

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Main-Spanish Commercial Historic District

other name/site number N/A

2. Location

street & town Roughly the 100 Blocks of Main and Spanish Streets and adjacent portions of Themis and Independence [N/A] not for publication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 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 meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Mark A. Miles Nov 17, 2008
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 Date

State or Federal agency and bureau

National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

- 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.) _____

Main-Spanish Commercial Historic District
Name of Property

Cape Girardeau County, MO
County and State

5. Classification

Ownership of Property
(check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
26	8	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
26	8	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

Historic and Architectural Resources of Cape Girardeau, Missouri

Number of contributing resources previously listed in the National Register

1

6. Function or Use

Historic Function

(Enter categories from instructions)

COMMERCE: specialty store
COMMERCE: restaurant
COMMERCE: department store
COMMERCE: warehouse
COMMERCE: organizational
SOCIAL: civic
SOCIAL: meeting hall
DOMESTIC: single dwelling
DOMESTIC: multiple dwelling

Current Function

(Enter categories from instructions)

COMMERCE: specialty store
COMMERCE: restaurant
COMMERCE: warehouse
DOMESTIC: single dwelling
DOMESTIC: multiple dwelling
COMMERCE: office building
COMMERCE: professional

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th and 20th Century Revivals: Colonial Revival
Late 19th and 20th Century American Movements: Commercial Style
Modern Movement: Streamlined Moderne
Late Victorian: Italianate
Other: Missouri-German Vernacular
Late 19th 20th Century Revivals: Spanish Colonial Revival

Materials

(Enter categories from instructions)

foundation concrete,
stone
walls brick
glass
roof asphalt
other terra cotta

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See continuation sheet(s) for Section No. 7

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- 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

(Mark "x" in all the boxes that apply.)

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.

Narrative Statement of Significance

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

See continuation sheet(s) for Section No. 8

9. Major Bibliographical 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 # _____

Areas of Significance

(enter categories from instructions)

Architecture _____

Commerce _____

Period of Significance

1880-1958

Significant Dates

n/a

Significant Persons

(Complete if Criterion B is marked above)

n/a

Cultural Affiliation

n/a

Architect/Builder

unknown

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other Name of repository: _____

See continuation sheet(s) for Section No. 9

10. Geographical Data

Acreage of Property 5.15 acres

UTM References

(Place additional boundaries of the property on a continuation sheet.)

1
Zone Easting Northing

2
Zone Easting Northing

3
Zone Easting Northing

4
Zone Easting Northing

Verbal Boundary Description

(Describe the boundaries of the property.)

See attached

Boundary Justification

(Explain why the boundaries were selected.)

See attached

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Morgan Meyr Lake, Dr. Steven J. Hoffman, Coordinator Historic Preservation Program Southeast Missouri State University
and Terri L. Foley, Preservation Consultant

organization Historic Preservation Program, Southeast Missouri State University date July 29, 2008

street & number One University Plaza, Mail Stop 2960 telephone 573-651-2808

city or town Cape Girardeau state MO zip 63701

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

name/title see attached

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Main-Spanish Commercial Historic District Historic and Architectural Resources of Cape Girardeau, Missouri Cape Girardeau County, MO

Summary:

The Main-Spanish Commercial Historic District is located within two blocks of the western bank of the Mississippi River in downtown Cape Girardeau, Cape Girardeau County, Missouri. The district is situated on the first blocks of North Main Street and North Spanish Street, and includes the 100 block of Themis and the 100 and 200 blocks of Independence. The district is comprised of thirty five (35) buildings constructed between c. 1880 and 1967 that represent the property type "Commercial Buildings, ca. 1850-1950" as described in the Multiple Property Documentation Form, "Historic and Architectural Resources of Cape Girardeau, Missouri." Most of the buildings are one and two-part commercial blocks built to house retail businesses, professional offices, civic organizations, and residences. Although many storefronts have been remodeled, the contributing buildings retain much of their upper façade detailing, decoration, and original fenestration pattern. The buildings illustrate common commercial building designs of the period as well as the evolution of the downtown commercial climate in the first half of the 20th century. These buildings continue to be utilized for commercial and residential use. Twenty-six (26) of the thirty five (35) properties are considered contributing to the character of the district, as does the previously listed Klostermann Block (NR 7/22/94).

Elaboration:

The buildings within the Main-Spanish Commercial Historic District are located along the earliest streets associated with commerce in the city of Cape Girardeau. In close proximity to the western bank of the Mississippi River and the tracks of the Burlington Northern Railroad line, the structures are closely associated with the commercial development of Cape Girardeau and with the Cape Girardeau Commercial Historic District (NR 7/20/00) and Warehouse Row Historic District (N/R 12/4/04) located just to the north of the nominated district. The nominated properties, however, should be considered a separate district and not merely a large boundary extension of either the Cape Girardeau Commercial Historic District or the Warehouse Row Historic District. The importance of new construction and storefront alterations in the 1950s to the overall significance of the Main-Spanish Commercial Historic District extends the period of significance for this district later into the twentieth century than either of the other two districts. In addition, the large distance between the contributing resources of the proposed district and the previously listed Cape Girardeau Commercial Historic District,

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particularly along Main Street adjacent to Themis Street, supports designation as a new and separate district and not merely as a boundary increase to the existing districts.

The Main-Spanish Commercial Historic District is situated at the foot of a large, sloping, grass-covered limestone bluff located immediately west of the intersection of Spanish Street and Themis Street. The district is comprised of traditional commercial buildings with zero lot lines, and has historic replica lighting, benches, ornamental trees and brick pavers at the major intersections. The block between Main and Spanish streets contains an alley and is wider than the block between Water Street and Main Street, possibly due to the natural limit for additional expansion west posed by the bluff. Although parking lots abut the district on the south on both Main and Spanish streets, the only empty spaces in the nominated district are a courtyard on the southwest corner of Spanish and Independence streets and a parking lot located between 5 and 19 North Spanish Street.

The commercial history of the district is a long one. Spanish Street evolved from the earliest commercial route in Southeast Missouri, the *El Camino Real*, or Kingshighway. In 1789 the Spanish government established a road from New Madrid to St. Louis following the old Native American trail. The road passed through Cape Girardeau and the trading post of Louis Lorimier following the route of what is now Spanish Street.¹

The oldest building in the proposed district is the Arcade building at 46 North Main. Constructed c. 1884, the building was originally a two and one half story gabled building. Metal features of the façade are stamped with the trademark of Christopher and Simpson, St. Louis. According to the Sanborn Fire Insurance maps, between 1915 and 1923 the gabled roof was lowered to create a two-story building with a flat roof.

Most of the buildings which contribute to the character of the Main-Spanish Commercial Historic District were constructed during the early 20th century when the city of Cape Girardeau experienced a great population increase. These are primarily two-part commercial block buildings with Colonial Revival details or, as they are described in the MPS for Cape Girardeau, vernacular "Brick Front" designs.

¹ Robert Sidney Douglas, *History of Southeast Missouri: A Narrative Account of Its Historical Progress, Its People, and Its Principal Interests* (Lewis Publishing, NY: 1912; reprint, Cape Girardeau, MO: Ramfre Press, 1961.), 109-110.

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During the Great Depression and World War II, Spanish Street experienced more new construction than typical of other areas of the city. In 1941 the National Youth Administration building was constructed at 26 North Spanish Street and the A & P Supermarket was built at 19 N. Spanish.

Following World War II and the proliferation of the automobile, the climate of the downtown shopping district changed. New construction projects included the Woolworth building at 1 North Main Street and the Juden building at 16 North Spanish. These buildings illustrate modern open-front design. Blade signs and large expanses of open space for eye-catching signage designed to attract driving customers dominate the smooth brick facades of these post-war buildings.

The buildings comprising the Main-Spanish Commercial Historic District continue to function as commercial spaces, and together with the Cape Girardeau Commercial Historic District (N/R 7/20/00) and Warehouse Row Historic District (N/R 12/4/04) located immediately to the north of the district, complete the epicenter of historic downtown Cape Girardeau. The remodeling of storefronts and conversion of upper stories to residential condominiums has occurred in recent years with an emphasis on appropriate materials and regard for preserving the historic integrity of the downtown area.

INDIVIDUAL PROPERTY DESCRIPTIONS

NORTH MAIN STREET

1. 1 North Main – Constructed in 1950 to house the F.W. Woolworth Company, this is a two-story rectangular shape building constructed of two-tone brown brick with a streamline design. The building spans the length of the block on Independence with entrances on North Main Street, North Spanish Street and Independence Street. The east-facing façade covers 44' of Main Street with an open front featuring full-story plate glass windows and a recessed central entrance with double entry doors and transom. A wood paneled transom is located directly above the storefront and wraps around the south corner. Original decoration includes marble-tiled bulkheads and terrazzo flooring in the entryway. The upper façade window fenestration wraps symmetrically around the building accented by bands of dark brown brick detailing. There are five fifteen-pane metal casement windows on the Main Street and Spanish Street elevations and

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twenty-seven metal casement windows located on the Independence elevation. A second chamfered entry is located on the southwest corner of the building at the intersection of North Spanish and Independence. The chamfered entrance has floor to ceiling plate glass windows, marble tile bulkhead and decorative terrazzo flooring. (C)

2. 5 North Main – Two-part commercial block constructed in 1928 to house the J.C. Penney Company. The first-story storefront is divided into two units, each with large plate glass display windows which angle toward each entrance. The lintel is faced with enamel paneling and features six 12 light windows. The original casement windows on the upper façade have been replaced with like kind. The larger central window grouping features five tall rectangular windows with transoms. Two smaller groupings of three rectangular windows with transoms flank the center arrangement symmetrically. The windows sit on limestone sills supported by brackets. Original upper cornice and lintel accents the roofline. The rear portion of the building which fronts on North Spanish Street was constructed in 1950 and adjoined with the Main Street building internally in 1956. Renovations occurred in 1976 to develop the property into a “mini-mall” to compete with the suburban mall concept. (C)
3. 15 North Main – Two-part commercial block constructed in 1896 with Colonial Revival detailing. First floor shop front has been faced with Dryvit. Upper façade features six symmetrically placed windows with limestone sills, decorative brick frieze, corbelling, and classical garland and swag detailing. (C)
4. 17 North Main – Two-part commercial block built in 1896. The original storefront has been remodeled. Current storefront is recessed with three large plate glass display windows. Iron pilasters remain at each corner, conveying the style and proportion of the original storefront. The upper story facade has four single paned windows and many original details including the stepped roof line, projecting cornice supported by brackets, dentil molding, and wide frieze decorated with garland and swag ornament. The storefront and upper story are delineated by a stone belt course, and the use of stone is repeated in the window sills and roofline cap. (C)
5. 19 North Main – Two-part commercial block built c. 1900. The open storefront has a recessed central entry with full height plate glass display windows. Upper floor has four singled-paned double-hung sash windows topped with limestone

