

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1. Name of Property

historic name Klostermann Block

other names/site number Alliance Building

2. Location

street & number 7, 9, 11, 13, 15 South Spanish Street [n/a] not for publication

city or town Cape Girardeau [n/a] vicinity

state Missouri code MO county Cape Girardeau code 031 zip code 63701

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this
[X] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the
National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In
my opinion, the property [X] meets [] does not meet the National Register criteria. I recommend that this property be
considered significant [] nationally [] statewide [X] locally.
(See continuation sheet for additional comments [X])

Signature of certifying official/Title Claire F. Blackwell/Deputy SHPO

15 June 94
Date

Missouri Department of Natural Resources
State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria.
(See continuation sheet for additional comments [].)

Signature of certifying official/Title

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date

[] entered in the National Register
See continuation sheet [].

[] determined eligible for the
National Register
See continuation sheet [].

[] determined not eligible for the
National Register.

[] removed from the
National Register

[] other, explain
See continuation sheet [].

5 Classification

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing	Noncontributing	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	1	0	buildings
<input type="checkbox"/> public-local	<input type="checkbox"/> district			
<input type="checkbox"/> public-State	<input type="checkbox"/> site	0	0	sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	0	0	structures
	<input type="checkbox"/> object	0	0	objects
		1	0	Total

Name of related multiple property listing.

n/a

Number of contributing resources previously listed in the National Register.

0

6 Function or Use

Historic Function

Commerce/specialty store

Domestic/hotel

Current Functions

Commerce/restaurant

Domestic/multiple dwelling

Work in Progress

7 Description

Architectural Classification

LATE 19TH AND 20TH CENTURY

REVIVALS/Italian Renaissance

Materials

foundation sandstone

walls brick

roof tin

other asphalt

tin

concrete

Narrative Description

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

8 Statement of Significance

Applicable National Register Criteria

☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history

☐ B Property is associated with the lives of persons significant in our past.

☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

Property is:

☐ A owned by a religious institution or used for religious purposes.

☐ B removed from its original location.

☐ C a birthplace or grave.

☐ D a cemetery.

☐ E a reconstructed building, object, or structure.

☐ F a commemorative property.

☐ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

Commerce

Architecture

Periods of Significance

1905-1929

Significant Dates

1905

1923

1929

Significant Person(s)

n/a

Cultural Affiliation

n/a

Architect/Builder

unknown

Narrative Statement of Significance

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

9 Major Bibliographic References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67) has been requested

☐ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey

#

☐ recorded by Historic American Engineering Record

#

Primary location of additional data:

☒ State Historic Preservation Office

☐ Other State Agency

☐ Federal Agency

☐ Local Government

☐ University

☐ Other:

Name of repository: _____

10. Geographical Data

Acreeage of Property less than one acre

UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
16	276640	4131270			
C. Zone	Easting	Northing	D. Zone	Easting	Northing

[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Patrick H. Steele, Sr.
organization Crossroads Preservation date March 26, 1994
street & number R.R. 1, Box 209 telephone 314/754-5855
city or town Clarksville state Missouri zip code 63336

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items

(Check with the SHPO or FOP for any additional items)

Property Owner

(Complete this item at the request of SHPO or FOP.)

name Drs. Bert J. and Mary Ann Kellerman
street & number 6 South Fountain Street telephone 314/334-4232
city or town Cape Girardeau state Missouri zip code 63701

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 1

Klostermann Block
Cape Girardeau County, MO

SUMMARY: The Klostermann Block, 7-15 South Spanish Street, Cape Girardeau, Cape Girardeau County, is a 2 story commercial building, 100' by 75', constructed of hard fired brick load bearing walls with a shallow shed roof between brick parapets. The east facade is composed of five similar units with victorian storefronts at street level, and pressed metal upper facade and cornice assembly. (Photo #1) It is located at the southern edge of the downtown commercial district just south of the Independence and Spanish Street intersection. Once part of series of two story buildings on the west side of Spanish Street, it now stands between the vacant corner lot and a parking lot to its south as the only building in the north half of the block facing Spanish Street.

The main facade faces east towards the Mississippi River. The front was originally divided into five almost identical units with wooden storefronts with recessed doors on the first floor, and three windows per unit on the second floor. By 1923, the southern two storefronts were altered with the new brick bulkhead and 6 part window assembly in the first; an overhead garage door and a new window in the place of the second storefront. (Photo #1) The remaining three storefronts are relatively intact and have been covered with plywood.

The building is in fair to good condition with minor deterioration relating to poor maintenance, roof problems, and vandalism. There has been settlement of the walls over the years, especially at the southeast and northwest corners. There is a settlement problem at the first interior load bearing wall which is the result of drainage and skylight problems. It should be noted that this area was subjected to periodic flooding and a portion of the lot was a filled in creek bed. Most settlement appears to be historic. The building is relatively intact and retains most of its original elements and form. Only the south storefront has been altered but it retains the 1923 elements. The west wall has been altered by the insertion of garage doors in two spaces but retains original doors and windows in all other spaces. The north wall built to repair fire damage, replaced the south wall of the adjacent building which was destroyed by the fire.

