



Chapman, Dr. Jean, House  
Name of Property

Cape Girardeau, MO  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply.)

**Category of Property**  
(Check only **one** box.)

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	<b>Total</b>

**Number of contributing resources previously listed in the National Register**

N/A

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions.)

DOMESTIC/Single Dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**  
(Enter categories from instructions.)

DOMESTIC/Single Dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions.)

Modern Movement: Wrightian  
\_\_\_\_\_  
Other: Contemporary Ranch  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Materials**  
(Enter categories from instructions.)

foundation: Concrete  
\_\_\_\_\_  
walls: Limestone  
\_\_\_\_\_  
roof: Rubber  
\_\_\_\_\_  
other: \_\_\_\_\_  
\_\_\_\_\_

NARRATIVE DESCRIPTION ON CONTINUATION PAGES

Chapman, Dr. Jean, House  
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County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES

**Areas of Significance**

Architecture

**Period of Significance**

1963

**Significant Dates**

1963

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Boardman, John E.

**9. Major Bibliographical References**

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: **Southeast Missouri State University**

Historic Resources Survey Number (if assigned): N/A

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**10. Geographical Data**

**Acreeage of Property** Less than one acre

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

1 37.320289 -89.532180 3 \_\_\_\_\_  
Latitude: Longitude: Latitude: Longitude:

2 \_\_\_\_\_ 4 \_\_\_\_\_  
Latitude: Longitude: Latitude: Longitude:

**UTM References**

(Place additional UTM references on a continuation sheet.)

\_\_\_\_\_ NAD 1927 or X NAD 1983

1 16S 275625.6 413341.1 3 \_\_\_\_\_  
Zone Easting Northing Zone Easting Northing

2 \_\_\_\_\_ 4 \_\_\_\_\_  
Zone Easting Northing Zone Easting Northing

**Verbal Boundary Description** (On continuation sheet)

**Boundary Justification** (On continuation sheet)

**11. Form Prepared By**

name/title Laura Williams and Caryn Guth

organization Southeast Missouri State University date 09/18/2015

street & number 1 University Plaza telephone 618-713-0386

city or town Cape Girardeau state MO zip code 63701

e-mail lewilliams2s@semo.edu

**Additional Documentation**

Submit the following items with the completed form:

- **Maps:**
  - A **USGS map** (7.5 or 15 minute series) indicating the property's location.
  - A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs**
- **Owner Name and Contact Information**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Chapman, Dr. Jean, House

Cape Girardeau, MO

Name of Property

County and State

## Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

## Photo Log:

Name of Property: Chapman, Dr. Jean, House

City or Vicinity: Cape Girardeau

County: Cape Girardeau State: Missouri

Photographer: Laura Williams

Date

Photographed: March 30, 2015

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo 1 of 11: MO\_Cape Girardeau County\_Cape Girardeau\_Chapman, Dr. Jean\_0001, camera facing southeast, Front façade

Photo 2 of 11: MO\_Cape Girardeau County\_Cape Girardeau\_Chapman, Dr. Jean\_0002, camera facing northeast, Front façade, south elevation in foreground, carport in background

Photo 3 of 11: MO\_Cape Girardeau County\_Cape Girardeau\_Chapman, Dr. Jean\_0003, camera facing southeast, Recessed entry and built in planter

Photo 4 of 11: MO\_Cape Girardeau County\_Cape Girardeau\_Chapman, Dr. Jean\_0004, camera facing west, Back elevation

Photo 5 of 11: MO\_Cape Girardeau County\_Cape Girardeau\_Chapman, Dr. Jean\_0005, camera facing southwest, Back façade showing carport on right

Photo 6 of 11: MO\_Cape Girardeau County\_Cape Girardeau\_Chapman, Dr. Jean\_0006, camera facing north, Back façade showing chimney in right

Photo 7 of 11: MO\_Cape Girardeau County\_Cape Girardeau\_Chapman, Dr. Jean\_0007, camera facing south, view of open main room, note the vaulted ceiling with exposed beams and recessed lights, fireplace on left, and sunken living room in background

Photo 8 of 11: MO\_Cape Girardeau County\_Cape Girardeau\_Chapman, Dr. Jean\_0008, camera facing northeast, showing wood paneling, built in cabinets/shelving, slate floor, limestone pillar on right and pair of banded windows on left

Photo 9 of 11: MO\_Cape Girardeau County\_Cape Girardeau\_Chapman, Dr. Jean\_0009, camera facing east, Fireplace and hearth

Photo 10 of 11: MO\_Cape Girardeau County\_Cape Girardeau\_Chapman, Dr. Jean\_0010, camera facing northwest, Glass accent wall at base of stairs

Photo 11 of 11: MO\_Cape Girardeau County\_Cape Girardeau\_Chapman, Dr. Jean\_0011, camera facing west, Limestone pillar in master bedroom

Chapman, Dr. Jean, House

Name of Property

Cape Girardeau, MO

County and State

**Figure Log:**

Include figures on continuation pages at the end of the nomination.

- 1 of 13: Contextual Map
- 2 of 13: Site Map
- 3 of 13: National Register Boundary Map
- 4 of 13: Exterior Sketch Map and Photo Key
- 5 of 13: Interior Main Floor Sketch Map and Photo Key
- 6 of 13: Interior Basement Sketch Map and Photo Key
- 7 of 13: Original Blueprint of Lot
- 8 of 13: Original Blueprint of Ground Floor Living Area and Foundation Plan
- 9 of 13: Original Blueprint of Ground Floor Plan with Materials Used
- 10 of 13: Original Blueprint of First Floor Plan
- 11 of 13: Comparison Property: 2421 Terrie Hill Drive, Cape Girardeau
- 12 of 13: Comparison Property: 1000 N. Henderson Avenue, Cape Girardeau
- 13 of 13: Comparison Property: 744 Perry Avenue, Cape Girardeau

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 1

Chapman, Dr. Jean, House
Name of Property
Cape Girardeau, MO
County and State
N/A
Name of multiple listing (if applicable)

SUMMARY

The Dr. Jean Chapman House is located at 1150 N. Henderson Ave in Cape Girardeau, Missouri. This house is located in a residential neighborhood northwest of the Southeast Missouri State University campus. This house was designed in 1962 by John L.E. Boardman and is an excellent local example of contemporary-style ranch architecture with strong Wrightian influences. Built in 1963, the house has an irregular "V" shaped floor plan that was built on a steeply sloped lot. It is a single story home that sits on a fully finished basement and has an attached double stall carport on the north wing. The exterior masonry is almost entirely original local Ste. Genevieve limestone and this material continues to be featured on the interior. Detailing is minimal, coming mainly through the forms and materials of the house sections and elements. The home has two roof types; a flat roof over the wings connected to the central main floor living area having a low hipped roof accented with a rectangular eyelid opening over the entryway with three rectangle clerestory windows, all with wide overhanging eaves. It has a poured concrete foundation and original features such as a back porch supported with a single steel structural beam and a recessed front entrance. The glazed surfaces of the home are mostly single pane rectangular windows that line the back elevation. The interior is finished with original wood paneling, built in cabinets, and minimal decoration aside from the continued exterior limestone. The private areas are all located in the basement/lower level, including three bedrooms and two full bathrooms, with the main story dedicated to public living space. There has been very little modification from the original design and features, both exterior and interior; therefore, the overall integrity is completely intact.

LOCATION and SETTING

The home is located in a residential neighborhood northwest of the main Southeast Missouri State University Campus. This neighborhood does not have any official boundaries but the general area was divided into lots and most of the original construction occurred during the mid-1900s. Southeast Missouri State University property is directly adjacent to the east. Historic downtown Cape Girardeau is located 1 mile to the southeast and the Mississippi River is 1 mile to the east. Major roads nearby include Interstate 55, 3 miles west, and State highway 74, 2 miles south (see figure 1).

The Chapman House is integrated into a steeply sloped lot at the northern end of Henderson Ave. The house faces west on a 0.6 acre lot backed by native forest. The irregularly shaped lot slopes from west to east and the house sits approximately 50 feet back from the street. The house sits on the highest elevation of the lot on the west end (see figures 2 and 3). There is no sidewalk along the road on this property. A dominant visual feature of the lot is the front semi-circular driveway with two entrances. The front lawn has grass with some plantings in it that are not original to the house. There are limestone retaining walls abutting the driveway in front of the house (see figures 4 and 7).

EXTERIOR

The Dr. Jean Chapman House is a one-story house with a full finished basement. The house faces west. The design is characterized by its folded roof form, which has a central side gable with a broad central stacked limestone chimney at its peak and is surrounded by a flat roof over the wings and entry (see photo 1). All materials/finishes and features described are entirely original unless otherwise specified.

The flat areas of the roof originally consisted of four layers. Layer one was sheathing paper, nailed into place. The second was two layers of No. 15 asphalt-saturated rag felt, nailed into place. Next were three layers of the same asphalt-saturated rag felt, varying in size from the first. Finally, the entire surface was covered with a uniform flood coat of Aquadam. The roof has been replaced with similar materials over time. When the current owners acquired the house in 2006, the flat areas of the roof were all covered with

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 2

Chapman, Dr. Jean, House
Name of Property
Cape Girardeau, MO
County and State
N/A
Name of multiple listing (if applicable)

gravel, and the sloped portion was already changed to synthetic rubber (EPDM). They replaced the built up (flat) areas with EPDM in the fall of 2006. The roof also has extremely wide eaves, a defining feature of the style that draws attention to the horizontal elements of the building. The roof overhang soffit and the carport ceiling are all clear heart California redwood.<sup>1</sup> There is also a rectangular eyelid opening with three rectangle clerestory windows that projects above the central front entryway.

