

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Haarig Commercial Historic District

other names/site number N/A

2. Location

street & number Along sections of the 600 block of Good Hope Street and 300 block of S. Sprigg Street not for publication N/A

city or town Cape Girardeau vicinity N/A

state Missouri code MO county Cape Girardeau code 031 zip code 63702

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)

Claire F. Blackwell 12 June 2000
Signature of certifying official Date
Claire F. Blackwell, Deputy State Historic Preservation Officer

State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

 entered in the National Register
 See continuation sheet.

 determined eligible for the
National Register
 See continuation sheet.

 determined not eligible for the
National Register

 removed from the National Register

 other (explain):

Signature of Keeper

Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply) Category of Property (Check only one box)

- | | |
|---|--|
| <input checked="" type="checkbox"/> private | <input type="checkbox"/> building(s) |
| <input type="checkbox"/> public-local | <input checked="" type="checkbox"/> district |
| <input type="checkbox"/> public-State | <input type="checkbox"/> site |
| <input type="checkbox"/> public-Federal | <input type="checkbox"/> building |
| | <input type="checkbox"/> object |

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

Contributing	Noncontributing	
<u>13</u>	<u>1</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>13</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register 0

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

Historic and Architectural Resources of Cape Girardeau, Missouri

6. Function or Use

Historic Functions (Enter categories from instructions)

- | | |
|---------------------------------------|------------------------|
| <u>COMMERCE/TRADE</u> | <u>Specialty Store</u> |
| <u>COMMERCE/TRADE</u> | <u>Restaurant</u> |
| <u>COMMERCE/TRADE</u> | <u>Bank</u> |
| <u>INDUSTRY/PROCESSING/EXTRACTION</u> | <u>Factory</u> |
| <u>SOCIAL</u> | <u>Meeting Hall</u> |

Current Functions (Enter categories from instructions)

- | | |
|-----------------------|------------------------|
| <u>COMMERCE/TRADE</u> | <u>Specialty Store</u> |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

7. Description

Architectural Classification (Enter categories from instructions)

- LATE VICTORIAN/Italianate
LATE 19TH AND 20TH CENTURY REVIVALS/Tudor Revival

Materials (Enter categories from instructions)

- | | |
|------------|-----------------|
| foundation | <u>STONE</u> |
| roof | <u>ASPHALT</u> |
| walls | <u>BRICK</u> |
| other | <u>CONCRETE</u> |
| | <u>WOOD</u> |

Narrative Description

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

Haarig Commercial Historic District
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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.)

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

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

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

Previous documentation on file (NPS)

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

Primary Location of Additional Data

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

Name of repository: Historic Preservation Program, Department of Natural Resources

Areas of Significance

(Enter categories from instructions).

COMMERCE
ETHNIC HERITAGE - European
ARCHITECTURE

Period of Significance

ca. 1875 - 1950

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

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 Haarig Commercial Historic District
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DESCRIPTION

The Haarig Commercial Historic District is located along the 600 block of Good Hope Street and the 300 block of South Sprigg Street in Cape Girardeau, Missouri (1990 population 34,438). The district is located approximately six blocks southwest of the downtown commercial center along the Mississippi River, and is composed of fourteen buildings constructed between ca. 1875 and 1935. Known as "Haarig," this area developed as a commercial area in the late 19th and early 20th centuries and served the nearby predominately German residential neighborhood. The buildings are representative of the property type of Commercial Buildings ca. 1850 to 1950 as described in the multiple property nomination, "Historic and Architectural Resources of Cape Girardeau, Missouri." These buildings are primarily one- to three-stories in height, of brick construction, and were built to house commercial businesses and offices. The buildings illustrate common commercial building designs and forms of the period including Italianate, Colonial Revival, Brick Front, and Tudor Revival. Many of the storefronts have replacement materials, but the buildings retain much of their upper facade detailing and decoration. These buildings continue to be used for commercial purposes and thirteen of the fourteen buildings are considered contributing to the character of the district.

The Haarig Commercial district developed in the late 19th and early 20th centuries to serve Cape Girardeau's growing population, a large percentage of which were of German descent. A large influx of German immigrants came to the city in the late 1840s and early 1850s with another peak in the years following the Civil War. A concentration of German immigrants resided in the areas south of Good Hope Street, and soon commercial activity began to appear along this main corridor.

The oldest buildings in the Haarig district are located on the south side of Good Hope Street where the first commercial buildings in the area were constructed in the late 19th century. These buildings include the two- and one-half story brick building at 621-623 Good Hope Street, which was completed ca. 1875. This building has a gable standing seam metal roof, and was designed with segmental arched windows and a corbelled brick cornice. In the early 20th century this building housed the Good Hope Meat Market. Around 1880, the three-story brick building and the two-story brick building at 629-631 and 633 Good Hope Street were built. These buildings were designed with Italianate detailing and share an original cast iron column on the storefront. The building at 633 Good Hope Street originally housed H.A. Nussbaum's general merchandise and grocery business, while at 629-631 Good Hope Street was the Farmers' Hotel, Farmers' Feed Stable, and Farmers' Home Bar in the early 20th century. The two-story brick building at 635 Good Hope Street was also constructed ca. 1880. This building originally housed the Haas Brothers Saloon, and retains an original cast iron column and original double doors at its corner chamfered entrance.

Sanborn Fire Insurance maps of the period reveal that by 1908, the south side of Good Hope was lined with two- and three-story commercial buildings, and others were beginning to appear on the north side of the street replacing residences and frame commercial buildings. Buildings continued to be constructed in the Italianate style such as the two-story brick building completed ca. 1900 at 628-630 Good Hope Street. This building retains original one-over-one wood sash windows set within segmental arches and a corbelled brick cornice. The Italianate style also influenced the two-story brick building at 624-626 Good Hope Street, constructed ca. 1905, and the ca. 1900 two-story brick building at 632 Good Hope Street. These buildings have upper facade windows with stone sills and header course segmental arches and corbelled brick cornices with metal grilles. The 632 address originally housed the Farmers' & Merchants' Bank, and in addition was home to photographer G.A. Kassel, and dentists Shelton and Popp.

Other buildings along this block were completed from ca. 1910 to ca. 1925 and reflect Colonial Revival influences as well as vernacular "Brick Front" forms. The two-story brick building at 620 Good Hope Street was constructed in 1916 as the Meyer and Schwab Hardware store, which is still in operation today. The building reflects the Colonial Revival style and displays original glazed

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white brick detailing on the upper facade and a brick and terra cotta cornice with dentils and acanthus leaf brackets. "Brick Front" designed buildings are those that were constructed from ca. 1910 to ca. 1930 with traditional storefronts and upper facades displaying rectangular windows, corbelled brick cornices, and decorative brick panels.¹ At 625-627 Good Hope Street is a two-story brick building constructed ca. 1925. This building was designed with rectangular panels of soldier and sailor brick coursing with concrete corner blocks.

As the population of Cape Girardeau continued to increase in the 1920s and 1930s, the commercial district that had developed along Good Hope Street expanded along adjacent S. Sprigg Street. These buildings were primarily one-story in height reflecting the popular Brick Front form or Tudor Revival style. Between ca. 1925 and ca. 1935 three one-story commercial buildings were completed on the east side of S. Sprigg Street. The earliest of these is the Tudor Revival influenced building at 314-318 S. Sprigg Street. The building retains two original storefronts with recessed entrances, and the upper facade displays gable wall dormers with stucco and half-timbering.

The one-story brick building located at 320-322 S. Sprigg Street was constructed ca. 1930 and retains original storefronts with concrete and stucco bulkheads, copper and glass display windows, and recessed entrances. Rectangular brick panels with alternating soldier and sailor brick courses are above each storefront. Nearby, a one-story brick building was constructed ca. 1935 at 326 S. Sprigg Street. This building has an upper facade of wire brick, and displays diamond shaped brick panels with soldier and sailor brick courses.

Since the 1930s, there has been no new building construction within the proposed district. The Haarig area remained an active business district during the 1940s and 1950s, and began to experience decline in the 1960s due to the rise of suburban residential districts and accompanying commercial centers. Several storefronts on Good Hope Street were remodeled in the 1960s and 1970s with replacement brick or permastone bulkheads, and aluminum and glass display windows in an attempt to "modernize" their appearance. Alterations to upper facades have been minimal and are largely confined to some replacement of original windows. The only non-contributing building in the district is the small frame building at 312 S. Sprigg Street. Built at the rear of 635 Good Hope Street ca. 1910, this building has been extensively altered and no longer retains integrity of its original design.

In recent decades, a number of businesses have moved out of the Haarig area and many buildings along Good Hope Street have been razed. These include the Orpheum Theatre which was built at 615 Good Hope Street in 1917, and the Farmers and Merchants Bank building at 701 Good Hope Street. Other buildings remain vacant. In the mid-1990s, Haarig merchants and citizens organized the Haarig Area Development Association to encourage commercial development and revitalization in the area. The Haarig Commercial Historic District includes the remaining block of historic commercial buildings in the Haarig area and represents the traditional economic activity and development of the community.

¹Herbert Gottfried and Jan Jennings, *American Vernacular Design, 1870-1940*. (New York: Van Nostrand Reinhold Company, 1985), 240.

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INDIVIDUAL PROPERTY DESCRIPTIONS

Contributing buildings are identified with the designation "C" while non-contributing buildings are identified as "NC."