EAST FACADE

The east facade is of two part construction with brick piers on the first floor with wooden storefronts remaining in the north three units and with fifteen windows in the second story with a pressed metal upper facade and cornice assembly. (Photos #1 and #2) There is a cornice and frieze of pressed metal separating the first and second floors and elaborate frieze panels and cornice above the roof line. The pressed metal portion was painted green but most paint has weathered and some damage to metal parts is evidenced along with several areas of rust.

It is configured as five nearly identical units containing three bays each on the second floor. Each unit has three double hung, one over one light sash units. The first floor was originally similarly divided into five units with the southern two units actually one interior space. The three northern units contain typical wooden storefronts with recessed doors. Doors to interior stairs are located between the second and third storefront and

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Klostermann Block
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immediately north of the last storefront. (Photo #2) These original storefronts are essentially intact, although covered now with plywood and minor alterations. The storefront level of the south two units was altered by 1923 with the removal of the wooden storefronts and the addition of an overhead door and brick bulkheads and new window treatment as part of conversion of this large interior space for a garage. The brick of the front wall has also been painted green.

The south two units are one open space on the interior, with iron columns on the first floor supporting the second floor joists and wooden posts with shoulder beams on the second floor supporting the ceiling joists. All of the other units have all joists carried by the masonry wall which are three bricks thick. The roof rafters are carried on beam trusses which are supported by the brick walls with rafters running east and west.

All of the units are full two stories in height except for the rear of the north unit which is only one story. The front 35 feet of this unit matches the others, but the rear terminates 10' short of the other west walls.

WEST WALL

The west facade is made up of two sections. (Photo #3) One is approximately 80 feet and is full two stories tall, comprised of four units with two bays in each unit at the second floor. The first floor of this southern section has been altered with the windows and doors of the first two units blocked up and with garage doors and loading docks inserted in the second bay and the fourth bay. An original door and window remain in the first floor of the third unit. Cracks in the wall of this section relate to the alteration required by the installation of the garage doors. A galvanized metal gutter, in poor condition with round downspouts at each end and in the middle, is contributing to additional damage by water. The northern end of the building is set back about ten feet from the rest of the building. It is a four bay arrangement with a transomed door to the south, two windows with 2 over 2 sash, and a small hinged sash in the north bay. The second floor of this section was originally a three bay arrangement with three matching 2 over 2 double hung sash, but the northern most was filled in with brick at the time of the construction of the new end north wall after the fire in 1989.

Window and door openings all have double rowlock brick segmental arched lintels and have sandstone sills, which are eroded. All of the exterior wall brick has been painted white except for the new brick repairs mentioned above.

SOUTH WALL

The south wall is configured as a four bay unit with four double hung two over two sash units on the second floor, with wider shorter widows below. (Photo #4) A small hinged sash window is located at the southwest corner of the first floor. The upper windows have double rowlock brick segmental arched lintels and stone sills while the first floor has triple brick segmental arched lintels with concrete sills. The first floor windows are covered with plywood. The upper end of the wall is a three stepped parapet wall and is capped with tile coping.

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NORTH WALL

The entire north wall was removed after 'severe damage by the fire in 1989 (destroyed the adjoining building to the north) and a new cement block wall was built on the original stone foundation.(Photo #3) It is unfinished and is capped with a galvanized metal flashing.

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ROOF

The roof is composed of four sections of flat shed roof between the exterior brick walls with brick parapets between as fire partitions between sections. The present roof surface is rolled roofing which has been recoated with tar many times. Flashing is badly deteriorated at joints with brick walls, flues, and skylight. There is a noticeable hump where the portion of the roof carried by the posts has remained stable while the brick walls have settled in the southern most unit.

The rafters run with the width of the building, east to west, and are supported by a laminated beam truss with a metal stiffening bottom chord which is carried by extensions of the wooden posts from the second floor and by the brick walls. There is approximately six feet of clear space above the ceiling joists at the east end of the space with no clear space at the west end of the roof.

INTERIOR

The original first story floor system was removed by 1923 and replaced with a poured concrete floor. This floor slopes from the front threshold up to the rear west wall, in some spaces with a 14" difference. It appears that most of the interior walls were exposed brick, as no evidence of plaster remains and the bricks are painted, and in one area a stencil border pattern remains. The three original storefronts retain most of their original detailing but all other interior trim has been lost on this floor.

The walls of Unit A (Units are labeled on attached floor plans, with A southern most unit and D the northern unit) have been parged with portland cement. Trim has been removed from the bricked in openings of the end wall, but the south windows and trim remain intact. In Unit B and Unit C, storefront trim and window and door trim remain. (Photo #7) The walls are painted, and the stencil border is in the rear portion of Unit C. A double door opening was cut through to Unit D towards the front of this unit. In Unit D, there is some indication that the front portion was plastered originally. This building is located in the flood plain and was flooded periodically from its construction until the flood wall was built. There were two layers of wallboard in the front portion of Unit D, the first layer with patent date of 1912. Ceilings of unit B and C are lath and plaster, while ceilings of Unit A and D have had wallboard installed.

A wooden floor system had been installed in most of the first floor, about four feet above the concrete floor, about 1954. At this time, original connecting doorways between units were altered and wider doorways opened up. Steel lintels and cement blocks were used and the doorways were at the added floor height. This wood floor is of dimensional lumber and 3 1/4 pine tongue and grove flooring, in good condition.

