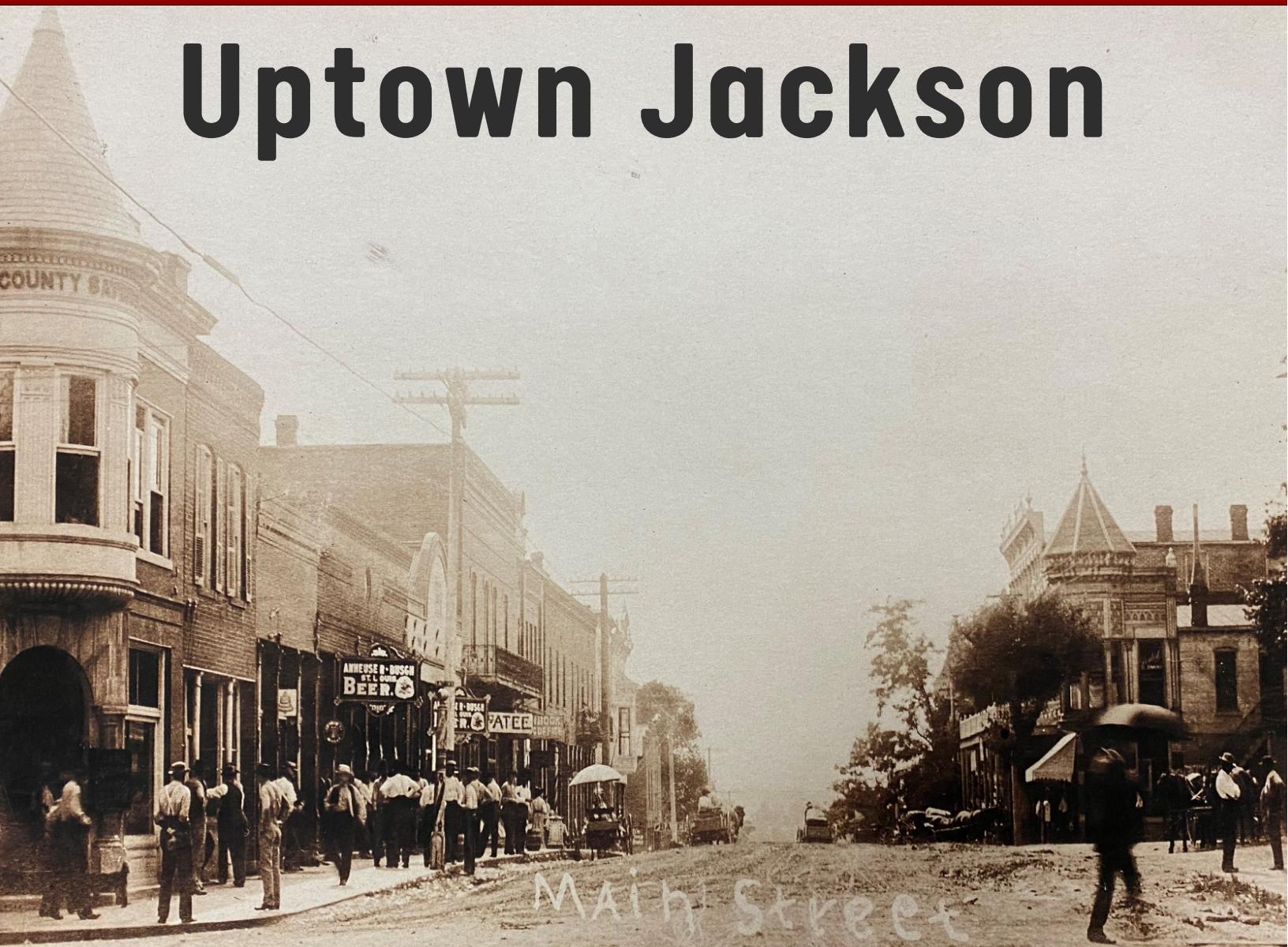


A HISTORIC ARCHITECTURAL  
SURVEY OF

**Uptown Jackson**



# ACKNOWLEDGMENTS

Prepared for:



Prepared by:



RDG Planning & Design  
Omaha and Des Moines  
[www.rdgusa.com](http://www.rdgusa.com)

RDG prepared this reconnaissance survey of historic resources under contract with the City of Jackson. Architectural historian Stephanie Rouse and historical architect Michelle Cunliffe authored the report.

This material was produced with assistance from the Historic Preservation Fund, administered by the National Park Service, Department of the Interior, of the U.S. Government and Missouri Department of Natural Resources, State Historic Preservation Office. Any opinions, findings, and conclusions or recommendations expressed in this material are those of the author(s) and do not necessarily reflect the views of the Department of the Interior or the Department of Natural Resources, State Historic Preservation Office, nor does the mention of trade names or commercial products constitute endorsement or recommendation.

# TABLE OF CONTENTS

## Executive Summary

Chapter One: Background & Survey Methodology.....5

Chapter Two: Survey Results .....13

Chapter Three: Historic Context.....21

Chapter Four: Recommendations.....33

Appendix A: List of Surveyed Properties .....49

Bibliography .....52

Glossary .....53

# EXECUTIVE SUMMARY

Survey is the first step in a comprehensive preservation program. In order to preserve resources one must know what is available. This reconnaissance level survey looked at resources within the approximately 50 acre area of Uptown Jackson. The following were major findings of the survey:

- Of the 126 properties (plus 30 ancillary buildings) surveyed 13 were recommended as potentially eligible for listing in the National Register of Historic Places (National Register).
- No new historic districts were deemed eligible for inclusion in the National Register.
- There is not a strong case for expanding the existing boundaries of the Uptown Jackson Historic District, however there could be a case for doing so with support from building owners.

This project is one of the first surveys conducted by the Jackson Historic Preservation Commission, recently created as part of the Certified Local Government program. An in-person meeting was held in Jackson on November 12, 2020 with several community members in attendance both in-person and virtually to learn more about the project. In addition to digital and hard copies of this final report, the information is available through an interactive, online "Story Map" that highlights the project takeaways and makes it more widely accessible.

This report provides ideas for further research and more intensive survey work to uncover additional historic resources. The report recommends the following:

- Start listing properties in the National Register identified as potentially eligible in this chapter.
- Consider whether there would be value in expanding the Uptown Jackson Historic District to open up tax credit funding for additional building owners to complete restoration work.
- Promote the benefits of historic tax credits to local building owners and coordinate a training session or presentation from the SHPO staff on the process and steps involved in a tax credit funded restoration.
- Conduct an intensive survey of religious structures in Jackson.

The authors of this report would like to thank the staff at the City of Jackson for providing assistance to the survey, members of the Cape Girardeau County Historical Society and Museum, staff at the Cape Girardeau County Archive Center, Jackson Heritage Association, Beverly Hahs, Cathi Stoverink, Steve Ford and the many residents who attended the public meetings.

CHAPTER 1

# BACKGROUND AND METHODOLOGY



## BACKGROUND

In July 2020 the City of Jackson contracted with RDG Planning & Design to conduct a reconnaissance level survey of the approximately 50 acre area encompassing commercial and residential uses (see Figure 1.2). The area included the Uptown Jackson Historic District, listed in 2005 in the National Register of Historic Places.

Architectural Historian Stephanie Rouse and Historical Architect Michelle Cunliffe visited Jackson in November 2020 to walk the district, documenting each property and to visit local repositories.

This survey is the first major activity of the newly formed Certified Local Government (CLG) and will serve as a baseline of information to help with future planning and preservation efforts.

## GOALS AND OBJECTIVES

This survey includes recommendations for future preservation activities, including identification of properties potentially eligible for the National Register of Historic Places. The project goals included:

- Identification of individual properties or districts potentially eligible for listing in the National Register of Historic Places.
- Evaluation of the boundaries of the current Jackson Uptown Commercial Historic District assessment of expansion.
- Develop historic contexts related to the history of Uptown Jackson.
- Develop a historic context for the founding and growth of Jackson and its role in the growth of the region.
- Provide recommendations on future research efforts and available programs.

The survey forms and report will be used by the City of Jackson elected and appointed officials, including the Historic Preservation Commission, as well as residents and community activists. The research can help inform land use policy, funding decisions and an overall preservation program.

## ENGAGEMENT EFFORTS

As one of the first major preservation activities in Jackson, public engagement was an important component of the project. Despite launching the project amidst a world wide pandemic, the public open house in November was still a success. On November 12, 2020 a public open house was held with social distancing criteria in place at the Jackson Civic Center. In addition to many in-person attendees, virtual attendees joined the presentation through a Facebook Live feed. The event was intended to educate the public about the project, its goals and objectives, and to solicit feedback and gather leads from attendees.

FIGURE 1.1: OPEN HOUSE INFORMATION POSTERS

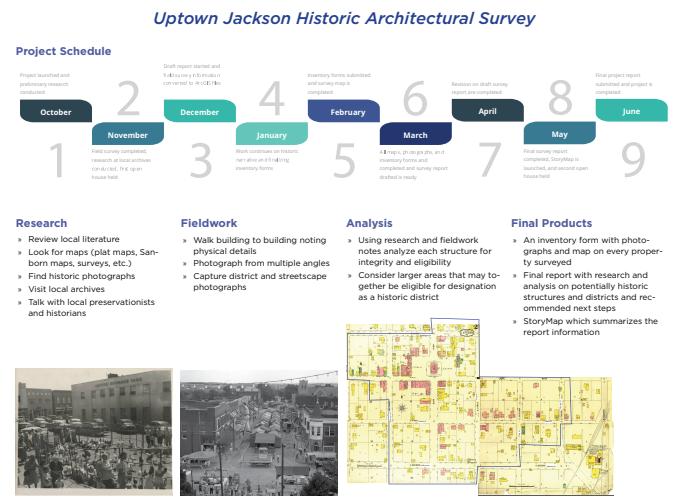
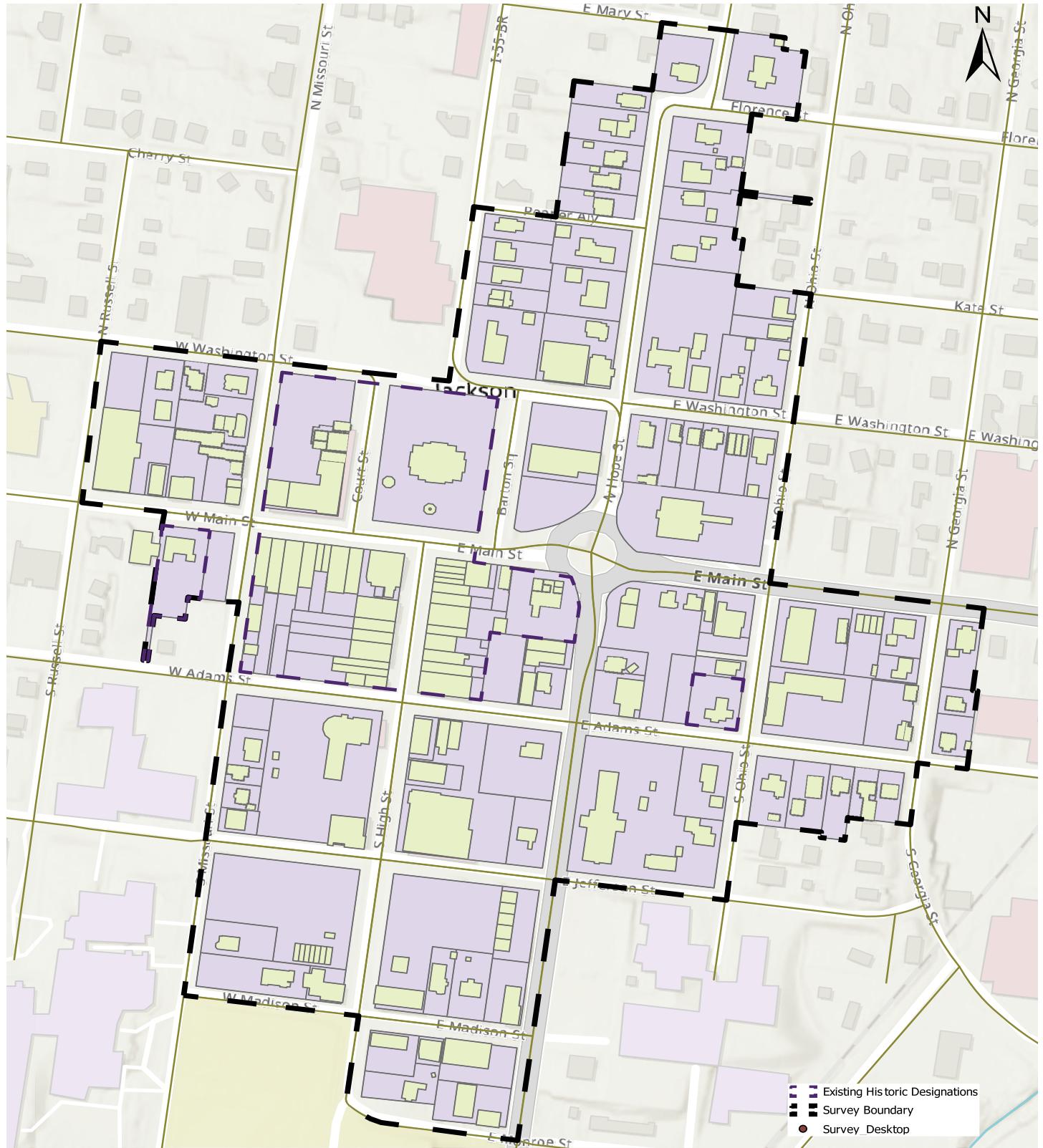


FIGURE 1.2: SURVEY AREA WITH EXISTING HISTORIC DESIGNATION BOUNDARIES



## METHODOLOGY

This section details the survey methods used to complete the reconnaissance work in Jackson. A diagram of the survey process (Figure 1.4) is located on the following pages.

In November 2020, an architectural historian and historical architect from RDG Planning & Design conducted a walking field survey, building upon previous survey work completed during the nomination process of the Jackson Uptown Commercial Historic District. More details on the outcomes are in Chapter 2 and Appendix A.

## GEOGRAPHIC DESCRIPTION

The study area included buildings, structures, sites, and objects within the Uptown Jackson Historic District Survey Area (see Figure 1.2). An estimated 132 resources (some sites like the courthouse have multiple resources) are located within the survey boundaries, 32 of which contribute to the Jackson Uptown Commercial Historic District or are listed individually in the National Register of Historic Places. The survey area is comprised of commercial, government, and residential structures.

The core of the survey area is the historic commercial district and government sector which includes primarily two-story brick structures and a few religious blocks at the periphery. Commercial buildings are built to the property lines with narrow sidewalks in front. Greenery is limited mainly to the former courthouse square; however, some street trees and planters are scattered throughout the business district.

Residential areas surround the business district and range in height from one to two and a half stories with a variety of exterior cladding materials. Setbacks for the residential areas are greater, typically between 10 and 20 feet from the adjacent sidewalk which is placed at the back of curb. The increased setback accommodates trees and landscaping. The varied topography of Jackson necessitates retaining walls in many residential neighborhoods. A few historic walls remain, however most have been replaced with modern materials.

