

The Sunset Area Survey

West End Boulevard to Louisiana Street

Cape Girardeau, Missouri

Conducted by
Students of the Historic Preservation Program
Southeast Missouri State University

Spring, 1996

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HP 588: Legal and Economic Principles of Historic Preservation
Dr. Steven J. Hoffman

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Cape Girardeau, MO

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Sunset Area
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Cape Girardeau

- **Sunset Area Survey-**

West End Boulevard to Louisiana Street

Students in the Legal and Economic Principles of Historic Preservation class (HP 588), under the guidance of Dr. Steven Hoffman, conducted an architectural survey of homes in the Sunset Area Historic District in Cape Girardeau, Missouri. The main purpose of this survey was to construct an inventory of the residential buildings in the Sunset neighborhood for the Historic Preservation Commission of Cape Girardeau. This survey is the initial step towards the goal of obtaining the first historic district designation in the city.

The area surveyed extends from West End Boulevard on the east to Louisiana Street on the west, and from Independence Street on the south, to Broadway on the north. Sections of Bessie, Luce, Themis and Whitener Streets are also included.

The Sunset Area historic district is representative of the kinds of neighborhoods built in Cape Girardeau during its age of expansion in the early 20th century. This neighborhood contains many fine examples of dwellings built by Cape's growing middle class during this time, including houses in the Queen Anne, Craftsman Bungalow, American Four Square and "Cape Cod" style Colonial Revival styles. The area as a whole has retained its integrity, although there are a few noncontributing structures in the district.

In 1900, the boundary of Cape Girardeau's development was at West End Boulevard. Just beyond this, there were several subdivisions which were quickly developed and annexed as part of the city in 1901. These additions included Lorimier Place, Russell/ Whitener, Henderson, Haupts, L. Schlueters and Haman and Schrader. By 1923, Cape's western boundaries

had reached Louisiana Street and the entire area was built up with residential and commercial buildings. According to the fire insurance maps, there were few vacant lots. Development continued throughout the 1920s and the rest of Sunset district was annexed into the city in 1929.

The rapid growth of the Sunset area reflected not only a pattern of development and growth within the City of Cape Girardeau but throughout the United States. The decade of the 1920s was the age of prosperity, with a booming stockmarket and economy. Old ideals and morals from the Victorian Age were tossed aside and America found itself in the middle of the "Roaring Twenties." Federal census figures show that in 1890, Cape's population was 4,297. By 1900, with only 4,815 residents the city had not seen much growth and the population remained relatively stable. By 1910, however, Cape's population had almost doubled to 8,475. Cape kept growing throughout the decade, reaching a population of 10,252 in 1920. By this time the boundary of development had reached beyond Louisiana Street, the western boundary of this survey. The largest jump in Cape's population occurred during the 1920s, with the population recorded at 16,227 in 1930. Cape's western boundary of development now reached Caruthers Street, filling in the rest of the area identified as part of the potential historic district. The area from Louisiana to Caruthers needs to be surveyed in the future.

Cape Girardeau experienced tremendous growth between 1906 and the 1930s. As a river port, transportation had always played an important role in Cape's economic history, but its growth potential was limited. At the turn of the century, however, the introduction of the railroad connected Cape with inland locales stimulating new trade and commerce. The railroad also brought jobs into the region such as track construction, line jobs and loading. Established in 1873, the Normal School continued to grow bringing students

as well as jobs to the area. The International Shoe Factory, also called Roberts, Johnson and Rand Shoe Company, was established in 1908 and gave Cape a much needed economic boost. Perhaps the largest impact on the local economy occurred with the draining of the swamps south of Cape. As new towns began to emerge in the Southeast Missouri bootheel, Cape became a service center for the area, providing medical care, legal advice, railroad work and a place to visit for leisure activities. People began to migrate to the city and take jobs at the University, in the shoe factory, and with the railroad. These are the people who built and lived in the houses in the Sunset neighborhood. Coming from the surrounding small towns of the region, they helped transform Cape into the city it is today.

