

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name N/A
other names/site number Main and Eighth Streets Historic District

2. Location

street & number Portions of the 800 and 900 block of South Main Street N/A not for publication
city or town Joplin N/A vicinity
state Missouri code MO county Jasper code 097 zip code 64801

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this nomination 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 the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

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

FEBRUARY 23, 2011
Date

Missouri Department of Natural Resources
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

Signature of the Keeper _____ Date of Action _____

Main and Eighth Streets Historic District
Name of Property

Jasper County, MO
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

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

- private
- public - Local
- public - State
- public - Federal

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

| Contributing | Noncontributing | |
|--------------|-----------------|--------------|
| 20 | 1 | buildings |
| | 2 | site |
| | | structure |
| | | object |
| 20 | 3 | Total |

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

Number of contributing resources previously listed in the National Register

Historic Resources of Joplin, Missouri

One

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/TRADE/specialty store

COMMECE/TRADE/office building

DOMESTIC/hotel

SOCIAL/meeting hall

Current Functions

(Enter categories from instructions.)

COMMECE/TRADE/office building

COMMERCE/TRADE/specialty store

DOMESTIC/multiple dwelling

VACANT/NOT IN USE

LANDSCAPE/parking lot

7. Description

Architectural Classification

(Enter categories from instructions.)

OTHER/one-part commercial block

OTHER/two-part commercial block

OTHER/enframed window wall

LATE 19TH & 20TH C. REVIVALS/Colonial Revival

LATE 19TH & 20TH C. REVIVALS/Renaissance Revival

Materials

(Enter categories from instructions.)

foundation: STONE

walls: BRICK

STUCCO

roof: ASPHALT

other: WOOD

TERRA COTTA

METAL

Main and Eighth Streets Historic District
Name of Property

Jasper 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 old or achieving significance within the past 50 years.

Areas of Significance

ARCHITECTURE

COMMERCE

ETHNIC HERITAGE

Period of Significance

1891-1960

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Dieter, C. A., builder

Garstang and Rea, architects

Michaelis, August C., architect

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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

Joplin Public Library; Post Memorial Library

Name of repository:

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7. Description

The Main and Eighth Streets Historic District (Photos 1-12; Figs 1-6) consists of a two square-block c. 6-acre area located in the southern reaches of the traditional central business district of the city of Joplin, which is in Jasper County, in southwestern Missouri. The district is topographically flat and contains a total of 21 unlisted buildings dating from 1891 through the 1920s, all but one of load-bearing masonry construction and flat-roofed. One previously-listed building is in the district: the Rains Brothers Building was listed in the National Register in 1990. The buildings range in height from one story to three stories; no residential buildings are in the district. The nominated area is located along both sides of two blocks of South Main Street between Eighth and Tenth Streets which runs north-to-south, with unnamed alleys defining the district's boundaries on the east and west (Fig 1). Of the district's 21 unlisted buildings, all but one contribute to the character of the district. In addition to the buildings in the district, two non-contributing sites are within the nominated area; both are small gravel-paved parking lots which previously contained buildings. The overall appearance of the district is entirely commercial, lacking landscaping and characterized by a grid of paved streets and alleys, concrete sidewalks, with all buildings built flush with one another. Some buildings have associated surface parking along the alleys to the rear.

The district as whole along with its contributing component elements meet the registration requirements and thresholds for integrity set forth for *Commercial Property Types, 1871-1960* as set forth in Section F of the Multiple Property Documentation Form "Historic Resources of Joplin, Missouri," hereafter referred to as the MPDF and incorporated by reference into this document.

This is a densely-developed commercial district consisting of a compact concentration of historic masonry buildings, all but two of which are of brick construction. These two properties include one of structural tile with a brick façade and the other of wood frame construction finished largely in stucco. The structural system, materials, and embellishment of all properties in the district reflect both the period of construction of each individual property and the period of significance of the district as a whole (Photos 1-12). The buildings are built on foundations of stone and are capped with flat roofs, precluding the identification of the roofing materials; it may be assumed that most roof finishes are either of rolled roofing or rubber membrane.

Most buildings in the district are symmetrically massed, incorporating substantial display windows on the first story. Most upper facades are typically penetrated by conventional-scaled window openings. Except for corner buildings and properties with adjacent parking, the buildings in this district are built flush with one another. The dimensions of building lots vary from property to property, and reflect subdivision and land assembly from the 1880s plat Murphy's and Byer's Addition to the Town of Murphysburg (later incorporated as the City of Joplin), which laid out regularly-dimensioned building lots.

Historic *Sanborn Fire Insurance* Maps (Figs. 2-4) indicate that this area was essentially built up by the late 1880s and contained small one- and two-story domestic architecture of wood construction with which were interspersed a small number of commercial establishments (feed stores, produce retailers,

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grocers, etc.), and associated small-scale dependencies. As Joplin's fortunes rose in the last decade of the nineteenth century, these modest properties began to be replaced by the substantial brick buildings which today characterize the Main and Eighth Streets Historic District (Fig. 4).

The brick buildings which replaced the first-generation wood buildings served a variety of commercial uses. Historic city directories identify these uses as including small specialty shops, second-hand stores, pharmacies, restaurants, hotels, furnished rooms, and two fraternal lodge halls. At the time of writing, many properties are vacant, while active uses include that of a religious meeting hall, taverns, professional offices, and food service establishments.

The buildings in this district are nearly all of red brick construction, typically built of common brick laid in common bond and faced with press brick, including buff-colored and blond brick, in some cases laid with decorative recessed mortar joints and buttered joints. As noted above, one property is of structural tile construction and one is of wood frame construction finished in stucco (Resource Nos. 22 and 24; Photo 9). Most represent the one- and two-part commercial block building type and a few represent the enframed window wall building type.¹ Characteristic of any historic commercial area, the district's buildings incorporate storefronts on the first story. Many of these have been altered from the original but typically retain their traditional window-to-wall ratio. Fenestration above the storefronts includes flat-topped, semi-circular-arched, and segmental-arched openings, some retaining their original sash and others with replacement units which typically occupy the entire original window opening.

Architectural embellishment within this district varies widely. The most highly ornamental finishes are found on the 1900 Rains Brothers Building and the 1899 Stevens Hotel/Scottish Rite Temple (Resource Nos. 8 and 16, respectively; Photos 4, 12; Figs. 5 and 6) while substantially less detailed finishes appear on most of the other properties. Among these finish treatments are corbelled brickwork (including paneled corbelling and corbeled cornices), along with the occasional use of stone, concrete, and terra cotta trim (Photos 1, 4, 5, 6, 11).

As noted above, this district consists of two blocks of South Main Street between Eighth and Tenth Streets. South Main Street has a right-of-way of 80 feet, while Eighth and Ninth Streets are 60 feet in width. The unnamed north-south alleys which define the district's east and west boundaries have uniform rights-of-way of 20 feet. The streets and alleys are paved, concrete sidewalks in varying condition extend along all of the streets, and the landscape is devoid of vegetation.

The individual buildings in the district are in fair to good condition. Some exhibit deferred maintenance and disinvestment but none appear to be structurally unstable and in no case has the physical condition of any building rendered it non-contributing within the context of the district as a whole.

Sanborn Fire Insurance Maps indicate that only two instances of demolition have occurred in the district since the 1940s; these demolitions have left two small surface parking lots (Resource Nos. 7, 19),

¹The building typology employed herein follows the typology set forth in Richard Longstreth's *The Buildings of Main Street*, a complete citation for which appears in the Bibliography in Section 9.

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both of which are treated as non-contributing sites in the context of the district and are depicted on the district map accompanying the nomination. Alterations to properties in the district include the installation of replacement sash, the modifications of storefronts, and in a limited number of instances, the in-filling of windows. The district's single non-contributing building at 831-833 South Main Street (Resource No. 5; Photo 3) has been modified with the construction of a dryvit-finished upper façade which either obscures or replaced an original curvilinear tile parapet shown in a photograph from a 1987 historic resource survey.

