

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1. Name of Property

historic name Himmelberger and Harrison Building
other names/site number Liberty National Life Building; H & H Building (Preferred)

2. Location

street & number 400 Broadway [n/a] not for publication
city or town Cape Girardeau [n/a] vicinity
state Missouri code MO county Cape Girardeau code 031 zip code 63701

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 [].)

Mark A. Miles

06/02/03

Signature of certifying official/Title Mark A. Miles/Deputy SHPO

Date

Missouri Department of Natural Resources
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 certifying official/Title

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date

[] 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 see continuation sheet [].

H & H Building (Preferred)
Cape Girardeau County, Missouri

5. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		contributing	noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	1	0 building
<input type="checkbox"/> public-local	<input type="checkbox"/> district	0	0 sites
<input type="checkbox"/> public-state	<input type="checkbox"/> site	0	0 structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	0	0 objects
	<input type="checkbox"/> object	1	0 total

Name of related multiple property listing.

Number of contributing resources previously listed in the National Register.

Historic and Architectural Resources of Cape Girardeau, Missouri

0

6. Function or Use

Historic Function

Commerce/Trade:financial institution

Commerce/Trade:business

Commerce/Trade:professional

Current Functions

Commerce/Trade:professional

Commerce/Trade:business

7. Description

Architectural Classification

LATE 19TH AND 20TH CENTURY REVIVALS

see continuation sheet [].

Materials

foundation Concrete

walls Brick
Concrete

roof Concrete

other _____

see continuation sheet [].

NARRATIVE DESCRIPTION

See continuation sheet [x]

**H & H Building (Preferred)
Cape Girardeau County, Missouri**

8. Statement of Significance

Applicable National Register Criteria

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

Property is:

A owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

Commerce

Periods of Significance

circa 1908-1953

Significant Dates

N/A

Significant Person(s)

N/A

Cultural Affiliation

N/A

Architect/Builder

Barnett, Haynes & Barnett

Narrative Statement of Significance

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

9. Major Bibliographic References

Bibliography

(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: _____

H & H Building (Preferred)
Cape Girardeau County, Missouri

10. Geographical Data

Acreage of Property Less than one acre

UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
16	276460	4131870			
C. Zone	Easting	Northing	D. Zone	Easting	Northing

[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Melinda Winchester
 organization Historic Preservation Program/Southeast Missouri State University date February 19, 2003
 street & number 2285 County Road 316 telephone (573) 204-7339
 city or town Cape Girardeau state Missouri zip code 63755

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Merriwether Investments
 street & number 20 N. Spanish telephone (573)651-1916
 city or town Cape Girardeau state Missouri zip code 63701

National Register of Historic Places Continuation Sheet

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H & H Building (Preferred)
Cape Girardeau County, MO

Summary:

Constructed in 1907-08, the H&H Building (Preferred) is a five-story red brick, H-shaped structure located at 400 Broadway, Cape Girardeau, Missouri. The building sits on the northwest corner of Broadway and North Fountain Streets, facing Broadway to the south with the Mississippi River four blocks to the east. The H&H Building exemplifies the Commercial Buildings, ca. 1850-1950 property type as described in the multiple property submission titled "Historic and Architectural Resources of Cape Girardeau, Missouri." Measuring approximately 100' x 105', the steel reinforced concrete building has a poured concrete foundation with a full basement. The lower storefront on the east and south elevations have large plate glass windows with bronze metal frames divided by a series of square Tuscan pillars. Originally, the south facade had three entrances into the lower storefront businesses. Two entrances were removed in the 1970s to streamline traffic into the primary entrance of the building and were replaced with plate glass windows matching the existing window treatments. The primary entrance is a recessed marble entry flanked by round Tuscan columns centered on the south facade. The second through fifth floors are red brick with limestone quoining. Symmetrically placed metal double-hung windows with limestone sills and lintels are on the south and east. Approximately three feet from the northwest corner (directly behind the building) is an 80' tall brick smokestack used for the building's steam heating system. The roofline is level with a concrete reinforced roof with a small penthouse containing electric motors. Originally, the south and east elevations included an elaborate cornice line with dentil molding, highlighted with a limestone balustrade. In 1936, this was removed because of safety issues. The cornice line separating the first and second floors was replaced in the 1950s because of water damage. Except for the replacement of these elements, the exterior and interior walls remain intact, along with the original limestone quoining, lintels, sills, primary recessed entry, storefront pilasters and columns. The H&H Building, the first steel reinforced structure erected in Cape Girardeau, retains the ability to convey a strong professional and commercial presence just as it did in 1908, serving as a prominent cornerstone of the westward expansion of the Broadway business district.

Elaboration:

The H&H Building occupies a prominent area in the business district on Broadway and North Fountain Street. (See Photo #1) Broadway is a direct thoroughfare from the west end of town to the Main Street district along the riverfront. The curbs are lined with small businesses, restaurants, and professional offices. Across Fountain Street to the east of the H&H is the Marquette Hotel (listed 4/11/02) and currently being restored. On the southeast corner of Broadway and Fountain is the Federal Building for Cape Girardeau and the southwest corner has an outdoor garden for an accompanying apartment building to the west.

¹ The Daily Republican features a story on July 17, 1906, reporting Himmelberger-Harrison Steel Structure First of Its Kind in Southeast Missouri. Later in the article it describes the building as a modern steel fireproof structure like those in the big cities. The construction proposal from the architect found in the business records of Himmelberger-Harrison contains information on the steel structure and the company in St. Louis who was contracted to build it.

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H & H Building (Preferred)
Cape Girardeau County, MO

The building sits on the southeast corner of the lot with an asphalt parking area that runs along the west side of building and continues for a total of 170 feet. The parking area also extends an additional 5'x32' at a 90-degree angle at the northwest end providing access to a public alley. Another alley also runs parallel to the north side of the building and provides a pedestrian access from the east side of the parking lot to North Fountain Street. (See photo #2). The building was proportioned to be a square configuration with dimensions of 100'x100'.² The final layout of the building on the lot was 100' x 105'.

The foundation is reinforced concrete and there is a full basement below. The east half of the basement was used as a breakroom and locker room for Missouri Utilities Company employees from 1926- 1999. The west half of the basement houses the boilers for the steam heating system. There is also a vault that was originally use by the Southeast Missouri Trust Company when the building opened in 1908 that is now used for storage by the Oliver, Oliver, & Waltz Law firm. Concrete reinforced walls with brick veneer rise out of the foundation to the fifth floor with the exception of the primary south and east elevations. (See Figure #1) Main entry into the building is centered on the south elevation. Historically, there were three entrances on this side equally spaced between the seven primary bays. Each provided separate access into the commercial businesses on the main floor and tenants on the above floors used the center entry. (See Figure #2). The original recessed center entry still remains as the primary access to the building. The south side entrances in the second and sixth bays were double full light doors flush with the sidelight windows. These have been removed and replaced with large plate glass windows matching the window treatments in the other bays. This change was made about 1978 when the Missouri Utilities purchased 4/5ths of the building. The south elevation continues to project a strong commercial flow. The east elevation has a 3'x7' entry door on the north end which provides access to the basement and the main floor tenants.

Above the fifth floor on the south and east elevations is a brick cornice line with bricked in panels outlined in soldier brickwork with a small limestone ledge above. (See photo #3) In 1908, the original structure was built with an enriched and projecting cornice line with dentil moldings. A limestone balustrade adorned the top of the cornice. (See Figure #2) This cornice line was removed in approximately 1936 due to deterioration. The flat roof is constructed of reinforced concrete with asphalt coating. There is a small 20'x21' brick and metal penthouse that houses the elevators motor. A bird's- eye view shows the penthouse and also the classic H-shape of the building. (See Figure #3) Many in the community believe that Himmelberger and Harrison chose this design due to their names, but actually it was to provide light to all of the interior offices.

² When the Cape Girardeau Daily Republican announced the construction of the new office building on July 17, 1906, it described it as a 100 foot square building to occupy the corner of Broadway and Fountain.

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H & H Building (Preferred)
Cape Girardeau County, MO

The primary south façade (Broadway Street) contains seven bays. The center bay is the original recessed entry and is 6'11" wide with Tuscan limestone columns on each side. The outer entry floor is constructed of violet swirled marble with a cast iron grate ledge at the sidewalk. Two sets of bronze metal entry doors with tinted plate glass, sidelights and transom windows open into the lobby. (See photo #4) Marble tile lines the walls of both entry areas up to 8' high and with a 10" marble baseboard. There are three bays approximately 12'x14' to each side of the main entry that are divided into three-part plate glass windows with bronze metal frames. Original storefront windows consisting of one solid pane of glass were replaced in the 1950s with the existing three-part glass. Square limestone pilasters approximately 2'6" in size distinguish the bays. (See photo #1) At the base of the second bay and the sixth bay are cast iron grate ledges at the sidewalk level, which are reminiscent of the original entries into the building. These entries contained sidelights, double full light doors with a transom and were flush with the exterior wall. They were replaced with the stylistic plate glass windows around 1978 when the Missouri Utilities Company and the Oliver, Oliver & Waltz law firm purchased the building. This created a centralized access for the commercial customers of the utility company. The modifications done at this time provided a smooth transition and reflected the commercial style and character of the building.

Above the plate glass windows are white painted metal panels approximately 4' x 3' with plywood backing. These panels angle away from the building at approximately a 20-degree angle. (See Photo #5) Originally, a limestone or painted terra cotta cornice divided the main floor from the second floor but was replaced in approximately 1950 due to water deterioration.³ The second through fifth floors have red brick walls with continuous common bond. Due to deterioration, the original painted wood windows were replaced with a similar style of brushed aluminum metal double hung windows. These are symmetrically centered above the bays below. Limestone sills and lintels still remain on the majority of the windows and white limestone quoining is present on the south and east elevations.

The east façade also has seven bays separated by square limestone pilasters. The first bay from the south façade has the three part plate glass windows and the second through seventh bays have painted fiber-reinforced panels with bronze metal frames replacing the glass. A recessed entry with a cast iron grate is present at the northeast corner of the building. Sidelights and a transom complement the bronze frame glass entry door. The cornice and the white metal panels wrap around from the south elevation along the east elevation to divide the second floor from the first floor. A small portion of the white panel and brick has fallen due to water deterioration of the mortar in the fourth bay. (See photo #5). The new owners plan on replacing these panels with cornice line elements similar to the original.

³Jim Lansmond, Vice President of Missouri Utilities Company 1950-1984. (personal interview October 16, 2002).

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H & H Building (Preferred)
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The west elevation has red brick walls rising from the ground to the roofline. Window fenestration is asymmetrical except for the recessed area on the second through fifth floors. (See photo #6). The first floor has eight windows spanning the length of the wall and the first window from the South elevation is bricked in. There are two drainpipes attached to walls to accommodate drainage from the recessed area roofline. The brick above the fifth floor windows to the roofline has had some replacement work which is evident in the lighter shade of brick and tuck pointing. Originally, when the structure was built a residential home sat on the west Side and not as much detail was applied to the building. (See Sanborn map January 1908)

The north elevation faces a 14' wide alley and the adjacent south wall of the building next door. It has the same brickwork as the west elevation and the concrete foundation is exposed with access to the basement visible. The basement level has eight window openings in which three are bricked in, two are used for ventilation with metal louvers, and three are covered with sheet metal. There is a 3'x7' rear metal entry door on the west end of the wall with a cellar door to the basement next to it. All the utility and gas service meters are located on this wall as well as additional drainage pipes. The second through fifth floors have the same symmetrical window fenestration as the east and south elevations. Originally, the lot next door was vacant when the H&H Building was built. On the northwest corner of the lot in the alley is an 80' red brick chimney stack used for ventilation of the steam heat in the building and is still used today. The chimney sits on top of a 6'x5'6" concrete pedestal and is constructed in the common bond pattern. There is a cast iron flue door and a metal chimney cap. (See photo #7).

The majority of the alterations done to the exterior building occurred on the east and south elevations. The removal of the cornice and balustrade from the roofline changes the aesthetic aspect of the building but not the commercial feel of the structure. The building still retains its crisp level roofline even without the cornice line details, as well as, its overall massing and character of the façade. The removal and replacement of two of the three entries was required by the needs of new ownership, but the transition was done in such a way that it maintained the look of the business storefronts, as well as, a clear division between the lower storefronts and upper tenants. The integrity of the main entrance was preserved, maintaining the original recessed marble entry, the original Tuscan columns and limestone pillars dividing the bays. The construction process used in building the H&H Building is locally significant. It was the first concrete reinforced structure built in Cape Girardeau and still stands intact almost 100 years later. The H&H Building still projects a professional business atmosphere relevant to the Broadway business district and stands as a representative structure of two of Cape Girardeau's significant businessmen.

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H & H Building (Preferred)
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Interior:

Upon entry into the lobby of the H&H building, one is welcomed with original cream and violet marble tile floors with a high gloss finish that reflects the light from the chandeliers. The ceilings are at least 12 feet high with detailed moldings. (See Photo #8) Marble wainscoting with 10-inch marble baseboards cover the lower lobby walls. There are two elevators in the center of the lobby with a brass Cutler mailing system mounted on the wall between them. The mail chute services the four floors above and is currently still in use. An intricately carved marble stair rail with leaf motif and scrollwork lead to a marble staircase. The staircase has marble risers, a four foot marble wainscoting that follows the stairs to the second floor and an accompanying copper hand rail.