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**Main-Spanish Commercial Historic District
Historic and Architectural Resources
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lintels and decorative brickwork. Capped with limestone, the cornice is raked in the center, presenting as a low pitched pediment flanked by piers. (C)

6. 20 North Main - Two-part commercial block constructed in 1933. The brick façade is composed of stretcher pattern brick with brick quoining. The first story has been remodeled with large plate glass windows and a centered recessed entrance. The bulkheads are faced with slate tile set in a diagonal pattern. The second story has five original six-over-nine windows with wood casement. Below the windows is a brick belt course. The original cornice has been replaced with appropriate materials in the same size and scale as the original cornice. (C)
7. 25 North Main - Two-part commercial block constructed ca. 1905. Brick façade has decorative corbelling in the frieze and inset panels above second story windows. Upper facade has four singled-paned double-hung sash windows topped with brick lintels. First floor shopfront has been remodeled to adjoin with 27 North Main and features large plate glass windows, modern brick bulkheads and recessed glass entrance doors. (C)
8. 26 North Main – One-part commercial block built c. 1940. Open front storefront has eight large plate glass windows flanking the recessed entrance. On either side of the recessed entrance are two steel frame glass doors with transoms, and between the two entry doors is one plate glass window. An awning spans the entire length of the storefront. The upper façade is unadorned smooth brick with a flat cornice. (C)
9. 27 North Main – Two-part commercial block constructed in 1905 in the Classical Revival style.² First floor storefront has been remodeled to adjoin with 25 North Main and features large plate glass windows and recessed glass entrance doors. Upper façade fenestration features a three part arched window in the center flanked by two one-over-one windows capped with a decorative lintel, creating a Palladian window effect. Two decorative inset panels are symmetrically located above the windows. The cornice is distinguished by decorative brick corbeling and a row of brick dentils below the frieze. (C)

² *Southeast Missourian*, 31 March 1905.

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- 10.29 North Main – Two-part commercial block brick building built in 1891. Damaged by fire in 1922, the building was remodeled in 1927 to present a Spanish Revival style facade. First story storefront features large floating display windows with recessed entrance. Storefront bulkheads are faced with large slate tiles. Upper story details include shuttered windows flanking a shuttered entry door with wrought iron balcony. A pent roof with exposed rafters and a red clay tile roof is positioned between the two brick piers with limestone caps.³ Original Zickfield's blade sign from the mid-1960s projects from upper left façade. (C)
- 11.31 North Main – Two-part commercial block brick building constructed ca. 1910. Storefront is divided into two sections. The smaller storefront (to the south) has a recessed entry and an angled plate glass display window case. The larger storefront, to the north, is composed of wood framed glass casement windows and french doors. Upper-story fenestration consists of four single pane double-hung windows with brick sills. The stepped cornice line is capped with limestone. (C)
- 12.32-34 North Main – One-story commercial brick building constructed in 1961. At some point during the 1980s or early 1990s the façade was completely rebuilt. The current façade is divided into three sections. The northern section of the façade has one large single pane window, and the southern most section has three large single pane display windows. The offset, pronounced entrance in the central section of the façade has two sidelights separating two doors both with single window panes over wood panelling and transoms. Separate awnings cover each window and entrance. The stepped cornice line has decorative brick patterning with soldier course brickwork below. Building is non-contributing based on date of construction and subsequent alterations. (NC)
- 13.33-35 North Main – Two-part commercial block built in 1918.⁴ The first floor is divided into two retail store fronts with plate glass display windows. The left storefront is recessed four feet with a wood framed entrance with Colonial Revival details. The modern style right storefront begins flush with the façade, and the plate glass windows step back to a central plate glass aluminum framed doorway. Colorful terrazzo flooring depicts the name Sally Ann in the entryway.

³ *Southeast Missourian*, 10 December 1927.

⁴ *Southeast Missourian*, 3 March 2008.

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The second story fenestration consists of four Chicago-style windows with art glass transoms. Although the fenestration pattern remains the same, the original windows were replaced sometime after 2000 with one-over-one vinyl replacement windows and the window frames were wrapped with the same bright white vinyl. Original upper story details were removed to make the façade more streamlined and modern, most likely when the storefront was modernized for Sally Ann's sometime during the 1940s or 1950s. Due to the cumulative effect of these alterations, building is non-contributing. (NC)

- 14.36 North Main – Two-part commercial block constructed c. 1920. Upper facade has four singled-paned double-hung sash windows. First floor storefront is open front design with large plate glass display windows which angle toward a recessed wood entrance door. Display windows have marble bulkheads. There is a second entrance on the southern part of the façade with a transom window over a wood panelled door. Upper story windows are one-over-one sash windows with relieving arches. Below the windows is a brick frieze band, and an awning covers the storefront. The cornice line has decorative brick with elaborated brick corbling, and below are two decorative rectangular recessed panels with smaller, centered metal vents. (C)
- 15.38 North Main - Two-part commercial block constructed ca. 1930. Façade is composed of polychromatic brick. The first floor storefront consists of a glass entry door centered between two plate glass windows. Upper story has two centered, one-over-one sash windows. Building lacks original façade details and is non-contributing. (NC)
- 16.40 North Main – Two-part commercial block constructed ca. 1930. The renovated façade is faced with Dryvit. First floor storefront has large plate glass windows which angle inward toward a recessed entrance. A separate entrance to the second floor, with a wood panel door, is located to the south of the storefront entrance. Three single pane replacement windows are located on the second floor. Building lacks original façade details and is non-contributing. (NC)
- 17.42 North Main – Two-part commercial block constructed c. 1890. Rear addition on south corner of the building was constructed between 1901 and 1908. Building façade updated c. 1930. Original brickwork evident on rear (east) elevation. The first story storefront transom and piers are currently faced with Dryvit. The modern style storefront has floor-to-ceiling plate glass windows

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which angle toward the offset recessed entrance. A smaller floating display window is flush with the façade. A separate entrance for the second floor is located on the north end of the storefront. The second story has a brick belt course above and below two twelve-pane windows. The façade is comprised of narrow, yellow bricks set in a running bond pattern. The cornice line has a decorative soldier course of brickwork with a concrete cap. (C)

18.45 North Main – One-part commercial block brick building constructed in 1967. Building features an open front storefront with aluminum framed plate glass windows and small, square, black, ceramic tile bulkheads. Exterior finish is yellow brick laid in a vertical stacked block pattern, with a row of soldier bricks detailing the cornice and capped with metal trim. Building is non-contributing due to the date of construction. (NC)

19.46 North Main – Two-part commercial block built prior to 1884, according to the 1884 Sanborn Fire Insurance Map. Constructed of brick laid in a common bond pattern, the building has an ornamental pressed metal cornice. A finial tops the cornice on the northeast corner of the building, and the second story of the west façade has five one-over-one sash windows with arched brick window hoods and limestone sills. The first story storefront is recessed with plate glass windows flanking the front entrance. A large cast iron column is located on the outermost, or northwest, corner of the recessed storefront, and three smaller cast iron columns support the façade across the front. A cast iron pilaster, with a manufacturer's mark embossed with the name "Christopher and Simpson, St. Louis," delineates the northeastern corner of the original storefront opening. The second story of the north elevation has seven one-over-one sash windows with relieving arches. Below these windows are three small windows that have been bricked in. (C)

NORTH SPANISH STREET

20.1-3 North Spanish (includes 204, 208, 210 Independence on south elevation) - Two-part commercial block constructed in 1882 in the Missouri-German Vernacular style with highly decorative cornice details, brick corbelling, and elaboration both above and below the brick band on the east facing facade. The decorative roofline elements continue along the south elevation. There are seven brick detailed arched windows with limestone sills on the second level, and three separate entrance doors covered with metal awnings on the first level. A

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one story addition to the west contains two storefronts and has an enclosed porch on the roof for the residential unit on the second floor. The store front on the facade features three decorative brick arched windows with limestone sills on the second level with shutters on the center window. A black metal awning is above the two large show case windows, door and corner storefront window that wraps from the facade to the south elevation. A stone bulkhead is located below the store front windows. A one story addition is attached on the north elevation. The east facing façade features a recessed doorway, a large three-part plate glass window and a glass block bulkhead. The cornice line is simply adorned with cement caps. The north elevation is without any ornamentation on the doors and windows. (C)

- 21.5 North Spanish – Constructed c. 1884 as the oven room for Kraft Bakery, this one story brick building is attached to the west end of the north elevation of 1 North Spanish and located behind and separate from the 3 North Spanish addition. There is no access entry between the two buildings on the interior. The entry door is centered on the east facing façade and flanked by two windows. The cornice is ornamented with Spanish style red clay tiles, and the original brick work was covered with stucco prior to 1955. (C)
- 22.16 North Spanish – Two-part commercial block building constructed in 1950. The first-story storefront is divided into three units, each with large plate glass display windows which angle toward each entrance. Originally a one-story building, the second story was added shortly after the building was constructed. Other than four equally spaced 15 pane metal casement windows on the second floor, the smooth Flemish bond brick façade remains unadorned. The cornice is capped with simple terra cotta coping. (C)
- 23.19 North Spanish – Built in 1941, this brick commercial building with Art Deco features was constructed to house the Great Atlantic & Pacific Tea Co (A&P). Accenting the vertical lines of the building, the brick tower has three setbacks, each highlighted by concrete bands with fluted concrete capitals atop brick piers. The second story of the tower elevation is ornamented with a large vertical window composed of three horizontal glass blocks stacked twelve high. The tower has a geometric stepped cornice with a concrete cap. The east-facing façade features three sets of paired plate glass windows, with brick bulkheads, separated by brick piers. The cornice line features setbacks and is capped with terra cotta tiles. The entrance is recessed under the tower. The south elevation