## RESEARCH

Research included books (notably the The History of Jackson, Missouri published in 2002), journals, magazines, newspapers and other written works about the history, culture and settlement of Jackson and its surroundings. Historic photographs, maps (plat, Sanborn, etc.), assessor records, advertisements and other artifacts were also reviewed. Additionally, interviews with local historians as recommended by the City of Jackson, both professional and amateur, were conducted. The following archives were consulted to obtain historical information for Jackson:

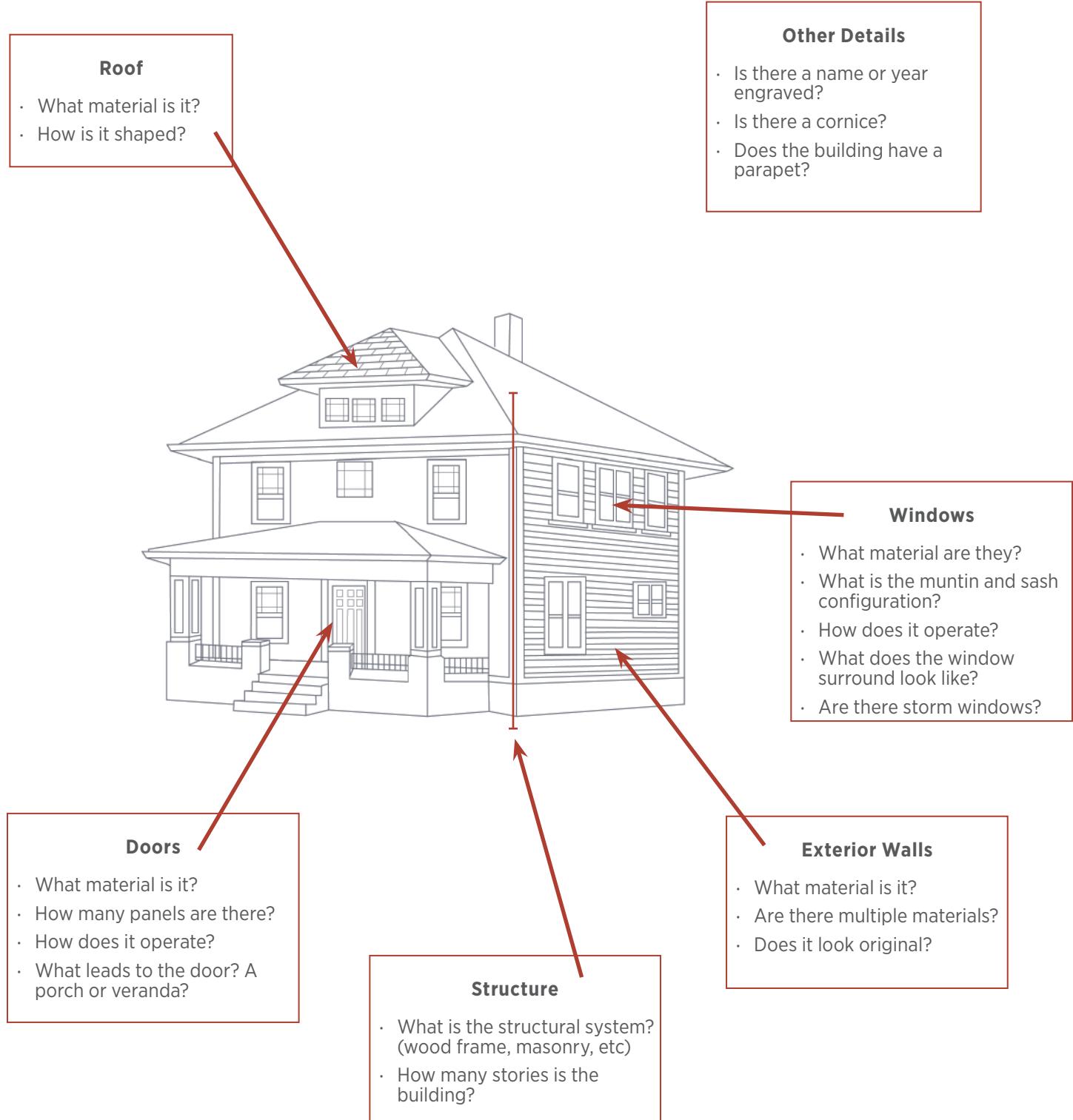
- Cape Girardeau County Archive Center
- Jackson Heritage Association
- Missouri State Historical Society
- City of Jackson
- Cape Girardeau County Historical Society

## DOCUMENTATION

While in the field, the team documented properties according to the Missouri State Historic Preservation Office [SHPO] standards. A mobile device-based system (Survey 123) was used to document in the field conditions. The Missouri SHPO survey form fields were imported into the survey software and were then exported back out into individual forms following the field survey. Subsequent research and documentation work was also added at this time. Each site was automatically uploaded into a GIS map which included the geolocated photographs, available in a GIS viewer as a point-based feature.

The final survey products include:

- An inventory form for each of the surveyed properties within the district.
- Photographs at a minimum 1600x1200 pixel resolution for each property labeled according to the following scheme (Missouri County\_Survey Type\_Survey Number\_001A).
- One large scale aerial map of the entire survey area with property lines, street names, survey boundary, and existing National Register properties and districts.
- Final survey report.



## EVALUATION

Each property in the survey boundary was analyzed based on the architectural style/property type, year of construction, significance and integrity. Based on this information, the properties were evaluated to determine eligibility for National Register listing either individually or as a contributing resource to a potential historic district.

### Architectural Style & Vernacular/Property Type

While completing each inventory form, the architectural style and vernacular or property type was identified for each property. Some structures fall into one of the accepted architectural styles because they possess a level of design, craft, and detail that set them apart from more vernacular property types. These buildings include the popular styles such as Italianate, Queen Anne, or the Bungalow. Others can be classified by their shape or plan such as the Massed Plan Side Gable or I-house. Two books were instrumental in classifying the buildings, "The Buildings of Main Street" by Richard Longstreth and "A Field Guide to American Houses" by Virginia and Lee McAlester.

### Construction Date

Dates of construction can be difficult to identify, especially within older districts such as Uptown Jackson. Many dates are labeled with circa (ca) before the date to establish a "best guess" based on the information available. Early Sanborn Fire Insurance Maps, newspaper clippings, and published materials were used to narrow down the early dates of construction for many buildings. Buildings constructed after the most recent Sanborn Map was published (1931) relied on the Cape Girardeau County Assessor Office to determine the date of construction. Many of these dates are rounded to the nearest decade.

### Significance

The National Register of Historic Places is a recognition program promoting districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering and culture. Historic properties are significant at the local, state, or national level and must be at least 50 years old with a high degree of physical integrity. Properties may be listed in the National Register if they meet at least one of the National Park Service criterion shown in Figure 1.3 below. Guidance on applying the National Register Criterion of Evaluation can be found in the National Register Bulletin entitled "How to Apply the National Register Criteria for Evaluation."

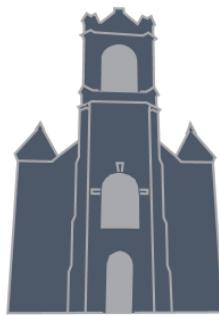
**Figure 1.3: National Register Criterion of Significance**



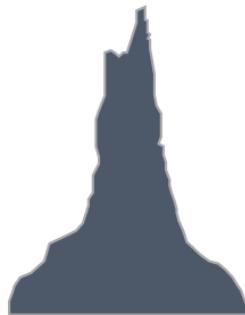
Criterion A



Criterion B



Criterion C



Criterion D

**Events:** association with events or activities that have made a significant contribution to the broad patterns of our history

**People:** association with the lives of persons significant in our past

**Architecture:** association with the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, processes high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction

**Prehistory:** holds the potential to provide important information about prehistory or history

The following property types generally do not qualify for listing in the National Register. However, they may be considered when meeting the criteria listed here, as well as meeting at least one of the four criteria as described in the National Register Bulletin entitled "How to Apply the National Register Criteria for Evaluation."

- **Religious properties** deriving significance from architectural or artistic distinction or historical importance.
- **Moved properties** that are significant for architectural value.
- **Birthplaces or grave sites** if there is no other appropriate site directly associated with a significant person's public life.
- **Cemeteries** that derive primary significance from graves of persons of transcendent importance, from age, distinctive design features, or from association with historic events.
- **Reconstructed buildings** when built in a suitable environment.
- **Commemorative properties** with significant design, age, tradition or symbolic value.
- **Properties of less than 50 years** old that are of exceptional importance.

The survey did not find any cemeteries, birthplaces, grave sites, moved buildings (except for the Jones Drug Store which was moved prior to 1900), reconstructed properties, commemorative properties or properties achieving significance within the past 50 years that would qualify under these circumstances.

Each property's survey form indicates the potential eligibility on an individual or district level (Box 20). Any potentially eligible properties are discussed further in Chapter 4 Recommendations.

## Historic Integrity

Integrity is the ability of a property to convey its significance and is important to determine the eligibility of a property. While it's tempting to recognize all old buildings, especially those with social or local significance, not all buildings will be eligible for inclusion in the National Register of Historic Places. Often a downtown commercial district played a significant role in the town's development, however, because of the lack of integrity is not eligible for nomination as a district. A property's integrity is evaluated against the following physical qualities:

- **Association** is the connection between a historic property and an event, activity, or person. Does the property maintain a direct link with its recommended significance?
- **Design** is quality of integrity applying to the elements that create the physical form, plan, space, structure, and style of a property. Has the overall appearance/layout been significantly altered?
- **Feeling** is the ability of a historic property to evoke the aesthetic or historic sense of a past time and place. Does the property provide a sense of the historic time period?
- **Location** relates to the geographic place of the resource during the period of significance. Has the property been moved from its historic location?
- **Materials** assess whether the physical elements used in a historic property remain as they did during the period of significance. Has much of the historic fabric been replaced with non-historic material?
- **Setting** applies to the physical environment of a historic property. Is the area surrounding the property much as it was historically?
- **Workmanship** measures the integrity of a historic property in relation to the physical evidence of the crafts of a particular culture, people, or artisan. Is the care and craftsmanship of the historic period still evident?

Each property was evaluated using the above integrity criteria to assist in the determination of its National Register eligibility.

**Figure 1.4:** Diagram of Reconnaissance Survey Methodology

## Reconnaissance Survey Methodology

The reconnaissance survey consists of research, photography, data collection, and Geographic Information Systems (GIS) mapping. Reconnaissance Surveys include both new and previously surveyed properties and are identified through preliminary research or during fieldwork



### Survey Extent

The survey area is defined at the start of the project. Only historic properties visible from the public right-of-way are documented as a reconnaissance survey does not go onto private property.



### Research

Research includes books, journals, magazines, newspapers, and other written works about the history, culture, and settlement of the area and its communities. Additional historic photographs, advertisements, and other artifacts are reviewed.



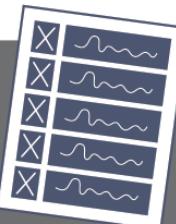
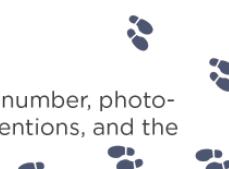
### Field Survey and Identification

Properties more than 40 years old are surveyed according to the NeHRSI manual. Location and physical status of previously surveyed properties are verified and additional properties meeting criteria are identified. Survey 123, a mobile application, is used to note exterior building details and is geolocated to the property boundaries.



### Documentation

Following the field survey, each new property is assigned an NeHRSI number, photographs are exported and labeled according to standard naming conventions, and the data is verified for accuracy.



### Evaluation

Each property is then evaluated based on integrity and significance to determine eligibility for inclusion in the National Register of Historic Places. Resources must be 50 years old and in their original location or possess exceptional significance. Any potentially eligible properties nearing the 50 year mark are noted.

## CHAPTER 2

# SURVEY RESULTS



# LOCATION AND SETTING

The survey area is centered on the roundabout at Main Street and Hope Street. The area stretches east to Georgia Street and west to Russell Street. The northern boundary is Mary Street and the southern boundary Monroe Street. These streets are approximate as the exact boundaries jog around large sites such as the high school or the new county courthouse. The core of the survey is the Jackson Uptown Commercial Historic District (listed 2005) located along High Street and West Main Street. The survey area has three distinct areas: residential, religious and commercial.

## Residential

The residential areas are characterized by rolling hills with established tree canopy and greater front setbacks and larger lots. Sidewalks, when present, are generally located a few feet from the curb. There is a concentration of residential homes at the north end of the survey area, however scattered residential sites are also located at the south and southeast edges of the district, adjacent to commercial and religious institutions.

FIGURE 2.1: RESIDENTIAL AREAS



## Commercial

The commercial district is generally located along more even terrain with little landscaping, more reminiscent of a historic urban district. The buildings are built to their front and side property lines, some with parking in the rear. When on major thoroughfares such as Hope Street, the commercial or religious buildings are set back between five and ten feet. The district never developed on an alley system and is still not prevalent today. Surface parking is located behind the buildings along Main and High Streets on lots once used for dwellings.

## Religious

A concentration of religious institutions developed on the 200 block of South High Street. These blocks have larger buildings and therefore create a more continuous street facade. The 300 block of South High Street has become a sea of surface parking for the churches and the high school just to the west of the survey area.

FIGURE 2.2: COMMERCIAL AND RELIGIOUS AREAS



# FUNCTIONAL PROPERTY TYPES

The functional property type, or use, was identified for each property. While the architectural style speaks to the elements of a building, the functional property type relates how the property was used or its associative characteristics. The National Register Bulletin entitled "How to Complete the National Register Form" was referenced to classify current and historic use. Most buildings surveyed are used for commerce/trade or domestic single dwelling, however several are religious uses.



## Commerce

Commercial buildings dominate the district with 30 buildings, however an additional 18 buildings have an office use. Two buildings are associated with the Cape Girardeau County Historical Society which are not commercial, but do function in a commercial manner. Commercial uses include hair salons, general retail, restaurants, entertainment, a laundry mat, and three auto-related businesses. The variety of uses and very few vacant structures (five total) reflects a thriving business district, reminiscent of the early uses found around 1900. While the furniture stores, undertakers, groceries, and banks have left the survey area, the churches and courthouse have remained. A changing economy has lead to an increase in retail stores geared towards decorative and household items, instead of the daily needs items once found at a general store.

The commercial buildings in the district were primarily all constructed in the early 1900s, however a few mid-century buildings dot the survey area. Most have flat roofs and rectangular plans with the narrow side built to the front property line. Nearly all structures are brick load bearing structures with full basements. Unfortunately, many of the original cast iron storefronts have been replaced with large, modern aluminum framed storefront systems. The two-story commercial buildings have a mix of original and replacement double-hung windows showing the distinction between the public first floors and private second floors.

The architectural styles are very simple, with most constructed as one or two part commercial blocks. While many buildings have elements from the Victorian era of architecture such as the Italianate designs of the C.H. Wolter building, few were built according to one style.



## Government

Properties under the government context involve the act or process of governing, the organization, machinery, or agency through which a political unit exercises authority and performs functions, complex political institutions, and laws and customs through which the function of governing is performed.

A number of government buildings are located in the downtown area, and multiple government buildings are located within the boundaries. The most prominent is the Cape Girardeau County Courthouse which has had a home at this location since 1837, despite the various buildings constructed over the years. Another, less obvious example is the Missouri State Highway Patrol offices (129 Court Street).



## Religious

The religion context involves beliefs including sacred places; practices and rituals manifest in literature, music, burial, paraphernalia and buildings; ecclesiastical organization including clergy and holy men, missionaries and congregations; social aspects including intolerance, missions, etc. Religious properties are usually eligible for inclusion in the National Register when assessed for architectural distinction or historical importance.

There are seven properties that were identified with religious uses. Each of the church buildings are in their original locations, but have been altered over the years or completely rebuilt. The styles vary and include late Victorian, various revival styles, and modern. These institutions provide a necessary anchor to downtown, however they have contributed to the demolition of other historic structures to make room for surface parking needed for church attendees.



## Domestic

There are 52 properties that are single dwelling uses, with an additional 3 duplexes and 1 apartment building. Domestic uses are clustered at the north end of the survey area as well as the south and southeast, but historic development patterns and recent demolition and infill

have left several residential uses adjacent to commercial areas.

Architectural styles and dates of construction vary widely from building to building. Some date to the earliest periods of occupation in Jackson, prior to the incorporation of the city, while others have been constructed within the past 50 years. Some homes are high styles such as Colonial Revival or Tudor, while others are more simple vernacular styles such as the I-house or gable front.



## Communication

The communication context covers the transfer of information from person to person or point to point. This includes non-verbal and symbolic, written and spoken language, mechanical and electronic, oral, audial, visual and tactile, telegraphy, postal, telephonic, radio, television, and newspaper. Examples in Jackson include the AT & T building at 106 S Ohio Street and the post office at 204 E Main Street.



## Transportation

The transportation context represents the carrying, moving, or conveying of materials and people from one place to another. Examples of associated property types include roads, gas stations, bridges, railroad stations and depots. Jackson Muffler at 123 S Hope Street is an example of a long time transportation use building as photographic evidence shows its use for transportation needs from the beginning.