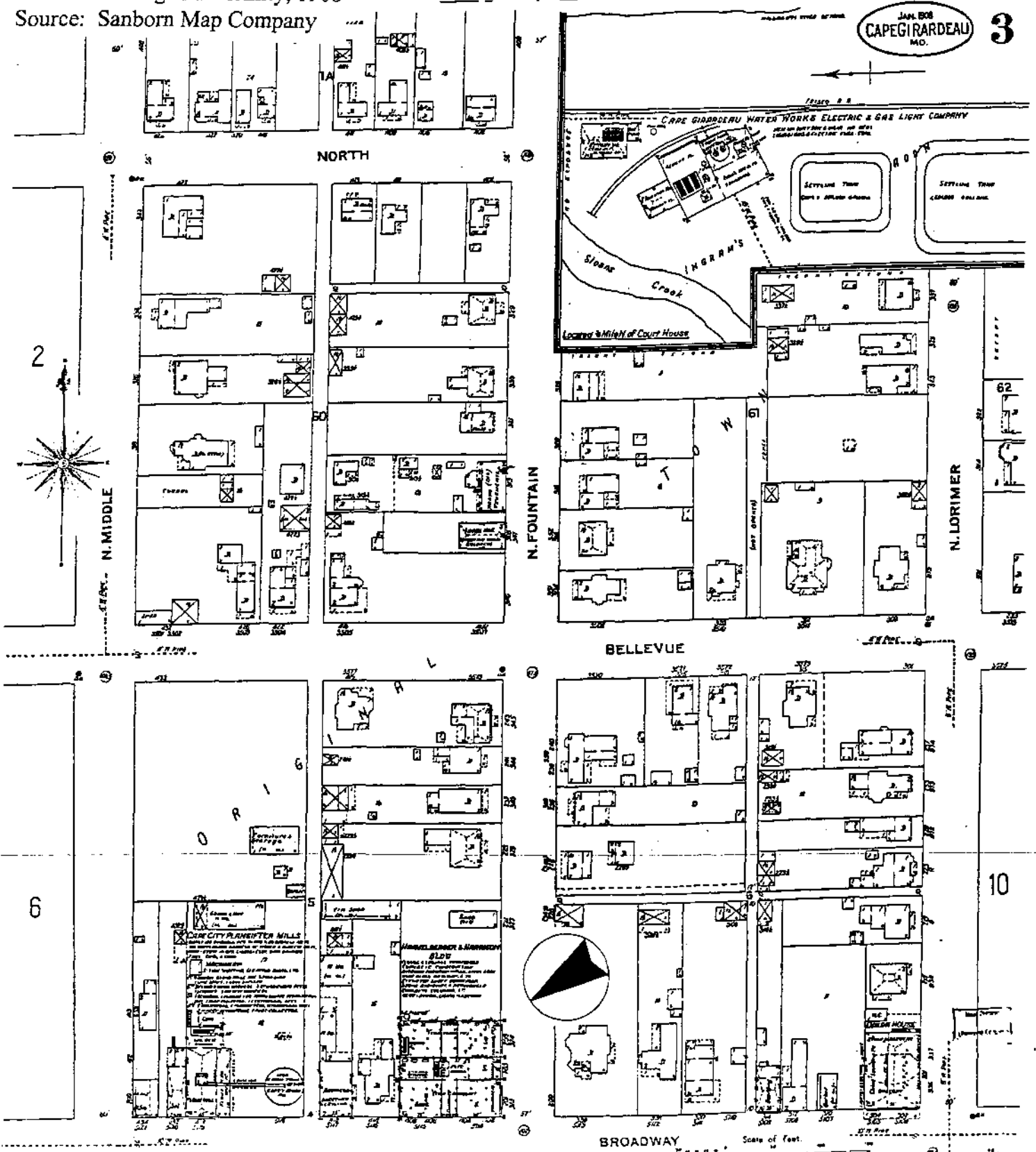
The offices on the west side of the first floor were remodeled in 1978. Originally, the Southeast Missouri Trust Company resided in these offices and was known for its grandeur. When the remodeling took place, many of the original features such as the marble counters, motifs and decorative trim moldings were hidden by the remodeling and left intact. The current owners would like to use many of these features when restoring the building. The second, third, and fifth floors have a few of their office suites repainted and recarpeted but the common areas and many of the offices retain their original integrity. The hallways are lined with red gum wood chair rail, window frames and half-lite doors. The original frosted pane glass with etched numbers of each suite still remains. The hallway floors are terrazzo and have a four inch red marble baseboard. A continuous transom window is above all offices and doorways in the common areas and the original water fountains are still in place. (See Photo #9). The fourth floor has more modernization to the attorney's offices but the south side of the fourth floor still maintains original integrity. Even though some of the interior has been modified through the years the historical integrity of the building remains strong. The H&H Building continues to entice tenants, service the community and stand as a symbol of our local commercial history.

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H & H Building (Preferred)
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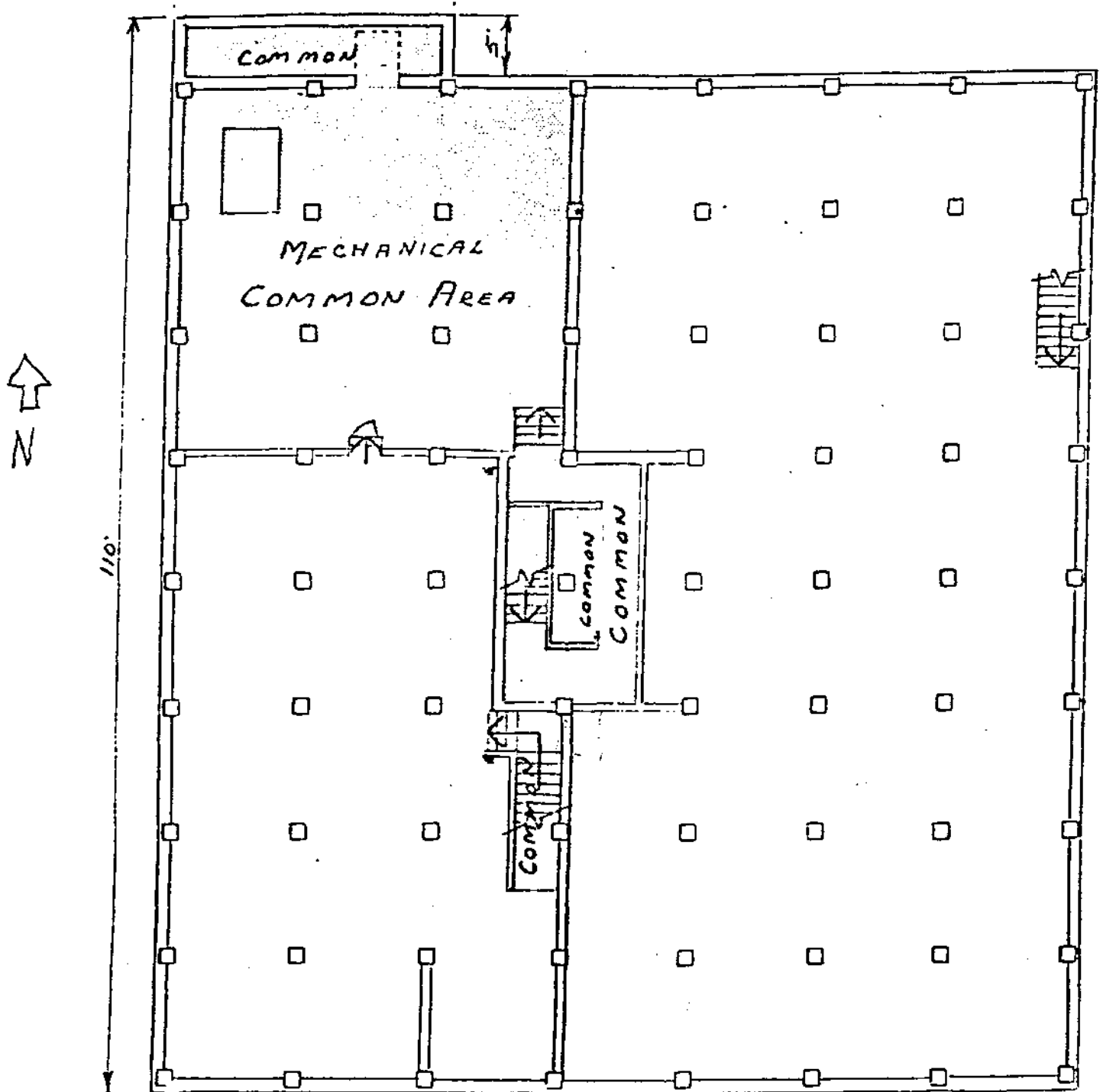
H & H Building and Vicinity, 1908
Source: Sanborn Map Company



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H & H Building (Preferred)
Cape Girardeau County, MO



H & H Building
CAPE GIRARDEAU, MO.

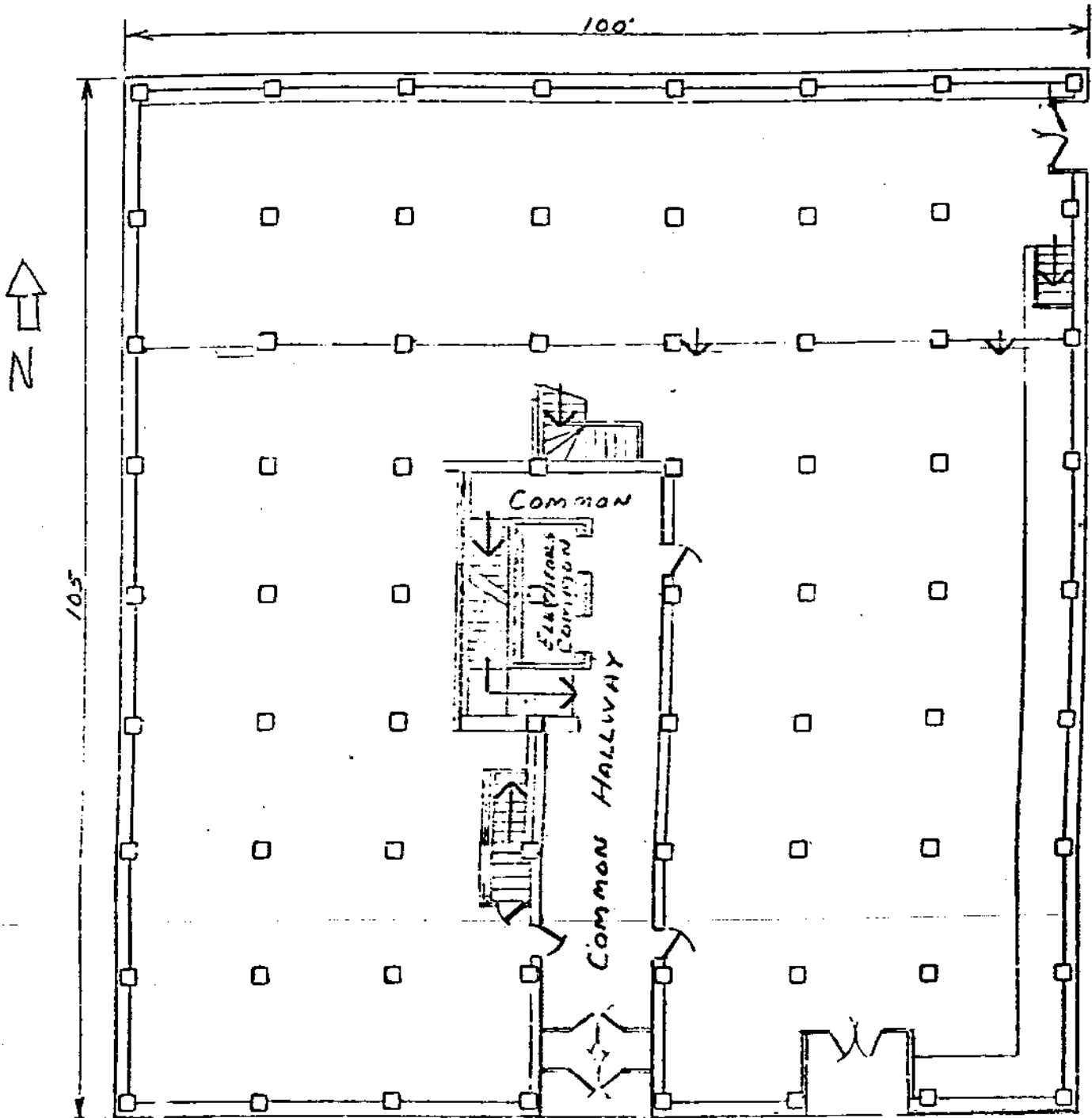
5 0 5 10 15
1 in = 15 ft.

BASEMENT FLOOR

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H & H Building (Preferred)
Cape Girardeau County, MO