There were originally two stairs to the second floor from the street level, but only the middle set remains in place in Unit B. (Photo #6) There is also a set of rear stairs to the second floor, also in unit B opposite the front stairs. The stairs from Unit D had been removed several years ago. The

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second floor of Unit A was reached by stairs from the first floor of Unit A. The second floor ceiling of Unit A is of beadboard. It was apparently never finished space. There is a hand operated freight elevator located in Unit A, just west of the present stairs. It is against the interior brick partition wall and is in good and operable condition. (Photo #5)

The entire rest of the second floor was devoted to lodging and contains 16 rooms, a series of hallways, and a public bathroom. The original lathe and plaster walls and ceilings remain, in poor condition. This level contains typical Victorian detailing in molded trim with bulls eye blocks, two part molded baseboard with corner blocks and plinth blocks. Doors are all five panel Victorian doors with transoms and hardware intact. The public bathroom contains two toilet stalls with beadboard partitions and doors with wall mounted oak water tanks with copper linings. Openings through the brick partition walls are of arched brick construction.

A distinctive feature of the lodging area of the second floor is an interior atrium topped by a 10' by 12' glass and metal skylight. This room has beadboard walls, glazed doors and windows which provided light to the stair wells and three interior rooms. The skylight is of hipped configuration and is set above the roof on a wooden frame and is glazed with heavy pebbled glass in a metal frame. Glass is in good condition but all caulking is gone and there is evidence of rust. (two panes of the glass are broken).

INTEGRITY

The building retains its original facade design and materials. On the interior, most of the original layout of the second floor is retained with original trim and doors, with modification to function as two apartments, continuing the residential use of most of the lodging space. Where possible, original floors have been retained and used. All new finished space will retain the look and craftsmanship of the original building.

The Klostermann Block received very little maintenance for the last 20 years. It suffered major ceiling damage as a result of failed roofing and gutter systems, and it suffered extensive weathering of windows and doors and brick damage as well. Initially built on the site of a filled-in creek bed, the building settled severely as it was constructed and portions of the roof system and brick walls were adjusted to compensate for the differences in sections of the building. Since restoration rehabilitation, major structural cracks have been repaired, arches rebuilt, and floor leveled utilizing existing fabric as much as possible. The rehab will retain all existing exterior window frames and sashes which are being restored; and all existing storefronts will be restored with only minor repairs and replacement of missing trim. Much of the original second floor plan in Units B and C has been retained. Original doors and trim will be reused in the conversion to rental apartments. All storefront doors that remain will be retained as well. The restoration of the pressed metal facade required only replication of minor pieces of trim and proper techniques to seal and protect the original material with paint. One apartment has been completed and rented in Units C & D, second floor. The second apartment has been completed and will be available

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for rent shortly. The two commercial spaces of the first floor Units C & D have been completed and now are occupied as a top of the line restaurant.

The restored skylight will be a feature of the Gallery planned for both floors of Unit B. It will once again be open to the first floor. (See floor plans) Some modification of space and material was mandated to meet code requirements. Fire doors were added and sprinklers installed in order to retain original open stairs in Unit B and the freight elevator in Unit A.¹

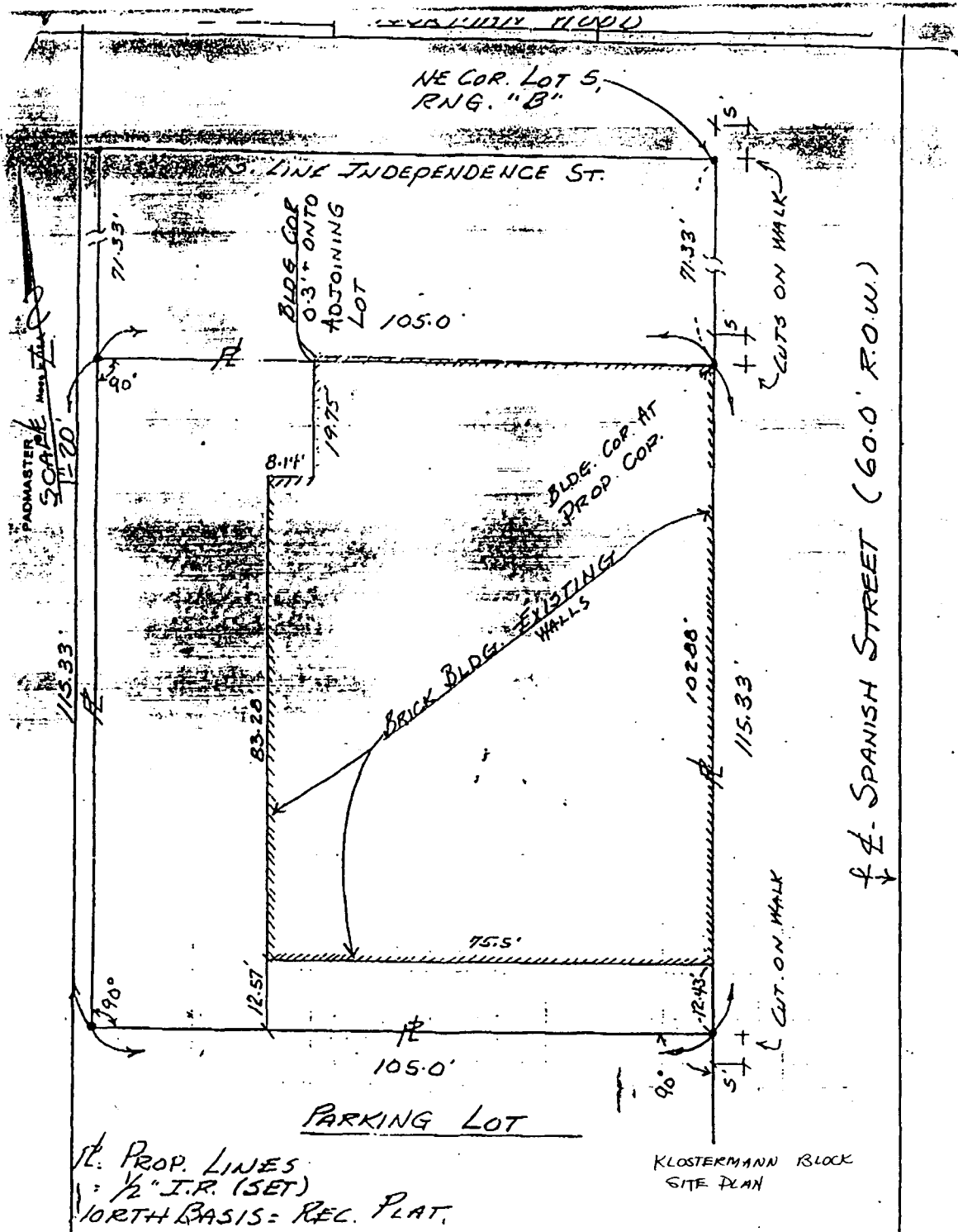
¹Patrick Steele, Historic Preservation Certification Application, Klostermann Block/Alliance Building, see items 10, 11, and 16.