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is unadorned except for the cornice line which is topped with terra cotta caps. A one story addition to the north elevation (date unknown) has similar architectural details to the original building, including fluted concrete capitals at the cornice line and a terra cotta tile cap. Three large storefront windows are set in aluminum frames and the entrance is on the side from the alley. (C)

- 24.20 North Spanish - One-part commercial block built c. 1966. The façade is constructed of stretcher patterned brick with a smooth cornice line topped with terra cotta coping. The front façade was remodeled in 2005 to include a 15 foot setback within the original storefront opening to accommodate outdoor seating for a restaurant. The building is non-contributing due to the date of construction. (NC)
- 25.26 North Spanish - Two-part commercial block building constructed in 1941 to house the National Youth Administration. Four projecting brick piers break up the smooth three bay multicolored brick façade. The tops of the piers are decorated with three recessed bricks. Three first floor open-front shops are comprised of large aluminum framed plate glass windows that angle toward each entrance. The recessed entrances have terra cotta tile floors. The second level contains three symmetrically placed Chicago style windows. The cornice is capped with limestone. (C)
- 26.36 North Spanish - One-part commercial block of yellow brick built in 1966 on the foundation of the pre-existing building. This modern storefront features an open front with aluminum framed plate glass windows and a single entrance. The large windows and central plate glass entry door are set back four feet from the front of the façade. The recessed floor area is covered in a mosaic of terra cotta tile. A simple header course frames the open front, and the rest of the façade consists of smooth stack bond brickwork. The building is non-contributing due to the date of construction. (NC)
- 27.38-42 North Spanish - One-part commercial block constructed in 1946. Four projecting brick piers separate the building into three commercial units. The first unit storefront was replaced with an overhead garage door. The second and third units are storefronts with glass display windows and painted wood bulkheads which angle toward the entrances. Both units have awnings. The cornice has a cement cap. (C)

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SOUTH SPANISH STREET

28. 7, 9, 11, 13, 15 South Spanish – Klostermann Block – Two-part commercial block brick building, with a pressed metal upper façade. The façade is divided into five bays with three one-over-one windows in each bay on the second floor and traditional storefronts in all but the southernmost bay on the first floor, which is comprised of display windows and transom lights. Entrance doors for the second floor are located between the second and third storefronts, and immediately north of the fifth storefront. A pressed metal cornice and frieze separates the first and second floors. Decorative collonettes on piers flank each of the windows on the second floor, and intricate frieze panels extend above the windows to the elaborate decorative cornice at the roofline. (NR 7/22/94).

INDEPENDENCE STREET

29. 111-113 Independence – One-part commercial block building constructed c. 1958. The red brick façade is laid in a common bond pattern and has a simple cornice topped with a metal cap. The building is divided into two identical storefronts of an angled modern design, with display windows set in aluminum frames, metal entry door to the left with a single light transom above. The storefront cornice is detailed with brick headers laid on edge. The kickplates are comprised of a glazed synthetic panel, possibly melamine on fiberboard. The western edge of each storefront is delineated by a column or pier covered in the same synthetic paneling. The eastern storefront is glazed with tan colored paneling; the western storefront with black. (C)

30. 115-117 Independence – Two part commercial block building constructed c. 1908. The brick façade is laid in a common bond pattern. The original open storefront has been altered to a single display window and modern door with single glass panel. Immediately to the west of the storefront is an exterior door leading to the second floor. There are three evenly spaced one-over-one windows with simple brick sills on the second floor, and the cornice is capped with terracotta tiles. (C)

31. 119 Independence – Two-part commercial block building with hipped roof constructed c. 1908, adjoined to building in rear on South Spanish. Originally two storefronts facing Independence Street, the façade of this building has been completely remodeled to a single recessed entry with arched opening to the

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west. Entryway is flanked by single pane display windows, and three evenly spaced display windows are located in the eastern bay. Three one-over-one sash windows are assymmetrically located on the second floor of the main façade, and four one-over-one sash windows are symmetrically placed on the second floor of the west elevation, and a mural and a single pane window are located on the first floor. The entire façade was covered with Dry-Vit during a remodeling sometime in the 1980s. The storefronts of the adjoined brick building on South Spanish have been completely enclosed with Dry-Vit and decorative glass blocks. The original cast iron columns in the northernmost storefront are still visible, and the building retains its one-over-one upper story windows and cornice details. (NC)

- 32.221 Independence – These twin Streamline Moderne buildings were built for Jessie Millikan to house the Millikan Motor Co. The eastern building was constructed in 1941 as a showroom and included several garage bays and a paint bay to service the automobiles. The Streamline Moderne style is characterized by the horizontality of the façade which is emphasized by the use of rounded corners, smooth wall surfaces, glass blocks and flat roofs. To accomodate the growing needs of the company, a twin building with rounded corners, smooth wall surfaces, and glass blocks was constructed to the west in the early 1950s prior to 1955. A driveway runs between the two buildings. In 1996 a residence was added to the rear of the east building and connects to the location of the original paint bay. The addition is not visible from the street. (2C)

THEMIS STREET

- 33.115 Themis – The original building was constructed in 1907 and destroyed by fire in 1938. The reconstructed Two-part commercial block features contrasting colors of brick laid in a stretcher pattern. Four light-colored brick piers rise from the original limestone bases to the full height of the façade, while the remaining smooth brickwork is darker. The entrance to the building is located on the western third of the façade, flanked by single-story Ionic columns resting on piers. Plate glass display windows cover the remaining first story exterior. The smooth upper story façade has 5 pairs of one-over-one double-hung windows. Each bay has two pairs with the exception of the western entrance bay, which has a single pair of double-hung windows. This bay also contains limestone blocks which are placed vertically and rise above the entry columns and stop approximately three feet from the cornice. A horizontal course of limestone

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reaches across the piers that frame this bay. A single square of limestone is centered approximately two feet above the window pair. (C)

- 34.117 Themis – Two-part commercial block with a corner entrance supported by cast iron columns. The first floor northern façade of the building has a triple brick arcade with two doorways flanking a window, each topped with a 1/2 circle fanlight window. The storefront transom windows and door surround have been covered with wood planks and painted green. The corner storefront lintel is delineated by two soldier brick rows. On the first floor the west elevation has a pair of segmented arch windows and entry door. The second story addition (1946) is smooth unadorned brick with four one-over-one replacement windows with brick sills on each elevation and the flat cornice is capped with terra cotta coping. Although the replacement windows do not replicate the historic pattern of lights on this particular building (which had been six-over-six), they are consistent with the look and feel of other windows in the district. This building retains so many of the historic features on the façade, the building as a whole contributes to the look and feel of the historic commercial district. (C)

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Summary

The Main-Spanish Commercial Historic District, located in the first blocks of North Main and North Spanish, the 100 block of Themis, and the 100 and 200 blocks of Independence in Cape Girardeau, is locally significant under Criteria A and C in the areas of Commerce and Architecture. The properties are associated with the historic context "19th and early 20th Century Commercial Buildings" as described in the Multiple Property Documentation Form, "Historic and Architectural Resources of Cape Girardeau, Missouri." The 35 buildings (26 contributing, 8 noncontributing, and 1 National Register listed) in the district were constructed between c. 1880 and 1967 and reflect popular architectural styles of the period as well as the expansion in local commerce spurred by the coming of the Cape Girardeau Railroad Company in 1881. During this "Golden Era" of downtown, the properties in the Main-Spanish Commercial Historic District served the retail and commercial needs of Cape Girardeau's citizens: from the economic expansion of the late-19th and early-20th centuries, to the prosperity of the 1920s and the times of struggle during the depression of the 1930s, through the 1940s sense of community during the war, and into the booming economy of the 1950s. This overall vitality kept downtown the center of commercial activity and economic reinvestment until retail began to abandon downtown in the late 1960s and early 1970s. The period of significance for the district is from 1880 through 1958, the 50 year cut off for properties that continue in their historic role but a no more precise date can be identified. After this time, the popularity of the automobile and modern commercial development to the west of downtown led to gradual economic decline and disinvestment in the district. Despite this decline, however, the Main-Spanish Commercial Historic District continues to possess the feeling and association of the pre-1960 era and reflects Cape Girardeau's significant commercial growth and expansion.

Elaboration

The properties in the Main-Spanish Commercial Historic District represent the Golden Era of downtown Cape Girardeau and are significant for their role in the patterns of community development, commerce, social history and transportation in the late-19th to mid-20th century. The period of new growth, new construction, rehabilitation and rebuilding of downtown structures stretched from 1880 through approximately 1970 when the last replacement building was constructed downtown until a new building was built north of the district in 2006. The period of significance for the district is from 1880 through 1958, the 50 year cut off for properties that continue in their historic role but a no more precise date can be identified.

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Prior to 1880, Cape Girardeau's downtown was still growing and was not fully developed. Over time, the downtown area evolved from wooden multi-purpose buildings that were often the victims of fire, to late-19th to mid-20th century brick buildings built for specific businesses, often with residential quarters located in the upper level. During this period, the infrastructure transformed from dirt to wood block to paved streets. The first experimental electric street lights were installed in 1890, and by the mid-20th century, Cape Girardeau boasted a dependable water supply, parking lots for downtown customers, and a U.S. Army Corps of Engineers floodwall protecting downtown real estate. Transportation also underwent a major change, from horse and wagons to street cars, busses, passenger train service, and the automobile.⁵ Throughout the Golden Era of downtown, the properties in the Main-Spanish Commercial Historic District remained a vital center of commercial activity and economic reinvestment.