The house was built using many local materials to the specifications of the architect, John Boardman. The stonework is Ste. Genevieve limestone, cut in random lengths from 1 ¼" to 12" thick with a majority of the stones falling into the 1 ¼" to 4" and 5" thickness range. The stonework has a very rough texture and is laid in a random coursework using extension and depression of the face surfaces.<sup>2</sup>

The northwest wing of the house consists of a cantilevered 2-stall carport with a flat roof. It has a single limestone porch support that matches the exterior masonry directly in the center, dividing the carport into the two stalls. On the northwest corner under the carport is the original front door leading to an entry between the kitchen and dining room. The carport directly connects to the central side gabled roof, which is the north to south section of the floor plan. It also meets the flat roof over the central entryway and the recessed brick wall along the west side of this facade.

At the northwest corner of this recessed bay is the main entrance, complete with brick patio and a set of brick entry steps. As is typical of the style, the entry is downplayed, with a central wooden door and a band of three fixed single pane windows on each side (see photo 3). The original door is flanked by full length, single pane sidelights that are textured with vertical lines. The flat roof of the porch is supported by a single limestone support that matches the exterior masonry. The west elevation faces the private concrete aggregate U-shaped drive off of Henderson Ave. The driveway, including the carport, is 5" thick and made of gravel obtained from the Dexter, MO area.<sup>3</sup> The gravel was combined with cement to form an aggregate. The south elevation has a flat roof with wide overhanging eaves and three sets of paired, elongated, single pane windows (see photo 2). The gable ends of the side-gabled roof are filled with fixed pane clerestory windows. This elevation has 1" by 6" vertical grain redwood vertical siding.<sup>4</sup>

The southeast elevation has two sections. The bottom right is vertical grain redwood siding that matches the west facade. There are three banded windows to the left of a small, wooden door. To the left of the windows, it also has a section of Ste. Genevieve limestone that matches the majority of the exterior, which has two sets of paired double pane horizontal sliding sash windows on the southern corner. Above that is a continuation of the south facade with a flat roof with wide overhanging eaves and five sets of paired, banded, double pane horizontal sliding sash windows and vertical redwood siding (see photo 6).

The east elevation of the house overlooks the wooded area that slopes off to the back of the lot exposing the basement. The wide limestone chimney rises from the corner as it transitions from the south to the east elevations. At the basement level, there is a U-shaped inset with limestone masonry edges and vertical grain redwood siding in the center with two sets of paired, banded single pane windows to the left of another set of paired windows. Directly above this on the same east elevation is a balcony deck made of 2" Douglas fir.<sup>5</sup> This cantilevered balcony deck is supported by a single steel structural beam and runs along the east elevation of the carport, further emphasizing the house's horizontal features. There is a thin railed wood balustrade. The main floor of the northeast elevation is lined with four sets of paired, single

<sup>1</sup> John L.E. Boardman, "A New Residence For Dr. and Mrs. Jean A. Chapman, Henderson Street – McLauren Heights, Cape Girardeau, Missouri." Original building specifications from owner, August 28, 1962, Owens-Rellergert private collection, 13.

<sup>2</sup> Ibid., 24.

<sup>3</sup> Ibid., 11.

<sup>4</sup> Ibid., 13.

<sup>5</sup> Ibid.

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 3

Chapman, Dr. Jean, House
Name of Property
Cape Girardeau, MO
County and State
N/A
Name of multiple listing (if applicable)

pane windows with vertical redwood siding (see photo 4). The northeast elevation directly connects to the carport. At the main level, there is a band of three paired, double pane, horizontal sliding sash windows and a wooden door. At the basement level, there are two sets of paired, banded, double pane horizontal sliding sash windows and another paired window to the right. Farther right, under the balcony stairs, there are paired metal doors that lead to the mechanical room for the house. Concrete steps lead to a small landing and another set of steps leads to the deck and carport. (see photo 5). To the right is a concrete pathway that leads around the east elevation of the carport and up a set of steps to the concrete aggregate driveway.

The house serves as a fine example of Mid Century Modern architecture with features such as the folded roof style, low horizontal emphasis with masonry pattern and overhanging eaves, wide, prominent central chimney, and an integral carport. The house also has many of the Wrightian characteristics such as the prominence of the roof, use of natural materials, deep, broad eaves, and banded windows. The exterior of the house has been maintained and is in excellent condition.

#### INTERIOR

The front door opens into a triangular foyer, which contains the staircase to the basement and is punctuated by three rectangular clerestory windows. This entry way leads to the kitchen on the left/North, an office and half bathroom to the right/south, and also to the large main living area (see figure 5). The foyer features many original materials, finishes and architectural elements which are used throughout the home including the same application of St. Genevieve limestone as the exterior, Vermont slate tile floor and a variety of exposed wood finishes. The slate floor is laid in random coursework pattern, evoking the limestone on the exterior.

The living room is located immediately east of the Foyer. This large open space is characterized by its peaked exposed wood beam ceiling, limestone fireplace and numerous wooden built-in cabinets and shelves. The right, most southerly third of the room is carpeted and sunken six inches lower than the other two thirds, creating a semi-separate sitting space. The step-up from this area connects to the middle third of the living room, called the "family room" in the floor plans<sup>6</sup> (see photo 7 and figure 10). This area is dominated by the original massive floor to ceiling St. Genevieve limestone fireplace with a raised flagstone hearth on the eastern exterior wall (see photo 9). The flooring is the same Vermont slate tile as the foyer and this continues on into the dining area and kitchen. The dining area, called the "breakfast" area<sup>7</sup>, is the most northerly third of the room and features a continuous line of walnut built-in cabinets under the windows that terminate into a shelving unit which incorporates a St. Genevieve limestone pillar (see photo 8). Similar configurations of shelving and limestone are found on the interior walls of the sunken sitting area and the central family room.

Other than over the dining room table, there are no other hanging light fixtures in the room. Instead, recessed lights are incorporated into an irregular tray/cove ceiling so as to project light upward to illuminate the room. The glazed surfaces of the entire main room are all original and are primarily 3 groupings of paired, banded, double pane horizontal sliding sash windows. Each third of the living room has a grouping of four or five windows on the exterior/outer living room wall that overlooks the back deck and yard (see photo 7). More natural light comes from two triangular clerestory windows; one is located in the ceiling gable at each end of the living room.

<sup>6</sup> John L.E. Boardman, "A New Residence For Dr. and Mrs. Jean A. Chapman" Original blueprints from owner, August 28, 1962, 3.

<sup>7</sup> Ibid., 4.

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 4

Chapman, Dr. Jean, House
Name of Property
Cape Girardeau, MO
County and State
N/A
Name of multiple listing (if applicable)

The stairway to the lower level consists of two stringers joined by a square landing to form an “L” shape. The stair tread is Vermont slate and all other material, including the risers and railings and stringers, is American black walnut. At the foot of the stairs a hallway leads both left and right (see figure 6). To the right (south) is a windowless 9x12 storm cellar the original owners requested be adapted into a walk-in closet with floor to ceiling built-in cabinetry and shelving. To the left (north), the hallway leads to two nearly identical 11x15 bedrooms, a “playroom” and laundry area, marked “utility room” on the sketch map, a full bath and the master suite at the far end.<sup>8</sup> An original glass accent wall found at the base of the stairs is a particularly Wrightian architectural feature. A geometric design is created by using a combination of hard maple and colored tempered glass to make a grille that comprises both sides of the south wall of the bathroom (see photo 10). The master suite features many of the same finishes and elements as the exterior and main living area, including American Black walnut, tongue in groove paneling, and a large St. Genevieve limestone pillar with integrated stone shelves (see photo 11 and figure 8).

INTERGRITY

The architectural integrity of the Chapman house is entirely intact. The only exterior modification made was during regular roof cladding maintenance. Similar materials were used, and this did not change the roofline or appearance of the house in any way. As is evident from the original blueprints, not everything was built the way it was designed, or it was given a different purpose. One example of this would be the storm shelter in the basement (see figure 9). The storm shelter that can be seen in the original blueprints was never built as a storm shelter. Instead, Mrs. Jean Chapman requested that the storm shelter be adapted as a walk-in closet with floor to ceiling built-in cabinetry and shelving. The roof alterations have been minor and because of this, the house retains integrity.

<sup>8</sup> Ibid., 3.

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 5

Chapman, Dr. Jean, House
Name of Property
Cape Girardeau, MO
County and State
N/A
Name of multiple listing (if applicable)

SUMMARY

The Dr. Jean Chapman House at 1150 N. Henderson Avenue, in the city of Cape Girardeau, Cape Girardeau County, Missouri, is eligible for listing in the National Register of Historic Places under Criterion C; the Chapman House is locally significant in the area of ARCHITECTURE. The Chapman House, designed by local architect John Boardman in 1962, embodies the distinctive characteristics of contemporary-style ranch house architecture coupled with strong Wrightian design influences. The single-story house has a full basement and an attached double-stall carport, and is constructed of locally-quarried limestone. The influence of Frank Lloyd Wright's Prairie and Usonian architectural designs are evident in the Chapman House. The Chapman House has a low-pitched roof with clerestory windows and flat, deep eaves that extend out from the body of the house. The low pitch and deep eaves of the roof reinforces the horizontal lines of the residence. The use of Ste. Genevieve limestone as exterior cladding and interior decoration reflects Wright's use of natural materials in building design, particularly on Usonian houses. Other Wrightian influences include the house's deeply recessed entryway, flowing interior floor plan, and interior decorative elements such as a window wall, built-in wood cabinetry, and a limestone hearth. The Chapman House is distinctly built into the side of the sloping hill of the lot on which it is located. The accommodation of an automobile is a carefully designed element of the Chapman House; a double-stall carport, utilizing natural stone piers and a long, flat roof, further emphasizes the horizontal plane of the residence. While there are other examples of contemporary-style ranch house architecture in Cape Girardeau, the Chapman House is one of the best local examples, and it is particularly distinctive for its Wrightian design characteristics. Integrity of design, materials, workmanship, location, setting, feeling, and association is maintained within the Chapman House. The period of significance is 1963, the year of construction.

