

## Disclaimer

The following list was adopted by the City of Cape Girardeau Historic Preservation Commission for the sole purpose of promoting public awareness of buildings and structures that, in the opinion of the Commission, have historic value and are believed to be at risk of being lost due to significant deterioration and/or imminent demolition. The Commission is authorized to engage in public awareness activities of this nature under Section 30-203(f)(1) of the City Code. The listing of a building or structure does not constitute an act of enforcement of any law or regulation, nor does it constitute a legal action against any person or entity.

The information contained herein has been obtained from various sources, including nominations submitted by the public. While the staff has attempted to verify information to the extent feasible, the City cannot make any assurances as to its completeness and/or accuracy. Please report any corrections to the City of Cape Girardeau Planning Services Division by phone at (573) 339-6327 or by email at [cityplanning@cityofcape.org](mailto:cityplanning@cityofcape.org).



## 2019 Endangered Buildings List

Adopted May 1, 2019

### BROADWAY THEATER – 805 BROADWAY



In its heyday, the Broadway Theater was associated with both Twentieth-Century Fox and Paramount Pictures. It originally opened with a showing of the motion picture *The Sheik*, starring Rudolph Valentino. It was first-rate, with state-of-the-art equipment, an orchestra pit, stage facilities, and a grand marquee. The main floor and the balcony had a total seating capacity for 1,200 persons. Today, the 1921 theatre stands vacant, and the marquee is long gone. The building has not had a viable use for several years, and is showing signs of progressing deterioration.

The theater was added to the National Register of Historic Places in 2015. (*On Endangered Buildings List since 2012*)

### FORT D BLOCKHOUSE – 920 FORT STREET



The block building located on the Fort D historic site was built by the Works Progress Administration around 1936. It was used as a meeting house for various groups and also as a private residence, but by the mid-1980s the building stood vacant. In 2005, the deteriorated roof was removed by the City of Cape Girardeau and major stabilization improvements were made. Today, the building is used annually as part of Civil War living history demonstrations by the Friends of Fort D. Aside from such events, the building is rarely utilized and is showing signs of disrepair. The Cape Girardeau City Council approved funding to repair the blockhouse, including construction of a new roof.

At the time of release of this list, work had not yet commenced. (*On Endangered Buildings List since 2012*)

### 127 SOUTH LORIMIER STREET



The house at 127 South Lorimier Street reflects the Missouri German Vernacular style, which was once prevalent in Cape Girardeau. It has many of the character defining features, such as a rectangular footprint, close proximity to the street, a brick façade, a stone foundation, brick arches over double-hung sash windows, and a low pitched roof with an end chimney. Unlike most houses of this style, it features two stories. The house appears to be vacant and certain elements, including the windows, the bay window, and the rear addition, are damaged and/or deteriorating. If

ignored, the deterioration will increase and over time could lead to more serious conditions affecting the building's historic and architectural integrity. (*On Endangered Buildings List since 2013*)



## MARQUETTE SCHOOL – 2815 SOUTH SPRIGG STREET



This former two-room schoolhouse was in service for over forty years before its doors were closed. In the 1970s, it served as a lodge for Pi Kappa Alpha fraternity. The brick building features a hipped roof and a projecting pavilion. It represents a typology of small rural schoolhouses that once served as the primary source of education for most Americans. Buildings such as these are becoming rare as rural land is cleared for development. Such is the case with this schoolhouse. *(On Endangered Buildings List since 2015)*

## 230 SOUTH MIDDLE STREET



This one-story Craftsman house with a brick exterior represents a style that was prevalent in Cape Girardeau neighborhoods at the turn of the 20<sup>th</sup> century. It features large overhanging eaves with exposed brackets, a full length porch with brick columns, and three-over-one sash windows. The house is rapidly deteriorating, most likely due to long term vacancy and neglect. The eaves are rotting, the siding is falling off the roof dormer, the roof shingles are worn, and there is substantial mortar loss in some areas of the brick. The damage is extensive enough to lead to structural failures if not addressed soon. *(On Endangered Buildings List since 2016)*