Cape Girardeau originally became established as a regional trading and distribution center along the Mississippi River in the mid-19th century as a result of heavy steamboat traffic.⁶ Initially commercial and industrial activity was concentrated around the riverfront on Water and Main Street, but as the city grew in population and became more settled, commercial activity moved further west onto Spanish Street and up Independence, away from the river. Toward the end of the 19th century, the steamboat era gave way to the railroad, which became important to the city's economic development and success.⁷ Cape Girardeau's first railroad was established in 1881, and direct service to St. Louis was available by 1904.⁸

Advances in transportation technology played a significant role in the city's commercial development. A railroad line parallel to the river was constructed after the turn of the century, and a passenger depot soon followed in 1902. In Oct. of 1892, the Cape Girardeau Street Railway Company established service in the city using four cars,

⁵ Felix Eugene Snider and Earl Augustus Collins, *Cape Girardeau: Biography of a City* (Cape Girardeau, Mo: Ramfre Press, 1956), 164-165; *Southeast Missourian*, 18 June 1964.

⁶ Walter Williams, *The State of Missouri: An Autobiography* (Missouri: Press of E.W. Stephens, 1904), 346.

⁷ *The Cape Girardeau Republican*, Tenth Anniversary Issue, 1914, pp. 34-49.

⁸ Snider and Collins, 258-263.

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mules and 16 pound rails. The route, known as the Big Square, ran along Spanish Street on the east, Jackson (Broadway) on the north, Sprigg on the west, and Good Hope on the south. By 1905 an electric streetcar was put into operation along the route of the Big Square, continuing operations until 1934. In April 1941, The Cape Transit Corporation operated the first buses in Cape Girardeau, running along Broadway every 15 minutes to bring shoppers downtown.⁹

Cape Girardeau experienced significant growth in the late-19th and early-20th century, increasing in population from 5,000 to over 10,000 residents between 1880 and 1920.¹⁰ The boom of the 1920s saw the population expand to 16,000 people by 1930, and then increasing to just over 21,000 residents by 1950.¹¹ Throughout the course of this four-fold expansion in population, the Main-Spanish Historic Commercial District remained an important component of the city's downtown commercial core.

Among the earliest known buildings which still exist in the district are the Arcade Building, located at 46 North Main and the Kraft Bakery Building, located at 1 North Spanish. Sanborn maps indicate that the commercial development of the Main-Spanish Commercial Historic District remained incomplete through the mid-1880s, with several vacant lots mixed in among the barbershops, dry goods, hardware, drug stores and groceries located south of the St. Charles Hotel along Main Street. By 1893, the Sanborn map indicates that all of the empty lots along the first block of Main Street had been built upon. Within the district, three buildings shown on the 1884 Sanborn map are still standing, and all three are included as contributing buildings.¹²

The commercial expansion within the Main-Spanish district continued through the early 20th-century. In 1905, at what is now 7-9-11-13-15 South Spanish Street (NR 7/22/94), Louis Klostermann built a large commercial block building near the new depot, providing

⁹ *The Cape Girardeau Republican*, Tenth Anniversary Issue, 1914, p. 34-49; and Snider and Collins, 268-270.

¹⁰ Philip Thomason, "Cape Girardeau Commercial Historic District," National Register of Historic Places, July 20, 2000.

¹¹ "Historic and Architectural Resources of Cape Girardeau, Missouri," National Register of Historic Places Multiple Property Documentation Form, March 1992.

¹² Sanborn Fire Insurance Maps, 1884, 1893.

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retail space for four businesses on the first floor and lodging rooms on the second.¹³ The Lyric Theatre opened in 1907 at 25 North Main, and in 1908 the Singer Sewing Machine Company moved into new quarters at 36 North Main.¹⁴ The blocks south of Themis Street easily accommodated the expansion of commerce that was occurring in the community. In fact, by 1910, four of the five dry goods stores on Main Street downtown were located on the first block of Main, including D.A. Glenn's establishment at 29 North Main, and the W.H. Bohnsack clothing store, a business that would occupy one building or another on the first block of Main Street until it closed in 1942.¹⁵ In what would soon become a trend, F.W. Woolworth opened its first store in Cape Girardeau at 1-3 North Main in 1914, the 723rd store in the growing national chain. At its opening, the newspaper called the store "one of the show places of the city," helping ensure the first block of North Main Street remained a vital and important part of the overall commercial activity of the community.¹⁶

Many of the businesses that opened in the district in the early to mid-20th century were chain store operations that were not only well-known in Cape Girardeau but were national brands that remained in business in the city's downtown for decades. Woolworth's not only continued to occupy its location on the corner of Main and Independence from 1914 until it closed in 1977, but expanded its operation to Spanish Street and constructed a new building on the site in 1950.¹⁷ J.C. Penny built a new building at 5 North Main in 1928, and Montgomery Ward's followed suit, moving its operation from Broadway to a new building at 20 North Main in 1933.¹⁸ The Great Atlantic & Pacific Tea Co. first opened at 26 North Main before building its new A & P "Super-Market" at 19 North Spanish.¹⁹ The Kroger Grocery Company was located

¹³ Patrick Steele, "Klostermann Block," National Register of Historic Places, July 24, 1994.

¹⁴ *Southeast Missourian*, 7 October 1907; Polk's *City Directory*, Cape Girardeau, MO, 1910.

¹⁵ D.A. Glenn's store was numbered 23-25 N. Main in 1910. *The Daily Republican's Cape Girardeau, Missouri City Directory, 1910*. (Daily Republican, Naeter Bros., Pub.; compiled by the Hoffman Directories Co., Home Office: Quincy, Ill.); *Southeast Missourian*, 13 March 1942.

¹⁶ Quoted in *Southeast Missourian*, 15 September 1977.

¹⁷ *Southeast Missourian*, 24 May 1950.

¹⁸ *Southeast Missourian*, 10 January 1928, 23 February 1929, 1 April 1981, 23 December 1981, 24 December 1981.

¹⁹ *Southeast Missourian*, 13 October 1941, 14 October 1941.

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immediately next door at 30 North Main from at least 1937 to 1940, having moved from its location at 42 North Main which it had occupied as early as 1928.²⁰ Another national chain store, Osco Drug, moved into the former A & P building in 1966, one of the last national chain stores to move onto Main Street before its decline after 1970.²¹

Economic development in the downtown area south of Themis Street was a result of many factors. The establishment of the railroad, as discussed earlier, was the foundation for much of the city's early-20th-century commercial expansion. In 1902, a passenger depot built at the foot of Broadway allowed for more access to the downtown business district. In 1921, this station was replaced by the construction of the new Frisco Railroad passenger station on South Main Street, an event which helped promote the further development of the Main-Spanish district. On June 3, 1960, the city council and railroad officials decided to raze the depot in order to build a new one. On June 28 of that year the old station was demolished, but the new depot was never built. The area was eventually incorporated into the city's parking lot adjacent to the site.²²

Public improvement to the levees and landings in the early 20th-century also enriched the downtown area, leading to an overall increase in economic activity. In 1912, the city's downtown streets were paved and by 1914, granitoid sidewalks were installed and more streets were paved.²³ By 1928, the Mississippi River Bridge was completed, opening the way for vehicular and pedestrian travel from Illinois, and the expansion of automobile-oriented businesses and chain stores along Spanish Street and the first block of Main.²⁴

Although not much construction occurred during the depression years of the 1930s and the war years of the 1940s, several significant new buildings were erected in the district during this time. In 1933, Montgomery Ward built a new building at 20 North Main Street, moving from the building it built at 430 Broadway when it opened in Cape

²⁰ Polk's, 1928, 1930, 1932, 1937, 1940.

²¹ *Southeast Missourian*, 25 June 1966.

²² "Lost and Saved Landmarks," *Southeast Missourian*, <http://medialab.semissourian.com/landmarks/frisco-depot/> (June 28, 2008).

²³ Snider and Collins, 268-270; and, *Cape Girardeau Republican*, Tenth Anniversary Issue.

²⁴ *Heritage Review*, Cape Girardeau, Missouri, July 1980.

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Girardeau in 1928.²⁵ In 1941, the Great Atlantic and Pacific Tea Company built the largest A&P store between St. Louis and Memphis at 19 North Spanish.²⁶ In that same year, the federal government constructed the National Youth Administration building across the street at 26 North Spanish. Part of the New Deal program to provide training for young workers, the NYA building contained a kiln, pottery studio and silk screen studio, as well as offices for administration of the program.²⁷

In the years following World War II, Cape Girardeau's downtown area continued to experience the construction of several new buildings, and the remodeling of several older ones, most of which occurred as part of an effort to modernize downtown to make it more attractive to the post-war consumer. In 1950, the *Southeast Missourian* reported on "the most pretentious upsurge in that section in years," noting that "the downtown area of Main, Independence and Spanish streets is seeing new building valued at more than a quarter of a million dollars move toward completion."²⁸ The construction of a new building for F.W. Woolworth was at the heart of this building boom, but other businesses were also expanding. The Woolworth's project involved razing several buildings along Independence and Spanish, and building an addition to the existing store on Main. Once the new addition facing Spanish was complete, Woolworth's moved into that section, razed the original building on Main and built back out to Main Street so that the new building occupied the width of the entire block. The entire project involved moving six existing businesses to other storefronts along Independence, South Spanish and North Main.²⁹

In late 1949, J.C. Penney expanded its operation at 5 North Main Street by beginning construction on a warehouse on Spanish Street immediately north of where Woolworth's would build. The warehouse was divided in two, with one part serving Penney's and other Woolworth's. J.C. Penney accessed the warehouse through the alley; Woolworth's had access from Spanish Street. In June of 1950, the *Southeast*

²⁵ "More from the Old Town Cape awards," *Southeast Missourian*, Sunday, 9 March 2008.

²⁶ "To Open New Super-Market to Girardeau Patrons Tomorrow," *Southeast Missourian*. 13 October 1941 and "Store Official Hear for Opening," *Southeast Missourian*. 14 October 1941.

²⁷ *Southeast Missourian*, 25 June 1941.

²⁸ *Southeast Missourian*, 24 June 1950.

²⁹ *Southeast Missourian*, 24 May 1950; 24 June 1950.