The following resources are located in the Main and Eighth Streets Historic District. Sequential numbering refers to the district map prepared in association with the nomination.

1. Marquette Hotel, 915 South Main Street; c. 1916; contributing; Photo 1

This is a two-story brick commercial building of the two-part commercial block building type, with three storefronts on the first story and an eight-bay upper façade. The storefronts have been in-filled with wood but retain some historic cast iron pilasters. Fenestration on the upper façade is original, featuring 2/2 sash with exterior metal storm sash all set on a continuous masonry beltcourse. Surfaces on the façade are ornamented with corbeled brickwork and inset light-colored masonry trim elements. The front portion of the property is two stories in height, while the rear portion is of one story. The formerly abutting building to the south has been removed and the south elevation of the subject property is devoid of architectural articulation.

2. 909-911 South Main Street; c. 1921; contributing; Photo 1

This is a one-story brick commercial building which represents the enframed window wall property type, with the façade finished in pressed brick with recessed mortar joints. The building has three storefronts, above which is an upper façade ornamented with inset masonry detailing and capped with a parapet with a curvilinear centered pediment into which is set a decorative masonry block with a stylized shield set therein. Storefronts have undergone some alteration but retain traditional window-to-wall ratio.

3. Willard Hotel; 903-907 South Main Street; c. 1901; contributing; Photos 1, 2

This is a two-story, two-part commercial block Colonial Revival-style brick building with a façade of buff-colored brick. The three storefronts are somewhat altered but retain their traditional window-to-wall ratio. The entrance to the upper story is offset on the façade. The upper façade is ten bays in width, with flat-topped windows set on a continuous beltcourse and capped with keystoned lintels. Above the second-floor windows is a band of corbeled brickwork and a modest metal cornice, above which is a flat parapet.

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4. Muir Block, 901 South Main Street; 1891; contributing; Photo 1

This is a two-story two-part commercial block building of brick construction, located on a corner lot, with two storefronts on the first story; the storefronts are altered but generally retain the original window-to-wall ratio. Centered on the first story is a single door accessing the second floor. The upper façade incorporates two large segmental-arched window openings with replacement window units, capped with voussoirs of one course of brick. Between these windows is a pair of round-arched windows, also with replacement sash and capped with voussoirs of Roman brick. Ornamental corbeled brickwork and beltcourses of stone and terra cotta further define the upper façade, which is capped with a modest metal cornice with a flat parapet. Corner pilasters are finished in stylized pointed motifs of metal. A seam in the brick on the north elevation suggests that an early addition was made on the rear (east) elevation; its finishes replicate those on the original building. An original name stone which bore the name "MUIR BLOCK" has been removed; its former presence was noted in 1987 survey documents.

5. 829-833 South Main Street; 1917; non-contributing; Photo 3

This is a one-story brick one-part commercial block building originally representing the enframed window wall building type, with three storefronts finished in decorative tile. A 1987 survey photo indicates that the building was originally capped with a highly ornamented tile parapet with a centered pediment; this feature is either lost or is obscured behind a non-historic finish which appears to be dryvit or a similar material. The loss—or obscuring-- of this character-defining element significantly impacts on the integrity of this property.

6. 827 South Main Street; c. 1920; contributing; Photo 3

This one-story one-part commercial block brick building features a façade of yellow brick and a single storefront with the original brick bulkheads, display windows, and a recessed entry with a single door. The original signband has been retained above the storefront. The upper facade terminates in a distinctive concave parapet. Otherwise the building exhibits a lack of notable architectural detail.

7. 825 South Main Street; non-contributing site; Photo 3

This consists of an empty lot formerly occupied by a building

8. 821-823 South Main Street; Stevens Hotel/Scottish Rite Temple; 1899; contributing; Photos 4, 5; Fig. 6

This three-story two-part commercial block Neo-Classical Revival-style building is of brick construction with a highly articulated facade of buff-colored brick. The storefronts in-filled but the early storefront canopy has been retained. The interior has been converted for religious

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use. The upper façade is seven bays in width, with flat-topped windows on the second floor, semi-circular-arched on the third; windows have replacement sash. The third-floor windows are enframed within stone surrounds trimmed with stylized Ionic pilasters and the corners are finished with pilasters with matching Ionic capitals. Extending across the roofline is a metal cornice with modillions and a dentil band, above which is a parapet with corbeled brick panels.

9. 817-819 South Main Street; 1899; Hotel Blende; contributing; Photo 4

This three-story two-part commercial block brick building incorporates two storefronts which have been altered and a centered single door accessing the upper floors. The upper façade is divided into three bays, the outermost of which are penetrated by 3 windows each and the centermost by a single window unit. Fenestration is flat-topped with windows set on rock-faced stone sills and capped with corresponding stone lintels. Above the third-floor windows, the façade is articulated by a corbeled brick cornice.

10. 813-815 South Main Street; c. 1919; contributing

This one-story enframed window wall brick commercial building has three storefronts, altered but retaining traditional window-to-wall ratio. Brick surfaces are finished with recessed mortar joints. The upper facade incorporates small light-colored masonry trim blocks and a parapet with a curvilinear centered pediment with a stylized shield centered therein.

11. 811 South Main Street; c. 1915; contributing

This is a single-story enframed window wall brick commercial building with a single storefront with tile bulkheads; the traditional window-to-wall ratio has been maintained, with display windows and recessed entry. The upper facade terminates a stepped parapet. The building exhibits no other notable architectural detail.

12. Haughton Block; 824-826 South Main Street; 1891; contributing; Photo 8

This is a two-story two-part commercial block brick building with altered storefronts and a finish of decorative polychrome brickwork. The upper façade is four bays in width with segmental-arched fenestration, jack-arch caps, and cast iron lintels; windows contain replacement sash units. The façade is capped with a corbeled brick and pressed metal cornice.

13. Odd Fellows Building; 828 South Main Street; 1894; contributing; Photo 8

This three-story brick commercial building represents the two-part commercial block building type, with an altered storefront. The upper façade is four bays in width with replacement flat-topped window units, capped with cast iron lintels. The cornice has been removed.

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14. Dykeman Block, 830-832 South Main Street; 1891; contributing; Photo 8

This three-story two-part commercial block building is of brick construction and is located on a corner lot. The storefronts have been altered; the upper façade of seven bays defined by brick pilasters. Fenestration is flat-topped, with window units set singly and in pairs within the bay spacing; windows rest on rock-faced stone sills and are capped with corresponding stone lintels. The façade is finished in ornamental brick trim and corbeled brickwork and terminates in a simply-detailed metal cornice.

15. Malsbury Building, 902-904 South Main Street; 1929; contributing; Photo 7

This single-story one-part commercial block building of brick is located on a corner lot, with two storefronts on the South Main Street elevation and one on the West Ninth Street elevation. The storefronts are altered but retain the traditional window-to-wall ratio, with display windows flanking recessed entrances. A date/namestone offset on upper facade states "JULIA E. MALSBURY 1929." The exterior surfaces are trimmed with small light-colored masonry trim blocks and a single-stage stepped parapet is along the roofline.

16. Rains Brothers Block, 906-908 South Main Street; 1900; previously-listed (7/19/90); Photos 7, 12; Fig. 5

This three-story two-part commercial block Renaissance Revival-style building is of brick construction, with the façade finished in pressed brick. A centered entry leads to the upper stories, with rusticated brick and stone surround and a prominent centered curvilinear modillion. The storefronts are in-filled with wood and the first-story bay spacing defined by rusticated stone pilasters. The upper façade is four bays in width, with flat-topped sash capped with classically-derived lintels and Palladian motifs. The bay spacing on the upper façade is defined by brick pilasters with stylized capitals and a metal cornice extends along the roofline, with a curvilinear dentil band, modillions, and "ghost" of letters "RAINS BROS BUILDING."

