

## Supplementary Listing Record

NRIS Reference Number: 08000661

Date Listed:

Property Name: Joplin Downtown Historic District  
(Historic Resources of Joplin, Missouri MPS)

County: Jasper

State: MO

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This Property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation

*Rachel Leibowitz*

October 11, 2023

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Signature of the Keeper

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Date of Action

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Amended Items in Nomination:

Joplin Downtown Historic District

617 S. Main Street, c. 1909, two-part commercial block with circa "1950s" slipcover (see p. 19, bldg. 40).

#46432 - Part 1 reviewed/approved by TPS on 5/30/2023; SHPO requested SLR.

Slipcover has been removed. In current condition, the building contributes to the historic district. The resource count is thus revised to add 1 contributing building (and reduce noncontributing buildings by 1).

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**DISTRIBUTION:**

**National Register property file**

**Nominating Authority** (without nomination attachment)

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 Joplin Downtown Historic District

other name/site number N/A

2. Location

street & town S Main St, roughly between E. 4<sup>th</sup> and E. 6<sup>th</sup> streets N/A not for publication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 ☐ 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  
Signature of certifying official/Title Mark A. Miles/Deputy SHPO

MAY 30, 2008  
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:) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Joplin Downtown Historic District  
Name of Property

Jasper 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	Noncontributing	
27	16	buildings
		sites
		structures
		objects
27	16	Total

### Name of related multiple property listing

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

Historic Resources of Joplin, Missouri

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

6

## 6. Function or Use

### Historic Function

(Enter categories from instructions)

COMMERCE/specialty store  
COMMERCE/department store  
COMMERCE/business  
COMMERCE/restaurant  
COMMERCE/financial  
RECREATION AND CULTURE/theater  
TRANSPORTATION/rail-related  
DOMESTIC/hotel

### Current Function

(Enter categories from instructions)

COMMERCE/specialty store  
GOVERNMENT/city hall  
COMMERCE/business  
COMMERCE/restaurant  
COMMERCE/financial  
RELIGION/religious facility  
DOMESTIC/multiple dwelling  
WORK IN PROGRESS

## 7. Description

### Architectural Classification

(Enter categories from instructions)

OTHER: Two-part Commercial Block  
OTHER: One-part Commercial Block  
OTHER: Three-part Vertical Block  
OTHER: Two-part Vertical Block  
LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS

### Materials

(Enter categories from instructions)

foundation STONE  
walls BRICK  
TERRA COTTA  
roof SYNTHETICS  
other METAL

### 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

Joplin Downtown Historic District  
Name of Property

Jasper County, MO  
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## 8. Description

### 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)

COMMUNITY PLANNING AND DEVELOPMENT

COMMERCE

ARCHITECTURE

### Period of Significance

c. 1883–1958

### Significant Dates

N/A

### Significant Persons

(Complete if Criterion B is marked above)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Michaelis, August; architect

Allen, Austin; architect

☒ 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:

Joplin Public Library, Post Memorial Library Collection

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

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Name of Property

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## 10. Geographical Data

Acres of Property Approximately 12 acres

### UTM References

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

1 1/5 3/6/5/4/6/1 4/1/0/5/4/5/4  
Zone Easting Northing

2 1/5 3/6/5/7/0/2 4/1/0/5/4/5/4  
Zone Easting Northing

3 1/5 3/6/5/5/4/8 4/1/0/5/1/3/3  
Zone Easting Northing

4 1/5 3/6/5/4/5/5 4/1/0/5/1/3/3  
Zone Easting Northing

### Verbal Boundary Description

(Describe the boundaries of the property.)

The boundary of the Joplin Downtown Historic District is indicated by the black line on the attached boundary map.

Property Tax No. N/A

### Boundary Justification

(Explain why the boundaries were selected.)

See Continuation Sheet.

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

## 11. Form Prepared By

name/title Kerry Davis, Architectural Historian and Sally Schwenk, Historian

organization Sally Schwenk Associates, Inc. date April 1, 2008

street & number 112 West Ninth Street, Suite 415 telephone 816-221-2672

city or town Kansas City state MO zip code 64105

## 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 See continuation sheet(s) for Property Owners

street & number telephone

city or town state zip code

**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.

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National Park Service

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**Joplin Downtown Historic District  
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Historic Resources of Joplin, Missouri**

**HISTORIC FUNCTION: (cont.)**  
TRANSPORTATION: road-related

**CURRENT FUNCTION: (cont.)**  
VACANT

**ARCHITECTURAL CLASSIFICATION: (cont.)**  
Chicago Style  
Art Deco  
Modern Movement

**MATERIALS: (cont.)**  
Foundation: concrete  
Other: stone  
limestone

**ARCHITECT/BUILDER: (cont.)**  
Gilloz, M.F.; contractor  
Larson, Larry; architect  
Beek & Heer; architects  
Bellas, T.R.; architect  
Hoyt & Chickering; contractor  
Michaelis, August; architect

**SUMMARY DESCRIPTION STATEMENT**

The Joplin Downtown Historic District is located in the City of Joplin, Jasper County, Missouri. This 12-acre district is in a commercial, civic, and light industrial area that lies three blocks north of the original Missouri Pacific Railroad and St. Louis and San Francisco Railroad tracks at East 10<sup>th</sup> Street. The district is a roughly L-shaped area generally bounded on the north by East 4<sup>th</sup> Street and on the west by the alleyway behind South Main Street; the east boundary line expands beyond the Main Street alleyway between East 4<sup>th</sup> and East 5<sup>th</sup> streets over to South Pennsylvania Avenue. The District includes 27 contributing buildings and 6 National Register listed buildings constructed between c.1883 and 1958. With only 16 non-contributing buildings, over 67 percent of the forty-nine resources contribute to the significance of the District. With the exception of one vacant lot, the District retains the characteristic solid wall of commercial buildings and continues to clearly communicate its historic setting and landscape.

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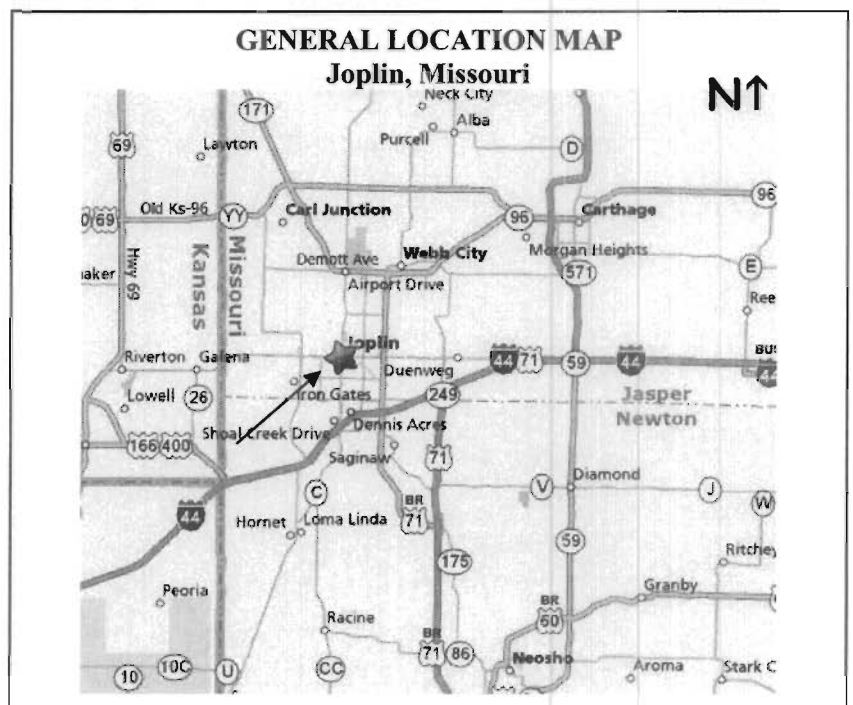
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The District encompasses the largest intact grouping of the commercial resources of the historic central business district, which is concentrated along South Main Street north of the Missouri Pacific Railroad and St. Louis and San Francisco Railroad alignments. Light industrial areas ring the District to the west, east, and south, with Joplin's older residential neighborhoods located beyond to the west and north. The arrangement of the commercial area reflects a development pattern of sectional street grid aligned perpendicular to the railroad alignment. The arrangement of streets is a circulation feature that defines the spatial organization of downtown Joplin.

The District as a whole and its contributing buildings meet the registration requirements and integrity thresholds for the "Commercial Property Types, 1871-1960" established in Section F of the Multiple Property Documentation Form "Historic Resources of Joplin, Missouri" (the MPDF). The buildings range in size from small one-story retail buildings to eight-story high-rise office buildings. The architectural styles of the contributing properties include the Chicago School style, Late 19<sup>th</sup> and 20<sup>th</sup> Century Revivals, Art Deco, and Modern Movement. Architectural property types include One-Part Commercial Block, Two-Part Commercial Blocks, Two-Part Vertical Block, Three-Part Vertical Block, and Enframed Window Wall. The structural system and wall materials of each contributing building reflect its period of construction and include load-bearing masonry, structural steel, and reinforced concrete with brick, dressed stone, and terra cotta facing materials. As a contiguous grouping of late nineteenth to mid twentieth century commercial buildings, the District retains its historic architectural integrity and continues to communicate information about its historic development. All of the buildings retain integrity of setting and location. Each contributing property successfully conveys its period of construction and its associations with the development of commercial styles, plans, and types popular during the late nineteenth and early twentieth century in Joplin, Missouri.



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**ELABORATION**

**LOCATION AND SETTING**

The District's setting and its historic buildings reflect its late nineteenth century establishment and its commercial and community development into the mid-twentieth century. The vast majority of the extant buildings served a commercial function, many of which had mixed uses and included second-story meeting halls, professional space, and residential apartments. Interspersed among the commercial properties are buildings of various functional types, including recreational, rail-related, and road-related resources. The twenty-seven contributing six National Register listed resources include structures and buildings constructed between c.1883 and 1958. Of the sixteen non-contributing resources, fourteen date to the period of significance, but suffer from a loss of integrity.<sup>1</sup> In addition, in several areas adjacent to the District there are buildings with non-historic siding that may cover original elements. In the future, if the non-historic covering is removed and these buildings retain their historical integrity, the boundaries of the District should be amended to include these properties.

The arrangement of the commercial area and surrounding neighborhoods reflects a development pattern of street grids aligned to the traditional north-south, east-west grid of the section, township, and range divisions in the surrounding countryside. The contributing buildings occupy 105-foot deep rectangular lots with uniform setbacks. Most lots are 25 feet in width, with numerous buildings occupying double-width or triple-width lots. Paved streets, steep curbs, concrete sidewalks, and tall lampposts characterize the streetscapes throughout the District. South Main Street is 80 feet wide, with side streets measuring 45 to 60 feet in width. Alleyways are 20 feet wide.

The District includes the following properties already listed in the National Register:

- 501-503 S. Main Street, Christman's Department Store (Fifth and Main Historic District, listed in 2006)
- 507-513 S. Main Street, Paramount Building (Fifth and Main Historic District, listed in 2006)
- 504-508 S. Virginia Avenue, Christman's Department Store Annex (Fifth and Main Historic District, listed in 2006)
- 602-608 S. Main Street, Newman Brothers Building (listed in 1990)

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<sup>1</sup> The majority of these fourteen resources appear to retain their historic fabric intact beneath non-historic claddings. In the future, if the non-historic materials are removed, these properties should be re-evaluated to determine if they would be contributing elements to the historic district.

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- 415 S. Main Street, Fox Theater (listed in 1990)
- 601-605 S. Main Street, St. Louis and San Francisco Railroad Building (listed in 2002)

**ARCHITECTURAL STYLES AND PROPERTY TYPES**

Dating from the 1880s through the mid-twentieth century, most of the buildings found in the Joplin Downtown Historic District are simple load-bearing brick commercial buildings of one to three stories as documented in Section E of the Multiple Property Documentation Form (MPDF) "Historic Resources of Joplin, Missouri," in the historical context, "Architectural Styles and Vernacular Property Types: 1871-1960." The architectural and functional property types in the District meet the integrity thresholds established in Section F of the MPDF. Commercial building designs with various, and sometimes subtle, stylistic references dominate the District. While the majority of the contributing resources are One-Part Commercial Block and Two-Part Commercial Block buildings with no discernable style, a number represent a formal architectural style; in particular, the influences of the Italianate commercial styling of the late nineteenth century, Late 19<sup>th</sup> and 20<sup>th</sup> Century Revivals, the Chicago School and Art Deco styles of the early twentieth century, and the Modern Movement in the pre- and post-World War II period. As such, these buildings retain architectural features and physical forms that reflect the design trends popular during their period of construction.

**INTEGRITY**

The District's setting and its historic buildings reflect its development as the commercial and industrial hub of the Tri-State Mining Area and as a significant regional railroad market center during the late nineteenth and first half of the twentieth century. Many of the buildings in the District reflect changes and alterations that occurred during the District's period of significance and are historic alterations that have achieved significance in their own right. The majority of changes reflect the modernization of the first-story display windows and entrances. Some of the primary façades, however, have alterations that include inappropriate infill of window and/or door openings or artificial siding. The replacement of display windows and the covering of transoms above the storefronts are the most conspicuous modifications, although many alterations of this nature left the original openings and spatial relationships of the storefront intact. Other changes are reversible, such as the addition of awnings and the application of wood or metal sheathing over the original openings, features, and materials. As a rule, the upper portions of the primary facades retain their original integrity and are often the principal means by which to identify the building's original appearance and style.