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Missourian reported that Andy Juden was in the final stages of finishing construction of a one story building at 14-16-18 North Spanish, just to the north of Penney's new warehouse. Within a short time, Juden added a second story to this building to accommodate additional storage for J.C. Penney's.³⁰

This continued reinvestment into the downtown district during the postwar period necessitated further public improvements, particularly in regard to providing adequate parking for a more automobile-oriented shopper. In 1949, the merchants in the district negotiated a deal with the city to convert the city-owned Frisco Park, just south of the Main-Spanish district (see "Parking Lot 1" on district map, page 14) and adjacent to the Frisco depot, into a "Main Street parking lot." Brick and rubble from the razing of buildings to accommodate the expansion of F.W. Woolworth's on the corner of Independence and Spanish Streets was used to provide fill for the low-lying areas of the park, and the city provided the surfacing. The city-owned parking lot on Main Street opened to automobiles for the first time on September 15, 1955. The parking lot was expanded again a year later when the parkway in the center of Main Street was officially abandoned and incorporated into the lot for additional parking. The lot was further expanded after the Frisco Depot was razed in 1960 but not rebuilt.³¹

In addition to these public investments, the merchants themselves sought to find solutions to the problems inherent in attracting the new automobile-oriented consumer. In the summer of 1960, a group of downtown merchants formed Downtown Parking, Inc. and purchased five tracts of land at the corner of Broadway and Main, a block north of the proposed district. Individual merchants purchased stock in the company and leased parking spots that were made available to the public. Parking was free for the first hour, with a charge of ten cents per hour for each additional hour, collected by an on-site parking lot attendant. In its front page article celebrating the lot's opening, the *Southeast Missourian* noted that although "originally designed for all parking, the lot was re-planned to include a service station and public lounge after a survey discovered a need for such facilities in the downtown area, particularly restrooms for out-of-town visitors." The total amount of private investment in the endeavor exceeded \$220,000. Combined with the publicly-owned lot by the former Frisco depot, Cape Girardeau's

³⁰ *Southeast Missourian*, 22 August 1949; 24 June 1950; Andy Juden, interview by Morgan Lake. 26 November 2006 and 18 June 2008.

³¹ *Southeast Missourian*, 22 October 1949; 15 September 1955; 25 September 1956; 3 November 1956.

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merchants were able to provide off-street parking for nearly 700 automobiles within two blocks of any business downtown.³²

Although new investments downtown continued to occur into the late 1960s, signs of the coming decline were becoming evident. In 1966, Andy Juden rebuilt the storefront at 36 North Spanish, modernizing the look of the building in an attempt to continue to attract new customers. The following year, in 1967, the old four-story St. Charles Hotel on the corner of Main and Themis was razed to make way for a modern one story commercial building. When fire ravaged the building located at 2 North Main in July of 1969, it was quickly rebuilt.³³ But that same year, when fire claimed the Midwest Dairy Products building at 25 South Spanish, then being converted for use as a warehouse for Hutson's Furniture Company, no plans were made to rebuild and the lot remained vacant.³⁴

Even as the vitality of downtown began to wane, calls for additional off-street parking to support downtown shoppers increased as merchants in the district struggled against the gradual economic decline and disinvestment that began to occur in the late 1960s. The Cape Girardeau Metro Association, a precursor organization to the Downtown Merchants Association, unsuccessfully tried to get the City to purchase a lot for additional downtown public parking. In 1973, the Association purchased the vacant lot at 25 South Spanish (see "Parking Lot 2" on district map, page 14), the site of the ill-fated Midwest Dairy Products building, and successfully lobbied the city to spend \$15,000 to pave it for public parking.³⁵ The lot continues to serve that function, currently owned by Old Town Cape, a successor organization to the Downtown Merchants Association. Nineteen sixty nine represented the first year that the buildings in downtown Cape Girardeau that succumbed to fire were not automatically rebuilt, representing the end of downtown Cape Girardeau's Golden Era. No longer was downtown the center of commercial reinvestment and rebuilding. After the reconstruction of the building at 2 North Main, no new buildings were constructed in the

³² *Southeast Missourian*, 5 October 1961.

³³ "Fire Damages Cape Store," *Southeast Missourian*, 7 July 1969.

³⁴ *Southeast Missourian*, 29 January 1969; 30 January 1969.

³⁵ *Southeast Missourian*, 1 August 1973; 26 September 1973.

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downtown area until the construction of a commercial building at 212 North Main Street in 2006.³⁶

Cape Girardeau's five existing National Register districts also relate to the historic context "19th and early 20th Century Commercial Buildings" as described in the Multiple Property Documentation Form, "Historic and Architectural Resources of Cape Girardeau, Missouri." The Cape Girardeau Commercial Historic District (N/R 7/20/2000) and Warehouse Row Historic District (N/R 12/4/04) are both located just north of the proposed district in the riverfront commercial area and reflect the development and growth of commerce in the original downtown center. The Haarig Commercial Historic District (N/R 7/20/00) is located southwest of the original downtown and reflects the growth and development of commerce associated with the nearby predominantly German residential neighborhood during the late-19th and early-20th centuries. The Broadway and North Fountain Street Historic District (N/R 7/15/03) and the Broadway-Middle Commercial Historic District (N/R 7/24/2007) reflect similar themes of commercial growth and westward expansion of the city's traditional business district.

Still largely intact, the Main-Spanish Commercial Historic District retains a significant concentration of historic buildings representing the expansion of commerce and business in Cape Girardeau through the mid-20th century. The buildings in the district are experiencing a resurgence of new commercial activity and rehabilitation. While some of the buildings have altered storefronts, the upper facades retain their original design and detailing. Like the Cape Girardeau Commercial Historic District (N/R 7/20/2000) immediately to the north, this district has undergone a certain degree of "modernization" and has experienced some of the same commercial changes as the other National Register districts. Nonetheless, this district retains a strong sense of time and place and is representative of the traditional downtown commercial landscape. The buildings within the Main-Spanish Commercial Historic District continue to house businesses, offices, retail, and residential and are significant for their role in Cape Girardeau's commercial growth and development.

³⁶ "Business Timeline," *Southeast Missourian*, 19 February 2006.

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INDIVIDUAL PROPERTY DESCRIPTIONS

NORTH MAIN

1. 1 North Main – The two-story brick commercial building was constructed in 1950 in two phases to house the Woolworth store, which anchored the first block of North Main for 63 years. F.W. Woolworth's original store opened on Main Street on June 12, 1914. In the first phase of construction of its replacement building, Woolworth's built a new building immediately to the west fronting on Spanish Street and moved its merchandise into that location in May of 1950. It then demolished its original Main Street quarters and replaced them with the current building which was built onto the Spanish Street building to be a single unified store.³⁷ When it was completed, the building extended the width of the entire block and had openings on Main, Spanish, and Independence streets. The new building was completely air conditioned, had a smooth brick design, and featured retail space on the first floor with offices and storage space on the second floor. The corner entrance at Spanish and Independence illustrates the growth in retail business on Spanish street in the 1950s, and the commercial expansion of the downtown district in the immediate post-war years. Woolworth's closed its Main Street/Spanish Street location on December 27, 1977, ending 63 years of continuous operation downtown.³⁸ The building has housed a variety of businesses since 1977 and is currently configured as a restaurant. (C)
2. 5 North Main – Two-part commercial block constructed in 1928 to house the J.C. Penney Co. The business expanded in 1956 by connecting through the rear (west elevation) of the building to Spanish Street.³⁹ The Spanish Street portion of the building was constructed in 1950. J.C. Penney occupied the building until 1975. Renovations occurred in 1976 to develop the property into a "mini-mall" to compete with the suburban mall concept.⁴⁰ The building now functions as an antique mall and consignment shop on the first floor with banquet space on the second floor. (C)

³⁷ *Southeast Missourian*, 24 May 1950, 27 December 1977.

³⁸ *Southeast Missourian*, 22 August 1949, 24 May 1950, 24 June 1950, 15 September 1977.

³⁹ *Southeast Missourian*, 24 May 1956.

⁴⁰ *Southeast Missourian*, 13 June 1976.

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3. 15 North Main – Two-story commercial building constructed ca. 1896. Several clothing and department stores have operated at this location. The Harlan P. Peironnet Dry Goods and Clothing store operated here in the first decade of the 20th century. The Peironnet storefront was remodeled by architect L.B. Blackwood in August of 1907.⁴¹ The Bohnsack Clothing Company occupied the space prior to moving to 19 North Main in 1928. Other tenants included the J.J. Newberry Department Store which leased this location in 1928 and the Sterling Variety Store. In 1969 the building was renovated by owner C.A. Hood for Oglander's, a men's clothing store.⁴² In 2008, the façade covering was removed revealing the original 1896 upper story details. (C)
4. 17 North Main – Two-story brick commercial building built in 1896 and housed the Hoch Furniture and Undertaking business until 1913. Carp's Department Store and Schiffs Big Shoe Store also conducted business at this location. The building is currently occupied by an antique store. (C)
5. 19 North Main – Two-part commercial block built c. 1900. Building first housed A. Lang's shoe store, which closed in 1928 after 41 years of business on Main St. The Lang family is still in business on Main Street today, operating a jewelry store at 126 North Main since 1916. When the shoe store closed, the Bohnsack clothing business moved to this location in 1928 and closed in 1942. Gately's Department Store moved from a Broadway location to 19 N Main street in the same year.⁴³ After Gately's moved to larger quarters on the east side of Main Street, Graber's Department store went into business at this location.⁴⁴ An antique store currently is housed in this building. (C)
6. 20 North Main - Two-part commercial block built in 1933 to house the Montgomery Ward department store. Montgomery Ward opened for business in Cape Girardeau on Dec. 29, 1928, moving from its Broadway location to the first block of Main in 1933. The catalog and retail sales business closed its doors in

⁴¹ *Southeast Missourian*, 21 August 1907.

⁴² *Southeast Missourian*, 2 August 1969.

⁴³ *Southeast Missourian*, 13 March 1942.

⁴⁴ Polk's, 1942, 1951, and 1958.