ELABORATION

Historic Context

After the Second World War, the modern movement of architecture began to flourish as America was no longer solely dependent upon European ideas and tastes in cultural matters and architecture, and the nation began to embrace their own forms of modernism.<sup>9</sup> Once the financial controls that had restricted the construction of larger houses during the 1940s had been lifted post-war, modern ranch house types began to flourish, and in the 1950s and 1960s it was the most common house type being built throughout the country.<sup>10</sup>

The modern movement in domestic architecture was first seen in America through the Prairie style, which was popular between 1900-1920. This style was known for its low-pitched or flat roof shape with wide overhanging eaves. This movement was a way for architects to modernize the ornamentation without removing it from the design to reject previously seen historic origins.<sup>11</sup> The Prairie style originated in Chicago and is closely related to Frank Lloyd Wright, who is considered the originator of the Prairie style house. This style had many character-defining features such as the low-pitched gabled or hipped roof, wide overhanging eaves, and an overall horizontal emphasis that evolved from this modern style to the modern ranch that emerged later in the 1950s, with the exception of the number of stories. Prairie style homes were typically two stories, while the modern ranch would drop the second story to become a one-story house form.<sup>12</sup>

<sup>9</sup> Mark Gelernter, *A History of American Architecture: Buildings in Their Cultural and Technological Context* (Hanover, NH: University Press of New England, 1999), 260.

<sup>10</sup> Virginia Savage McAlester, *A Field Guide to American Houses*. 2nd ed. (New York: Alfred A. Knopf, 2013), 602.

<sup>11</sup> *Ibid.*, 10.

<sup>12</sup> *Ibid.*, 551-552.

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 6

Chapman, Dr. Jean, House
Name of Property
Cape Girardeau, MO
County and State
N/A
Name of multiple listing (if applicable)

From the Prairie style and Frank Lloyd Wright also comes the Usonian house. The first Usonian house was designed in 1937 by Wright. There are many similarities between the Prairie and Usonian styles. Usonian houses were generally small, but also tended to be constructed from natural materials. One defining characteristic of Usonian houses was the open floor plan with continuously flowing interior space. It was not uncommon for only bedrooms and bathrooms to have walls. Wright also liked to use glass as a material, creating window walls, and often there was a view of private gardens from the interior. This was also possible due to the L-shaped footprint.<sup>13</sup> The Usonian style is an important evolution of Wright's design principles that would have future bearing on the ranch house movement, particularly the contemporary style. Many characteristics of the Chapman House align with the contemporary style, such as adaptability to a shaped lot, use of natural materials, gable end windows, and recessed entry door. Wright is also credited with the concept of a carport, which is a strong visual element of the Chapman House.

The modern Ranch was a house type that came to the forefront of American architecture in the mid-twentieth century because it was a form that successfully, and relatively easily, suited the needs of the suburban family. The movement is mostly associated with the post-war era, but roots of the modern Ranch House can be seen in the early nineteenth century in California and the American Southwest. It began as a revival of the nineteenth-century houses built by Spanish-speaking people in the American West. Spanish dwellings tended to have flat or low-pitched gabled roofs and were generally one-story in height. In California, ranch homes were also found to be one-story with L-shaped plans and a front porch or terrace.<sup>14</sup>

The Ranch house also saw a boom in popularity with the rise of the auto industry and post-war suburban development. Increased automobile ownership among Americans meant that homes and neighborhoods had to now adapt as well.<sup>15</sup> Not only was automobile ownership increasing, but there was also an enormous housing boom. Between 1945 and 1954, more than 13 million homes were built across the country.<sup>16</sup> The use of ready-made materials and a rapid construction method were factors in this massive housing boom when soldiers returned home from World War II and the baby boom was beginning at the same time. The automobile age was certainly a transportation trend that influenced housing as well. "The rapid construction of freeways, availability of cheap gasoline, and relative affordability of cars enabled the transformation of culture, demographics, and land use throughout the postwar period."<sup>17</sup>

The modern American ranch style that really took off in the 1950s and 1960s was a one-story design with all rooms placed on the ground floor in long ranges of wings. These houses would have a low-pitched or flat roof with overhanging eaves in an attempt to emphasize the horizontal. The ranch type was typically set back from the street and placed lengthwise on a wide lot, giving the impression that it was a spacious rural lot or a large house with a massive yard. This stylistic feature was now possible due to the universal use of the automobile. This meant that houses no longer had to cluster close together in an effort to reduce walking and travel time, and it also meant that garages now in the post-war era of suburban homes would be proudly attached to the house at the front or side.<sup>18</sup> This evolution of modern American architecture that began as a national movement after the Second World War would eventually spread across the country.

<sup>13</sup> Ibid., 646.

<sup>14</sup> Patrick Sullivan, Mary Beth Reed, and Tracey Fedor. "Guidelines for Evaluation: The Ranch Houses in Georgia." *New South Associates*, Georgia, 2010, 5.

<sup>15</sup> Ibid., 13.

<sup>16</sup> "National Cooperative Highway Research Program Report 723: A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing", Transportation Research Board, 2012, 49.

<sup>17</sup> Ibid., 50.

<sup>18</sup> Gelernter, *History*, 270-271.

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 7

Chapman, Dr. Jean, House
Name of Property
Cape Girardeau, MO
County and State
N/A
Name of multiple listing (if applicable)

Up until the Ranch house movement, houses tended to be smaller and compact, which came from the early 1920s when the American economy was still rebuilding from the First World War. In the 1940s and 1950s, builders began developing housing plans that were still small, but now had more open floor plans in order to increase the room size, and added the appearance of height to the home with floor-to-ceiling windows. As a continuation of these modifications to houses, the post-war era brought even more changes as the average family size began to grow, demanding bigger homes. The Ranch house was an appropriate solution to this because it provided more square footage, and more bedrooms and bathrooms. Ranch houses still had one-story, open floor plans and were a style that was popular to ensure that property owners were getting the most out of their plot of land by using as much land as they could on which to build.<sup>19</sup> "With an eye focused on the booming California housing market, media publications began touting the Ranch design as the preferred house for the "modern American family."<sup>20</sup> Plan books on Ranch houses were being created by noted California architects and designers that were distributed throughout the country, which led to the Ranch house movement's nation-wide expansion. The United States military also played an important role in the spread of contemporary Ranch houses across the country because the military was experiencing a housing shortage - much like the rest of the country - and their plan to fix this was through the creation of the Wherry and Capehart residential building programs in 1940 and 1955<sup>21</sup>. What these programs did was utilize pre-existing and approved residential plans for houses and built them for military personnel and defense-contractor housing. The two most common designs of these houses built by the military were Simplified Traditional and Contemporary Style Ranch.<sup>22</sup>

Wrightian architecture developed during this same time period. Architectural historian Alan Higgins states, "Wrightian architecture is derived from Frank Lloyd Wright's Prairie and Usonian styles of architecture. Wright's style was undoubtedly popular during his lifetime, but a new wave of Wrightian architecture spread throughout the country in the 1950s... influencing numerous ranch designs over the course of the last fifty years."<sup>23</sup> Higgins continues to explain that Wright's ideology was manifested during the mid-century as his Taliesin Fellowship students began to design for themselves. "The style has been mimicked throughout the country in new forms and with new materials, but always with the same characteristics. This architecture emphasizes the horizontality of the structure through the use of deep, broad eaves, banded windows, and incorporation into the landscape. The use of natural materials such as stone is common and often coupled with horizontal or vertical wood siding."<sup>24</sup>

Wright's personal style was one that had a strong emphasis on the horizontal and believed the roof was an important character-defining feature. Wrightian architecture has many of these characteristics that are distinct. Wrightian style buildings should be dominated by horizontal lines and should have the dominant visual feature of a flat or low-pitched roof. It is quite common for windows to be banded in Wrightian architecture. In regards to the interior, Wrightian architecture is known for having built-in furniture. There is most often a fireplace as well that serves as an important focal point of the residence.<sup>25</sup>

In the 1950s and 1960s as this modern ranch movement became increasingly popular nationwide, we also see evidence of this in Cape Girardeau, Missouri. The Chapman House is an excellent representation of the modern ranch movement. It embodies nearly every architectural characteristic that

<sup>19</sup> National Cooperative Highway, 91-92.

<sup>20</sup> Sullivan, *Guidelines for Evaluation*, 18.

<sup>21</sup> Ibid.

<sup>22</sup> Ibid., 18-19.

<sup>23</sup> Alan Higgins, "Architectural Movements of the Recent Past: An Illustrated Handbook for Identifying Architectural Styles and Building Forms of Since 1941", 2013, 11.

<sup>24</sup> Ibid.

<sup>25</sup> "Style Guide: Wrightian", Washington State Department of Archaeology and Historic Preservation, 2010.