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During the first decades of the twentieth century, prosperity in Joplin stimulated enhancements to existing nineteenth century façades and storefronts in an effort to modernize display space. A common early twentieth century alteration was the addition of new brick facing with decorative corbel courses or patterned brickwork. In the 1930s, efforts to achieve a more modern appearance led to the application of stucco and the installation of new display window systems. By the mid-twentieth century, the influence of Modern Movement architectural styles prompted the installation of aluminum-framed display windows, structural glass, and façade re-facing with buff-colored brick. Buildings that exhibit alterations made before 1958 reflect the commercial architectural evolution of downtown Joplin during the District's period of significance. Because these changes have gained historical significance in their own right, these buildings are included in the District as contributing resources for their illustration of these trends.

**DISTRICT PROPERTIES**

**1. 401 S. Main St., Non-contributing c. 1980 One-Part Commercial Block**

This one-story non-historic building has a multi-color brick facing and an aluminum framed entrance system on the west elevation.

**2. 402 S. Main St., Contributing 1923 Chicago Style Three-Part Vertical Block**

This eight-story reinforced concrete building has the characteristic three-part arrangement of its commercial property type, with alternating terra cotta and brick facing defining each zone. Located on a corner lot, it has two primary facades. The north elevation (W. 4th Street) is five bays wide and the east elevation (S. Main Street) is three bays wide. Engaged wall columns define the bays. Each bay contains two pairs of single one-over-one light windows. The primary entrance is in the center bay of the east elevation, distinguished by a recessed bay framed by terra cotta and a bracketed entablature. The remaining first-story bays contain non-historic display window systems set within the original openings. Additional character-defining features include the decorative terra cotta cladding on the first, second, and eighth stories; the wide overhanging pressed copper bracketed cornice; and the terra cotta window lintels and sills. Despite the replacement of the original upper-story window sashes and first-story storefront systems, these alterations do not compromise the overall integrity of the building and it continues to clearly communicate its historic construction period and its historic associations. Photograph Number 2.

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**3. 405 S. Main St., Contributing c. 1884/c. 1924 Two-Part Commercial Block**

This two-story brick commercial block is three bays wide. Second-story fenestration defines the bays and includes a central tripartite set of single-light fixed-sash windows flanked on each side by a single light window. Square panels of dressed stone alternating with sections of red brick, enhanced by the raised central section of parapet wall, create a contrasting geometric treatment on the upper-story façade. The first story features a wood- and aluminum-framed plate glass storefront window system that is recessed across its width. Adjacent to the storefront, the entrance to the second floor occupies the south end bay of the front elevation. Additional character-defining features include the sign panel in the raised parapet that reads, "Quinby" and the historic multi-light transom glazing. Despite the replacement upper-story and storefront windows, the building retains its character-defining fenestration pattern, unique façade treatment, and the historic wood storefront framing. This building retains sufficient architectural integrity to clearly convey its historic associations. Photograph Number 1.

**4. 407-409 S. Main St., Contributing c. 1899 Late 19th and 20th Century Revivals  
Two-Part Commercial Block**

This gray brick, three-story building is an excellent example of the influence of Revivalism on commercial architecture. The building is four bays wide, defined by symmetrical upper-story fenestration. Decorative elements on the upper façade wall include pilasters with Doric capitals, arched windows with pressed brick lintels and exaggerated keystones, and a full-width pressed metal cornice featuring brackets, swags, and dentils. The first story has two separate storefronts within the historic cast iron framing system – a small storefront at the north end and the double-width storefront at the south end. The south storefront retains the original deeply recessed entrance characterized by arched openings and multiple display windows. Despite the replacement of the upper-story windows and small north storefront, the building retains its character-defining high-style decorative elements, fenestration pattern, unique façade treatment, and the historic south storefront. This building retains sufficient architectural integrity to clearly convey its historic associations. Photograph Number 1.

**5. 408-410 S. Main St. Non-Contributing 1952 Two-Part Commercial Block**

This two-story building is two, broad bays wide, defined by symmetrical fenestration. Painted cast stone panels clad the primary façade and large EIFS panels cover the exposed south elevation. There is no pedestrian entrance from the street, and access is through the neighboring

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bank building to the north. The window bays contain non-historic fixed aluminum sashes that date to a late twentieth century remodeling. Though constructed during the period of significance, the building no longer conveys its Post WWII commercial character. Photograph Number 2.

**6. 411 S. Main St., Contributing c. 1890/c. 1918 Two-Part Commercial Block**

This three-story brick building is a good example of an early twentieth century façade update of an older nineteenth century building. The building has four façade bays, defined by upper story fenestration, comprised of single, one-over-one light wood sash windows. Red face brick clads the upper façade wall and contrasting stone forms the window lintels and sills, the parapet coping, and a sign panel with letters in relief that read, "J.W. Jenkins Sons Music Co." The first story retains the historic storefront with its deeply recessed central entrance bay and transom above. Additional character-defining features include the shaped parapet wall and the use of stone blocks and soldier brick courses across the upper façade wall creating a restrained tapestry brick effect. This building retains very good integrity and clearly contributes to the commercial and architectural significance of the District. Photograph Number 1.

**7. 413 S. Main St., Non-Contributing c. 1889/c. 1995 Two-Part Commercial Block**

This recently remodeled three-story brick building has no historic architectural integrity. The only indication of its historic period of construction is the uppermost portion of the façade that shows a tapestry brick treatment. The building no longer communicates its historic function or its associations with the historic development of downtown Joplin. Photograph Number 1.

**8. 415 S. Main St., National Register Listed c.1930/c.1995 Spanish Colonial Revival  
Two-Part Commercial Block**

This movie theater has a narrow Two-part Commercial Block façade that faces onto S. Main Street and connects with a large auditorium across the alley to the east. The S. Main Street façade incorporates a Spanish Colonial Revival motif and features an ornate shaped parapet, elaborate terra cotta trim, and a diagonal tapestry brick treatment. This elevation's recently remodeled façade includes a new storefront entrance system and large entrance pediment. The connected auditorium block has two primary facades and rises four stories. The auditorium's east elevation is six bays wide and the south elevation is three bays wide. Shallow engaged brick piers define the bays on these elevations. Due to the interior auditorium function, there are no window penetrations and large wall sections of diamond shaped patterned brickwork characterize

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the bays. Two small one-story, square-plan sections at the southwest and southeast corners of the auditorium are original retail storefronts facing onto East 5<sup>th</sup> Street. Each retains their storefront openings, which now contain new storefront systems and/or EIFS panels, and decorative terra cotta finials and belt courses. Although the original Main Street entrance ticket booth and marquee are missing, the retention of the highly decorative upper façade wall and the auditorium with its highly articulated presence on South Virginia Avenue offset the insensitive alterations to the Main Street façade. The building continues to convey its historic associations and contributes to an understanding of the development of downtown Joplin. Photograph Number 1, 9.

**9. 417-419 S. Main St., Non-Contributing c. 1882/c. 1995 Italianate**

**Two-Part Commercial Block**

This remodeled two-story brick building no longer retains its historic architectural integrity. The only indications of its historic period of construction are the upper-story window openings and Italianate window hoods. The application of EIFS panels over the parapet wall and the installation of insensitive storefront system compromise the building's integrity and it no longer communicates its historic function and historic associations. Photograph Number 1.

**10. 418-420 S. Main St., Contributing 1893/1940 Modern Movement**

**Two-Part Commercial Block**

This three-story brick building is a good example of a mid-twentieth century façade update of an older nineteenth century building. The primary façade is six symmetrical bays wide, defined by the upper-story fenestration and comprised of single windows with simple stone sills. The first story retains two storefronts and a center-bay pedestrian entrance to the upper floors. Additional character-defining features include the buff-colored brick facing, the three-course band of alternating soldier bricks above the third story windows, and the cast stone sign panels on the upper façade wall with letters in relief that read, "Lichliter" and "Kassab." The building's appearance dates to a 1940 update that has gained significance in its own right. The new storefront systems and new upper-story window sashes are set within the original openings and reflect the character of the building's historic function and associations. The building continues to clearly convey its commercial and architectural significance within the District. Photograph Number 2.

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**11. 421-423 S. Main St., Non-Contributing c. 1939/c. 1995 Two-Part Commercial Block**

The building historically exhibited a relatively simple early twentieth century brick façade, however the current appearance dates to a recent remodeling. The alteration of the original window openings and the application of faux Italianate window hoods imply a false historicism and do not clearly communicate the building's historic associations. Photograph Number 1.

**12. 422-428 S. Main St., Non-Contributing c. 1883/c. 1950 Italianate/Modern Movement  
Two-Part Commercial Block**

This two-story brick building has two separate storefronts and a common stair that accesses combined upper-story floors. The north half of the building retains a significant amount of its original Italianate character and early-twentieth century stucco façade treatment. Sheet metal sheathing dating to the 1970s obscures the south half of the building, which was remodeled in the late 1940s/early 1950s. If the non-historic metal sheathing was removed and the historic materials and treatments remain intact underneath, the building could be reconsidered for eligibility as a contributing resource to the District. Photograph Number 2.

**13. 501-503 S. Main St., National Register Listed 1917 Chicago Style Two-Part Vertical Block**

This five-story building has three bays on the west elevation and six bays on the north elevation. Fenestration, comprised of tripartite Chicago Style windows, defines the bays. A contrasting white terra cotta entablature band featuring dentils, guttae, and medallions, visually divides the first-story base from the shaft of the building. The first story has large display windows within each bay and main entrances in the south, end bay of the west elevation and the west, end bay of the north elevation. Additional character-defining features include the beige brick facing, the intact historic wood sash upper-story windows, the pressed metal entrance canopies, and the terra cotta detailing over the fifth story windows. This building retains good integrity and is a landmark building that clearly communicates its commercial and architectural significance. Photograph Number 1, 4.

**14. 502 S. Main St., Contributing c. 1883/c. 1920 Two-Part Commercial Block**

This two-story brick building is on a corner lot and has two primary elevations. The north elevation is five bays wide and the east elevation is three bays wide. Upper-story fenestration defines the symmetrical bays. The original upper-story and storefront display window openings are intact and contain new aluminum-framed sashes. Character-defining features include the

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dressed stone cladding; the first-story columns between storefronts; the dressed stone belt courses between the first and second stories and above the second story; and the tile, stone, and patterned brickwork at cornice level on each primary elevation. Despite the installation of new window sashes and storefront systems, this building clearly conveys its historic commercial associations and contributes to the significance of the District. Photograph Number 3.

**15. 506 S. Main St., Non-Contributing c. 1905/c. 1962 Two-Part Commercial Block**

This three-story brick building reflects a 1960s façade update that included the infill of the original window openings with concrete block and the application of white stone panels over both upper stories. The first-story has a broad aluminum-framed storefront window system flush with the façade wall that dates to the same period. Due to the non-historic treatment that conceals the facade, this building currently cannot communicate its historic significance. If the removal of the non-historic façade curtain reveals the retention of the original fenestration and materials, the building could be reconsidered for eligibility as a contributing resource to the District. Photograph Number 3.

**16. 507-513 S. Main St., National Register Listed c. 1912 Two-Part Commercial Block**

This broad, two-story brick building is five bays across the primary façade. Bands of three, one-over-one light wood sash windows in the upper story form the bays. The first story has four retail storefronts that exhibit various eras of remodeling set within the historic openings and retaining the original transom openings above. Additional character-defining features include stone window framing on the upper story, the projecting engaged brick piers between each upper story window, the stone beltcourses between the first and second stories that feature a broad pendant motif, and the dark brown brick facing. Rehabilitation is underway and plywood covers some of these openings. The loss of the cornice and the historic storefronts impacts the integrity of the building, however it retains sufficient integrity to communicate its historic function and commercial associations with the development of Joplin. Photograph Number 3, 4.

**17. 510 S. Main St., Non-Contributing c. 1883 Two-Part Commercial Block**

A 1960s façade cladding treatment conceals the historic character of this two-story brick building. Due to the non-historic treatment, this building currently cannot communicate its historic significance. If the removal of the non-historic façade curtain reveals original fenestration and materials, the building could be reconsidered for eligibility as a contributing



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resource to the District. Photograph Number 3.

**18. 512 S. Main St., Non-Contributing c. 1883/c.1915 Two-Part Commercial Block**

A non-historic cladding material conceals the entire façade of this two-story brick building and it no longer communicates its historic significance. If the removal of the non-historic façade curtain reveals the original fenestration and materials, the building could be reconsidered for eligibility as a contributing resource to the District. Photograph Number 3.

**19. 514 S. Main St., Contributing c. 1915 Two-Part Commercial Block**

This two-story brick building has four façade bays defined by the upper-story fenestration. The original paired window openings comprise the upper-story fenestration, each of which contains non-historic fixed sashes. The first story has large display windows and two recessed storefront entrances. Additional character-defining features include the recessed brick course framing of the upper story windows, the pressed metal belt course between the first and second stories, the dentillated pressed metal cornice, and the shaped parapet. The installation of non-historic windows does not compromise the building's overall ability to convey its historic associations. Photograph Number 3.

**20. 515 S. Main St., Non-Contributing c. 1893/c. 1913 Two-Part Commercial Block**

A non-historic façade treatment conceals the entire façade of this two-story brick building and it no longer communicates its historic significance. If the removal of the non-historic façade covering reveals the original fenestration and materials, the building could be reconsidered for eligibility as a contributing resource to the District. Photograph Number 4.