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December of 1981 after 53 years in Cape Girardeau, 48 of them on Main Street.⁴⁵ The building currently houses retail businesses on the first floor on the Main Street elevation with a parking garage on the east elevation of the first floor. The second floor has been converted to apartments. (C)

7. 25 North Main - Two-part commercial block constructed in 1905. The Lyric Theater opened here on October 7, 1907 under proprietor Herman Bock.⁴⁶ In 1928 the building was adjoined to 27 N. Main to become one store and housed Vandivort Dry Goods Company.⁴⁷ Various businesses have occupied the building throughout the years. (C)
8. 26 North Main – One-part commercial block built c. 1940. The building served as the first location in Cape Girardeau for the A&P Supermarket and later housed Osco Drug, which opened here in 1966.⁴⁸ The building now houses the Billiard Center. (C)
9. 27 North Main –Two-part commercial block constructed in 1905 in the Neoclassical- Revival style.⁴⁹ In 1915 a ladies ready-to-wear store was located on the first floor and a carpet retail business was located on the second floor.⁵⁰ (C)
10. 29 North Main – Two-story brick commercial building built in 1891 for David Glen to house his dry goods business. Originally designed with a cast iron façade. The building suffered fire damage in 1922⁵¹ and was completely remodeled by Philip

⁴⁵ *Southeast Missourian*. 24 December 1981.

⁴⁶ *Southeast Missourian*. 7 October 1907; Polk's, 1910.

⁴⁷ Polk's, 1928.

⁴⁸ Polk's, 1966.

⁴⁹ *Southeast Missourian*, 31 March 1905.

⁵⁰ Sanborn Fire Insurance Map, 1915.

⁵¹ *Southeast Missourian*, 31 March 1905; Kent Zickfield, interview by Terri Foley, 29 July 2008.

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Feinberg in 1927.⁵² Zickfield Jewelry & Gifts has occupied the building since 1966 or 1967.⁵³ (C)

11. 31 North Main – Two-part commercial block building constructed ca. 1910 in the brick front style. According to the 1908 and 1915 Sanborn Fire Insurance Maps the building underwent a change of address from 33 N. Main in 1908 to 31 N. Main by 1915, showing a jewelry store occupied the building; Al Chenue jeweler.⁵⁴ Over the years the first floor has housed various businesses and cafés. The upstairs has been converted to an apartment. The south part of the building on the first floor currently houses a privately-owned motorcycle collection. (C)
12. 32-34 North Main – One-story commercial brick front building constructed in 1961, and the façade was completely rebuilt sometime during the 1980s or early 1990s. Building is non-contributing based on date of construction and subsequent alterations. (NC)
13. 33-35 North Main – Two-part commercial block built in 1918.⁵⁵ The building in 1915 housed a ladies clothing store according to the 1915 Sanborn Fire Insurance Map. Another women's clothing store, Sally Ann, operated in the north storefront during the 1940s into the late 1950s and modernized the building sometime during their occupancy.⁵⁶ The building is non-contributing based on the loss of architectural elements on the second level, particularly the use of inappropriate replacement windows. (NC)
14. 36 North Main – Two-story commercial building built c. 1920. The building has been occupied by various businesses over the years including a pool hall, restaurant and a tavern.⁵⁷ (C)

⁵² *Southeast Missourian*, 10 December 1927.

⁵³ *Southeast Missourian*, 10 December 1927.

⁵⁴ Polk's, 1912-13.

⁵⁵ *Southeast Missourian*, 3 March 2008.

⁵⁶ Polk's, 1945, 1958.

⁵⁷ Polk's, 1937, 1942, 1954.

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-
15. 38 North Main - Two-story commercial building constructed ca. 1930. Building lacks original façade details and is non-contributing. It currently houses a gift shop. (NC)
 16. 40 North Main – Two-story commercial building constructed ca. 1930. Building lacks original architectural elements and is non-contributing. (NC)
 17. 42 North Main – Constructed c. 1890, this two-story brick building has had various uses on the first floor throughout the years with residential on the second floor. The Blackstone Café occupied the building in 1937.⁵⁸ A hair saloon currently is housed in the building. (C)
 18. 45 North Main – One-part commercial block constructed in 1967 to accommodate the Sterling variety store. It currently houses an antique store. Building is non-contributing due to the date of construction. (NC)
 19. 46 North Main – Two-story commercial building built prior to 1884.⁵⁹ Charles Frederick William Shivelbine came to Cape Girardeau from New Orleans. In the early 1880s, he purchased the building at 46 N. Main St. In 1888, his son, August, opened the Arcade Saloon in the building and ran the business until 1905. Meo B. Siemers purchased the Arcade in 1905 and celebrated with a grand opening on April 1, 1905 serving hot roast beef with various side dishes prepared by Rober Litterer, the chef.⁶⁰ The Arcade soon became known as one of the finest saloons in town. Advertisements for the Arcade stated it was a "strictly first-class resort. Choicest Liquors, Wines, and Cigars at the bar." The ad featured a tall gentleman slapping the head of a shorter gentleman, saying, "And Don't You Forget It!"⁶¹ The Arcade Building has housed several businesses throughout the years, including City Drugs, a Walgreens agency, and Hechts

⁵⁸ Polk's, 1937.

⁵⁹ Sanborn Fire Insurance Maps, 1884, 1893.

⁶⁰ *Southeast Missourian*, 1 April 1905.

⁶¹ "Lost and Saved Landmarks," *Southeast Missourian*, (<http://medialab.semissourian.com/landmarks/arcade-building/> (1 August 2008)).

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Too, a women's clothing store. Now home to Cup 'N' Cork, an espresso and wine bar. (C)

NORTH SPANISH STREET

20. 1-3 North Spanish (includes 204, 208, 210 Independence on south elevation) – Kraft Bakery Building, at the northwest corner of Spanish and Independence streets, was constructed in 1882 in the Missouri-German Vernacular style by Adam Kraft. He was a 23-year-old German immigrant who moved to Cape Girardeau in 1855. Kraft died in 1888, but the bakery operation continued under the guidance of his wife, Elizabeth Huhn Kraft, and their three sons. The business became a success and Kraft family opened two additional stores in town. The business closed in 1915. In 1937, the Kraft Grocery was located in the building.⁶² The building currently houses various businesses on the first floor with apartments on the second floor. (C)
21. 5 North Spanish – This one-part commercial block adjoining the Kraft Bakery building was constructed c. 1884.⁶³ The building served as the oven room for Kraft Bakery with the oven located in the northwest corner of the building. By 1949, the one-story building had been converted to residential.⁶⁴ The original brick work was covered with stucco prior to 1955, and redesigned in the Spanish Colonial style.⁶⁵ (C).
22. 16 North Spanish –The two-part commercial block built 1950. The Cooley Paint store occupied the building from 1950 until 1972 when Stev-Mark, also a paint and wallpaper business, opened for business.⁶⁶ Stev-Mark remained in the building for more than 30 years. Other long time tenants included Public Finance Corp., Capaha Loan Co., and Woody's Pipe Shop.⁶⁷ Shortly after the building

⁶² Polk's, 1937.

⁶³ Sanborn Fire Insurance Maps, 1884, 1931, 1950.

⁶⁴ Polk's, 1949.

⁶⁵ Megan Davis, interview conducted by Terri L. Foley, January 2008.

⁶⁶ *Southeast Missourian*, 27 January 1951, 14B.

⁶⁷ Polk's, various years.

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was built in 1950 the upper story was added to accommodate storage for J.C. Penney's located in the adjoining building on the south elevation.⁶⁸ (C)

23. 19 North Spanish – In 1941, the Great Atlantic & Pacific Tea Co. constructed the building at 19 N. Spanish St. in Cape Girardeau to house the A&P Super-Market. Grand opening of the new store was held Oct. 14 of the same year. At that time, the store was the largest A&P store between St. Louis and Memphis, TN. With the opening of the new store, the company closed its other operations in town at 28 N. Main St. and 817 Broadway. C.A. Juden was commissioned to build the new one-story brick building, measuring 70 feet by 150 feet. On the southeast corner was a three-story tower that featured interior lights and a large circular neon sign. Across the upper facade of the building was a 35-foot neon sign. The store featured a large package cheese and dairy department and a 50-foot meat case and counter. The store stocked more than 2,500 varieties of grocery items.⁶⁹ The A&P closed in 1972. An antique mall now occupies the building. (C)
24. 20 North Spanish - One-part commercial block built c. 1966. One of the longest tenants, the Dollar General Store, moved into the building in 1973. In 1999 the building was renovated and opened as the Bella Italia restaurant in 2003. The restaurant burned in 2005. While rehabilitating the interior of the building, the front façade was redesigned with a 15 foot setback to allow a patio which accommodates outdoor seating for the restaurant. (NC)
25. 26 North Spanish – This two-part commercial block was constructed in 1941 to house the National Youth Administration, a New Deal program which provided training and projects for young workers. A kiln for a pottery studio and a silk screen process studio were housed in the building as well as offices for the administration of the program. Following the closure of the NYA program in 1943, the building was renovated into three units for commercial use. Plate glass display windows were added to create the open storefronts of the building. An antique store now occupies the building. (C)
26. 36 North Spanish - This open front one-part commercial block was originally built for the A & P Supermarket to house a redemption center for premiums given

⁶⁸ C.A. Juden.

⁶⁹ *Southeast Missourian*, 13 October 1941, 14 October 1941.