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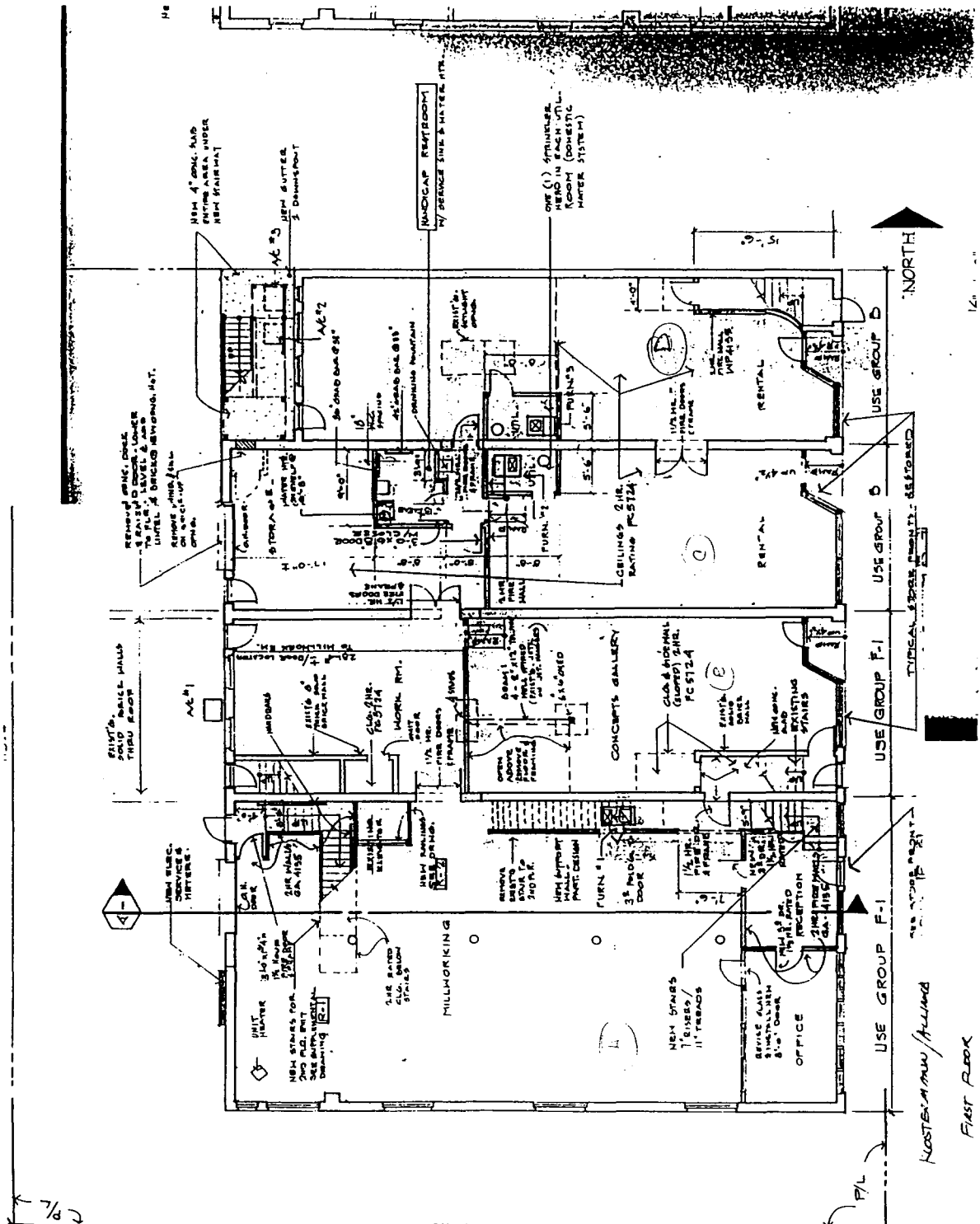