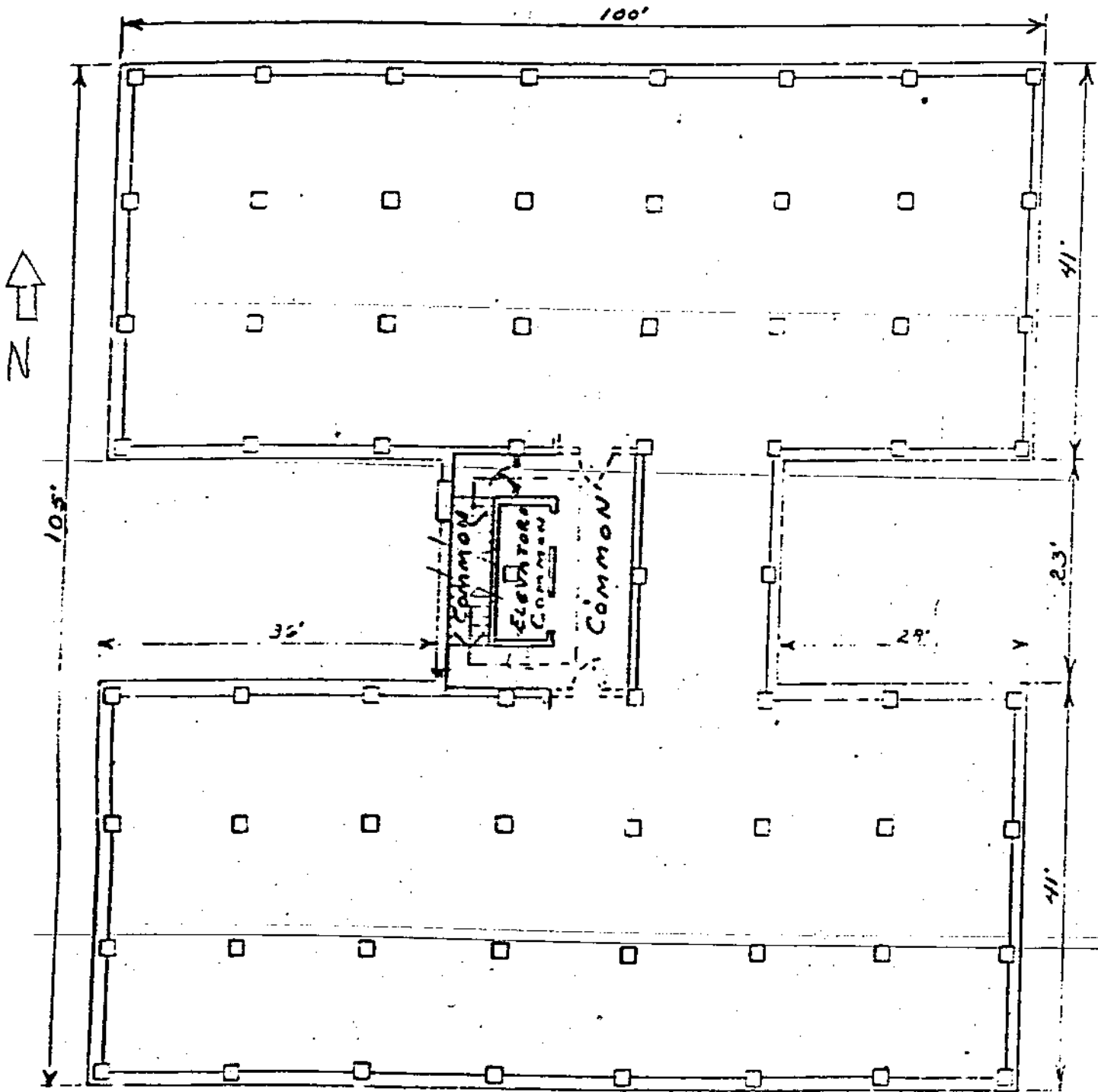


H & H Building 5 0 5 10 15 GROUND (FIRST) FLOOR
CAPE GIRARDEAU, MO. 1 in = 15 FT. UNIT 1

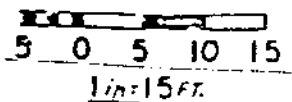
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H & H Building (Preferred)
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H & H Building
CAPE GIRARDEAU, MO.

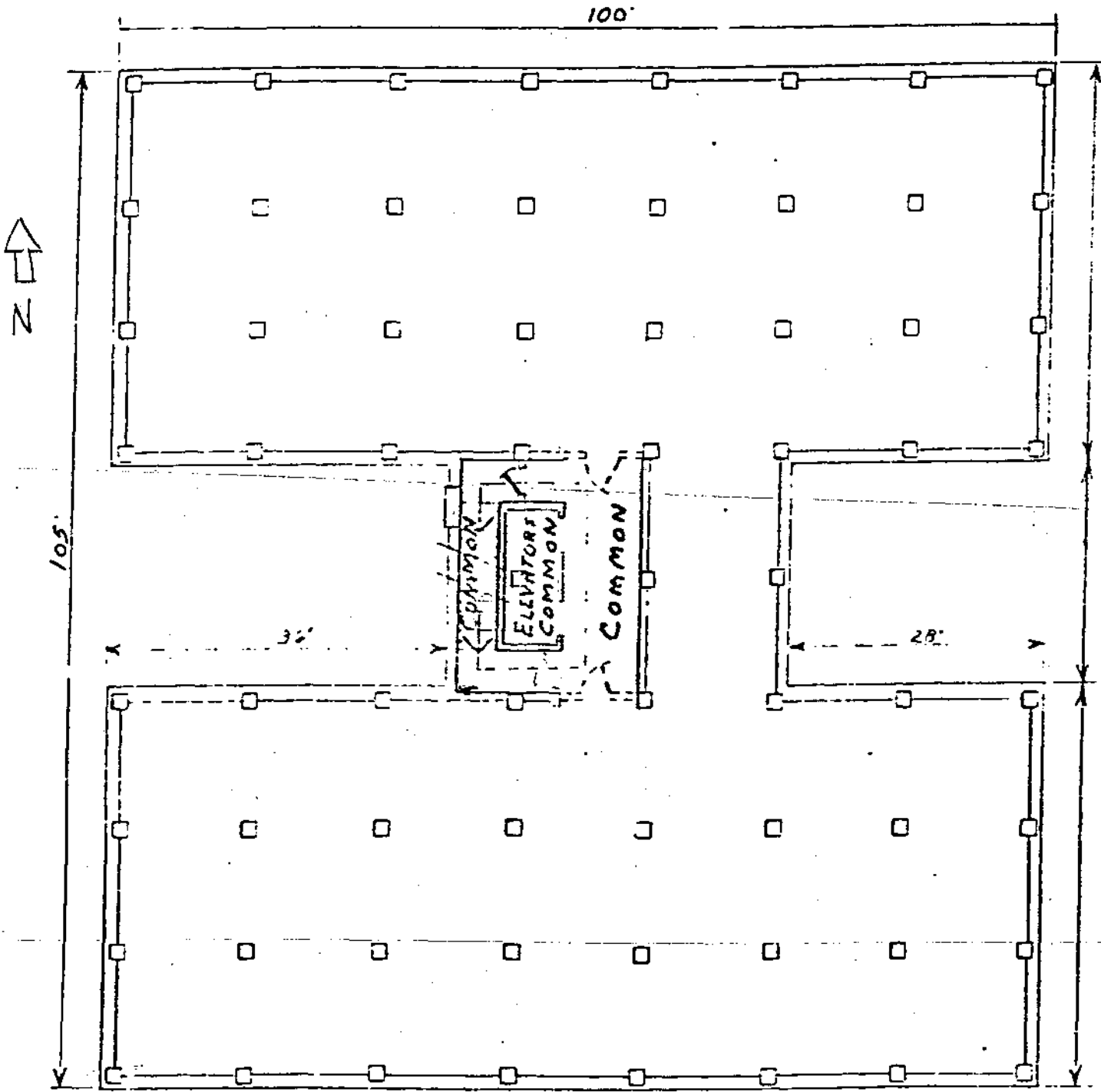


SECOND FLOOR
UNIT 2

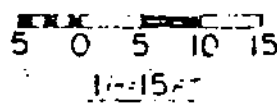
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H & H Building (Preferred)
Cape Girardeau County, MO



H & H Building
CAPE GIRARDEAU, MO.



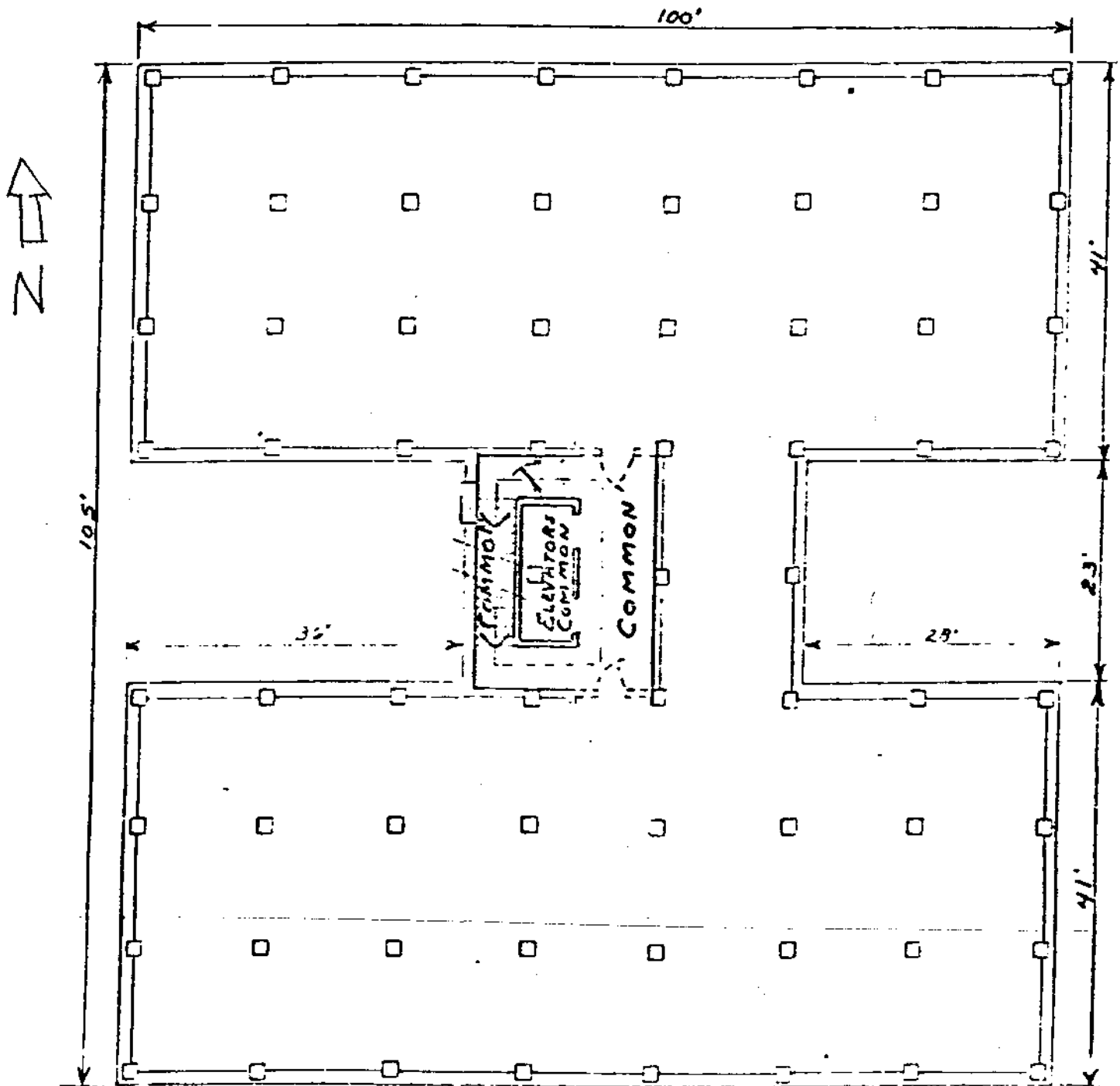
THIRD FLOOR.
UNIT 3

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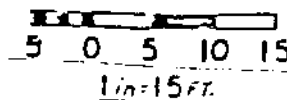
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H & H Building (Preferred)
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H & H Building
CAPE GIRARDEAU, MO.

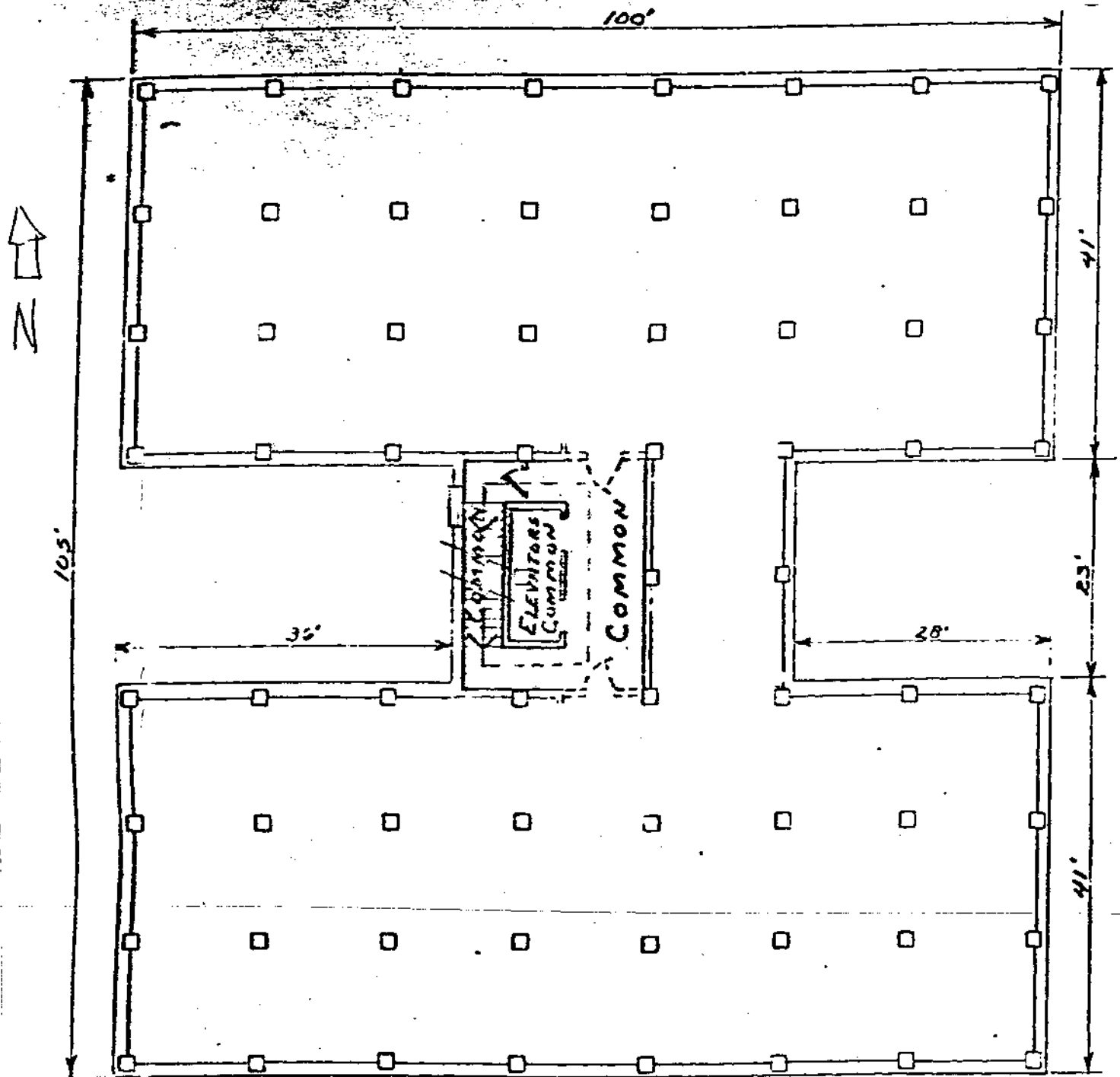


FOURTH FLOOR
UNIT 4

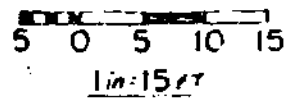
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H & H Building
CAPE GIRARDEAU, MO