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away by the retailer. In 1966 the facade was completely rebuilt to its current modern design and became home to Mr. Penguin and the Cape Mattress Company. (NC)

27. 38 North Spanish - The single story commercial block located at 38-42 North Spanish was constructed in 1946. The Merchants Grill operated here from 1946 through 1962. The property has housed professional offices and services, including H & R Block, a barber shop and a beauty salon. (C)

SOUTH SPANISH STREET

28. 7, 9, 11, 13, 15 South Spanish – Klostermann Block – Louis F. Klostermann, a native of LeVern, Westphalia, Germany, came to Cape Girardeau in the 1860s and had the building constructed in 1905 as a speculative venture as part of the building boom which occurred in response to the opening of a direct rail connection with St. Louis in 1904. Klostermann rented out space in the building to a variety of businesses, including an advertising company, newspaper office, utility office, stores and a garage, and also had 15 lodging rooms on the second floor (NR 7/22/94).⁷⁰

INDEPENDENCE STREET

29. 111-113 Independence – This one-part commercial block built c. 1958 originally housed Cole's Shoe repair, then later Household Finance Company of Cape Girardeau.⁷¹ With catalog companies remaining popular with consumers, another national chain store, the National Bellas Hess Catalog Company, opened in this building in the mid-1960s. National Bellas Hess Catalog was started in 1910 with a reorganization of the company National Cloak & Suit, founded in 1888. The company operated nation-wide until the late 1970s and was ranked in the top five mail order companies in the United States.⁷² In 1999, Cape Girardeau's newly

⁷⁰ "Lost and Saved Landmarks," *Southeast Missourian*, <http://medialab.semissourian.com/landmarks/klostermann-block/> (1 August 2008); Steele, "Klostermann Block."

⁷¹ Polk's, 1958, 1960, 1962.

⁷² "Bellas Hess, National Cloak & Suit, National Bellas Hess, Charles Williams Stores, Co." <http://www.oldcatalogues.com/bellas.html>, (29 July 2008).

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formed National Main Street Program, Old Town Cape, opened its office in this location. The building is currently occupied by a hair salon. (C)

30. 115-117 Independence – This two-part commercial block c. 1908, is one of the few remaining buildings from the early 1900s in the 100 block of Independence. For a number of years the building housed Jay Fowler, jewelry. In the 1950s, it housed various businesses. The second story has served throughout the years as an apartment.⁷³ (C)
31. 119 Independence – This two-part commercial block c. 1908, sits on the southeast corner of Independence and Spanish Street and is adjoined through the interior to the building to the south on Spanish Streets. It has housed various businesses including Piggly Wiggly grocery, a furniture store, clothing store and currently is occupied by a law firm. Apartments are located on the second floor.⁷⁴ Due to the loss of architectural elements when the building was remodeled several years ago, the building is non-contributing. (NC)
32. 221 Independence – These twin buildings designed in the Streamline Moderne style represent one of the few examples of the Streamline Moderne style in town. Built to house Millikan Motor Company and service garage in 1941, and the twin building to the west prior to 1955. The buildings served as showrooms for Plymouth, DeSoto, Packard and Cadillac automobiles. Service bays and the paint bay were located in the rear of the east building. These buildings later housed the Montgomery Ward Lawn, Garden and Marine Store, then later the Montgomery Ward Tire and Battery Shop.⁷⁵ Currently the buildings house a law firm and a plant shop, and the garage bays serve as automobile storage for the owner. (C)

⁷³ Polk's, 1930, 1932, 1937, 1945 and 1954.

⁷⁴ Polk's, 1930, 1932, 1937, 1945 and 1954.

⁷⁵ "Lost and Saved Landmarks," *Southeast Missourian*, <http://medialab.semissourian.com/landmarks/millikan-independence/> (1 August 2008); and, Homer Millikan, interview conducted by Terri L. Foley, 2005.

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THEMIS STREET

33. 115 Themis – The original building dedicated by the Elks on April 16, 1907 was destroyed by fire on November 28, 1938.⁷⁶ The two-part commercial block which stands today was rebuilt using many of the original materials in 1939. The building has long served a multiple of uses, including commercial, social, industrial and recreational.⁷⁷ William Shivelbine opened the Playdium bowling alley in the building in 1941. Teen Town functioned here throughout the late 40's and 50's. The building once housed manufacturing concerns such as Cape Girardeau Leather Manufacturing and Cagleco Sportswear. Other tenants have included Goodwill Industries, an artist guild, and AA. The building is currently a mixture of commercial and residential. (C)

34. 117/119 Themis – Tax records indicate that the two-part commercial block dates from c. 1880, although the Sanborn map evidence suggests that only a portion of the building is original.⁷⁸ The building changed considerably between 1900 and 1915, during the same period that the Elks building was constructed at 115 Themis. Cape Girardeau's first public library was opened at this location on November 8, 1914.⁷⁹ Newspaper accounts call the location the "Elligood Building." The property also was used as a boarding house run by Mrs. Ollie "Ma" Koepper. In 1938 the building was partially burned in the fire that gutted the Elks building.⁸⁰ According to the property owner, C.A. Juden, the present second story was added to the building in 1946 at the same time that a brick three store commercial strip was constructed along North Spanish.⁸¹ The building served as home to the Social Security Commission and US Army and Air Force recruiting offices during the 1940's and housed Union, Teamsters, and

⁷⁶ *Southeast Missourian*, 29 November 1938.

⁷⁷ Polk's, 1942-2000.

⁷⁸ Sanborn Fire Insurance Maps, 1900, 1915.

⁷⁹ *Southeast Missourian*, 5 November 1914, 17 November 1914.

⁸⁰ *Southeast Missourian*, 29 November 1938.

⁸¹ *Southeast Missourian*, 1 February 1947.

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other labor organizations during the 1950's.⁸² It has served mixed commercial use up through the present. (C)

⁸² Polk's, various years.

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Verbal Boundary Description

The district extends north along the east and west side of North Main Street from the southern boundary of 20 North Main on the east side of the street and 1 North Main on the west side of the street, to the intersection of North Main and Themis Street. It then goes west on Themis Street, along the south side to the intersection of Themis Street and North Spanish Street with the west boundary of 117 Themis Street. It then extends along the east and west side of North and South Spanish Street to include 38 North Spanish on the north boundary of the east side to 16 North Spanish as the southern boundary on the east side; also included is 19 North Spanish as the north boundary on the west side of North Spanish to 11 South Spanish as the southern boundary on the west side of North and South Spanish. The district also extends west at the intersection of Spanish and Independence to include the most western boundary at 221 Independence Street and then runs east on Independence Street to include 111, 113, and 115 Independence on the south side of the street as a southern boundary thence north to the point of beginning at North Main Street. Boundary is shown as the dark line on the attached scaled district map (see page 14).

Boundary Justification

These boundaries incorporate all properties that have historically been associated with the commercial district south of the 100 block of North Main and North Spanish Street that are well preserved in their historic character. Beyond these boundaries are parking lots, and buildings that were built after the period of significance 1880 to 1958.

UTM Coordinates

1	<u>16</u>	<u>276854</u>	<u>4131656</u>
	Zone	Easting	Northing
2	<u>16</u>	<u>276842</u>	<u>4131548</u>
	Zone	Easting	Northing
3	<u>16</u>	<u>276688</u>	<u>4131454</u>
	Zone	Easting	Northing
4	<u>16</u>	<u>276621</u>	<u>4131462</u>
	Zone	Easting	Northing
5	<u>16</u>	<u>276654</u>	<u>4131671</u>
	Zone	Easting	Northing



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Photo Log

Photographer: Dr. Steven J. Hoffman and Terri L. Foley

Date: September 30, 2008

Data on file: Dr. Steven J. Hoffman

Historic Preservation Program,
Southeast Missouri State University
One University Plaza, Mail Stop 2960
Cape Girardeau, MO 63701

Photo #1: Main Street, showing east side of street, looking southeast.

Photo #2: Main Street, showing west side of street, looking southwest.

Photo #3: Themis Street, showing south side of Themis, looking southeast toward the southwest corner of Main Street from North Spanish Street.

Photo #4: Intersection of Themis and North Spanish, showing 117 Themis and North Spanish Street, looking southeast.

Photo #5: 19 North Spanish Street, looking northwest.

Photo #6: 1 – 5 North Spanish Street, looking southwest.

Photo #7: 221 Independence Street, looking southeast down Independence Street, showing Independence and intersection of Independence and Spanish Street.

Photo #8: 7,9,11, 13, 15 South Spanish Street (Klostermann Block, NR 7/22/94) and 1 North Spanish Street, showing intersection of Spanish and Independence Street, looking northwest.

Photo #9: 109 – 119 Independence Street, looking southwest.

Photo #10: Main Street, looking north, showing intersection of Main and Independence Streets.

Photo #11: 20 – 26 North Main Street, looking northeast.