## Association

Association is related to social organizations. In Jackson, an example would be the Masonic Lodge. These social organizations developed out of a mutual interest in science, trade, professions, sports, politics and humanitarian efforts. These can be fraternal and benevolent associations or organizations around trade, special interests, education, political, professional or business.

# ARCHITECTURAL STYLES AND BUILDING FORMS



The historic context of settlement and architecture relates to the division, acquisition, and ownership of land. Single-dwelling homes dominated the surveyed properties related to this context. A variety of architectural styles representing a range of building periods were documented. The following architectural periods and styles correlate to those used for National Register listing.

### **Colonial (1600-1820)**

The styles that emerged following the Revolutionary War in the period between 1775 and the early 1800s were adaptions of earlier architecture from democratic societies like the Romans and Greeks, intended to convey the aspirations of the new country.

### **Federal**

Federal, also known as Adamesque style, was dominant between 1780 and 1820 during a period of rapid population growth. Most homes have few exterior details, except possible in a fanlight or Palladian window. These adaptations of early Georgian architecture were subsequently replaced by Greek Revival beginning in the 1820s.



## **Mid-19th Century (1820-1860)**

The Romantic Period was a time of high style and design where various architectural styles were built at the same time, unlike the Colonial era where one style dominated. Only one style from this period of building remains within the survey area. Examples of Gothic Revival, Italianate, and Exotic Revivals were not found.

### **Greek Revival**

This style was popular from 1820-1860 and used a classical vocabulary. The plan is often rectangular with interior spaces divided irregularly. It often features a two-story temple front with pedimented gable and decorative cornice.



## **Victorian (1850-1910)**

The Victorian Period, named so for Britain's Queen Victoria, reflected an architecture that was altered by advances in construction techniques such as the balloon frame and mass-produced parts (doors, windows, etc) resulting from industrialization. Most styles during this period were based on Medieval versions. Color, texture, and asymmetry were common.

### **Gothic**

Following the Civil War, High Victorian Gothic architecture became common in public buildings and mansions. Similar to the Gothic Revival style, Victorian Gothic architecture is often brick or stone with decorative masonry, quoins, pressed brick, and terra cotta panels. Fenestration is accented with brick or stone trim, often in contrasting colors.



### **Italianate**

Italianate was a popular style between 1870 and 1890 for domestic architecture. It can also be seen in many downtown commercial buildings built during this time. In domestic architecture, houses were two stories with low-pitched, hip roofs, wide eaves supported by heavy brackets, tall narrow windows, and front porches.



## **Queen Anne**

A highly decorated style common at the end of the 19th century, Queen Anne is extensively popular in domestic architecture even though its popularity was relatively short lived. These homes were often two-stories in height with asymmetrical facades and steeply pitched roofs. Surfaces were usually varied with texture, gingerbread trim, and prominent towers.



## **Renaissance**

Two periods characterize the Renaissance Revival style. The first (1840 - 1890) is a formal style with symmetrical, cube forms. Italian elements along with rusticated quoins, architrave framed fenestration, and entablatures or pediments are common. The Second Renaissance Revival began (1890 - 1920) and differed from the first period in scale and size. These buildings are larger and usually three stories or more with horizontal divisions defined through belt or string courses of brick. Each floor is often treated with different decoration. The roof is accentuated with projecting cornices and a balustrade.



## **Late 19th and 20th Century Revivals (1880-1940)**

The greatest proliferation of styles, specifically in residential properties within the survey area, were built as late 19th and early 20th century revivals. These styles, also known as the Eclectic movement, draw from all the previous architectural traditions from ancient classical through the classical era.

### **Classical Revival**

Also known as Neoclassical Revival, this style of architecture was most prominent in the first few decades of the 20th century and is characterized by symmetrical facades and classical columns framing the front facade.



### **Colonial Revival**

A style popular between 1900 and 1940 characterized by simple, symmetrical, classically derived entrances often framed by columns. Features include side gable roofs with dormers, columns and shutters when seen in residential construction.



## **Italian Renaissance**

A style popular between 1890 and 1940 characterized by wide, overhanging bracketed eaves. Doors and windows are often arched with distinctive lintels. In commercial buildings rusticated stonework, horizontal brick or stone bands and elaborate pediments or patterns are often found.



## **Mission/Spanish Colonial Revival**

This style was popular from about 1890 through 1930 and is inspired by the architecture of Spain and Latin America. Typical features include low-pitched roofs with no eaves or a low pitched roof with red clay tile. Rounded windows and doors, stucco walls and asymmetrical facades are common.



## **Tudor Revival**

A common 1920s and 1930s style of architecture blending late English Medieval styles. Steep gables, half-timbering, and stucco, wood and stone materials characterize this type of construction.



## **Late 19th and 20th Century American Movements (1890-1930)**

The styles that were developed in the early 20th century are characteristic of Frank Lloyd Wright and the Prairie School of Architecture. The homes developed during this period featured long, low roof lines and overhangs, took advantage of passive heating and cooling, and took design cues from nature.

## **Bungalow/Craftsman**

A style popular beginning in the late 19th century and continuing through 1940 which is characterized by overhanging eaves, large open porches with square columns and low pitched roofs.



## **Modern Movement (1925-1960)**

Modernism was a style that began early in the 20th century, but took hold into the 1940s and 1950s. The style diverged from the detail oriented designs of the past, preferring to use geometry and clean lines. The idiom 'form follows function' took over, replacing decoration for decorations sake.

## **Moderne**

An architectural style common between 1930 and 1950 featuring streamlined simplicity and the sculptural use of rectilinear geometric forms. This style was a less ornamented, streamlined version of Art Deco. Smooth walls, rounded corners, and curved glass identify these buildings.



## **Commercial Styles**

Commercial vernacular buildings are very common in downtowns. This style employs a simple style of commercial construction popular between 1860 and 1930 characterized by large retail windows and recessed entrances on the first floor. They typically employ a rectangular plan with shallow projections. The simplicity of the commercial style has been broken down into building forms as defined in "The Buildings of Main Street" by Richard Longstreth.

### **One-Part Commercial Block**

One prevalent commercial style is the one-part commercial block. Within the survey area 21 buildings were identified with this style. These buildings are one-story and are designed similar to a two-part commercial block, but without the second story. The design is simple with some facade decoration such as the corbeled brick seen in the image below. This building style was developed around the mid-19th century and common in smaller communities.



### **Two-Part Commercial Block**

The two-part commercial block was prevalent between 1850 and 1950, with design origins in the Roman antiquities. These buildings were typically a dwelling-business configuration with residential units above the storefront on the first floor. The upper floors sometimes housed one family, other times were divided into multiple apartments or used for other office and business needs. Many of the commercial buildings along High Street in Jackson are two-part commercial blocks. In total, 14 buildings were identified as two-part commercial block structures.



## CHAPTER 3

# HISTORIC CONTEXT



# ESTABLISHING YEARS

Jackson, Missouri is located about ten miles west of the Missouri River, northeast of Cape Girardeau, and was the second town established in the Cape Girardeau District. The first Europeans to set foot on what is now Missouri were Father Jacques Marquette and Louis Joliet in 1673. The land was claimed for France in 1682 by explorer Robert Cavalier but in 1762 was given to Spain under the Treaty of Fontainebleau, officially taking control in 1770. In 1795 French-Canadian Louis Lorimier received a land grant of about 6,600 acres which became the Cape Girardeau District. The name is derived from Jean D. Girardot, a French soldier who established a trading post in 1733 on the Missouri River in the area. The place became known as Cape Girardot, a name that stuck with locals even after Girardot moved away.<sup>1</sup>

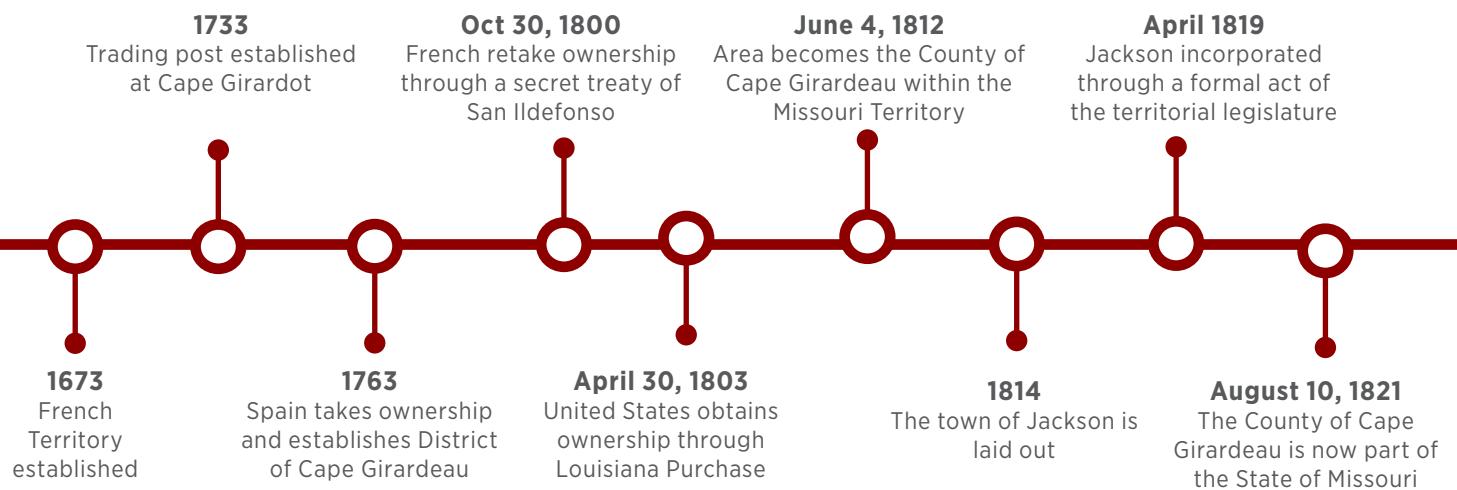
Americans began arriving that same year and were granted land under two conditions—that they make improvements and abide by Spanish law. The first areas to be settled were southwest of Cape Girardeau. The first to settle in the area now known as Jackson was William Dougherty in 1798.<sup>2</sup> In 1803 the United States spent \$15 million on the Louisiana Purchase to acquire the land from France. Early settlers' land claims came into question because their land grants were made under the Spanish government, despite the transfer of the land in 1800 to the French under a secret treaty. The District of Louisiana was created in 1804 which encompassed the current state of Missouri.

In 1813, the area including Jackson changed from the Louisiana Territory to the Missouri Territory which necessitated a new county seat for the Cape Girardeau District. The town of Cape Girardeau lost the county seat title after questions were raised on legitimacy of title of land donated by Louis Lorimer for the courthouse construction upon his death.<sup>3</sup> It was decided to move the county seat to a new area which was growing and free of any land title snags.<sup>4</sup> In February 1814, commissioners met to select a site for the town leading to the purchase of 50 acres of land along Hubbell Creek from William Ashley at a cost of \$500.<sup>5</sup> James Mills provided additional land which is where the first courthouse and jail were built. The town was laid out by Bartholomew Cousins<sup>6</sup> and given the name Jackson for the military hero Andrew Jackson, who would later become the seventh president of the United States.

**Figure 3.1:** Original town plat of Jackson



Source: Cape Girardeau County Archive Center



The commercial lots were situated at some of the highest elevations in the area on Mill Hill with creeks on the east and west ends. This provided protection from flooding and visibility to the surrounding residential neighborhoods. The district quickly became known as Uptown Jackson and served the growing farming community.<sup>7</sup> The first store was opened by a Virginia native, Mr. Echardt. Joseph Frizel, a notable community member and the first owner of the Frizel-Welling House (listed in the National Register), opened the first general store in 1816 on the southeast corner of Main and High Streets.<sup>8</sup>

As early as the 1790s, settlers from Tennessee, Kentucky, and the Carolinas moved to the area to start their homesteads.<sup>9</sup> Many early settlers were German, influencing the architecture and culture of the area well into the 20th century. In the early 19th century Jackson was situated at the crossroads for settlement in Southeast Missouri, assisting in its early growth. The location of Jackson in the south meant that slavery was a very real part of its history. Numerous residents in Cape Girardeau County owned as many as ten slaves. Several of the most prominent buildings in Jackson, including the Rock House (119 N Missouri Street), were built by slave labor who mined stone from a nearby quarry to build the structure.<sup>10</sup>

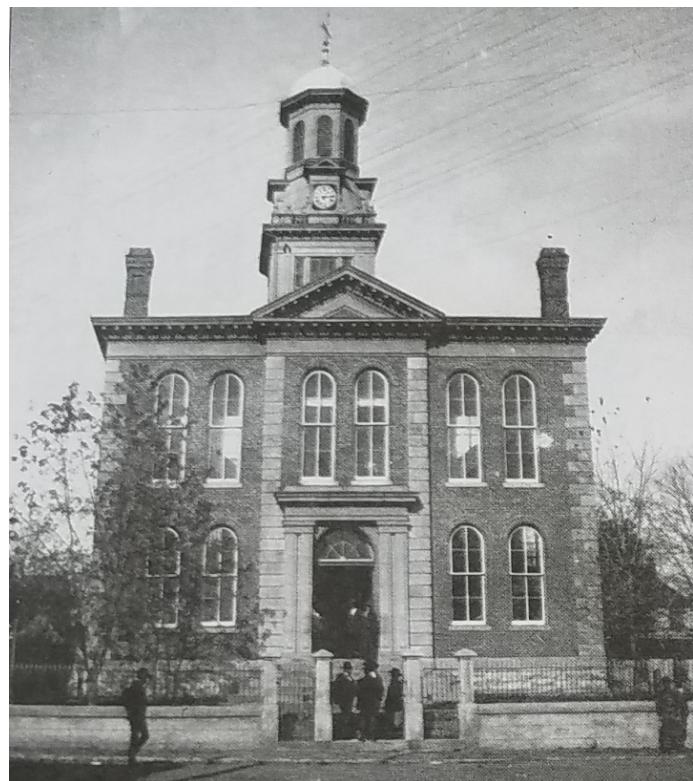
By 1818 the town had 300 residents and some 60 homes, 5 stores, 2 shoemaker shops, 2 schools, a tannery and was described as having “a population that is moral, intelligent, and truly religious.”<sup>11</sup> Another source had a rather different perspective of the community and described it as “in a rather chaotic state [lacking] some of the restraint and much of the refinement of older communities.”<sup>12</sup> Unfortunately, this early growth came to a halt from the 1830s through the end of the Civil War. After the War, two developments served to jump start Jackson’s economy in the 1870’s and 1880’s: transportation and milling. During this time the Jackson branch of the St. Louis, Iron Mountain and Southern Railroad line was completed, and two large flour mills opened.<sup>13</sup>

In 1818 the first permanent courthouse was constructed by John Davis for \$2,450 but was replaced in 1837 by a square brick and stone building located on the “most suitable part of the public square.”<sup>14</sup> Known as the Virginia Square plan, the lot was created by removing the southwest and southeast quarters of blocks 17 and 14 of the Original Town (the original plat map of Jackson). The courthouse was then built at the center of this rectangle so that High Street terminated at the north and south ends

of the building. The design for the courthouse square was one of only two in the state of Missouri.<sup>15</sup> A third courthouse was built in the same location in 1872 after the former building burned in 1870. This new courthouse cost \$25,000 to complete.

Substantial growth over the next several decades led to the need for a larger courthouse. In 1908 the county's fourth permanent courthouse was completed immediately adjacent to the 1872 courthouse at a cost of about \$98,000. This project was partially funded with \$75,000 in voter approved bonds.<sup>16</sup> Additional land was required and was obtained by acquiring the northeast and northwest sections of blocks 17 and 14 of the Original Town Addition. To complete the new Harrisonburg Square plan two north-south streets on either side of the new narrow center block were added (Court and Barton Streets). This new central configuration influenced the building's design greatly. Courthouses on blocks surrounded by streets were often designed with four identical facades, as seen in the 1908 Cape Girardeau County Courthouse. Both the new and old courthouses stood for a year together to help transition the occupants and materials from the old structure to the new structure as seen on the 1908 Sanborn Fire Insurance Map. This fourth courthouse would later be replaced by a fifth courthouse, located to the northwest in 2020.