1. **620 Good Hope Street** - This two-story brick building was constructed in 1916 with Colonial Revival influences and has continuously housed the Meyer Hardware store. The original storefront was removed and replaced in 1957 with a storefront of aluminum and glass. The main entrance has aluminum and glass doors. The transom has been covered with metal panels. Above the transom is a beltcourse of original glazed white brick. Above the storefront in the center of the building is a terra cotta panel inscribed "Meyer Bldg." The upper facade has three window bays. Each window bay is divided by glazed white brick pilasters. Windows are paired in each bay and are original one-over-one wood sash. The window surrounds have glazed white brick soldier and sailor brick coursing. Above the windows is a brick and terra cotta cornice with dentils and acanthus leaf brackets. At the roofline is a flat parapet wall with concrete coping. The interior of the building retains an original metal ceiling, wood floors, plaster walls and original steel support columns. (C)
2. **621-623 Good Hope Street** - This two- and one-half story brick building was constructed ca. 1875. This building has a gable standing seam metal roof. The building's storefront has been remodeled with ca. 1980 aluminum and glass bulkheads, display windows, and aluminum and glass doors. The transom area is covered with aluminum panels. On the second story are windows with ca. 1980 one-over-one vinyl sash. The windows have original stone sills and header course segmental arches. The half-story on the main facade has window openings enclosed with brick. At the roofline is a corbelled brick cornice. Along the alley (east) facade are similar segmental arched windows. The rear of the building has a ca. 1960 two-story frame porch. (C)
3. **624-626 Good Hope Street** - This two-story brick building with Italianate influences was built ca. 1905. The storefront was remodeled ca. 1960 with bulkheads of permastone, and aluminum and glass display windows. The 624 storefront has an entrance with a single-light ca. 1980 anodized aluminum door. The 626 storefront has a ca. 1940 single-light glass and wood door. The central bay has a ca. 1960 solid wood door leading to the upper story. Across the width of the storefront is a wood awning. The upper facade has original one-over-one wood sash windows with stone sills and segmental arches. Above the windows are brick belt courses and vent openings with metal grilles. At the roofline is a corbelled brick cornice and terra cotta coping. The interior of the first floor has added wall surfaces and floor carpeting, but retains its original pressed metal ceiling. (C)
4. **625-627 Good Hope Street** - The two-story brick building at this location was constructed ca. 1920 with two storefronts. The east storefront (625) has ca. 1970 brick bulkheads, aluminum and glass display windows and an aluminum and glass door. Over the storefront is a soldier course lintel. The west storefront (627) has a ca. 1970 brick bulkhead, aluminum and glass display windows, and an aluminum and glass door. The transom area above the storefront has been covered with metal panels. In the upper facade are original twenty-four-light steel casement windows. These windows have brick sills and twelve-light transoms. Above each window are rectangular panels of soldier and sailor brick coursing with concrete corner blocks. In the central bay of the upper facade is a rectangular panel with alternating soldier and sailor red and tan brick courses. At the roofline is a stepped parapet with a soldier course belt course and concrete coping. (C)

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5. **628-630 Good Hope Street** - At this location is a two-story brick building constructed ca. 1900 with Italianate influences. The building's storefront was remodeled ca. 1965 and has brick bulkheads, aluminum and glass display windows, and a recessed entrance with an aluminum and glass door. Across the width of the storefront is a frame and metal awning. In the upper facade are original one-over-one wood sash windows set within segmental arches. The windows have concrete sills. Above the windows is a corbelled brick cornice and recessed panels with metal grilles. At the roofline is a row of corbelled brick and terra cotta coping. This building was occupied by "Unnerstalls Drug Store" from the early 1930s through the mid 1990s. The interior of the first floor has been remodeled with a dropped ceiling, floor carpeting, and wall paneling. (C)
6. **629-631 Good Hope Street** - This three-story brick building was designed with Italianate influences and built ca. 1880. The building has two storefronts. The east (629) storefront has bulkheads of ca. 1960 permastone and aluminum and glass display windows. The storefront's transom area is covered with ca. 1940 black Carrara glass. In the west bay of the storefront is a ca. 1990 paneled wood door. The 631 storefront has ca. 1960 concrete bulkheads, aluminum and glass display windows and door, and wood panels over the transom. The upper two floors have windows with stone sills and segmental arched brick hood molding. One original two-over-two wood sash window remains while the rest are six-over-six and one-over-one wood sash from the mid-20th century. At the roofline is terra cotta coping. The interior of the first floor of the 631 section retains original wood floors and a pressed metal ceiling. At the rear of the building is an attached one-story brick warehouse wing erected ca. 1930. (C)
7. **632 Good Hope Street** - This two-story brick building displays Italianate influences and was built ca. 1900. The original storefront has been removed and replaced with ca. 1960 brick bulkheads, aluminum and glass display windows, and an aluminum and glass entrance. The transom has been covered with metal panels. In the west bay of the storefront is an entrance leading to the second floor staircase. This entrance has a ca. 1970 solid wood door. In the upper facade are original one-over-one wood sash windows with added metal storm windows. The windows have stone sills and header course segmental arches. Above the windows is a row of corbelled brick and recessed panels with metal grilles. At the roofline is corbelled brick and terra cotta coping. (C)
8. **633 Good Hope Street** - At this location is a two-story brick building built ca. 1880 with Italianate influences. The building's storefront has been enclosed with ca. 1980 wood panels. The entrance has an aluminum and glass door, and the transom has been covered with masonite panels. Both 629-631 and 633 Good Hope appear to have been built at the same time and share an original cast iron column on the storefront. The upper facade has ca. 1910 one-over-one wood sash windows. The windows have original stone sills and header course segmental arches. The roofline was rebricked ca. 1920 and has terra cotta coping. (C)
9. **635 Good Hope Street** - This is a two-story brick building constructed ca. 1880. The building's storefront has a chamfered corner entrance which retains an original cast iron column. The entrance has original double doors of single-light glass and wood design. The storefront has remnants of ca. 1950 marble bulkhead panels, several sections of which are missing. The display windows and transom have been covered with wood panels. In the upper facade are ca. 1930 one-over-one wood sash windows, with added storm windows. Two of the windows were originally door openings. These doors led to a cast iron balcony, which has been removed. The window and door openings have stone sills. The building has a gable roof, and at the roofline of the main facade is a rebuilt parapet wall from ca. 1920 with terra cotta coping. Above the windows is a belt course of decorative soldier course brick. In the east bay of the storefront is an entrance leading to the second story.

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This opening has been covered with a wood panel. On the Sprigg Street facade, the first floor has a door opening which has been enclosed with brick. This opening has an original segmental arch and stone keystone. The second story has arched window opening with stone sills, segmental arches, and stone keystones. Windows are ca. 1930 one-over-one wood sash. In the half story are two segmental arched windows. At the rear of the building is a ca. 1930 one-story brick wing with a poured concrete foundation. The storefront on this wing has original brick bulkheads. The display windows have been covered with wood panels. On the second story at the rear of the building is an original frame porch with square columns and milled brackets. (C)

10. **636 Good Hope Street** - This is a two-story brick building constructed ca. 1910. The building has a storefront remodeled in 1923 and ca. 1940 with glazed tile bulkheads, and aluminum and glass display windows. The transom consists of black Carrara glass, which has been painted. The main entrance is recessed and has a ca. 1970 aluminum and glass door. The upper facade has original one-over-one wood sash windows with concrete sills and soldier course lintels. Above the windows are metal grilles. Just below the roofline is a terra cotta cornice with a white glaze. At the roofline is terra cotta coping. The west and east piers of the storefront have a marble veneer. The west pier is inscribed with street names and the date "1923." The Sprigg Street facade of the building has a corner storefront bay with a glazed black tile bulkhead and aluminum and glass display windows. This facade is divided into five bays and separated by brick pilasters. In the north bay of this facade is an entrance with a ca. 1980 wood paneled door. In the upper facade are one-over-one wood sash windows with soldier course lintels and concrete sills. At the roofline is terra cotta coping and a terra cotta cornice. The interior of the first floor has a dropped acoustical tile ceiling, floor carpeting, and added wall paneling. (C)
11. **312 S. Sprigg Street** - This one-story frame building was constructed ca. 1910 and has a gable roof of metal standing seam, an exterior of asbestos shingles, and a storefront rebuilt ca. 1960 with formica panels and an aluminum and glass display window and door. Due to these alterations this building is non-contributing to the district. (NC)
12. **314-316-318 S. Sprigg Street** - This one-story building was designed with Tudor Revival influences and built ca. 1925. Both the 314 and 318 storefronts are original and have recessed entrances with single-light glass and wood doors. Bulkheads are of glazed tile and display windows are of wood, aluminum and glass. Over the entrance and display windows is a wood transom bar and ten light transoms with frosted glass. Above the transoms are soldier course lintels and gable wall dormers with stucco and half-timbering. The 316 storefront was altered ca. 1980 with replacement brick bulkheads, aluminum and glass display windows, and a steel and glass door. Over the storefront is a gable wall dormer with soldier and sailor brick courses and half-timbering. The interior of the building retains original plaster ceilings and walls. (C)
13. **320-322 S. Sprigg Street** - This one-story brick building was constructed ca. 1930. The building retains original storefronts with concrete and stucco bulkheads, copper and glass display windows, and recessed entrances with single-light glass and wood doors. Above the display windows are wood transom bars and ten-light transoms with opaque glass. Above each storefront bay is a rectangular brick panel with alternating soldier and sailor brick courses. At the roofline is concrete coping. The interior retains original floor space with plaster ceilings and walls. (C)
14. **326 S. Sprigg Street** - This building is a one-story brick building constructed ca. 1935. The building has an original recessed storefront with black glazed tile bulkheads, aluminum and glass display windows, and a central entrance with double doors of single-light glass and wood design. Above the storefront is a soldier course lintel. The upper facade is of wire brick, and

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there are rectangular and diamond shaped brick panels with soldier and sailor brick courses. At the roofline is concrete and terra cotta coping. The interior has plaster walls, and a dropped acoustical tile ceiling. (C)

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STATEMENT OF SIGNIFICANCE - SUMMARY

The Haarig Commercial Historic District is eligible for listing on the National Register under Criteria A and C for its historical and architectural significance. The fourteen buildings that comprise the district are representative of the property type of Commercial Buildings and meet the registration requirements set forth within the historic context of 19th and Early 20th Century Commercial Buildings in Cape Girardeau, ca. 1850-1950. The district is significant under Criterion A for Commerce and Ethnic Heritage. The district represents Cape Girardeau's commercial growth and development in the late 19th and early 20th centuries. The district also strongly reflects Cape Girardeau's German heritage, as a commercial area in a primarily German neighborhood. Buildings in the district housed a number of German owned and operated businesses, such as Meyer's Hardware, the Nussbaum and Stehr Mercantile Company, and Unnerstall's Drug Store. Largely family owned and operated, these businesses often remained in operation for generations and became prominent landmarks in the community. The Haarig area is the only commercial area in Cape Girardeau which is strongly identified with the city's German heritage.

The district is also significant under Criterion C as one of the few remaining groups of turn of the century commercial buildings in Cape Girardeau that retain much of their original design and detailing. Constructed from ca. 1875 to ca. 1935, the buildings are primarily one- and two-story brick buildings displaying the influences of the Italianate, Colonial Revival, and Tudor Revival styles. The loss and alteration of pre-1950 commercial buildings has been extensive in Cape Girardeau and only a few concentrations of buildings retain their sense of time and place. Although many of the Haarig area storefronts have been altered, the buildings retain a high degree of integrity on their upper facade detailing, and as a group they evoke a strong sense of a turn of the century neighborhood commercial center.

