

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

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

1. Name of Property

historic name Vasterling, Julius, Building

other name/site number Seehausen Sanitary Meat Market

2. Location

street & town 633-637 Broadway N/A not for publication

city or town Cape Girardeau N/A vicinity

state Missouri code MO county Cape Girardeau code 031 zip code 63301

3. State/Federal Agency Certification

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

Mark A. Miles

May 04, 2009

Signature of certifying official/Title Mark A. Miles/Deputy SHPO

Date

Missouri Department of Natural Resources

State or Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

☐ entered in the National Register.

☐ See continuation sheet.

☐ determined eligible for the  
National Register

☐ See continuation sheet.

☐ determined not eligible for the  
National Register.

☐ removed from the National  
Register.

☐ other, (explain:) \_\_\_\_\_

Vasterling, Julius, Building  
Name of Property

Cape Girardeau County, MO  
County and State

## 5. Classification

### Ownership of Property

(check as many boxes as apply)

- ☒ private  
☐ public-local  
☐ public-State  
☐ public-Federal

### Category of Property

(check only one box)

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

### Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing

1

Noncontributing

buildings  
sites  
structures  
objects  
Total

### Name of related multiple property listing

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

Historic and Architectural Resources of Cape Girardeau, MO

### Number of contributing resources previously listed in the National Register

0

## 6. Function or Use

### Historic Function

(Enter categories from instructions)

Domestic: Single Dwelling

Commerce: Specialty Store

### Current Function

(Enter categories from instructions)

Vacant

## 7. Description

### Architectural Classification

(Enter categories from instructions)

Other: Two Part Commercial Block

### Materials

(Enter categories from instructions)

foundation

Stone

walls

Brick

roof

Metal

other

### Narrative Description

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

☒ See continuation sheet(s) for Section No. 7

Vasterling, Julius, Building  
Name of Property

Cape Girardeau County, MO  
County and State

## 8. Statement of Significance

### Applicable National Register Criteria

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

- ☐ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

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

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

### Narrative Statement of Significance

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

### Areas of Significance

(enter categories from instructions)

Architecture

### Period of Significance

c. 1868- 1927

### Significant Dates

c.1883-1900

1925-27

### Significant Persons

(Complete if Criterion B is marked above)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Vasterling, Julius

☒ See continuation sheet(s) for Section No. 8

## 9. Major Bibliographical References

### Bibliography

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

### Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record # \_\_\_\_\_

### Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other Name of repository: \_\_\_\_\_

☒ See continuation sheet(s) for Section No. 9

Vasterling, Julius, Building  
Name of Property

Cape Girardeau County, MO  
County and State

## 10. Geographical Data

Acreage of Property less than 1 acre

### UTM References

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

1 1/6 2/7/6/1/0/9 4/1/3/1/8/4/4  
Zone Easting Northing

2 / / / / / / / / / / /  
Zone Easting Northing

3 / / / / / / / / / / /  
Zone Easting Northing

4 / / / / / / / / / / /  
Zone Easting Northing

### Verbal Boundary Description

(Describe the boundaries of the property.)

See Attached

Property Tax No.

### Boundary Justification

(Explain why the boundaries were selected.)

See Attached

☒ See continuation sheet(s) for Section No. 10

## 11. Form Prepared By

name/title Julie Ann LaMouria

organization Lafser & Associates date September 24, 2008

street & number 1028 N. Kingshighway Suite 1 telephone 573-339-4625

city or town Cape Girardeau state MO zip code 63701

### Additional Documentation

Submit the following items with the completed form:

#### Continuation Sheets

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

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

**Photographs:** Representative **black and white photographs** of the property.

**Additional items:** (Check with the SHPO or FPO for any additional items)

### Property Owner

name/title Guy & Rene Tomasino, LTR Semo, LLC

street & number telephone 573-334-8900

city or town Cape Girardeau state MO zip code 63702

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

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

## National Register of Historic Places

### Continuation Sheet

Section number 7 Page 1

**Vasterling, Julius, Building  
Cape Girardeau County, MO**

**Historic and Architectural Resources of Cape Girardeau, MO**

#### **Summary:**

The Julius Vasterling Building, located at 633-637 Broadway in Cape Girardeau County, Missouri, is an example of the "Commercial Buildings, ca. 1850-1950" property type as described in the "Historic and Architectural Resources of Cape Girardeau" Multiple Property Cover Document. This brick, two-part commercial block features three storefronts and residential space on the second level. The storefronts retain several architectural elements common on these commercial buildings, including cast iron pilasters, brick piers, large plate glass display windows, transoms and brick bulkheads. The upper level is embellished with brick corbelling at the roofline, with rectangular one-over-one sash windows featuring stone sills and lintels. Constructed c. 1868, the building is one of the few remaining examples of the German "house stores" as described in the cover document, identified by its two-story height, gable roof and multi-function design, utilized as both residence and business. Between 1925 and 1927 the eastern bay was converted from a single family dwelling to a commercial space, adding a storefront. While some non-historic changes have been made to the first floor commercial spaces, the lower level continues to express its commercial character. The building retains the majority of its original storefront design, original upper facade decoration, and notable interior details, including first floor wooden slat ceilings in good condition, and second floor wood trims, stairs, doors, windows and floors. Though some damage from water leakage is present, and some of the windows have been boarded over for security reasons, the building is in fair condition and continues to retain integrity of setting, location, design, workmanship, and materials from its period of significance.