17. Carl Adams Block, 910-912 South Main Street; 1914; contributing; Photo 7

This three-story, two-part commercial block Colonial Revival-style building of brick has paired storefronts which have been altered and a centered entry bay accessing the upper floors. Cast iron lintels above the storefronts are anchored with bolts masked by floral caps. The upper façade is of six symmetrically-massed bays, each with flat-topped windows, some of which retain original 6/6 sash. Between the second and third floors is a name/datestone stating "CARL ADAMS 1914." The façade is further articulated by corbeled brick trim and the cornice penetrated by "eyebrow" windows.

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18. 914 South Main Street; c. 1910; contributing; Photos 7, 10

This is a two-story two-part commercial block Jacobean Revival-influenced building of brick with prominent stone and terra cotta surrounds enframing the upper-story windows. The storefront has been in-filled and a terra cotta cornice is capped with an unadorned flat brick parapet.

19. 916 South Main Street; non-contributing site

This is a small empty lot which formerly was occupied by a building

20. 918 South Main Street; c. 1899; contributing; Photo 7

This single-story one-part commercial block brick building incorporates what appears to be a 1940s or 1950s solid façade of brick, devoid of architectural detail. The storefront has display windows and an entry offset on south side.

21. 922-930 South Main Street; c. 1920; contributing; Photo 9

This is a single-story one-part commercial block brick building with little architectural detail. Two storefronts, altered from the original, retain traditional window-to-wall ratio. The upper facade is unornamented, with flat parapet.

22. 938 South Main Street; c. 1920; contributing; Photo 9

This is a two-story two-part commercial block building of tile construction with a brick façade, a single storefront, and a 3-bay upper facade with flat-topped windows. The storefront is somewhat altered but retains original transom. The upper facade is trimmed with light-colored masonry trim blocks and corbeled and polychrome brickwork. Above the second-floor windows is a beltcourse of smooth-dressed masonry and a flat parapet caps the building.

23. 942-946 South Main Street; c. 1920; contributing; Photo 9

This is a one-story one-part commercial block brick building with two storefronts, somewhat altered but retaining traditional window-to-wall ratio with large display windows and entry doors offset on the south side of the storefronts. Bay spacing is defined by modest brick pilasters capped with stylized masonry capitals. A flat parapet extends along the roofline. The building exhibits no other notable detail.

24. 950 South Main Street; c. 1926; contributing; Photo 9

This distinctive one-story diminutive Mission-style-inspired corner building is finished in stucco on the façade and board-and-batten on the south elevation. The corners terminate in corner pilasters and are pediments centered on the façade and south elevation.

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8. Significance

The Main and Eighth Streets Historic District (Photos 1-12; Figs. 1-6) is locally significant and meets National Register Criteria A its association with patterns of *commerce* and *ethnic heritage* in the city of Joplin, Missouri, and Criterion C for *architecture*, as documented in the Multiple Property Documentation Form "Historic Resources of Joplin, Missouri," which is incorporated by reference into this document. The district relates directly with two historic contexts set forth in the MPDF: "Evolution of Joplin as a Regional Commercial Center, 1870-1960" and "Architectural Styles and Vernacular Property Types, 1830-1960." The district also meets the registration requirements delineated in the MPDF. Further, the district as a whole and most of its component elements conform to the thresholds of integrity which are established in Section F of the MPDF. The district lies along two blocks of South Main Street and contains twenty-one contiguous buildings and two non-contributing sites (Fig. 1). Reflected in the district is the evolution of commerce and sophistication of commercial design within this community, particularly as the brick buildings in the district replaced earlier wood buildings which appear on *Sanborn Fire Insurance Maps* from the 1880s and 1890s. Buildings in the district are also associated with Joplin's position as a national leader in the extractive industries, specifically of lead and zinc; two buildings in the district served as offices for prominent mining and powder companies. The Main and Eighth Streets Historic District communicates clearly the patterns of commercial development in the southern reaches of downtown Joplin throughout the period of significance. The period of significance begins in 1891 with the construction of the district's oldest buildings, the Houghton Block at 824-826 South Main Street (Resource No. 12; Photo 8), the Dykeman Block at 830-832 South Main Street (Resource No. 14; Photo 8), and the Muir Block at 901 South Main Street (Resource No. 4; Photo 1) and ends in 1960, reflecting the fact that the district's commercial activity was unbroken throughout its historic period and also matching the National Register 50-year guideline.

With respect to National Register Criterion A, the Main and Eighth Streets Historic District is significant within the area of *commerce* as the physical reflection of commercial development outside of but near the heart of the downtown which was characterized by significantly larger buildings (Joplin Downtown Historic District, NR 2008), including one building which rises to eight stories. As set forth in the MPDF, the historical development of the community began with the July 28, 1871 platting of Joplin City, a 17-acre area near present-day Broadway and Cox Avenue, outside the nominated area. Within a year, another group laid out the town of Murphysburg, and in the early 1880s Patrick Murphy and William Byers laid out a new addition south of the original development, recorded as Byers and Murphy's Addition. Lots 3-14 and 31-44 of this addition constitute the Main and Eighth Streets Historic District. More than 2,000 made their home in the two settlements by 1872 and in 1873 the communities merged to form Joplin. Over the ensuing decade five national railroad lines connected with Joplin, which began to assume the appearance of a burgeoning city, with a bustling Main Street dotted by financial and retail establishments and surrounded by growing residential development at the periphery. The 1890 population was 9,943, which ballooned to 26,023 in 1900 (a decade which marked the beginning of commercial construction in the Main and Eighth Streets Historic District), stood at 32,073 in 1910 and had stabilized, decreasing slightly to 29,902 in 1920 but topping 37,000 in 1940. The early substantial growth of the community translated to a vastly expanded economy and by the dawn of the twentieth century a significant number of imposing high-style commercial and institutional buildings had risen in

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the heart of downtown Joplin, north of the nominated area, including hotels, office buildings, department stores, and financial institutions. South Main Street south of the center of downtown Joplin—including the nominated area—first developed as a residential area but by the mid-1890s (Fig. 2) and in the ensuing decades was redeveloped with smaller-scale office and commercial establishments, hotels, clothing and shoe shops, pawn shops, auto repair facilities, second-hand stores, fraternal institutions, specialty shops, and restaurants (Figs. 3-4).

With further respect to Criterion A in the area of ethnic heritage, in addition to the broad historical and architectural significance of this district, the Main and Eighth Street Historic District also represents a clearly identifiable and unbroken link to Joplin's Jewish community. As the commercial district developed early in the twentieth century, a variety of Jewish merchants established their businesses here. In a 2008 interview, Joplin attorney James Fleischaker "recalled many Jewish businesses located in the 100-600 blocks and the 800-900 blocks of Main Street from the late 1800s until the 1960s, with a few Jewish businesses remaining in the areas today . . . the first 'Jewish community' was located in the northwest part of town. The synagogue was built in 1916-17 at 7th and Sergeant, and the vast majority of Jewish families lived in the area between Wall and Jackson and north as far as Columbia school. It was nice to live within walking distance for the reformed, and the orthodox had to live within walking distance because they wouldn't drive on the Sabbath." Martin Milgrim, whose father, Ben Milgram, owned a pawn shop in the district for seventy years corroborated Fleishaker's account: "It was kind of a Jewish neighborhood, these two blocks, 800-900 Main. Some businesses were scattered downtown, but most of them were near us at 8th and Main, and at 9th and 10th and Main."²

Representative examples of this ethnic presence include Ben Milgrim, mentioned above, as well as Joseph Eisen, who operated a second-hand clothing store in the 1940s and 1950s at 909-911 South Main Street (Resource No. 2; Photo 1), Ben Baum, whose boot and shoe business was located in the Muir Block at 901 South Main Street (Resource No. 4; Photo 1), Max Lewison, another pawnbroker whose Reliable Pawn Shop was at 827 South Main Street (Resource No. 6; Photo 3) in the 1940s and 1950s, C. W. Dykeman, whose 1891 business block was one of the first built in the district (Resource No. 14; Photo 8), and the substantial retail operation of Newman's, whose Furniture Outlet was in the 1891 Houghton Block at 824-826 South Main Street (Resource No. 12; Photo 8). The Newman furniture operation was a division of the Newman Mercantile Company and was under the management of Mark Ettinger, Chairman of the Board, B.J. Newberger, president, E. B. Berkowitz, vice president, and Sol Newman, Jr., secretary-treasurer. The presence of Jewish merchants, business leaders, and property owners continued throughout the period of significance of the district and, while many of the district's buildings are presently vacant, continues to this day.