HISTORICAL BACKGROUND AND SIGNIFICANCE

The area known as Haarig located along Good Hope and S. Sprigg Streets, developed as a local commercial area in the late 19th and early 20th centuries. Supplementing rather than replacing the downtown commercial district, Haarig evolved to accommodate Cape Girardeau's growing population. As the city grew it expanded westward from the downtown area and its eastern Mississippi River border. The coming of the railroad to Cape Girardeau in the late 19th century resulted in a major period of growth and expansion. From 1880 to 1910, the population doubled to almost 8,500 residents. Residential growth occurred in the west and southern sections of the city. The downtown area remained the primary commercial district, located near both water and rail transportation, which provided important trade and industry. But as the city grew, a second, neighborhood oriented commercial area developed closer to the expanding residential community. Initial businesses such as saloons and general merchandise stores provided residents with easy access to basic goods and social activities without having to travel to the downtown district. The number and variety of merchants quickly expanded and soon included butchers, bakers, and barbers, as well as doctors and druggists. Before long the list also included a bank, hotel, and by 1917, a movie theater.

The district became known as the Haarig area, a name that reflects the primarily German population that it served. A large influx of German immigrants came to Cape Girardeau in the late 1840s and early 1850s with another peak in the years following the Civil War. Studies have shown that a large percentage of German immigrants residing in Cape Girardeau County originated from the same

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towns and villages in Germany, notably Hannover and Brunswick.² This commonality made for a close-knit German community and German residential neighborhoods. By the 1880s, a strong German presence could be found throughout the city, with a high concentration in the vicinity of Good Hope Street.

Commercial buildings first began to appear in the Haarig district in the 1880s. By 1884, a row of two-story brick commercial buildings lined the south side of Good Hope Street housing two dry good stores, a drug store, a barber, and other businesses. The Haas Saloon was a well known establishment in the prominent corner building situated at 635-637 Good Hope Street, and H. A. Nussbaum's General Merchandise store was located at 633 Good Hope Street in the 1890s. Both of these are two-story brick buildings constructed ca. 1880 with Italianate influences. Details of the buildings include segmental arched window openings and storefronts with cast iron columns. The three-story brick building at 625-627 Good Hope was also built ca. 1880 with Italianate influences and housed the Hirsch and Nenniger Meat Market.

Also at the intersection of Good Hope and Sprigg Streets was the Hirsch Brothers Mercantile and Provision Company. Established in 1876 by George Hirsch, the firm was inherited by his sons and incorporated in 1897. The business occupied a large brick Italianate style building at the northwest corner of Good Hope and Sprigg Streets. The building housed the Hirsch mercantile business on the main floor and various professional offices occupied the upper story. Although still extant, this building has been extensively altered and is not included in the district boundary.

This commercial trend continued into the early 20th century and by 1908, a similar row of commercial buildings had been erected on the north side of Good Hope Street, replacing dwellings and a few one-story commercial buildings. Construction still largely reflected the Italianate style, which was utilized in the two-story brick buildings at 628-630 and 632 Good Hope Street. These buildings were erected ca. 1900 and display segmental arched window openings and corbelled brick cornices. In the first decade of the 20th century, the 630 address was home to Wasem's Drug Store, and the Farmers' and Merchants' Bank along with photographer G.A. Kassel and dentists Shelton and Popp, occupied the 632 location. In later decades the Farmers' and Merchants' Bank constructed its own building at 701 Good Hope Street. This building was recently razed to make way for a new Salvation Army headquarters.

Other early businesses in the district included a butcher, cobbler, two saloons, a bakery, a bank, a hardware store, a blacksmith, and two hotels. The Green Tree Hotel, later renamed the Good Hope Hotel, was located at 602 Good Hope, and at 629 was the Farmers' Hotel. Also at this address was the Farmers' Feed Stable and the Farmers' Home Bar. The area also contained three doctors, a haberdasher, a wagon maker, and at least three restaurants.

Throughout its long history, the Haarig district maintained a strong German character with a majority of the businesses owned and operated by German merchants and professionals. In 1906, merchants included photographer G. A. Kassel, at 632 Good Hope Street, the Nussbaum and Stehr Mercantile Company at 613 Good Hope Street, Fred Dietiker, grocer and restaurateur located at 701 Good Hope Street, and the Hirsch and Nenninger Meat Market at 625 Good Hope Street. Charles Kaess owned and operated the Good Hope

² Walter D. Kamphoefner, "Chain Migration and Local Homogeneity of Immigration: Cape Girardeau County Germans in Comparative Perspective," in *French and Germans in the Mississippi Valley: Landscape and Cultural Traditions*, Michael Roark, ed. (Cape Girardeau, MO: Center for Regional History and Cultural Heritage, Southeast Missouri State University, 1998), 180-181.

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Bakery at 624 Good Hope Street, and the Good Hope Drug Store was established at 627 Good Hope Street in 1906 by James A. Kinder and Ben Miller. In 1914, the local newspaper praised the business as "one of the best known pharmacies in Southeast Missouri, where the best of everything is kept in stock and where prescriptions are given the careful attention of Mr. Kinder himself."³ In addition to pharmaceuticals, the Good Hope Drug Store also contained "a refreshment department, where is served the best of ice cream, fruit ices, fountain drinks and confections, making it one of the popular places of Cape Girardeau."⁴

Several long-lasting businesses in the area became well-known landmarks of the Haarig district. In operation for decades, these establishments served generations of customers in the community. The most notable of these is the Meyer Hardware store. George Meyer and Herman Schwab established the business, called Meyer and Schwab Hardware Company, in 1900 at 626 Good Hope Street. In 1912, W. F. Suedekum purchased Schwab's share and the operation became known as Meyer and Suedekum Hardware. In 1916, W.H. Meyer had a two-story brick building erected at 620 Good Hope Street to house the business. Built with Colonial Revival influences, this building has original glazed tile detail around the window bays and a terra cotta panel inscribed "Meyer Bldg" on the upper facade. Suedekum bought out Meyer in 1926 and the name was shortened to Suedekum Hardware. The ownership returned to the Meyer family in 1982 when Robert E. Meyer purchased the business and assumed operation of the store. The name was officially changed to Meyer Supply in 1990.⁵ In operation on Good Hope Street for nearly one hundred years, the Meyer Hardware store remains a landmark business in the Haarig district today. Another notable example is Unnerstall's Drug Store, which opened for business in 1927 at 626 Good Hope Street and eventually moved to 630 Good Hope Street. In operation until the late 1990s, the business remained in the Unnerstall family over generations and was a key business in the Haarig district.

The thriving commercial hub continued to grow through the 1920s and during this decade added two gas stations, a billiard hall, a fruit market, and a movie theater. The Orpheum Theater was erected at 615 Good Hope Street in 1917. This Art Deco influenced building was razed in the early 1990s and the site is now a vacant lot. During the 1920s and 1930s, the Haarig commercial area overflowed on to Sprigg Street. Buildings constructed during this period tended to be one-story buildings and reflected popular Tudor Revival and Brick Front designs. At 314-318 S. Sprigg Street a one-story Tudor Revival building with three storefronts was erected ca. 1925. This building retains two original storefronts, glazed tile bulkheads, gable wall dormers, and an exterior of stucco and half-timbering. Nearby at 320-322 S. Sprigg Street, a one-story brick building was constructed ca. 1930. This building retains its original storefronts with concrete and stucco bulkheads, copper and glass display windows, and original entrances and transoms. The last building to be built in the district was the one-story brick building constructed ca. 1935 at 326 S. Sprigg Street. This building has an original recessed storefront with black glazed tile bulkheads, and its upper facade displays rectangular and diamond shaped brick panels with soldier and sailor brick courses.

³*Cape Girardeau Republican*, 1914 Tenth Anniversary Edition, 48.

⁴*Ibid.*

⁵*The Southeast Missourian* (Cape Girardeau), article on file at the Kent Library archives, Southeast Missouri State University, Cape Girardeau, Missouri.

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The Haarig area remained an active commercial center well into the 1960s. At this time development of suburban shopping areas began to emerge as the city's main retail centers. In order to attract customers, many business owners in the Haarig district attempted to "modernize" their storefronts by rebuilding them with modern materials. Few changes, however, were made to the upper facades of buildings. Over the years as business dwindled, some of the buildings became vacant. Presently, revitalization efforts are underway to renew Haarig as a vital commercial district. In addition to the longstanding Meyer Supply business, the buildings currently house a cultural center, hair salon, antique and second hand shops, and an appliance rental shop.

Throughout its long commercial history, the Haarig area has provided numerous goods and services to residents of the surrounding neighborhoods. Longstanding businesses owned and operated by local German immigrants and descendants gave the area a strong ethnic and community identity. No other commercial area in Cape Girardeau became as strongly identified with the city's German heritage as Haarig. These businesses became important institutions as they served generations of residents in the surrounding Good Hope neighborhoods. The Haarig Commercial Historic District contains the last remaining cohesive group of buildings that reflect this rich history. These buildings retain much of their original design and maintain a strong sense of time and place as a turn of the century commercial center.

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MAJOR BIBLIOGRAPHICAL SOURCES

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VERBAL BOUNDARY DESCRIPTION

The boundary for the Haarig Commercial Historic District includes the following parcels on Cape Girardeau County Tax Map 21-111-00-06: parcels 8.00, 9.00, 10.00, and 11.00; and the following parcels on Cape Girardeau County Tax Map 21-111-00-07: parcels 11.00, 13.00, 14.00, 16.00, and 17.00.

VERBAL BOUNDARY JUSTIFICATION

The boundary of the Haarig Commercial Historic District includes all contiguous commercial buildings retaining integrity along the 600 block of Good Hope Street and the 300 block of S. Sprigg Street. The west side of S. Sprigg Street was omitted due to the presence of post-1950 buildings, and a high degree of alterations to the pre-1950 buildings. The eastern boundary is drawn to exclude vacant lots and pre-1950 buildings that have undergone extensive alteration. To the south and north of the boundary are dwellings and post-1950 commercial buildings.