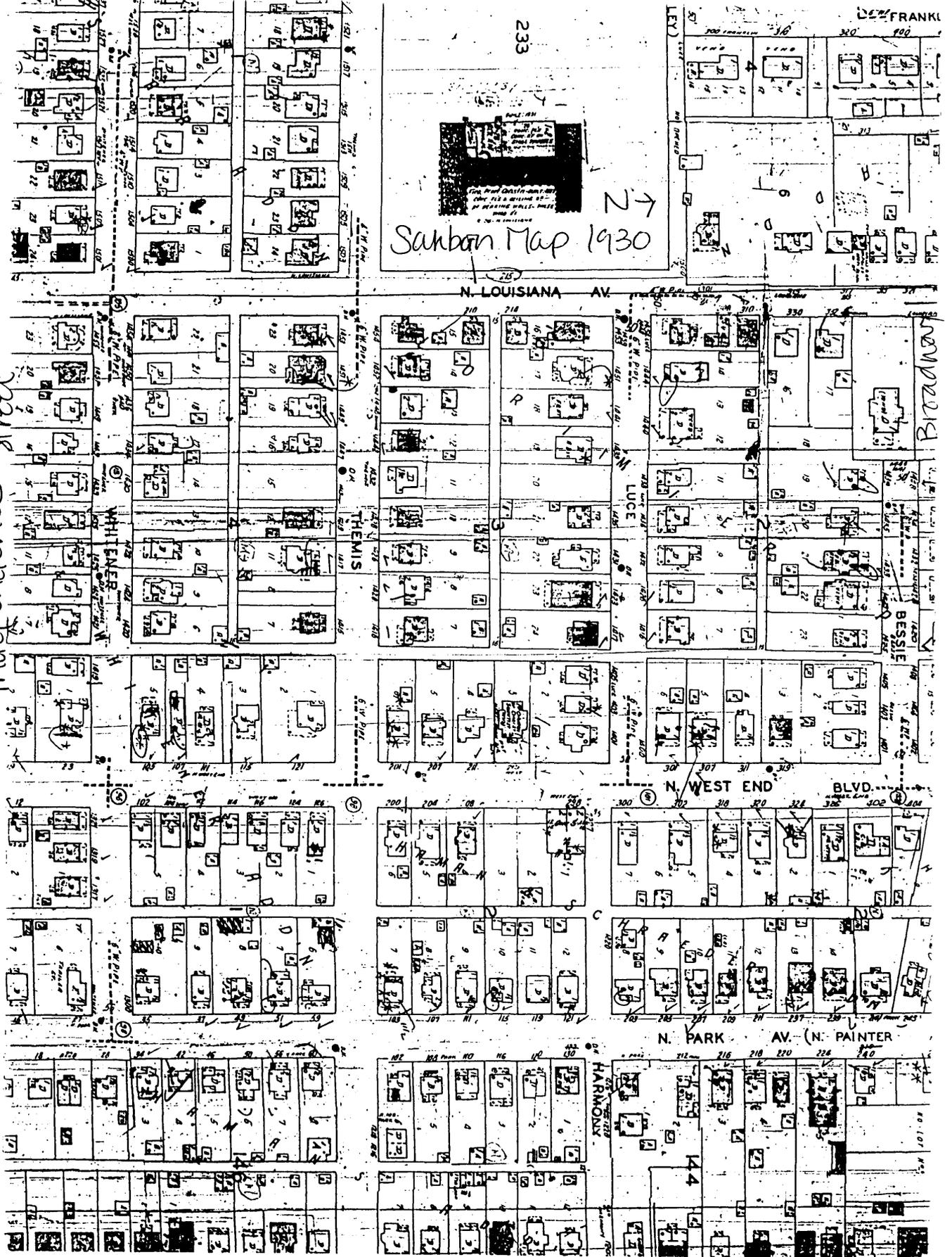
Methodology

On the basis of a reconnaissance survey done by students a potential historic district was located within the boundaries of West End Boulevard on the east, Louisiana on the west, Broadway to the north and Independence to the south. Archival research indicated the area had strong potential as a historic district. Due to the time limit of the semester, however, the area actually surveyed had to be reduced. The class chose to focus their attention on the easternmost portion of the district. The survey coordinator distributed flyers throughout the neighborhood to inform homeowners of the survey.