#### **Elaboration:**

The Julius Vasterling Building is located at the southeast corner of Broadway and Sprigg Street. The building faces north toward Broadway, the downtown business district's primary commercial street, in an area that acted as the city's main commercial center until the 1950s. As businesses moved west into shopping centers, the downtown area experienced a period of decline, but in recent years revitalization efforts have encouraged the rehabilitation of several buildings in the Broadway commercial area. The Vasterling Building is the oldest structure at the Broadway and Sprigg intersection, with a parking lot and a restaurant north across the street. On the southwest corner is a two-story building that was constructed in 1908, which unfortunately lost its third-story after 1950. The northwest corner is occupied by a two-story commercial building constructed after 1950. Several one- and two-story commercial block buildings line Broadway on the adjoining blocks, though some have experienced changes since the 1950s (Photos 1 & 2).

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**Vasterling, Julius, Building**  
**Cape Girardeau County, MO**

**Historic and Architectural Resources of Cape Girardeau, MO**

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The Vasterling Building is a painted brick, two-part commercial block building with a stone foundation, three storefronts, and a seamless metal, side gabled roof (Photo # 3). The main façade faces north, with an alley on the south and a sidewalk that borders the north and west elevations. The eastern bay features a recessed wood and glass entrance door with sidelights and two large display windows with a brick knee wall and partially boarded, painted and glazed transoms with a soldier lintel. Patterned blue, white, and cream color tiles fill the space between the sidewalk and the entrance door. The central bay features a central wood and glass recessed entrance door with large wood and glass display windows and brick knee walls on either side. The transom has been boarded just below the soldier brick lintel. The western bay is composed of a double wood and glass recessed entrance with painted, double pane transom windows. The wood display windows feature wood knee walls and cast iron corner supports. The fenestration of the second level is comprised of nine window openings with limestone sills and lintels just below the corbelled brick roofline. The three eastern wood sash windows are taller than the other second floor openings (Photo # 4), most likely because this portion of the building was originally constructed as a dwelling, with the lower storefront constructed between 1925 and 1927. The remaining second level openings have been boarded in.

The Sprigg Street (west) elevation is comprised of the original building and an addition constructed prior to 1884. The original portion features a boarded over window on the first level beside a modern wood door with boarded transom. The second level is comprised of 5 six-over-one wood sash windows and 1 one-over-one sash window. A boarded over window can be found in the gable. All the windows in the original portion have stone lintels and sills. A chimney rises through the roofline, just south of the gable peak. The addition has a chimney rising out of the south facing gable roof, with painted brick corbelling at the roofline. The first level features a modern wood and glass door with a boarded over transom, and three wood display windows to the south. The second level is comprised of 4 six-over-one wood windows with stone sills and segmental arch brick lintels (Photo # 5 & 6).

The south elevation faces an alley, and is comprised of the west projecting addition, the main building, and the east projecting addition (constructed prior to 1884), which create a courtyard. The west addition features a boarded over window on the first level and one-over-one window on the second, both with stone sills and segmental arched brick lintels. A chimney rises through the gabled roof to the east of the peak (Photo # 7). The west facing portion of the original building features two wood doors with boarded over transoms, and a wood paneling that hides the remaining boarded over window and door

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**Vasterling, Julius, Building  
Cape Girardeau County, MO**

**Historic and Architectural Resources of Cape Girardeau, MO**

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on the first level. The second level is comprised of a wood door in the west bay, with boarded over doors in the second and fourth bays, and a six-over-six wood window in the third bay. All the openings on this level have stone sills. A chimney rises through the roofline between the third and fourth bays (See Figure 1). A portion of the original building is hidden by the east addition, with one bay remaining exposed at the southeast corner, featuring a single two-over-two wood window on each level. The south-facing portion of the east addition features a modern wood door with a boarded over transom and a broken one-over-one sash window with a stone sill on the second level. Both openings have segmental arched brick lintels. Two chimneys rise through the flat roofline to the west of the window openings (Photo # 8).

The courtyard facing elevation of the west addition is comprised of two boarded windows and boarded door on the first level, and two wood doors on the second level. The openings on this side of the addition have segmental arched brick lintels and stone sills. The second level of the courtyard-facing elevation of the east addition features wood and glass door and a two-over-two wood window. A galleried porch is found on the second level of the "U-shape" courtyard, and the roofing extends over the top of the deck, covering the entire walkway (See Figure 2).

The east elevation is comprised of the original building and the rear addition. The addition is comprised of five bays, with boarded two-over-two wood windows with stone sills and segmental arched brick lintels found in each bay of the first level. The central bay is recessed below a wide brick archway. The second level features a wood door with a boarded over transom in the northern bay, and two-over-two wood windows in the remaining four bays. The eastern wall of the original building is void of openings, with the exception of a boarded in window in the gable (Photo # 9).

The interior of the Vasterling Building has been altered for continued use over the last century-and-a-half, but continues to express the commercial and domestic functions that it possessed during the period of significance (Figures 3-5). The commercial space in the eastern bay consists of a large open space with plaster and wood paneled walls. The drop ceiling and wall coverings are in poor condition, and the historic brick walls and wood ceilings are exposed in many places. The central and western bays have been combined to function as one commercial space, with the wood and metal support beams retained. The original ceiling can also be seen above the drop ceiling, and some of the original moldings and trims remain. The second level also retains some of the original trims and floorings, as well as the wood stairwells. The living spaces have been covered in wood paneling, and a drop ceiling was installed, but these non-historic elements are in poor condition and some of the original brick and framing is exposed.

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**Vasterling, Julius, Building  
Cape Girardeau County, MO**

**Historic and Architectural Resources of Cape Girardeau, MO**

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The attic space has undergone almost no change, with the wood floors and rafters exposed as well as the brick walls (Photos 10-14).

The Vasterling Building meets the registration requirements for commercial buildings in Cape Girardeau significant under National Register Criterion C as established by the cover document. The building is one of the few intact examples of the German house-store and a good example of the two-part commercial block buildings popular in Cape Girardeau during the period 1850-1950. The building's location, design, workmanship, and materials have not been considerably altered since the period of significance, and the surrounding buildings on Broadway continue to reinforce the downtown commercial atmosphere and setting. The original storefronts, upper level façade decoration, and many interior details are intact, and, though boarded over, many of the original windows and doors remain from the period of significance.