**21. 517 S. Main St., Non-Contributing 1899 Two-Part Commercial Block**

This two-story brick building was remodeled in the 1970s. The building no longer conveys its historic commercial associations. Survey records indicate the historic façade treatment may be intact underneath the existing façade. If the removal of non-historic façade treatment reveals the original fenestration and materials, the building could be reconsidered for potential eligibility as a contributing resource to the District. Photograph Number 4.

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**22. 519 S. Main St., Non- Contributing c. 1895 Two-Part Commercial Block**

This two-story brick building was remodeled in the 1970s, and it is no longer able to communicate its historic associations with the commercial development of Joplin. If the removal of the non-historic façade treatment reveals the original fenestration and materials, the building could be reconsidered for potential eligibility as a contributing resource to the District. Photograph Number 4.

**23. 520 S. Main St., Contributing c. 1915 Late 19th and 20th Century Revivals  
Two-Part Commercial Block**

This two-story brick building is a good example of influence of Revivalism on early twentieth century commercial architecture. The upper façade wall characterizes the building with its four arched window bays and pressed metal cornice. The first story has a retail storefront with a recessed entrance at the north end. Additional character-defining features include the shaped parapet, the brickwork surrounding each window opening, the historic one-over-one light wood sash windows with transoms above, and the stone quoins at the façade edges. This building clearly contributes to the architectural and commercial significance of the district. Photograph Number 3.

**24. 521 S. Main St., Contributing c. 1905 Late 19th and 20th Century Revivals  
Two-Part Commercial Block**

This two-story brick building is four bays wide, defined by symmetrical upper-story fenestration. The upper façade wall retains the original orange brick and contrasting stone splayed window lintels with exaggerated keystones. The brickwork has recessed "grooves" that form a unique geometric pattern to the upper façade wall. The first story has a 1950s storefront display window system that rests on a brick bulkhead and features a central recessed entrance and a transom opening across its full width. Despite the plywood that covers the parapet wall and the storefront transom, the character-defining upper façade wall is intact and communicates the building's historic architectural significance. Furthermore, the storefront is a historic alteration from the post-WWII period that has gained significance in its own right. Though not individually eligible, the building contributes to the significance of the District. Photograph Number 4.

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**25. 523 S. Main St., Contributing c. 1910 Two-Part Commercial Block**

This notably narrow, two-story building is a single bay wide. The first story has a three-part storefront with a recessed entrance at the north end, two display windows that rest on a brick bulkhead, and a full-width transom. The second story has a single, tripartite Chicago Style window. Additional character-defining features include a modest tapestry brick treatment to the upper facade and parapet wall, a simple projecting panel with dentils below, and stone parapet coping. This building retains good integrity and clearly communicates its historic associations. Photograph Number 4.

**26. 524 S. Main St., Contributing c. 1900 Two-Part Commercial Block**

This three-story brick building retains its original two-part configuration, as well as its historic fenestration and decorative facade brick work. The facade has three bays defined by engaged brick piers. The decorative treatment of the facade utilizes contrasting brick colors, pressed brick units, and corbel courses to enunciate the piers, capitals, and arched window openings. The first-story storefront has aluminum framing, a deeply recessed entrance, and a low bulkhead. The building appears to have undergone a remodeling prior to World War II. Dating to this period are the current storefront, the existing brick wall that replaced the original highly decorative parapet wall, and the existing tripartite one-over-one light wood windows that replaced the original second-story bay windows. These changes reflect common alterations that occurred during the mid-twentieth century as towns like Joplin were undergoing major improvements and updating dated buildings after the building hiatus created by the Great Depression and World War II. These changes have gained significance in their own right. In the 1980s, metal sheathing covered the facade. The recent removal of this material revealed much of the original fabric. Rehabilitation<sup>2</sup> is underway and as a result, plywood currently covers the storefront and window openings. Photograph Number 3, 5.

**27. 526 S. Main St., Contributing c. 1899 Late 19th and 20th Century Revivals  
Two-Part Commercial Block**

This two-story brick building is another good example of the popularity of early twentieth century revival style architecture in commercial architecture. The upper facade wall characterizes the building and features three bays defined by engaged brick piers with stone

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<sup>2</sup> The current rehabilitation is being undertaken as part of the Missouri and Federal Historic Tax Credit Programs in consultation with Missouri State Historic Preservation Office and National Park Service staff.

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capitals. Each bay contains a pair of windows; the center-bay windows have round arched openings. The first story retains a retail storefront with a central recessed entrance. Additional character-defining features include the blonde brick façade facing, the rough-cut stone lintels of the upper story windows, the multi-light casements with transoms above, the pressed metal cornice, and the various bands of patterned brick work that embellish the upper façade wall. This building clearly contributes to the architectural and commercial significance of the district. Photograph Number 5.

**28. 527 S. Main St., Contributing 1902 Late 19th and 20th Century Revivals**

**Two-Part Commercial Block**

This two-story brown brick building is a good example of the use of the Revival style in commercial architecture. The facade is three symmetrical bays wide. Upper story windows define the bays. The window openings include a single center opening flanked on each side by a paired window opening. The first story has two separate storefronts, each with central recessed entrances and full-width transoms. Additional character-defining features include the contrasting splayed stone window lintels, continuous stone windowsills, the decorative corbel brick arcade across the facade at the cornice level, and the terra cotta cornice band with dentils below. Despite the plywood panels in the second story window openings, the building's decorative embellishment is intact and clearly communicated. It retains sufficient integrity and contributes to the significance of the District. Photograph Number 4.

**29. 528-530 S. Main St., Contributing c. 1890 Italianate Two-Part Commercial Block**

This two-story brick building occupies three lots at the corner of South Main and East 6th Streets. Its primary facade faces onto Main Street and is twelve bays wide. The tall narrow upper-story windows define the bays. Each window opening has a stone lintel and sill and has non-historic metal panels within the opening. The original, highly decorative pressed metal cornice is intact across the primary (east) and south elevations and features brackets, swags, and various patterns. The first story has three separate storefront openings, each of which contain non-historic display window and entrance systems. This building continues to retain sufficient integrity to convey its historic commercial significance. Though covered, the original window openings are intact and the historic storefront locations continue to communicate their historic retail function. These alterations do not compromise its overall ability to convey its historic associations. Photograph Number 5.

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**30. 531 S. Main St., Contributing 1911 Two-Part Commercial Block**

This three-story building, located on a corner lot, has two primary elevations. The west elevation is three bays wide and the south elevation is seven bays wide. The bays are symmetrical and defined by the square brick columns and further underscored by the pendants that drop down from the pressed metal cornice above. The historic storefront and display window openings of the first story are intact with new storefront systems set within the original openings. The original large window openings are intact and contain EIFS panels over the historic wood window frames. Character-defining features include the deep pressed metal cornice, the stone windowsills, and the dressed stone belt course between the first and second stories. Although the EIFS panels impact its integrity, the building continues to convey its fenestration and symmetrical rhythm. Though not currently individually eligible, it clearly communicates a sense of past time and place and contributes to the significance of the District. Photograph Number 4, 6.

**31. 601-605 S. Main St., National Register Listed 1913 Chicago Style Two-Part Vertical Block**

This eight-story reinforced concrete structure has beige brick facing, a large pressed metal cornice, and marble trim. It has two primary elevations - the west elevation is five bays wide and the north elevation is six bays wide, defined by the brick columns that divide the first-story base into storefront entrance and display window bays. The fenestration of the shaft is symmetrically arranged single, one-over-one light windows with soldier brick surrounds and terra cotta sills. The large pressed metal cornice forms the building's capital and features a full entablature with modillions and dentils. A projecting marble belt course divides the base from the shaft and features a full entablature, dentils, and lion's head motif. This landmark building retains excellent integrity and has strong associations with the development of downtown Joplin. Photograph Number 4, 6.

**32. 602-608 S. Main St., National Register Listed 1910 Chicago Style Three-Part Vertical Block**

This six-story building is on the southwest corner of South Main and East 6th Streets and features two primary facades, both of which are five bays across. Large window openings that contain non-historic aluminum-framed replacement windows define the symmetrical bays. The reinforced concrete structure has buff-colored brick facing on the upper stories and dressed stone facing on the first two stories. Additional character-defining features include the metal awning with glazed pendants that spans both primary facades between the first and second stories, the full entablature of dressed stone that divides the base (first two stories) from the shaft of the building, the pressed copper belt course that divides the shaft from the capital (uppermost story) of the building, and the very wide pressed copper cornice that spans both the primary facades. The building was recently

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rehabilitated to serve as the Joplin City hall and the original Chicago-style windows were replaced. Despite this alteration, the building clearly communicates its strong associations with the commercial and architectural development of downtown Joplin and contributes to the significance of the District. Photograph Number 5, 7.

**33. 609-611 S. Main St., Contributing c. 1899 Two-Part Commercial Block**

The primary façade of this three-story brick commercial block is four symmetrical bays wide. Engaged piers that rise through and slightly above the parapet define the bays. A pair of tall window openings occupies each bay of the second story and large fixed sash windows occupy the third-story bays; all upper-story windows are non-historic. The first story has two separate storefronts separated by a central stair entrance recessed under a round stone arch. Additional character-defining features include the contrasting rough-cut stones set within the brick piers, the corbel courses of brick simulating brackets across the cornice, the dressed stone window lintels and sills that form a belt course, the shaped parapet, and the rough-cut stone work over the central entrance. Despite the replacement upper-story and storefront windows, the building retains its character-defining fenestration pattern and decorative façade masonry treatments. This building retains sufficient architectural integrity to clearly convey its historic associations. Photograph Number 6.

**34. 610 S. Main St., Contributing c. 1885 Two-Part Commercial Block**

This two-story brick building's facade is two bays wide. Upper-story fenestration defines the bays, which include two single one-over-one light wood sash windows set within arched openings. The first story storefront appears to date to the early-twentieth century and has a full-width transom and a deeply recessed center entrance. Additional character-defining features include the patterned brickwork at cornice level and the cast iron windowsills. This building clearly conveys its historic architectural and historic associations. Photograph Number 7.

**35. 612 S. Main St., Non-Contributing c. 1885 Two-Part Commercial Block**

This two-story brick building is two bays wide and retains its historic patterned brickwork across the cornice. However, the upper story windows have been replaced and the openings altered with brick infill. Additional changes include the replacement and enclosure of the first-story storefront. If removal of the storefront enclosure reveals the historic storefront, and the upper story window openings are restored to their historic configuration, the building could be reconsidered as a

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contributing resource to the District. Photograph Number 7.

**36. 613 S. Main St., Contributing c. 1920 Two-Part Commercial Block**

This three-story brick building's facade is four bays wide. Upper-story fenestration defines the bays. The upper-story window openings are tall and narrow and contain non-historic fixed sashes. Square and diamond-shaped blocks of contrasting stone are set within the dark brick in a regular pattern to create a tapestry brick treatment. The first story features a wood-framed plate glass storefront window system with a central recessed entrance. Adjacent to the storefront, the entrance to the second floor occupies the south, end bay of the front elevation. A transom window spans the full width above the storefront. Additional character-defining features include the soldier brick splayed lintels, the brick dentillation across the cornice, and the dressed stone belt courses between the first and second story and above the cornice. Despite the replacement of the upper-story windows, the building retains its character-defining fenestration, tapestry brickwork, and the historic storefront framing. This building retains sufficient architectural integrity to clearly convey its historic associations. Photograph Number 6.

**37. 614 S. Main St., Contributing c. 1893 Italianate Two-Part Commercial Block**

This two-story brick building retains good integrity, despite some alterations. Its facade is three bays wide; the upper-story window openings define the bays and include two tall, narrow single windows with stone sills and lintels and a central three-part projecting bay window. The first story storefront features the original cast iron storefront framing system with an entrance at the south end and slender columns dividing the display window. Additional character-defining features include the pressed metal cornice. Photograph Number 7.

**38. 615 S. Main St., Contributing c. 1905 Two-Part Commercial Block**

This two-story brown brick building has a single broad bay across the facade. A large upper-story window opening defines this bay, which is currently covered by a sign panel. The remainder of the facade wall is exposed and exhibits a high degree of decorative articulation including projecting brick quoins at facade edges, splayed brick window lintels, corbel courses of brick that imply cornice brackets, a cut stone projecting cornice, and a tall parapet wall that features engaged brick piers at each end. The first-story has a full-width aluminum-framed storefront window system and brick bulkhead that appears to date to the 1950s. Despite the covering of the upper story window opening, the remainder of the facade wall clearly conveys the building's historic architectural

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associations and it continues to contribute to the significance of District. Photograph Number 6.

**39. 616 S. Main St., Contributing c. 1898 Two-Part Commercial Block**

This two-story brick building retains sufficient integrity to communicate its historic associations, despite some alterations. Its facade is four bays wide. The bays are defined by the upper-story window openings that include single windows with stone sills and lintels. The first-story storefront features part of the original cast iron storefront framing system with the remainder dating to a 1970s remodeling. Additional character-defining features include the corbel courses of brick at cornice level. Despite the storefront alterations, the building continues to be an integral part of the District streetscape and contributes to its significance. Photograph Number 7.

**40. 617 S. Main St., Non-Contributing c.1909 Two-Part Commercial Block**

This three-story brick building has aluminum siding that covers the entire facade wall. The first story has a broad aluminum-framed storefront window system across the width of the building that appears to date to the 1950s. The interior retail space retains the full-height of the 14-foot ceilings and the pressed metal ceiling finish. Due to the metal sheathing that conceals the facade, this building currently cannot communicate its historic significance. If the non-historic façade curtain was removed and the original fenestration and materials found to be intact underneath, the building could be reconsidered for eligibility as a contributing resource to the District. Photograph Number 6.