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Section Photographs Page 13

Haarig Commercial Historic District
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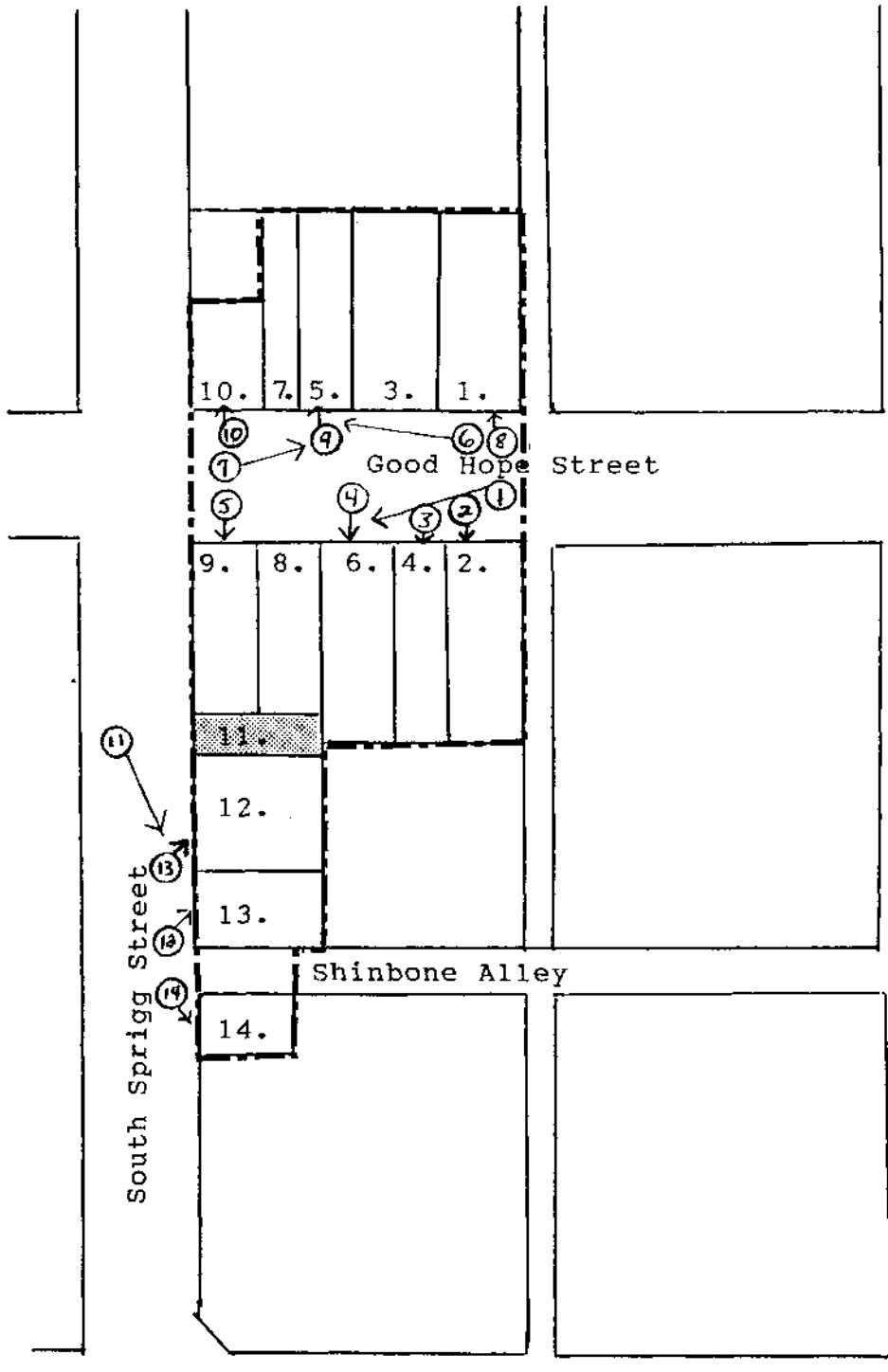
Haarig Commercial Historic District
Cape Girardeau, Cape Girardeau County, Missouri

Photo by: Thomason and Associates

Date: October, 1999

Location of Negatives: Historic Preservation Program, Department of Natural Resources

- Photo No. 1: Streetscape, 621-635 Good Hope Street, view towards the southwest.
- Photo No. 2: 621-623 Good Hope Street, view towards the south.
- Photo No. 3: 625-627 Good Hope Street, view towards the south.
- Photo No. 4: 629-631 Good Hope Street, view towards the south.
- Photo No. 5: 635 Good Hope Street, view towards the south.
- Photo No. 6: Streetscape, 620-636 Good Hope Street, view towards the northwest.
- Photo No. 7: Streetscape, 620-636 Good Hope Street, view towards the northeast.
- Photo No. 8: 620 Good Hope Street, view towards the north.
- Photo No. 9: 628-630 Good Hope Street, view towards the north.
- Photo No. 10: 636 Good Hope Street, view towards the northeast.
- Photo No. 11: Streetscape, 312-326 S. Sprigg Street, view towards the southeast.
- Photo No. 12: Streetscape, 312-326 S. Sprigg Street, view towards the northeast.
- Photo No. 13: 314-318 S. Sprigg Street, view towards the northeast.
- Photo No. 14: 326 S. Sprigg Street, view towards the southeast.



Frederick Street

Good Hope Street

Shinbone Alley

South Sprigg Street

Morgan Oak

Haarig Commercial
 Historic District
 Cape Girardeau County
 Cape Girardeau, Missouri
 Scale 1":100'
 ^N

Properties are keyed
 to inventory numbers
 Shaded areas denote
 non-contributing buildings

⤴ = Photo Key







Strictly Business \$

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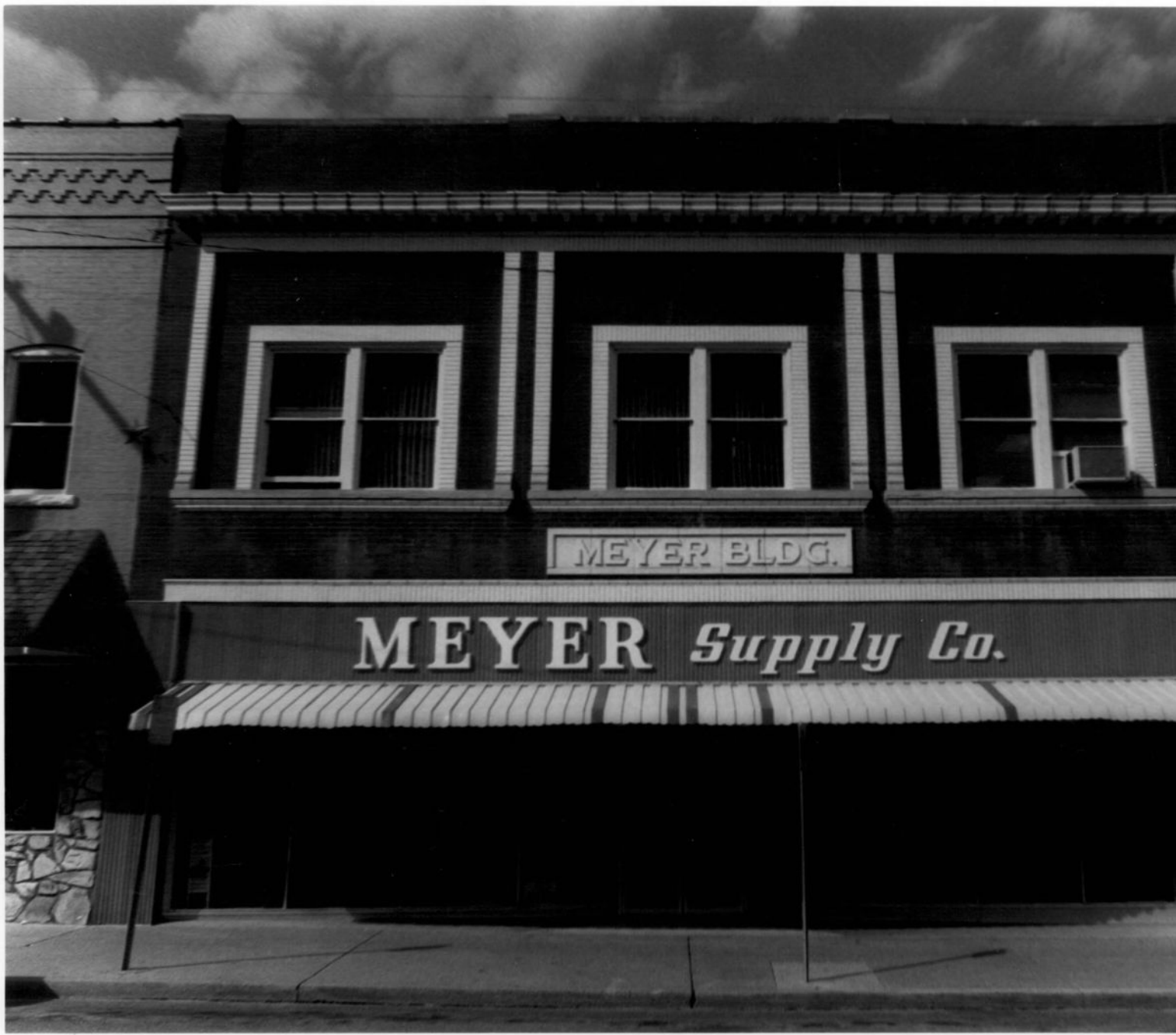
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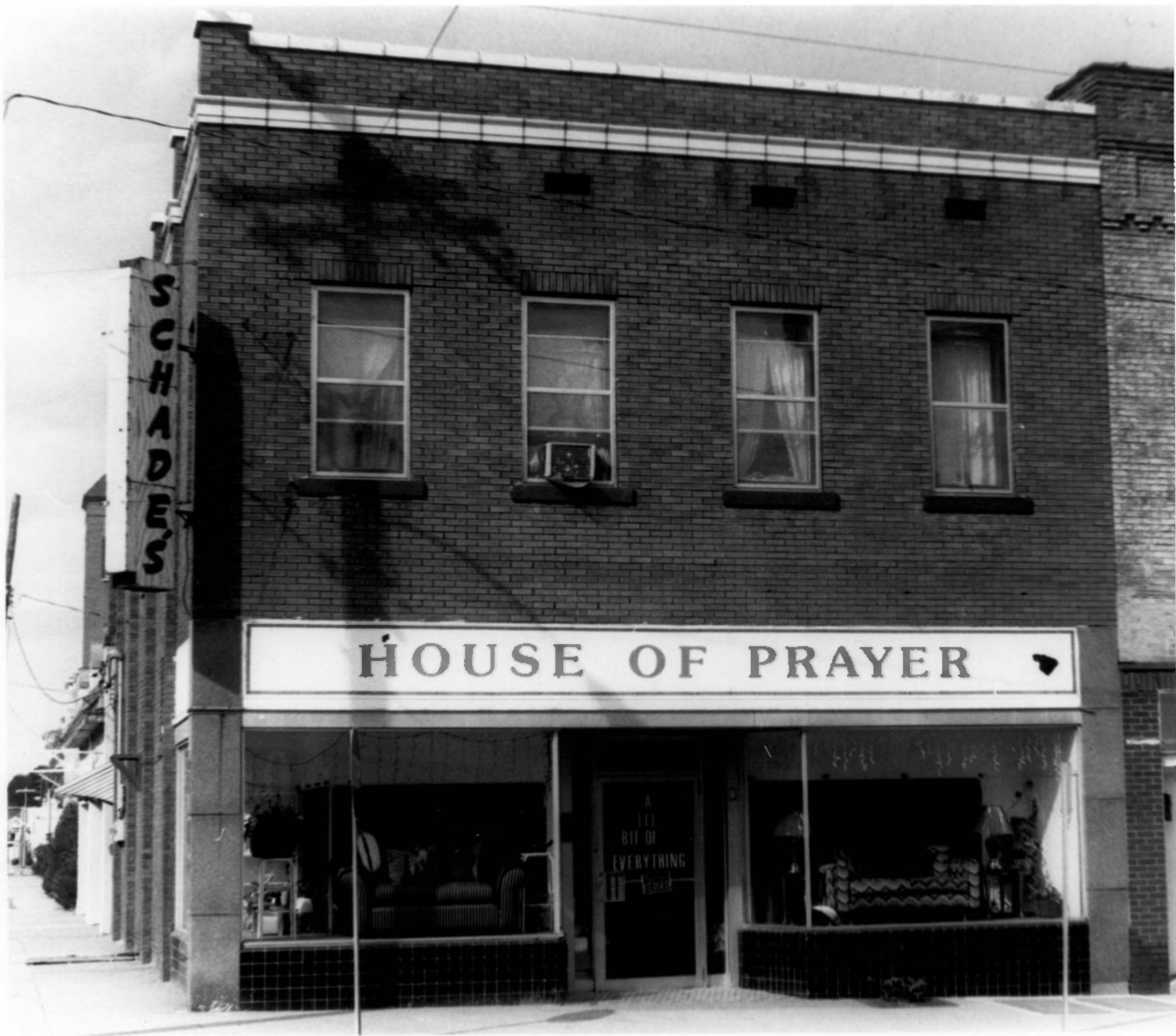