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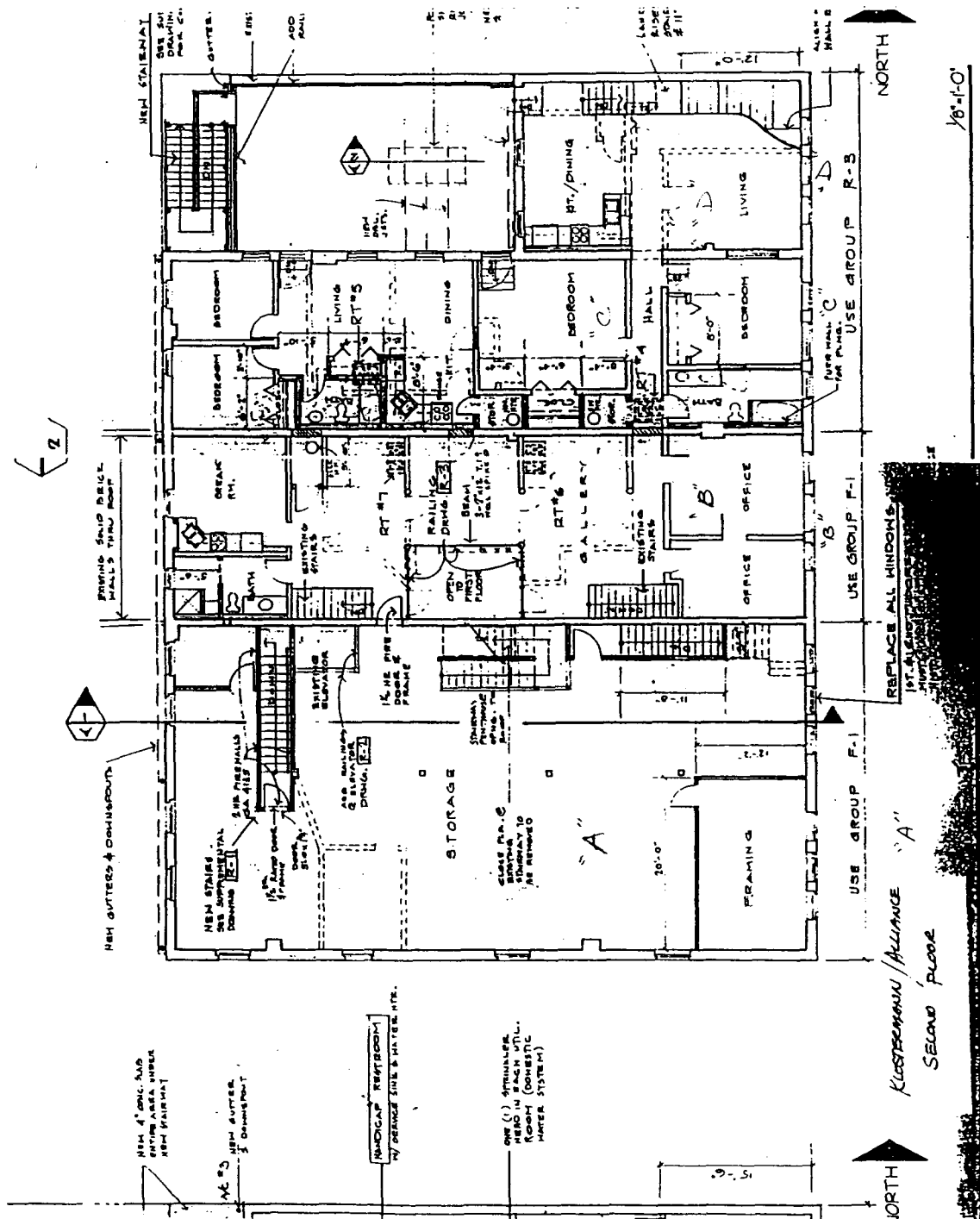


