

NOTE

The following list was adopted by the 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.



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2021 Endangered Buildings List

Adopted April 21, 2021

ESQUIRE THEATER – 824 BROADWAY



On its opening night of January 21, 1947, over 1,300 movie goers 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. There has been interest in rehabilitating the building, but no progress has been made. The

theater was added to the National Register of Historic Places in 2005. (*Added to Endangered Buildings List in 2012; moved to Watch List in 2018; moved back to and on Endangered Buildings List since 2020*)

BROADWAY THEATRE – 805 BROADWAY



In its heyday, the Broadway Theatre was associated with both 20th 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 it is showing signs of progressive deterioration. It suffered another

setback when it was damaged by a fire in late March 2021. A nonprofit corporation has plans to acquire the property, rehabilitate the building, and reopen it as a multi-purpose venue. The theatre was added to the National Register of Historic Places in 2015. (*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*)



230 SOUTH MIDDLE STREET



This Craftsman Bungalow house with a brick exterior represents a style that was prevalent in Cape Girardeau neighborhoods at the turn of the 20th century. It features large overhanging eaves with exposed brackets, a full length porch with brick columns, and three-over-one sash windows. 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*)

831 NORTH STREET



An example of the Colonial Revival style can be found at the southeast corner of North and North Pacific Streets. This large, two-story brick house features a symmetrical façade, a medium pitched, side gable roof with narrow eaves, dual chimneys, and a ram's head door pediment. 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*)

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. (*On Endangered Buildings List since 2018*)

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. (*On Endangered Buildings List since 2019*)

600 BLOCK OF GOOD HOPE STREET



The 600 block of Good Hope Street is listed in the National Register of Historic Places as part of the Haarig Commercial Historic District. This area was once a busy, thriving corridor that served the large number of German immigrants who had settled in the area in the mid to late 19th century. The buildings in this corridor, many of which are now gone, contained exquisite brickwork patterns and other architectural elements that gave the district its unique character. In recent decades, the district has been devastated by multiple demolitions as a result of chronic vacancy and severe neglect. The remaining buildings may not last if a revitalization effort does not materialize soon. (*Added to Endangered Buildings List in 2021*)

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 pairs of stone columns, wing walls, and log cabin birdhouses were 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. (*Added to Watch List in 2017; moved to Endangered Buildings List in 2021*)

419 BELLEVUE STREET



The three-story, U-shaped apartment building at 419 Bellevue Street is believed to be the oldest apartment building in Cape Girardeau. Built in 1913, the building features brick construction on a concrete foundation and contains Colonial Revival elements. The side and rear elevations contain numerous windows and segmental arches. The building is in severe need of maintenance, as evidenced by the damaged fascia, soffit, and gutter on the front elevation. Overgrown vines cover nearly half of the façade. These conditions can lead to water damage, mold, and other problems that undermine the architectural and structural integrity of the building. (*Added to Endangered Buildings List in 2021*)



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)*

802 GOOD HOPE STREET



Located at the northwest corner of Good Hope and South Ellis Streets, this quaint commercial building resembles 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, divided

light windows (possibly original), and detailed brickwork that is adorned with simple ornamentation. The property appears vacant, but the owner may be using this building and the adjacent two-door garage structure for storage. The long-term underutilization of this building could threaten its future. *(On Watch List since 2018)*

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. *(On Watch List since 2019)*



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 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. The transformation of the Common Pleas Courthouse and the Carnegie

Library into a new City Hall are underway, prompting questions about the future of this building. *(Added to Endangered Buildings List in 2019; moved to and on Watch List since 2020)*

MARQUETTE NATATORIUM – 2701 SOUTH SPRIGG STREET



In 1937, the Marquette Cement Manufacturing Company announced that W. Woodbridge Dickinson, director and first vice president, was having an indoor swimming facility constructed as a gift to the company’s employees. The Marquette Natatorium, as it would be later named, was a memorial to William Dickinson, father of W. Woodbridge Dickinson, and one of the company’s founders. The natatorium, which opened in 1938, featured a modern design and state-of-the-art equipment for purifying the pool water and heating the

building. Two large locker rooms were also provided. In 1967, the company signed a lease agreement with the City of Cape Girardeau, which opened the facility to the city’s residents. It was eventually closed. The natatorium’s simple yet elegant design is a fine example of cement construction. The building’s close proximity to a quarry raises a concern about its future. *(On Watch List since 2020)*

543 SOUTH PACIFIC STREET



This one-part commercial block building is located in a residential neighborhood. It was built around 1930 and served as a local grocery store until the 1960s when its use changed to a commercial mailing service. The symmetrical storefront features a recessed double door flanked by large display windows. The wall above the storefront contains a long, narrow rectangular panel of recessed brick courses, with a brick corbel cornice above. Additional details include transom windows and bulkhead panels. The windows have been covered with plywood, and some of the wood panels are missing from the bulkhead. Due to the plywood covering, the condition of the windows is not

discernable. Although there are no major maintenance issues from what can be seen, the building could become endangered in the future as it has not been occupied for many years. *(On Watch List since 2020)*