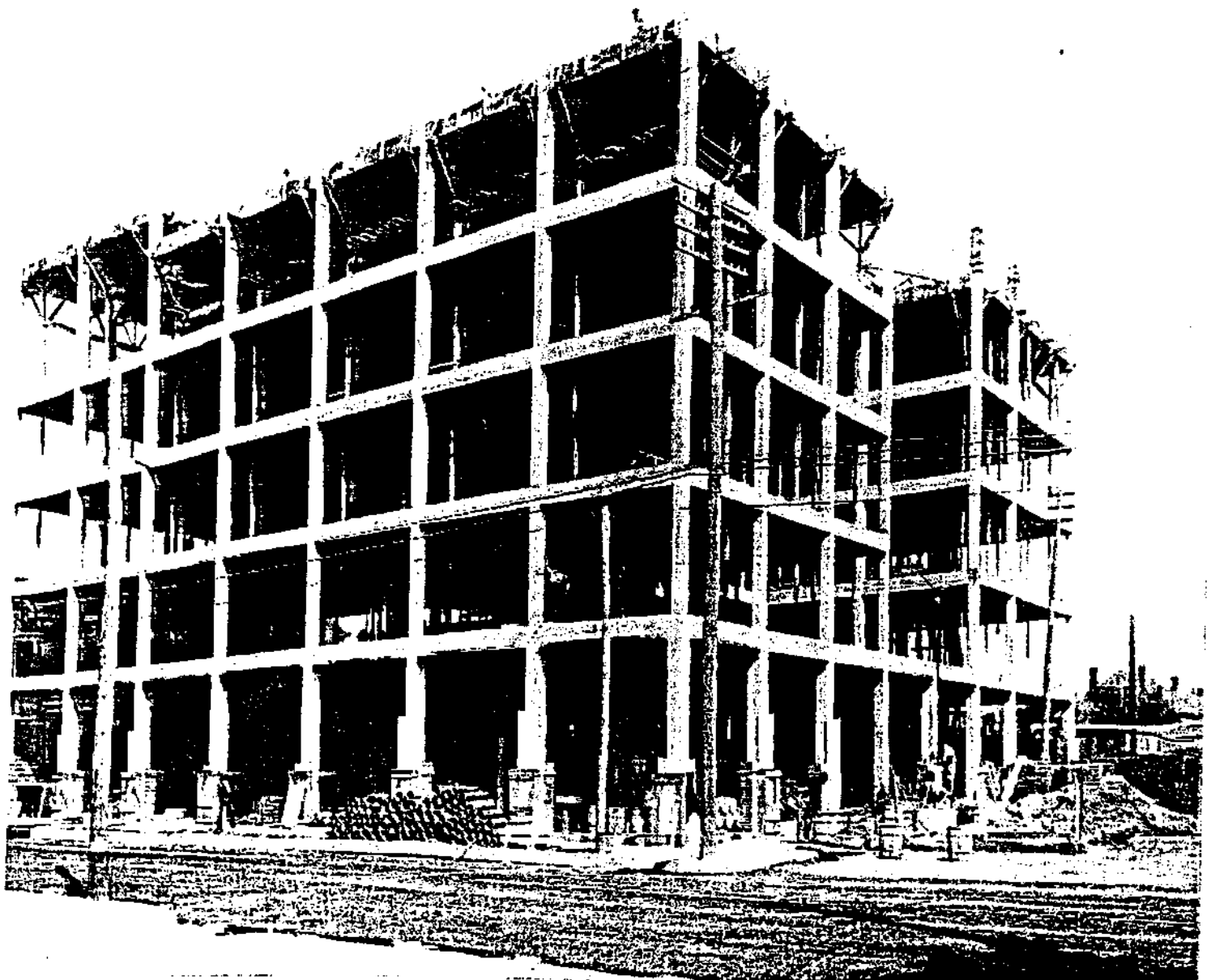
FIFTH FLOOR
UNIT 5

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Figure 1: South and east elevations of H & H Building
During construction, Circa 1907
Photo provided by Oliver, Oliver & Waltz law firm

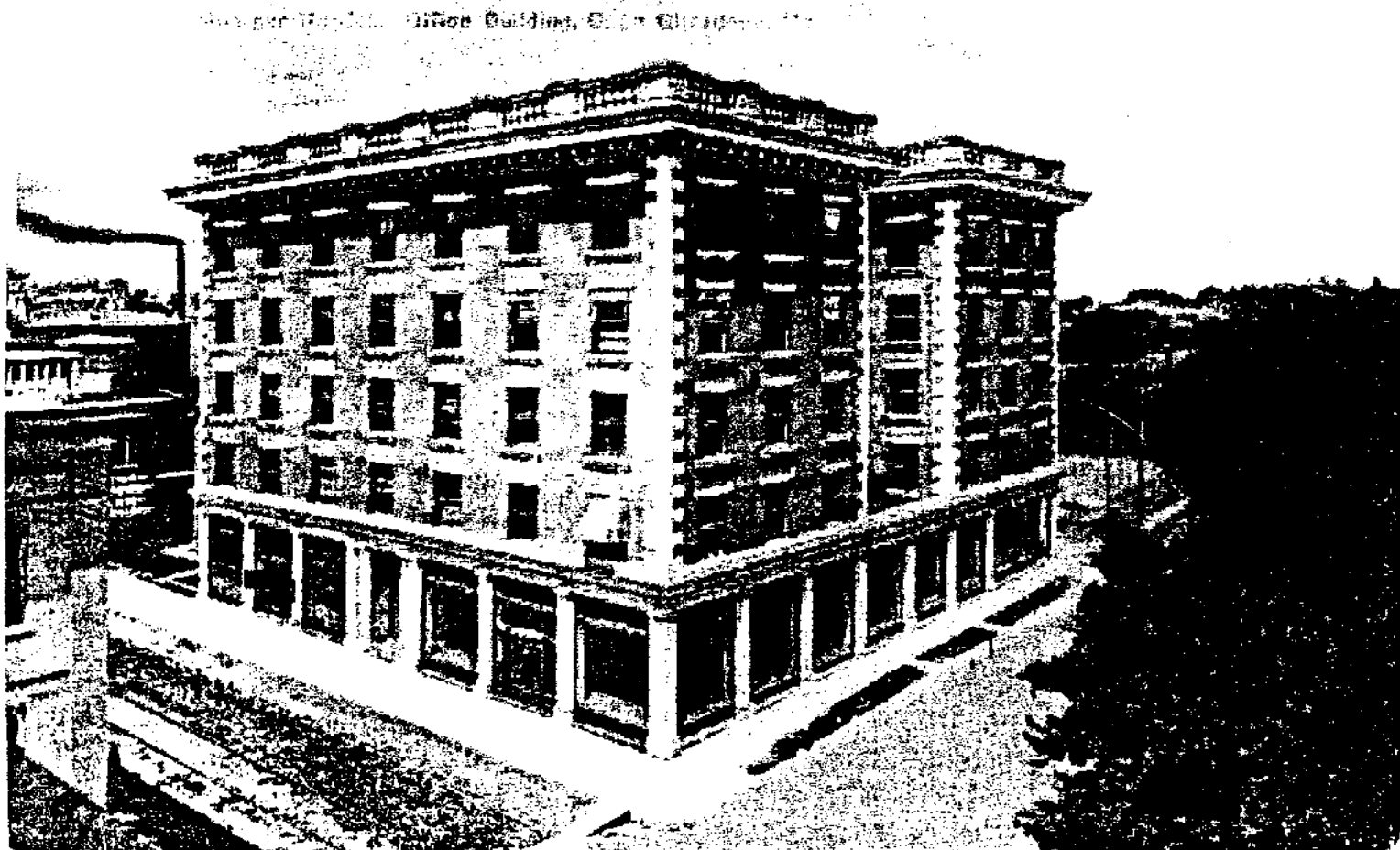


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Figure 2: Historic postcard of H & H Building
Circa 1912, Source: Melinda Winchester



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Figure 3: Historic photo of H & H Building
Circa 1930, rooftop view
Photo by (Kassel) provided by Jim Haman



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H & H Building (Preferred)
Cape Girardeau County, MO

Summary:

Completed in 1908, the H&H Building (Preferred) at 400 Broadway in Cape Girardeau, Cape Girardeau County, is locally significant under Criterion A in the category of COMMERCE. The property meets the registration requirements of the "Historic and Architectural Resources of Cape Girardeau" cover document as the site of a business of particular importance to the community. Commissioned by John A. Himmelberger and W. H. Harrison, two of Cape Girardeau's finest businessmen, the H&H Building was a cornerstone for the westward expansion of the Broadway business district. Since its construction in 1907-08, it has served as a commercial center for Cape Girardeau's business community, financial institutions, and as the main office for some of the region's premier businesses, including the Himmelberger and Harrison Lumber Company and the Little River Drainage District. The building towers above the downtown business district, providing an ideal office space--with a magnificent view of the Mississippi River--for the city's up-and-coming businessmen. Anchored by the completion of this structure, the Broadway business district began to develop and expand westward, and represented a significant shift in the course of Cape Girardeau's commercial development. In addition to the construction of their new office building, Himmelberger and Harrison were well known for contributing to the city's overall economic development by bringing major businesses and industries to the area. Both men were deeply involved with numerous community organizations, were generous to charities and church groups and provided financial support to the citizens and their community. Today the H&H Building stands as a monument to their contributions to the commercial development of Cape Girardeau. The 1908-1953 period of significance represents the building's commercial significance from its initial occupancy until the arbitrary closing date for National Register listing.

Elaboration:

Evolving from a small frontier trading post to a thriving city, Cape Girardeau was one of Southeast Missouri's prospering locations to reside. Louis Lorimier founded the town in 1793. Even though the Spanish owned the land until the early 1800's, the primary settlers were French and American. In 1803 the territory became part of the Louisiana Purchase. The Mississippi River provided a transportation route for settlers and early entrepreneurs to access the valuable resources of the area such as timber, furs, and later agricultural products such as, cotton, tobacco and wheat.⁴ The town had several sawmills, cotton gins, and a flour mill. Cape Girardeau boomed during the steamboat years but business slowed after the Civil War until Louis Houck brought the railroad to town. Louis Houck was one of Cape Girardeau's most prominent citizens. Without his contribution, the city probably would have failed to thrive. In 1900, he successfully connected all the small surrounding railroads and linked them to Cape Girardeau. The St. Louis and San Francisco Railway Company purchased Houck's rail system in 1904, giving the city a direct connection with St. Louis and Memphis.⁵

⁴ Snider and Collins. Cape Girardeau: Biography of a City (Cape Girardeau, MO: Ramfre Press, 1956), pp. 218-219.

⁵ Ibid., pp. 263-264.

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Commercial business and the population rose dramatically during this time period and the economic prospects drew many entrepreneurs. Cape Girardeau bustled with economic activity in 1907 when John H. Himmelberger and W.H. Harrison commissioned construction of the H&H Building. The roots of their successes began in 1890, when John I. Himmelberger acquired a lumber sawmill in Morehouse, Missouri. He established a partnership with the Luce family sawmill to develop the Himmelberger-Luce Land and Lumber Company.⁶ After his death in 1900, his son John H. Himmelberger became president of the company who along with W.H. Harrison contributed greatly to the commercial progress in Southeast Missouri beginning with their union in the lumber industry. In 1905, realizing the potential of the swampland in the boot heel of Missouri, a meeting was organized to discuss the formation of a possible drainage operation. Under the supervision of John H. Himmelberger and W.H. Harrison, the Little River Drainage district was formed and managed to successfully drain the unproductive swamplands of Southeast Missouri. Prior to the drainage network, only 10% of the land was usable. Afterwards, up to 96% of the land was able to be used for agriculture and industrial functions creating a wealth of opportunities, providing jobs and maintaining economic stability for the area.⁷

Together, Himmelberger and Harrison were leaders in considerable economic development for Cape Girardeau. One significant economic contribution by these businessmen was the development of the International Shoe factory in Cape Girardeau.⁸ They were instrumental in arranging meetings with the St. Louis owners and provided financial incentives and land to entice them to Cape Girardeau. The shoe factory was opened in 1907 and employed almost 800 people. It expanded its operations around 1921, becoming the largest employer in the city. Another industry built by W.H. Harrison and John H. Himmelberger was the Cape Girardeau Portland Cement Company in 1911. With abundant limestone deposits accessible, they built one of the areas largest, most successful cement companies and the second largest employer in Cape Girardeau up to the 1950s.⁹

John H. Himmelberger was a well-known and public-spirited citizen of Cape Girardeau. His financial experience gained him the positions of a member of the directorate of the Sturdivant Bank of Cape Girardeau, the Bank of Morehouse and the Southeast Missouri Trust Company. He was also a financial supporter of the development of the Cape Girardeau Street Railway System, city utility development and a member of the Chamber of Commerce.¹⁰

⁶Himmelberger and Harrison Lumber Company Collection, Special Collections and Archives, Southeast Missouri State University, Box 1031, File 27.

⁷The Little River Drainage District of Southeast Missouri 1907-1989 (Cape Girardeau), Special Collections and Archives, File 217, 1997.

⁸Snider and Collins, *op.cit.*, pg. 215.

⁹Cape Girardeau Business and Clippings Collection, Special Collections and Archives, Southeast Missouri State University, File 03.1.

¹⁰Snider and Collins, *op.cit.*, pg.269.

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H & H Building (Preferred)
Cape Girardeau County, MO

W.H. Harrison was a well-known financier and is recognized as being the most thorough businessman Cape Girardeau had ever had. He contributed greatly to the community with financial support for local businesses, such as the Southeast Missourian newspaper and generously donated to the Salvation Army and local churches. He organized the Cape Girardeau Minutemen, a group of patriotic men who voluntarily served their country during WWI whenever duty called.¹¹ Harrison worked for many railroad companies prior to coming to Cape Girardeau and was a proficient accountant and business executive.