The class divided into four groups, each group choosing a specific block of buildings to research. This included taking photographs, researching the history of the building with the use of property tax records and filling out standard survey forms based on observation of the building from the street.

The information was compiled and checked by the survey coordinator before being delivered to the Historic Preservation Commission of Cape Girardeau. An additional copy of the entire survey was placed in Southeast Missouri State University Regional Archives.

Independence Street



Sanborn Map 1930

N. LOUISIANA AV.

N. WEST END BLVD.

N. PARK AV. (N. PAINTER)

THEMIS

LUCIE

BESSIE

FRANKI

HARMONY

233



Acknowledgments

Ms. Betty Black, Graphic Productions, Southeast Missouri State University, and her staff for developing all photographs included in this survey.

Cape Girardeau County Employees-for helping with the Property Tax Records of the more than 100 buildings of this survey. Thank you for your patience.

Homeowners of the Survey-for their cooperation in the survey.

Employees of Cape City Hall-Survey Office-for their help in locating maps of the survey area.

Bibliography

Douglas, Robert Sidney. History of Southeast Missouri. Cape Girardeau: Ramfre Press, 1961.

Fifteenth Census of the United States 1930 Population. Volume III. United States Government Printing Office, 1932. Page 1329. Table 2.

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Nickell, Frank. Oral Interview, February 19, 1996.

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Stepenoff, Bonnie. Oral Interview, February 19, 1996.

Tax Records, Jackson County Courthouse, Jackson Missouri. County of Cape Girardeau.

Thirteenth Census of the United States. 1910. Volume II. Page 1071. Table 1.

The Sunset Area Survey

Part I

Re-Survey

West End Boulevard to Louisiana Street

Cape Girardeau, Missouri

Conducted by
Students of the Historic Preservation Program
Southeast Missouri State University

Survey Coordinators: Heather Confer and Chad Boehlke

Under the direction of
Dr. Steven J. Hoffman
Assistant Professor of History

Introduction

This survey replaces Sunset Survey Part I, conducted Spring 1996. Various problems with the survey required that new forms be completed to bring the survey up to acceptable standards. Most of the initial resurvey was accomplished in 1998 by Heather Confer, one of the department's Graduate Assistants. The resurvey was completed in 2000 by Graduate Student Chad Boehlke as part of an Independent Study project.

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BESSIE ST.

LOUISIANA AVE.

BESSIE ST.

LUCE ST.

THEMIS

BLVD.