With reference to Criterion C, the Main and Eighth Streets Historic District is significant for *architecture*, in that the district consists of properties executed in specific commercial and institutional architectural styles popular throughout the period of significance. In addition, the district incorporates locally-significant examples of vernacular commercial design, built without specific reference to any particular design style. The term "vernacular" as it is employed here interprets that oft-misinterpreted description as it is defined in Ward Bucher's **Dictionary of Building Preservation**: "a building built

²"Joplin Business Journal," 3:49 (Dec. 8, 2008).

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without being designed by an architect or someone with similar formal training; often based on traditional or regional forms.” This characterization is by no means a pejorative, since so many more buildings built nearly everywhere during the period of significance of this district reflect local building traditions and the skill of local builders rather than formally-trained architects. As noted above, with respect to Criterion C, the district is associated with the historic context “Architectural Styles and Vernacular Property Types, 1830-1960” set forth in the Joplin MPDF and also meets the registration requirements delineated in the MPDF. Within this district are examples of two of the property types set forth in the MPDF, Property Type II-A, the one-part commercial block, and II-B, the two-part commercial block. The enframed window wall property type, which is not discussed in the MPDF, occurs in this district as well.

The more highly-detailed buildings in the district include the 1899 Stevens Hotel/Scottish Rite Temple at 821-823 South Main Street (Resource No. 8; Photos 4, 5; Fig. 6), the previously-listed 1900 Rains Brothers Block (Resource No. 16; Photos 7, 12; Fig. 5) at 906-908 South Main Street, and the c. 1901 Willard Hotel at 903-907 South Main Street (Resource No. 3; Photos 1, 2). The Stevens Hotel was built as a Renaissance Revival-style hotel with a rusticated stone entrance bay on the first story and an upper façade penetrated by semi-circular-arched fenestration trimmed with classically-derived pilasters. Built by local master builder Christopher Dieter, it was converted for use as the Scottish Rite Temple in 1903 and retained this use until 1923. The Willard Hotel incorporates a façade of buff-colored brick with three storefronts on the first story and a 10-bay upper façade is of 10 bays, with flat-topped windows set on a continuous beltcourse and capped with keystone lintels. The building erected by the Rains Brothers from designs by architect August Michaelis, is a 3-story Renaissance Revival-style commercial building of brick, with the façade finished in pressed brick, incorporating a centered entry to the upper stories enframed within a rusticated brick and stone surround with a prominent centered curvilinear modillion. The first-story bay spacing is defined by rusticated stone pilasters and the upper façade is four bays in width, with flat-topped sash capped with classically-derived lintels and Palladian motifs. The bay spacing on the upper facade is defined by brick pilasters with stylized capitals.

Most other buildings in the Main and Eighth Street Historic District are more simply detailed than the three discussed above, without reference to any particular architectural style but representative of the local building traditions and preferences which were in vogue in Joplin during the last decade of the nineteenth century and the early decades of the twentieth century. Ornamental brickwork appears on many of these buildings, including corbelled brick trim which is found throughout Joplin on architecture dating from this era and which embellishes otherwise unornamented elevations with some brick set in geometric and curvilinear patterns, set off by inserts of stone and terra cotta and metal trim. (Photos 1, 2, 5, 6, 11).

The district’s Criterion C significance is further supported by the presence in the district of examples of the work of architects August C. Michaelis and Garstang and Rae and of C. A. Dieter, Joplin’s most prominent and prolific master builder of the early twentieth century. August Michaelis (1869-1937) was a native of Palmyra, Missouri and in 1883 entered the carpenter’s trade. He came to Joplin in 1890 and plied his carpentry skills. In 1898 he traveled to Chicago to study architecture at an unidentified studio or institution and when he returned he became established as a leader in the early

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building-up of Joplin. His works included institutional architecture such as schools and churches, along with private residences and commercial buildings. City directories place his office in the First National Bank Building and in the Miners Bank Building, the latter of which he designed in 1904. In 1903 his brother, Alfred, entered the practice, which continued as Michaelis Brothers. In this district August Michaelis designed the Rains Bros. Block at 906-908 South Main Street (Resource No. 16, (Photos 7, 12)).³

Christopher August Dieter (1859-1930) was a German immigrant who arrived in Joplin in 1899, just as the community was undergoing one of its most significant periods of growth and prosperity. Operating both as a sole practitioner and as Dieter and Wenzel, C. A. Dieter built some of Joplin's largest commercial buildings over an active life of thirty years in the community, including the Conner Hotel, the First National Bank Building, the Carnegie Library, and the previously-listed Joplin Supply Building (some demolished and all outside of this district). In the Main and Eighth Streets Historic District he built the Stephens Building/Scottish Rite Temple (Resource No. 8; Photos 4, 5; Fig. 6) in 1899, the year he arrived in the community, making this one of his earliest works. His obituary thirty years later noted that he "probably built more buildings large and small in Joplin than has any other contractor."⁴

The work of architects Garstang and Rae is also represented in this district by the aforementioned 1899 Stevens Hotel/Scottish Rite Temple. Like August Michaelis, Garstang and Rea were in practice in Joplin during the early years of the twentieth century and in addition to the Stevens Hotel/Scottish Rite Temple were responsible for the design of the Children's Home, the First Methodist Church, and the original YMCA buildings in Joplin.⁵

Viewing this district in comparison to other comparable districts nearby, five other Jasper County districts are listed in the National Register, each with its own distinct character. The Joplin Downtown Historic District (NR 2008) is a substantial district, considerably larger than the Joplin and Wall Avenues Historic District, encompassing a 12-acre tract containing 43 resources, 16 of which are non-contributing. Located along both sides of Joplin's South Main Street generally between East Fourth and East Sixth Streets, its character is that of the densely-developed central business district of a medium-sized city, with substantial commercial and institutional architecture whose period of significance runs between c. 1888 and 1958. Joplin's Fifth and Main Historic District (NR 2006) is located within the boundaries of the larger Joplin Downtown Historic District and is a very small commercial district of less than one acre and containing but three buildings located at the corner of S. Main and Virginia Streets. The Joplin and Wall Avenues Historic District (NR 2010) is a commercial district primarily of one-and two-story brick buildings anchored by the 1906 Post Office/Federal; Court House and the previously-listed Joplin Supply Company. This district also contains office buildings used by some of the myriad extractive industries which characterized Joplin at the turn of the twentieth century. The South Main Street Historic District (NR 2010) is a small district located along one side of South Main Street several blocks north of the Main and Eighth Streets district. It is characterized by one- and two-story commercial buildings generally lacking in any high-style finishes.

³ Correspondence to preparer from Leslie Simpson, Director, Post Memorial Art Reference Library, Joplin, Missouri, 2010.