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**Vasterling, Julius, Building**  
**Cape Girardeau County, MO**

**Historic and Architectural Resources of Cape Girardeau, MO**

#### **Summary:**

The Julius Vasterling Building (preferred), located at 633-637 Broadway in Cape Girardeau, Cape Girardeau County, MO, is locally significant under National Register Criterion C in the area of ARCHITECTURE. The Vasterling Building is an intact example of a two-part commercial building and its sub-type, the house-store, as described in the Multiple Property Documentation Form "Historic Architectural Resources of Cape Girardeau, Missouri." Constructed c. 1868 by a local German merchant Julius Vasterling, the building exhibits the design techniques of a two-part commercial block building: the lower storefront features large plate glass display windows, transoms, cast iron pilasters and brick bulkheads and the upper level retains a separate façade featuring rectangular one-over-one sash windows with brick corbelling at the roofline. As one of the few intact German house-stores remaining on Broadway, the Vasterling Building continues to exhibit the domestic and commercial functions for which its owner utilized it. In addition, it retains the architectural design commonly used in construction of the type, incorporating the side gable roof and masonry façade. The building, although neglected, is in fairly good condition, and continues to represent the architectural details and form from the c. 1868-1927 period of significance (the date of construction through the period when all of the significant architectural features were constructed).

#### **Elaboration:**

Cape Girardeau was established as a trading post on the bluffs overlooking the Mississippi River in the early 1700s, and the town was founded by Louis Lorimier, who received the land from the Spanish in 1793. With its prime location near the river, Cape Girardeau acted as an important trade and travel stop, which led to the platting of the town in 1806 and its incorporation as a city in 1843. Though the city would eventually become a major steamboat stop, early settlers focused on agriculture and related industries, constructing flour mills, saw mills, cotton gins, and tan yards near the river.<sup>1</sup>

By the middle of the 19<sup>th</sup> century, the commercial district had expanded beyond the riverfront to what is now known as Main Street. Residential neighborhoods pushed six blocks west of the commercial area by that time, caused in part by an influx of German immigrants that came to Cape Girardeau between 1840 and 1850. German settlers followed a chain migration pattern, with the original immigrants typically settling in a

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<sup>1</sup> Philip Thomason. Historic and Architectural Resources of Cape Girardeau, MO (National Register of Historic Places Documentation Form.) (Washington D.C.: National Park Service, 2000).

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**Vasterling, Julius, Building  
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**Historic and Architectural Resources of Cape Girardeau, MO**

rural area and later joined by family members and friends from their homeland. The German immigrants in Cape Girardeau primarily originated from the German states of Hannover and Brunswick, with more than 1300 of the 2000 Germans living in Cape Girardeau County in 1860 originating from these two states.<sup>2</sup>

While taking on a variety of occupations, the Germans constructed homes and commercial structures in the heart of town, playing a key role in the development of the city. For example, the primary commercial thoroughfare was officially known as German Street until it was changed to Main Street in 1890. But the German immigrants also dramatically impacted the built environment of Cape Girardeau, establishing several commercial structures along Broadway between 1850 and 1900. Though similar in basic form to other commercial properties, most displaying characteristics of the two-part commercial block, German-built commercial building in Cape Girardeau had some distinctive characteristics including construction in brick with side gable, metal roofs. The use of side gable roofs on commercial buildings is very common in German settlements in Missouri in the mid-19<sup>th</sup> Century. Surveys of Washington and Hermann, Missouri, two towns with historically large German populations, indicate that commercial buildings with side gable roofs were the most common type identified, notably prior to c. 1880 in Hermann.<sup>3</sup> Typically, the proprietor of the commercial space on the lower floor would also live upper level making them a house-store subtype of the two-part commercial block.<sup>4</sup> Once one of several similar buildings along the street, the Julius Vasterling Building is one of the few German side gable house-stores retaining historic integrity on Broadway.

Julius Vasterling was born in Brunswick, Germany in 1822. He immigrated to Missouri, married Johanna (a native of Hannover, Germany who immigrated to the United States in 1849), and had his first son, Julius, by 1852. By 1860, Vasterling was a successful merchant owning \$6500 in real estate.<sup>5</sup> In 1869 he joined several other prominent local

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<sup>2</sup> Ibid.; Walter D. Kamphoefner. "Chain Migration and Local Homogeneity of Immigration: Cape Girardeau Germans in Comparative Perspective," French and Germans in the Mississippi Valley: Landscape and Cultural Traditions. Cape Girardeau: Center for Regional History and Cultural Heritage, Southeast Missouri State University, 1988.

<sup>3</sup> David Denman, "Hermann Historic District [amendment]," Draft National Register of Historic Places Nomination, 1985, on file with the Missouri State Historic Preservation Office.; Debbie Sheals and Becky L. Snider, "Historic Resources of Washington, Missouri," National Register of Historic Places Multiple Property Documentation Form, 1999.

<sup>4</sup> Thomason.