**41. 400-410 S. Virginia Ave., Non-Contributing c.1990 Non-historic Religious facility**

This non-historic two-story religious facility has a relatively deep setback from the sidewalk and features Neo-Classical influences, including full-height columns, a pedimented entrance, and a dentillated cornice.

**42. 401-405 S. Virginia Ave., Contributing c.1890 Two-part Commercial Block**

This two-story brick building has two primary elevations. The west (S. Virginia) elevation is five asymmetrical bays wide and the north (E. 4th Street) elevation is six asymmetrical bays wide. Engaged full-height brick piers define the bays. Single, segmental arched window openings with projecting header brick drip mold lintels characterize the upper-story fenestration. Each of these openings contains non-historic metal panels. The first story fenestration includes single, one-over-one light windows; vehicular entrances; and display windows. Additional character-defining



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features include the corbel courses of brick at cornice level that imply brackets, the continuous stone window sills of the second story, the stone lintels and sills of the first story windows, the historic wood X-brace vehicular entrance door in the north elevation, and the intact historic wood window sashes throughout the first story. This building clearly conveys its strong associations with the commercial and architectural development of Joplin's downtown. Photograph Number 10, 12.

**43. 409-411 S. Virginia Ave., Contributing 1914 One-part Commercial Block**

This one-story brick building retains its character-defining central vehicular bay, flanking storefronts, and highly decorative tapestry brick upper facade wall. The facade is three bays wide, defined by a central vehicular bay and two historic wood-framed storefront display windows. Each storefront has a brick bulkhead and a full-width multi-light transom; the south storefront has a center pedestrian door. The upper facade wall features multiple bands of soldier brick and header brick, as well as dressed stone beltcourses and block insets. A symmetrical row of small square window openings that contain fixed sash characterized by starburst muntins. Additional character-defining features include the raised stone sign panel at the center of the parapet wall with letters in relief that read, "1914." This building retains all aspects of its historic integrity. The only apparent change from its original construction is the replacement overhead door within the vehicular bay. This minor alteration does not affect the building's overall ability to convey its historic commercial and architectural associations. Photograph Number 10.

**44. 504-508 S. Virginia Ave., National Register Listed c.1903/c. 1920 Two-part Commercial Block**

This three-story brick commercial warehouse building has eleven symmetrical bays across the north elevation and seven asymmetrical bays on the east elevation. Fenestration defines the bays, and on the north elevation includes both single and paired one-over-one light wood sash windows set within segmental arched openings, and paired two-over-two light windows in rectangular openings. Many of the openings on the east elevation have been filled with brick, but are still legible. Additional character-defining features include the projecting brick corner quoins, the pressed brick frames across the upper-story spandrel panels, the three- and four-row header brick window lintels, the stone sills, and the corbelled brick "brackets" over the five central windows of the north elevation. Despite the infill of some openings, the building retains sufficient integrity to convey its historic function and associations with the commercial development of downtown Joplin. Photograph Number 8.

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**45. 203-211 E. 4<sup>th</sup> St., Contributing 1914 Two-Part Commercial Block**

Also known as 321 S. Virginia Avenue, this three-story brick building occupies a corner lot and therefore features two primary facades. The south elevation (E. 4th Street) is six bays wide and the west elevation (S. Virginia Avenue) is three bays wide. Long, dressed stone pendants that drop from the parapet coping define the bays, each of which contain a pair of single one-over-one light windows. The first story features multiple storefronts and display windows, all of which are non-historic systems set within the original openings. Additional character-defining features include the wide dressed stone belt course above the first story, the dressed stone window lintels, and the dressed stone parapet coping and sign panel that reads, "Taylor Building." Despite the replacement of the historic storefront systems, this alteration does not compromise the building's overall ability to communicate its historic associations. Photograph Number 11.

**46. 214-216 E. 4<sup>th</sup> St., Contributing c. 1909 Late 19th and 20th Century Revivals**

**Enframed Window Wall**

This four-story brick building is three bays wide, defined by symmetrical fenestration. Contrasting corner quoins combine with the pressed metal cornice to form the character-defining enframement. The main entrance is in the center first-story bay. Non-historic aluminum-framed windows occupy each of the original window openings. Additional character-defining features include the dressed stone window sills, the splayed stone lintels over the fourth-story windows with exaggerated keystones, and the pressed metal cornice across the full width of the façade wall that features modillions, dentils, and garlands. Despite the loss of the original windows, the non-historic windows occupy the original openings and otherwise the building retains good integrity from its period of construction. Photograph Number 12.

**47. 220 E. 4<sup>th</sup> St., Contributing c. 1929 Art Deco One-part Commercial Block**

This one-story brick building has two primary facades. The north (E. 4th Street) elevation is three bays wide and the east (S. Pennsylvania Ave.) elevation is six bays wide. The bays are defined by engaged piers that rise through the parapet wall to cast stone caps with multiple finials. The engaged piers have decorative corbelled brick laid to form full-height vertical grooves that provide the characteristic verticality of the Art Deco style. Most bays contain a large multi-light steel sash window; two bays are original vehicular entrances that contain non-historic overhead doors. Additional character-defining features include the header brick windowsills, the buff-colored brick, and the cast stone parapet coping. This building retains very good integrity and clearly

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communicates its historic auto-related commercial function. Photograph Number 12.

**48. 412 S. Pennsylvania Ave., Non-Contributing c. 1910 Two-part Commercial Block**

This two-story brick building is three bays wide. A central vehicular bay and two storefronts define the bays. EIFS panels fill the storefront bays and cover the upper part of the central vehicular bay. The seven symmetrical window openings in the second story feature triple-row header brick arches; each of these openings contain non-historic six-over-six light windows. Additional character-defining features include the corbel courses of brick forming projecting piers on the upper facade wall, rough-cut stone sills, and a rough-cut exposed foundation. Additional alterations include the replacement overhead door and removal of portions of the original parapet wall. The combination of alterations currently prevents this building from clearly communicating its historic associations. If removal of the non-historic paneling from the historic storefront openings reveals historic storefront framing, the building could be reconsidered for potential eligibility. Photograph Number 13.

**49. 414 S. Pennsylvania Ave., Contributing c. 1951 Modern Movement  
One-part Commercial Block**

This one-story brick building is a good example of Modern Movement commercial design, retaining the character-defining salmon brick, streamlined and stripped down decorative treatment, and large multi-light steel windows. The primary facade is five bays wide, defined by large vehicular bays, a pedestrian entrance, and large multi-light window openings. Tall multi-light steel windows form the bays of the secondary (south) elevation. Additional character-defining features include the linear cast stone enframement of the each elevation's bays, and the contrasting red brick facing across the lower portion of the facade wall and around the main entrance. Despite the replacement of the overhead doors and the sheet metal panels within one facade window opening, these changes do not affect the overall integrity of the building and its ability to communicate its period of construction, design, and historic associations. Photograph Number 13.

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**STATEMENT OF SIGNIFICANCE**

The Joplin Downtown Historic District is located in the historic business center of the City of Joplin, Jasper County, Missouri. It is eligible for listing in the National Register under Criterion A for the areas of COMMERCE and COMMUNITY PLANNING AND DEVELOPMENT and Criterion C for the area of ARCHITECTURE as documented in the Multiple Property Documentation Form (MPDF) "Historic Resources of Joplin, Missouri." The District has direct associations with the historic contexts "Evolution of Joplin as a Regional Commercial and Industrial Center: 1870-1960," "Community Development Patterns in Joplin: 1871-1960," and "Architectural Styles and Vernacular Property Types: 1830-1960," developed as part of the MPDF and meets the MPDF registration requirements. The architectural and functional property types in the district meet the integrity thresholds established in Section F of the MPDF. The District's resources, located primarily along S. Main Street between E. 4<sup>th</sup> and E. 6<sup>th</sup> Streets, communicate historic evolution and patterns of development that occurred in downtown, physically representing the spectrum of building technology, design, stylistic features, form, and function that define the history of Joplin. The District comprises the contiguous resources that retain historic architectural integrity and continue to reflect the evolution of Joplin's commercial center from the 1880s through the post-World War II period. The District is locally significant in the area of Commerce for its associations with the growth of Joplin as the commercial hub of the Tri-State Mining Area and a significant regional railroad and trucking market center as documented in the MPDF Section E within the context of "Evolution of Joplin as a Regional Commercial and Industrial Center: 1870-1960."<sup>3</sup> The commercial and physical development of the Joplin Downtown Historic District reflects the importance of the railroad, mining, agriculture, and tourism in the community's commerce, and the later impact of a regional road system and automobile culture. The District is locally significant in the area of Community Planning and Development for its associations with significant urban development patterns relating to late nineteenth and early twentieth century railroad market centers, and to the unique history and topographical features of the City. The District lies just north of the original alignment of the Missouri Pacific Railroad and the St. Louis & San Francisco Railroad lines and incorporates the adjacent grid of streets and alleys that served as the community's commercial core during the late nineteenth and through the mid-twentieth century. The District's architectural significance is rooted in its embodiment of distinctive characteristics of architectural and functional property types erected in downtown commercial areas during the late nineteenth century through the mid-twentieth century. It reflects the architectural characteristics of retail/service and business buildings and their methods of construction, and demonstrates the evolution and variation of styles and features of downtown commercial buildings. The District includes twenty-

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<sup>3</sup> Origin of Joplin as mining center, E-11; tri-state role of Joplin as railroad and interurban line nexus, E14-19; and central role from 1905-World War II, E-19-22.,

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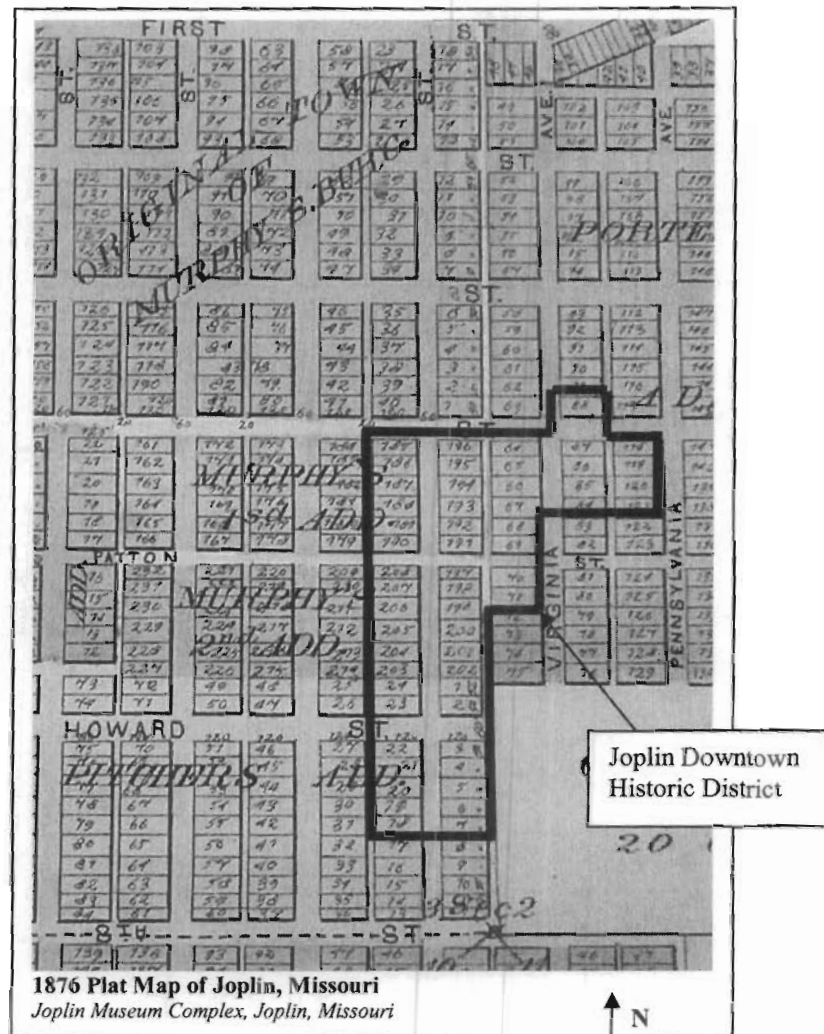
seven contributing and six National Register Listed buildings. Over 67 percent of the properties in the District contribute to the significance of the District. The District's period of significance is c.1883 to 1958, beginning with the construction of the earliest contributing building and ending at the fifty-year closing date for periods of significance where activities begun historically continue to have importance and no more specific date can be defined to end the historic period as established by the National Park Service. The period of significance acknowledges historic alterations in response to specific functional and marketing needs and new commercial styles and accepts the buildings that experienced such alterations within the period of significance as contributing elements to the District.

**ELABORATION**

**COMMERCIAL DEVELOPMENT PATTERNS**

As noted in the MPDF, the development of Joplin began with the platting of Joplin City on July 28, 1871 in a 17-acre area east of Joplin Creek around present-day Broadway Street and Cox Avenue. The following September, another group of developers platted the town of Murphysburg, a forty-acre tract on the west side of the creek near present-day 4<sup>th</sup> and Main Streets. Within a year, over 2,000 people settled in the respective communities.

In 1873, by an act of the Missouri Legislature, the two towns merged to form Joplin. As the fledgling communities established municipal services during the following decade, five national railroad lines connected with the city. The initial boomtown atmosphere and appearance of a mining camp changed quickly into a settled community of comparative economic wealth with a Main Street financial and retail/service center that had the



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appearance of a prosperous Midwestern community, and by the turn-of-the century a large number of high-style commercial and institutional buildings.