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**National Register of Historic Places
Multiple Property Documentation Form**

This form is used for documenting multiple property groups relating to one or several historic contexts. See instructions in *How to Complete the Multiple Property Documentation Form* (National Register Bulletin 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a). Use a typewriter, word processor, or computer to complete all items.

New Submission Amended Submission

A. Name of Multiple Property Listing

Historic and Architectural Resources of Cape Girardeau, Missouri

B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

19th and Early 20th Century Commercial Buildings, ca. 1850 - 1950

C. Form Prepared by

name/title Philip Thomason/Principal

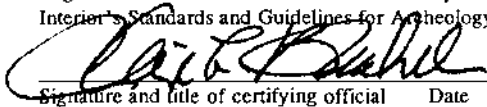
organization Thomason and Associates date December, 1999

street & number P.O. Box 121225 telephone (615) 385-4960

city or town Nashville state TN zip code 37212

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. (See continuation sheet for additional comments.)

 12 June 2000
Signature and title of certifying official Date

Claire F. Blackwell, Deputy State Historic Preservation Officer

State or Federal agency and bureau

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Signature of the Keeper _____ Date _____

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Table of Contents for Written Narrative
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Provide the following information on continuation sheets. Cite the letter and the title before each section of the narrative. Assign page numbers according to the instructions for continuation sheets in *How to Complete the Multiple Property Documentation Form* (National Register Bulletin 16B). Fill in page numbers for each section in the space below.

	Page Numbers
E. Statement of Historic Contexts (If more than one historic context is documented, present them in sequential order.)	E-1 to E-15
F. Associated Property Types (Provide description, significance, and registration requirements.)	F-1 to F-6
G. Geographical Data	G-1
H. Summary of Identification and Evaluation Methods (Discuss the methods used in developing the multiple property listing.)	H-1
I. Major Bibliographical References (List major written works and primary location of additional documentation: State Historic Preservation Office, other State agency, Federal agency, local government, university, or other, specifying repository.)	I-1 to I-2

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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 120 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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NATIONAL REGISTER OF HISTORIC PLACES
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Historic and Architectural Resources
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The multiple property group submittal for the historic and architectural resources of Cape Girardeau, Missouri includes an historical overview of the community, and the context of 19th and Early 20th Century Commercial Buildings, ca. 1850 - 1950. This nomination discusses buildings and structures, and no archaeological resources are included within this multiple property group.

HISTORICAL OVERVIEW

Cape Girardeau, Missouri, is located on the west bank of the Mississippi River approximately 115 miles south of St. Louis. Incorporated in 1808, Cape Girardeau developed as a major steamboat port in the early 19th century and continued as a regional commercial center during the 20th century. The city has strong Spanish, French, and German influences in its heritage, and in 1990, had a population of 34,438 residents.

The City of Cape Girardeau evolved from a frontier trading post along the bluffs overlooking the Mississippi River. French ensign Sieur Jean B. Girardot established the post in the early 1700s and his name became so strongly associated with the area, that it remained the namesake of the town that was to emerge there almost a century later. The town itself, however, was founded by French Canadian Louis Lorimier, who received the land from the Spanish in 1793. Also a trader, Lorimier established a post near Girardot's bluff and erected a home near the river's edge. Due to its location along the important trade and travel route of the Mississippi, the post drew numerous traders and frontiersmen.¹

As American settlers pushed further west they soon arrived at Lorimier's post, which remained Spanish territory until the early 1800s. Lorimier readily accepted the newcomers and the area became one of the most American districts in the otherwise French Creole region. In 1803, the region became official U.S. territory as part of the Louisiana Purchase, and the percentage of Americans increased dramatically.² In the spring of 1806, local trader Barthelemi Cousin platted the town of Cape Girardeau.³

Confusion over land ownership and loss of its position as county seat slowed the initial growth of the town. Soon after the region came under control of the United States, the government declined to authorize

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

²Ibid., 30.

³Ibid., 65; and *Goodspeed's History of Southeast Missouri* (Goodspeed Publishing Co., 1888; reprint, Ramfre Press, 1955), 413.

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wholesale confirmation of Spanish land grants, on which the majority of property ownership was based. With legal title to property questionable, many settlers avoided the area.⁴ Another setback came to Cape Girardeau in 1815 when it lost its designation as the 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 failed to complete the necessary public buildings, officials opted to change the county seat to the nearby 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.⁵

Most of Cape Girardeau's early settlers were trappers and fur traders who traveled the Mississippi River to take their pelts to market. Furs were frequently used 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 with cotton, tobacco, and wheat as major crops.⁶ During this early settlement period, Cape Girardeau residents established essential industries such as flour mills, sawmills, cotton gins, and tanyards. These industries were commonly built near the river or other nearby watercourses. Town founder Louis Lorimier erected a total of three mills on Hubble and LaCroix Creeks. Early settler Barthelemy 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.⁷ Cape Girardeau also had a number of blacksmiths, gunsmiths, carpenters, wheelwrights and distilleries.

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 buildings. 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 would be dismantled and sold for timber.⁸

⁴Snider and Collins, 31.

⁵Goodspeed, 413; and Howard L. Conrad, ed. *Encyclopedia of the History of Missouri*, Vol. I (New York: The Southern History Company, 1901), 488.

⁶Snider and Collins, 218-220.

⁷Ibid., 211-213.

⁸Ibid., 204-205.

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In addition to these enterprises, a considerable export trade based on the Mississippi River developed in Cape Girardeau. "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."⁹ One- and two-story frame commercial buildings were constructed along Water and Main Streets to provide goods and services for the Mississippi River trade.

Steamboats first appeared on the Mississippi in the early 1810s, 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.

Due to the steamboat traffic, Cape Girardeau experienced tremendous commercial growth in the mid-19th century, and the town incorporated as a city in 1843. Loads of cotton, corn, hides, livestock, and other products entered the port to be bought by Cape Girardeau wholesalers and reshipped to other cities. Nearly every steamship line on the Upper Mississippi made stops and had representatives in the city. Cape Girardeau soon 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 freight 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.¹⁰

By the 1850s, residential areas had expanded six blocks west of the Mississippi River and commercial area along Main Street. Dwellings from this period were of both brick and frame construction, and reflected common building designs and styles. In addition to the expansion of the residential areas, a number of notable buildings were completed in the years prior to the Civil War. The Cape Girardeau Common Pleas Courthouse was completed in 1854 to provide county governmental functions for the city. The building's original appearance was altered in 1888 when it was expanded and the cupola added. The St. Vincent De Paul Catholic Church is the oldest religious building in the city and was completed in 1853 on Main Street south of the commercial area.

The Civil War temporarily interrupted Cape Girardeau's steamboat boom. Missouri was a major battleground during the Civil War, and like the rest of the state, Cape Girardeau's population was divided over the conflict. Many of its early settlers were slaveowners from southern states and were largely

⁹Ibid., 220.

¹⁰Ibid., 224, 250.

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secessionists. Many others, including the large German population, held Northern sympathies. Because of its strategic location along the Mississippi River, 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, and little in the way of commercial construction took place. Cape Girardeau escaped major conflict during the war; however, a small battle did occur when Confederate troops attempted to invade the city on April 26, 1863. The battle proved to be a short one and little damage occurred to the city.¹¹

After the Civil War, Cape Girardeau resumed its healthy business operations. Steamboat traffic remained the impetus behind the wholesale and industrial markets which supported the economy. In 1874, 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.¹² New industries in the post-war years included a washing machine factory, a broom factory, various breweries, and several carpenter and cabinet shops.¹³ The strong economy supported a number of commercial enterprises such as hardware and dry goods stores, groceries, and other businesses typical of the era. In 1867, Cape Girardeau was home to "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."¹⁴ These businesses remained concentrated along Main and Water Streets in the downtown area near the river and the trade the watercourse brought to the city.