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 8

Chapman, Dr. Jean, House
Name of Property
Cape Girardeau, MO
County and State
N/A
Name of multiple listing (if applicable)

defines the contemporary ranch style and exhibits distinctive Wrightian influences such as the emphasis on the horizontal, the incorporation of the landscape, built-in furniture, and a massive fireplace.

JOHN BOARDMAN

The architect of the Chapman house, John Boardman (1926-99), was a Southeast Missouri native and Southeast Missouri State University graduate. After receiving his Masters in Architecture from Iowa State University in 1950, he returned to the region and began what became a fruitful career, designing everything from single residences and townhomes to commercial buildings and public schools.<sup>26</sup>

In 1963, Dr. Chapman hired Boardman to design a house for him and his wife on a heavily wooded, steeply-sloped lot in a developing residential neighborhood. Boardman was heavily influenced by the work of Frank Lloyd Wright and this is evident in the Chapman house.<sup>27</sup> "I asked him to do a house like Frank Lloyd Wright would do," Chapman recalled. "I said, I want to live in a tent and sleep in a cave."<sup>28</sup>

The footprint of the house and its integration into the steeply-sloped lot serve as more evidence of modern contemporary ranch and Wrightian architecture.<sup>29</sup> The shape of the house, a "V" with a flat bottom, and its angled orientation to the roadway creates an acute angle, where the recessed front entry is located.<sup>30</sup> Although the building is not far from the street, this design creates an additional feeling of privacy by restricting the view from the roadway. The double stall attached carport is integrated seamlessly into the house. This was another one of Wright's favorite features to include and further cements the house into the post-war building boom and automobile culture.<sup>31</sup>

Boardman channeled Wright with his extensive use of local and natural materials, like the Ste. Genevieve limestone, slate floors, and various woods, which invoke a sense of nature. These material choices are part of an overall objective to integrate the indoor and outdoor areas as much as possible. Boardman used a combination of flat and angled roof planes, with generous eaves and clerestory windows to create an exaggerated sense of horizontality. The shape and pattern of the exterior limestone and the broad, low chimney also contributes to the long, ground-hugging appearance of the house, particularly on the front elevation.<sup>32</sup> Instead of placing emphasis on the front façade, a traditional design element, Boardman made the rear elevation the focal point instead, a modern choice. The elevated back porch, accessed via a set of glass double-doors, overlooks the grassy back lawn, which is ringed by a natural wooded area. The bands of single pane windows that dominate the rear elevations add to this interconnected feeling between the outside and inside.<sup>33</sup> Elevated built-in planters around the entry and driveway also serve this purpose.

The interior of the house also features many modern and contemporary design elements. The overall floor plan has a modern layout, with an open first floor containing the public spaces, and the separated basement/downstairs containing the private spaces. The massive central stone fireplace and surrounding hearth are meant to be the focal point of the main floor. The clerestory windows over the foyer and windowed gables over the living room, and the vaulted roof with exposed beams are all defining

<sup>26</sup> Sam Blackwell, "Exploring an Architect's Legacy." *Southeast Missourian*, April 26, 2002.

<sup>27</sup> Steven Hoffman, et al. "Cape Girardeau Court of Common Pleas." Cape Girardeau, Missouri. National Register Nomination. National Park Service, United States Department of the Interior, 2010.

<sup>28</sup> Blackwell, "Exploring."

<sup>29</sup> McAlester, *A Field Guide*, 630.

<sup>30</sup> Photo 3.

<sup>31</sup> McAlester, *A Field Guide*, 630.

<sup>32</sup> Photos 1, 2, 3.

<sup>33</sup> McAlester, *A Field Guide*, 630-635, Photos 4, 7.

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 9

Chapman, Dr. Jean, House
Name of Property
Cape Girardeau, MO
County and State
N/A
Name of multiple listing (if applicable)

features of the contemporary modern ranch.<sup>34</sup> The same themes are continued on the lower level. While technically the basement, it does not appear or feel that way. Boardman utilized the natural steep incline and built the house into the slope, so that the lower level rooms facing the rear of the house are fully exposed and have slightly smaller versions of the banded windows on the upper story; two doors also open directly onto the ground level.<sup>35</sup> The large Ste. Genevieve limestone pillar, centered in the master bed room, and the geometric patterned colored glass accent wall at the base of the stairs are additional examples of Wrightian design influence. The limestone pillar is an example of the continued use of natural materials from the outside through both levels of the interior (see photos 10 and 11).

#### COMPARISON PROPERTIES IN CAPE GIRARDEAU

Even though there is no official survey that has been taken of mid-century modern architecture in Cape Girardeau, a windshield survey shows that there are many residential examples of this movement in the city, but they are fairly simple in design and there are few, if any, that rise to the level of design, integrity and significance that is seen in the Chapman House.

A windshield survey of contemporary ranch houses in Cape Girardeau revealed several other examples of the contemporary style, but none as excellent as the Chapman residence. A home located at 2421 Terrie Hill Drive has many of the same character defining features on the exterior, but the interior spaces and finishes have been significantly reconfigured and replaced.<sup>36</sup> The Terrie Hill Drive house was built in 1955, prior to the Chapman House, and has more of the "rambling ranch" floor plan, while the Chapman House is uniquely built into a hillside. The Terrie Hill Drive house has a more traditional gabled roof form, while the Chapman House's roof is more contemporary, featuring flat-roofed wings. Much of the cabinetry on the interior of the Terry house has been updated, as evident by photos.<sup>37</sup> The Chapman House more prominently features ribbon windows, while the Terrie House uses multi-light double-hung windows. The Chapman House features a prominent carport, while this house does not (see figure 11).

Boardman was the architect for another ranch house at 1000 North Henderson Avenue, only one block south from the Chapman House. This house has been modified into a more split-level layout and the original carport has been remodeled into a garage. The house at 1000 North Henderson has a lower level integrated garage on the front façade, while the Chapman House has a noticeable carport. The roof form also varies between the two houses, with the 1000 North Henderson house having a side gabled roof, and the Chapman House having a folded roof form (see figure 12).

Boardman designed another more contemporary ranch in Cape Girardeau at 744 Perry Ave. The house does have an obvious Wrightian influence. However, its interior has been notably altered and most of the original materials replaced.<sup>38</sup> Unlike the Chapman House, which is intentionally integrated into the landscape of the sloped lot, the Perry Avenue house sits on a more traditional, flat lot. This house has a low-pitched, side gabled roof form with no flat or angular parts on the roof as the Chapman House does. The Chapman House is more recessed from the street and has a recessed front entrance, while the Perry Avenue house has a prominent and defined entrance that is perpendicular to the street (see figure 13).

While these properties are still representative of the modern ranch movement, the Chapman House stands apart from these comparison properties as an excellent local example of contemporary style ranch architecture with Wrightian influences.

<sup>34</sup> Photo 7.

<sup>35</sup> Photo 4; McAlester, *A Field Guide*, 630-35.

<sup>36</sup> "Homes for Sale: 2421 Terrie Hill Road Cape Girardeau, MO 63701." *Realtor.com*.

<sup>37</sup> *Ibid*.

<sup>38</sup> Personal communication between Dr. Steven Hoffman and Christa Zickfield (daughter-in-law of owner).

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 10

Chapman, Dr. Jean, House
Name of Property
Cape Girardeau, MO
County and State
N/A
Name of multiple listing (if applicable)

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CONCLUSION

The Dr. Jean Chapman House looks today much as it did when it was constructed in 1963. This historic residence provides an outstanding local example of the contemporary style ranch architecture with prominent Wrightian influences in Cape Girardeau. While there are other examples of the modern ranch movement, even in the same neighborhood, the Chapman House is one of the few that retains nearly all of its original design features, allowing it to easily convey its architectural significance. The many distinctive characteristics of contemporary style ranch architecture and the multiple Wrightian influences make the Chapman House a significant part of Cape Girardeau's architectural environment.

National Register of Historic Places  
Continuation Sheet

Section number 9 Page 11

Chapman, Dr. Jean, House
Name of Property
Cape Girardeau, MO
County and State
N/A
Name of multiple listing (if applicable)

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National Register of Historic Places  
Continuation Sheet

Section number 10 Page 12

Chapman, Dr. Jean, House
Name of Property
Cape Girardeau, MO
County and State
N/A
Name of multiple listing (if applicable)

Verbal Boundary Description:

Lot Dimensions 132x198.5 I, Block 4, Original Town, Section 31, Township 31, Range 14 – a sector laid out in the north central area of Cape Girardeau, Cape Girardeau County, Missouri.

Boundary Justification:

The boundaries of the nominated property include the parcels of land historically associated with the resource as well as the legal parcel boundaries (see figure 3 and map below).