The Joplin Downtown Historic District lies three blocks north of the Missouri Pacific Railroad tracks that run east-west at East 10<sup>th</sup> Street. The District includes portions of Murphy's First and Second additions to Murphysburg (platted 1872), Porter's Addition to Murphysburg (platted 1873), and Pitcher's Addition to Joplin City (platted 1873).

After the arrival of the railroad in western Missouri, three distinct types of town plans emerged: those with commercial streets oriented to river traffic; those with a public square; and those with a central main street that either ran parallel to or perpendicular to the railroad tracks. Joplin, located away from any water transportation system and founded and platted prior to the advent of rail service to the community, does not reflect this causation. Development patterns occurred as a matter of topography, circumstances, and in accordance with the standardized survey and platting system used at the time of its founding. Nevertheless, its downtown did develop from a cluster of commercial buildings at what is now Fourth and Main Streets, as Main Street became a major north-south artery with the advent of railroad lines in the late 1870s. Distinguishing characteristics of this pattern were a commercial center that ran perpendicular to the rail lines, with residential development fanning out from the neighborhoods surrounding the commercial center.<sup>4</sup> Like all rural railroad market centers, key roads and streets connected with the county road system, providing wagon access to the railroad lines and to the mines located in the area surrounding the commercial core of the City.

The 1876 plat map (figure on the previous page) shows the original town of Murphysburg on the west side of Joplin Creek. Evident is the traditional cardinal orientation of the main streets — Virginia, Pennsylvania, Joplin Avenues and Main Street — running north to south, perpendicular to the railroad tracks three blocks south. The numbered streets ran east to west, parallel to the railroad tracks. The division of lots maximized depth with numerous small lots facing the north-south streets.

**Early Commercial Center: 1871-1890**

South Main Street served as Joplin's main retail street upon the arrival of the railroad. In succeeding decades, retail sales and service buildings ran along the length of the street and were typical of those

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<sup>4</sup> Sally F. Schwenk, Multiple Property Documentation Form "Historic Resources of Joplin, Missouri," Draft – January 2008, U.S. Department of the Interior, National Park Service, National Register of Historic Places, Washington, DC.

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found in different eras of community development in Missouri beginning in the decades following the end of the Civil War. Groceries, bakeries, and confectionary shops, pharmacies, hardware and dry goods stores, blacksmith shops, liverys, saloons, and hotels comprised the majority of establishments in the late nineteenth century. Evidence of the boomtown atmosphere was the presence of seventeen saloons in 1882.<sup>5</sup> The earliest business houses lined South Main Street with few gaps between 1<sup>st</sup> and 7<sup>th</sup> Streets. In 1884, all were one- or two-story commercial buildings, many of which were wood-frame structures. The exception was a three-story hotel building at the northwest corner of 4<sup>th</sup> and Main Streets. Though some side streets just off Main Street had commercial frontage, for the most part single-family residential neighborhoods began across the alley behind Main Street. The St. Louis and San Francisco Railroad terminal building was at East 6<sup>th</sup> Street near South Virginia Avenue.

The 1891 Sanborn Fire Insurance Map shows that commercial buildings continued to form an almost solid wall between 1<sup>st</sup> and 7<sup>th</sup> Street. North of 1<sup>st</sup> Street and south of 7<sup>th</sup> Street, residential and commercial buildings shared frontage on Main Street for a few blocks. More three-story and masonry buildings filled previously empty lots and replaced earlier Main Street buildings. Banking institutions occupied prominent corner locations. The second floors of the larger retail buildings had offices for physicians, dentists, real estate brokers, attorneys, and mining agents, as well as meeting halls for fraternal organizations. To the east and west beyond Main Street, livery stables and lumberyards occupied parcels interspersed among the residential neighborhoods.

**Downtown Joplin: 1890-1929**

During the late nineteenth and early twentieth century, Joplin experienced tremendous growth. In 1890, the population of Joplin was 9,943, a 41-percent increase from the census figures for 1880. During the next decade, a more than 161-percent increase in population occurred reaching 26,023 in 1900.<sup>6</sup>

These increases in population reflected the growth of mining as an industry in the region during the period from about 1867 to 1912 when twenty-nine cities and towns evolved from a disparate group of mining camps. By 1890, the size and rate of production of mining areas had increased significantly due to technological advances and new financing methods. Joplin's role as a regional railroad and interurban trolley line hub further solidified Joplin's role as the major commercial center of the region. As noted in the MPDF, by 1905, Joplin was the major metropolis of the Tri-State Mining Area. The City's location

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<sup>5</sup> G.K. Renner, *Joplin: From Mining Town to Urban Center* (Northridge, California: Windsor Publications Inc., 1985), 27.

<sup>6</sup> Ibid., 40, and Jack Livingston, *Joplin Missouri: The City That "Jack" Built*, (Joplin, Missouri: Means Moore Company, 1902), 4.

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five miles east of the Kansas border, and less than forty miles from the Arkansas and Oklahoma state lines was a significant asset. Joplin and the eleven surrounding communities within a ten-mile radius had an aggregate population of 80,000 individuals, linked by a network of railroads and electric rail lines.<sup>7</sup> This was due to the multiple railroad connections in Joplin, which included seven railroad lines secured in the 1880s and 1890s. Adding to this was the regional transportation system. Four interurban electric trolley lines that developed between 1893 and 1908, connected Joplin to Webb City, Carterville, Carthage, Duenweg, Oronogo, and Neck City in Missouri; Pittsburg, Mulberry, Franklin, Girard, Weir, Mineral, Cherokee, Chicopee, Columbus, Galena, and Baxter Springs in Kansas; and Purcell, Hockerville, Zincville, Miami, and Picher, in Oklahoma. This trade stimulated a secondary tier of mining related industries and unrelated businesses serving the growing Joplin metropolitan area that included wholesale houses and manufacturing plants, as well as the retail businesses and services inherent in cities the size of Joplin.<sup>8</sup>

During the 1890s, commercial, civic/social, and light industrial development pushed further east and west within the City of Joplin. By 1896, South Joplin Avenue (parallel to the west of Main Street) featured a German social hall, a theater, three liverys, a beer bottling and ice plant, a steam laundry, and various small business buildings in a previously single-family neighborhood. South Virginia Avenue, (parallel to the east of Main Street) experienced similar development. South Pennsylvania Avenue (parallel to the east of Virginia Avenue) remained a single-family residential street at this time.

The character of the businesses along Main Street became more diverse, with book and stationary shops, tailors, restaurants, and jewelry stores appearing at the time. A six-story hotel building appeared at the intersection of 4<sup>th</sup> and Main Streets. Between 1891 and 1896, the St. Louis and San Francisco Railroad added two additional spur lines, built a new passenger depot, and constructed a new freight platform on East 6<sup>th</sup> Street just east of Main Street.<sup>9</sup>

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<sup>7</sup> Ibid., 46. Railroad lines established in Joplin included a spur of the St. Louis and San Francisco Railroad from Oronogo to Joplin in 1880. In 1882, the Missouri Pacific Railroad was serviced by the depot several blocks south of the proposed district at East 10<sup>th</sup> Street. The Missouri, Kansas and Texas Railroad and the Kansas City Southern Railroad both arrived in 1888. The Missouri and Northern Arkansas line used the Kansas City Southern rails north from Neosho, Missouri. The Union Station, located four blocks north of the District's north boundary, accommodated passenger and freight services of the Missouri, Kansas and Texas Railroad and the Kansas City Southern Railroad.

<sup>8</sup> The Tri-State Mining Area reached its apex in 1925-26.

<sup>9</sup> This area is outside the District boundary.

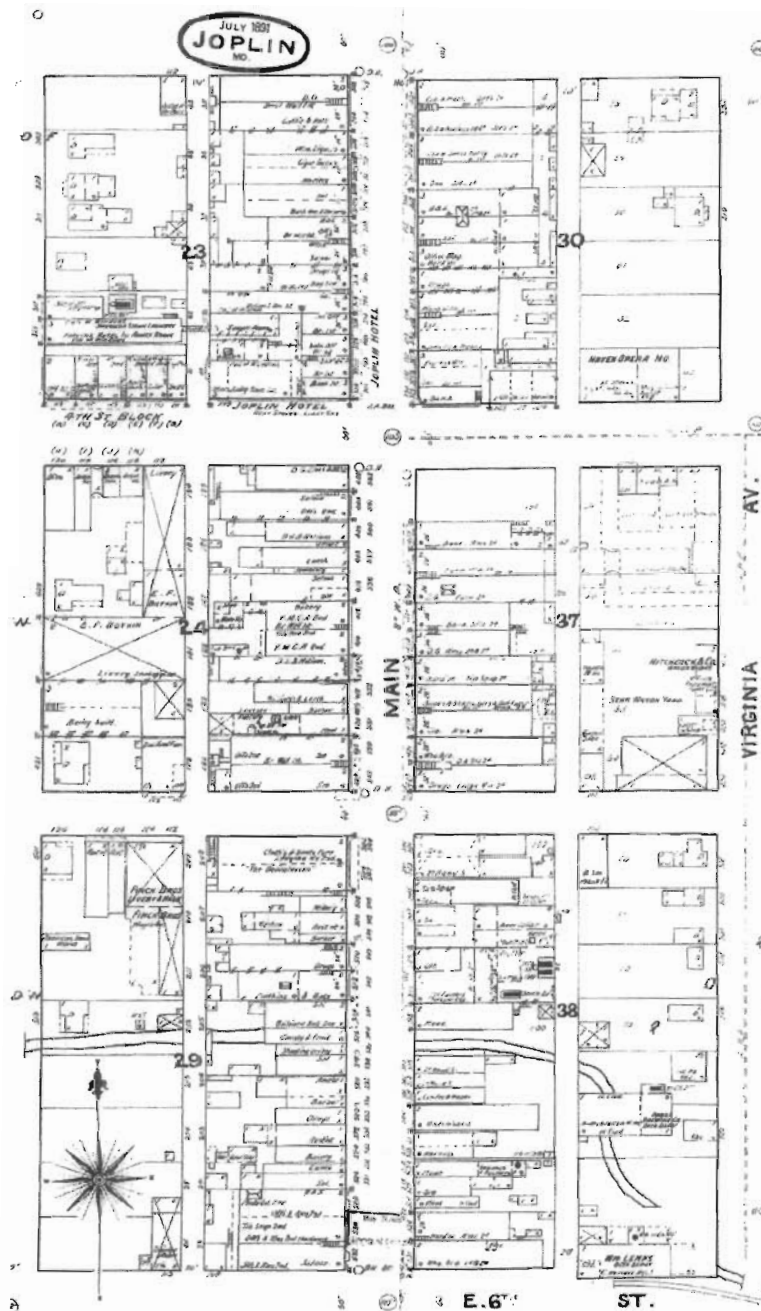


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**1891 Sanborn Fire Insurance Map, Joplin, Missouri.**

*Kansas City, Missouri Public Library*

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In the 1890s the Joplin Electric Street Railway Company installed an electric trolley line that replaced the streetcar lines that were pulled by mules. As developers platted new neighborhoods in the late nineteenth and early twentieth century, the trolley company extended its lines from downtown to these new residential areas, as well as to nearby resort locations outside the city limits.<sup>10</sup> This transportation network brought residential customers to the downtown and contributed to both the Downtown's growth and that of the region. Additionally, it provided for short-distance shipping of ore and other mined products to manufacturing and processing businesses in Joplin, as well as to the national shipping links provided by the railroads.

The 1906 Sanborn maps show significant change in downtown Joplin. The St. Louis and San Francisco Railroad expanded their 6<sup>th</sup> Street station, adding an additional freight platform, an office building, a tool shed, and two additional spurs. A near-solid wall of one- to three-story brick and wood-framed buildings lined Main Street south to the Missouri Pacific tracks at 10<sup>th</sup> Street and north to 1<sup>st</sup> Street. Printing shops, photography studios, theaters, wallpaper and paint stores, and mining-related business became more prevalent on Main Street. The buildings at 418-420 S. Main Street and 203-211 East 4<sup>th</sup> Street both contained mining agents and mining supply businesses, among other commercial establishments, during this period.

By this time, Joplin was known for the nightlife in its saloons and entertainment establishments. The most famous was the House of Lords, located on the east side of Main Street across from the Connor Hotel. Primarily a restaurant known for its fine food, it also featured musical entertainment consisting of whole orchestras and bands, as well as performances by Scott Joplin, Thomas Greene "Blind Tom" Bethune, and John W. "Blind Boone" Boone. (Numerous contemporary reports claim that gambling and prostitution occurred in the upstairs rooms.) Many of the city's prominent businessmen frequented the House of Lords. The business closed in 1920 with the coming of Prohibition.<sup>11</sup>

Saturday night on Main Street during the late nineteenth and early twentieth centuries was crowded and festive. Between 8 p.m. until midnight, shoppers and socializers crowded the sidewalks. Saturday marked the end of the six-day workweek and between 7 p.m. and 8 p.m. the banks were open and operators set up booths inside the banks or in saloons where they paid the miners. It is said that during this one-hour period on any given Saturday night, disbursements ran around \$100,000. The stores

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<sup>10</sup> It later merged with another electric trolley company and extended its lines to mining towns in Eastern Kansas and Oklahoma.

<sup>11</sup> Renner, 42-43. The building is no longer extant.