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Klostermann Block
Cape Girardeau County, MO

SUMMARY: Constructed in 1905, the Klostermann Block, 7-15 South Spanish Street, Cape Girardeau, Cape Girardeau County, is locally significant in the area of Commerce under Criterion A as an early example of the speculative commercial block constructed for rental purposes as Cape Girardeau experienced a major economic boom following completion of the direct railroad connection to St. Louis in 1904. The Klostermann Block is also significant in Architecture at the local level under Criterion C as the only remaining example in the City of Cape Girardeau of the use of pressed metal ornamental siding for the entire upper front facade of a commercial building. While this type of construction was common throughout Missouri and the country, it was not a common practice in Cape Girardeau. Pressed metal was often used in Cape for lintels and cornices on commercial buildings but only one other building with front upper facade clad in pressed metal is documented; the entire facade of the former Glenn Store, built in 1891 at 29 North Main Street, has subsequently been rebuilt and no longer retains integrity. The period of significance extends from 1905, when the building was completed, to 1929, which marks the end of the ownership of the block by the Klostermann family and the conversion of the block to warehouse space.

COMMERCIAL CONTEXT

The early history of Cape Girardeau started with the commercial enterprise of one Jean B. Girardot who established a trading post about 1730 on the rock promontory that reached out into the Mississippi River at the site of the city that would bear his name, Cape Girardeau. He had been stationed at the French garrison at Kaskaskia after it was established in 1722. Initial development of the site occurred after Louis Lorimier established another trading post on the Spanish Land Grant he received in 1793. Lorimier had lots surveyed and sold and in 1812, Cape Girardeau became the county seat of Cape Girardeau County in the Missouri Territory. Loss of position as county seat in 1815 and uncertainty of land titles retarded further growth of the community. Confirmation of Spanish land titles in 1826 and the increase of steam boat traffic brought substantial improvement to the area and Cape Girardeau's first commercial boom. Growth continued at a slow but steady pace until interruption by the Civil War, which found Cape Girardeau under Military Law from July 10, 1861 until the end of the war. The location on the Mississippi above the Ohio River made Cape Girardeau a strategic military objective. Four forts were constructed here.

Growth after the war continued at a slow but steady pace. It was not until after the completion of the first railroad connection to inland markets was completed in 1881 that a major boom was experienced. The last 20 years of the 19th century saw rapid expansion of the retail and manufacturing concerns of the city. This was the period for the construction of major new mercantile operations, new banking operations, and fine new Victorian homes. Commercial development spread out Broadway and Spanish Streets.

After the turn of the 20th century several factors combined to propel Cape into position as a regional trade center and a sizable city. The national population surge, Cape's river and rail connections, and the swamp land reclamation project led to new industry and the expansion of the State Normal School. But with the completion of a direct rail connection with St.

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Louis in 1904, the growth became a boom.² The period between 1905 and 1915 saw the tripling of population, 21 major new buildings, several hundred new houses, and modern transportation and utility systems in Cape.³ Commercial development now spread to neighborhood centers like Good Hope and Sprigg Streets and further out Broadway and Spanish Streets. Headlines in the 1915 Tenth Anniversary edition of the Cape Girardeau Republican boasted that Cape Girardeau had climbed from twentieth to eighth place in manufacturing in Missouri cities between 1904 and 1914.

It was to this commercial climate that Louis Klostermann responded with the construction of a large commercial block addition to his holdings on Spanish Street. He built his rental block next to his Store and provided space for four businesses on the first floor and lodging rooms in most of the second floor, conveniently located near the new depot.

Economic development continued into the next decade. Expansion of the shoe factory and the opening of the Mississippi Bridge further fueled the expansion. It led to such diversification that the impact of the Depression was not as severe in Cape as in many other communities of the region. The downtown business district maintained viability well past the 1950's before it suffered the loss of business to new developments out at the highways west of town, Missouri Highway 61, and, later to Interstate 55.

The Klostermann Block was built by Louis F. Klostermann as part of a commercial development on Lot 5. He acquired the property after the collapse of the Warren and Bierwirth Manufacturing and Merchandising Company in 1887.⁴ He started a major retail operation in the store building that was located on the southwest corner of Spanish and Independence Streets. His "Bee" Store became one of the leading retailer operations in Southeast Missouri. He also used the machinery in the vacant mill on the west part of the lot to generate electricity and supply power to the drug store across the street in 1887.⁵ In 1905, he had this commercial block built next to his store and had a factory built on the west half of the lot. The building was rented to a variety of operations, including stores, advertising company, newspaper office, utility office, and garage and also provided 15 lodging rooms on the second floor.

²Eugene Snider and Earl Collins, Cape Girardeau, Biography of a City, p.264.

³Naeter Brothers, Tenth Anniversary Cape Girardeau Republican, pp. 34, 37.

⁴Abstract, Lot 5.

⁵Arthur Mattingly, "Cape Girardeau Utilities", Heritage Review, October 1980, pp. 12,13.

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Louis F. Klostermann was born in LeVern, Westphalia, Germany (Prussia) in 1837. He came to America in the 1850's and settled in Cincinnati, Ohio where he clerked in a dry goods store. He came to Cape Girardeau in 1860. During the Civil War, he raised a company of Union Soldiers. He was wounded in 1862 at Chickasaw Bayou in the Battle of Vicksburg, Mississippi. He resigned in 1863 because of his injuries and returned to Cape Girardeau where he was appointed Postmaster. In 1871, he operated a Stationery and Book Store and was living on Merriwether Street. In 1882, he was one of eighteen prominent citizens who formed the Cape Girardeau Building and Loan Association. In 1883, his store was located on Main Street. In 1884 and 1885, he served as State Representative from this district which included Cape Girardeau.⁶ When he returned, he purchased the mansion of Josef Hoche on South Spanish Street "Rockport Hall" (torn down during the 1930's for the new Knights of Columbus Building). In 1887, he purchased all of the assets of Warren and Bierwirth Manufacturing and Merchandising Company on Spanish Street. He began operating a store there as the "Bee" Store which by 1915 was described as "one of Cape Girardeau's chief mercantile establishments".⁷ He owned the former Cape Girardeau Woolen Mill which generated the first electric power. He invested in several manufacturing enterprises including the Cape Girardeau Box and Veneer Company and the Cape Girardeau Foundry.

