

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.



2018 Endangered Buildings List

Adopted April 18, 2018

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 1980's 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 1970's, 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 for this schoolhouse. *(On Endangered Buildings List since 2015)*

14 SOUTH LORIMIER STREET



What was once a great example of Gothic Revival architecture has become a worsening eyesore. The house, which features a high pitched gable roof and ornamental brackets, is slowly succumbing to structural failures in the roof, walls, porch, and rear addition. Its condition is severe enough that it could be considered a “demolition by neglect”. *(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 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 1900's. 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 WWII, 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*)

725 NORTH CLARK AVENUE



Located near the intersection of Broadway and North Clark Avenue, this two story I-house was built around 1900 and still retains several character defining features such as fishscale shingles, clapboard siding, a steeply-pitched, cross gabled roof, and a tall, narrow façade. The house appears to have at least two additions. It does not appear to be occupied, and given its location between a pawn shop and a public library in a commercial area, the house may be vulnerable to development pressures in the future. (*On Endangered Buildings List since 2017*)

400 OLIVE STREET



This Craftsman-style house on Olive Street features a front-facing gable roof, a central chimney, overhanging eaves, exposed rafter tails with braces, 4/1 vertical sash windows, a large projecting porch with a gable roof, and a window bay with a gable roof on the east side. It is located along a stretch of road undergoing redevelopment, with apartment buildings taking the place of individual houses. The house appears to be unoccupied and is showing signs of disrepair, including peeling paint, broken windows, and roof damage due to a fallen tree. A nearby historic

house at 529 Olive Street, which had similar issues, was demolished in 2016. (*On Endangered Buildings List since 2017*)

318 & 322 SOUTH LORIMIER STREET



Built ca. 1890, the house at 318 and 322 South Lorimier Street is an example of the Missouri German Vernacular style. It has the trademark L-shaped layout, arched openings, recessed entry way, and symmetrical façade. The main roof is parallel to the street while the two front porches have perpendicular gable roofs. The exterior of the house is in rough condition. The stucco façade is in need of repair, and several columns are missing from the porches. The lack of maintenance raises questions about the future of the house. (*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)*

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. *(Added to*

Endangered Buildings List in 2018)

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 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)*



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 has since been used for Cape Girardeau County offices. The County plans to vacate the building and move to a new facility in Jackson within a few years, leaving it without a viable use. The imminent 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*)



Updates – Removed from Endangered Buildings List

There were no buildings or structures removed from the Endangered Buildings List this year.



Watch List

REYNOLDS HOUSE - 623 NORTH MAIN STREET



This French Colonial and Georgian style house was built ca. 1857 and was designed by architect Edwin Branch Deane, who designed several homes in Cape Girardeau. The house is named after James Reynolds, who operated a steam mill on the Mississippi River. The house remained in the Reynolds family ownership until the 1940's. At the time the Isle Casino development was approved by the City, a private foundation was formed with intentions to rehabilitate the house and use it as a venue for group gatherings and educational functions. To date, the house remains vacant and no improvements have been made. It

was added to the National Register of Historic Places in 1983 and designated a Local Historic Landmark by the City of Cape Girardeau in 1996. *(On Watch List since 2014)*

230 NORTH MIDDLE STREET



This unique residence was built as a duplex and features elements of the Spanish Colonial Revival style, including decorative brick arches and quoins, and terra cotta shingles. Although it has retained its historic and architectural integrity over the years, it is vacant and vulnerable to vandalism, as evidenced by the broken windows. The property has changed ownership, but the building has not been repaired or occupied. *(Added to Endangered Buildings List in 2014; moved to Watch List in 2015)*

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 Watch List in 2016)*



120-124 NORTH MAIN STREET



The early 20th 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)*

WOOLWORTH'S STORE – 1 NORTH MAIN STREET



The building at 1 North Main Street is the end cap of a block of storefront buildings in the downtown district. The building has changed looks and owners many times over the years. The building gained historic significance in 1914, when F.W. Woolworth's original store was opened. In 1950, the store expanded and when it was completed, the building extended the width of the entire block and had openings on Main, Spanish, and Independence Streets. This expansion reflected a surge in commercial shopping activity in the downtown district. The building is vacant and deteriorating, but the

owner is working on a plan to remodel it for a potential tenant. *(Added to Endangered Buildings List in 2013; moved to Watch List in 2017)*

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. *(Added to Watch List 2017)*



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. 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 Watch List in 2018)*

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 1880's through the 1910's and was one of the first saloons in Cape Girardeau to cease liquor sales during the Prohibition era. Throughout the 1920's and 30's, 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 plans to rehabilitate the buildings and begin work later this year. *(Added to Endangered Buildings List in 2013; moved to Watch List in 2018)*

605 INDEPENDENCE STREET



Located at the corner of Independence Street and South Frederick Street, this three-part commercial block structure was built ca. 1908-1910. The first floor was occupied by many businesses over the years, including pubs and taverns, while the upper floors contained boarding rooms and at times, a brothel. Today, the storefronts are vacant and covered with inappropriate paint colors and window treatments. The upper floors are rented as apartments. The building is showing signs of deferred maintenance which, if left unattended over time, could lead to substantial deterioration. The building was

added to the National Register of Historic Places in 2003. *(Added to Watch List in 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. *(Added to Watch List in 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 1930's and was originally used as a filling station for Phillips Petroleum Co. 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. *(Added to Watch List in 2018)*



Updates – Removed from Watch List

1079 LEXINGTON AVENUE



The I-style farmhouse at 1079 Lexington Avenue featured a German Vernacular design, with painted wood panel siding and double chimneys. It was most likely constructed in the late 19th century, with later additions made in the 20th century. The siding showed signs of significant deterioration, along with the soffit and fascia. On the east side of the house, the lower area appeared morphed and unstable. Work recently began on renovating the house. The porch is being enclosed and new exterior materials are being applied, but

the house's classic form remains.