WHITENER

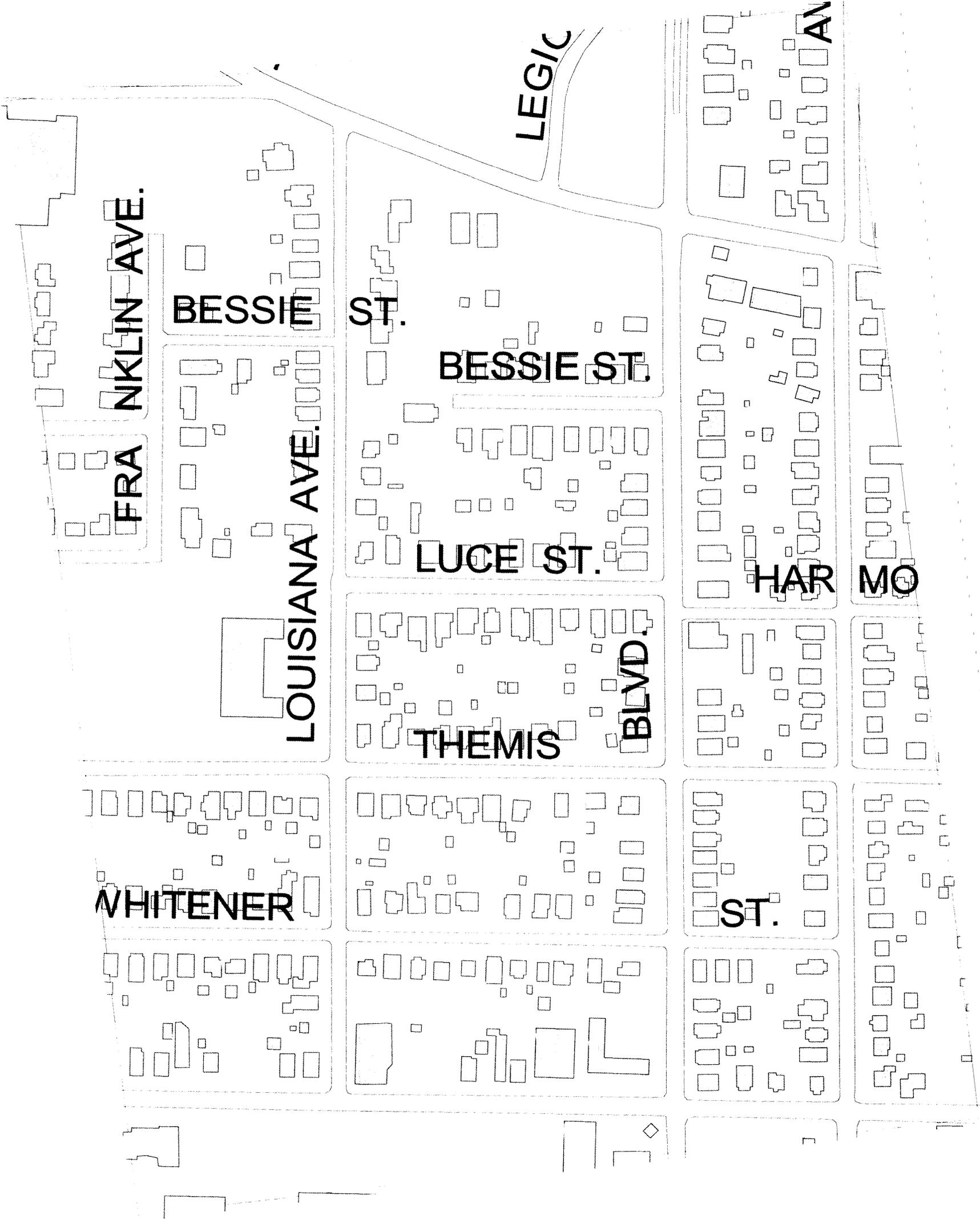
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The Sunset Area Survey

Part II

Louisiana Street to Keller Street

Cape Girardeau, Missouri

Conducted by
Students of the Historic Preservation Program
Southeast Missouri State University

Spring, 1997

Chad Boehlke
Joy Caudill
Amy Derscheid
Gretchen Greminger
William Hart
Miho Hasegawa

Elizabeth Jones
Matthew Kingree
Lalena Lewark
Michelle Nagy
Paul Porter
Kathryn Poynor

Survey Coordinator: Joseph Barber
Assistant Survey Coordinators: Heather Confer, Renee Farris,
Gary Fuenfhausen, Stan Henderson, Bonnie Roggensees

HP 588: Legal and Economic Principles of Historic Preservation
Dr. Steven J. Hoffman

Sunset Area Survey Part II

Louisiana Street to Keller Street

Students in the Legal and Economic Principles of Historic Preservation class (HP 588), under the guidance of Dr. Steven Hoffman, conducted an architectural survey of homes in the Sunset Area Historic District in Cape Girardeau, Missouri. The main purpose of this survey was to construct an inventory of the residential buildings in the Sunset/West End Boulevard neighborhood for the Historic Preservation Commission of Cape Girardeau.

The area surveyed extends from Louisiana Street on the east to Keller Street on the west, and from Independence Street on the south, to Broadway on the north, and includes sections of Bessie, Franklin, Luce, Themis and Whitener Streets.

The Sunset Area historic district is representative of the kinds of neighborhoods built in Cape Girardeau during its age of expansion in the early twentieth century. This neighborhood contains many fine examples of dwellings built by Cape's growing middle class during this period, including houses in the Queen Anne, Craftsman Bungalow, American Four Square and Colonial Revival styles. The area as a whole has retained its integrity despite the intrusion of a few noncontributing properties.