⁴ "Joplin News Herald," March 17, 1930.

⁵ Leslie Simpson correspondence, *op. cit.*

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Elsewhere in Jasper County, the Carthage Court House Square Historic District (NR 1980) consists of the central business of the county seat of Jasper County, approximately 10 miles east of Joplin, and arranged as a typical Southern Court House square, with the seat of government at the center and rows of commercial buildings around the four sides surrounding the court house. Carthage's Cassill Place Historic District (NR 1986 with the City of Carthage MRA) is a residential district containing detached residential properties erected by prosperous business and community leaders of the county seat. The Carthage South Historic District (NR 1986 with the City of Carthage MRA) is residential as well, and is located in the neighborhood south of the Court House Square Historic District.

The balance of the properties in Jasper County which are presently listed in the National Register are listed individually. The Main and Eighth Streets Historic District is distinct entity unto itself, containing primarily small- and medium- scale commercial properties dating from the last decade of the nineteenth century and thirty years thereafter. This district is characterized by commercial buildings associated with Joplin's position as a major mining center and by modest hotels and retail establishments and fraternal lodge halls, a significant number of which housed shops and businesses run by Joplin's Jewish citizens. Specific documentation of the individual buildings in this district appears below.

Historical Documentation of Properties within the District

The following information is drawn from earlier survey documents, property records, local history publications, *Sanborn Fire Insurance Maps*, and from city directories, all of which are referenced in the Bibliography which appears in Section 9.

1. Marquette Hotel, 915 South Main Street; c. 1916; contributing; Photo 1

One of two modest hotels in this district, from the time of its construction into the 1920s the building also contained the Brown Leather Company on the first story, operated by Sam and Lena Brown. The Marquette Hotel, managed by Marie Sewell, was located on the upper floors into the 1950s.

2. 909-911 South Main Street; c. 1921; contributing; Photo 1

This building contained the McBride Auto Salvage Company and the Joplin Rubber Company in the 1920s. In the 1940s and 1950s the first floor was occupied by the second-hand clothing store operated by Joseph Eisen.

3. Willard Hotel; 903-907 South Main Street; c. 1901; contributing; Photos 1, 2

Early occupants of the first-story commercial spaces include the Joplin Sanitary and Plumbing Supply Company in 1909, and in the 1920s by the barber shop of J. Edwin Hopwood and Virgil Todd, along with the second-hand store operated by Max Henderson. The hotel, located on the second story, was eventually operated by Kate Farsythe, who ran it into the 1950s

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4. Muir Block, 901 South Main Street; 1891; contributing; Photo 1

Built for Ralph Muir who was a local ice dealer and in 1873 was the first depositor in the Bank of Joplin. For decades a boot and shoe store was on the first floor, including Baum's Boots (later Baum's Shoe Store), operated by Ben Baum whose store was located here into the 1950s.

5. 829-833 South Main Street; 1917; non-contributing; Photo 3

A tailor shop operated by Oscar Mehner was the first occupant and remained here into the 1920s. In the 1940s and 1950s it was occupied by Frank's Tavern, operated by Frank J. Stravolo.

6. 827 South Main Street; c. 1920; contributing; Photo 3

Early occupants include the Home Printing Company, a local job printing operation run by Charles Stearns and Ray Ledgerwood. For decades it housed the Reliable Pawn Shop, owned and operated by Max Lewison.

7. 825 South Main Street; non-contributing site; Photo 3

Empty lot formerly occupied by a building.

8. 821-823 South Main Street; Stevens Hotel/Scottish Rite Temple; 1899; contributing; Photos, 4, 5; Fig 6

Built as the Stevens Hotel, in 1903 the building was converted for use as the Scottish Rite Temple, Joplin becoming only the second Missouri community to have a Scottish Rite Temple, after St. Louis. The temple remained here until 1923 when it moved to larger quarters. Early retail tenants on the first story include the American Rummage Store (likely a second-hand shop) and the Metsker Furniture Company, operated by Adsworth Metsker. Also known as the Chester Block. Designed by Joplin architects Garstang and Rae and built by master builder C. A. Dieter and among the first of his projects after he arrived in Joplin in 1899.

9. 817-819 South Main Street; 1899; Hotel Blende; contributing; Photos 3, 4

Built at a cost of \$15,000 for hotelier John George and originally containing three storefronts on the first story and 29 hotel rooms above. Its name—sometimes spelled without the terminal "e"—is derived from zinc blende, the mineral whose extraction played the most important role in Joplin's early prosperity. By the 1920s John Dickerson was the proprietor and by the 1950s the hotel was known as the Melrose, operated by Pansy Fly.

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10. 813-815 South Main Street; c. 1919; contributing; Photo 4

Early occupants include a restaurant operated by William Vangel and second-hand shops run by Louis Eisen and Samuel Tish. Its longest occupant was Ben Milgrim, whose pawn shop was located here from 1933 until 2003, the longest continuous occupant in the district.

11. 811 South Main Street; c. 1915; contributing

First occupied by the Holbrook Auto Repair Company and in the mid-1920s by the Liggett-Pool Battery Company, manufacturers of Missouri Batteries. In the late 1920s and 1930s it housed the Tri-State Fixture Company, purveyors of store fixtures and by the 1950s it housed the Sewall Paint and Varnish Company.

12. Haughton Block; 824-826 South Main Street; 1891; contributing; Photo 8

This building originally included lodge hall facilities on the second story. Other upper-floor uses include the Eureka Hotel, operated by Mrs. Ella Stanley; it was later known as the Eureka Flats, indicating that the hotel space had been converted to apartments. Historic retail uses include Nathan Filler's army surplus store in the 1920s and the McMillan Music Company in the 1930s. Eventually it housed the Newman Furniture Outlet, a division of the Newman Mercantile Company under the management of Mark Ettinger, Chairman of the Board, B.J. Newberger, president, E. B. Berkowitz, vice president, and Sol Newman, Jr., secretary-treasurer.

13. Odd Fellows Building; 828 South Main Street; 1894; contributing; Photo 8

Originally housed one of Joplin's two Independent Order of Odd Fellows lodge halls. The 1896 Sanborn Fire Insurance Map depicts a drug store on the first floor and the lodge hall above. Among other first-floor uses is the Coulter Drug Store, the J. C. Pence Cigar Manufacturing Company, C. G. Davison's Restaurant (1914), the Electric Bakery (1920), and from the mid-1920s into the 1940s, a billiard parlor.

14. Dykeman Block, 830-832 South Main Street; 1891; contributing; Photo 8

Built for the C. W. Dykeman Company, depicted in an 1896 newspaper as a grocer, feed dealer, and purveyor of "provisions." Dykeman was also a civic leader and Jasper County judge. The 1896 Sanborn Fire Insurance Map indicates that Charles Dykeman's business also sold engineering supplies, likely associated with the extraction of zinc in the area. In the 1920s the first story housed the grocery business of J. B. Dodson & Son and the upper floors were occupied by Dr. M. H. Evans and by furnished rooms operated by Abe Duff. For many years the first floor was occupied by the McGee Drug Store, operated by Charles and Grace McGee. Grace McGee is credited with being the first woman registered pharmacist in Missouri. The building was originally built by local contractors Leonard and Osborne.

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15. Malsbury Building, 902-904 South Main Street; 1929; contributing; Photo 7

Among the latest buildings in the district, this building was erected for Julia Malsbury, whose name appears on a datestone on the upper façade. Julia Malsbury (1852-1936) was the wife of pioneer Joplin merchant Francis Marion Malsbury (1843-1925) who came to the new settlement of Joplin in 1872 and operated a grocery store on Main Street. Julia was a native of Belvedere, Illinois and came to Joplin in 1873. Francis and Julia Malsbury were married in 1879. She erected this building when a widow in her seventies.⁶ Sanborn Fire Insurance Maps indicate that this was built on the site of an 1880s 3-unit wood frame commercial building. City directories indicate that among the earliest tenants were Kivia Murawa, a restaurateur, and Frank Parrett, a shoemaker. By the 1950s, pawnbrokers doing business as Mission Mercantile occupied the principal retail space.