**Figure 3.2:** Third courthouse as seen in 1900



Source: 100th Anniversary of Jackson Homecomers

## TOWN SQUARE EVOLUTION

The village green, or town square, has changed over time. What was first an area for animal grazing became a public meeting space. Eventually the square was used for the county courthouse. Many designs for the town square emerged in the early years, two of which were employed in Jackson.

### Virginia Square

The first iteration of the Jackson town square used the Virginia Square design.



This was an incomplete version of the Lancaster Square which placed the courthouse in the center of the grid, causing all streets to terminate mid-block at the square. In the case of Jackson, only half the square was built upon so that the north and south street terminated at the square but Main Street, running east and west, continued uninterrupted on the south side of the building.

### Harrisonburg Square

When the courthouse was enlarged in 1908 more space was required. As a result, the Harrisonburg Square plan was used which maintained open east-west connections on Main Street and extended the square north to the edge of North First Street. In the Harrisonburg Square the north-south street terminates midblock at the square while east-west continue along the square. Two short streets are created which run the length of the square on the east and west sides.

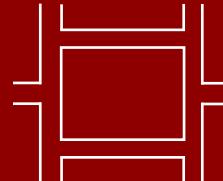
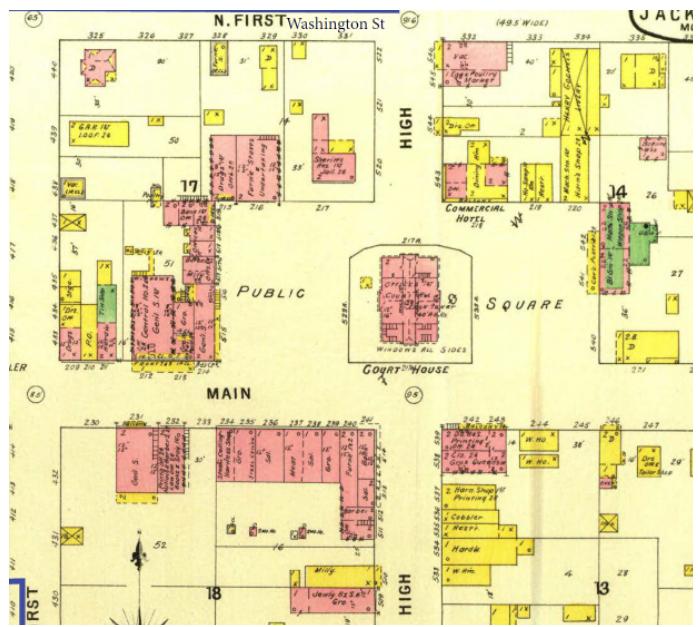
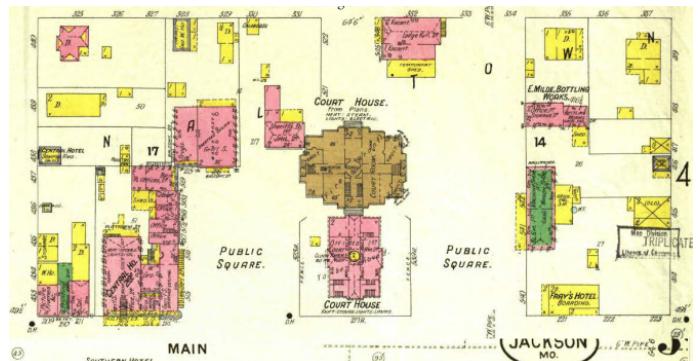


Figure 3.3: 1895 Sanborn Fire Insurance Map



Source: Library of Congress

Figure 3.4: 1908 Sanborn Fire Insurance Map



Source: Library of Congress

Surrounding the courthouse was the commercial business district, constructed primarily wood frame structures. In 1888, however, the largest fire in Jackson's history destroyed all the structures on the south side of Main Street and the west half of High Street. Only one building on the northeast corner of Main and Missouri survived, Fritz Obermiller's store. The local paper reported the structures burned in less than two hours<sup>17</sup> due in part to the lack of an organized fire department at the time. The article listed the Robb Hotel (the largest hotel in Jackson at the time), Gerry Sibley's grocery and restaurant, W.C. Hays Meat Shop, the Dormeyer and Milde Harness shop and three saloons, known as "battle row" because of the fights that broke out behind the swinging doors, as all lost.<sup>18</sup>

Like most communities who experienced devastating fires in their primarily wood frame commercial districts, the merchants of Jackson learned their lesson. When replacing the buildings, the material of choice was the more fire-resistant brick. Between 1890 and 1910 Jackson experienced a period of extensive growth. Businesses not affected by the fire on West High Street also chose to rebuild more lasting and substantial structures and used brick.

**Figure 3.5: 1888 Fire**



Source: Silver Anniversary of Jackson Homecomers 1949

**Figure 3.6: 1923 Tornado Damage on Barton Street**



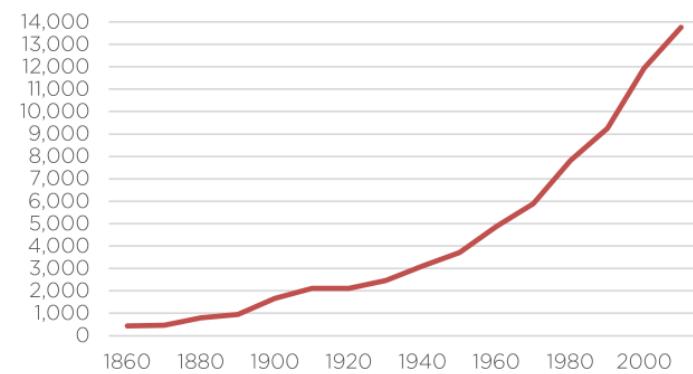
Source: Jackson Heritage Association

The businesses of Jackson endured yet another trial when early on Sunday, March 11, 1923 a cyclone hit the uptown commercial area. The storm hit the cemetery at the south end of High Street and moved northeast, cutting a two-block wide path through the district. The Masonic Hall, Episcopal Church, Corinthian Baptist Church, and three homes were destroyed.<sup>19</sup> Additional damage in the form of missing storefronts, roofs and damaged cornices and windows were a result. Damages were estimated at over \$100,000 (or about \$1.5 million in 2021 dollars), but the city was fortunate that no lives were lost that day.<sup>20</sup>

## GROWTH AND PROSPERITY

In 1905 the city built a power plant and water works. Two fire departments and one firehouse were also built at this time. The construction of public facilities was in response to the population growth that began in 1904 and continued through 1907 as the greatest period of growth, according to the Southeast Missourian newspaper. The 1906 population was 2,189, up by 209 residents in just two years.<sup>21</sup> The continued growth over the next decade led to a reported housing shortage in 1922. In 1934 when International Shoe Company reopened their factory it ignited the “greatest building revival in Jackson history” and resulted in 31 new homes constructed.<sup>22</sup>

**FIGURE 3.7: POPULATION GROWTH 1860-2010**



*“Farmers came [to Jackson] from 75-100 miles away to have wheat and corn ground. The mill was not just a place of business, but a way of life. During harvest season, farmers brought their entire families to camp for several days while their turns came to grind grain. It became an occasion for social exchange of new ideas. Settlers became acquainted with others from many miles away while exchanging local, state and world news.”<sup>56</sup>*

## TRANSPORTATION

Transportation has a substantial impact on town growth, especially so in the early years of settlement. Connections to surrounding communities to transport goods was imperative to growth and survival in a young town. The first road was built in 1805 from Dougherty's farm in Jackson to Louis Lorimier's ferry in Cape Girardeau. Jackson served as the hub of many improved routes in the early 1800s, serving the surrounding rural farming community.<sup>23</sup> A need for improved transportation was realized in the 1850s, leading to a toll road from Cape Girardeau to Burfordville known as the Cape Girardeau Macadamize and Plank Road. Jackson had three stops on the route, one of which still stands today at 816 Old Cape Road. By 1908 the toll system was abandoned.<sup>24</sup>

**Figure 3.7:** Road between Cape Girardeau and Jackson in 1916



Source: Cape Girardeau County Historical Society

Jackson's growth in the first quarter of the nineteenth century was affected by its lack of a direct connection to transportation options. Steamboat travel and transport became a key component in the development for towns up and down the Mississippi River. In 1817 the first steamboat to navigate the Mississippi River above the Ohio River, the Zebulon M Pike, reached St. Louis about 100 miles north of Jackson. As the growth of the industry and navigation improved in the 1830s, Jackson's growth slowed compared to Cape Girardeau, which had direct access to the Mississippi River, and led to their rise as a port city. The massive growth of the railroad beginning in the 1860s helped boost Jackson as an economic center once again. The St. Louis, Iron Mountain Railroad provided connections to ship agricultural products and other goods throughout the nation. These connections

gave companies like the Cape County Milling Company (established 1895) the assurance needed to locate their business in Jackson. The Cape County Milling Company was a major employer for Jackson, with 90 men operating the mill which processed wheat and corn from a radius of nearly 100 miles.<sup>25</sup> In 1905 the Cape Girardeau and Northern Railroad line was completed, having reached Jackson in 1904. The line was abandoned during World War I.<sup>26</sup>

In the early 1900s the train gave way to the automobile as the primary form of transportation. This led to more wear and tear on the dirt roads and increasingly poor conditions. The \$60,000 "Get Missouri Out of the Mud" bond issue and the Centennial Road Law passed the legislature in 1921, authorizing the improvement of roads throughout the state. Jackson's position as the county seat meant the town would be connected in all directions by Highway 25 and Route 9 (now Route 72) and by 1925 to St. Louis through an all-paved road, mostly of concrete. In 1955 Interstate Highway 55 was routed just outside Jackson.<sup>27</sup> This new regional connection shifted some of Jackson's economic focus from agricultural to industrial production.

The automobile eventually drove the Missouri Pacific Railroad to cease operations of freight shipment on the line in 1984. The Jackson Industrial Development Corporation revived the Jackson and Southern Railroad to maintain shipment through the city shortly after. In 2020, a tourism train allows visitors to experience what it was like to travel by train in the early days of Jackson.

**Figure 3.8:** Dirt Roads on Main Street



Source: Cape Girardeau County Historical Society

## COMMERCE

The first business to operate in Jackson was opened by a Virginian referenced only as Mr. Eckhardt in historical documents. Other early businessmen were Samuel Cupples, Joseph Frizel, George Scripps, Nathan Vanhorn and Dr. Thomas Neale. A tannery on the edge of town was operated by William McGuire and a stillhouse by Caleb Flyenwider. Other early occupations in Jackson included physicians, saddle maker, blacksmiths, cabinet maker, carpenter and lawyers.<sup>28</sup> In 1818 the third federal land sales office in the Missouri Territory was opened in Jackson, followed in 1819 by the Missouri Herald, the first newspaper. In 1841 the third branch of the State Bank opened in Jackson with a capital of \$120,000.

Milling was among the earliest industries in Jackson. In 1895 the Cape County Milling Company was organized with three mills, two in Jackson and one at Burfordville. About 90 men were employed at just one of the Jackson mills alone. By 1914 the mill was producing 1,500 barrels per day and by 1930 were producing 1,700 barrels of flour and 1,500 barrels of cornmeal a day. Their success was due in part to their early adoption of new technologies such as the Hungarian system (also known as roller milling invented in Hungary in 1865), and the Alsop Process which used nitrogen peroxide and passed an electric current through the air to bleach flour. In 1904 they were awarded bronze medals and cited at the Louisiana Purchase Exhibition in St. Louis. Their leading brand of flour was Gold Leaf, a soft wheat flour good for cakes and pastries.<sup>29</sup>

**Figure 3.9: Burfordville Mill**



Source: Silver Anniversary of Jackson Homecomers 1949

Another early industry in Jackson was the printing press. In 1871 the Missouri Cash-Book was established by W.L. Malone and remains an important source of information for residents still today. The paper went through many changes over the past 150 years including in 1962 when it was purchased by John Hoffman and merged with the Cape County Post and renamed the Jackson Pioneer. It was then purchased by Wayne Freeman who renamed the paper the Post and Cash-Book. In January 1977 the paper received yet another name change, back to the Cash-Book Journal.<sup>30</sup> The original location was just a few doors down from its early 1900s home in the Strickland Building on West Main Street.

The Cape County Livestock Shipping Association had a great impact on Jackson's growth and development. The company was organized in 1921 to help ship livestock to market in the National Stockyards in Illinois.<sup>31</sup> As one of the largest stockyard companies in Missouri, they boasted a membership of 1,300 farmers at their peak. Beginning in 1928, they hosted an annual event filled with activities and livestock contests known as "Livestock Day." This lasted until 1977 when the Association was disbanded as a result of declining demand for railroad transportation of cattle.<sup>32</sup> At the time, they were the last remaining of the 200 livestock organizations known to have existed and the last to use railroad cars for shipment.<sup>33</sup> The impact of cattle in Jackson is memorialized in a 1939 Works Progress Administration mural depicting cattle loading into a railroad car in the post office done by Adolph E Kies.<sup>34</sup>

Another major employer for early Jackson residents was the Goodwin Company, established in 1902. The wholesale poultry and egg business moved to Jackson in 1907 and built a large start-to-finish facility which also included an ice manufacturing plant and a cream station. The railroad also helped the Goodwin Company, which grew to one of the largest producers in the nation until 1950.<sup>35</sup>

The C.H. Wolter Buggy and Harness Shop began at 131 W Main Street in 1898. Mr. Wolter supplied leather equipment, harnesses, saddles and buggies which he assembled in the basement. A large pulley elevator was used to hoist the buggy to the main floor when it was complete. These buggies sold for between \$40 and \$60 or about \$1,300 in 2021 dollars. When the buggy was replaced by the automobile, Mr. Wolter moved into the farm seed business, which continued under his apprentice Mr. Alpha Willer as the Willer Seed Company beginning

in 1945. One of the trademarks of the building still today is the full-sized grey plaster horse that was first placed in the storefront window in 1898.<sup>36</sup>

**Figure 3.10: C.H. Wolter Harness and Buggy Shop**



Source: Cape Girardeau County Historical Society

Jones Drug Store is another Uptown Jackson business with a long history. It was established in 1871 by Henry L Jones and remained in the family until 1968.<sup>37</sup> The business originated at the corner of Main and First Streets, expanding into the brick building next door to increase Mr. Jones' stock of medicine and merchandise. When the new courthouse square design necessitated the drug store's demolition in 1908, Mr. Jones contracted a St. Louis firm to instead turn the building 90 degrees to face the new street on the east. It was reported as the first brick building west of the Mississippi River to be moved and turned in another direction, using horses and wagons to rotate it.<sup>38</sup> A second pharmacy was opened in 1906 by Edward Kerstner and moved to 110 South High Street in 1914. The shop also housed a soda fountain with a capacity of 60 people. The drug store remained in the family until 1962 when it was purchased by the Schultes.<sup>39</sup>

Before closing its doors in 1985, McNeely Foundry and Machine Works in Jackson was the oldest continuous business in Southeast Missouri. The foundry occupied the old wool carding mill on West Main Street in 1908 and was the first business in the city to get electricity. The foundry closed after John Leroy McNeely, grandson to one of the earliest settlers in Cape Girardeau County and who founded the company, retired.<sup>40</sup>

The oldest manufacturing business is the E. Milde Bottling works, located east of the 1908 courthouse on Barton Square. In 1894 Emanuel Milde, Sr. bottled his first "Milde's Soda" at this location, despite the lack of buy-in from the community that soda would be a lasting drink. His children carried on the business after his death and in 1924 acquired the Coca-Cola franchise for the Jackson Division. In the 1970s the Barton Street location was outgrown, and they moved operations to Lenco Avenue. In 1991 the company was purchased by the Coca-Cola Bottling Company of Northeast Arkansas, ending the nearly 100-year operation of Milde's Soft Drink Bottle Works.<sup>41</sup> The building on Barton Street currently serves as the Cape Girardeau County Administration Building.