For a more detailed description of the neighborhood's context, please refer to the introductory material in Part I of the survey, completed in Spring of 1996.

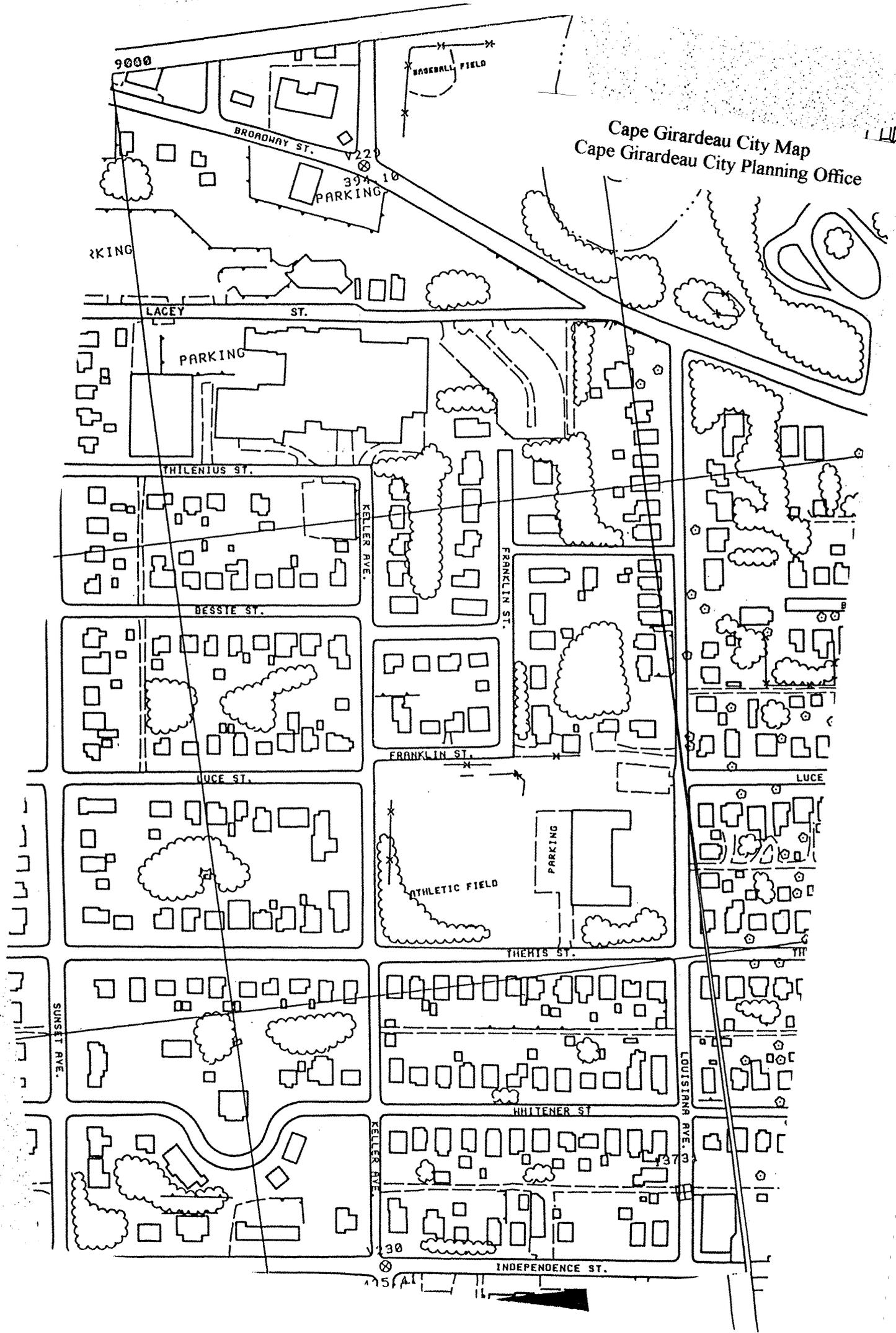
Methodology

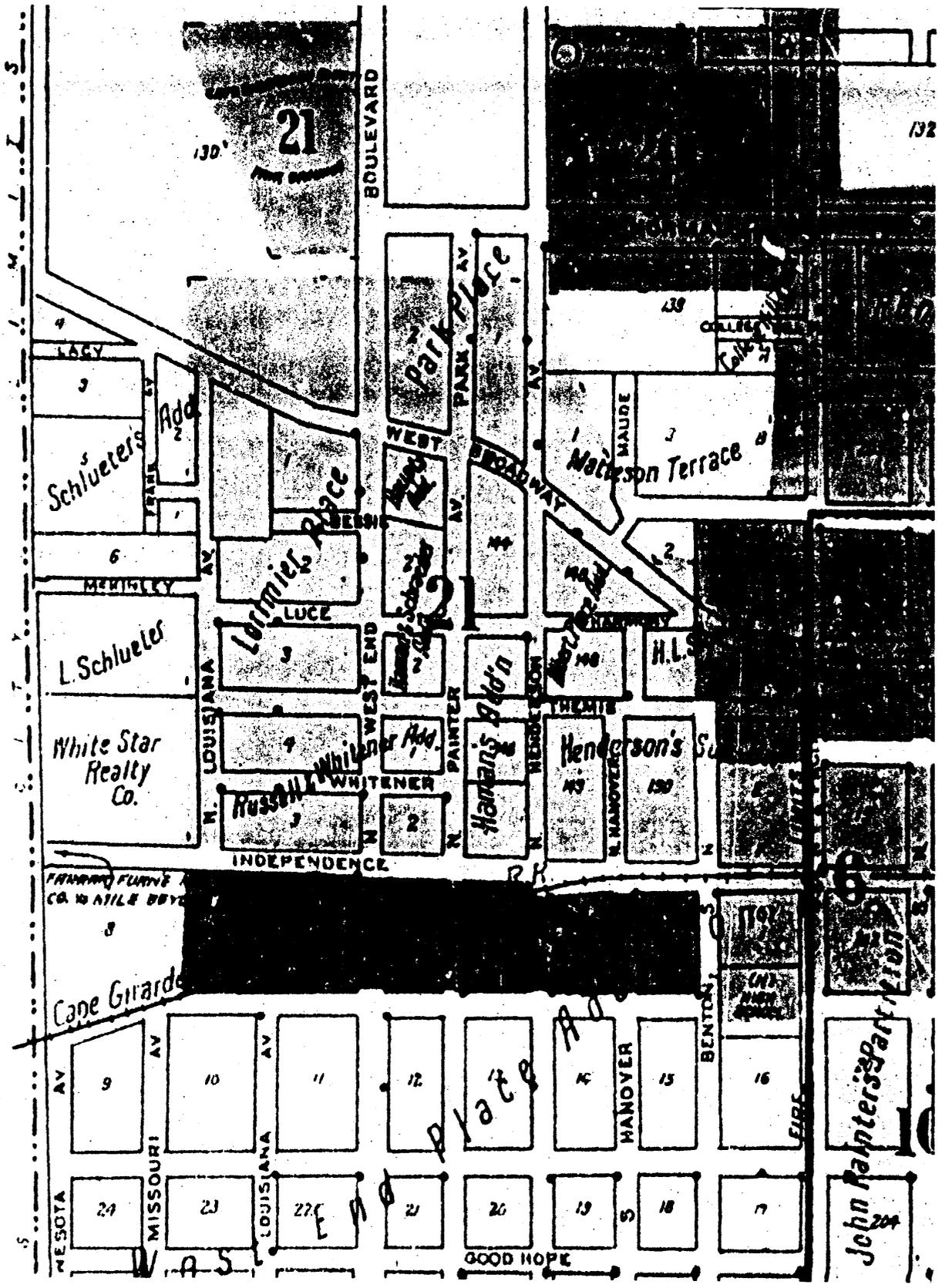
In the Spring of 1996, students in HP 588: Legal and Economic Principles of Historic Preservation conducted a reconnaissance survey and identified a potential historic district located within the boundaries of West End Boulevard on the east, Caruthers Street on the west, Broadway on the north and Independence on the south. Archival research indicated the area had strong potential as a historic district. Due to the limited time available in a semester, only the easternmost portion of the district was surveyed in 1996. This survey represents a continuation of the early work, extending the western boundary from Louisiana Street to Keller Street. Future classes will continue this pattern until the entire district is surveyed.