16. Rains Brothers Block, 906-908 South Main Street; 1900; previously-listed; Photo 7, 12; Fig. 5

Built by Charles and George Rains, who were successful mine operators from Galena, Kansas. The first-floor retail space was originally occupied by the Miners Hardware, managed by M. S. Montague, suppliers of matériel for the zinc mining operations for which Joplin is known. The upper stories housed the Roosevelt Hotel and later, in the 1950s, the Fay Hotel, operations which catered to travelers on the Missouri Pacific Railroad, whose depots were two blocks to the south along Tenth Street. The design of the building is attributed to August C. Michaelis, a leading local architect whose work also includes the Carnegie Library, the 1905 Joplin High School, and the Miners Bank Building (not extant).

17. Carl Adams Block, 910-912 South Main Street; 1914; contributing; Photo 7

Built on the site of the Hotel Southern, this Colonial Revival-influenced building was erected for Carl Adams whose furniture store bore his name. By the 1950s it was occupied by the Bullard-Bell Company, purveyors of general merchandise.

18. 914 South Main Street; c. 1910; contributing; Photo 10

Jacobean Revival-influenced commercial building which housed several grocery stores, including stores operated by G. P. Heidrick in the 1920s and C. R. Davis in the 1920s and 1930s. By the 1950s the Midway Pool Hall was located here.

19. 916 South Main Street; non-contributing site

Small empty lot which formerly was occupied by a building.

⁶ Leslie Simpson correspondence, *op. cit.*

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20. 918 South Main Street; c. 1899; contributing; Photo 7

1-story brick commercial building which early in the twentieth century housed the Morrison Steam Laundry. By the 1920s Shaddy's Restaurant, operated by Frank and Rolland Shaddy, was located here, followed in the 1930s by the Model Grocery Co., and in the 1940s by Mary and Ed's Café, during which time the existing solid façade of brick was likely installed.

21. 922-930 South Main Street; c. 1920; contributing; Photo 7

Modest 1-story brick commercial building which in the 1920 was the location of the Quality Bakery and S. R. Casey's restaurant. From 1920-1939 a portion of the Markwardt Bakery was in this building, operated by William "Quality Bill" Markwardt (1892-1989), who began as a baker in 1910 by borrowing a sack of flour and rose to be a community leader whose name is borne by a street in Joplin. By the 1950s the Hobart-Dayton Sales & Service Co., hotel suppliers, was located here.

22. 938 South Main Street; c. 1920; contributing; Photo 9

2-story commercial building of tile construction with a brick façade which was a second location of the restaurant operated by S. R. Casey.

23. 942-946 South Main Street; c. 1920; contributing; Photo 9

1-story brick building which was part of the Markwardt Bakery, discussed in more detail above.

24. 950 South Main Street; c. 1926; contributing; Photo 9

Distinctive 1-story diminutive Mission-style-inspired corner building finished in stucco which has housed a variety of lunch counters since its original date of construction. Among the earlier of these was the White Rock Diner, operated by Edward Lawrence, which was here in the 1920s and 1930s.

Summarizing, the Main and Eighth Streets Historic District is significant on a local level under National Register Criterion A for its association with the patterns of *commerce* and *ethnic heritage* in Joplin throughout the 1891-1960 period of significance and under Criterion C for *architecture*, containing examples both of high-style architecture and vernacular buildings dating from 1891 into the 1920s. Although alterations have occurred to the district's individual buildings, as a distinct entity the district retains integrity, meets the registration requirements for and is associated with two historic contexts set forth in the Joplin MPDF, and also contains examples of property types delineated in the MPDF.

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9. Bibliography

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Collections

Joplin Genealogical Center, 306 S. Joplin Avenue, Joplin, Missouri

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Joplin Museum Complex, 504 S. Schifferdecker Avenue, Joplin, Missouri

Joplin Public Library, 300 S. Main Street, Joplin, Missouri

Post Memorial Art Reference Library (within Joplin Public Library, above)

Other

Correspondence from Leslie Simpson, Director, Post Memorial Art Reference Library, 2010.

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10. Geographical Data

Verbal Boundary Description

Beginning at the northwest corner of West Tenth Street and an unnamed alley west of South Main Street, then northward c. 550' to the northwest corner of the lot containing Resource No. 12; then easterly c. 180' along the north lot line of the lot containing Resource No. 12 and crossing South Main Street to the western curbline of South Main Street; then northward along the eastern curbline of South Main Street c. 125' to the northwest corner of the lot containing Resource No. 11; then easterly along the north lot line of the lot containing Resource No. 11 c. 100' to the western curbline of an unnamed alley; then southerly along the eastern curbline of said unnamed alley c.500' to the southeast corner of the lot containing Resource No. 1; then westerly along the southern lot line of the lot containing Resource No. 1 c. 100' to the eastern curbline of South Main Street; then southerly along the eastern curbline of South Main Street c. 150' to the northeast corner of South Main Street and East Tenth Street; then westerly c. 175' along the northern curbline of East tenth Street and crossing South Main Street to the place of beginning. Also described as consisting of portions Lots 3-14 and 31-44 of Byers and Murphy's Addition to the Town of Murphysburg.

Justification

The boundaries of this district include only those historic commercial buildings on both the east and west sides of the 800 and 900 blocks of South Main Street, in the southern reaches of the traditional central business district of the city of Joplin. The boundaries are drawn to exclude new construction and vacant land on all sides of the nominated area (Fig 1).

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PHOTO LOG

Name of Property: Main and Eighth Streets Historic District

City or Vicinity: Joplin

County: Jasper

State: MO

Photographer: David L. Taylor

Date Photographed: August, 2010

Description of Photograph(s) and number:

- 1 of 12 Streetscape, east side of S. Main Street looking northeast, with the Marquette Hotel (c. 1916; Resource No. 1) in the foreground and showing the overall character of the district, including its brick construction upper façade detailing, rooflines, etc.
- 2 of 12 Willard Hotel (Resource No. 3; c. 1901), façade, looking northeast and showing its Colonial Revival-style detailing including the jack-arch stone lintels with keystones, massing, storefronts, etc.
- 3 of 12 Streetscape, S. Main Street at East Ninth Street, looking northeast with the non-contributing building at 829-833 S. Main Street (Resource No. 5) in the foreground, and the substantially larger Scottish Rite Temple and Hotel Blende (Resource Nos. 8 and 9) in the background.
- 4 of 12 1899 Scottish Rite Temple (right) and 1899 Hotel Blende, facades, looking northeast.
- 5 of 12 Detail of 1899 Scottish Rite Temple, showing Neo-Classical Revival-style embellishments, corbelled brickwork, cornice, etc.
- 6 of 12 1891 Dykeman Block, cornice and upper façade detail, showing fenestration, corbelled brickwork and cornice, looking southwest.
- 7 of 12 Streetscape, west side South Main Street, looking southwest from West Eighth Street, with the 1929 Julia Malsbury Building (Resource No. 15) on the corner, followed by the 1900 Rains Brothers Block and the 1914 Carl Adams Block (Resource Nos. 16 and 17, respectively).
- 8 of 12 Streetscape, South Main Street looking northwest at West Ninth Street, with the 1891 Dykeman Block (Resource No. 14) in the foreground.