After the turn of the century he continued his role as entrepreneur. He built the commercial block next to his "Bee" Store for rental purposes. He had the old mill building enlarged into a modern factory which in 1908 was the Ely and Walker Shirt Factory No. 2. He invested heavily in the Cape Girardeau Water and Electric Light Company and in the 1906 Southeast Missouri Trust Company. By the time of his death in 1909 his interests included a 568 acre farm in Welsh Township; the Box and Veneer Company; the buildings on Spanish Street, rental property; and stocks and bonds of Southeast Missouri Trust Company and the C G Water and Electric Light Company. His widow continued his commercial activity through 1929, when she sold off the buildings.

Of all of the buildings associated with Louis Klostermann in Cape Girardeau, only his rental block remains. His home has been demolished and his Bee Store was destroyed by fire in 1989. His factory was destroyed by fire in 1913. The factories have long since disappeared as well. His widow sold the Klostermann Block on Lot 5 in 1929 and it was used as a warehouse.

ARCHITECTURE

The Klostermann Block is the only remaining intact example of a two part commercial building that used pressed metal ornamental siding for the entire

⁶Goodspeed, History of Southeastern Missouri, p. 673.

⁷Naeter Brothers, Tenth Anniversary Cape Girardeau Republican, p. 54.

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upper facade.⁸ The main facade has survived intact on the upper level and with three of the four storefronts in place with some alteration. The southern storefront remains much as it was remodeled in 1923 for use as a garage. A modern metal overhead door was added in the 1923 garage door bay and this will be replaced with a flat storefront in proportion to original storefront configuration as part of the present rehabilitation under the tax act.

The Klostermann Block represents the emergence in Cape Girardeau of a speculative building type that would become a predominant type in the later part of the 20th century and a departure from the earlier commercial building with commercial use on the first floor and residence for the shop keeper on the second floor.⁹

HISTORY OF LOT 5

This lot was part of the original survey of Cape Girardeau done in 1806 by Barthelemie Cousin, Secretary to Don Louis Lorimier. Lorimier received a Spanish Land Grant in 1793 of over 6,000 acres. Lot 5 and most of the rest of the block was first purchased in 1808 by Frederick Gibler.¹⁰ Gibler established a tanyard here. In 1827 Moses McClean had purchased the old tanyard and the rest of lot 5. He and his heirs continued to improve the lot with commercial buildings. An 1869 lease mentions the old frame Turners Hall on this lot. Starting in April of 1870, the McClean heirs borrowed \$2281.18 against this lot and in August of 1871, the lease was rewritten. It appears that the 2 1/2 story brick woolen mill was constructed at this time.

By 1874, the McCleans sold the portion of the lot with the mill to Warren and Bierwirth. By 1881, Warren and Bierwirth had also acquired the rest of lot 5 which included the two story brick store. In 1883, title was deeded over to Warren and Bierwirth Manufacturing and Merchandise Company. At the close of 1886, all of the assets of the company had been assigned to an attorney. Assets included the two story store, two story mill, stock of dry goods and groceries, lot of looms and machinery, notes, and accounts; valued at \$40,000.00.

Louis F. Klostermann acquired these assets on January 17, 1887 for \$17,000.00. The Klostermanns continued to expand their involvement with commercial activity in Cape Girardeau. Electric power was generated and sold from the mill in 1887. The corner store became the famous "Bee Store" and they still had a store on Main Street. By 1893, the mill was closed and unused; a two story addition had been made to the south side of the corner store; and

⁸While there have been three surveys (Mattingly, 1985; Mattingly, 1991; and Betterly, 1993) completed in the downtown area of Cape Girardeau, this is the only building of this type identified.

⁹Richard Longstreth, The Buildings of Main Street, pp. 24 to 35.

¹⁰History of Lot 5 based on Abstract for Lot 5, Range B.

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four frame one story buildings were located on the southern part of this lot, all in commercial use.

In 1905, the Klostermanns constructed a 75' by 100' two story brick commercial block of four units to the south side of their "Bee Store". On the western part of this lot, they built a two story factory building which may have incorporated part of the earlier mill.

According to the 1908 Sanborn Map,¹¹ the factory was the Ely and Walker Dry Goods Co., Shirt Factory #2. The new commercial block included the Powers Advertising Company in both floors of Unit A; a second hand furniture store in Unit B; Unit C was vacant; and Unit D was the Water office. Lodging rooms over the north three units may have been for workers at the factory.

In 1915, the advertising company had left and the second hand furniture store was in Unit A; Unit B was vacant; the Tribune Newspaper occupied Units C and D. Lodging use continued on the second floor. The factory burned to the ground in 1913. In 1919, Mrs Klostermann sold the Bee Store to Minton/Thompson Motor Company.

By 1923, the rear of the lot was vacant and Unit A had been converted to a garage and the other three units were stores. The garage door was added in Unit A and the concrete floor replaced the original wood floor system at this time. In 1929, Mrs Klostermann sold the Klostermann Block to Milde and Hoffman Bottling Company of Jackson, MO.

Between 1923 and 1941, all of the commercial buildings along Spanish Street, Lot 5 were owned by W. H. Campbell and F. C. Jones. By 1955, Campbell was the sole owner of the 1905 building and he used it as a warehouse for the Campbell Mattress Company. In 1975, the Klostermann Block was acquired by Norman Wood, as new owner of the Campbell Mattress Company.