## 611 SOUTH SPRIGG STREET



The two-and-one-half story brick house at the southwest corner of South Sprigg Street and Missouri State Highway 74 was built ca. 1908 for a German immigrant and his family. The house features iron spot brick and exhibits characteristics of the American Foursquare style, which was popular in the early 1900s. These characteristics include a square box design, centered dormers, and a large front porch. It was last used as a bed and breakfast. The house has been vacant for several years, and its future is cloudy. *(On Endangered Buildings List since 2017)*

## 1305 WILLIAM STREET



This bungalow features a unique, partially enclosed vestibule containing an arched entry with a small arched side window and an asymmetrical pitched roof. Popular prior to World War II, bungalows came in different types, but all were generally known for having a compact, efficient design. Today, this house is vacant and deteriorating, leaving it vulnerable to damage by the elements and pests. If left neglected, these issues could lead to more severe damage affecting the house's structural system. *(On Endangered Buildings List since 2017)*



### 831 NORTH STREET



An example of the Colonial Revival style can be found at the southeast corner of North Street and North Pacific Street. This large, two-story brick house features a symmetrical façade, a medium pitched, side gable roof with narrow eaves, dual chimneys, and an ornate “hood” over the centered entrance. It was once awarded the winner of a Christmas lighting contest. The house is deteriorating quickly due to missing roof shingles, missing mortar from the brick, and severely peeling paint. The property is valuable due to its close proximity to Southeast Missouri State University’s main campus, but

if left to continue deteriorating, it could reach a point where the land is worth more without the house than with it. *(On Endangered Buildings List since 2017)*

### 635 GOOD HOPE STREET



Located at the southeast corner of Good Hope and South Sprigg Streets, this ca. 1884 building served as a German saloon from the 1880s through the 1910s and was one of the first saloons in Cape Girardeau to cease liquor sales during the Prohibition era. Throughout the 1920s and 30s, it functioned as a gathering place for community discussion, much as it had when it was a saloon. It eventually became the official meeting site of the local German American Alliance as well as several local unions related to the construction industry in Cape Girardeau. The saloon itself was owned by Anton and Joe Haas, two important figures in the

development of Cape Girardeau. The brothers were involved in the construction of the old Saint Francis Hospital and Saint Mary's School, among others. In addition, Anton's concrete company was responsible for the pouring of the courthouse steps - one of the earliest uses of concrete in Cape Girardeau. The building has been deteriorating for years and is vacant. In July 2014, the adjacent building at 633 Good Hope Street collapsed, exposing the party wall. In September 2017, the City of Cape Girardeau executed an agreement with a developer for the redevelopment of the property. The developer’s plans fell through, however, and the property has come under new ownership. The new owner’s plans are not known. *(Added to Endangered Buildings List in 2013; moved to Watch List in 2018; moved back to Endangered Buildings List in 2019)*

### 531 NORTH FOUNTAIN STREET



A nice example of the Spanish Colonial Revival style, this house at the corner of North Fountain Street and Mill Street was built in the late 19<sup>th</sup> or early 20<sup>th</sup> century and is one of the few remaining residential examples in the city. It features a flat roof and a parapet with vertical protruding pilasters along with clay tile over the eaves. The walls are brick, with stucco above the base. There are multiple entry points, with the east facade projecting, signifying the main entrance. The house shows evidence of wear, including the stucco, which must be maintained properly to avoid water damage. The



rear storm door is damaged and missing a glass panel. Attempts at repairing the flat roof are evident. Although not severely deteriorated, the house is endangered due to its rare style and unique design features that create ongoing maintenance issues. (*On Endangered Buildings List since 2018*)

### 207 NORTH HENDERSON AVENUE



This two-and-one-half story house was built circa 1900. It features brick arches over double hung windows and limestone lintels, characteristics of the Missouri German Vernacular style. The cornice line is not visible due to stucco that was applied after the original building's construction. The house is deteriorating in many places, including the roof, which is rotting away; the windows, some of which are broken; and the stucco, which is crumbling. The property has not been maintained in several years, and the house will only get worse if these issues are not addressed. Given its close proximity to Southeast Missouri State University's main campus, the house could be rehabilitated for student housing. (*On Endangered Buildings List since 2018*)