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- 9 of 12 Streetscape, west side South Main Street looking northwest at West tenth Street, showing the c. 1925 diner (Resource No. 24) and illustrating the varied character of the district, including 1920s and 1930s commercial architecture along with buildings dating from the 1890s.
- 10 of 12 Streetscape, west side South Main Street looking northwest toward West Eighth Street.
- 11 of 12 Cornice detail of the 1891 Houghton Block, illustrating the corbeled brickwork seen throughout Joplin and this district.
- 12 of 12 1899 Rains Brothers Block, (Resource No.16) looking southwest and showing remnants of its original Colonial/Neo-Classical Revival-style character, metal cornice, Palladian motifs, etc.

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Figures

1. This aerial view shows the nominated area within the superimposed heavy black lines. Its boundaries were drawn to exclude vacant lots and newer buildings at the periphery.
2. The 1896 *Sanborn Map* indicates that while many of the small wood frame houses remain in the district, they are giving way to brick commercial architecture. This view illustrates the entire district, shown within the heavy superimposed line.
3. By 1906, much of the district contained brick commercial architecture, although its present entirely commercial character would not be completely established until the 1920s.
4. The Rains Bros. Block (Resource No. 16), showing the presence of the Miners Hardware in the retail space, a clear connection to the importance of Joplin as an early twentieth-century mining center. (Courtesy of the Post Memorial Art Reference Library.)
5. The 1899 Stevens Building/Scottish Rite Temple (Resource No. 8). (Courtesy of the Post Memorial Art Reference Library.)

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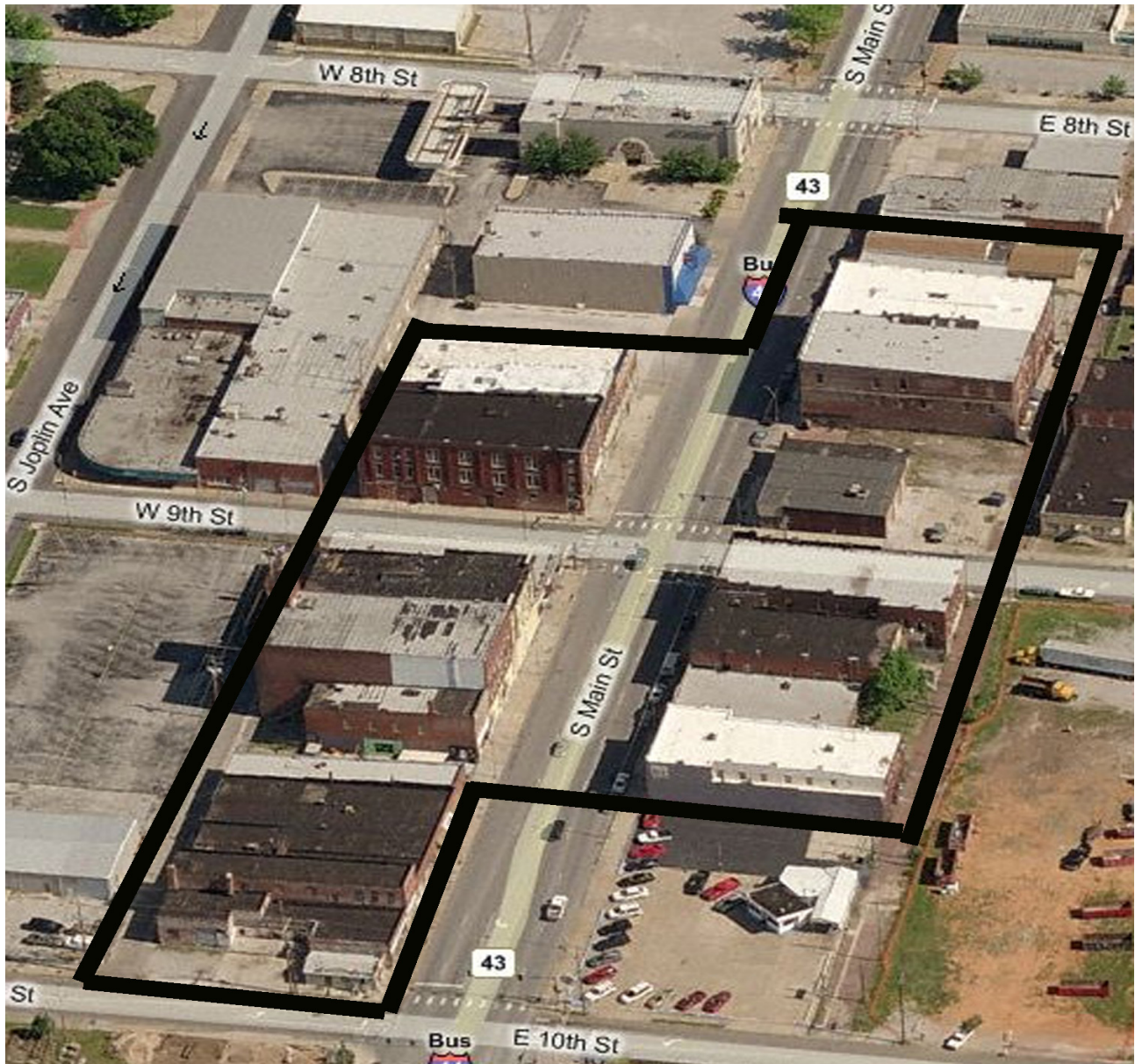


Figure 1: This aerial view shows the nominated area within the superimposed heavy black lines. Its boundaries were drawn to exclude vacant lots and newer buildings at the periphery.

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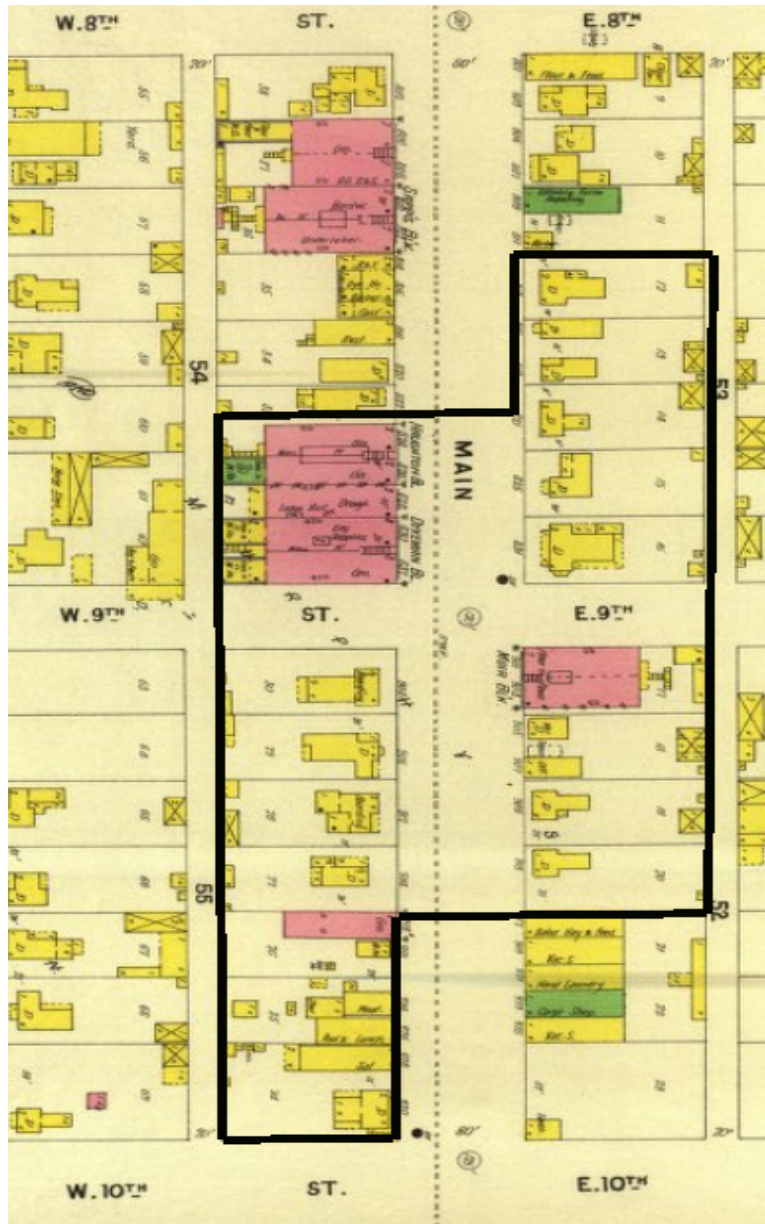


Figure 2: The 1896 *Sanborn Map* indicates that while many of the small wood frame houses remain in the district, they are giving way to brick commercial architecture. This view illustrates the entire district, shown within the heavy superimposed line.