In the summer of 1989, the former Bee Store corner building was destroyed by fire and the party wall was badly damaged. The damaged wall was replaced in 1990 with a new cement block wall constructed on the original stone foundation. The Klostermann Block was acquired in April of 1992 by the present owners for rehabilitation and restoration utilizing the certified rehabilitation tax credits for commercial use.

¹¹Building uses taken from series of Sanborn Insurance Maps 1908, 1915, 1923, and 1931. Copies of each attached.

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Klostermann Block
Cape Girardeau County, MO

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Abstract, Part Lot 5, Range B in Cape Girardeau; Kellerman files.

Abstract: Lot 12 and Part Lots 9 and 11, part of Fountain

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Klostermann Block
Cape Girardeau County, MO

Street, all in Range B in Cape Girardeau; Kellerman files.

Federal Census Records: 1850, 1860, 1870. State Archives.

State Census Records: 1876. State Archives.

Capitol Fire Papers: F393c, 15445, 16527, 16530; George B. Clark. State Archives.

Sanborn Insurance Maps of Cape Girardeau: 1884, 1893, 1900, 1908, 1915 and 1931. Ellis Library, U of M, Columbia, Missouri.

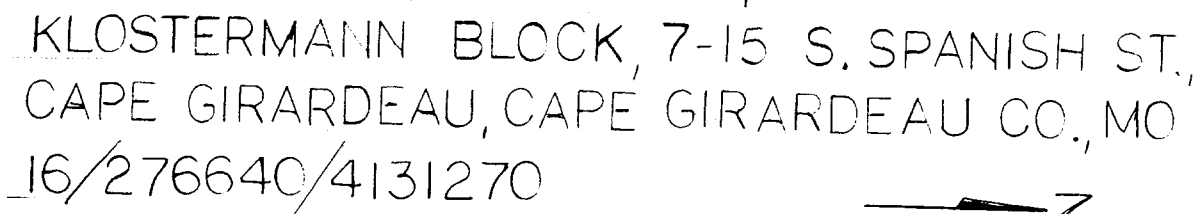
10. Geographical Data

Verbal Boundary Description

Start at the northeast corner of lot 5 in Range B of the City of Cape Girardeau, and run west along the south line of Independence Street 105 feet; thence south parallel with Spanish Street 186 feet 8 inches to a corner; then east parallel with Independence Street 105 feet to the west line of Spanish Street; then north with the said west line of Spanish Street 186 feet and 8 inches to the place of beginning.

Boundary Justification

The boundaries given reflect the parcels purchased with the Klostermann Block for certified rehabilitation. These were the parcels owned by Klostermann that fronted on South Spanish Street and were historically associated with the nominated property.



#1

KLOSTERMANN BLOCK

2 1-15 SOUTH SPANISH ST, CAPE GIRARDEAU
CAPE GIRARDEAU COUNTY, MO

3 PATRICK H STEELE, SR

4 APRIL 1993

5 CROSSROADS PRESERVATION, CLARKSVILLE IN

6 SOUTH ELEVATION (PRIMARY) COME

7 #1



1. KLOSTERMANN BLOCK

#2

2 7-15 SOUTH SPANISH, CAPE GIRARDEAU
CAPE GIRARDEAU COUNTY, MO

3 PATRICK H STEELE, SR

4. APRIL 1993

5 CROSSROADS PRESERVATION, CLARKSVILLE MO

6 DETAIL OF PRIMARY FACADE, NORTH A

CAMERA FACING WEST

7

2



#3

1. KLOSTERMANN BLOCK
2. 7-15 SOUTH SPANISH ST, CAPE GIRARDEAU,
CAPE GIRARDEAU COUNTY, MO
3. PATRICK H. STEELE SR
4. APRIL 1933
5. CROSSROADS PRESERVATION, CLARKSVILLE MO
6. NORTH AND WEST ELEVATIONS, ~~COME~~
SOUTH EAST.
- 7 # 3



#4

1. KLOSTERMANN BLOCK
2. 7-15 SOUTH SPANISH ST, CAPE GIRARDEAU
CAPE GIRARDEAU COUNTY, MO
3. PATRICK H STEELE, SR
4. APRIL 1993
5. CROSSROADS PRESERVATION, CARLSVILLE MO
6. SOUTH AND WEST ELEVATIONS, CAMERA FACIN

7# 4



1. KLOSTERMANN BLOCK #5
2. 7-15 SOUTH SPANISH ST, CAPE GIRARDEAU
CAPE GIRARDEAU COUNTY, MO
3. PATRICK H STEELE, SR
4. APRIL 1993
5. CROSSROADS PRESERVATION, CLARKSVILLE MO
6. VIEW OF FRONT STAIRS IN UNIT B,
CAMERA FACING EAST
7. #5



#6

Block

South Spruill St, Cape Girardeau

Girardeau County, MO

Clark H. Steele, Sr

April 1993

Stands Reservation, Clarksville Mo

Eight Elevator in Unit A, 2nd floor position

(Camera Facing West)



1. KLOSTERMAN BLOCK

2 7-15 SOUTH SPANISH ST, CAPE GIRARDEAU
CAPE GIRARDEAU COUNTY, MO

3 PATRICK H. STEELE, SR

4 APRIL 1993

5 CROSSROADS PRESERVATION, CLARKSVILLE MO

6 VIEW OF INTERIOR STOREFRONT, UNIT C
CAMERA FACING EAST

7 # 7



EXTRA
PHOTOS