Due to the success of their profitable business ventures, Himmelberger and Harrison saw a need for a magnificent architectural structure to conduct business and display their success while benefiting the local community. Only the finest building would be acceptable. The architectural firm of Barnett, Haynes and Barnett from St. Louis was commissioned to build the new structure.¹² Plans were finalized in 1907 to build Cape Girardeau's first fireproof modern office building, the H&H Building

The firm had a fine reputation that began with George I. Barnett, Sr. who designed the St. Vincent de Paul Church in LaSalle Park and built numerous works for Henry Shaw. The tradition was carried on by Barnett's sons who are also well known for their prestigious designs of residences, hotels, office buildings and theaters in and around the St. Louis area as well as out of state.¹³ The interior decorator for the building was also brought down from St. Louis, Mr. H.C. Hoyer. He was a native of Germany, and worked in Chicago, New York and St. Louis as an interior designer. Mr. Hoyer found Cape Girardeau to be an alluring town and was a resident for twenty years until his death in 1931.¹⁴

Himmelberger and Harrison wanted a building design that would project a professional commercial character and that would be viewed as a fine, modern structure. Barnett and Haynes designed the structure in a Late 19th/20th Century Revival style with classic architectural details, such as a projecting cornice line, balustrade, and quoining. Another modern aspect incorporated into the building was the steel reinforced concrete frame, roof, and walls. This structural design was popular in Europe but slowly accepted in America until the 1900's. Steel reinforced concrete construction began to appear in New York and other large cities such as St. Louis.¹⁵ A construction firm from St. Louis was contracted to provide the framing for the H&H Building sparing no expense.¹⁶ Himmelberger and Harrison provided the community with a safe, fireproof office building that offered tenants a sophisticated, modern environment to conduct their business.

¹¹ Cape Girardeau Business and Clippings Collection, Special Collections and Archives, Southeast Missouri State University, File 03.1.

¹² Himmelberger and Harrison Lumber Company Collection, op.cit., File 27.

¹³ Himmelberger and Harrison Lumber Company Collection, op.cit., File 27.

¹⁴ Southeast Missourian, May 18, 1931.

¹⁵ Friedman, Donald, Historical Building Construction, New York: W.W. Norton & Company, 1995.

¹⁶ Himmelberger and Harrison Lumber Company Collection, op.cit., File 27.

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H & H Building (Preferred)
Cape Girardeau County, MO

The location chosen by Himmelberger and Harrison for their new office building was a prime spot to build with an excellent view of the river and the downtown commercial district. Many private residences occupied this section of Broadway, including the lot acquired by Himmelberger and Harrison for their new office building. Built in 1856, the family homestead of Rodney G. Whitelaw occupied the lot at the time of purchase. A businessman himself, Mr. Whitelaw sold his property to Himmelberger and Harrison and relocated his family across the street. He later occupied one of the office suites in the H&H Building. The local newspaper announced the purchase and future plans for the lot:

Whitelaw family vacates the homestead at the corner of Broadway and Fountain Street, which has been recently sold to Himmelberger and Harrison. The house is now deserted.¹⁷

A modern sky-scraper on Broadway, will be erected where the old Whitelaw building now stands. The immense structure will set the record for fine buildings in Southeast Missouri.¹⁸

The H&H Building provided economic growth to many local merchants but also suggested success by association as evidenced by local retailer, Juden Mercantile Company. A quarter page advertisement announced:

WE SOLD IT!
In competition with firms from all over
The country we were awarded the contract for
Furnishing the Hardware
For the Himmelberger-Harrison building.
Let us make you prices on your Hardware too!¹⁹

¹⁷ The Daily Republican, April 14, 1906.

¹⁸ The Daily Republican, July 17, 1906.

¹⁹ The Daily Republican, August 1, 1907.

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H & H Building (Preferred)
Cape Girardeau County, MO

Only taking about a year to build, the much-anticipated building was completed in January of 1908. The community was thrilled to have such an elegant office building to represent the commerce of the town. In December of 1907, the Daily Republican announced:

The first of the year promises to bring an agreeable surprise to the people of Cape Girardeau. About that time it is expected to have the big Himmelberger-Harrison building ready for occupancy. To those who have had only exterior view of the building, it appears like many of the great buildings of the cities. When the building was first started Messrs. Himmelberger and Harrison stated that it would be as fine and modern as the architects could make it.²⁰

On opening day, January 16, 1908, the fifth floor of the H&H Building became the headquarters for the Himmelberger and Harrison Lumber Company. Due to the success of the drainage district, the lumber company was incorporated with capital stock of \$600,000 and was one of the largest lumbering companies in the Midwest.²¹ Their offices remained in the H&H Building until 1971 when the company was sold. Occupying a large portion of the third floor was the prosperous Little River Drainage District. They were one of longest remaining tenants in the H&H building from 1908 -1999. Currently, the Little River Drainage District remains the largest drainage district in the United States. The Southeast Missouri Trust Company occupied the west side of the main floor. The local newspapers announced the grand opening in full detail.

The Southeast Missouri Trust Company will open its doors for business in its magnificent new home in the Himmelberger and Harrison building. The intent of the officers and stockholders of this trust company is to make it a representative institution of Southeast Missouri. As Cape Girardeau is the gateway into this rich territory, the enterprising men comprising this institution determined to make the home of the Company one not to be excelled in the state, that new-comers and prospective investors may at the very beginning judge of the spirit and enterprise of this section. There are features in this building that surpass the most modern ones in St. Louis. The entire building is finished in red gum; the walls will be delicate green and the ceiling in buff. The corridors are finely finished and the fancy granitoid floors lend an elegant air. The banking room for the trust company will probably be the finest banking room in the state. Only an artist could describe it with justice. The counters are of marble and brass and the officers' apartments are of solid Mexican mahogany.²²

²⁰ The Daily Republican, December 18, 1907.

²¹ Douglas, Robert, History of Southeast Missouri, (Chicago: Lewis Publishing Co., 1912), pgs. 640.

²² The Daily Republican, January 15, 1908.

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H & H Building (Preferred)
Cape Girardeau County, MO

The H&H Building had many other notable tenants that occupied office space through the years. One of the first tenants, Judge I.R. Kelso, a prominent and influential lawyer in Cape Girardeau who procured the city water and sewer plant, actively saved the historic Common Pleas Courthouse, was a member of the Board of Regents for Southeast Missouri State University and donated land for the first Audubon Society in Missouri.²³ Mr. Merit E. Leming was one of Cape Girardeau's most energetic businessmen who occupied several offices in the H&H Building for over twenty years. Since 1892, he built a highly successful business from numerous lumber companies in southeast Missouri, was president of the Pressed Brick Works Company, treasurer of the Broadway Mercantile Company and founder of Leming Hall at Southeast Missouri State University.²⁴

After the death of Mr. Harrison in 1921, the Himmelberger-Harrison Lumber Company was organized as a holding company. The company controlled many businesses and properties in Southeast Missouri including several insurance companies. The building was held in a trust as collateral asset for many of the insurance companies and ownership of the building was transferred to the parent companies. In 1921, the Liberty National Life Insurance Company purchased the H&H Building from J.E. Himmelberger for a reported \$200,000.²⁵ The insurance company was organized in Cape Girardeau in 1919 and remained until 1925.²⁶ The new owners took out an enthusiastic full page ad in the Southeast Missourian newspaper on December 30, 1922 announcing greetings to Cape Girardeau:

GREETINGS

From Cape Girardeau's Big Office Building
Occupants of the Liberty National Life Building the
Busiest centre in the city, leading business and professional
Men and women, extend to the people of Cape Girardeau and
Southeast Missouri best wishes for a most prosperous New Year²⁷

The tenants included on the first floor Southeast Missouri Trust Company, Frank Neal, Missouri Public Utilities Company. On the second floor Oliver, Wilson, Spradling, Dalton, Burrough and Bowman, Attorneys at law and Southern Missouri Handle Company, Brumback Realty Company, Metropolitan Life Insurance Company and Drs. Baumstark and Kinsey. The third floor tenants were Leming Lumber Company, Farm and Home Savings Loan Assn., National Mining Company, Marinello Beauty Shoppe, Drs. Ruff, Yount, Bohnsack and Bruce. The fourth floor was the home office of Liberty National Life Insurance Company, Oliver and Oliver attorneys at law, Little River Drainage District. Himmelberger and Harrison Lumber Company occupied the offices on the fifth floor. Also on the fifth floor was the Cape Girardeau Portland Cement Company, owned by C.L. and A.W. Harrison.

²³ Cape Girardeau Business and Clippings Collection, *op.cit.*, File 03.1.

²⁴ *Ibid.*, File 03.1

²⁵ *Southeast Missourian*, July 11, 1921.

²⁶ Cape Girardeau County Archives, *Land Tax Assessment Book*, 1926.

²⁷ *Southeast Missourian*, December 30, 1922

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H&H Building (Preferred)
Cape Girardeau County, MO

In 1926, the H&H Building also attracted Hirsch Radio broadcasting station owned by Oscar Hirsh. He operated Cape's first radio station, KFVS, from the fifth floor of the H&H Building. This radio station moved into the 300 block of Broadway in the 1930's and evolved into our current television station KFVS-12.²⁸ After the failure of the Southeast Missouri Trust Company, the Sturdivant Bank took over their operations and moved from its Main Street location to the H&H Building in 1930. They occupied the spacious offices on the main floor of the former Trust Company.²⁹ Unfortunately, the struggling bank succumbed to the Great Depression and closed its doors in 1933. The Missouri Utilities Company occupied the east half of the first floor beginning in 1926 and continued to operate in the H&H Building until 2001.

The Himmelberger and Harrison Lumber company owned the H&H Building until 1971. Joel Montgomery of Sikeston, MO purchased controlling interest in the lumber company, which also included the H&H Building as an asset. Due to pending lawsuits pertaining to unpaid financial notes against Mr. Montgomery, the U.S. marshal seized the title to the building in October of 1978. An auction was scheduled to take place on the steps of the Cape County Courthouse in Jackson, MO.³⁰ Longstanding tenants, the Missouri Utilities Company and the Oliver, Oliver & Waltz law firm, came to the rescue and purchased the building prior to the auction. The utility company updated the first floor façade of the H&H Building in 1978. Some remodeling took place in the first and fourth floor offices to benefit prospective tenants and modernize the interior décor.³¹

John H. Himmelberger and W.H. Harrison were loyal to the citizens of Cape Girardeau and the commercial development. Their financial and constructive contributions to the community resulted in significant economic growth, health, and vitality to Cape Girardeau and the Southeast Missouri region (see Sanborn maps 1915, 1923, 1931). The construction of the H&H Building directly associates Himmelberger and Harrison to the substantial growth of the Broadway business district. The structure stands as an icon of the contributions of these prominent businessmen and their connection with the westward expansion of commercial development on Broadway and the community. The current owners purchased the building in March of 2001 with intentions of restoring the building, so it can continue to provide a professional presence for many more years.

²⁸ Southeast Missourian, October 18, 1926.

²⁹ Southeast Missourian, January 27, 1930.

³⁰ Southeast Missourian, October 12, 1978.

³¹ Jim Lansmond, Vice President of Missouri Utilities Company, 1950-1984. (personal interview on October 16, 2002).

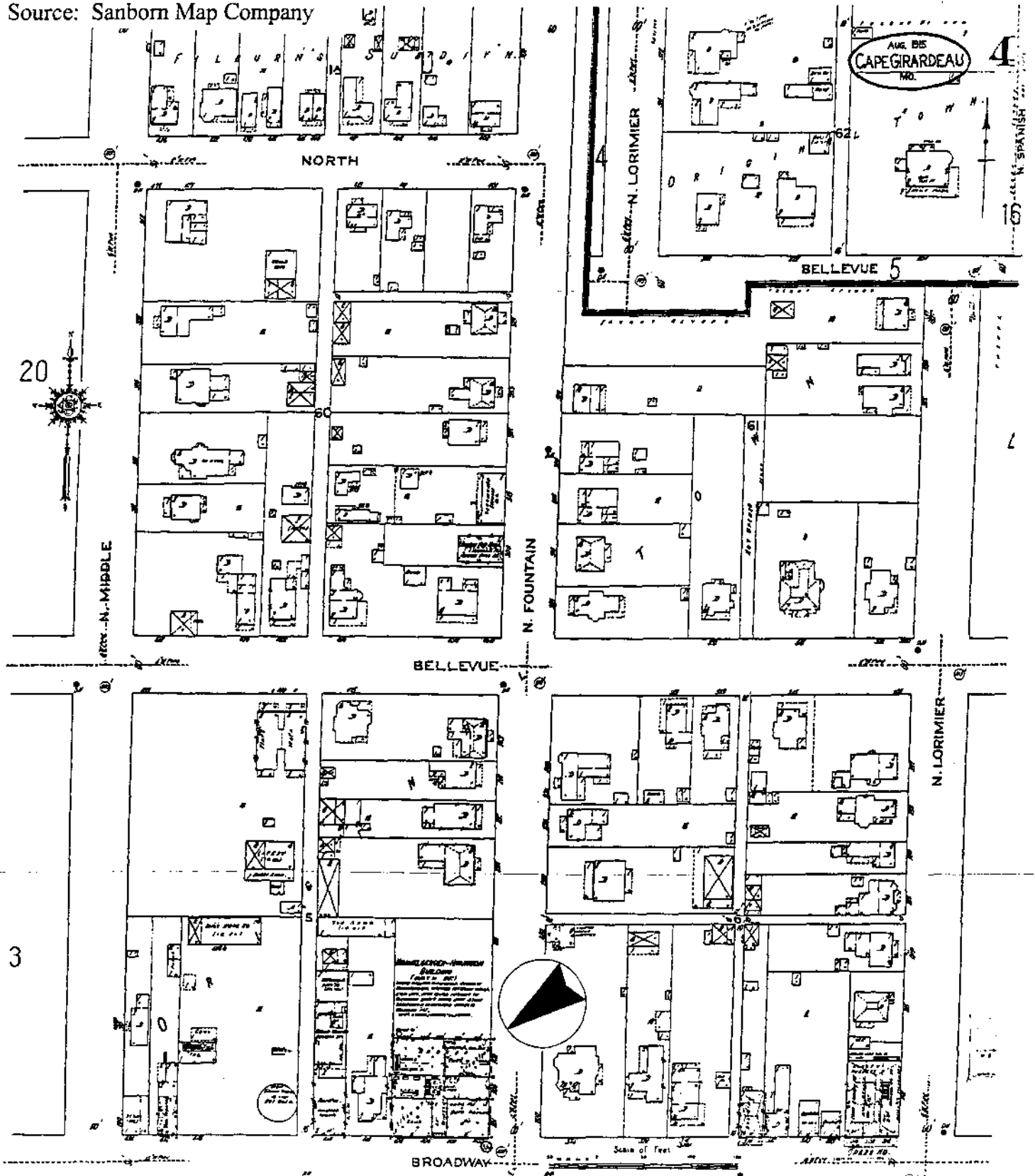
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H & H Building (Preferred)
Cape Girardeau County, MO