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Figure 3: By 1906, much of the district contained brick commercial architecture, although its present entirely commercial character would not be completely established until the 1920s.

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Figure 4: The Rains Bros. Block (Resource No. 16), showing the presence of the Miners Hardware in the retail space, a clear connection to the importance of Joplin as an early twentieth-century mining center. (Courtesy of the Post Memorial Art Reference Library.)

National Register of Historic Places
Continuation Sheet

Main and Eighth Streets Historic District
Historic Resources of Joplin, Missouri
Jasper County, Missouri

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Figure 5: The 1899 Stevens Building/Scottish Rite Temple (Resource No. 8). (Courtesy of the Post Memorial Art Reference Library.)

West Eighth Street

East Eighth Street

unnamed alley

unnamed alley

SURFACE PARKING
AND
NEWER BUILDING

SURFACE PARKING
AND
NEWER BUILDINGS

3 PHOTO NUMBER & ORIENTATION

11 811

10 P
813-815

9
817-819

8
821-823

DISTRICT BOUNDARY

7 825

6 827 P

5 829-833

824-826
12

828 13

830-832
14

West Ninth Street

East Ninth Street

15
902-904

* 16
906-908

17
910-912

914 18

916 19

918 20

922-930
21

938
22

23
942-946

P 24

4
901

3
903-907

2 P
909-911

1 915

SURFACE PARKING
AND
NEWER BUILDING



EIGHTH AND MAIN STREETS HISTORIC DISTRICT
Joplin, Jasper County, Missouri
2010

Numbers refer to Resource Inventory prepared
with the nomination

Italicized "P" indicates surface parking
associated with an individual building

All properties except those whose number is
encircled are contributing; encircled numbers
indicate non-contributing status

Street addresses are italicized

* PREVIOUSLY-LISTED BUILDING



West Tenth Street

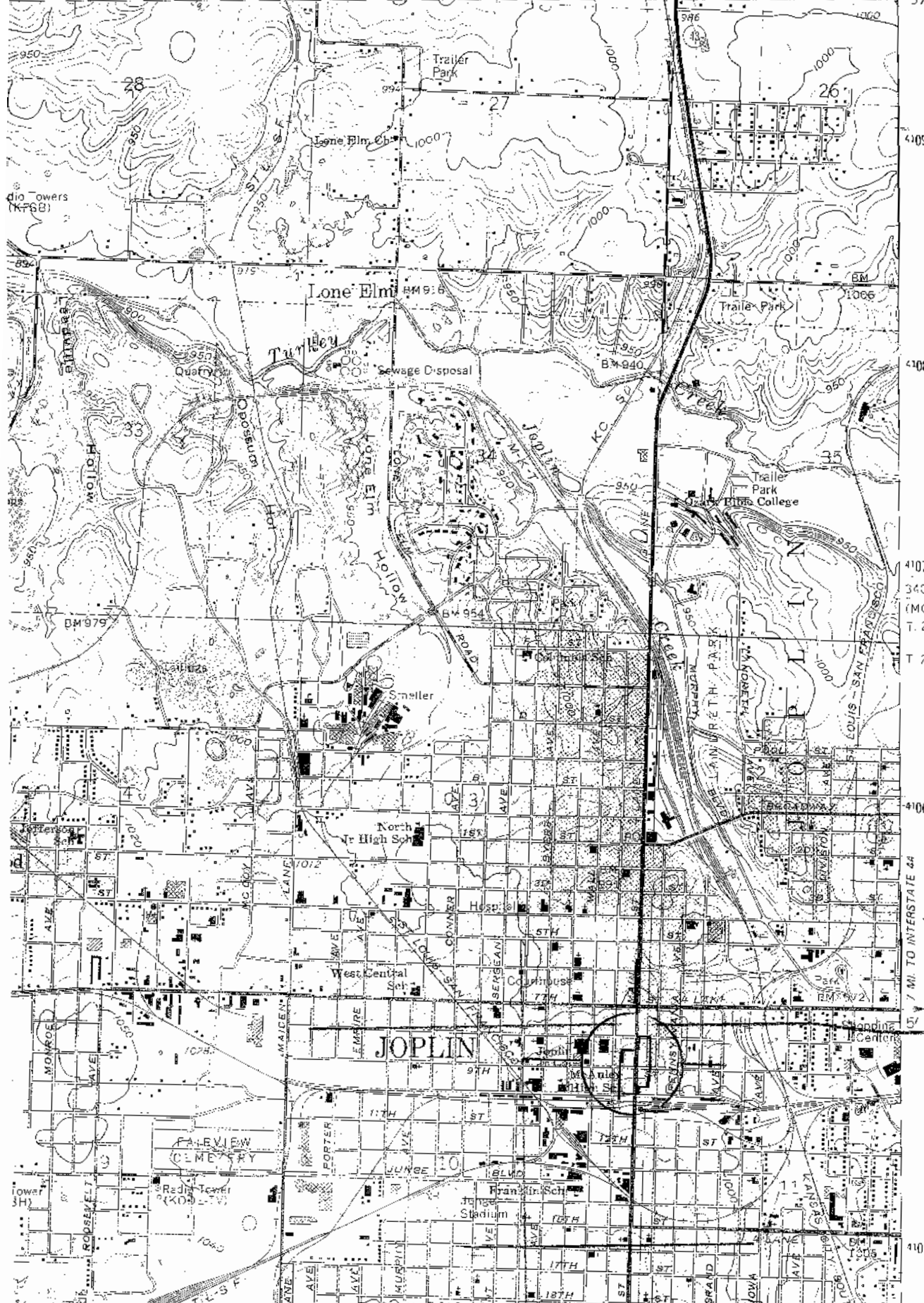
950

East Tenth Street

JOPLIN WEST QUADRANGLE
MISSOURI-KANSAS
7.5 MINUTE SERIES (TOPOGRAPHIC)

7158 M NW
WEBB CITY

32°30" 149000 FEET (MO.) 965 26 MI. TO U.S. 160
1.2 MI. TO MO. 171 94°30' 37°07'30"



I 800

34000 FEET
(MO.)
T. 28 N.
T. 27 N.

7 MI. TO INTERSTATE 44

104

Main & Eighth Streets H.D.
Jasper Co, MO
UTM Coordinates
15/365500/4149800



SOULS HARBOR
SOULS
HARBOR
CARETS

A&D
AUTO SALES
BEST DEALS IN 4 STATES

SOULS
HARBOR



WILLARD
APTS.

WILLARD
4057



JOHN CAMPBELL SERVICE

MADE AND BUILT IN THE U.S.A.

9TH ST



CALCULATOR BROKER
BY & LOAN

WALKER

SWS
Savings & Loan
Member FDIC

STREET SIGN

THE DISTRICT







9TH ST

Pub

B



W 2nd St



LET'S TAKE

FACTORY

DICK'S APPLANCE
REPAIRS
WASHERS DRYERS REFRIGERATORS
STOVE RANGES

LEFT TURN
YIELD
ON GREEN