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remained open until midnight and retail establishments transacted about 25 percent of their week's business.<sup>12</sup>

As commercial, warehousing, and processing buildings, as well as hotels and apartment buildings and boarding houses chose advantageous locations adjacent to Main Street and only a block or two from the railroad, single-family houses became increasingly rare along South Joplin and South Virginia Avenues. Light manufacturing, processing, and warehouses that required proximity to the freighting services located near the railroad tracks that ran east and west through the central business district on at 6<sup>th</sup> Street (St. Louis and San Francisco Railroad) and at 10<sup>th</sup> Street (Missouri Pacific Railroad and St. Louis and San Francisco Railroad).

Ancillary services and accommodations for rail passengers also occurred in this area. In 1906, among a mix of small retail establishments and single family dwellings, along South Joplin and South Virginia Avenues, and south Pennsylvania between 4<sup>th</sup> and 8<sup>th</sup> Streets were six liverys, four tenement/boarding houses, three warehouses, two blacksmiths, five wholesale businesses (coal, wallpaper, produce, beer, tobacco), two mining supply companies, three food processing plants (brewery, creamery, candy factory), a laundry works, a hotel, a cold storage facility, and a wagon and carriage manufacturing works.

Between 1906 and 1923, the visual character of downtown Joplin changed drastically with the construction of five tall buildings that rose from five to nine stories. Occupying corner lots at the intersections of 4<sup>th</sup>, 5<sup>th</sup>, and 6<sup>th</sup> Streets and South Main Street, these landmark buildings employed reinforced concrete and steel structures to give a new height to the downtown streetscape. Among them were the nine-story Conner Hotel and Annex (1906, 322 S. Main, demolished 1978), the eight-story Liberty Building (1923, 402 S. Main), the five-story Christman Building department store (1917, 501-503 S. Main), the six-story Newman Building department store (1910, 602-08 S. Main), and the six-story Frisco Building (1913, 601-605 S. Main).



After World War I, another significant change to downtown Joplin occurred due to the growing popularity of the automobile and the truck and the concurrent development of a regional system of all-

<sup>12</sup> Ibid., 43.

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weather roads necessary to serve the expanding mining industry in the tri-state area. Sanborn Fire Insurance Maps document the disappearance of mule and horse barns in the downtown area and the conversion of large livery stables, such as the Hollcroft Livery at 401-405 S. Virginia Avenue, into auto-related service and garage functions. In addition, real estate developers constructed numerous new buildings to meet the needs of the automobile on lots adjacent to Main Street, and along intersecting side streets, as well as South Virginia, South Joplin, and South Pennsylvania Avenues. The automobile sales buildings at 409-411 South Virginia and 214-216 East 4<sup>th</sup> reflect this trend.

In addition to new construction, numerous expansions and remodeling projects occurred. Downtown building owners and retailers "modernized" their "old" nineteenth century storefronts by refacing with different shades of brown or textured brick, covering the upper façades with pressed metal or stucco, or by installing new storefront window systems. Five contributing buildings within the District boundaries reflect typical 1910s and 1920s façade updates.

Another legacy of the World War I era was the passage of the Eighteenth Amendment that prohibited the sale and consumption of alcoholic beverages. In 1887, the state legislature passed a local option law allowing Missouri counties the power to outlaw, by majority vote of their citizens, liquor sales. Jasper County immediately voted to go "dry" but Joplin, with a population of more than 2,500, had the option to allow its citizens to vote independently. The majority of voters defeated a city referendum for prohibition and, between that time and the passage of the Eighteenth Amendment in 1919, Joplin had enjoyed the profits of liquor sales that were prohibited in the surrounding county. As a result, saloons and bars remained a fixture of the city's Main Street commercial area. With the passage of prohibition, it became a regional center of an extensive bootleg business, further adding to the city's reputation as a rough and tumble mining town.<sup>13</sup>

**THE GREAT DEPRESSION, WORLD WAR II, AND  
THE POST-WAR PERIOD: 1929-1958**

During the Great Depression and World War II, private construction ceased except for government building projects. In the years immediately after the war, things remained relatively unchanged in downtown Joplin. The late nineteenth and early twentieth century character remained largely intact,

<sup>13</sup> Renner, 52.



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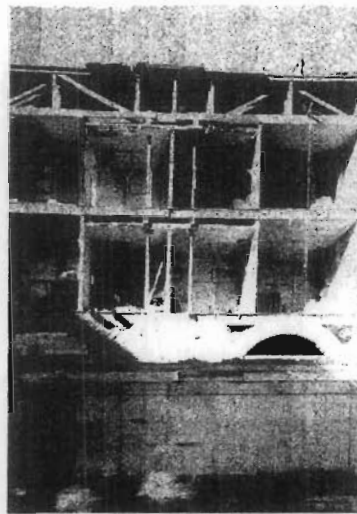
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as shown in the c. 1943 postcard at right. Main Street businesses at the time included a variety of department stores, motion picture houses, saloons, restaurants, hotels, music stores, banks, drug stores, furniture stores, and various other establishments offering a wide array of goods and services.

Though there was little new construction, numerous business owners chose to update their appearance on Main Street, which resulted in numerous storefront replacements and façade updates. The Lichliter-Kassab Building at 418-420 S. Main Street is a good example of this trend of modernization during the mid-twentieth century.



**Lichliter-Kassab Building, c.1890**  
*Post Memorial Library, Joplin, Missouri*



**Lichliter-Kassab Building, During and After Remodeling, 1940**  
*Post Memorial Library, Joplin, Missouri*

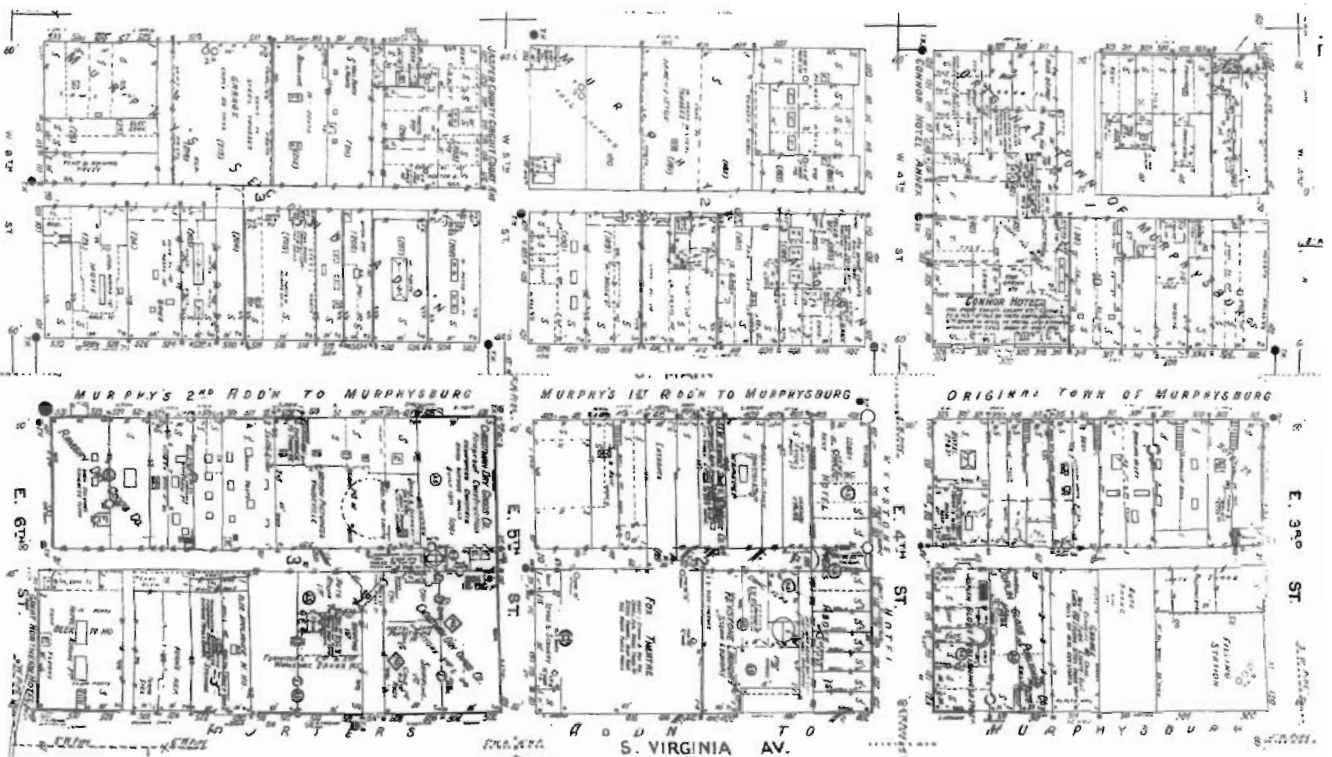
The Sanborn Fire Insurance Maps of 1950 and 1954 reflect the significant increase in auto-related businesses. Most of these businesses located just off Main Street on South Joplin, Virginia, and Pennsylvania Avenues and intersecting side streets. On these avenues between 3<sup>rd</sup> and 8<sup>th</sup> Streets, were the following businesses: six filling stations, two bus depots, four surface auto parking lots, seven parking garages (capacities ranged from 20 to 120; total capacity of all combined: 375 cars), five used auto sales businesses, six auto service and repair shops (one of which offered an auto wash room), a bus and truck repair business and surface parking lot, an auto supplies store, and a tire sales shop. This development continued. An additional auto-related building, the auto body repair and washroom building at 414 S. Pennsylvania Avenue, dates to around 1951.

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**1950 Sanborn Fire Insurance Map, Joplin, Missouri**  
*Kansas City (Missouri) Public Library*

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**ARCHITECTURAL STYLES**

The District's significant commercial property sub-types, as documented in Section F of the MPDF, meet the registration requirements established for their respective property sub-types.

The ability of the buildings in the District to communicate their dates of construction, significant alterations, and their historic function, define the Downtown Joplin Historic District's historic character. The buildings range in size from small One-Part Commercial Blocks and Two-Part Commercial Blocks to mid-rise Two-Part Vertical Blocks and Three-Part Vertical Blocks. All of the contributing buildings within the District are load-bearing brick, reinforced concrete, or steel structures with brick, terra cotta, and/or stone siding. All of the District's buildings are classified first by their commercial building form, and, if present, their architectural style.

**Property Type and Materials**

The evolution of the appearance of Joplin's commercial center mirrored that of other growing commercial centers in the region. Most of the early commercial buildings were simple wood frame structures capable of housing various business functions. As soon as possible, often due to fire damage or the fear thereof, owners replaced their first buildings with more permanent masonry structures. Most were one to three stories in height with local merchants and businesses occupying the ground floor. Rooms on the upper floors served as professional offices, assembly rooms, or residential space for the merchants' families or tenants.

Through the boom years of the late nineteenth century and early twentieth century, the shape of the downtown business center expanded as more retail shops, banks, industrial supply companies, offices, and hotels began to appear. Stimulating this growth was the arrival of the railroad services in the late 1870s and early 1880s, after which Joplin grew rapidly, and, by 1906, the central commercial district extended along Main Street from 1<sup>st</sup> to 10<sup>th</sup> Streets and along South Joplin and Virginia Avenues from 3<sup>rd</sup> to 6<sup>th</sup> Streets.

**Architectural Form and Style**

Most nineteenth and early twentieth century commercial buildings were built to be seen from the front rather than as freestanding objects. As a result, the main façade provided commercial architecture with its distinctive qualities. Sidewalls were often party walls shared with or secured to those of the adjacent structure. Walls at the end of blocks or facing onto alleys had simple, utilitarian design treatments. Lot



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dimensions determined form and commercial buildings filled most if not all of their respective lots. Most lots shared standard dimensions, were rectangular, and were much deeper than they were wide.<sup>14</sup>

The composition of most retail façades can be reduced to a few simple designs that reveal the major divisions of function. Designed for human occupation, they reflect an effort to provide the greatest possible amount of natural light and air through the use of large display windows, transom windows, light wells, and skylights.<sup>15</sup> Materials such as doors, windows, cornices, decorative details, and stylistic expressions were primary characteristics reflecting the basic composition of the building.<sup>16</sup> In the District, the extant historic commercial buildings fall into five distinct property sub-types — One-Part Commercial Blocks, Two-Part Commercial Blocks, Two-Part Vertical Blocks, Three-part Vertical blocks, and the Enframed Window Wall architectural property type. Whether executed in a popular style or a simple generic design, the downtown retail commercial buildings found in communities like Joplin most commonly took the form of the One-Part Commercial Block or Two-Part Commercial Block.<sup>17</sup>

**Late Victorian Styles**

The prosperity during the decades following the Civil War continued into the early twentieth century, resulting in rapidly changing architectural styles. Late Victorian design reflected a new taste for decoration and the increasing desire to have the buildings themselves perceived as ornaments to the community. Downtown buildings typically featured applied cornices with patterned brickwork and corbels, elaborate brackets, dentils, and complex moldings carved from wood or made from pressed metal. Storefronts and window surrounds also featured cast iron, stone, or wood trim. Advances in technology allowed for the mass production of this type of architectural ornamentation. With access to rail lines, builders could easily order standard products from catalogs or purchase stock items at the local lumberyard or iron works.

The builders of the first permanent buildings in downtown Joplin adapted the popular styles of the time according to the skills and materials available in the new community. Surviving examples of “high style” Late Victorian style commercial buildings in Joplin include versions of the Italianate style.

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<sup>14</sup> Richard Longstreth, *The Buildings of Main Street: A Guide to American Commercial Architecture* (Washington D.C.: The Preservation Press, 1987), 17.