By 1870, Cape Girardeau had reached a population of 3,640, a large percentage of which was of German heritage. A large influx of German immigrants came to the city in the late 1840s and early 1850s with another peak in the years following the Civil War. Germans coming to America in the early 19th century who settled in rural areas tended to originate from common locales in Germany. As initial settlers kept in touch with friends and relatives in their homeland, they told of the ample opportunities available and encouraged their peers to join them in the United States. Upon deciding to immigrate, German families then predominantly settled in the same areas as their predecessors. This process of chain migration often created pockets of homogeneous immigrant populations and settlements, particularly in rural areas of the

¹¹Ibid., 48-50.

¹²Ibid., 222.

¹³Ibid., 214.

¹⁴Goodspeed, 415.

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United States.¹⁵ The Cape Girardeau area exemplifies this process with an overwhelming majority of its German immigrants originating from the two German states of Hannover and Brunswick.

In 1860, over 2,000 German immigrants resided in Cape Girardeau County, and nearly sixty (60) percent of these residents came from the adjacent northern German states of Hannover and Brunswick. Several other German states were represented as well with Prussia and Bavaria being the next largest places of origin. However, the numbers from the two leading states far outweighed all others. In the 1860 census, 845 residents of Cape Girardeau County reported being born in Hannover, Germany, and 479 noted Brunswick as their birthplace.¹⁶ This latter group is especially interesting as "only three of every thousand German-Americans hailed from the tiny Duchy of Brunswick, but in Cape Girardeau County people of these origins made up over one-fifth of the Germans. . . . In fact, about ten percent of all immigrants from Brunswick in the whole United States lived in Cape Girardeau County."¹⁷ In a 1988 study, the origins of Brunswick immigrants were traced to the village level and revealed that over twenty-five percent came from the village of Schlewecke, and a fair amount hailed from three villages within a six mile radius of Schlewecke. It is also estimated that a large percentage of immigrants from Hannover who trekked to Cape Girardeau County hailed from the Hildesheim region, which borders Brunswick and is only eleven miles from the village of Schlewecke.¹⁸

Immigrants from the Hildesheim-Brunswick region arrived in Cape Girardeau County as early as 1834.¹⁹ Although chance was most likely the determining factor in the choice of location for these initial settlers, it set the stage for others to follow and shaped the history of Cape Girardeau. A strong German presence could be found throughout the city in a variety of occupations, organizations, and churches. The German population also had a strong impact on the city's built environment with both residential and commercial buildings reflecting German building forms. Street names also reflected this impact with Main Street officially known as German Street until the 1890s. Several German residents constructed commercial buildings along Broadway in the mid to late 19th century. These two-story gabled brick buildings

¹⁵Walter D. Kamphoefner, "Chain Migration and Local Homogeneity of Immigration: Cape Girardeau County Germans in Comparative Perspective," in *French and Germans in the Mississippi Valley: Landscape and Cultural Traditions*, Michael Roark, ed. (Cape Girardeau, MO: Center for Regional History and Cultural Heritage, Southeast Missouri State University, 1998), 179-180.

¹⁶Ibid., 180-181.

¹⁷Ibid., 181.

¹⁸Ibid.

¹⁹Ibid., 182.

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typically served as both a residence and a place of business with stores and shops located on the first floor and living space on the upper story.

In 1868 a German social hall was erected at 300 Broadway. Known as Turner Hall, the three-story brick building was the meeting place of the local chapter of the Turner Society, or Turnvereins, 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, brick masons, and so on, to the Hall's construction. Although no record exists of the society's disbanding, the building 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 building was threatened with demolition but it escaped this fate due to the efforts of the business owners who occupied it at the time.²⁰

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 method of choice for both passengers 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.²¹ 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 Colonel George Thilenius was the company's president. Many individuals bought bonds in 1869 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,

²⁰Judith 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.

²¹Snider and Collins, 224-225, 252.

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however, was devastated as funds were mismanaged and the company folded before even a mile of track was completed. The city and township then faced a huge debt as well as loss of trade.²²

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.²³

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 railroad depot 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.²⁴

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 Saint Genevieve that stimulated Cape Girardeau'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 the population rose dramatically.²⁵ Steamboats remained an important option for Cape Girardeau's trade due to its prime location on one of the most traveled river routes, but this freight method gradually became obsolete and the last packet line entered the port around 1932.

²²Ibid., 256-257.

²³Ibid., 256-257.

²⁴Ibid., 258-263.

²⁵Ibid., 263-264.

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The railroad helped to revive Cape Girardeau's failing economy, and once again downtown bustled with commercial activity. The population grew significantly from 4,815 in 1900 to 16,227 in 1930, as new industries came to the area. The most significant of these 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 1921.²⁶ 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. 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 1969.²⁷ The original 1907 complex was completely razed in recent decades.

Other important products manufactured in the area included portland cement, cigar tobacco, brick, and lumber products. The Marquette Cement Manufacturing Company was a particularly important industry as one of the area's top employers. Begun in 1910 at the southern edge of the city near the river, the plant became one of the nation's major producers of portland cement of the 20th century. As industry in the city increased from 1904 to 1914, Cape Girardeau climbed from twentieth to eighth place in the state in manufacturing.

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. 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 during the 1930s and 1940s. Cape Girardeau's post-World War II 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. In recent years there has been renewed interest in revitalizing the city's older residential and commercial areas.

²⁶Ibid., 214-215.

²⁷The Heritage Review, (Cape Girardeau, MO), October 1971.

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19TH AND EARLY 20TH CENTURY COMMERCIAL BUILDINGS, ca. 1850 - 1950

In 1818, Cape Girardeau expanded its borders for the first time when Louis Lorimier's large estate was divided into lots and sold at public auction. This extensive first addition to the town was very successful and lots sold quickly. Houses erected on these lots were primarily of frame or log construction. The growing number of residents increasingly depended on imported merchandise such as dry goods and clothing, which stimulated commercial development. One of Cape Girardeau's first stores 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 building for some time.²⁸ In 1821, Missouri became a state, and by 1826, the United States agreed to recognize the original Spanish land grants. This action 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 steamboat traffic along the Mississippi transformed Cape Girardeau into a major trading and distribution center.

Cape Girardeau soon became the industrial and commercial center of Southeast Missouri. This prosperity altered the city's landscape as several brick commercial buildings were constructed near the waterfront to accommodate the growing warehouse business. These were primarily two- and three-story brick buildings that faced the river for easy loading and unloading access. Among them is the ca. 1855 three-story building at 43-49 N. Water Street. Buildings from this era along Water Street, Main Street, and Broadway remain some of Cape Girardeau's oldest standing commercial buildings. Many of these buildings' facades were rebuilt in the late 19th and early 20th centuries.

In addition to the commercial buildings, numerous woodyards were established along the river to supply ships with fuel, and many large mills were built 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. 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 of flour daily. The greatest of the local mills began 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 building rebuilt with brick at a cost of over \$6,000. The mill later operated as the Union Mill and produced 300 barrels daily.²⁹

²⁸Goodspeed, 411-414; and Snider and Collins, 220.

²⁹Center for Regional History and Cultural Heritage, Southeast Missouri State University, "Reconnaissance Historic Structure Survey, City of Cape Girardeau, Volume I" (November, 1985), 6.

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The 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.³⁰ Several limestone and marble yards and quarries also 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.³¹

Throughout the late 19th century, Cape Girardeau's commercial activity remained centered in the downtown area, which parallels the Mississippi River. Most commercial buildings in the city were constructed along N. Main and Water Streets, near the Mississippi River and the all important river trade. As a result of the railroad, Cape Girardeau's downtown area experienced considerable expansion and new construction in the late 19th and early 20th centuries. From the time of the city's first railroad in 1881 through the 1920s, larger two- and three- story brick buildings appeared along Main Street replacing earlier one-story buildings.

Construction in the downtown area reflected the city's growing importance as a regional commercial center. Some of the earliest buildings of this turn of the century construction boom are the three-story brick building at 112-114 N. Main Street and the two-story brick building at 120-124 N. Main Street, both erected ca. 1890, and the two-story brick buildings at 116 and 123 N. Main Street, constructed ca. 1900. Construction continued north on this block of Main Street with three more brick commercial buildings being erected on the block by 1916. These included the Buckner-Ragsdale Company's two-story brick building at 132-134 N. Main Street, erected in 1916. One of the area's first chain department stores, the Buckner-Ragsdale store made products available that were comparable to those found in the stores of larger cities such as St. Louis. It rapidly drew people to Cape Girardeau from surrounding communities, and its prime location at the juncture of Main Street and Broadway became known as "Quality Corner."³²

Soon joining Buckner-Ragsdale was Hecht's Department Store at 107 N. Main Street, which was built ca. 1920. This two-story Tudor Revival style commercial building displayed one of the most notable storefronts in the city. Its large recessed entry has an arched ceiling decorated with plaster and terra cotta

³⁰Historic Structure Survey, 206.

³¹Ibid., 204-208.

³²*The Cape Girardeau (Missouri) Republican*, Tenth Anniversary Issue, 1914, p. 49.

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in an angel motif, and an octagonal free standing glass display case sits in the center of the entryway. Like the Buckner-Ragsdale store, Hecht's offered quality merchandise to local clientele. A new type of commercial establishment, department stores provided customers with an innovative and unique experience, and Hecht's and Buckner-Ragsdale soon became anchor businesses in the downtown area, drawing a wide range of customers throughout the region.

In 1903, Cape Girardeau businessmen established a Commercial Club to encourage new commercial and industrial development, secure internal improvements, and to protect local businesses from exorbitant freight charges. Located at 102 Main Street, the organization was a pivotal force in the business and professional community. The Commercial Club also encouraged organizations to come to Cape Girardeau for meetings and conventions.³³ Considerable municipal improvements were also made in the first decade of the 20th century. By 1914, the city had a sanitary sewer system installed and an improved fire-fighting system established. Brick, plank, and stone sidewalks were replaced with modern "granitoid" walks, and a total of 109 blocks of the city had paved streets.³⁴

The downtown area was also the center for the city's entertainment and social life with numerous restaurants, saloons, hotels, and fraternal halls. One of the city's prime hotel establishments was the St. Charles Hotel located at 45 Main St. The Saint Charles Hotel was in operation until the 1950s at the southwest corner of Main and Themis Streets. This brick building was the city's main hotel during the late 19th and early 20th centuries. The building was razed in the 1950s. The Hotel Idan-Ha on Broadway, also demolished, was another frequent stop for visitors to the city. The Elks Club on Themis Street and the Masonic Hall at 117 Broadway were also established in the downtown area during this period.