### CITY HALL / LORIMIER SCHOOL – 401 INDEPENDENCE STREET



The two-story brick building at 401 Independence Street was built in 1937 as a replacement for the original Lorimier School, which was built in the 1870s on the same site. The “new” Lorimier School served generations of children until it closed in the mid-1970s due to low enrollment. In 1978, the building was repurposed as the new City Hall. Over the years, the historic exterior of the building has been mostly kept intact. The cornerstone, brick quoins, ornate entrances, rounded windows, and other details are still visible today. In 2018, the City hired an architectural consultant to conduct a space

needs study for City Hall. The study confirmed the challenges – and costs – of renovating and expanding the building. The consultant also provided conceptual drawings for a new City Hall building, which would replace the current building. At the time of release of this list, no firm decision had been made, but the consultant's findings underscore the uncertainty of the building's future. (*Added to Endangered Buildings List in 2019*)

### 1925 GOOD HOPE STREET



This unique house features a Quonset hut with a rectangular, flat-roofed addition. Named after the site of their first manufacture (Quonset Point, Rhode Island), Quonset huts were produced in mass numbers during World War II, with the military selling its surplus to the public after the war. They have been used for a variety of commercial purposes as well as temporary housing. Some, like the one at 1925 Good Hope Street, have been made into permanent residences. The house has been vacant for several years and is showing signs of deterioration. Despite its uniqueness, the size and condition of the house make it vulnerable to being demolished and replaced

with a new, larger house. (*Added to Endangered Buildings List in 2019*)



### 519 SOUTH PACIFIC STREET



The original portion of this unusual-looking building was built in the Missouri German Vernacular style at the turn of the 20<sup>th</sup> century. It features a decorative brick cornice as well as brick arches and stone sills. The elongated original structure and three front doors suggest that the building may have been constructed as a multi-family dwelling. The building has been significantly added to and altered over its many years, resulting in a jumble of dormers and other inappropriate treatments. The City of Cape Girardeau has condemned the building, which could end in demolition if the property owner does not repair it. *(Added to Endangered Buildings List in 2019)*

### 1007 SOUTH SPRIGG STREET



This small, quaint commercial building near the intersection of South Sprigg Street and Locust Street once served as a neighborhood market where local school children came for lunch. It features a false front façade – a design that was common in the Old West of the United States – which hides the front gable roof. The long, narrow footprint of the building is reminiscent of the “shotgun houses” that were popular in the Southern United States at the turn of the 20<sup>th</sup> century. Today, the building is vacant and on the decline. The front porch is on the brink of collapse, and the siding is starting to peel away from the walls. In today’s era of online retail and national chain superstores and restaurants, “mom and pop” neighborhood store buildings like this are endangered, especially in neighborhoods experiencing disinvestment. *(Added to Endangered Buildings List in 2019)*



## Watch List

### JUDEN SCHOOL – 900 WEST CAPE ROCK DRIVE



This former schoolhouse was built in 1854 and was in service until 1960. It features original wood floors and windows, as well as a blackboard. The building is vulnerable to flooding, particularly the basement, and the roof needs to be replaced. It is endangered in the sense that historic schoolhouses are disappearing from the landscape across the nation. If not properly preserved, it could be among those that once were. *(Added to Endangered Buildings List in 2015; moved to and on Watch List since 2016)*

### 120-124 NORTH MAIN STREET



The early 20<sup>th</sup> century brick building at 120-124 North Main Street is an example of a two-part commercial block structure with a double storefront. It features recessed first floor entryways with narrow bulkheads, aluminum and glass windows and doors, and Carrera glass. The second story contains hood ornaments over the windows and an ornate cornice made of cast iron. The building represents a distinctive and important architectural design in the heart of Cape Girardeau’s downtown commercial district. There is significant deterioration present, however. The hood ornaments and cornice on the southern half of the building have been left

unpainted and exposed to the elements, causing breaks to form and small sections to begin to rust. In addition, the concrete window sills and bricks are deteriorating through spalling and erosion. The building is currently vacant and without upkeep, the integrity of the façade will be eventually lost. *(On Watch List since 2016)*