<sup>5</sup> Federal Census Records 1860-1920. Available online through *Heritage Quest Online*. ProQuest LLC, 1999-2007. Accessed 24 September 2008.  
<http://www.heritagequestonline.com/hqoweb/library/do/index>

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**Vasterling, Julius, Building  
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**Historic and Architectural Resources of Cape Girardeau, MO**

businessmen on the Board of Directors of the Cape Girardeau & State Line Railroad Company. The company was to build a railroad from Cape Girardeau south to the Arkansas state line.<sup>6</sup>

Julius Vasterling constructed his house-store at 5008-5010 Harmony Street (now called Broadway, the street name changed by 1900) around 1868. The building was divided into three parts, with the eastern bay (633) designed as a townhouse and the western two bays (635 & 637) designed as a two-part commercial block property type. By 1872, Vasterling's son, Julius, resided in the eastern portion of the building, and worked as a clerk in his father's general store in the western bay. Vasterling's relative, Henry, operated a saloon in the central storefront.<sup>7</sup> By 1884, two additions had been constructed at the rear of the property (See Figure 7- 1884 Sanborn Map).<sup>8</sup>

Julius Vasterling died by 1890, and his house-store was passed to his heirs.<sup>9</sup> They continued to operate the dry goods store on the corner, and converted the saloon into a clothing store.<sup>10</sup> Ownership eventually passed to his two youngest sons, Alexander and Albert. They operated the dry goods store until c. 1910. The commercial space at 635 and 637 was then rented to Landgraf & Klughrtz saloon and pool hall, with Oscar Childs, a local baker, residing in the townhouse portion.<sup>11</sup>

Between 1920 and 1925, the Vasterling Building doubled in value. The youngest son, Albert, may have converted the townhouse into a two-part commercial block space at this time, or that task may have been completed by E. G. Gramling when he bought the

<sup>6</sup> Goodspeed's History of Southeast Missouri: Embracing an Historical Account of the Counties of Ste. Genevieve, St. François, Perry, Cape Girardeau, Bollinger, Madison, New Madrid, Pemiscot, Dunklin, Scott, Mississippi, Stoddard, Butler, Wayne, and Iron, and including a Department Devoted to the Preservation of Personal, Professional and Private Records. (Chicago : The Goodspeed Publishing Co., 1888; Cape Girardeau, MO Ramfre Press, 1955) 455-530.

<sup>7</sup> Wiggins and Weaver's Ohio River Directory for 1871-72. (Cleveland, OH: Fairbanks, Benedict, & Co., 1871).

<sup>8</sup> The additions were constructed prior to 1884, though no exact date can be determined due to a lack of documentation. Julius and Johanna had eight children, and it is likely that the additions to the building were constructed to make room for the large family.

<sup>9</sup> Cape Girardeau County Real Estate Tax Records. On file with the Cape Girardeau County Archive Center, 112 East Washington, Jackson, Missouri 63755.

<sup>10</sup> Sanborn Fire Insurance Company. Sanborn Maps, Missouri, 1900. The Sanborn Map Company, Sanborn Library, LLC, 2001.

<sup>11</sup> Polk's Cape Girardeau (Missouri) City Directory. (St. Louis, MO: R. L. Polk & Company, 1912), and Sanborn Fire Insurance Company.

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**Vasterling, Julius, Building  
Cape Girardeau County, MO**

**Historic and Architectural Resources of Cape Girardeau, MO**

building in 1926.<sup>12</sup> In either case, the east bay of the building received a new storefront with large plate glass display windows and a recessed wood and glass entrance by 1928. The central storefront was also altered at this time, receiving new display windows and a new wood and glass entrance door.<sup>13</sup>

E. G. Gramling rented the building to many tenants over the next 25 years, including both the residential space and the commercial store areas. The Seahausen Sanitary Meat Market was Gramling's longest tenant, occupying the store area at 637 Broadway from 1926 until November of 1946. Other tenants included the Electric Supply Company (See Figure 9- c. 1945 Photo), Gerhardt & Sons (a prolific local contracting company), the Kantis Brother's Restaurant, the Broadway Café, and a home appliance store.<sup>14</sup> E. G. Gramling sold the building to Jacob and Martin Hecht in 1953,<sup>15</sup> at a time when the commercial focus of the city was shifting west toward the highway and away from the traditional riverfront commercial district.

The Vasterling Building is one of the few German house-stores to remain on Broadway. A 2006 survey of Broadway identifies seven remaining house-stores (including the Vasterling Building), though the integrity has been compromised on several of these buildings. The Historic Resources of Cape Girardeau MPDF references a c. 1880 two-story brick building at 115 Broadway. Though the building is a good example of the type, the lower level has been altered with new windows and an applied plaster storefront. Several of the house-stores on the street have received modern storefronts, including the buildings at 415-419, 437-439, and 718 Broadway. The building at 514-16 Broadway is also an example of a house-store, though the entire façade has been modified. Based on the requirements listed in the MPDF, the integrity on these buildings has been compromised beyond the limits for listing on the National Register. The building at 622 Broadway is another example of the house-store. Though the first level cornice has been altered and the upper façade features a parapet roofline in front of the gable roof (unusual for this building type), the building is in good condition and reflects the design elements of the house-store.<sup>16</sup>

<sup>12</sup> Cape Girardeau County Real Estate Tax Records.

<sup>13</sup> Polk's Cape Girardeau (Missouri) City Directory, 1928. The commercial use of 633 is documented on the 1931 Sanborn Map, Figure 8.

<sup>14</sup> Polk's Cape Girardeau (Missouri) City Directory, 1930, 1932, 1937.

<sup>15</sup> Cape Girardeau County Real Estate Tax Records.

<sup>16</sup> Survey of the Broadway Commercial District. On file with the Department of History, Southeast Missouri State University: 311 Carnahan Hall, MS 2960, 1 University Plaza, Cape Girardeau, MO 63701.

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**Vasterling, Julius, Building**  
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**Historic and Architectural Resources of Cape Girardeau, MO**

There are two other German vernacular style buildings on Broadway. These also feature the brick fronts, stone sills and lintels on the doors and windows, and the side gabled roof. However, Sanborn maps show that these two buildings, located at 120 and 626 Broadway, were not used for commercial purposes prior to 1950.<sup>17</sup> Thus the Vasterling Building remains one of the most intact examples of the German house-stores on the street, retaining an original storefront and two altered storefronts from the period 1850-1927, as well as the upper façade elements present at construction.

