

## ***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 30-29(e)(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).*



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## 2023 Endangered Buildings List

Adopted May 17, 2023

### 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)*

### 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)*

### 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 Haarrig 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 19<sup>th</sup> 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. *(On Endangered Buildings List since 2021)*



## 419 BELLEVUE STREET



The three-story, U-shaped apartment building at 419 Bellevue Street is one of the oldest apartment buildings 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. *(On Endangered Buildings List since 2021)*

## 124 SOUTH LORIMIER STREET



Constructed around 1915, this two-and-one-half story brick house contains several character-defining features consistent with the Queen Anne style, including a rectangular floor plan with a cross gable roof and a chimney at each end. It also contains decorative brackets on the soffit and fish scale shingle siding and dentils near the roofline and in the gable and dormer. The house was expanded in the 1930s, presumably when it was converted from a single-family residence to apartments. The additions obscure much of the original house on the first floor. However, several of the character-defining features are still visible on the second floor. The house is part of the Courthouse–Seminary Neighborhood Historic District in the National Register of Historic Places. Water damage is evident in several places, mostly due to roof issues, missing mortar, and paint wear. Water damage greatly accelerates deterioration, putting buildings like this at risk. *(On Endangered Buildings List since 2022)*

## 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; moved back to Endangered Buildings List in 2023)*



### 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; moved back to Endangered Buildings List in 2023)*

### 328 SOUTH SPRIGG STREET



Built in 1900, this one-and-one-half story brick house is an example of the Missouri German Vernacular style. It features a cross-gable roof, with a dominant side gable and a smaller front gable on the right hand side of the front door. Other features include a stone foundation, corbeling at the base of the roofs, segmental arches over the doors and windows, a semicircular arch over the small window in the front gable, and a gabled rear dormer. The house has been vacant, with the windows boarded up, for over two years.

Vegetation covers the front door. The small window in the front gable is damaged, and the roof is missing the diamond shingles in several spots. These are signs of a building in neglect. If the deterioration is allowed to continue, the house could end up being condemned. *(Added to Endangered Buildings List in 2023)*



## Watch List

### 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 closed. 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)*

### 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. 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 shingle siding, 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. Cracks along the porch foundation, missing mortar between the bricks, 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)*

### 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 and on Watch List since 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. *(On Watch List since 2021)*

### KELSO ARBORETA – 2009 OLD SPRIGG STREET ROAD



Located on what was once an 800-acre farm owned by Judge I.R. Kelso, the Kelso Arboreta is a unique and beautiful work of landscape architecture. Built in the 1920s to solve a sinkhole problem, the arboreta served for several years as an outdoor stage for numerous performances as well as a favorite spot for picnics and nature studies. It features a sunken garden with terraces made from stone obtained from a quarry that once existed on the site of Houck Stadium. Other features include a stone fence along the street, a gazebo, a light post, and a pair of short walls inscribed with "ARBORETA" flanking the driveway. Aside from its design, the arboreta is significant because of its original owner. Kelso was a

lawyer, a civic leader, and a businessman who was instrumental in the growth of the utility industry in the 20<sup>th</sup> century. He helped establish the Cape Rock Water Plant and founded the Springdale Bird Sanctuary, now owned by Southeast Missouri State University. In the 1940s, he fought to keep the federal



government from demolishing the Common Pleas Courthouse and the Carnegie Library for a new post office. The property containing the arboreta is currently for sale, and while it is hoped the next owner will continue to preserve it, there are no guarantees. (*On Watch List since 2022*)

### 121 NORTH WEST END BOULEVARD



The two-and-one-half-story house at 121 North West End Boulevard exhibits characteristics of the Queen Anne style, including an asymmetrical façade, a dominant front-facing gable, a pedimented porch, bay windows, and differing wall textures. Historically, the gable most likely contained fish scale shingle siding. Spindle work is not evident except for the porch rail, but it may have once existed in other areas. The porch is showing signs of deterioration, and there appears to be some cracking in the foundation. Peeling paint and mildew are present on one of the sides. Maintenance issues like this start out as being minor, but over time they can develop into major problems if not addressed. (*On Watch List since 2022*)

### BROADWAY THEATRE – 805 BROADWAY



In its heyday, the Broadway Theatre was associated with both 20<sup>th</sup> 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. In April 2021, the City condemned the building due to a fire that destroyed the roof and damaged the upper story of the front section. It was slated for demolition, but those plans changed when a local developer submitted a proposal to rehabilitate the theatre for a mixed-use development. The developer and the City recently executed an agreement to allow the project to move forward. The theatre was added to the National Register of Historic Places in 2015. (*Added to Endangered Buildings List in 2012; moved to Watch List in 2023*)

### 412 ASHER STREET



This long, narrow house reflects the Missouri German Vernacular style. It features a two-door entrance on the front gable, with a transom light above each door. The roof and central chimney appear to be original to the construction period. Unlike most German Vernacular houses, this house features clapboard siding rather than brick. The white paint has mostly worn off in several places, leaving the wood siding, doors, windows, and other elements exposed to the weather. If the exposed wood is not painted or sealed soon, it will deteriorate rapidly and cause major damage to the house. (*Added to Endangered Buildings List in 2022; moved to Watch List in 2023*)





## PURE ICE CO. BUILDING – 314 SOUTH ELLIS STREET



The tall, one-story brick building at 314 South Ellis Street features recessed bays with brick corbeling along the top, large multi-paned windows on the north portion, a parapet with a clay tile cap, and a curved, flat metal canopy over the office door. The building was completed in 1926 and expanded in 1948 and 1968. It was the home of Pure Ice Co. for several decades. The company was established in 1926; by the 1940s, it had become the largest manufacturer and supplier of ice in the Southeast Missouri region. Its business model changed over the years as

ice boxes were replaced with refrigerators and the concrete construction industry grew (ice is used to cool concrete mixes in the heat to prevent the concrete from setting too fast). The company, which was sold to Home City Ice in 2011, has always remained relevant. The building, however, has not. There is significant mortar loss throughout the brick walls. Several window panes are missing or damaged; most are covered with metal siding. The loading dock and the equipment on the roof are unstable. Given its history and architectural character, the building would make a unique setting for apartments, offices, retail spaces, studios, and other uses. *(Added to Watch List in 2023)*

## CHENEY HALL – 662 NORTH HENDERSON AVENUE



Built in 1939 by the Work Projects Administration (previously the Works Progress Administration), Cheney Hall is located on the main campus of Southeast Missouri State University. It is the University's oldest residence hall. Like the other older campus buildings, it features a stone exterior. The center portion of the symmetrical façade projects out slightly and contains an ornate arched entrance and a pediment at the top. The Missouri state seal is embedded between two windows beneath the pediment. Flat arches with large keystones adorn the windows

on the main and second floors. The building was closed in 2015 due to structural issues, which have been addressed, but the University has no plans to reopen it for residency (it was reopened for temporary housing in 2017). Several of the rooms are uninhabitable. Like the Art Building, Cheney Hall may go the way of other former campus buildings if maintenance continues to be deferred. *(Added to Watch List in 2023)*