**Figure 3.11: Milde's about 1938**



Source: Jackson Heritage Association

*"Saturdays it [the drug store] often ran later as many of the farmers came to town in the evening to buy groceries and supplies. It was a place where children gathered after school, movies, or band concerts; and older customers caught up on local happenings."<sup>57</sup>*

The oldest bank in the county is the Cape Girardeau County Savings Bank, organized in 1888. The original structure, located at 101 W Main Street, was a two-story brick building with a second-floor balcony. In 1907, the bank name changed to Cape County Savings Bank. The 1952 remodel covered the facade with limestone. Large square aluminum framed windows were symmetrically placed across the second floor on the north and east elevations. The entrance was moved to the corner entrance, facing northeast with a metal canopy over the door. The Hoffman Building next door was acquired in 1964 to provide room for expansion and a drive-through was added at the south end of the building in 1970.<sup>42</sup>

**Figure 3.12:** Demolition and construction of the drive-in lane for the Cape County Savings Bank ca. 1970

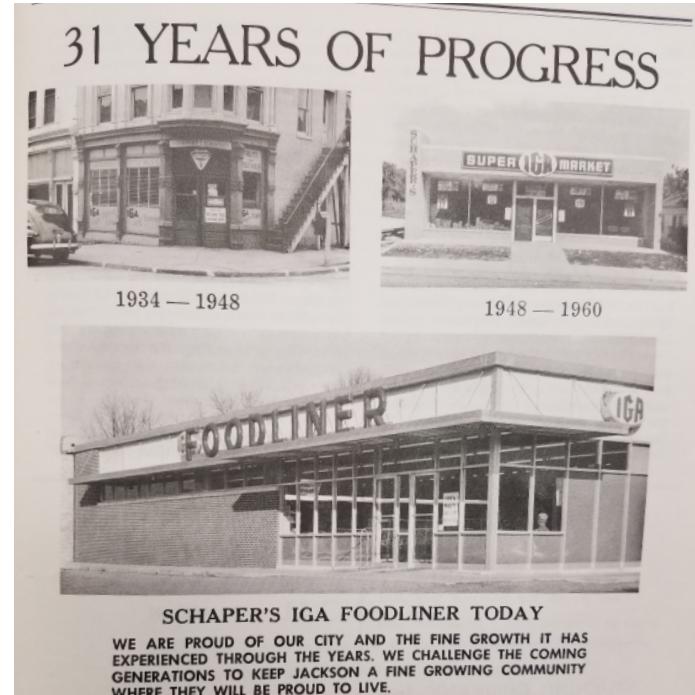


Source: Jackson Heritage Association

One of the more innovative groceries in Jackson opened their doors at Court and Main Streets in 1934 (non-extant). Julius Shaper, an experienced grocer, rented space in the former Peoples Bank Building. He was the first grocer to sell fresh meat and purchased his first piece of refrigerated equipment shortly after opening. He also stocked milk and cream. In 1937 the adjacent building, owned by Dr. J.L. Jenkins became available and Mr. Shaper moved his store next door, installing the first refrigerated produce case and frozen food cabinet in Jackson. The market grew and in 1948 a new, one-story brick building at 528 West Main was built for Jackson's first supermarket. The building was 4,000 square feet and was air-conditioned in 1949. The market expanded yet again and in 1960 a new 10,000 square foot building was constructed, adding yet another new feature—a bakery-delicatessen. In 1970, the final expansion occurred with a new building constructed at a size of 20,000 square feet north of the original supermarket.<sup>43</sup>

In the mid-18th century a business emerged to meet two different needs—furniture and undertaking. The first known business of this kind in Jackson was reported in 1861, known as Mooreland and Tobler, on the east side of High Street in the center of the block. They offered “tinware, cooking utensils, lawn swings, and casket linings.”<sup>44</sup> In 1888 the business was purchased, and the owners began shipping caskets with linings directly from the factory for retail sale. In 1906, J.W. McCombs Jr. purchased the company, filling three floors of the building with furniture and undertaking products. It was formally incorporated as McCombs Furniture and Undertaking in 1929. In 1942 the businesses were separated, moving the undertaking business to 417 N High Street, the former Presbyterian Manse.<sup>45</sup> A second such business was the Cracraft Miller Inc opened in 1912 by William Wessell as the Wessell Furniture Company. It was sold a few times, landing in the hands of S.C. Cracraft in 1924 who formed the Cracraft Miller Furniture and Funeral Home with his partner, Ray G. Miller. Their operations were moved into the Brase building. Embalming became part of the business in 1918 and a small room for visitation was added to the back of the store. In 1944, the two businesses were separated into two locations. The funeral home was moved to 708 W Main Street and the furniture store remained in the uptown location until 1962 when a new, large glass storefront building was completed at 615 W Main Street for the business expansion.<sup>46</sup>

**Figure 3.13:** Advertisement for the Schaper's IGA Foodliner



Source: Program from the Jackson Sesquicentennial

One unique cooperative effort to bring work to Jackson in the latter years of the Great Depression was the Jackson Hosiery Mill. In 1938 the city government, Jackson Chamber of Commerce and the Prim Hosiery Mill of Chester, Illinois signed a contract which stipulated land grants by the city and a one-story brick building for the training of 15 men to become machine operators. The 80' x 80' building at N 2nd and Maryland Street cost \$20,000 to build. At its peak, the mill employed 350 men, but closed in June 1976.<sup>47</sup>

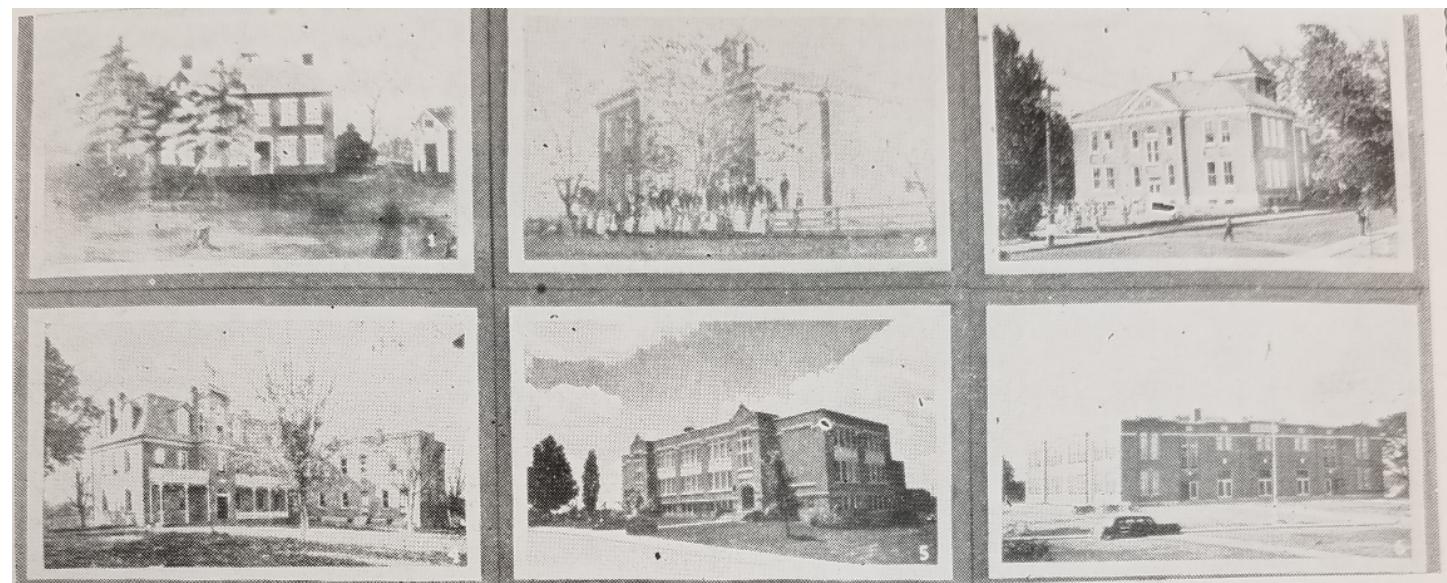
Among the many businesses hit hard by the Depression was the International Shoe Company, which had opened in 1920 in the former Methodist Church building at North High and 1st Streets. In 1922 a new structure on East Main Street was built where the company operated until 1932, when the Depression forced its closure. It was able to reopen in 1934 and expand operations from producing parts of shoes to produce a complete shoe. The reopening provided much needed work for Jackson residents. Almost 2,000 people applied for the 400 available jobs. During World War II the company contributed to the war efforts, providing gloves for troops. The factory continued to grow, expanding by 20,000 square feet in 1964, but ultimately closed in 1988.

## EDUCATION

A grammar school was the first educational facility in Jackson and opened in 1815, one year after the town was incorporated. Henry Sanford started classes in a log schoolhouse near the present site of the Jackson school property. In 1820, the Jackson Academy was incorporated but never began operation and the charter lapsed. The charter was re-established, and the school opened in a two-story brick building in 1839, successfully educating its students until the Civil War. Following the war, the academy resumed classes as a public school. The Board of Education was founded in 1867 with Charles Welling (owner of the National Register listed Frizel-Welling House) serving as the first president. Students attended classes in the original academy building until 1881 when it was deemed unsafe and a new school was built.<sup>48</sup> This building itself would later be replaced in 1939. The first high school classes began as a three-year program in 1903. In 1920 a new high school was built with an addition in 1929 and a Works Progress Administration (WPA) funded football stadium in the 1930s.<sup>49</sup>

Education in Cape Girardeau County was reorganized in 1948 with the creation of the County Board of Education. The consolidation plan was approved in 1954 and led to the Jackson R-2 district covering 37 towns, villages, and rural areas.

**Figure 3.14: Various Schools in Jackson**



Source: Silver Anniversary of Jackson Homecomers 1949

The Carlisle Training School was founded on October 1, 1892 by the Methodists of Southeast Missouri on the site of the current Jackson Military Academy Building. The school partially burned in October 1897 but was rebuilt as a three-story building with dormitory rooms and classrooms. Shortage of funds and a lack of enrollment caused the school to close in 1899. The buildings were leased to the Jackson Military Academy.<sup>50</sup>

In 1899, the house of Colonel William McGuire was used for the Jackson Military Academy. By 1902 the home was solely used for the school under the direction of Colonel T.W. Birmingham. In addition to learning Latin, rhetoric, math, and history the students learned drills and tactics. The school remained open another seven years until Colonel Birmingham sold the building and moved to Cincinnati, Ohio.<sup>51</sup>

In addition to the military and training schools, Jackson students could also attend parochial schools as well. The first to open was the Immaculate Conception school which started with a small classroom in the rear of the Roman Catholic church at the southeast corner of East First and South First Streets (today Hope and Adams Street) in 1874. A formal school was opened in 1882 southwest of South Second and East Second Streets (today Ohio and Jefferson Streets) with the building doubling as the Ursuline Convent for the nuns who taught the students. In 1927 a new one-room frame schoolhouse was built. The school closed for a time but reopened in 1943 and a new brick building was completed in 1949. The building was enlarged in 1970 as enrollment grew, and once more in 2001. In 1893 a second parochial school opened northeast of South First Street and East Second Street (today Adams

and Ohio Streets) at the time the St. Paul Lutheran Church was constructed. In 1908, the congregation built a new brick church, freeing up the former frame structure for the school. A brick school building replaced the old church in 1935 and was used until 1951 when the current building was completed.<sup>52</sup>

Education in Jackson remained segregated until the 1954 *Brown v. Board of Education of Topeka* ruling. The first school for African American children was constructed in 1870. The original facility, located at the southeast corner of Union Avenue and West 2nd Street,<sup>53</sup> was in poor condition by the 1940s and in 1947 a new building was completed at the intersection of Oklahoma and West Jefferson Avenues. The structure was a two room building with a basement and an auditorium that became the administrative offices for the school district following integration. This building is now vacant after serving several different purposes for the school district.<sup>54</sup>

A less formal form of education in Jackson began in 1923 with the Thursday Literary Society. The group formed a library of discarded volumes from the St. Louis Public Library with \$1 annual subscriptions. The library's home was a room provided by People Bank and was staffed by members of the Literary Society. The library's popularity led to the approval of a one mil tax to fund the Jackson Public Library which opened on January 1, 1927 in the Frizel-Welling house. Since then, the library has moved to six locations and was disbanded in 2013.<sup>55</sup> At this time, the Jackson Public Library district was incorporated into the Riverside Regional Library district. The Riverside Regional Library, located on the East Jackson Boulevard commercial corridor, now serves the community.

**Figure 3.15: Homecomers in about 1906**



Source: Cape Girardeau County Historical Society

---

## Endnotes

1 City of Cape Girardeau, "History of Cape Girardeau", <https://www.cityofcapegirardeau.org/about/history>.

2 Jackson Heritage Association, History of Jackson, Missouri and Surrounding Communities, (Paducah, KY: Turner Publishing Company, 2002), II.

3 National Register of Historic Places, National Register Nomination, "Jackson Uptown Commercial Historic District," Section 8 Page 11.

4 Jackson Heritage Association, 11.

5 Jackson Heritage Association, 12.

6 Jackson Uptown Commercial Historic District, Section 8 Page 10.

7 Ibid.

8 Southeast Missouri State University, "Historical/Architectural Survey of a portion of The City of Jackson," 1994, 16.

9 Jackson Uptown Commercial Historic District, Section 8 Page 11.

10 Southeast Missouri State University, 13.

11 Timothy Flint, Recollections of the Last Ten Years, 1826. Perseus. 1968.

12 Jackson Uptown Commercial Historic District, Section 8 Page 9.

13 Jackson Heritage Association, 20.

14 Marion Ohman, Encyclopedia of Missouri courthouses. Columbia: University of Missouri-Columbia Extension Division, 1891.

15 Jackson Uptown Commercial Historic District, Section 8 Page 11.

16 Ibid.

17 Jackson Uptown Commercial Historic District, Section 8 Page 15.

18 The Cash Book, April 21, 1888, "Jackson's Biggest Blaze."

19 Southeast Missourian, March 12, 1923, "Storm Wrecks Jackson Buildings."

20 Jackson Heritage Association, 121.

21 Jackson Heritage Association, 14.

22 Jackson Heritage Association, 15.

23 Jackson Heritage Association, 19.

24 Jackson Heritage Association, 21.

25 Jackson Uptown Commercial Historic District, Section 8 Page 13.

26 Jackson Heritage Association, 20.

27 Jackson Heritage Association, 21.

28 Jackson Heritage Association, 19.

29 Jackson Heritage Association, 37.

30 Jackson Heritage Association, 57.

31 Jackson Uptown Commercial Historic District, Section 8 Page 16.

32 Jackson Heritage Association, 36-37.

33 Jackson Heritage Association, 36.

34 Jackson Heritage Association, 38.

35 Jackson Heritage Association, 38-39.

36 Jackson Uptown Commercial Historic District, Section 8 Page 16.

37 Southeast Missouri State University, 12.

38 Jackson Heritage Association, 54.

39 Jackson Heritage Association, 42.

40 Jackson Heritage Association, 46.

41 Jackson Heritage Association, 48.

42 Cape Girardeau County Historical Society archives, undated newspaper clipping.

43 Jackson Heritage Association, 49.

44 Jackson Heritage Association, 45.

45 Jackson Heritage Association, 46.

46 Jackson Heritage Association, 52.

47 Jackson Heritage Association, 41.

48 Southeast Missouri State University, 15.

49 Jackson Heritage Association, 86.

50 Jackson Heritage Association, 85-86.

51 Southeast Missouri State University, 15.

52 Jackson Heritage Association, 94.

53 Sanborn Fire Insurance Map from Jackson, Cape Girardeau County, Missouri. Sanborn Map Company, Jan - Jul 1941, 1941. Map. [https://www.loc.gov/item/sanborn04711\\_006/](https://www.loc.gov/item/sanborn04711_006/).

54 Jackson Heritage Association, 86.

55 Jackson Heritage Association, 96.

56 Jackson Heritage Association, 37.

57 Jackson Heritage Association, 2002), 42.

## CHAPTER 4

# RECOMMENDATIONS



# INTRODUCTION

In addition to documenting the existing resources in Jackson, the survey aimed to identify properties that could qualify for listing in the National Register of Historic Places [NRHP], giving local preservation groups a starting point for furthering preservation in their community. The NRHP is a federal program of the National Park Service administered within Missouri by the State Historic Preservation Office [SHPO]. Individuals and communities can nominate properties to serve as examples of shared history. This recognition program has three nominating levels: local, state, and national—meaning a listed building could be significant for its contribution to architecture or history for a local community, such as the Frizel-Welling House or on a statewide level.