SURETY SAVINGS AND LOAN ASSOCIATION BUILDING – 318 & 320 BROADWAY



This ornate two-story building was built in the late 1920s and was originally known as the Cherry Florist building. It was later purchased by the Surety Savings and Loan Association, which changed the vertical sign from the word “CHERRY” to “SURETY”. Designed in the Spanish Colonial Revival style, the building features buff-colored brick and several terra cotta elements, including the belt course, parapet, pilasters, and medallions. It is listed in the National Register of Historic Places as part of the Broadway and North Fountain Streets Historic District. Today, the building is sandwiched between the KFVS

skyscraper and the River Radio building. It has been vacant for several years. The foundation contains cracks and one of the downspouts is missing, allowing water to enter the building and cause damage. Graffiti is present on the east wall. These are signs of a building lacking proper maintenance. Over time, this can lead to serious issues, making the building less likely to be rehabilitated in the future. (*On Watch List since 2020*)

802 WILLIAM STREET



The dominant front-facing gable and asymmetrical façade of this two-story brick house at the northwest corner of William and South Ellis Streets exemplify the Queen Anne style. Built in 1890, it contains several additional character-defining features such as fish scale shingles, scroll brackets, a clipped gable roof, and windows that interrupt the cornice line. The house has a number of maintenance issues that need to be addressed. Roof shingle deterioration, cracks along the porch foundation, missing mortar between the bricks, peeling paint, and rotting trim are evident. The prominent location of the house along William Street presents both a threat and an opportunity. The condition of the house may be a deciding factor. (*On Watch List since 2020*)

531 NORTH FOUNTAIN STREET



A nice example of the Spanish Colonial Revival style, this house at the southwest corner of North Fountain and Mill Streets was built in the late 19th or early 20th 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. (*Added to Endangered Buildings List in 2018; moved to Watch List in 2021*)



MAY GREENE SCHOOL – 1000 SOUTH RANNEY AVENUE



Located near Fort D, May Greene School was built in 1920 and was originally named South Grade School. It was later renamed in honor of a prominent teacher who taught in the school district for over five decades. May Greene School was the first school in the area to become integrated. The integration occurred in 1953 after John S. Cobb School on Merriwether Street was destroyed by a fire, prompting the reassignment of its students, all African-American, to the original Jefferson School on Jefferson Street. The white

students who had been attending Jefferson School were reassigned to May Greene School, which at the time had an all African-American student body. May Greene School was in service until 1999 when the new Blanchard Elementary School opened on North Sprigg Street and the students were reassigned. Today, the building is used by a church for a faith-based after-school program. While the building is not delapidated, it is showing signs of deterioration as well as vandalism. School buildings that no longer serve their original purpose often end up being demolished due to lack of repurposing options and increased maintenance costs. *(Added to Endangered Buildings List in 2020; moved to Watch List in 2021)*

F.W. WOOLWORTH CO. BUILDING – 1 NORTH MAIN STREET



The two-part commercial block building at 1 North Main Street was constructed in 1950 for F.W. Woolworth Co., which operated a successful five-and-dime store in the block and needed to expand. The new and improved store, which included a lunch counter, was a major shopping destination for many years. It eventually closed in 1977. The building was later occupied by a furniture store, which operated in it for over a decade, followed by a few other businesses. It has been vacant for several years and has not been maintained, as evidenced by the broken windows. In 2016, a local development company expressed interest in renovating the building for an organic market and a restaurant. To date, no progress has been made. The building is listed in the National

Register of Historic Places as part of the Main-Spanish Commercial Historic District. *(Added to Endangered Buildings List in 2013; moved to Watch List in 2017; removed in 2019; re-added to Watch List in 2021)*

HECHT'S BUILDING – 107 NORTH MAIN STREET



One of the most unique buildings in downtown Cape Girardeau, this elaborate two-story building was designed by Tom P. Barnett and built by J.W. Gerhardt, both of whom worked on the Southeast Missourian building on Broadway. It was built for Louis Hecht, who opened a clothing store at 135 North Main Street in 1917 and closed it a year later to serve in World War I. He returned in 1919 and reopened the store in a new location at 127 North Main Street. The store moved to 107 North Main Street upon completion of the building in 1927. The Tudor Revival style building features a recessed entry with an arched ceiling containing a highly ornate angel motif, an octagonal glass display case in front of the entry, a high



pitched hip roof with a dormer window, three arched windows on the second story, and intricate patterns of brick and stone on the façade. The building has been vacant for several years, and it is showing signs of deferred maintenance. It is listed in the National Register of Historic Places as part of the Cape Girardeau Commercial Historic District. *(Added to Watch List in 2021)*

227 SOUTH LORIMIER STREET



Built in 1850, this brick house reflects the Missouri German Vernacular style. It has a symmetrical façade consisting of a pair of doors with transoms flanked by a pair of windows on each side. Other notable features include segmental arches over the wall openings and chimneys on the north and south walls. The house has been significantly altered over the years, with most of the alterations detracting from its historic and architectural character. It is in dire need of maintenance, especially the masonry, doors, and windows. The house is listed in the National Register of Historic Places as part of the Courthouse-Seminary Neighborhood

Historic District. *(Added to Watch List in 2021)*

419 NORTH STREET



This Craftsman Bungalow house is one of several that can be seen in the city's older neighborhoods. It features a side gable roof, a shed dormer with a pair of two-over-two sash windows, wide overhanging eaves, horizontal siding, a full-length front porch situated under the eaves, and a stone foundation. The porch is being invaded by vines which, if allowed to further grow uncontrolled, will eventually cause damage to the house. The concrete steps leading to the porch and the retaining walls along the sidewalk are severely deteriorated. *(Added to Watch List in 2021)*