Dr. Jean Chapman House  
1150 N. Henderson Ave.  
Cape Girardeau, MO 63701  
37.320289, -89.532180

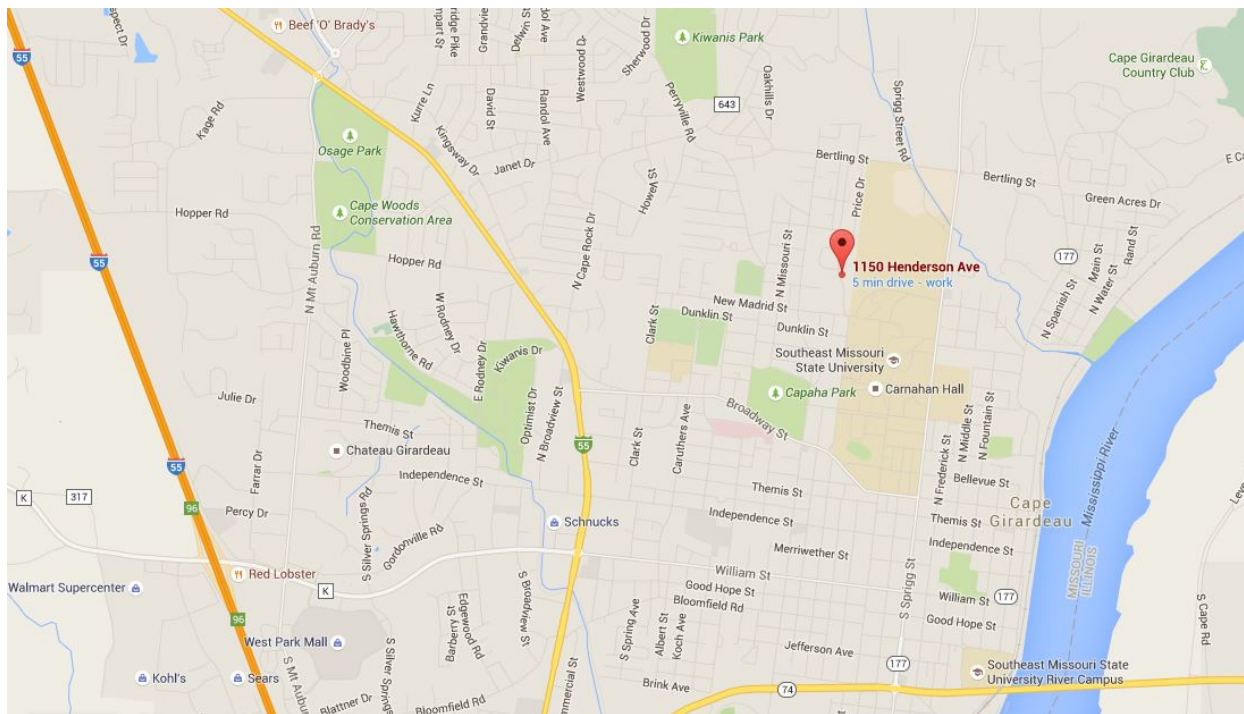
Map Source: Dream Maps via Cape Girardeau County Tax Assessors Office, Accessed January 15, 2016

National Register of Historic Places  
Continuation Sheet

Section number Figures Page 13

Chapman, Dr. Jean, House
Name of Property Cape Girardeau, MO
County and State N/A
Name of multiple listing (if applicable)

1 of 13: Contextual Map (Source: Google Maps, accessed Sept. 2015)

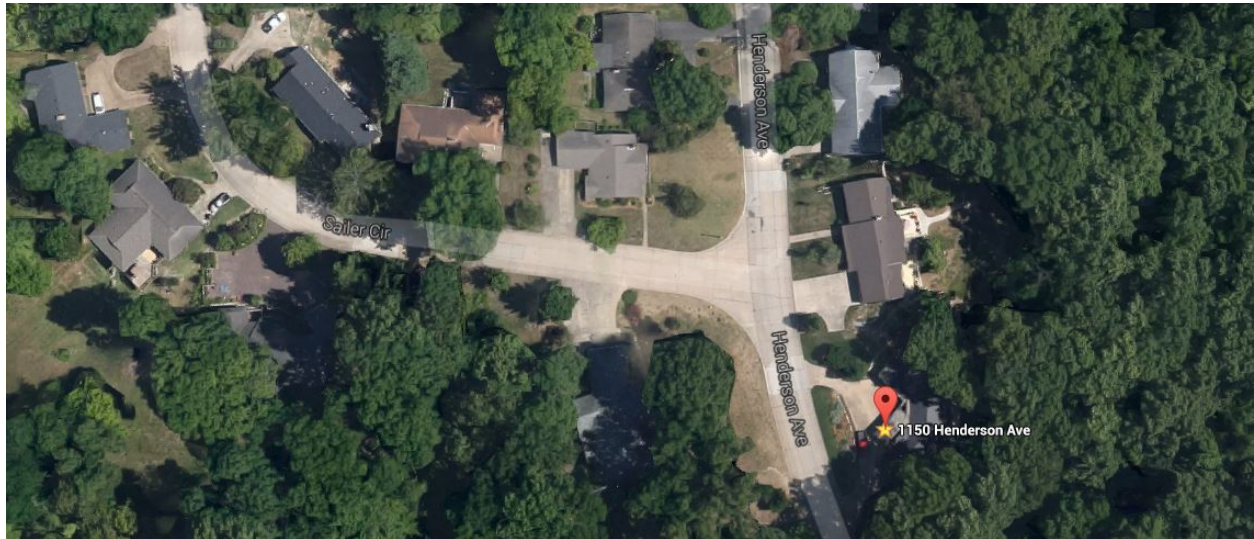


National Register of Historic Places  
Continuation Sheet

Section number Figures Page 14

Chapman, Dr. Jean, House
Name of Property
Cape Girardeau, MO
County and State
N/A
Name of multiple listing (if applicable)

2 of 13: Site Map (Source: Google Maps, accessed Sept. 2015)



1150 N. Henderson Avenue Cape Girardeau, MO 63701  
37.320289, -89.532180

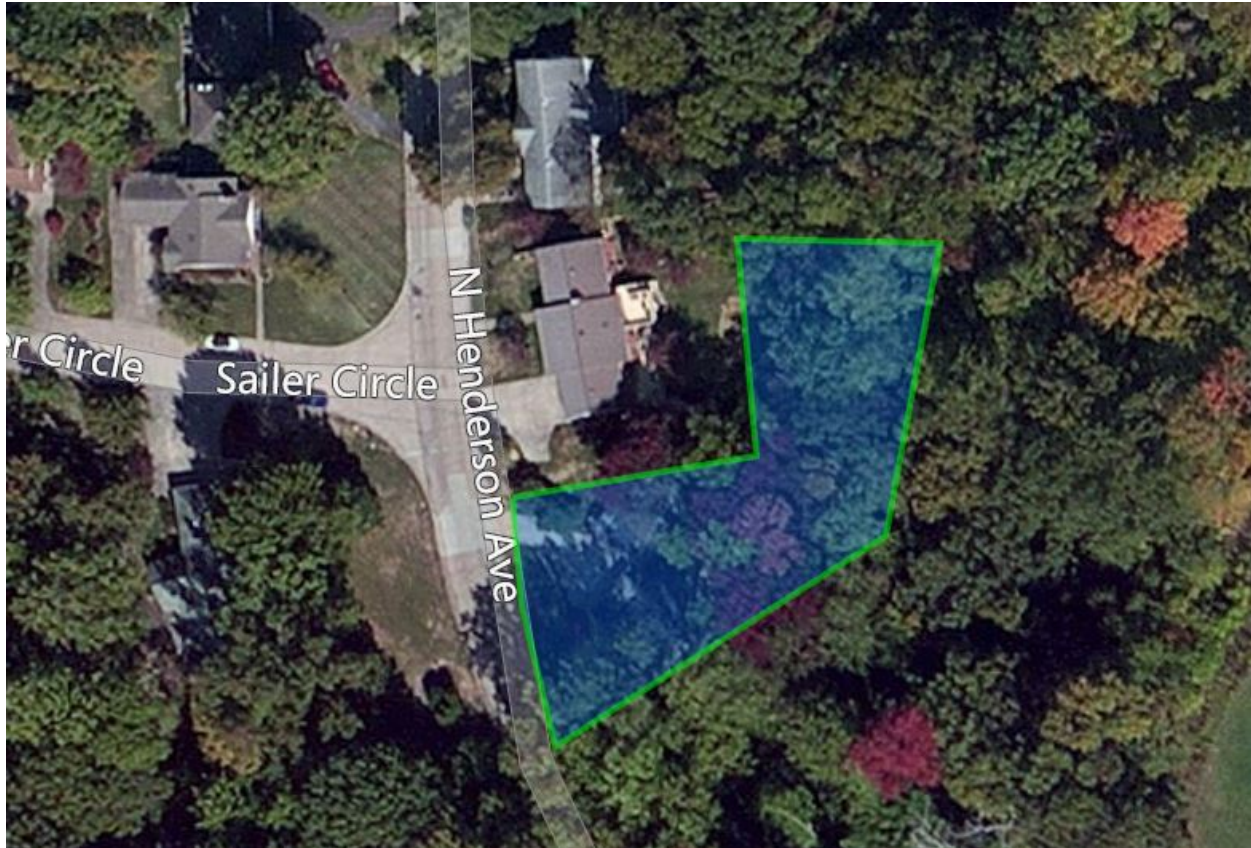


National Register of Historic Places  
Continuation Sheet

Section number Figures Page 15

Chapman, Dr. Jean, House
Name of Property
Cape Girardeau, MO
County and State
N/A
Name of multiple listing (if applicable)

3 of 13: Property Boundary Map (Source: Dream Maps via Cape Girardeau County Tax Assessors Office: Jackson, MO, accessed Sept. 2015)



National Register boundary outlined.