The German house-store is an example of the two-part commercial block buildings as described in the associated MPDF, and the Vasterling Building is a good example of not only the specific category, but also the general two-part commercial block building type. The associated document describes the two-part commercial block building as a structure characterized by separate storefronts and upper facades, featuring large plate glass display windows, transoms, brick or frame bulkheads, and cast iron pilasters. The upper facades are masonry, embellished with brick corbelling at the rooflines, and arched or rectangular one-over-one sash windows.<sup>18</sup> The Vasterling Building retains these design elements, boasting an original and two historic storefronts, brick corbelling at the rooflines, and rectangular one-over-one sash windows.

Many of the buildings constructed in Cape Girardeau were influenced by the German heritage of their designers. In his book, Arts and Architecture of German Settlements in Missouri, Charles van Ravenswaay describes the designs used by German masons. Originally constructing buildings with designs from the "old country," German immigrants adapted to the locally available materials and soon adopted American styles and incorporated some American influence into their work. The Missouri-German vernacular buildings were typically one-and-a-half to two-and-a-half stories tall with side gabled roofs. Common roof materials included split shingles originally, but were replaced by tin or corrugated metal when these items became available or when the roof drained into cisterns. Construction in brick using common or Flemish bond became popular in the middle of the nineteenth century, but stone continued to be incorporated into the designs. Stone foundations were often massive, with the water table rising above ground level. Dressed stone was used primarily for lintels, window and door sills, and doorsteps. Though stone was used elsewhere, cornices were originally patterned brickwork or moldings, with designs often unique to the town or builder. Later, wood cornices became fashionable because they were bold and eye catching. In the nineteenth century, white painted sash windows became popular, utilizing six-over-six

<sup>17</sup> Sanborn Fire Insurance Company. Sanborn Maps, Missouri, 1900. (The Sanborn -Map Company, Sanborn Library, LLC, 2001).

<sup>18</sup> Thomason.

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lights and adorned by either flat stone or arched brick lintels. Chimneys were placed on the gable ends, sometimes paired with a parapet wall.<sup>19</sup>

The Vasterling Building is a good example of Missouri-German vernacular architecture. The brick, two-story building features a side gabled roof, low pitched metal roof with end chimneys and a simple brick cornice. The stone foundation rises approximately two feet above ground level, giving way to the stone door sills. As seen on the western elevation, six-light sash windows with stone sills were incorporated into the design, located just below the brick patterned cornice. German-vernacular characteristics are well executed in the Vasterling Building's design, and combined with the two-part commercial function, it is an excellent example of the German house-store. With few changes to the exterior, the building continues to represent its architectural origins and its multi-functional design remains from the period of significance.

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<sup>19</sup>Charles van Ravenswaay. The Arts and Architecture of German Settlement in Missouri. (Columbia, MO: University of Missouri Press, 1977), 179, 183, 221, 225-237.

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#### **Verbal Boundary Description:**

The Vasterling Building is located at 633-637 Broadway in Cape Girardeau as follows: At the southeast corner of Sprigg and Broadway, travel approximately 60 feet east; turn south and travel approximately 112 feet to the gravel drive; turn west and travel to Sprigg Street; turn north and travel to the intersection of Sprigg and Broadway, the point of origin.

#### **Boundary Justification:**

The selected boundaries are those that have been historically associated with the property, including the building itself and remaining open space on the south portion of the lot.

#### **Photo Log:**

The following is true for all photographs-  
Vasterling, Julius Building (preferred)  
Cape Girardeau County, MO  
Photographer: Keith Bopp- Klitzing Walsh Associates  
Date: 21 August 2008  
Negatives on file with: Lafser & Associates  
1028 North Kingshighway Suite 1  
Cape Girardeau, MO 63701

- |            |   |
|------------|---|
| Photo # 1  | Looking west up Broadway from the northeast corner of Broadway and Sprigg (Vasterling Building just left of center) |
| Photo # 2  | Looking east down Broadway from the intersection of Broadway and Ellis (Vasterling Building left of center)         |
| Photo # 3  | North (Main) Elevation  |
| Photo # 4  | Detail of second story on 633 Broadway  |
| Photo # 5  | West Elevation  |
| Photo # 6  | Detail of second story on west elevation  |
| Photo # 7  | South elevation of west addition  |
| Photo # 8  | South elevation   |
| Photo # 9  | East Elevation  |
| Photo # 10 | First level interior 633  |
| Photo # 11 | First level interior 635-37   |
| Photo # 12 | Stairwell to second level   |
| Photo # 13 | Second level living space   |
| Photo # 14 | Attic   |

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#### List of Figures:

1. South elevation drawing
2. Courtyard elevation drawings
3. First floor plan
4. Second floor plan
5. Third floor/attic plan
6. 1884 Sanborn
7. 1931 Sanborn
8. C. 1945 photo