Being listed in the National Register opens up potential for certain historic tax incentives. Before an applicant moves forward with the process of listing a property in the National Register, additional research is needed on potentially eligible properties that are noted in this survey report.

The following pages will discuss in detail the following recommendations:

- District Expansion
- Potential Historic Districts
- Individually eligible properties
- Future Studies
- Local Preservation Activities

## District Expansion

The Jackson Uptown Commercial Historic District was listed in 2005 and includes a total of 30 buildings, 23 contributing and 7 non-contributing to the district. The district was nominated at the local level under Criterion A: Commerce and Government and Criterion C: Architecture. The Period of Significance is noted as 1880 to 1953.

This survey examined the existing district to determine whether an expansion would be warranted. There are two areas adjacent to the existing boundaries (see Figure 4.1) with historic commercial uses that would fit with the significance of the district. Four buildings would potentially contribute to the district, three would not, and one could only contribute if the Period of Significance were expanded. It is felt that there is little value in expanding the district boundary, but if desired, could likely be done with more research.

## FAQ: NATIONAL REGISTER

### What are the benefits of listing my property?

Financially, your property is now potentially eligible for federal and state historic tax credits that apply to rehabilitation projects. Beyond dollars and cents, your property is recognized as a significant piece of local, state, or national history, promoting community pride and a local identity—something money can't buy. Finally, effects on historic properties are taken into consideration during the planning of state and/or federally assisted projects.

### If my property is listed will I still be able to make alterations, changes, additions, etc.?

The National Register does not place any restrictions on property owners. The state and the federal government have no control over listed properties using private funds for alterations. You are free to maintain or renovate your property as you see fit. However, we encourage you to check with the Missouri State Historic Preservation Office before starting projects, especially if you are interested in qualifying for a historic tax credit program. Listed properties that are demolished or have significant alterations, compromising essential historical features, can be removed from the National Register. Additionally, check in with the City of Jackson Building & Planning Department regarding local designations. Design criteria and a review by the Historic Preservation Commission may also be a part of your project.

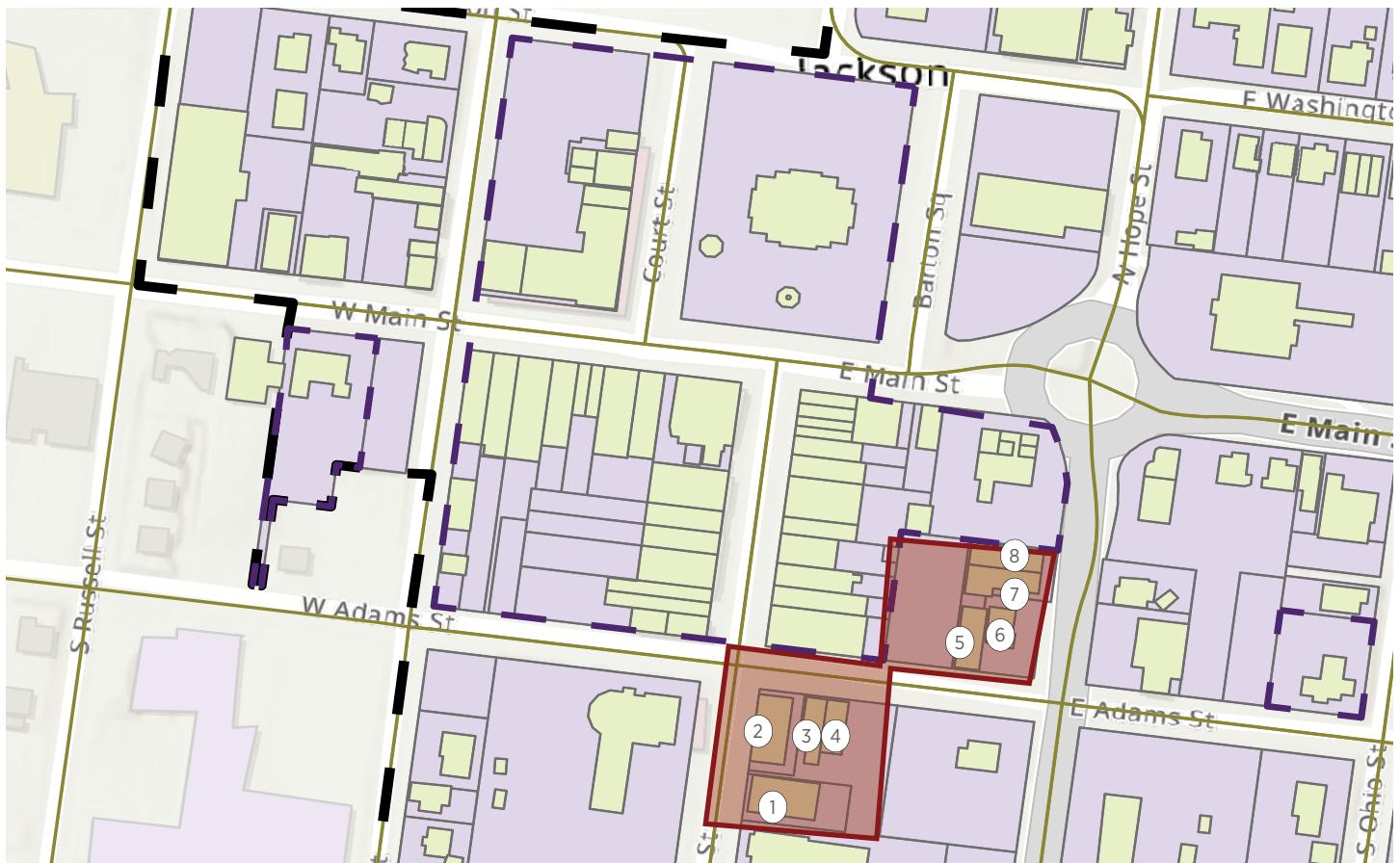
### Is my property eligible for listing?

Eligible properties are typically at least 50 years old and have either a historic or architectural significance. Generally, age is not the only thing considered when determining significance. A property must have both cultural/historical significance and integrity to be eligible for listing. As part of the nomination process, why the property has a historical/architectural significance will need to be established. For additional information, see the National Register Bulletin entitled, "How to Apply the National Register Criteria for Evaluation."

### How do I determine if my property is significant?

Properties that are eligible for the National Register must be associated with one or more of the four established Criteria discussed at the beginning of Chapter 2. Documentation must be provided to support a claim of a property's significance. Significance must go beyond being loosely associated with or having existed at the time of the historic event or person.

**Figure 4.1:** District Expansion Analysis



**1. 208 S High Street:** (below) This commercial building was constructed ca. 1958 and would require additional research to confirm year built and potential expansion of the period of significance for the district for this building to potentially be contributing.



**2. 204 S High Street:** (above, right) Masonic Lodge was constructed in 1923 and served both a civic and commerce function for the community. If the boundary were extended this building would be a contributing building.



**3. 105 E Adams Street:** (right) The Deutscher Volksfreund Building has a unique history that could contribute to the historic district. Alterations made to the building would hinder the integrity, causing it to be non-contributing to the district. If the wood covering and non-historic canopy were removed and the facade restored, that could affect its status.



**4.107 E Adams Street:** (below) This commercial building was recently restored and while the storefront is not original, the replacement is sympathetic and complements the historic character. This building would likely be deemed a contributing building.



**5.120 E Adams Street:** (below) This building has undergone major alterations that would make it a non-contributing building. The stucco has obscured the original brick facade and the storefront is a modern replacement. If contemporary materials could be removed and original materials revealed, this status determination could be altered.



**6.123 S Hope Street:** (below) Historic photographs exist for this former gas service station which underscore the major alterations that have taken place. The stucco facade obscures the original brick and the large windows on the south and east facades have been enclosed or greatly reduced. As a result, this would be a non-contributing building. If contemporary materials could be removed and original materials revealed, this status determination could be altered.



**7. 119 S Hope Street:** (below) This laundromat building has retained much of its historic character. While the storefront has been altered, the large storefront openings have been maintained. New second floor windows replace the original. Despite the alterations, this building would likely be contributing.



**8.117 S Hope Street:** (below) Similar to 119 S Hope Street, this building has a new storefront, but has retained the large openings and transom above the door. Glass block replaces historic windows on the north facade and the brick has been painted. Despite these alterations, this building would likely be deemed a contributing building.



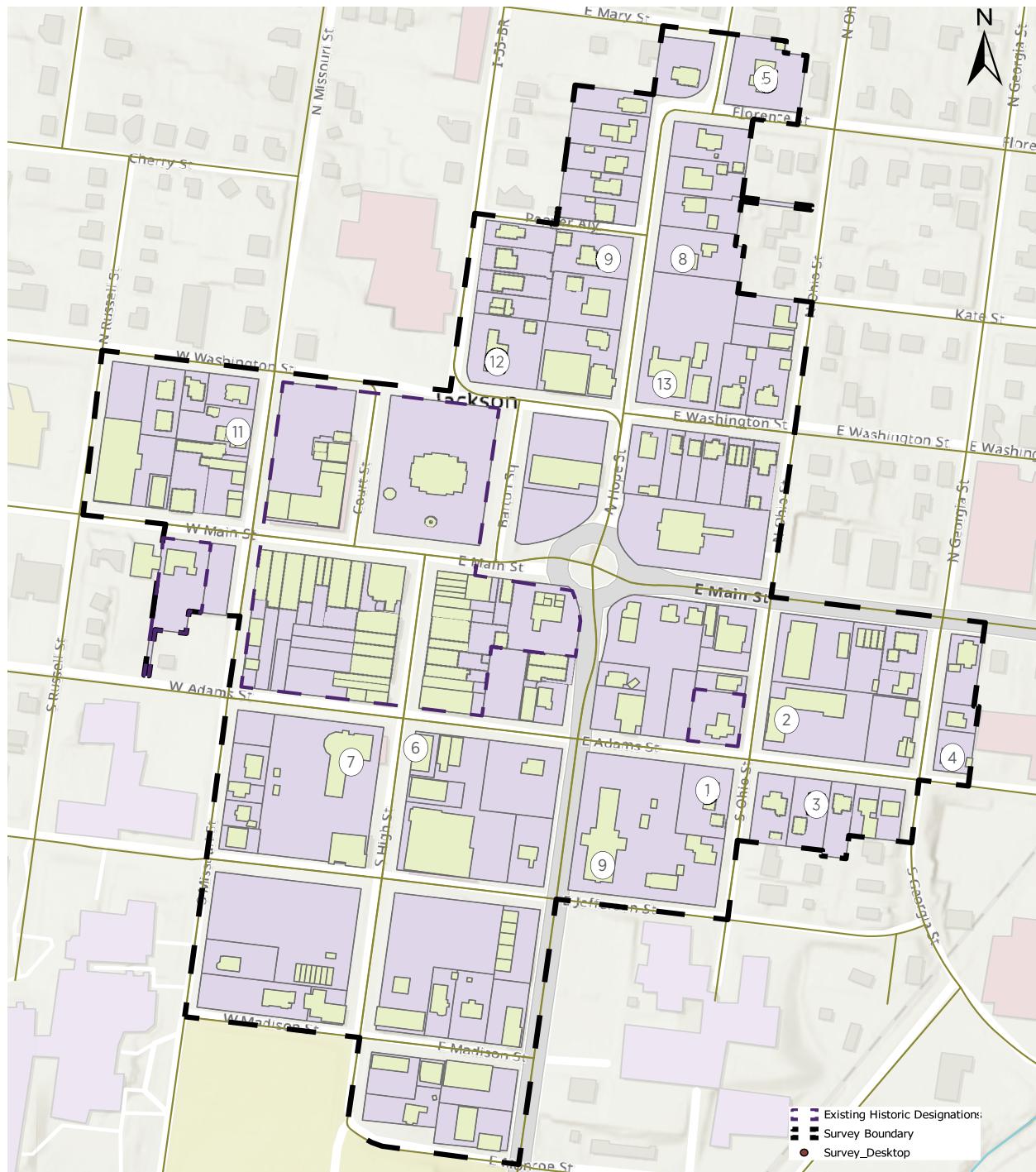
## Potential Historic Districts

No additional historic districts were identified through the survey process. While many neighborhoods have a historic feel, none possess a high degree of cohesion for inclusion under any of the National Register criterion.

## Individually Eligible Properties

A total of 13 properties are recommended as potentially eligible by RDG Planning & Design for inclusion in the National Register of Historic Places on an individual basis. Additional research is needed for a better understanding of their potential for listing. Figure 4.2 identifies the locations of the potentially eligible properties, with photographs and supporting language on the following pages.

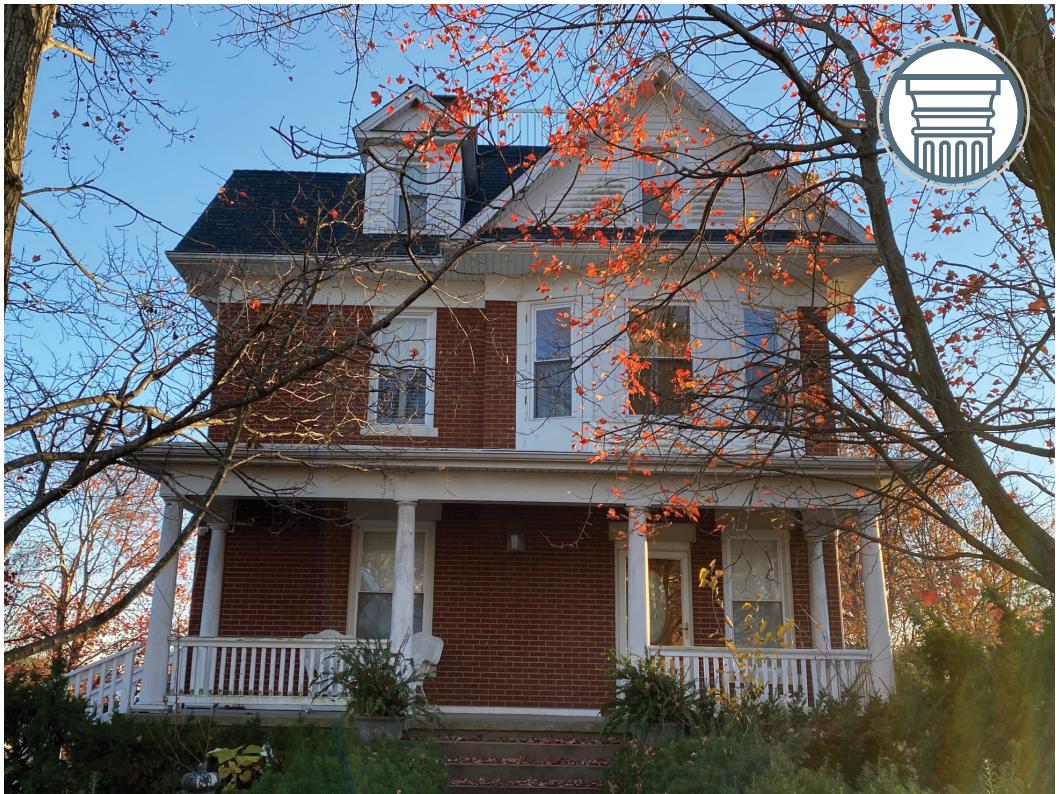
**Figure 4.2:** Location Map for Individual Potentially Eligible Properties



1

**Fulenwiter/Fulenwider House**  
CG-AS-016-005  
Built: 1906

Built in 1906, the Fulenwiter (or Fulenwider) House is potentially eligible under Criterion C: Design/Construction as it is a good example of the Queen Anne Style. Additional research is necessary to analyze the features and materials of the building and to examine its integrity and its local significance to the community.



2

**Emanuel United Church of Christ**  
CG-AS-016-008  
Built: 1928

The first Emanuel United Church of Christ was constructed in 1867 on land donated by Jacob Tobler. The Emanuel Evangelical Church of Christ was founded in May of 1867 by 28 German-American members.