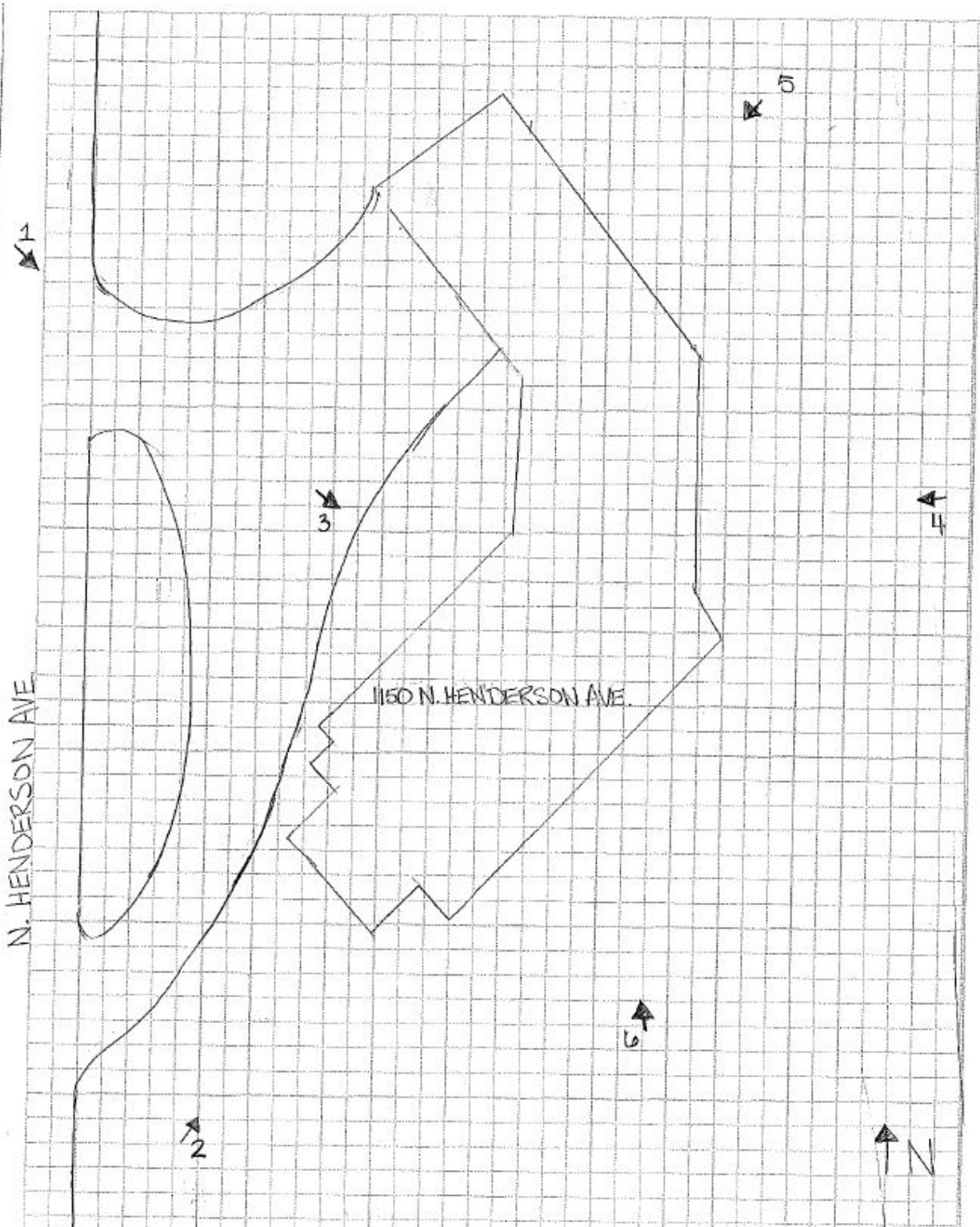


National Register of Historic Places  
Continuation Sheet

Section number Figures Page 16

Chapman, Dr. Jean, House
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Name of Property
Cape Girardeau, MO
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County and State
N/A
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Name of multiple listing (if applicable)

4 of 13: Exterior Sketch Map and Photo Key (Source: Nomination preparers)

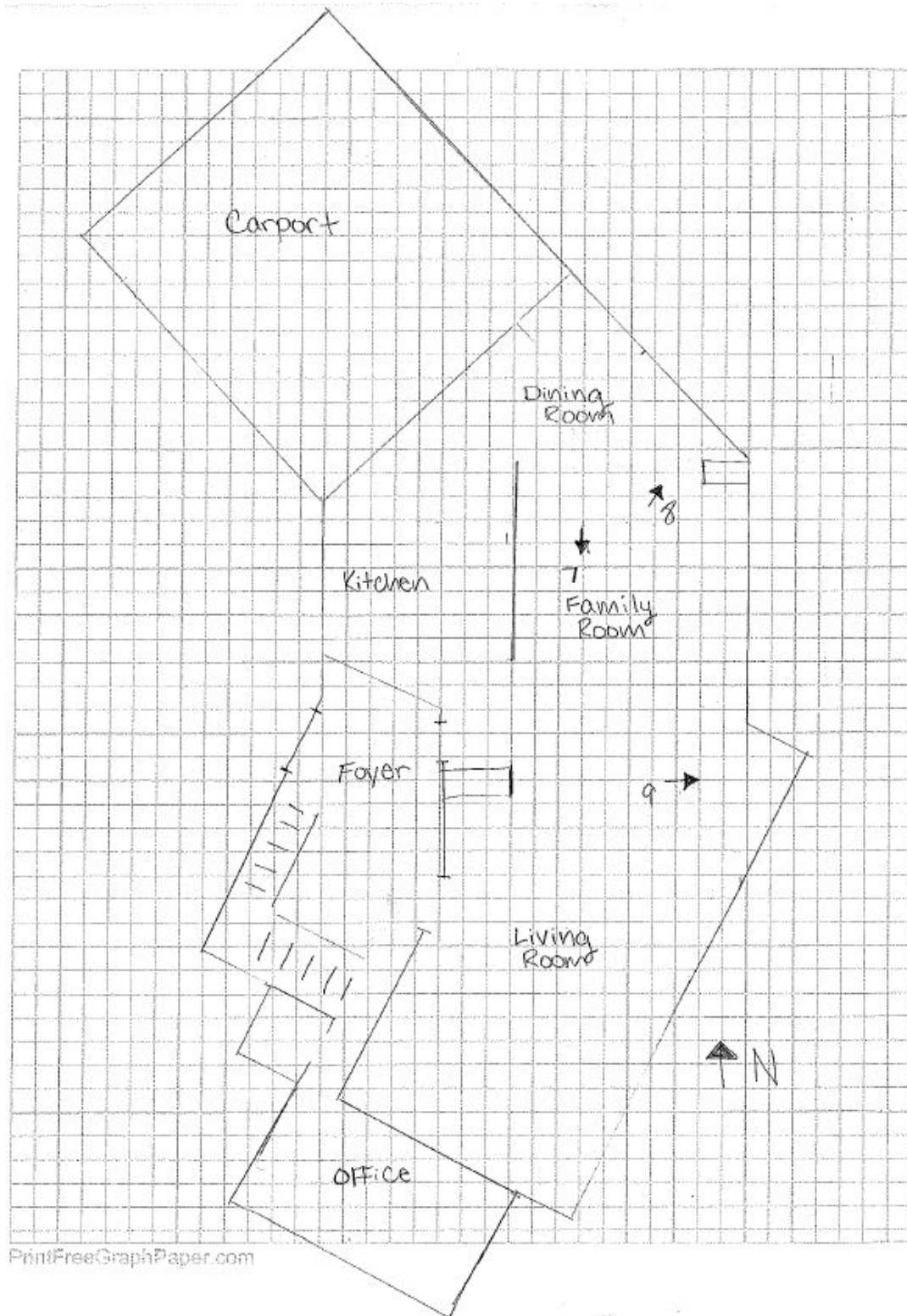


National Register of Historic Places  
Continuation Sheet

Section number Figures Page 17

Chapman, Dr. Jean, House
Name of Property
Cape Girardeau, MO
County and State
N/A
Name of multiple listing (if applicable)

5 of 13: Interior Main Floor Sketch Map and Photo Key (Source: Nomination preparers)