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Figure 1: South Elevation



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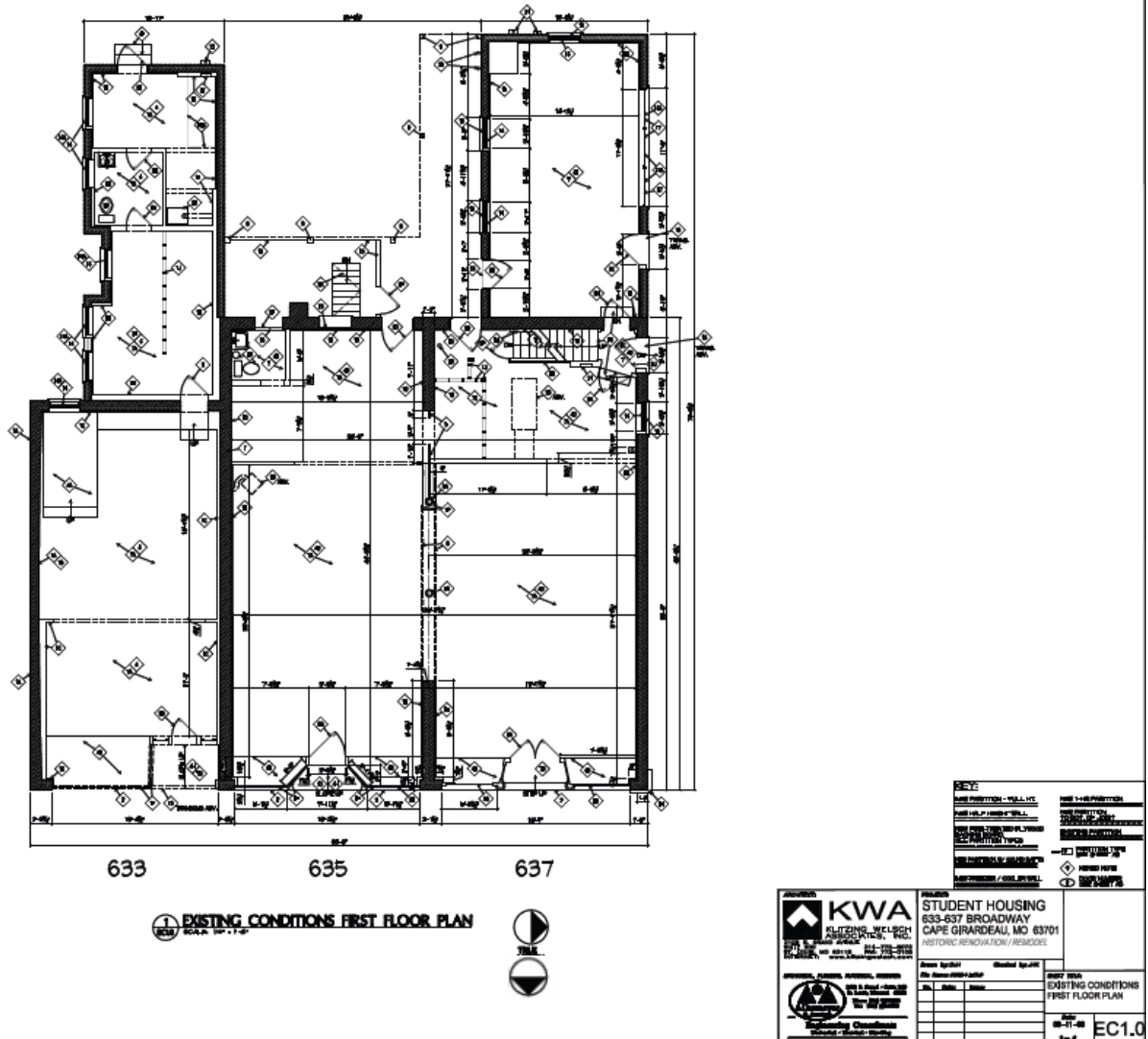
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Figure 3: First Floor Plan



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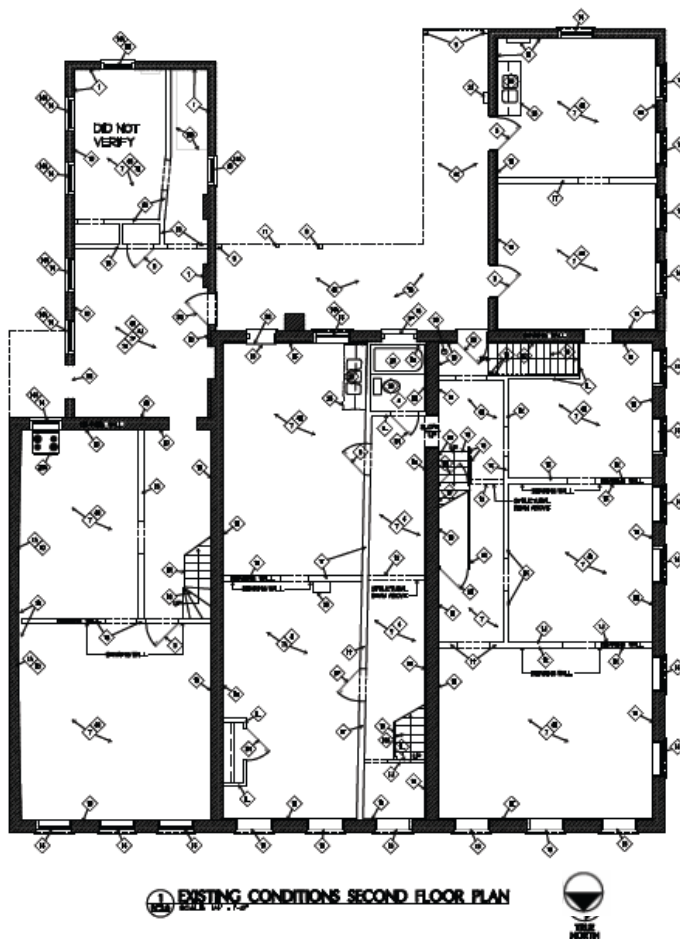
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Figure 4: Second Floor Plan



1 EXISTING CONDITIONS SECOND FLOOR PLAN



KEY	
EXISTING WALLS	NEW WALLS
EXISTING DOORS	NEW DOORS
EXISTING WINDOWS	NEW WINDOWS
EXISTING STAIRS	NEW STAIRS
EXISTING ELEVATORS	NEW ELEVATORS
EXISTING PLUMBING	NEW PLUMBING
EXISTING ELECTRICAL	NEW ELECTRICAL
EXISTING MECHANICAL	NEW MECHANICAL
EXISTING ROOFING	NEW ROOFING
EXISTING FLOORING	NEW FLOORING
EXISTING PAINT	NEW PAINT
EXISTING LANDSCAPE	NEW LANDSCAPE