The Emanuel United Church of Christ is potentially eligible under Criterion C: Design/Construction as an excellent example of the revival styles of architecture that were used during the time of construction for religious facilities. More research is necessary to further determine eligibility.



(3)

**Joseph Milde House**  
CG-AS-016-009  
Built: c1910

The 1908 Sanborn Map shows a one-story frame dwelling at this location adjacent to the Milde Brothers Blacksmith and Wagon Shop. The 1921 Sanborn Map depicts the current dwelling. A contemporary newspaper article reports the home was constructed in 1910 by Joseph Milde, part of a prominent local family. The work was performed by Joseph and his bachelor uncle, Dan Milde.

This property is potentially eligible under Criterion C: Design/Construction as it is an intact example of Italianate architecture. Additional research is necessary to analyze the features and materials of the building and to examine its integrity.



(4)

**Oldenhoener House**  
CG-AS-016-014  
Built: c1883-1893

The Oldenhoener House is a well-preserved example of German Vernacular architecture with a hall and parlor layout, a popular form for residential architecture during the time of its construction.

The property is potentially eligible under Criterion C: Design/Construction for its representation of early settlement architecture. Additional research is required to determine individually eligibility and to document how this home serves as a good example of early settlement life.



(5)

**C.H. Wolter House**  
CG-AS-016-021  
Built: c1910

C.H. Wolter, the early owner of this home, owned the C.H. Wolter Buggy and Harness Shop on the corner of Main and Missouri Streets. The home's yellow brick was unique even during its time of construction and was constructed by a neighbor of Mr. Wolter. Three lots were purchased to build the home on the recently widened Florence Street. Sidewalks were also being added at this time. Multiple porches, stained glass and other details remain intact.

The property is potentially eligible under Criterion C: Design/Construction as it embodies distinctive characteristics of the Neoclassic Style.



(6)

**Masonic Lodge**  
CG-AS-016-043  
Built: 1923

The masonic lodge has been at this location in a two-story brick building since at least 1895, according to Sanborn Maps. In the early years the lodge was listed as the masonic hall on the second floor of the building. Between the 1921 and 1931 Sanborn Maps, the building footprint changed, reflecting a reconstruction following severe damage during the 1923 tornado. In 1931 the building is first listed solely as the Masonic Temple, supporting this date.

The masonic lodge is potentially eligible under Criterion A: Event. The building supports a theme in the Area of Significance: Social History. Additional research is recommended.



(7)

**New McKendree United Methodist Church**  
CG-AS-016-045  
Built: 1910

The original Old McKendree Church was located 3 miles east of Jackson, founded in 1808. The cornerstone for the New McKendree Church was laid in 1908. The church was completed in 1910, documented by a formal march of the congregation from the old building north of the courthouse to the New McKendree Church on September 25, 1910. The education building addition was added in 1959.

New McKendree United Methodist Church is potentially eligible under Criterion C: Design/Construction as it is an excellent example of the Revival: late Gothic architecture style. More research is necessary to further determine eligibility.



(8)

**Goyert House**  
CG-AS-016-052  
Built: 1910

This home was built by Fred and Ellen Goyert in 1910 but in 1913 was traded to John. G Heinberg, a successful local merchant, for his home and an additional \$2,800. The Heinbergs owned the home until 1942 when it was sold to John R. and Margaret Boss Short.

The property is potentially eligible under Criterion C: Design/Construction as it embodies distinctive characteristics of the Queen Anne Style. More research is necessary to further determine eligibility.



(9)

**Brooks House**  
CG-AS-016-053  
Built: 1877

This home was built by major James Francis Brooks in 1877. By 1900 the Phillip Heyde Family occupied it. The one-story addition appears on the 1908 Sanborn Map (the first to show this area), as does the wraparound porch. The addition however, showed the north third to be a porch, which appears to be more recently enclosed.

The house itself is a two story brick, Italianate house. Details are typical, albeit restrained, of the Italianate style. Tall, slender masonry openings with rounded corners feature original two over two double hung windows. Masonry openings extend to the porch floor, allowing for decorative wood infill below the window sills. The home may be eligible at the local level for both its architecture and ties to early development of Jackson.

This property is potentially eligible under Criterion C: Design/Construction as it embodies distinctive characteristics of the Italianate style.



(10)

**Immaculate Conception**  
CG-AS-016-067  
Built: 1962

In 1854 land was purchased and in 1858 the first church building at this site was constructed. Wings and stucco were added in 1881. This 1858 building was replaced in 1962 with a new church and rectory south of the original building. A bell tower was added in the 1980s to house the bells from the old church and from St. Edwards Church of Dutchtown.

The church is a one-story brick building with front gable roof. More research is necessary to determine if any major alterations have occurred since its construction, however this building may be eligible at the local level for its representation of the Moderne style of architecture.



(11)

**Criddle-Sander (Stone) House**  
CG-AS-016-101  
Built: 1815

Also known as the Rock House, this home was built by Charles Criddle as the first two-story house in Jackson. It was originally built in the southern style of four large rooms and four fireplaces with a kitchen in the back. The stones used for the house came from the Hubble Creek and were quarried by slaves who built the house. A new wrap around porch was added sometime between 1908 and 1921, replacing the original two-story porch. Sometime between 1908 and 1921 the one story wood frame rear additions were replaced with a two-story brick rear addition perpendicular to the original stone structure. This I-House style home is potentially eligible as a rare surviving example of this type of architecture as well as its contribution to early settlement of Jackson.

The property is potentially eligible under Criterion C: Design/Construction for its distinctive characteristics of a method of construction.



(12)

**Henry Gockel House**  
CG-AS-016-111  
Built: 1908

The Sanborn Fire Insurance maps show an L-shaped wood frame dwelling on this lot in 1908. The 1921 Sanborn Map shows the current brick dwelling, indicating a construction date between 1908 and 1921. A newspaper account indicates the home was built in 1908. Henry C. Gockel owned the only livery stable, situated next door to the home in 1908 and was one of the organizers of the People's National Bank. The home was used as a clinic for Dr. Walter Hutton who lived upstairs and saw patients downstairs for a time after the Gockels left the home.

This property is potentially eligible under Criterion C: Design/Construction as it embodies distinctive characteristics of the Queen Anne Style and maintains a great deal of historic integrity.



**First Presbyterian Church**  
CG-AS-016-115  
Built: 1940

Constructed just before the Second World War, the First Presbyterian Church features Lannon Stone and sits on the site of the former Episcopal Church that was destroyed by a tornado in 1923. The bell dates to 1893 and was once used in the previous First Presbyterian Church which was located on the northwest corner of West Adams and Russell Streets which is no longer extant.

The First Presbyterian Church is potentially eligible under Criterion C: Design/Construction as an excellent example of the revival styles of architecture that were used during the time of construction for religious facilities. More research is necessary to further determine eligibility.



## Future Studies

Additional historic topics and resource types were identified during the survey of Uptown Jackson that could benefit from further study. The following research and survey activities have been identified to further the understanding of Jackson's rich history for local residents and historians alike.

### **Intensive Research and Survey of Religious Structures**

Research for the reconnaissance survey identified a concentration of religious institutions in and adjacent to the downtown core. Many of these are considered Mid-Century Modern architecture, however a survey of this style only would be limited. Therefore, it is recommended that an intensive survey of religious structures in Jackson be conducted to identify the history and document the changes that have occurred since construction. While a Multiple Property Documentation Form is typically used on a statewide basis to document a certain type of use of structure, the same type of process could be used to document the churches of Jackson to aid in their preservation or set them up for potential nomination.

## **CERTIFIED LOCAL GOVERNMENTS**

Certified Local Governments, commonly referred to as CLGs, is a program of the National Park Service managed at the state-level by the State Historic Preservation Office (SHPO) to increase local preservation activities and link local governments with the nationwide preservation network of federal, state, and local organizations. As a CLG, Jackson has the ability to:

- Encourage suitable development through their preservation ordinance
- Landmark historic places which could be eligible for State Historic Tax Credits and/or Federal Historic Tax Credits
- Fund public outreach/educational resources and activities using annual grant funds available only to CLGs
- Access technical assistance and training from the SHPO and the National Park Service



## Local Preservation Activities

Jackson and Cape Girardeau as a whole, have a wealth of organizations dedicated to preserving the history of the area. These groups include:

- Jackson Historic Preservation Commission
- Jackson Heritage Association
- Cape Girardeau County Historical Society
- Cape Girardeau County Archive Center
- McKendree Chapel Memorial Association
- Missouri Baptist Historical Foundation

Each has an important role to play in preserving the built history of Jackson and has done a tremendous amount of work on this front thus far. Some ideas to further the work related to historic preservation in Jackson include:

- Start listing properties in the National Register identified as eligible in this chapter.
- Consider whether there would be value in expanding the Uptown Jackson Historic District to open up tax credit funding for additional building owners to complete restoration work.
- Promote the benefits of historic tax credits to local building owners and coordinate a training session or presentation from the SHPO staff on the process and steps involved in a tax credit funded restoration.

## HISTORIC TAX CREDITS

A number of programs exist to help fund the rehabilitation of historic buildings. The programs used and combination of funding sources depends largely on the project parameters and goals.

Following is an explanation of the most common programs used to fund preservation activities, historic tax credits.

### Federal Historic Preservation Tax Incentives Program (FHTC)

Most commonly known as the Federal Historic Tax Credit Program this program, established in 1976, provides a 20% federal tax credit to property owners of income producing historic buildings that undertake a substantial rehabilitation project. To qualify, a building must be individually listed in the National Register of Historic Places or be considered a contributing building within a historic district. The process includes three applications—Evaluation of Significance (Part 1), Description of Rehabilitation (Part 2), and Request for Certification of completed work (Part 3). All work must be completed according to the Secretary of the Interior's Standards for Rehabilitation, meaning significantly historic materials, features, finishes and spaces must be maintained if possible.

### Missouri Historic Tax Credit

Unlike the Federal credit, the State credit in addition to income-producing property also allows the credits to be used on personal residences that are certified historic structures and meet the minimum investment threshold. Missouri law provides an investment tax credit equal to 25% of approved costs associated with qualified rehabilitation made after Jan. 1, 1998.

# FAQ: HISTORIC TAX CREDIT

## **What are my first steps?**

Contact the Missouri State Historic Preservation Office [SHPO] to learn more about the eligibility of your project.

## **What is the difference between the federal and state tax credit programs?**

The rehabilitation standards and required information are the same. Both applications should be filled out. Each program has its own paperwork and the Federal application must be typed, printed, and then mailed.

## **Does work done on my house qualify for tax credits?**

Yes and No. Single-family detached residences are not eligible for the Federal, but may be eligible for the State Historic Tax Credit.

## **What expenditures qualify for tax credits?**

Most pre-approved work on the interior and exterior qualifies. Landscaping, furnishings, additions and moveable equipment do not qualify. For more information on what qualifies, visit the IRS website.

## **Can I replace the windows?**

It depends. The SHPO will assess whether or not the existing windows are either beyond repair or non-historic. If the SHPO determines that the windows can be replaced, the replacement windows must match the old in design, color, texture and other visual qualities. Historic windows are a valuable asset to any historic home. Most original windows are not beyond repair. The return on investment of repair is almost always more lucrative than the cost of new windows. Additionally, despite common rhetoric, historic windows can be just as energy efficient as new windows. In almost all cases, repair and the application of a storm window are preferred methods to increase energy efficiency of your historic windows.

## **What happens if I make changes to my project during construction?**

An amendment form must be submitted to the National Park Service and SHPO for review.

## **I am interested in participating in a tax credit project for a building that I do not yet own, can I still start the application process?**

The process begins with submission of the Evaluation of Significance (Part 1) with the written consent of the current property owner.

## **Can I apply for a tax credit after completing a project?**

No. An application must be submitted prior to starting work on your property.

## **Are the tax incentives transferable?**

Yes and No. The State Historic Tax Credit can be sold to a third party of a financial institution (this is potentially a great option for interested non-profits). The Federal Historic Tax Credit is not transferable. The Missouri Department of Economic Development is responsible for administering the Historic Preservation Tax Credit [HPTC] program alongside the State Historic Preservation Office.

## **Will all work be reviewed on the project?**

Yes, all work on the interior and exterior of the property will be reviewed using the Secretary of the Interior's Standards for Rehabilitation. Even work that does not count as an eligible expenditure will be reviewed.

## CASE STUDY: WEBER BROTHERS' BUILDING

The Weber Brothers' Building in Nebraska was constructed in 1888 and is a contributing building in the Chadron Commercial Historic District listed in the National Register in 2007. The project included rebuilding the sandstone units, the storefront, pressed metal parapet and cresting along the roof line to restore the building to its original state. No interior work has been completed to date.

- Location: 225 Main Street, Chadron, NE
- Project Management: Local Residents
- Federal Tax Credit: \$15,000
- State Historic Tax Credit: \$15,000
- Started: 2016
- Completed: 2018



Before



After

APPENDIX A

LIST OF  
SURVEYED  
PROPERTIES

SURVEY NUMBER	ADDRESS	CURRENT USE
CG_AS_016_001	105 E ADAMS ST	Office
CG_AS_016_002	107 E ADAMS ST	Restaurant
CG_AS_016_003	120 E ADAMS ST	Retail
CG_AS_016_004	125 E ADAMS ST	Auto Sales
CG_AS_016_005	217 E ADAMS ST	Single family
CG_AS_016_006	224 E ADAMS ST	Museum
CG_AS_016_007	303 E ADAMS ST	Single family
CG_AS_016_008	304 E ADAMS ST	Single family
CG_AS_016_009	311 E ADAMS ST	Single family
CG_AS_016_010	315 E ADAMS ST	Single family
CG_AS_016_011	320 E ADAMS ST	Duplex
CG_AS_016_012	321 E ADAMS ST	Single family
CG_AS_016_013	323 E ADAMS ST	Single family
CG_AS_016_014	402 E ADAMS ST	Single family
CG_AS_016_015	1 BARTON SQUARE	Office
CG_AS_016_016	100 COURT ST	Government
CG_AS_016_017	101 COURT ST	Office
CG_AS_016_018	123 COURT ST	Retail
CG_AS_016_019	125 COURT ST	Retail
CG_AS_016_020	129 COURT ST	Office
CG_AS_016_021	208 FLORENCE ST	Single family
CG_AS_016_022	107 S GEORGIA ST	Single family
CG_AS_016_023	108 S GEORGIA ST	Single family
CG_AS_016_024	208 N HIGH ST	Single family
CG_AS_016_025	212 N HIGH ST	Single family
CG_AS_016_026	216 N HIGH ST	Single family
CG_AS_016_027	218 N HIGH ST	Single family
CG_AS_016_028	102-104 S HIGH ST	Museum
CG_AS_016_029	106 S HIGH ST	Retail
CG_AS_016_030	110 S HIGH ST	Museum
CG_AS_016_031	113 S HIGH ST	Retail
CG_AS_016_032	116 S HIGH ST	Vacant
CG_AS_016_033	119 S HIGH ST	Retail
CG_AS_016_034	121 S HIGH ST	Retail
CG_AS_016_035	122 S HIGH ST	Restaurant
CG_AS_016_036	123 S HIGH ST	Restaurant
CG_AS_016_037	124 S HIGH ST	Restaurant
CG_AS_016_038	126 S HIGH ST	Retail
CG_AS_016_039	127 S HIGH ST	Bakery
CG_AS_016_040	128 S HIGH ST	Retail
CG_AS_016_041	130 S HIGH ST	Retail
CG_AS_016_042	131 S HIGH ST	Restaurant
CG_AS_016_043	204 S HIGH ST	Gathering
CG_AS_016_044	212 S HIGH ST	Office
CG_AS_016_045	209 S HIGH ST	Church