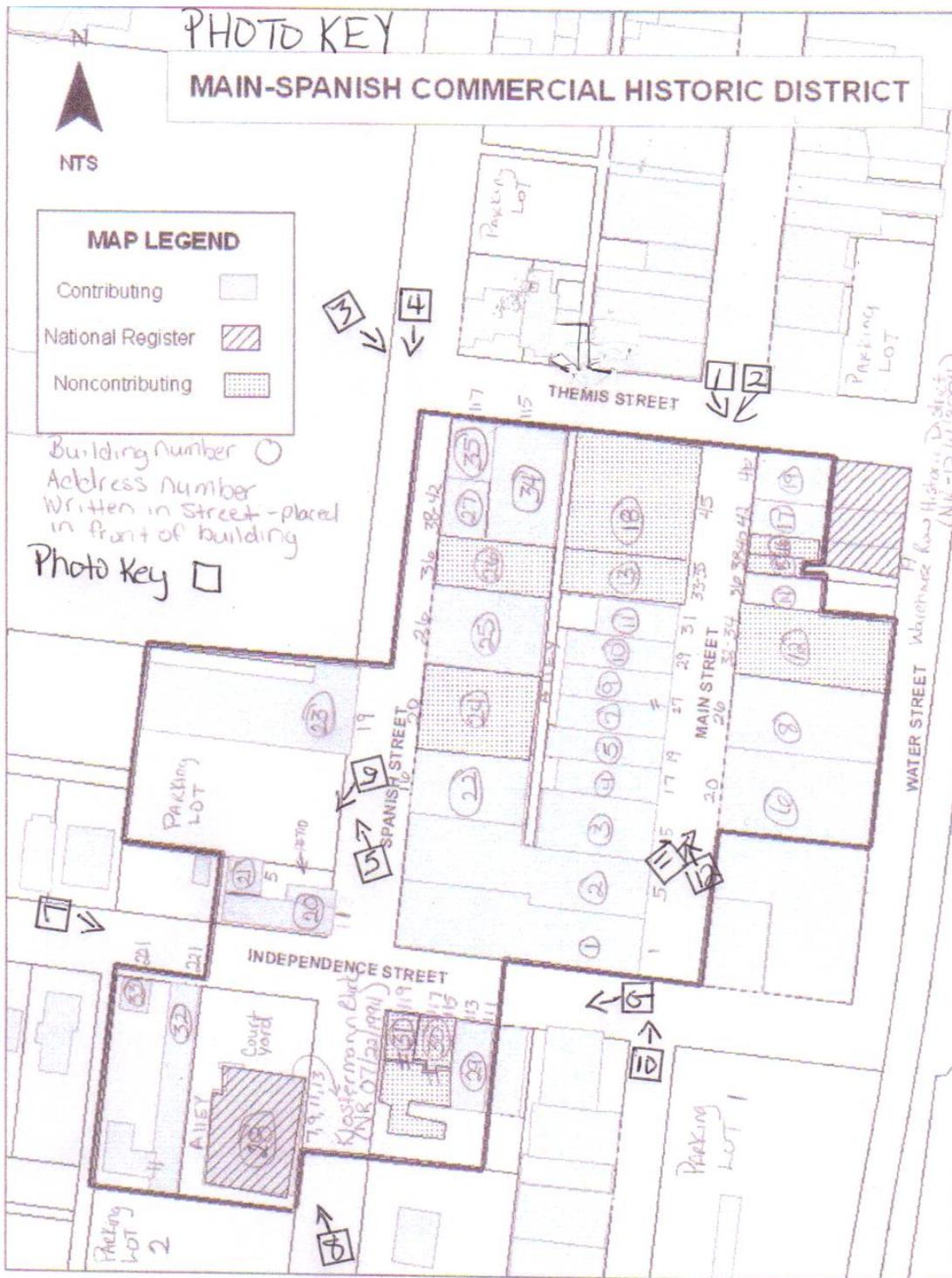
Photo #12: 17 – 35 North Main Street, looking northwest.

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Property Owners

1. 1 North Main
Guy Tomasino
P.O. Box 746
Cape Girardeau, MO 63702
2. 5 North Main
Susan C Strode
5 North Main
Cape Girardeau, MO 63701
3. 15 North Main
Michael Hess
231 Bella Oaks
Jackson, MO 63755
4. 17 North Main
Kevin Schearf
c/o Riverfront Antique Mall
19 North Main Street
Cape Girardeau, MO 63701
5. 19 North Main
Glenn Wilburn
310 Hux Street
Sikeston, MO 63801
6. 20 North Main
Rene' Tomasino
P.O. Box 746
Cape Girardeau, MO 63702
7. 25 North Main
Zona M Trust
Zickfield Zona M Trustee
29 North Main
Cape Girardeau, Mo 63701

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8. 26 North Main
Loi Hung Ha
1923 Robinhood Circle
Cape Girardeau, MO 63701
9. 27 North Main
Zona M Trust
Zickfield Zona M Trustee
29 North Main
Cape Girardeau, Mo 63701
10. 29 North Main
Zona M Trust
Zickfield Zona M Trustee
29 North Main
Cape Girardeau, Mo 63701
11. 31 North Main
Charles D. Hutson Trust
221R Independence
Cape Girardeau, MO 63703
12. 32-34 North Main
L.P. Ciila
430 Julie
Cape Girardeau, MO 63701
13. 33-35 North Main
Maegers Investments LLC
524 West Main
Jackson, MO 63755
14. 36 North Main
Tessmont Properties LLC
36 North Main
Cape Girardeau, MO 63701

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-
15. 38 North Main
Harry W. Pry Trust
Harry W. Pry Trustee
303 S. Spanish
Cape Girardeau, MO 63703
 16. 40 North Main
Karen Stephens
20114 County Rd 348
Advance, MO 63730
 17. 42 North Main
Jay W. Whitfield
42 North Main
Cape Girardeau, MO 63701
 18. 45 North Main
Maevers Investments LLC
524 West Main
Jackson, MO 63755
 19. 46 North Main
Merriwether Investments, Inc.
400 Broadway, Ste 200
Cape Girardeau, MO 63701
 20. 1 North Spanish
Josh Griffin
176 Stepping Stone Dr
Cape Girardeau, MO 63701
 21. 5 North Spanish
Margaret A. Davis
214 North Lorimier
Cape Girardeau, MO 63701

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-
22. 16 North Spanish
Merriwether Investments, Inc
400 Broadway Ste 200
Cape Girardeau, MO 63701
 23. 19 North Spanish
Merriwether Investments, Inc.
400 Broadway Ste 200
Cape Girardeau, MO 63701
 24. 20 North Spanish
Dirnberger Bros Investment Co, LLC
PO Box 1148
Cape Girardeau, MO 63702
 25. 26 North Spanish
Charles J. Bertrand
306 Independence
Cape Girardeau, MO 63703
 26. 36 North Spanish
Merriwether Investments, Inc
400 Broadway Ste 200
Cape Girardeau, MO 63701
 27. 38 North Spanish
Loyd L. Ervin
115 A Themis
Cape Girardeau, MO 63701
 28. 7,9,11,13,15 South Spanish
Bert J. and Mary Ann Kellerman
6 South Fountain
Cape Girardeau, MO 63703
 29. 111-113 Independence
Greg Williams
P.O. Box 1297
Cape Girardeau, MO 63701

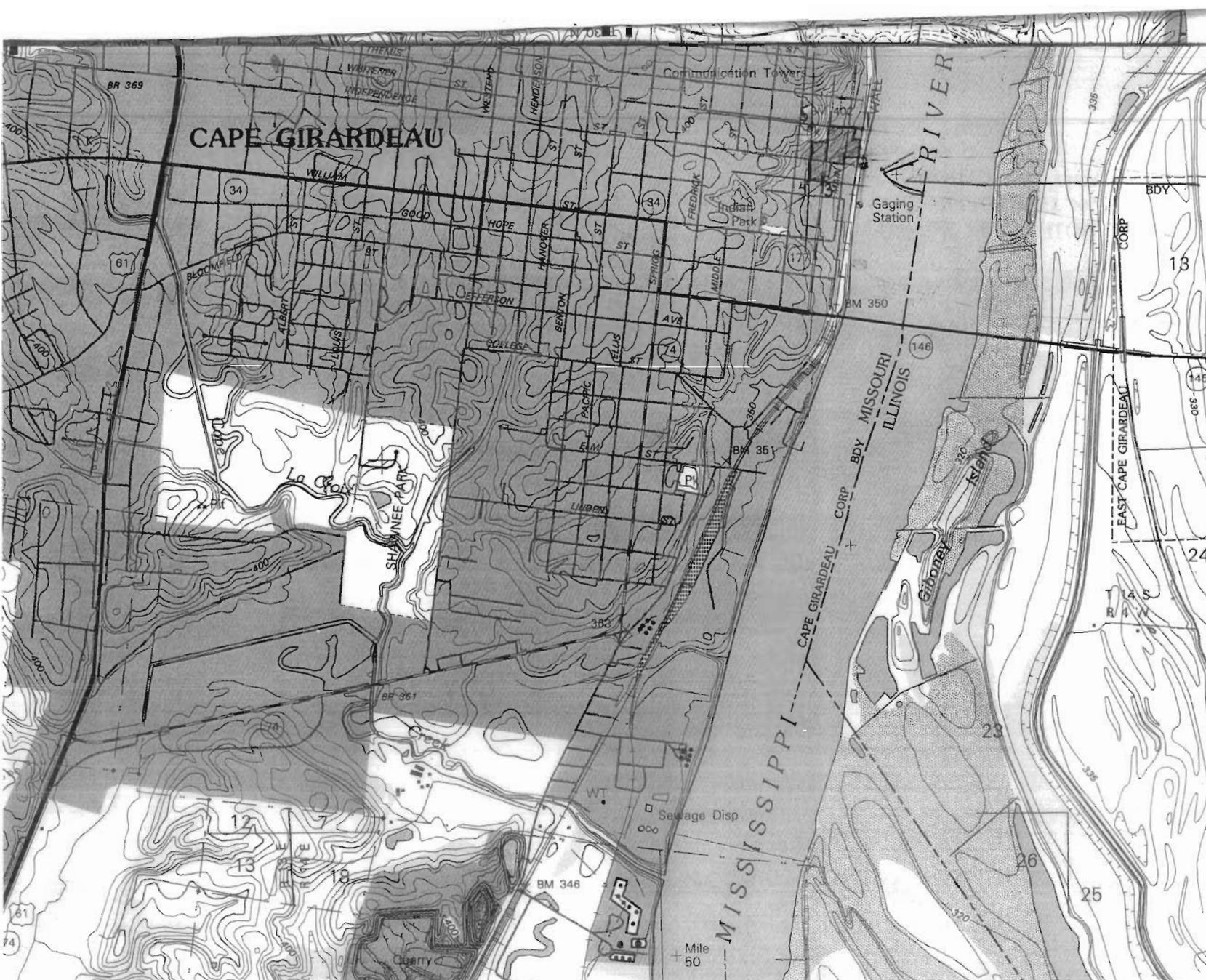
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30. 115-117 Independence
Greg Williams
P.O. Box 1297
Cape Girardeau, MO 63701
31. 119 Independence
McMenamin Investments
119 Independence
Cape Girardeau, MO 63701
32. 221 Independence
Charles D. Hutson Trust
Charles D. Hutson Trustee
221 R Independence
Cape Girardeau, MO 63703
33. 115 Themis
Loyd L. Ervin
115A Themis
Cape Girardeau, MO 63701
34. 117 Themis
Merriwether Investments, Inc
400 Broadway Ste 200
Cape Girardeau, MO 63701



4132
 Main-Spaulish
 Commercial Historic District
 Cape Girardeau County,
 Missouri
 1) 16/276954/4131654
 2) 16/276942/4131543
 3) 16/276689/4131454
 4) 16/276621/4131462
 41315) 16/276654/413167

17' 30"
 4130
 24
 4129
 25
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