Students worked in teams of two each, with each team assigned eight to ten buildings. Each team distributed flyers to homeowners in the neighborhood to inform them of the survey. The students documented their assigned buildings, including taking photographs, researching the history of the building with the use of property tax records and filling out State of Missouri Historic Resource Survey forms based on observations of the building from the street.

This information was compiled, photocopied, and bound. One copy was presented to the Historic Preservation Commission of Cape Girardeau, one copy deposited in the Regional Archives of Southeast Missouri State University, and one copy retained by the Historic Preservation Program, Department of History, Southeast Missouri State University. Upon completion of the survey of the entire district, the original forms and photographs will be forwarded to the State Office of Historic Preservation, Department of Natural Resources in Jefferson City, MO.

Cape Girardeau City Map
Cape Girardeau City Planning Office





Sanborn Fire Insurance Map, Cape Girardeau Mo., 1923

Acknowledgments

Ms. Ruth Dambach, University Printing and Duplicating, and her staff: For all their help in developing all the photographs included in this survey, and well as duplicating and binding the final report.

Cape Girardeau County Employees: For helping with the Property Tax Records of the many buildings included in this survey.

District Homeowners: For their cooperation and assistance.

Employees of Cape City Hall Survey Office: For providing assistance and maps of the survey area.

Cape Girardeau Historic Preservation Commission: For providing assistance and support for continuing survey work in Cape Girardeau.

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Primary Sources

"Cape Girardeau County Tax Records". Jackson, Missouri: Cape Girardeau County Court House, (No Date).

Maps

Plat Maps, City of Cape Girardeau, Department of Planning and Zoning, City Hall. Cape Girardeau, Missouri: (No Date).

Sanborn Fire Insurance Maps. 1900.

Sanborn Fire Insurance Maps. 1908.

Sanborn Fire Insurance Maps. 1931.

Secondary Sources

Douglas, Robert, Sidney. History of Southeast Missouri. Cape Girardeau, Missouri: Ramfre Press, 1961.

Goodspeed, Brothers. History of Southeast Missouri: Embracing an Historical Account of, the Counties of Ste. Genevieve, St. Francois, Perry, Cape Girardeau, Bollinger, Madison, New Madrid, Pemiscot, Dunklin, Scott, Mississippi, Stoddard, Butler, Wayne, and Iron, - and - Including a Department Devoted to the Preservation of Personal, Professional and Private Records. Cape Girardeau, Missouri: Ramfre Press, 1955.

McAlester, Virginia. and McAlester, Lee. A Field Guide to American Houses. New York, New York: Alfred A. Knopf, 1992.

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Fifteenth Census of the United States 1930 Population: Volume III. United States Government Printing Office, 1932, p. 1329, Table 2.

Fourteenth Census of the United States 1920 Population: Volume II. United States Government Printing Office, 1922, p. 562, Table 10.

Thirteenth Census of the United States 1910 Population: Volume II. United States Government Printing Office, (No Date), p. 1071, Table 1.

Oral Interview

Nickell, Frank. "Oral Interview". Cape Girardeau, Missouri: Center for Regional History and Cultural Heritage, Southeast Missouri State University, February 19, 1996.

Stepenoff, Bonnie. "Oral Interview". Cape Girardeau, Missouri:
Center for Regional History and Cultural Heritage, Southeast
Missouri State University, February 19, 1996.