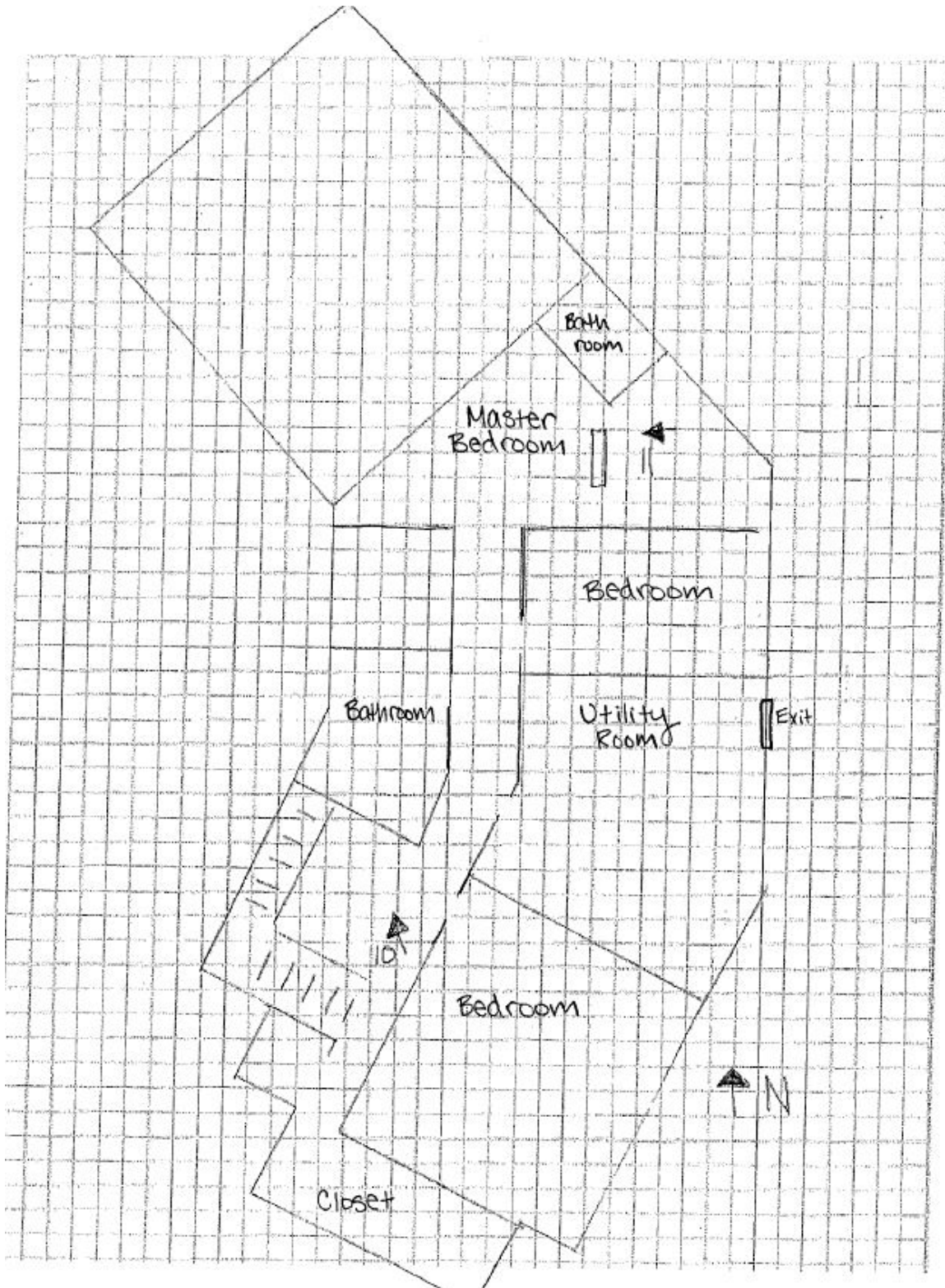


National Register of Historic Places  
Continuation Sheet

Section number Figures Page 18

Chapman, Dr. Jean, House
Name of Property
Cape Girardeau, MO
County and State
N/A
Name of multiple listing (if applicable)

6 of 13: Interior Basement Sketch Map and Photo Key

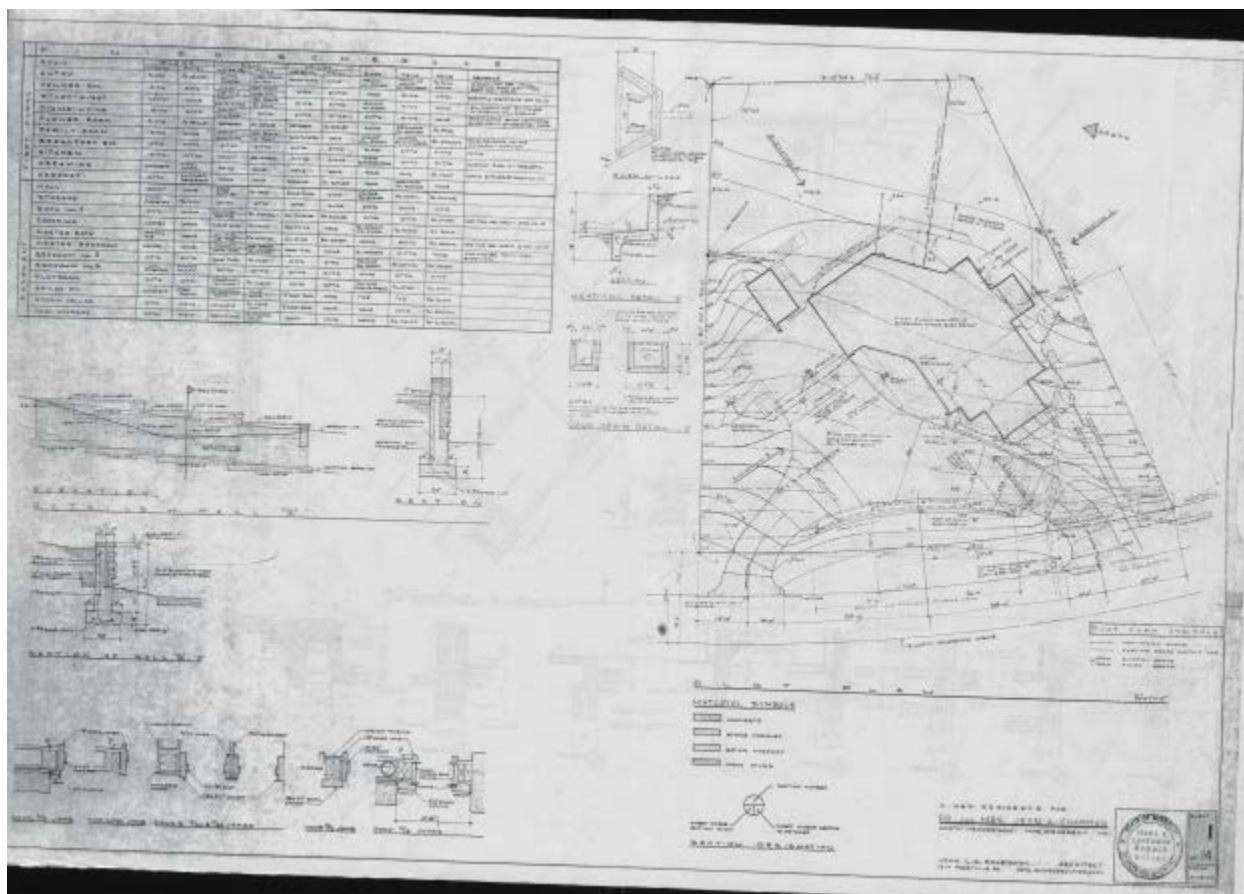


National Register of Historic Places  
Continuation Sheet

Section number Figures Page 19

Chapman, Dr. Jean, House
Name of Property
Cape Girardeau, MO
County and State
N/A
Name of multiple listing (if applicable)

Figure 7 of 13: Original Blueprint of Lot (Source: John L.E. Boardman "A New Residence for Dr. and Mrs. Jean A. Chapman." Original blueprints from owner, August 28, 1962. Owens-Rellergert private collection.)

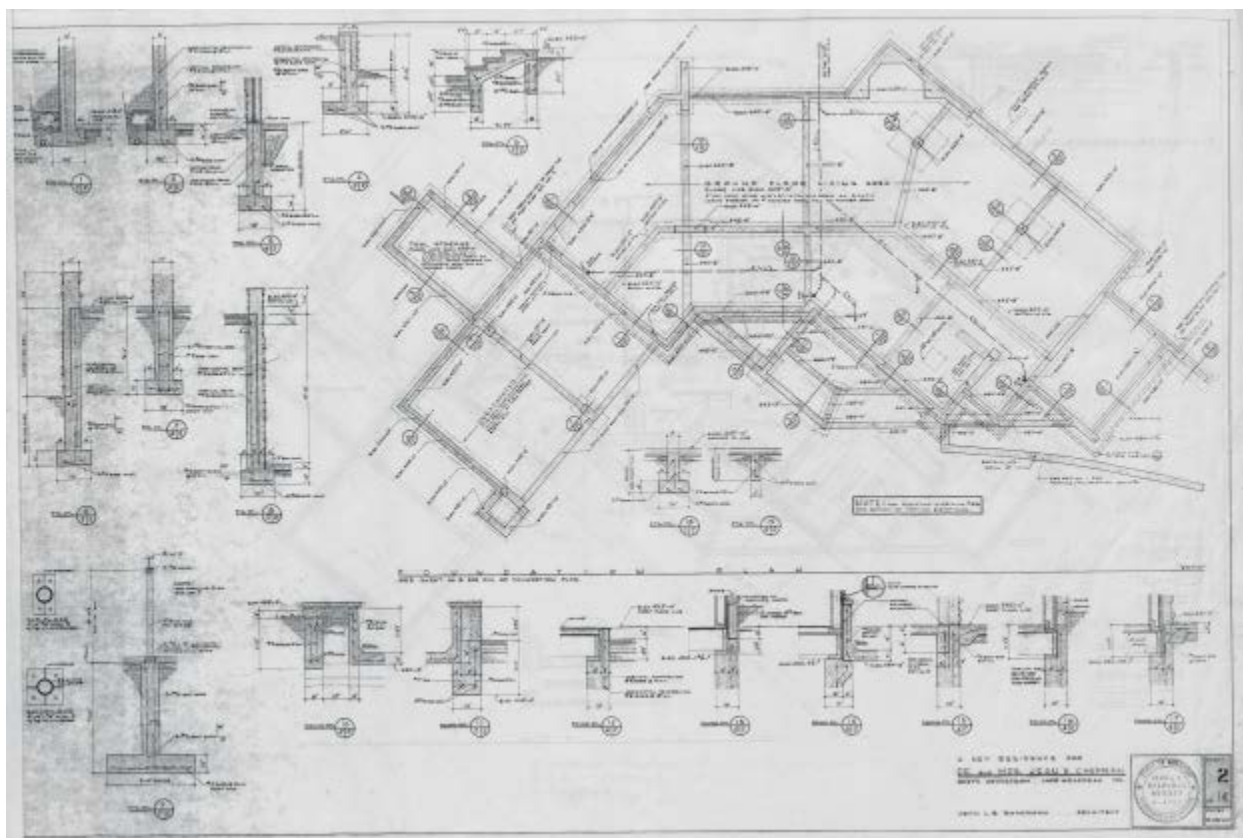


National Register of Historic Places  
Continuation Sheet

Section number Figures Page 20

Chapman, Dr. Jean, House
Name of Property
Cape Girardeau, MO
County and State
N/A
Name of multiple listing (if applicable)

Figure 8 of 13: Original Blueprint of Ground Floor Living Area and Foundation Plan (Source: John L.E. Boardman "A New Residence for Dr. and Mrs. Jean A. Chapman." Original blueprints from owner, August 28, 1962. Owens-Rellergert private collection.)