<sup>15</sup> Ibid.

<sup>16</sup> Ibid.

<sup>17</sup> Ibid., 24, 29, 31.



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**Historic Eclecticism**

Beginning in the 1890s and continuing into the twentieth century, a shift in American architecture toward historic eclecticism occurred. The Eclectic Movement drew inspiration from American Colonial architecture as well as the architecture of Europe. Designs emphasized strict adherence to stylistic traditions and minimal variation and innovation. Chicago's Columbian Exposition in 1893 played a major role in popularizing these changes. The Columbian Exposition introduced classical architectural forms and mass-produced building materials and products to the owners of businesses in rural and urban commercial centers. Late 19<sup>th</sup> and 20<sup>th</sup> Century Revivals of European architectural treatments are well represented among the commercial building in downtown Joplin.

**Chicago School Style**

Important advances in construction technology led directly to the commercial architecture of the Chicago School. Previously, the massive thickness required of load-bearing masonry walls restricted building height.<sup>18</sup> With the advent of the elevator and subsequent development of steel structural skeleton in the 1880s, tall buildings with improved fireproofing and wind bracing became possible for the first time.<sup>19</sup> It was in Chicago that architects, such as Louis Sullivan and Daniel Burnham, developed an architectural vocabulary for the exterior treatment of this new building type and design. The Chicago School commercial building is usually between six and twenty stories with a flat roof and a terminating cornice.<sup>20</sup> Because the exterior walls no longer carried huge structural loads, large expanses of glass were possible and wall ornamentation became subordinated to allow for an outward expression of the internal structure within.<sup>21</sup> Sullivan's commercial office building designs for the initially modest mid-rise office building<sup>22</sup> applied a classical tripartite formula of base, shaft, and capital; the expression of horizontal and vertical structural relationships; and the rigorous simplification in door and window enframements, wall surface, and cornice design.<sup>23</sup> Joplin's central business district features four contributing examples of Chicago School mid-rise buildings.

**Modern Movement Style**

Concurrent with the increased popularity of historic eclecticism, a growing progressive movement occurred in architectural philosophy. The change rejected the sentimentality and ornamental excesses of

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<sup>18</sup> John C. Poppeliers, Allen Chambers, Jr., and Nancy B. Schwartz, *What Style Is It?* (New York: John Wiley & Sons, Inc., 1983), 72.

<sup>19</sup> Ibid.

<sup>20</sup> Ibid.

<sup>21</sup> Ibid.

<sup>22</sup> During the first two decades of the twentieth century, buildings more than ten stories tall were considered high-rise buildings or skyscrapers.

<sup>23</sup> Ibid.

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the Victorian era and historic eclecticism. Recent technological advances, including steel and reinforced concrete construction, allowed freedom from the design restrictions of load-bearing masonry or wood-framed structures. Early Modern Movement styles evolved from these influences and it embraced and expressed the machine age, often using broad bands of windows and brick and/or terra cotta veneers to emphasize building structure.

Prosperity in the 1920s brought a general acceptance of Modern Movement designs. As the sobering realities of the Great Depression set in, designs inspired by the austere Modern Movement began to appear in smaller communities nationwide. Buildings constructed in Joplin, exhibit the influences of the Modern Movement's Art Deco and Moderne styles.

**Historic Alterations**

During the first decades of the twentieth century, prosperity in Joplin spurred updated enhancements to existing nineteenth century façades and storefronts in an effort to modernize commercial space and thereby attract more customers. A common early twentieth century alteration was the addition of new brick facing with decorative corbel courses or tapestry brickwork. Around World War II, to achieve a much-desired modern appearance, the application of stucco and façade refacing with buff-colored brick were also popular. At mid-century, the influence of Modern Movement styling can be seen in the installation of aluminum-framed display windows, structural glass, and tile bulkhead cladding. Buildings that exhibit alterations made before 1958 reflect the architectural evolution of downtown Joplin during the District's period of significance. Because these changes have gained historical significance in their own right, these buildings are included in the historic district as contributing resources for their illustration of these trends.

**ARGUMENT FOR SIGNIFICANCE**

The Joplin Downtown Historic District reflects the economic, political, and cultural forces that shaped the development of downtown Joplin during the late nineteenth century and through the mid-twentieth century. It reflects the role of Joplin as a commercial center during an era in which America became a major economic power as the result of the expanding railroad system and the enormous growth of its population, both of which created markets for the mining and agricultural products of the tri-state region that included Southwest Missouri, Northwest Arkansas, and Southeast Kansas. While there are several commercial properties in the downtown area that are individually eligible for listing in the National Register of Historic Places, and some that are currently listed, the proposed Joplin Downtown Historic

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District is today the City's largest extant late nineteenth and early twentieth century commercial enclave that meets National Register criteria. This collection of buildings not only documents the evolution of functions and design present in Joplin's central business district from the late nineteenth century through the mid-twentieth century, it also physically represents the spectrum of building technology, and architectural and functional property types that visually define the history of Joplin as a major regional commercial, industrial, and tourism center. In particular, the District reflects the evolving scope and diversity of commercial endeavors that resulted in buildings designed and erected for specialized functions that reflect technology and market changes.

**CONTRIBUTING PROPERTY HISTORICAL DOCUMENTATION<sup>24</sup>**

**402 S. Main St., Contributing 1923 Chicago Style Three-Part Vertical Block**

Liberty Building. Named for war bond rallies held at this location during WWI, it contains 147 rooms. The building became the National Bank Building in 1924. The building replaced three earlier one- and two-story commercial buildings.

**405 S. Main St., Contributing c. 1884/c. 1924 Two-Part Commercial Block**

Cunningham Bank/Quinby Building. During the 1880s, a confectionary and a restaurant/saloon occupied the first floor, with a residential apartment was upstairs. By 1891, Cunningham's Bank occupied the building. By the mid-1920s, the building was extended at the rear and the façade remodeled to its current appearance, at which time it became the Quinby Building. In 1954, a photography studio occupied the second floor.

**407-409 S. Main St., Contributing c. 1899 Late 19th and 20th Century Revivals  
Two-Part Commercial Block**

The Model Clothing Store Building. This building replaced two earlier, two-story buildings. It is a rare surviving example of the work of the Joplin architect, August Michaelis. The building's earliest occupants were the Criterian [sic] Saloon (north storefront) and Cadi Klein's Model Clothing Store, an elite Joplin clothier. Both were long-lived commercial ventures that survived into the 1960s and 1970s. Over the years, the upper floors contained various occupants including a photography studio, and

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<sup>24</sup> This section also includes historical documentation of non-contributing properties that were built during the period of significance and have potentially reversible alterations that currently prevent them from contributing to the District.

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Michaelis' architectural office. The existing south storefront and parapet wall date to post a c.1902 remodeling.

**408-410 S. Main St. Non-Contributing 1952 Two-Part Commercial Block**

This building first appears on the 1954 Sanborn Fire Insurance Map as an adjunct building to the neighboring First National Bank at 402 S. Main. It replaced an earlier four-story commercial building that housed three retail stores.

**411 S. Main St., Contributing c. 1890/c. 1918 Two-Part Commercial Block**

First National Bank/J.W. Jenkins Music Company Building. This building first appears on the 1891 Sanborn Fire Insurance Map, at which time it contained a bank with office space on the upper floors. Between 1891 and 1906, the rear of the building was extended to the rear lot line. It continued as a bank into the twentieth century until Jenkins Music Company took ownership and remodeled the building to its current appearance around 1918. Jenkins remained in the building into the 1950s.

**413 S. Main St., Non-Contributing c.1889/c.1995 Two-Part Commercial Block**

Constructed as the Glover Building, the façade originally featured an ornate pressed metal cornice and a two-story projecting bay window. A dry goods store and upper-floor apartments occupied the building at the time. The façade was remodeled during the 1920s using a "tapestry brick" treatment.

**415 S. Main St., National Register Listed c. 1930/c.1995 Two-Part Commercial Block**

Fox Theater. Originally constructed for the Midland Theater & Realty Company for \$500,000, the building incorporated an earlier c.1883 hardware store building into the Main Street entrance and lobby, linking it across the back alley to a very large new theater auditorium that replaced earlier wholesale buildings that faced onto South Virginia Avenue and East 5th Street. The auditorium, the interior of which was executed in the Spanish/Moorish style, seated 2,000 and featured an 81-foot stage for both live productions and motion pictures. The building was listed individually in the National Register in 1990. The building was remodeled to its current appearance during the 1990s.

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**417-419 S. Main St., Non-Contributing c. 1882/c. 1995 Italianate**

**Two-Part Commercial Block**

Perkins Block. The earliest retail occupants of this building include a clothier, a book and stationary store, a china shop, and a saloon; residential apartments and business offices occupied the upper floors. During the twentieth century, various stores, a saloon, and a restaurant operated on the first floor. The building's current appearance dates to mid-1990s alterations.

**418-420 S. Main St., Contributing 1893/1940 Modern Movement Two-Part Commercial Block**

Lichliter-Kassab Building. This building first appears on the 1896 Sanborn map. Originally an exuberant example of nineteenth century commercial block designed by W.B. Rees, the owners remodeled the building in 1940 to its current Modern Movement appearance. Originally known as the King-Lichliter Building, the name was changed shortly after its construction to the Columbian Block in honor of the recent Chicago Columbian Exposition. Tenants over time have included Shirey's furniture and carpet dealer (1895-96), a jewelry store (1896), a bank (1906), a billiards hall (1910), and various retail shops. By 1899, the upper portions of the building contained numerous business offices of various mining and mining supply companies, real estate and insurance agents, and dentists and doctors. During the 1930s and 1940s, the second floor contained the Galena Township Justice of the Peace Court Room, after which residential apartments occupied the upper floors.

**421-423 S. Main St., Non-Contributing c. 1939/c. 1995 Two-Part Commercial Block**

J.C. Penny's Department Store. This building replaced an earlier c. 1883 Masonic Lodge building. The Central Assembly Church remodeled the building to its current appearance in the 1990s.

**422-428 S. Main St., Non-Contributing c.1883/c. 1950 Italianate/Modern Movement**

**Two-Part Commercial Block**

This building appears on the 1884 Sanborn map with a grocery in the south half, a saloon in the north half, and offices and apartments on the upper floor. By 1896, a grocery occupied the north half, a clothing store occupied the south half, and offices occupied the upper floor. A saloon returned to the south half by 1906, after which various retail shops operated here throughout much of the twentieth century, including Newton's Jewelry, which remains in the south half of the building today.

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**501-503 S. Main St., National Register Listed 1917 Chicago Style Two-Part Vertical Block**

Christman Building. Founded by Peter A. Christman and Edmund A. Bliedung in 1890, Christman Dry Goods Store expanded in 1917 with the construction of this building at the cost of \$150,000. Christman's Dry Goods Company constructed this building on the site of their earlier c. 1892 three-story building and linked it across the alley to their c.1903/c.1920 wholesale annex building that faces onto South Virginia Avenue and East 5th Street (504-508 South Virginia). One of three very popular department stores in Joplin, Christman's remained in the building into the second half of the twentieth century. This building was listed in the National Register as part of the Fifth and Main Historic District in 2006.

**502 S. Main St., Contributing c. 1883/c. 1920 Two-Part Commercial Block**

Though constructed in the nineteenth century, the building reflects an early twentieth century remodeling. Nineteenth century tenants included the following: dry goods, carpets, and clothing shops (1884), men's clothing and furnishings store, a dry goods store, and a delicatessen (1891/1896). In 1896, the telegraph exchange operated on the second floor. A late-twentieth century metal sheathing has recently been removed to reveal the historic fabric below.

**506 S. Main St., Non-Contributing c. 1905/c. 1962 Two-Part Commercial Block**

This building reflects a late twentieth century façade remodeling. It first appears on the 1906 Sanborn map, at which time it featured two separate storefronts on the first level, divided by a central stair. Kassab's Ladies Wear occupied the first floor beginning in 1907 and offices occupied the upper floors during much of the twentieth century.

**507-513 S. Main St., National Register Listed c. 1912 Two-Part Commercial Block**

Paramount Building. This building replaced several earlier one- and two-story establishments. The Paramount Building historically housed three to four retail establishments along the street (west) side; a motion picture auditorium occupied the rear (east) half of the lot, the entrance of which was through the neighboring storefront at 515 S. Main Street. The building was listed in the National Register as part of the Fifth and Main Historic District in 2006. The building is currently undergoing rehabilitation in consultation with Missouri State Historic Preservation staff.

**510 S. Main St., Non-Contributing c. 1883 Two-Part Commercial Block**

Historically known as the Babst Building, a drug store occupied the first floor for many years until the mid-twentieth century. Though constructed during the nineteenth century, the exterior of the building reflects a late twentieth century façade update.

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**512 S. Main St., Non-Contributing c. 1883/c.1915 Two-Part Commercial Block**

Though portions of this building may date to the late nineteenth century, historic photos suggest the building was greatly expanded at the rear and the façade remodeled during the early twentieth century. The existing storefront matches that of historic photos, however the non-historic cladding obscures the remaining historic fabric. A saloon occupied this location in 1906.

**514 S. Main St., Contributing c. 1915 Two-Part Commercial Block**

This building first appears on the 1950 Sanborn Fire Insurance Map. A c. 1940 photograph shows Kresge's dime store occupying the two north storefronts and Harper's in the narrow south end storefront.