The Sunset Area Survey

Part III

Keller Street to Sunset Boulevard

Cape Girardeau, Missouri

Conducted by
Students of the Historic Preservation Program
Southeast Missouri State University

Spring, 1998

Sara Andre
Julie Bierman
Denise DeGeare
Joshua Headlee
Anne Kern
Katrina Klingaman
Patrick Kronable

Angela Miller
Christina Olson
Lee Rains
Aron Swan
Delilah Tayloe
Melody Tucker
Mandy Wagoner

Survey Coordinator: Carolyn Leffler

HP 588: Legal and Economic Principles of Historic Preservation
Dr. Steven J. Hoffman

Sunset Area Survey Part III

Keller Street to Sunset Boulevard

Students in the Legal and Economic Principles of Historic Preservation class (HP 588), under the guidance of Dr. Steven Hoffman, conducted an architectural survey of homes in the Sunset Area Historic District in Cape Girardeau, Missouri. The main purpose of this survey was to construct an inventory of the residential buildings in the Sunset/West End Boulevard neighborhood for the Historic Preservation Commission of Cape Girardeau.

The area surveyed extends from Keller Street on the east to Sunset Boulevard on the west, and from Independence Street on the south, to Broadway on the north, and includes sections of Lacey, Thilenius, Bessie, Luce, Themis and Whitener Streets.

The Sunset Area historic district is representative of the kinds of neighborhoods built in Cape Girardeau during its age of expansion in the early twentieth century. This neighborhood contains many fine examples of dwellings built by Cape's growing middle class during this period, including houses in the Queen Anne, Craftsman Bungalow, American Four Square and Colonial Revival styles. Later styles also include Cape Cod, Minimal Traditional, Tudor Revival, French Eclectic and Ranch. The area as a whole has retained its integrity despite the intrusion of a few noncontributing properties.

For a more detailed description of the neighborhood's context, please refer to the introductory material in Part I of the survey, completed in Spring of 1996.

Methodology

In the Spring of 1996, students in HP 588: Legal and Economic Principles of Historic Preservation conducted a reconnaissance survey and identified a potential historic district located within the boundaries of West End Boulevard on the east, Caruthers Street on the west, Broadway on the north and Independence on the south. Archival research indicated the area had strong potential as a historic district. Due to the limited time available in a semester, only the easternmost portion of the district was surveyed in 1996. The survey work continued in the Spring of 1997, extending the western boundary from Louisiana Street to Keller Street. During the Spring of 1998, the survey was extended from Keller Street to Sunset Boulevard. Future classes will continue this pattern until the entire district is surveyed.

Students worked in teams of two each, with each team assigned ten to twelve buildings. Each team distributed flyers to homeowners in the neighborhood to inform them of the survey. The students documented their assigned buildings, including taking photographs, researching the history of the building with the use of property tax records and filling out State of Missouri Historic Resource Survey forms based on observations of the building from the street.

This information was compiled, photocopied, and bound. One copy was presented to the Historic Preservation Commission of Cape Girardeau, one copy deposited in the Regional Archives of Southeast Missouri State University, and one copy retained by the Historic Preservation Program, Department of History, Southeast Missouri State University. Upon completion of the survey of the entire district, the original forms and photographs will be forwarded to the State Office of Historic Preservation, Department of Natural Resources in Jefferson City, MO.

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District Homeowners: For their cooperation and assistance.

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The Sunset Area Survey

Part IV

Sunset Boulevard to Caruthers Street

Cape Girardeau, Missouri

Conducted by
Students of the Historic Preservation Program
Southeast Missouri State University

Spring, 1999

Christine Back
Leslie Dingman
Ryan Gilbert
Andrew Halter
Lesley McDaniel

Christina Mitchell
Heather Pobst
Donna Rausch
Tiffany Timken

Survey Coordinator: Elizabeth Henson

Assistant Survey Coordinators: Vickie Devenport, Angela
McMahon, and Landon Smith

HP 588: Legal and Economic Principles of Historic Preservation
Dr. Steven J. Hoffman

Sunset Area Survey Part IV

Sunset Boulevard to Caruthers Street

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Students worked in teams of two each, with each team assigned eighteen to twenty buildings. Each team distributed flyers to homeowners in the neighborhood to inform them of the survey. The students documented their assigned buildings, including taking photographs, researching the history of the building with the use of property tax records and filling out State of Missouri Historic Resource Survey forms based on observations of the building from the street.

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