<b>KWA</b> KANSAS WESTERN ARCHITECTS 633-637 BROADWAY CAPE GIRARDEAU, MO 63701 (573) 334-1111 FAX (573) 334-1112 WWW.KWA-ARCHITECTS.COM	<b>STUDENT HOUSING</b> 633-637 BROADWAY CAPE GIRARDEAU, MO 63701 HISTORIC RENOVATION / REPAIRS		
	Drawn by: <u>                    </u> Date: <u>                    </u>	Checked by: <u>                    </u> Date: <u>                    </u>	Scale: <u>                    </u> Project: <u>                    </u>
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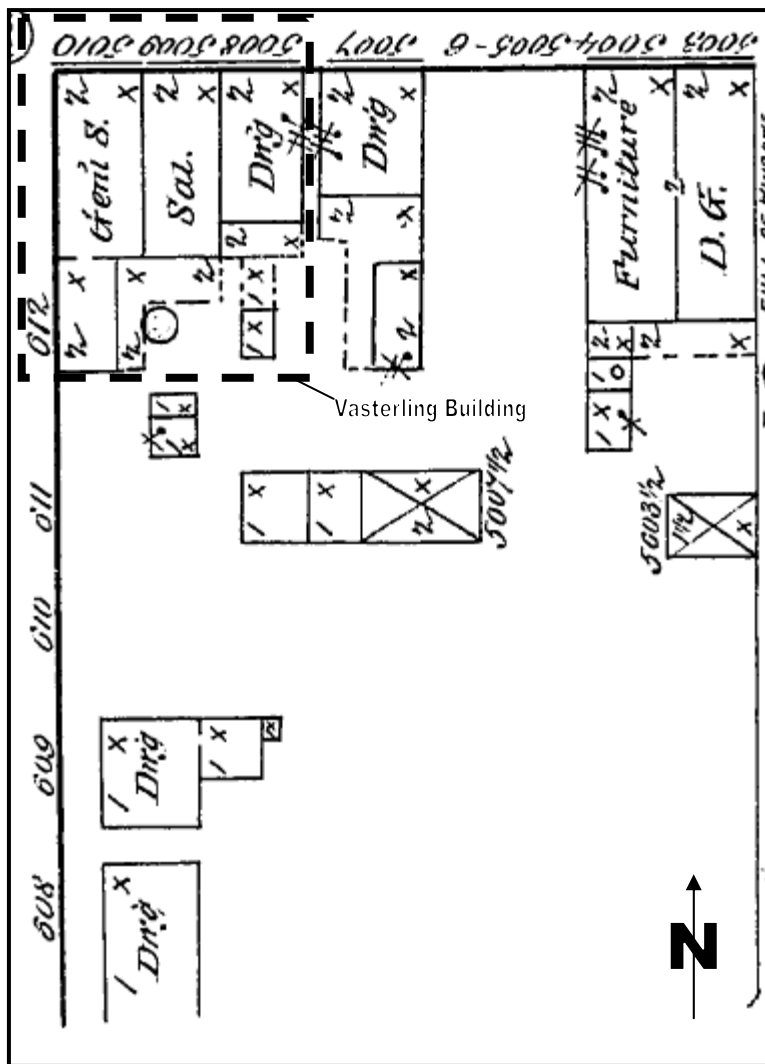
Section number Figures Page 22

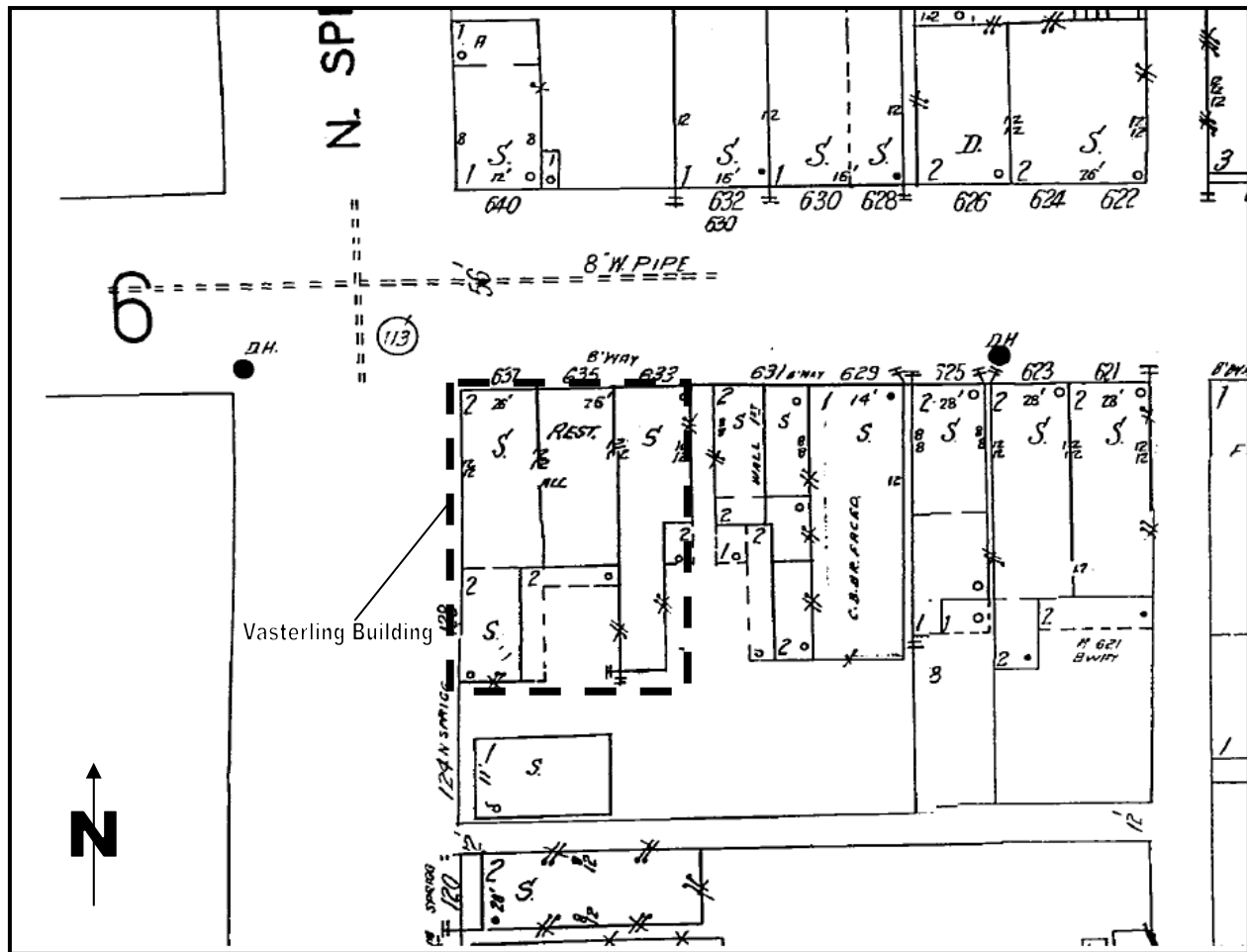
Vasterling, Julius, Building (Preferred)