The blocks of Main Street also became the hub of the city's financial activity with several banks lining Main Street. Downtown banks included The Sturdivant Bank, the German-American Bank, First National Bank, and the Southeast Missouri Trust Co., all of which were located on Main Street. The Sturdivant Bank, the oldest bank in southeast Missouri, was established at 101 N. Main Street; and the German-American Bank was chartered in 1902 between Themis and Independence. Organized in 1891, the First National Bank opened at 118 Main Street and erected a new building at 115-117 N. Main Street in 1905. At the time of its construction, this large stone Richardsonian Romanesque style building was considered

³³*The Daily Republican's City Directory of Cape Girardeau, MO., for 1906* (Cape Girardeau, MO: Naeter Brothers, 1906), 32; *Cape Girardeau Republican* (Cape Girardeau, MO), Tenth Anniversary Issue, 1914, 32.

³⁴*Cape Girardeau Republican* (Cape Girardeau, MO), Tenth Anniversary Issue, 1914, 34.

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"the most elegant and costly bank building in Missouri outside of St. Louis and Kansas City."³⁵ This building was razed in 1956 and a one-story brick veneer commercial building was erected on the site.

During the late 19th and early 20th centuries, the commercial district also expanded west along the 200 to 500 blocks of Broadway replacing earlier residences. By 1906, numerous businesses lined Broadway and included grocers, hardware stores, druggists, jewelers, restaurants, and feed companies.³⁶ One of the earliest commercial buildings constructed during this period was the two-story brick building located at 115 Broadway, which was erected ca. 1880. Like many early commercial buildings, this building was built to house a place of business on the first floor and a residence on the upper story. Many of these "house stores" were built by German families and reflect traditional architectural styles of their heritage. These buildings were typically two- to three-stories in height and had a gable roof. Few examples of these buildings remain, and over time the storefronts have been altered.

By the end of the 19th century a second commercial area developed west of the downtown area to accommodate Cape Girardeau's growing population. Located at the corner of Good Hope and Sprigg Streets, this commercial hub became known as the Haarig district and served the nearby primarily German neighborhood. The development of the Haarig commercial district can be traced using the city's Sanborn Fire Insurance maps and city directories from the turn of the century. By 1884, a row of two-story brick commercial buildings lined the south side of Good Hope Street housing two dry good stores, a drug store, a barber, and other businesses. The Haas Saloon was a well known establishment in the prominent corner building situated at 637 Good Hope Street, and H. A. Nussbaum's general merchandise store was located at 633 Good Hope Street in the 1890s.

By 1908, a similar row of commercial buildings had been erected on the north side of Good Hope Street, replacing dwellings and a few one-story commercial buildings. Businesses included a butcher, cobbler, two saloons, a bakery, a bank, a hardware store, blacksmith, and a hotel. The area also contained three doctors, two dentists, a photographer, a haberdasher, a wagon maker, and at least three restaurants. This thriving commercial hub continued to grow through the 1920s and during this decade added two gas stations, a billiard hall, a fruit market, and a movie theater. Throughout its commercial development, Haarig businesses provided numerous goods and services to residents of the surrounding neighborhoods.

³⁵*The Daily Republican's City Directory for Cape Girardeau, MO., for 1906* (Cape Girardeau, MO: Naeter Brothers, 1906), 38.

³⁶*Ibid.*, 170-186.

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The Haarig district had a strong German character with a majority of the businesses owned and operated by German merchants and professionals. In 1906, these included photographer G. A. Kassel, at 632 Good Hope Street, the Nussbaum & Stehr Mercantile Company at 613 Good Hope, Fred Dietiker, grocer and restaurateur located at 701 Good Hope, and the Hirsch and Nenninger Meat Market at 625 Good Hope.³⁷ Typical of these businessmen, was Charles Kaess, who owned and operated the Good Hope Bakery at 624 Good Hope Street. Born in Marbach, Wuertemberg, Germany, Kaess came to America at age sixteen. He gained work as a baker in Philadelphia, and after traveling to various cities, settled in Cape Girardeau in 1889. Kaess worked at a local bakery for five years, then opened his own business on Good Hope Street in 1904. The bakery became well-known and held a successful retail and wholesale business. In addition to being a prominent businessman, Kaess was an active member of the Masons and served his community as a city councilman.³⁸ The Good Hope Drug Store was established at 627 Good Hope Street in 1906 by James A. Kinder and Ben Miller. In 1914, the local newspaper praised the business as "one of the best known pharmacies in Southeast Missouri, where the best of everything is kept in stock and where prescriptions are given the careful attention of Mr. Kinder himself."³⁹ In addition to pharmaceuticals, the Good Hope Drug Store also contained "a refreshment department, where is served the best of ice cream, fruit ices, fountain drinks and confections, making it one of the popular places of Cape Girardeau."⁴⁰

Several long-lasting businesses in the area became well-known landmarks of the Haarig district. In operation for decades, these establishments served generations of customers in the community. The most notable of these is the Meyer Hardware store. George Meyer and Herman Schwab established the business, called Meyer and Schwab Hardware Company, in 1900 at 626 Good Hope Street. In 1912, W. F. Suedekum purchased Schwab's share and the operation became known as Meyer and Suedekum Hardware. In 1916, W.H. Meyer had a two-story brick building erected at 620 Good Hope Street to house the business. Built with Colonial Revival influences, this building has original glazed tile detail around the window bays and a terra cotta panel inscribed "Meyer Bldg" on the upper facade. Suedekum bought out Meyers in 1926 and the name was shortened to Suedekum Hardware. The ownership returned to the Meyer family in 1982 when Robert E. Meyer purchased the business and assumed operation of the

³⁷*The Daily Republican's City Directory of Cape Girardeau, MO., for 1906.* (Cape Girardeau, MO: Naeter Brothers, 1906), 170-192.

³⁸*Cape Girardeau Republican*, 1914 Tenth Anniversary Edition, 42.

³⁹*Ibid.*, 48.

⁴⁰*Ibid.*

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store. The name was officially changed to Meyer Supply in 1990.⁴¹ In operation on Good Hope Street for nearly one hundred years, the Meyer Hardware store remains a landmark business in the Haarig district today. Another notable example is Unnerstall's Drug Store, which opened for business in 1927 at 626 Good Hope Street and eventually moved to 630 Good Hope. In operation until the late 1990s, the business remained in the Unnerstall family over generations and was a key business in the Haarig district.

The downtown commercial district continued to grow with the arrival of the automobile age in the early 20th century. In 1928, a bridge was built across the Mississippi River giving Cape Girardeau a direct connection with Illinois. Commercial buildings continued to be constructed along Broadway as the city remained a regional commercial area. Notable buildings erected during this period include the Southeast Missourian building, the Marquette Hotel, and Hecht's Department Store. 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 plan their own building at the corner of Lorimier and Broadway. When the building was completed in 1923, the paper had changed its name permanently to the *Southeast Missourian*.⁴² The new Spanish Revival style building occupied an entire quarter of a block, and in 1947, two tile murals depicting the history of printing were put on its exterior east wall. 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.⁴³

The city's early 20th century commercial development peaked in 1928 when the Marquette Hotel was completed in conjunction with the opening of the Mississippi River bridge. The bridge was expected to bring new commerce to the city, and increase Cape Girardeau's prominence as the main city on the Mississippi between St. Louis and Memphis. At six-stories, the Spanish Revival style Marquette Hotel was the tallest building constructed in the city. Over 8,000 citizens showed up to celebrate its grand

⁴¹*The Southeast Missourian* (Cape Girardeau), article on file at the Kent Library archives, Southeast Missouri State University, Cape Girardeau, Missouri.

⁴²Snider and Collins, 280-282.

⁴³Ibid., 282-284.

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opening, and the building soon came to be one of Cape Girardeau's most well known landmarks. Well-known local contractor J.W. Gerhardt was in charge of the construction. A prominent local builder, Gerhardt 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.⁴⁴ The building is presently vacant awaiting a new use.

Due to the economic constraints of the Great Depression and America's involvement in World War II, little construction took place in downtown Cape Girardeau during the 1930s and 1940s. The popular Art Deco and Art Moderne styles of this period are limited in the city. A few notable examples include the one-story commercial building at 221 Independence Street. This building was constructed ca. 1935 and reflects the Art Moderne style with a curved corner and structural glass blocks.

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.⁴⁵ From 1950 to 1990, the city's population grew from just over 21,000 residents to nearly 35,000. The city expanded its corporate limits several times to accommodate this growth, especially to the northwest and west. The downtown area began to decline, however, in the 1970s as suburban shopping centers became the focus of consumer dollars. Commercial activity began to move away from the historic downtown center as development evolved around Interstate 55, which was built in the 1970s along the western edge of the city. 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 character, brought new life to the downtown area and new businesses began to appear.

⁴⁴Southeast Missourian (Cape Girardeau, MO), 3 September 1989.

⁴⁵Heritage Review, (Cape Girardeau, MO), July 1980.

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PROPERTY TYPES

COMMERCIAL BUILDINGS, ca. 1850 - 1950

Cape Girardeau's commercial buildings date from the 19th and early 20th centuries and reflect the city's commercial growth and development. These properties are primarily located in the downtown area within a few blocks of the Mississippi River and along major streets and prominent corners of early residential neighborhoods. An overwhelming majority of these buildings are of brick construction and were built with storefronts with large expanses of glass for display of goods.

Description:

Commercial buildings in Cape Girardeau are typically one- to three-story brick buildings constructed from ca. 1850 to ca. 1950. Most of these properties are one-part or two-part commercial blocks that reflect common building forms and designs prevalent during these years.⁴⁶ One-part commercial blocks are single story buildings characterized by storefronts with large plate glass display windows, transoms, and frame or brick bulkheads. Above the storefronts are usually ornamental cornices or parapets. Decorative brick panels, or wood or sheet metal cornices are common. Two-part commercial blocks are multi-story buildings and have separate storefronts and upper facades. The storefronts of these buildings are similar in design to one-part commercial blocks and often display cast iron pilasters or brick piers. 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. Several buildings also have upper facade decoration including terra cotta panels, cast iron hood molding, sheet metal cornices, and Tudor Revival half-timbering.

Architectural styles that are prevalent in the city's commercial areas include Italianate, Colonial Revival, Spanish Revival, and Tudor Revival. In addition, many of Cape Girardeau's turn of the century commercial buildings can be described as "Brick Front." The city also has limited examples of the Art Deco and Art Moderne styles. Commercial Italianate buildings are those that were built 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 and include the Turner Hall at 300 Broadway and the three-story brick building at 43-49 N. Water Street. The use of stamped metal for building facades was also common for Italianate commercial buildings. The best

⁴⁶Richard Longstreth, *The Buildings of Main Street: A Guide to American Commercial Architecture* (Washington, DC: The Preservation Press, 1987), 24.