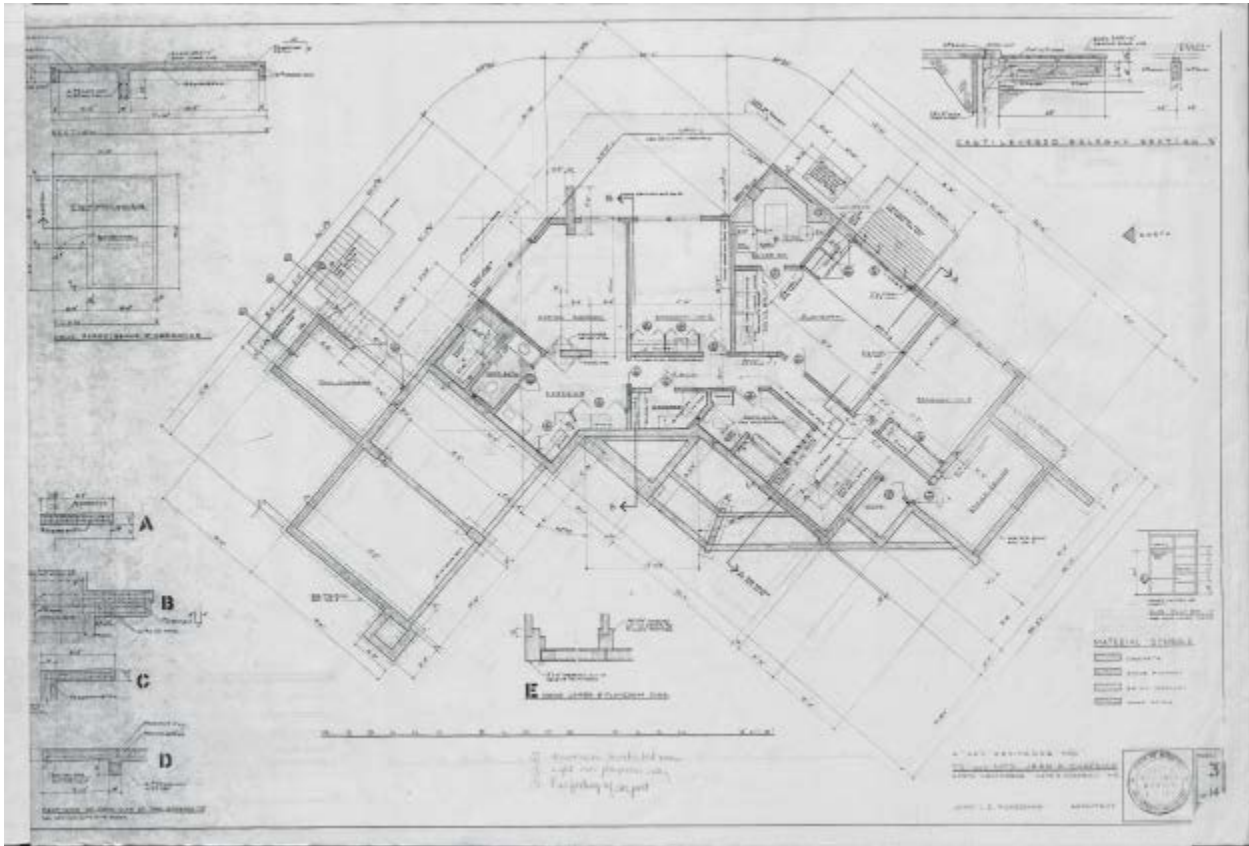


National Register of Historic Places  
Continuation Sheet

Section number Figures Page 21

Chapman, Dr. Jean, House
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Name of Property
Cape Girardeau, MO
-----
County and State
N/A
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Name of multiple listing (if applicable)

Figure 9 of 13: Original Blueprint of Ground Floor Plan with Materials Used (Source: John L.E. Boardman "A New Residence for Dr. and Mrs. Jean A. Chapman." Original blueprints from owner, August 28, 1962. Owens-Rellergert private collection.)

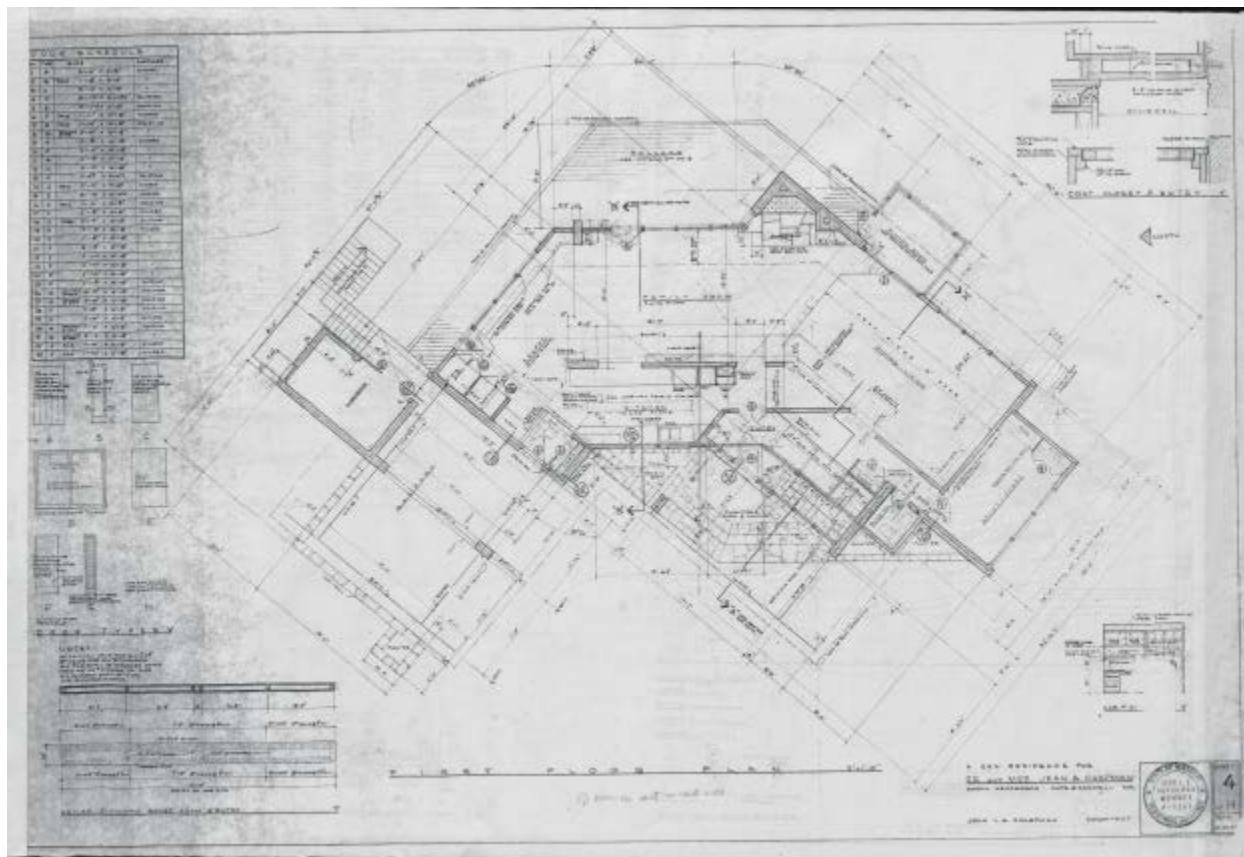


National Register of Historic Places  
Continuation Sheet

Section number Figures Page 22

Chapman, Dr. Jean, House
Name of Property
Cape Girardeau, MO
County and State
N/A
Name of multiple listing (if applicable)

Figure 10 of 13: Original Blueprint of First Floor Plan (Source: John L.E. Boardman "A New Residence for Dr. and Mrs. Jean A. Chapman." Original blueprints from owner, August 28, 1962. Owens-Rellergert private collection.)



National Register of Historic Places  
Continuation Sheet

Section number Figures Page 23

Chapman, Dr. Jean, House
Name of Property
Cape Girardeau, MO
County and State
N/A
Name of multiple listing (if applicable)

Figure 11 of 13: Comparison Property: 2421 Terrie Hill Drive (Source: Laura Williams, Oct. 2015)



National Register of Historic Places  
Continuation Sheet

Section number Figures Page 24

Chapman, Dr. Jean, House
Name of Property
Cape Girardeau, MO
County and State
N/A
Name of multiple listing (if applicable)

Figure 12 of 13: Comparison Property: 1000 N. Henderson Avenue (Source: Taken by Laura Williams, Oct. 2015)



National Register of Historic Places  
Continuation Sheet

Section number Figures Page 25

Chapman, Dr. Jean, House
Name of Property
Cape Girardeau, MO
County and State
N/A
Name of multiple listing (if applicable)

Figure 13 of 13: Comparison Property: 744 Perry Avenue (Source: Laura Williams, Oct. 2015)



