H & H Building and Vicinity, 1915

Source: Sanborn Map Company

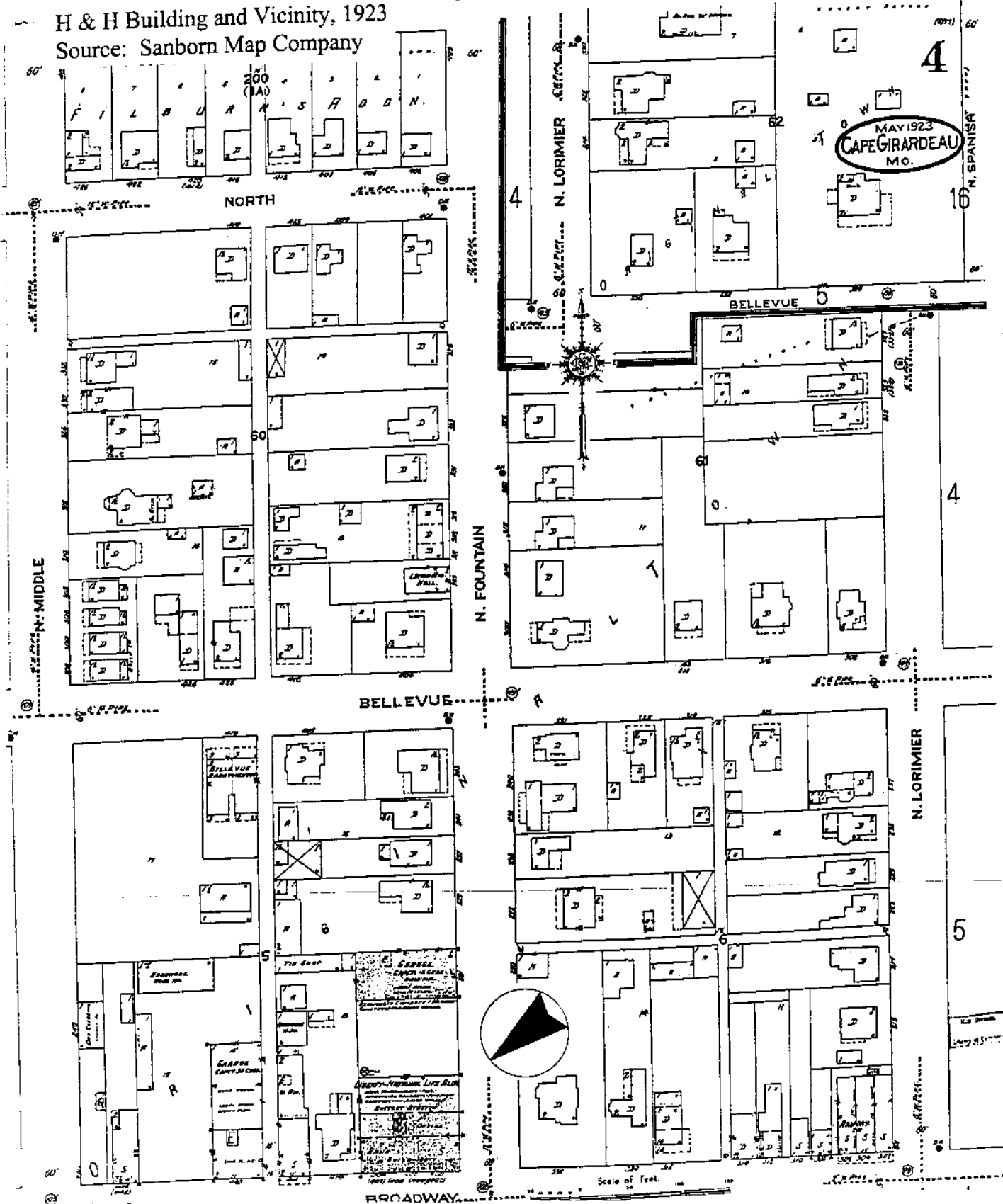


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H & H Building (Preferred)
Cape Girardeau County, MO

H & H Building and Vicinity, 1923
Source: Sanborn Map Company



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National Park Service

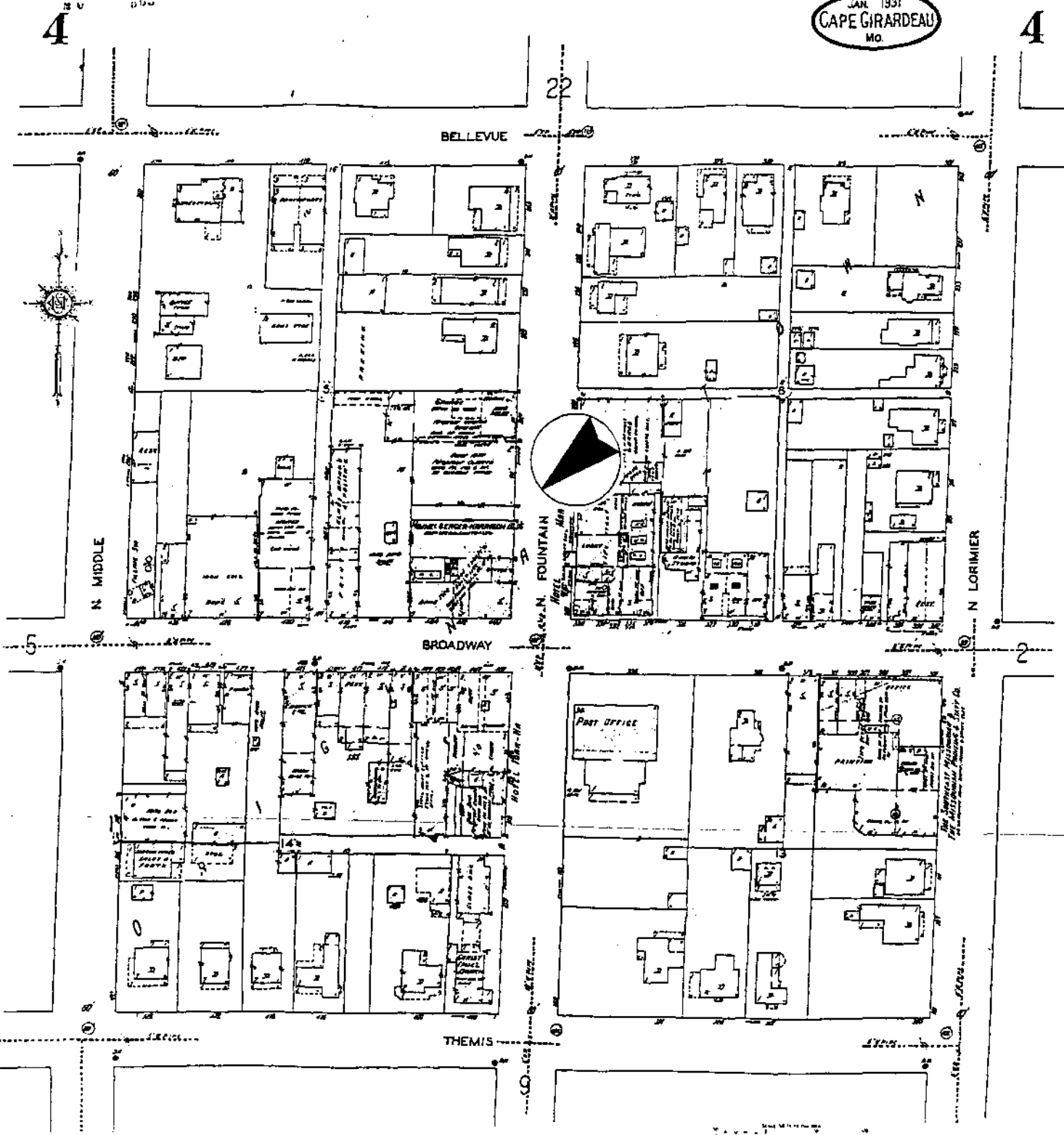
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H & H Building (Preferred)
Cape Girardeau County, MO

H & H Building and Vicinity, 1931
Source: Sanborn Map Company

JAN 1931
CAPE GIRARDEAU
MO.



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H & H Building (Preferred)
Cape Girardeau County, MO

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Personal Interviews:

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Lansmond, Jim, Vice President of Missouri Utilities Company, 1950-1984, October 16, 2002.

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H & H Building (Preferred)
Cape Girardeau County, MO

Geographical Data:

Verbal Boundary Description: Portion of Lot No. 15 in Range "E" in Cape Girardeau County, MO beginning at the Southeast corner thence run Westward 100 feet along Broadway Street. Lot continues North for 120 feet parallel to Fountain Street. Lot measures 100'x120'.

Boundary Justification: The boundary encompasses all of the land historically associated with the building.

Accompanying Documentation:

Photographs:

The following information is the same for all photographs, unless noted:

H&H Building, 400 Broadway, Cape Girardeau, Cape County, Missouri

Photographer: Melinda Winchester

Negative Source: Melinda Winchester

- #1 South elevation and portion of east elevation, facing northwest
November, 2002.
- #2 North elevation, view of alley, facing east
November 2002.
- #3 East elevation, facing west
November 2002
- #4 South elevation, facing north
November, 2002.
- #5 East elevation, facing north
November, 2002.

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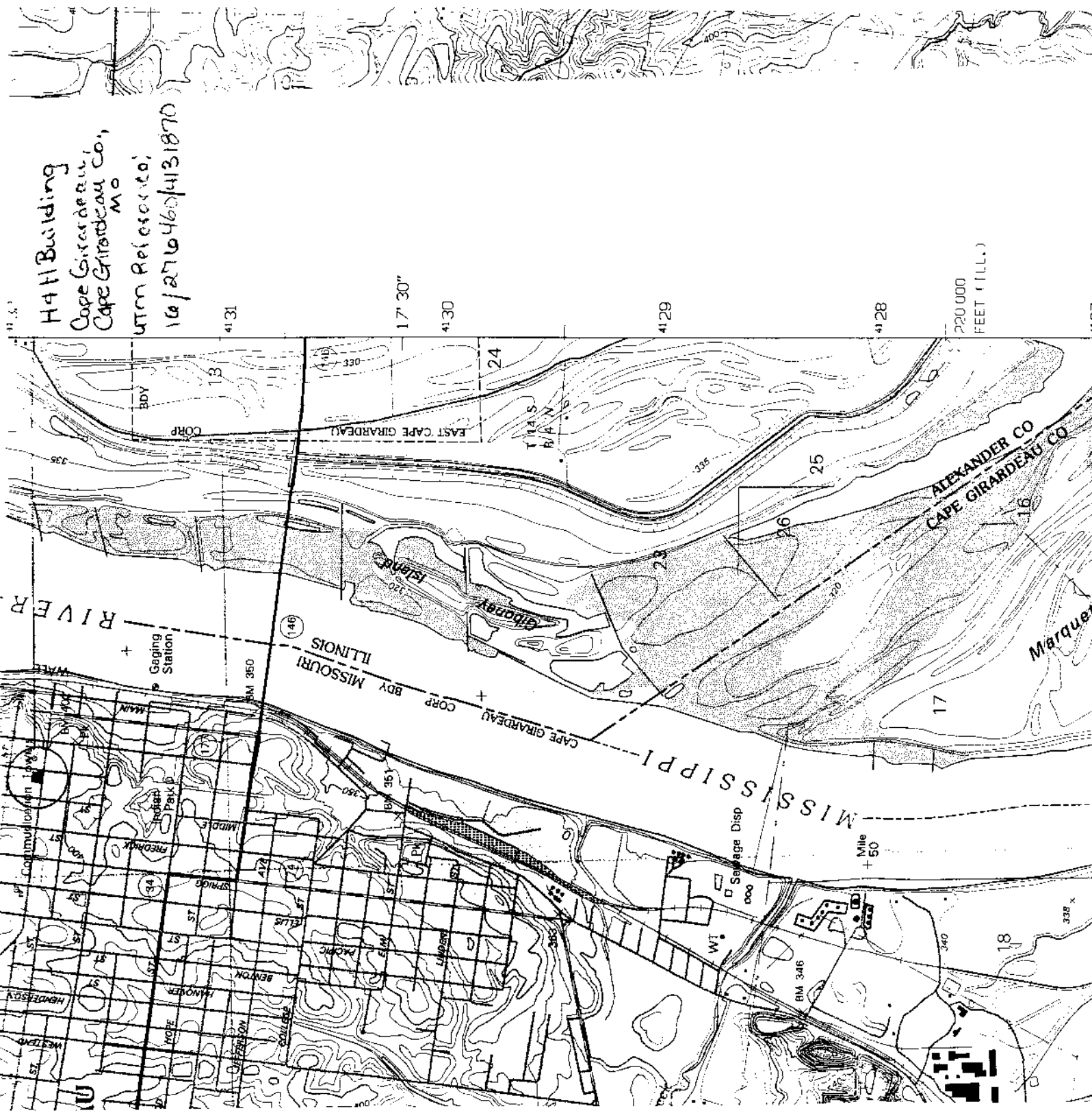
Section number 10 Page 28

H & H Building (Preferred)
Cape Girardeau County, MO

Photographs:

- #6 West elevation, facing east
November, 2002.
- #7 West elevation, chimney stack, facing southeast
November, 2002.
- #8 Lobby view with staircase, facing north
November, 2002.
- #9 Common area view 2nd floor (same on 3rd, southend of 4th and 5th floors), facing south
November, 2002.