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Figure 6: 1884 Sanborn Map







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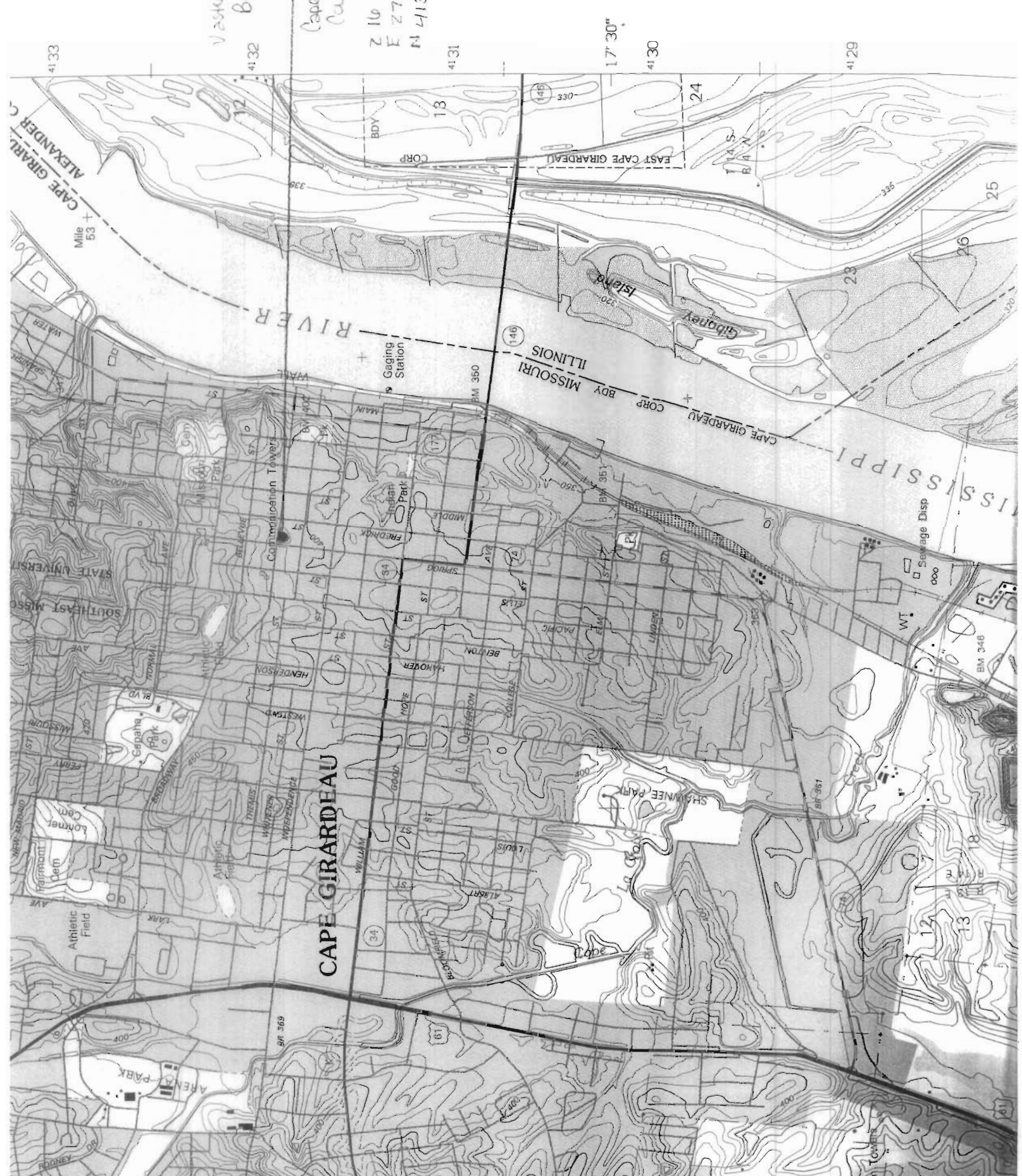
Figure 8: c. 1945 Photograph (on file with owner)



Vastling, 2 13  
Building

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Circuit, MO

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CAPE GIRARDEAU  
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MISSISSIPPI RIVER

CAPE GIRARDEAU













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