SURVEY NUMBER	ADDRESS	CURRENT USE
CG_AS_016_046	212 S HIGH ST	Church
CG_AS_016_047	225 S HIGH ST	Gathering
CG_AS_016_048	320 S HIGH ST	Gathering
CG_AS_016_049	321 S HIGH ST	Vacant
CG_AS_016_050	400 S HIGH ST	Butcher
CG_AS_016_051	211 N HOPE ST	Single family
CG_AS_016_052	218 N HOPE ST	Single family
CG_AS_016_053	219 N HOPE ST	Single family
CG_AS_016_054	301 N HOPE ST	Single family
CG_AS_016_055	304 N HOPE ST	Single family
CG_AS_016_056	307 N HOPE ST	Single family
CG_AS_016_057	308 N HOPE ST	Single family
CG_AS_016_058	312 N HOPE ST	Single family
CG_AS_016_059	315 N HOPE ST	Single family
CG_AS_016_060	319 N HOPE ST	Single family
CG_AS_016_061	325 N HOPE ST	Single family
CG_AS_016_062	403 N HOPE ST	Single family
CG_AS_016_063	117 S HOPE	Retail
CG_AS_016_064	119 S HOPE	Laundromat
CG_AS_016_065	123 S HOPE	Auto Service
CG_AS_016_066	124 S HOPE	Retail
CG_AS_016_067	208 S HOPE	Church
CG_AS_016_068	221 S HOPE	Restaurant
CG_AS_016_069	319 S HOPE	Auto
CG_AS_016_070	403 S HOPE	Retail
CG_AS_016_071	415 S HOPE	Auto Service
CG_AS_016_072	117 E JEFFERSON ST	Retail
CG_AS_016_073	218 E JEFFERSON ST	Single family
CG_AS_016_074	110 E MADISON ST	Single family
CG_AS_016_075	111 E MADISON ST	Single family
CG_AS_016_076	116 E MADISON ST	Single family
CG_AS_016_077	117 E MAIN ST	Office
CG_AS_016_078	125 E MAIN ST	Office
CG_AS_016_079	204 E MAIN ST	Post Office
CG_AS_016_080	225 E MAIN ST	Salon
CG_AS_016_081	231 E MAIN ST	Office
CG_AS_016_082	315 E MAIN ST	Apartment
CG_AS_016_083	319 E MAIN ST	Single family
CG_AS_016_084	403 E MAIN ST	Single family
CG_AS_016_085	101 W MAIN ST	Vacant
CG_AS_016_086	111 W MAIN ST	Vacant
CG_AS_016_087	113 W MAIN ST	Office
CG_AS_016_088	117-119 W MAIN ST	Vacant
CG_AS_016_089	121 W MAIN ST	Retail
CG_AS_016_090	125 W MAIN ST	Entertainment

SURVEY NUMBER	ADDRESS	CURRENT USE
CG_AS_016_091	127 W MAIN ST	Church
CG_AS_016_092	131 W MAIN ST	Retail
CG_AS_016_093	200 W MAIN ST	Office
CG_AS_016_094	209 W MAIN ST	Single family
CG_AS_016_095	210 W MAIN ST	Office
CG_AS_016_096	212 W MAIN ST	Graphic Design
CG_AS_016_097	224 W MAIN ST	Lenco
CG_AS_016_098	103 N MISSOURI ST	Office
CG_AS_016_099	109 N MISSOURI ST	Salon
CG_AS_016_100	111 N MISSOURI ST	Business
CG_AS_016_101	119 N MISSOURI ST	Single family
CG_AS_016_102	120 S MISSOURI ST	Office
CG_AS_016_103	210 S MISSOURI ST	Single family
CG_AS_016_104	212 S MISSOURI ST	Salon
CG_AS_016_105	218 S MISSOURI ST	Single family
CG_AS_016_106	318 S MISSOURI ST	Duplex
CG_AS_016_107	211 N OHIO ST	Single family
CG_AS_016_108	215 N OHIO ST	Single family
CG_AS_016_109	106 S OHIO ST	Communications
CG_AS_016_110	221 S OHIO ST	Single family
CG_AS_016_111	104 E WASHINGTON ST	Single family
CG_AS_016_112	112 E WASHINGTON ST	Government
CG_AS_016_113	120 E WASHINGTON ST	Office
CG_AS_016_114	203 E WASHINGTON ST	Duplex
CG_AS_016_115	206 E WASHINGTON ST	Church
CG_AS_016_116	209 E WASHINGTON ST	Single family
CG_AS_016_117	210 E WASHINGTON ST	Gathering
CG_AS_016_118	211 E WASHINGTON ST	Single family
CG_AS_016_119	214 E WASHINGTON ST	Single family
CG_AS_016_120	215 E WASHINGTON ST	Single family
CG_AS_016_121	219 E WASHINGTON ST	Single family
CG_AS_016_122	220 E WASHINGTON ST	Single family
CG_AS_016_123	221 E WASHINGTON ST	Single family
CG_AS_016_124	203 W WASHINGTON ST	Single family
CG_AS_016_125	209 W WASHINGTON ST	Single family
CG_AS_016_126	215 W WASHINGTON ST	Single family

# BIBLIOGRAPHY

Cape Girardeau County Historical Society archives.

City of Cape Girardeau. History of Cape Girardeau. <https://www.cityofcapegirardeau.org/about/history>.

The Cash Book. "Jackson's Biggest Blaze." April 21, 1888.

Flint, Timothy. Recollections of the Last Ten Years in the Valley of the Mississippi. Illinois: Southern Illinois University Press, 1968.

Jackson Heritage Association. History of Jackson, Missouri and Surrounding Communities. Paducah, KY: Turner Publishing Company, 2002.

Library of Congress. Sanborn Fire Insurance Map from Jackson, Cape Girardeau County, Missouri. Sanborn Map Company, Jan - Jul 1941, 1941. Map. [https://www.loc.gov/item/sanborn04711\\_006/](https://www.loc.gov/item/sanborn04711_006/).

National Register of Historic Places. Jackson Uptown Commercial Historic District National Register Nomination, 2005.

Ohman, Marion. A History of Missouri's Counties, county Seats, and Courthouse Squares. Columbia: University of Missouri-Columbia Extension Division, 1981.

Southeast Missourian. "Storm Wrecks Jackson Buildings." Monday March 12, 1923.

Southeast Missouri State University. Historical/Architectural Survey of a portion of The City of Jackson, 1994.

# GLOSSARY

## ***a***

**Arcade.** A passageway with a roof, supported by arched columns.



**Architrave.** (1) The lowest component of the three main parts of an entablature, immediately above the column capital. (2) A moulded frame around a door or window.



**Asbestos Siding.** A common cement siding product with added asbestos fibers to stabilize and fireproof the cement siding.

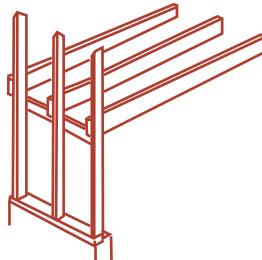


**Asphalt Roll.** An asphalt material roll used to cover the roofs of buildings. More common today are tab shingles which overlap instead of creating a smooth, uninterrupted roll like asphalt roll shingles.



## ***b***

**Balloon Frame.** A type of construction using vertical studs extending the full height of the wall. Floor joists were then fastened to the studs with nails.



**Bay Window.** A windowed bay that protrudes from the ground for one or more stories. (Note difference between oriel window.)



**Bargeboard.** A board, usually carved, that is attached to the end of a gable.



**Brackets.** A projection that provides visual or structural support for cornices, balconies or other decorative feature.



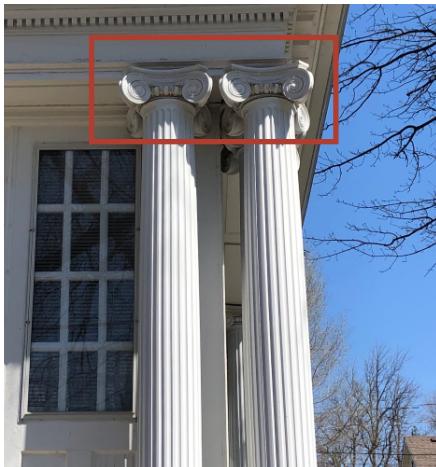
**Building.** A structure erected to house activities performed by people, unlike a structure which is not intended to shelter human activities.



## ***c***

**Circa, Ca, C.** Used in exchange of the word "approximately" when estimating a building's construction date.

**Capital.** The upper portion of a column or pilaster that is distinctively treated.



**Cladding.** External covering over a structure.



**Clapboard.** Thin, narrow boards used for exterior cladding.



**Column.** A circular or square vertical support. See Capital.

**Coping.** A finishing or protective course or cap to an exterior masonry wall or other wall.



**Cornice.** A horizontally projecting feature that surmounts a wall that is prominent, continuous and horizontal. The uppermost portion of an entablature.



**Contemporary.** A style common between 1950 and 1980 most commonly characterized by Ranch and Split-level homes. This style also includes large expanses of glass, geometrical and angular shapes, and flat roofs.



**Contributing (National Register definition).** A building, site, structure, or object that adds to the historic associations, historic architectural qualities for which a property is significant. The resource was present during the period of significance, relates to the documented significance of the property, and possesses historic integrity, or is capable of yielding important information about the period.

**Course.** A continuous layer of masonry, tile, shingles or other building material.



**Cupola.** A dome atop a roof or turret. This differs from a lantern which is a circular or polygonal turret with windows all around, crowning a roof or dome.



**Cusping.** Projecting points formed at the convergence of foils in Gothic tracery.



**D**

**Dentils.** Small rectangular block used in series to form a molding.



**Dormer.** A window that projects out from a sloping roof.



**Eaves.** The portion of a roof that protrudes from the wall.



**Elevation.** Any single side of a building or structure. Also known as a facade.

**Eligible.** Properties that meet the National Park Service Criteria for nomination and listing in the National Register of Historic Places.

**Evaluation.** The process of determining whether identified properties meet defined criteria of significance and therefore should be included in an inventory of historic properties determined to meet the criteria.

**Extant.** A building, structure, site, and/or object that is still standing or existing.

## f

**Façade.** The exterior face of a building. Also known as an elevation.

**Fenestration.** The arrangement of windows and doors on a building.

**Foursquare.** A style common between 1900 and 1930 characterized by its box-like massing, two-stories, hipped roof, wide overhanging eaves, central dormers, and full length front porch.



## g

**Gable.** The portion under the pitched end of a roof.

**Gable, Clipped.** The upper triangle portion of a roof that has been clipped. Also called a jerkinhead roof.



**Gable, Cross.** A roofline whose ridges intersect to produce a cruciform.



**Gable Ell.** Common between 1860 and 1910, this vernacular form of architecture is created when two gabled wings are placed perpendicular to one another to create a L shaped plan.



**Gable, Front.** Most common in homes, this building form is created when the triangular end of the roof faces the street.



**Parapeted (false-front).** Most common in commercial buildings, this form is typically a one-and-one-half story front gable building with a square facade that extends vertically in front of the gable. These types of storefronts were most often used in the first commercial buildings constructed in a growing town. Also referred to as a "boomtown" roof style.



**Gable, side.** Created when the triangular end of the roof faces the side property lines.



**Gambrel Roof.** A roof in which two slopes create a ridge, the lower slope having a steeper pitch.



**Gingerbread.** Heavy, superfluous ornamentation.



**Hard Board.** Known also as pressboard or synthetic wood siding, hardboard is siding comprised of wood fibers, flakes, or chips held together by glues and resins.



**Hipped Roof.** A roof type formed by the meeting of four sloping roof surfaces.



**Hipped/Truncated.** A roof type similar to a hipped roof, however the top has been cut off forming a flat horizontal surface.



**Historic Context.** A unit created for planning purposes that groups information about historic properties based on a shared theme, specific time period and geographical area.

**Historic Property.** A district, site, building, structure or object significant in American history, architecture, engineering, archeology or culture at the national, state, or local level.

## J

**Integrity.** The authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period.

**Intensive Survey.** A systematic, detailed examination of an area designed to gather information about historic properties sufficient to evaluate them against predetermined criteria of significance within specific historic contexts.

**Inventory.** A list of historic properties determined to meet specified criteria of significance.

## K

**Knee brace.** Diagonal support connecting two members that are joined at right angles.



**Lintel.** A horizontal member supporting the weight above an opening such as a door or window.



**Lite (or Light).** In a window, the openings between muntins and mullions; commonly called panes.



**Mansard Roof.** A two-sloped roof in which the lower slope is nearly vertical.



**Materials.** Integrity related to materials assesses whether physical elements used in a historic property remain as they did during the period of significance.

**Multiple Property Nomination.** The National Register of Historic Places Multiple Property documentation form nominates groups of related significant properties. The themes, trends and patterns of history shared by the properties are organized into historic contexts. Property types that represent those historic contexts are defined within the nomination.

**Moulding.** A contoured strip located just below the juncture of a wall and ceiling. Can also refer to trim in both horizontal and vertical applications.



**N**

**National Register of Historic Places (National Register).** The official federal list of districts, buildings, sites, structures and objects significant in American history, architecture, archaeology, engineering and culture that are important in the prehistory or history of their community, state, or nation. The program is administered through the National Park Service by way of State Historic Preservation Offices.

**National Register Criteria.** The established criteria for evaluating the eligibility of properties for inclusion in the National Register of Historic Places.

**Noncontributing (National Register definition).** A building, site, structure, or object that does not add to the historic architectural qualities or historic associations for which a property is significant. The resource was not present during the Period of Significance; does not relate to the documented significance of the property; or due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity nor is capable of yielding important information about the period.

**O**

**Oriel Window.** A projecting window that juts out from the wall but does not reach the ground. (Note difference between bay window.)



**P**

**Parapet.** A low wall around a roof or platform.

**Pediment.** A low gable, often triangular with a horizontal cornice and raking cornices above a colonnade, an end wall, or major division of a façade.



**Period of Significance.** Span of time in which a property attained the significance for which it meets the National Register criteria.

**Pilaster.** A shallow feature that projects from the wall featuring a capital and base; usually imitating the form of a column.



**Portico.** A roofed entrance supported by columns on at least one side.



**Potentially eligible.** Properties that may be eligible for listing in the National Register pending further research and investigation.

**Property.** A building, site, structure, and/or object within a delineated boundary.

**Property Type.** A grouping of individual properties based on a set of shared physical or associative characteristics.

**Q**

**Quatrefoil.** Pattern with four-lobed circles or arches formed by cusping.

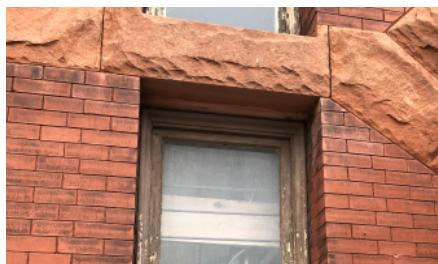
**R**

**Reconnaissance Survey.** An examination of all or part of an area accomplished in sufficient detail to make generalizations about the types and distributions of historic properties that may be present.

**Rehabilitation.** The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

**Research Design.** A statement of proposed identification, documentation, investigation, or other treatment of a historic property that identifies the project's goals, methods and techniques, expected results and the relationship of the expected results to other proposed activities or treatments.

**Rusticated.** Masonry featuring large individual units, deep joints and roughened surfaces.

**S**

**Sash.** A fixed or operable frame in which pieces of glass are set.



**Segmental Arch.** An arch that is less than half of a circle.



**Shed Roof.** A roof type created by an inclined plane, often found on later additions to residential buildings in combination with a primary gable roof.



**Side Light.** A fixed sash adjacent to a door or window opening.



**Significance.** Criteria for a historic property's significance focuses on historical, architectural, archaeological, engineering and cultural values, rather than on treatments.

**Site.** The location of a prehistoric or historic event or building.

**Structure.** A construction not used to shelter human activities. Not to be confused with a building which is intended to shelter human activities.



**Stucco.** A siding material made of Portland cement, sand and lime applied in a plastic state to form a hard covering.

**T**

**Terra Cotta.** A hard, fired clay used for architectural ornamentation.



---

**Tracery.** Ornamental work consisting of branch-like ribs, bars as in Gothic windows, screens or panels.



**Transom Light (or Transom Window).** A window above a door or window; sometimes operable. Transom lights can be rectangular or arched.



**Turret.** A small tower engaged into the building. Typically rounded and corbeled off of a corner.



**Veranda.** A large, open porch that is typically roofed and partially enclosed.



**Vernacular.** A simple, functional building or structure lacking in detail.



*w*

**Water table.** A projecting string course, molding or ledge which is used to shed rainwater from the building.