H411 Building
Cape Girardeau,
Cape Girardeau Co.,
MO
UTM Reference:
16J27164604131870



11.5'

41.31

17' 30"

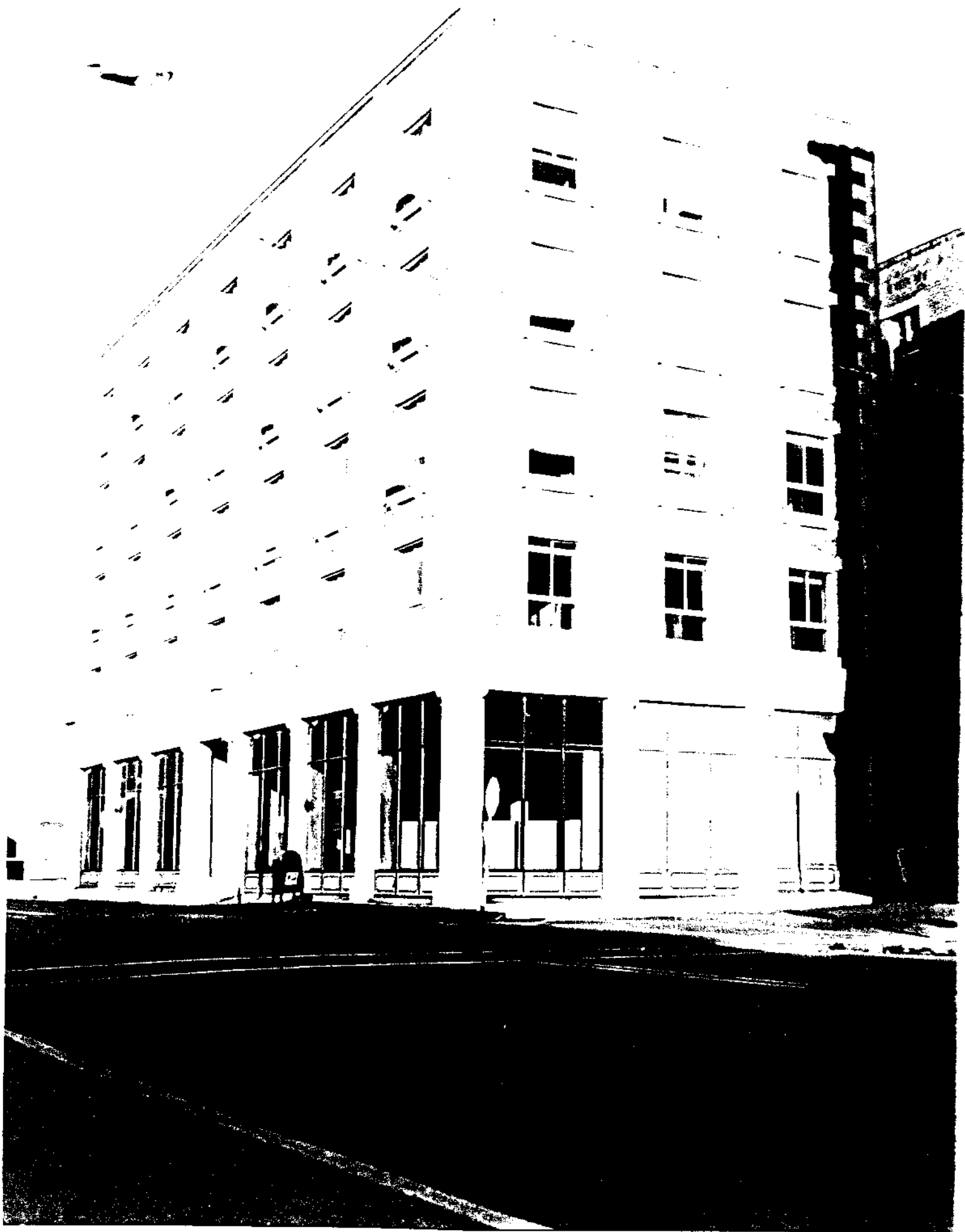
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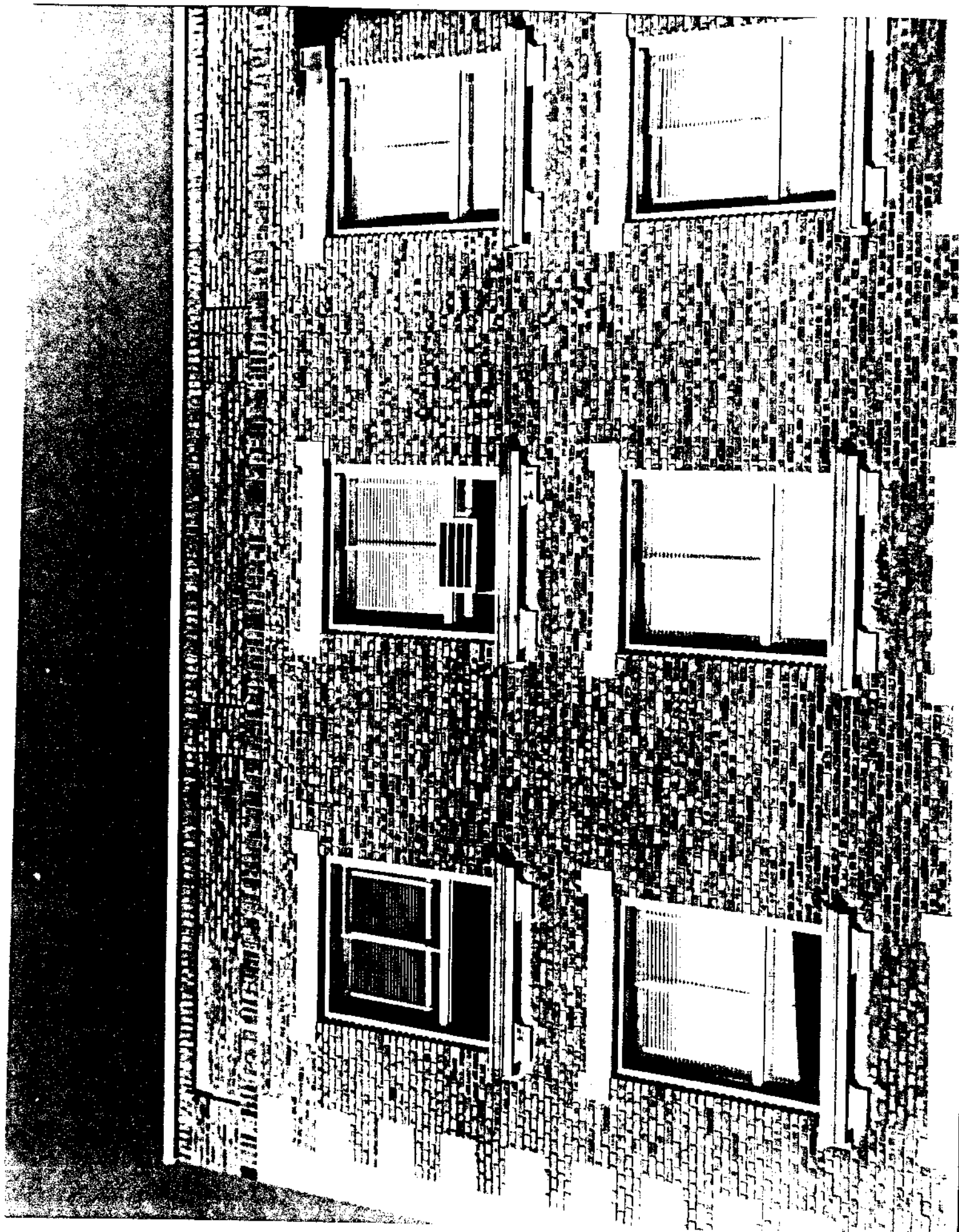
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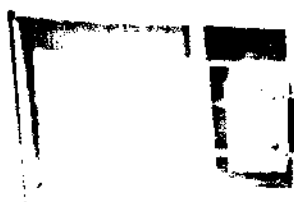
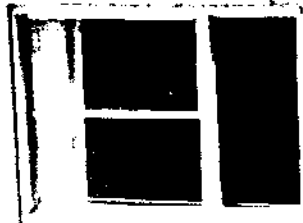
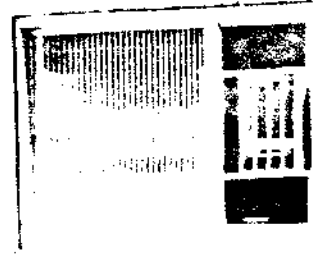
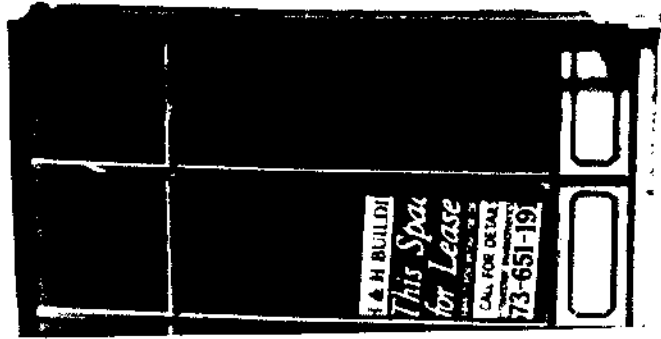
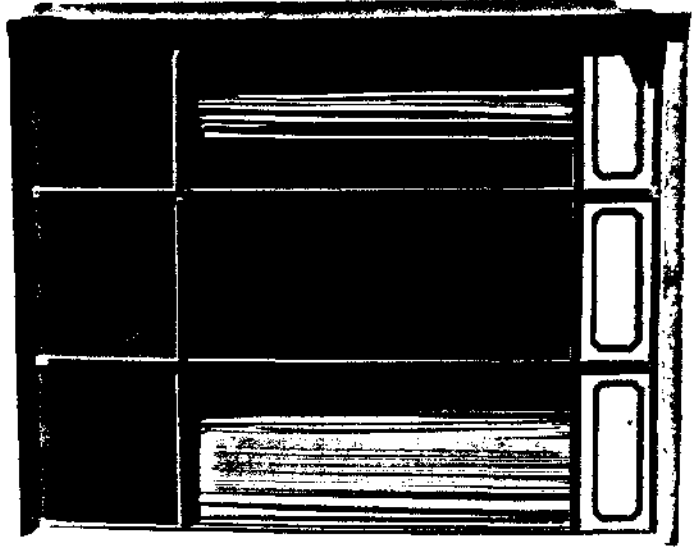
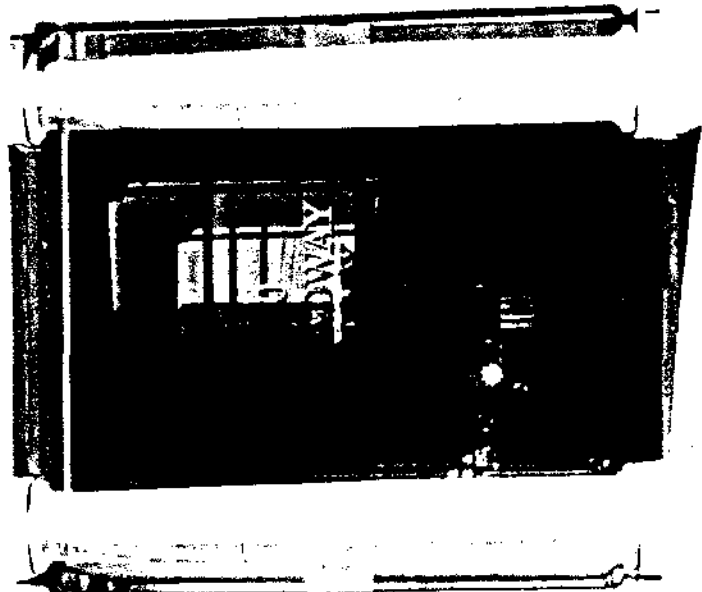


