-2003), as well as several notable examples of Modern style architecture. In addition to commercial buildings there are also several residential styles represented, including German Vernacular, Italianate, Greek Revival, Craftsman Bungalow and American Four Square. Despite the commercial growth of Cape Girardeau, and the alterations that have accompanied it, much of the Broadway corridor retains its late 19th and 20th century sense of time and place.

## **Methodology**

At the request of the Cape Girardeau Historic Preservation Commission, in the Spring of 2006, students in HP 588: Legal and Economic Principles of Historic Preservation extended their Historic Resource Survey to include the Broadway Historic Commercial District in Cape Girardeau. The Commission asked the class to survey the area bounded by West End Blvd on the West and, Water Street on the East. Archival research and reconnaissance survey was utilized to survey, photograph, and inventory the buildings in this entire area. Due to the limited time available, only a reconnaissance level survey could be conducted by this class, which will assist the city in future Preservation Planning.

Students worked in teams of two each, with each team assigned ten to twenty buildings. Flyers were posted to inform business as well as homeowners of the survey. The students documented their assigned buildings which, included taking photographs, researching the history of the building with the use of property tax records, and filling out State of Missouri Historic Resource Survey forms based on observations of the building from the street.

This information was compiled, photocopied, and bound. One copy was presented to the Historic Preservation Commission of Cape Girardeau, one copy deposited in the Regional Archives of Southeast Missouri State University, and one copy retained by the Historic Preservation Program, Department of History, Southeast Missouri State University. Upon completion of the survey of the entire district, the original forms and photographs will be forwarded to the State Office of Historic Preservation, Department of Natural Resources in Jefferson City, MO.

## **Acknowledgments**

The staff of University Printing and Duplicating for all their help in developing all the photographs included in this survey, and well as duplicating and binding the final report.

Cape Girardeau County Employees: For helping with the Property Tax Records of the many buildings included in this survey.

District Home and Business owners: For their cooperation and assistance.

Employees of Cape Girardeau City Hall, especially Ms. Brenda Schloss, for providing assistance and maps of the survey area.

Cape Girardeau Historic Preservation Commission: For providing assistance and support for continuing survey work in Cape Girardeau.

CAPAHUA DR.

LEGION DR.

ROCKWOOD DR.  
NORMAL

CHENEY DR.  
ACADEMIC CIRCLE DR.

ALTA WISSTAD DR.  
KERRACE DR.  
AVE.

FREDERIK  
WASHINGTON  
MIDDLE

PEARL  
MILL  
AVE.

LORMIER ST.  
ST.

HENDERSON

DEARMONT CT.  
COLLEGE HILL PL.  
HOYCK  
BELLEVUE ST.

WATKINS DR.  
NORTH

MARIE ST.  
ST.

ST. FOUNTAIN

PARK  
SPANISH DR.  
MAIN

HARMONY  
AVE.  
AVE.

ST.  
ST.

BELLE VUE  
ST.

ST.

ST.

W. LORMIER ST.  
ST.

WEST END  
PARK  
HENDERSON

HANOVER  
BENTON ST.  
PACIFIC

BROADWAY  
THEMIS

ST.

ST.

ST.

MERRIWETHER

ST.

INDEPENDENCE  
ELLIS  
SPRIGG

FREDERICK

MIDDLE  
FOUNTAIN

LORMIER  
SPANISH ST.

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MERRIWETHER

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ST.  
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WATER

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HILL



CAPAHUA DR.

LEGION DR.

CHENEY DR.  
ACADEMIC CIRCLE DR.

ALTA WILSTADT DR.  
TERRACE DR.  
AVE.

FREDER  
WASHINGTON  
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ROCKWOOD DR.  
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