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example of this design is the Klostermann Block at 1-7 S. Spanish Street (National Register 1994). The influence of the Colonial Revival style is also evident on a number of turn of the century commercial buildings. 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 constructed from ca. 1910 to ca. 1940 that were built with traditional storefronts and upper facades displaying rectangular windows, corbelled brick cornices, and decorative brick panels.⁴⁷ This building form has also been referred to as "Tapestry Brick." Several of Cape Girardeau's commercial buildings reflect this terminology and can be classified as Brick Front designs. Decorative details on many of these properties include transoms of tinted leaded glass known as Luxfer glass, and terra cotta panels.

Commercial buildings designed in the Tudor Revival and Spanish Revival styles were constructed in the city's commercial areas during the 1920s. Tudor Revival buildings display gable roofs, stucco and half-timbering in the gable fields, and decorative brickwork. The most notable example of this design is the Hecht's Building at 107 N. Main Street, which displays an arched opening with a decorative ceiling of plaster and terra cotta. Other buildings with Tudor Revival detailing include the one-story buildings at 312-318 S. Ellis Street, 1127 Broadway, and 314-316 S. Sprigg Street. The building at 314-316 S. Sprigg Street was constructed ca. 1925 and retains original recessed entrances, transoms with soldier course lintels, and gable wall dormers with stucco and half-timbering.

Elements of the Spanish Revival style include terra cotta tile roofs, upper facade balconets, arched openings, and stucco exteriors. The Hotel Marquette, Cape Girardeau's most notable remaining hotel building, was constructed in the Spanish Revival style. The six-story building was designed with corner towers, terra cotta decoration, and arched openings on the storefront. Another prominent example of the Spanish Revival style is the Southeast Missourian Building at 301 Broadway, which was designed with a terra cotta tile roof, arcaded entrances, balconets on the upper facade, and a stucco exterior.

Use of the Art Deco and Art Moderne styles of the 1920s and 1930s was limited in Cape Girardeau. The one-story building at 221 Independence Street is reflective of the Art Moderne style with details such as a curved corner and structural glass blocks. The city's most notable building in this style is the Esquire Theater at 826 Broadway. This building was designed with an exterior of porcelain panels, structural glass blocks, and stepped rectangular panels in the upper facade.

⁴⁷Herbert Gottfried and Jan Jennings, *American Vernacular Design, 1870-1940* (New York: Van Nostrand Reinhold Company, 1985), 240.

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Significance:

Commercial buildings in Cape Girardeau may be significant primarily under National Register Criteria A and/or C for their role in the commercial history of the city, their ethnic heritage association, and for their architectural design. During the mid-19th century, increased steamboat traffic and Cape Girardeau's superior location on the Mississippi River established the city as a regional trading and distribution center. By 1850, several commercial buildings were constructed near the waterfront to house the growing warehouse business. A commercial district grew westward from the river banks primarily along Main and Water Streets and along the 200 to 500 blocks of Broadway. Cape Girardeau soon became the commercial center of southeast Missouri. The commercial district was lined with traditional businesses of the period such as dry goods stores, groceries, hardware stores, drugstores, furniture stores, and various other enterprises. In 1867 the city was home to twenty-seven dry goods stores, twelve groceries, five drug stores, five furniture stores, and three hardware stores. Fraternal halls, banks, and hotels were also constructed in the area.

Much of Cape Girardeau's commercial activity and landscape was shaped by its large German population, who came to the city in the 1840s and 1850s. Many German families built house stores in the downtown commercial area where they operated a business on the first floor and used the upper floors as living quarters. These buildings were typically two- to three-stories in height and had a gable roof. Few remaining examples of these buildings exist. Extant examples of this building type include the ca. 1880 two-story brick building at 115 Broadway and the two- and one-half brick building at 621-623 Good Hope Street in the Haarig district. This ca. 1875 building retains original stone sills and header course brick segmental arches and a corbelled brick cornice. The city's German residents also erected a social hall on Broadway in 1868.

As Cape Girardeau's population grew, commercial areas began to develop along major arteries near the edge of residential neighborhoods. By the 1890s, several commercial buildings had been constructed 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. Businesses found in the Haarig area at the turn of the century included several grocery or provision stores, various drug stores, a large furniture store, and restaurants, saloons, and hotels. Local fraternal orders also used the upper stories of these buildings for meetings and social gatherings. The Haarig district was primarily German in character with businesses serving the nearby largely German communities. This strong ethnic association continued for many decades until Haarig began to decline as a commercial center in the late 1960s. Prominent buildings which remain from this period include the Meyer Building at 620 Good Hope, constructed in 1916, the three-story brick building at 629-631 Good Hope, built ca. 1880 with Italianate influences, and the two-story brick building at 635 Good Hope, also built ca. 1880.

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By the end of the 19th century, railways were replacing steamboat traffic as the main source of freight and passenger transportation. 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. 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 buildings. The commercial district expanded west along Broadway replacing residences, and the neighborhood commercial district of Haarig developed.

Commerce and trade continued to be centered in the commercial areas of Broadway, Main Street, and Haarig in the early 20th century. With the arrival of the automobile age, a bridge spanning the Mississippi River was constructed in 1928 and Cape Girardeau became the major river crossing in the region. This led to several years of intense development with major construction of notable commercial buildings along Broadway, including the six-story Hotel Marquette, one of the region's most elite accommodations. As use of the automobile became more commonplace, new commercial construction occurred along the city's main corridors such as Morgan Oak and Sprigg Street in addition to Broadway.

Cape Girardeau's commercial properties provide important information on the growth and development of the city and the lifestyles of its inhabitants. Dozens of late 19th and early 20th century buildings remain along Water Street, Main Street, and Broadway, and in the Haarig district at Good Hope and Sprigg Streets. These buildings housed the city's most notable businesses, which had a direct impact on the economic viability of the community and provided the goods and services required for everyday life. These commercial areas were also the center for social life with numerous restaurants, lodge halls, hotels, theaters, and saloons.

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Registration Requirements:

Commercial buildings in Cape Girardeau are significant primarily either because of their association with the commercial growth and development of the city, or their historic association with the area's ethnic heritage, and/or their architectural design.

In order to be historically significant under National Register Criterion A, a building must be the site of a business of particular importance to the community, exemplify a notable building type or use, or be associated with an important event or occurrence. The Klostermann Block (National Register/1994) was previously listed under this criteria. This 1905 building housed one of the leading retail operations in the region and reflects Cape Girardeau's early 20th century prosperity. The Klostermann Block is the only commercial property in Cape Girardeau that is listed on the National Register of Historic Places.

To be architecturally significant under National Register Criterion C, a building must be a notable example of a particular style or possess unusual design elements and detailing. The building must also possess integrity of setting and location, design, workmanship, and materials. To be individually eligible under this criteria, a building must retain the majority of its original storefront design, original upper facade decoration, and notable interior details. The Klostermann Block also met this criteria when it was listed on the National Register in 1994.

Commercial buildings may also meet registration requirements if they form a cohesive grouping to meet historic district criteria. To be eligible as an historic district under Criterion A, a grouping of buildings will be within the traditional commercial areas of Cape Girardeau and reflect traditional businesses, and the growth and development of the community in the 19th and early 20th centuries. This growth and development in Cape Girardeau includes the historic impact and importance of ethnic groups to the community. To be eligible, these buildings must be contiguous at their original locations, and a significant concentration and majority must retain integrity of design, workmanship, materials, feeling and association. Buildings may retain integrity if they possess original or rebuilt storefronts in traditional patterns. Rebuilt storefronts should reference their original configuration including central or offset entrances and be largely translucent in design. Buildings with storefronts which have been enclosed with solid panels of brick, frame, or other materials will no longer retain integrity. Multi-story commercial buildings retaining integrity will also possess the majority of their original upper facade detailing which will be readily visible, and not concealed or obscured.

To be eligible as an historic district under Criterion C, most buildings must pre-date 1950, be within the traditional commercial areas of Cape Girardeau, and the majority must retain integrity of location, design, workmanship, materials, feeling and association. Buildings which retain integrity are those which retain most of their original upper facade detailing and materials, and collectively possess the feeling and

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association of the pre-1950 era. Buildings may retain integrity if they possess original or rebuilt storefronts in traditional patterns. Rebuilt storefronts should reference their original configuration including central or offset entrances and be largely translucent in design. Buildings with storefronts which have been enclosed with solid panels of brick, frame, or other materials will no longer retain integrity. Multi-story commercial buildings retaining integrity will possess original upper facade detailing which will be readily visible and not concealed or obscured. Contributing buildings will have the majority of their window openings extant, and windows will not be enclosed with brick or other materials.

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GEOGRAPHICAL DATA

This multiple property documentation form was prepared to include historic properties within the 1999 boundaries of the City of Cape Girardeau, Missouri.

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SUMMARY OF IDENTIFICATION AND EVALUATION METHODS

This multiple property documentation form was prepared at the request of the Cape Girardeau Historic Preservation Commission. In 1999, the Historic Preservation Commission contracted with Thomason and Associates of Nashville, Tennessee (Contractor) to conduct an intensive level historic resource survey of the downtown and Haarig areas and to prepare a nomination for commercial properties within the city limits. The survey included residential, public, and religious properties in addition to commercial properties.

Initial efforts included the surveying of all pre-1950 properties within the downtown area of Cape Girardeau. The boundary of this survey was approximately Water Street on the east, Middle Street on the west, Broadway on the north, and Morgan Oak Street on the south. A second area of the survey was conducted in the district known as "Haarig" along the 600 block of Good Hope Street and the 300 block of South Sprigg Street.

The Contractor photographed all properties within this area, prepared architectural descriptions, and completed Missouri Historic Property Inventory Forms. Following the on-site field survey, the Contractor completed extensive research on the history of Cape Girardeau at the archives of Kent Library on the campus of Southeast Missouri State University and at the Cape Girardeau Public Library.

On July of 1999, the Contractor met in Cape Girardeau with representatives of the Historic Preservation Program of the Missouri Department of Natural Resources. The purpose of this meeting was to review the project area and identify potentially National Register eligible buildings and districts. As a result of this meeting, a potentially eligible district was identified along North Main Street and Broadway, and along in the Haarig area at Good Hope and South Sprigg Streets. It was recommended that a multiple property documentation form be prepared on the commercial history and architecture of Cape Girardeau along with accompanying historic district nominations.