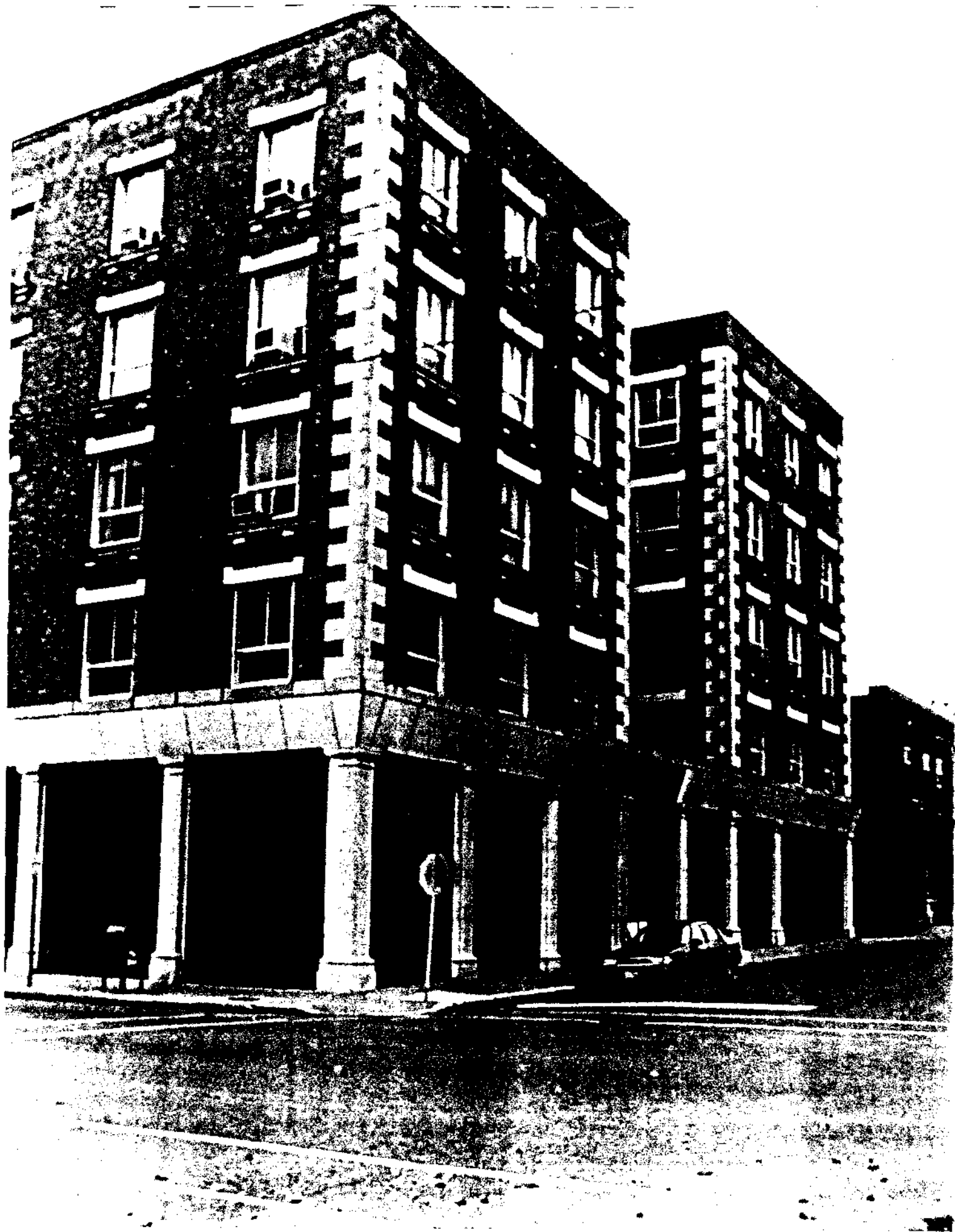


TO THE HONORABLE SENATE AND HOUSE OF REPRESENTATIVES OF THE STATE OF NEW YORK:
I have the honor to acknowledge the receipt of your letter of the 10th inst. in relation to the
subject therein mentioned. I am sorry to hear that you are unable to visit the
State at this time. I am, however, glad to hear that you are well and hope
that you will be able to visit the State in the near future. I am, Sir,
Very Respectfully,
Your obedient servant,
J. B. [Name]





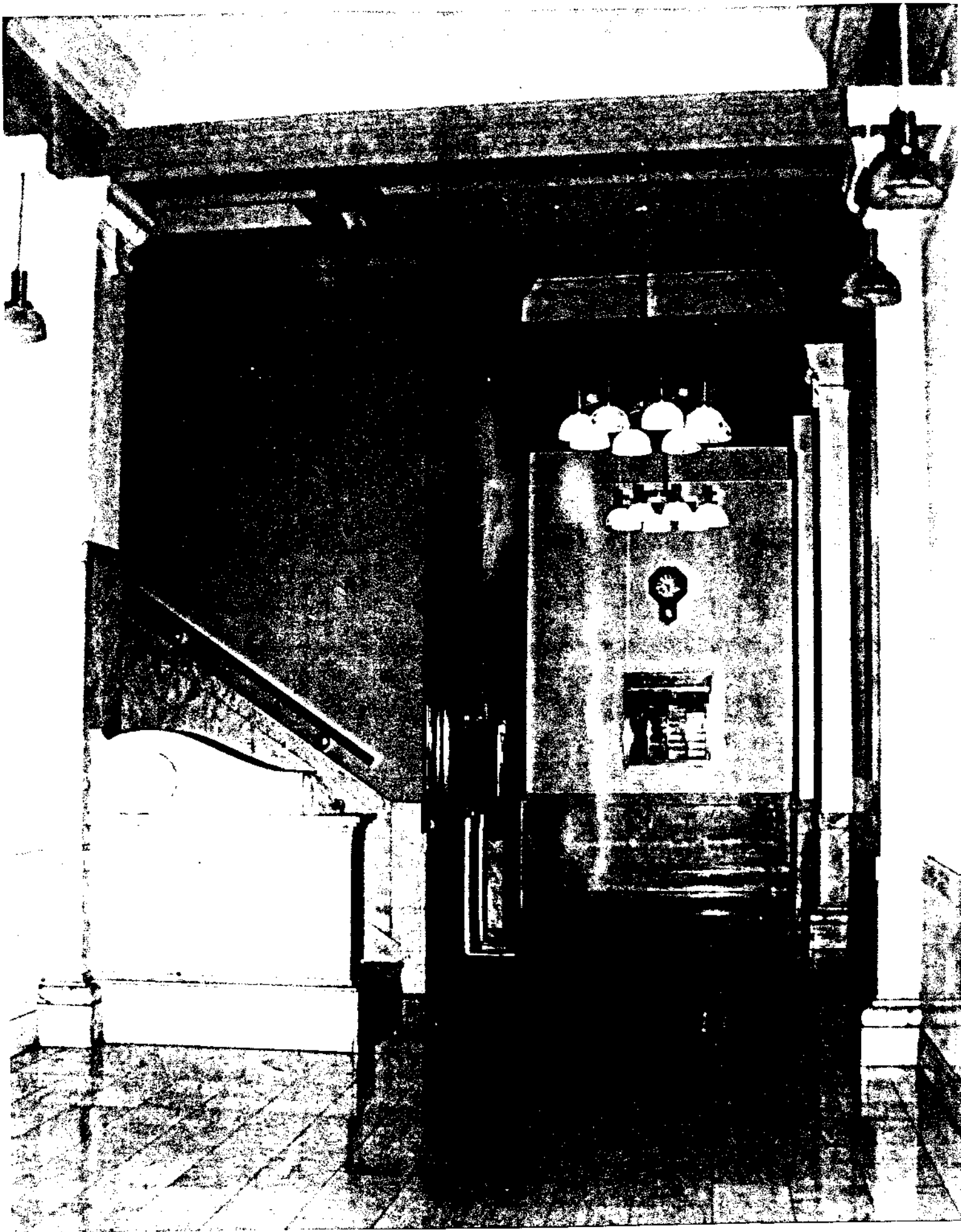




DO NOT ENTER
WALK WITH CARE
PREVENT FALLING









EXIT









H BUILDING
Spa Lease
CALL FOR DETAIL
8-651-197

BC

DWAY











EXIT

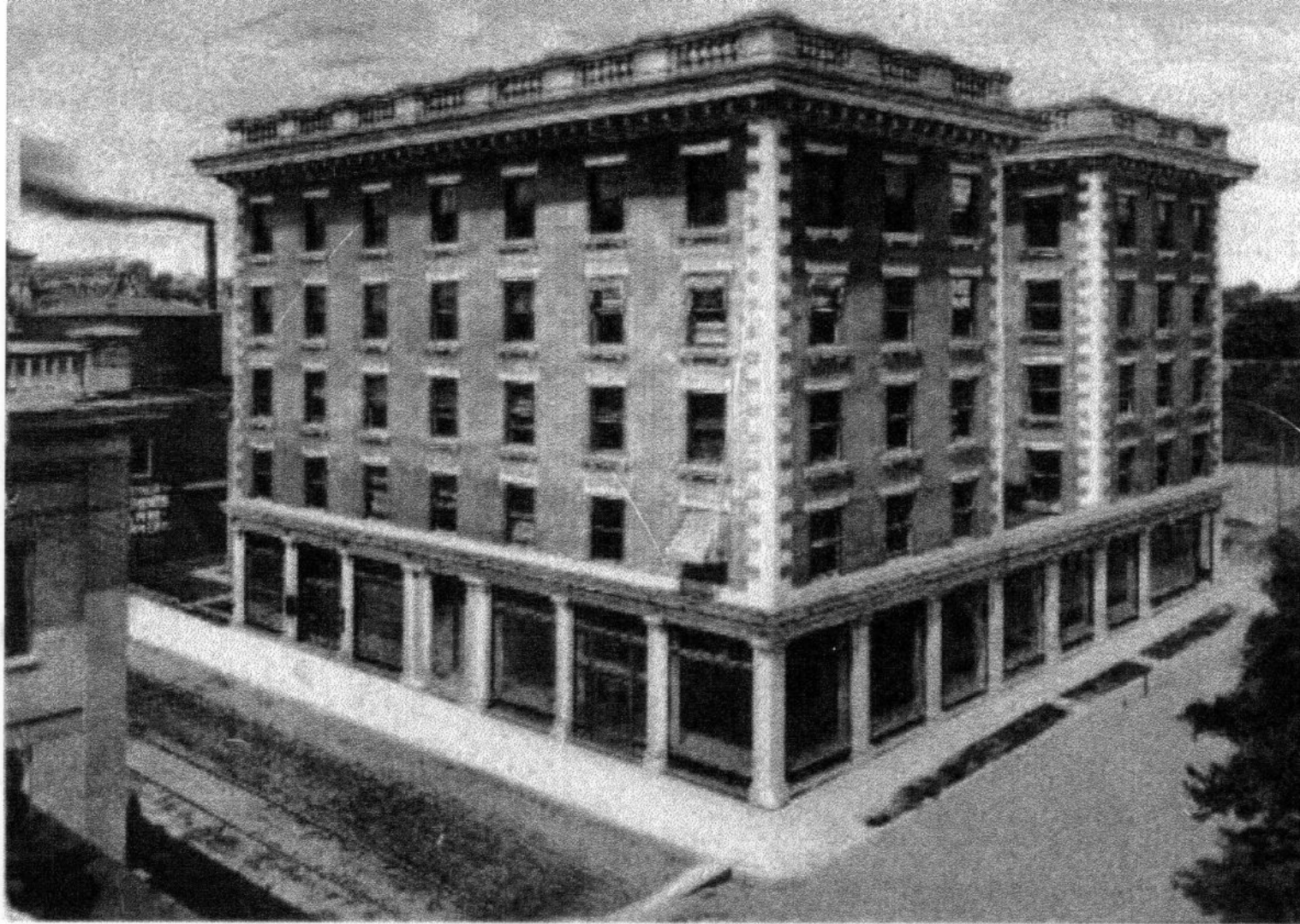
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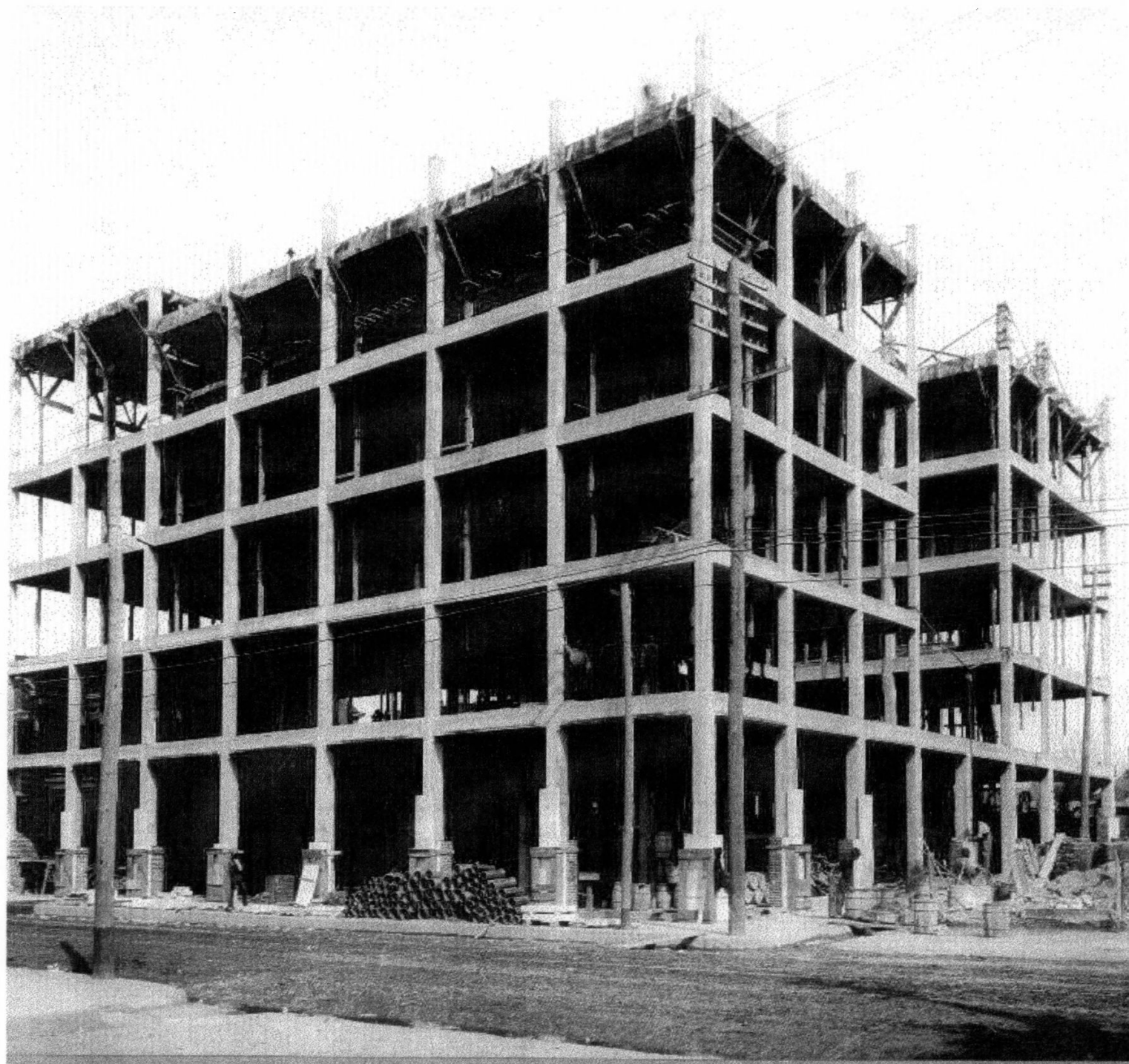
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THE BOSTON HOTEL, 100 STATE STREET, BOSTON, MASS.





ice building for Spinnelberger-Harrison Lumber Co. Cape Girardeau



LEASE
(573) 334-2875

LEASE
(573) 334-2875

HOTEL
MARQUETTE

Baldwin
PIANOS & ORGANS

HOTEL
MARQUETTE