### SPRINGDALE BIRD SANCTUARY GATEWAY – 2693 BIG BEND ROAD/2680 STATE HIGHWAY 177



This unique gateway once served as the entrance to the Springdale Bird Sanctuary. The sanctuary began in 1937 when the land was donated to the Audubon Society of Missouri. Years later, it was renamed to the I.R. Kelso Wildlife Sanctuary, as it is known today. The “National Bluebird Trail” began here in 1938 and grew to involve twenty-three states. The gateway entrance was abandoned long ago, and the pair of stone columns, wing walls, and log cabin birdhouses was left to deteriorate. Today, the right birdhouse is gone and the left one is slowly falling apart. The stone is missing mortar, and the gateway is surrounded by brush. *(On Watch List since 2017)*



### ESQUIRE THEATER – 824 BROADWAY



On its opening night of January 21, 1947, over 1,300 moviegoers flocked to this modernistic movie theater to watch Bing Crosby in *Blue Skies*. Featuring an Art Deco design (with over one mile of neon lights), the theater quickly became a landmark to many locals. Its doors closed in October of 1984, the last of the grand neighborhood movie houses in Cape Girardeau. The theater was re-opened briefly for second-run movies, but by the end of 1985 it had again become vacant. The building, including the marquee, has been damaged over the years. The theater was added to the National Register of Historic Places in 2005. A developer has

recently expressed interest in rehabilitating the building. (*Added to Endangered Buildings List in 2012; moved to and on Watch List since 2018*)

### 509 MORGAN OAK STREET



This one-story commercial building was built in 1942. It originally housed Cape Feed and Seed. At the time, the building was situated within an active warehouse district near the Mississippi River bridge. The district served as a major transportation and commercial hub between St. Louis and Memphis. The warehouses are now gone and the building sits vacant, its windows broken and boarded up. Given the decline

of the area, the building may experience long-term vacancy and, consequently, continued deterioration. (*On Watch List since 2018*)

### 802 GOOD HOPE STREET



Located at the corner of Good Hope Street and South Ellis Street is a quaint commercial building resembling a tiny house. The building dates back to the early 1930s and was originally used as a filling station for Phillips Petroleum Company. The property was purchased in 1934 by Arthur Kempe for use as a service station. Over the years, the property continued to be used as a service station or automobile repair shop. The building has several distinct architectural features, including a steeply pitched gable roof, multi-

pane glass windows (possibly original), and detailed brick work that is adorned with simple ornamentation. The property appears vacant, but the owner may be using the two-door garage structure next to the former filling station for storage. The owner may not see the same value in the quaint building, however, which could threaten its future. (*On Watch List since 2018*)





### CARNEGIE LIBRARY – 44 NORTH LORIMIER STREET



The annex building on the grounds of the Common Pleas Courthouse (also known as Ivers Square) was built in 1921 and opened the following year as the city’s Carnegie Library. The Carnegie Foundation had stopped accepting requests for the construction of libraries following Andrew Carnegie’s death in 1919, but the library in Cape Girardeau was allowed to be built because negotiations for its construction started while Mr. Carnegie was still alive. As a result, it is one of the last Carnegie Libraries ever built. In

1959, a Modernist addition was constructed on the front façade, which lead to the building being designated a non-contributing resource when the courthouse was added to the National Register of Historic Places in 2010. The building served as the Cape Girardeau Public Library until 1980, when it moved to a new facility. It was later used for Cape Girardeau County offices. In 2018, the County vacated the building and moved to another location, leaving it without a viable use. The vacancy may leave the once-prominent building in jeopardy if it does not fit with future plans for the courthouse grounds. *(Added to Endangered Buildings List in 2018; moved to Watch List in 2019)*

### THE ART BUILDING – 940 ACADEMIC DRIVE



Located on the main campus of Southeast Missouri State University, the Art Building opened in 1903 and was originally used as a training school. In the 1930s, the building housed the University’s agriculture program. Since that time, it has been home to other programs, including anthropology, arts and home economics, and foreign languages. The stone block building features a pair of towered entrances, dentils beneath the cornice, and ornate columns. Like Academic Hall, Carnahan Hall, and other notable historic buildings on the campus, the Art Building embodies the University’s rich heritage and contributes to its

unique setting. Deferred maintenance has resulted in several of its rooms being condemned. While there are no apparent plans to demolish the building, the University has demolished several other historic buildings and structures in recent years for redevelopment projects. *(Added to Watch List in 2019)*