**515 S. Main St., Non-Contributing c. 1893/c. 1913 Two-Part Commercial Block**

This building originally served as the Cunningham & Dolan Office Building. By 1913, it was remodeled and incorporated as a Main Street entrance lobby to the Electric Theater movie auditorium that stood along the alley behind the neighboring Paramount Building at 507-513 S. Main. The auditorium was demolished and this building was remodeled to its current appearance around 1995.

**517 S. Main St., Non-Contributing 1899 Two-Part Commercial Block**

Newman's Building. The Newman family, erected this early dry goods store in 1899 for \$20,000. By 1910, the venture had outgrown this building and the company constructed a new six-story building at 602-608 South Main Street. Woolworth's later occupied 517 S. Main. The current metal façade curtain was applied in 1980.

**519 S. Main St., Non-Contributing c. 1895 Two-Part Commercial Block**

A dentist occupied the upper floor around 1900 and various retail stores operated on the first floor. The current façade appears to date to the 1980s.

**520 S. Main St., Contributing c. 1915 Late 19th and 20th Century Revivals  
Two-Part Commercial Block**

City directories suggest this building may have originally been the Philadelphia Candy Company from c.1910 to 1916. From 1917 until 1934, it served as the lobby entrance to the Hippodrome Theater located across the alley at 517-523 S. Joplin Street. After 1935, the theater became an automobile garage and this building became a retail space for various tenants.

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**521 S. Main St., Contributing c. 1905 Late 19th and 20th Century Revivals**

**Two-Part Commercial Block**

This building first appears on the 1906 Sanborn Fire Insurance Map, at which time a retail store and a saloon occupied the first floor. During the 1950s, a photography studio operated on the upper floor.

**523 S. Main St., Contributing c. 1910 Two-Part Commercial Block**

The Commercial Hotel & Café are listed at this location by 1913. It is unclear whether this building replaced an earlier (c.1899) one-story building or is the result of an upper story addition to this earlier building.

**524 S. Main St., Contributing c. 1900 Two-Part Commercial Block**

Charles DeGraff and his brother Oscar, successful operators of the nearby Empire Mine, constructed this building as a real estate venture. A c. 1902 photograph shows a candy shop in the south retail space. The building first appears on the 1906 Sanborn Fire Insurance Map, at which time unidentified retail establishments operated here. DeGraff contracted T.R. Bellas to design an almost identical building two years later at 626 S. Main Street that is no longer extant. The building is currently under rehabilitation using the Missouri and Federal Historic Tax Credit programs.

**526 S. Main St., Contributing c. 1899 Late 19th and 20th Century Revivals**

**Two-Part Commercial Block**

Grant Building. Scherl Dry Goods occupied the building during the early twentieth century, after which First National Bank occupied the building during the 1930s and into the 1940s.

**527 S. Main St., Contributing 1902 Late 19th and 20th Century Revivals**

**Two-Part Commercial Block**

Temple Dry Goods was the original occupant of this building. Historic photos from this period show the building retains good integrity of its original design elements. By 1954, the Ramsey Dry Goods Company had cut passages between this building and its neighbor to the south (529-531 S. Main) and occupied both buildings. The current storefront arrangement was in place by 1987.

**528-530 S. Main St., Contributing c. 1890 Italianate Two-Part Commercial Block**

Zelleken Block. This building first appears on the 1891 Sanborn map, at which time its occupants include a saloon, a photo studio, a tin shop, and upper story offices and apartments. Later occupants include a hardware store (1896) and a movie theater (1950).



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**531 S. Main St., Contributing 1911 Two-Part Commercial Block**

Ramsey's Dry Goods Building. One of the three most popular department stores in Joplin (the others being Christman's and Newman's), Ramsay's Dry Goods Company opened in 1911. This building replaced two earlier, 1890s buildings (a bank and a wholesale grocery building). The 1954 Sanborn Fire Insurance Map shows the Ramsey Dry Goods Company at this location, and with passages cut between this building and its neighbor to the north (525-527 S. Main), the company occupied both buildings. The stucco panels within each window opening were added in the 1980s.

**601-605 S. Main St., National Register Listed 1913 Chicago Style Two-Part Vertical Block**

Frisco Building. This building combined a railroad depot with seven floors of offices above to become Joplin's first "modern" office building. Also serving as the St. Louis and San Francisco Railroad terminal building, at the height of railroad travel, the Frisco terminal handled 26 trains on a daily basis. The building was listed individually in the National Register in 2002.

**602-608 S. Main St., National Register Listed 1910 Chicago Style Three-Part Vertical Block**

This Newman Mercantile Company constructed this building at a cost of \$150,000. By 1915, Newman's boasted sales of over one million dollars, employed 200 salespeople, and had an annual payroll of \$75,000. This building was listed individually in the National Register in 1990 and rehabilitated around 2001. It currently serves as the Joplin City Hall.

**609-611 S. Main St., Contributing c. 1899 Two-Part Commercial Block**

Walker-Barbee Building. J. Frank Walker and Gil Barbee constructed this building between 1896 and 1900 for a total of \$9,000. In 1900, a saloon occupied the north half (609 S. Main) and a piano store occupied the south half (611 S. Main). A photo studio operated on the second floor of 611 in 1906. In the 1950s, a restaurant operated in the north storefront (609 S. Main).

**610 S. Main St., Contributing c. 1885 Two-Part Commercial Block**

Muenning Building. This building originally linked with the neighboring building to the south (612 S. Main) and they shared a central stair. This stair was removed and the building effectively divided by 1954. The Muenning Building first appears on the 1888 Sanborn map, at which time the tenant in the north half was a furniture and sewing machine store. Later occupants include a harness shop (1896), a saloon (1906), and other various retail establishments. In 1950 a sheet metal works occupied both halves of the building.

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**612 S. Main St., Non-Contributing c. 1885 Two-Part Commercial Block**

Muenning Building. This building originally linked with the neighboring building to the north (610 S. Main) and they shared a central access stair. This stair was removed and the building effectively divided by 1954. The Muenning Building first appears on the 1888 Sanborn map, at which time the tenant in the south half was a grocery store. Later occupants include a bookstore with residential rooms above (1921), drugstore and apartments (1940s-1950s), and various retail establishments. In 1950 a sheet metal works occupied both halves of the building. Various alterations, including new windows, brick infill of arched window opening, and enclosed storefront occurred during the 1980s.

**613 S. Main St., Contributing c. 1920 Two-Part Commercial Block**

Though portions of this building may date to c.1899, the outward appearance and height of the building date to after 1906; the tapestry brick façade treatment suggests a post-WWI date. The building first appears in its current configuration on the 1950 Sanborn map, at which time a hotel occupies the upper two floors with retail below. The hotel operation during the early to mid-twentieth century was the Brady Hotel.

**614 S. Main St., Contributing c.1893 Italianate Two-Part Commercial Block**

Balsley's Drugstore. This building first appears on the 1896 Sanborn Fire Insurance Map. A review of Sanborn maps shows that the projecting oriel window on the second story was added between 1896 and 1900, and that early occupants included the following: a drugstore (1896), a drugstore and jewelry shop (1900), unidentified retail (1906). The 1950 and 1954 Sanborn maps show a drugstore in the building. The building was renovated in 1976.

**615 S. Main St., Contributing c. 1905 Two-Part Commercial Block**

This building first appears on the 1906 Sanborn Fire Insurance Map. In 1950 and 1954 the building served as a wall paper, paint, and oils store. The first-story storefront dates to the late twentieth century.

**616 S. Main St., Contributing c. 1898 Two-Part Commercial Block**

This building first appears on the 1900 Sanborn map, at which time a butcher shop occupied the building. The butcher shop remained, with a sausage factory also shown at this location in 1906. The 1950 and 1954 Sanborn maps show a retail shop on the first floor with a photography studio on the upper floor. The building was remodeled in the 1980s.

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**617 S. Main St., Non-Contributing c. 1909 Two-Part Commercial Block**

This building first appears on the 1950 Sanborn map. Its early uses included furniture and drug stores. It has been Pearl's Hardware Store since at least the 1980s and continues as such today. The current appearance, with applied metal sheathing, dates to the late twentieth century.

**401-405 S. Virginia Ave., Contributing c. 1890  
Two-part Commercial Block**

Frank Hollcroft Livery Building. This building first appears on the 1891 Sanborn Fire Insurance Map, at which time F. Hollcroft & Co. operated Southern Livery here. Between 1906 and 1950, the building was converted to an automobile garage. The 1950 map shows the building held as many as 120 cars and a repair shop was on the second floor. R&S Chevrolet was a twentieth century occupant. Historic photos show the building retains good integrity.



**409-411 S. Virginia Ave., Contributing 1914 One-part Commercial Block**

Historically, this building contained the Stult's Auto Sales Company. A later occupant was Hertz car rental company.

**504-508 S. Virginia Ave., National Register Listed c. 1903/c. 1920 Two-part Commercial Block**

The result of two building initiatives, this building was constructed around 1903 and expanded around 1920. It served as the commercial warehouse annex for the adjacent Christman's Department store at 501-503 S. Main Street. In the 1890s, two single-family dwellings occupied this site. The north half of the building first appears on the 1906 Sanborn Fire Insurance map, at which time the building functioned as a beer and wholesale tobacco warehouse and linked by a drive-under passageway to a three-story retail building at the southeast corner of East 5th and South Main Streets. By 1950, the south half had been added and the first story functioned as the shipping department, and the furniture department storage occupied the two upper stories.

**203-211 E. 4<sup>th</sup> St., Contributing 1914 Two-Part Commercial Block**

Taylor Building. This building first appears on the 1950 Sanborn Fire Insurance Map, at which time the building housed three retail stores, two printing shops, the bus depot, and the Joplin Business College.

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This building replaced an earlier, c. 1899 two-part commercial building that housed a photography studio and a mining machinery store.

**214-216 E. 4<sup>th</sup> St., Contributing c. 1909 Late 19th and 20th Century Revivals**

**Enframed Window Wall**

Cooley-Wilson Building. Century Auto Company, a Buick dealer, occupied the building during the 1910s and 1920s. Later, R&S Chevrolet operated here. The 1954 Sanborn Fire Insurance map shows passages cut between this building and its neighbors to the east (220 E. 4<sup>th</sup> Street) and south (412 S. Pennsylvania Avenue), all of which are shown as auto service and repair operations.

**220 E. 4<sup>th</sup> St., Contributing c. 1929 Art Deco One-Part Commercial Block**

R&S Chevrolet Building. This building replaced an earlier, nineteenth century single-family dwelling. The 1954 Sanborn Fire Insurance map shows this building with passages cut between it and its neighbors to the west (214-216 E. 4<sup>th</sup> Street) and south (412 S. Pennsylvania Avenue), all of which are shown as auto service and repair operations.

**412 S. Pennsylvania Ave., Non-Contributing c. 1910 Two-Part Commercial Block**

Cooley Building. George Cooley, inventor of several machines that facilitated mining operations in the region, constructed this building upon his retirement in 1909. It replaces an earlier, nineteenth century single-family residence. He and his family resided on the upper floor. The 1950 Sanborn map shows the first floor operated as auto repair with a capacity for fifty cars, while painting occurred on the second floor, alongside a residential apartment.

**414 S. Pennsylvania Ave., Contributing c. 1951 Modern Movement One-Part Commercial Block**

This building first appears on the 1954 Sanborn Fire Insurance Map; it is not shown on the 1950 Sanborn map. In 1954, it is shown as containing an auto body repair shop that included spaces for lacquer and spraying. The south end bay was the wash room.

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**GEOGRAPHICAL DATA**

**VERBAL BOUNDARY DESCRIPTION**

The boundary of the Joplin Downtown Historic District is indicated by the dashed black line on the attached boundary map.

**BOUNDARY JUSTIFICATION**

The boundary of the Joplin Downtown Historic District encompass the concentration of historic resources that retain integrity and are significantly associated with the commercial development of the community as described in the Multiple Property Documentation Form "Historic Resources of Lee's Summit, Missouri." The District's boundary corresponds to the lot lines of the included properties, all of which lie within the original limits of the town's early additions. The contributing resources define the historic setting and historic sense of place of downtown Joplin, which is strengthened by the intact historic street network. Surface parking lots and new construction form much of the boundary in each direction. The commercial, industrial, and civic properties beyond the boundaries were considered for inclusion, but were determined ineligible for reasons of integrity or age.

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**JOPLIN DOWNTOWN HISTORIC DISTRICT  
BOUNDARY MAP**



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**PHOTOGRAPH LOG**

**Photographer:** Brad Finch  
F-Stop Photography  
Kansas City, Missouri

**Date of Photographs:** December 2007

**Location of Negatives:** City of Joplin, Missouri  
602 S. Main Street  
Joplin, Missouri 64801

Photograph Number	Camera View	Street Address/Location
1	SE	405 through 501-503 (L to R) S. Main Street
2	NW	402 through 428 (R to L) S. Main Street
3	S	500 block of S. Main Street
4	SE	501-503 through 601 (L to R) S. Main Street
5	SW	524 through 602-608 (R to L) S. Main Street
6	NE	617 through 601 (R to L) S. Main Street
7	NW	616 through 601 (L to R) S. Main Street
8	SW	504-508 and 510 S. Virginia Ave. (R to L)
9	NW	Fox Theater (415 S. Main Street), view of auditorium from S. Virginia
10	NE	413-415 through 401-405 (R to L) S. Virginia Ave.
11	NE	203-211 E. 4 <sup>th</sup> St.
12	SW	220 and 214-216 (L to R) E. 4 <sup>th</sup> St.
13	SW	412 and 414 (R to L) S. Pennsylvania Ave.



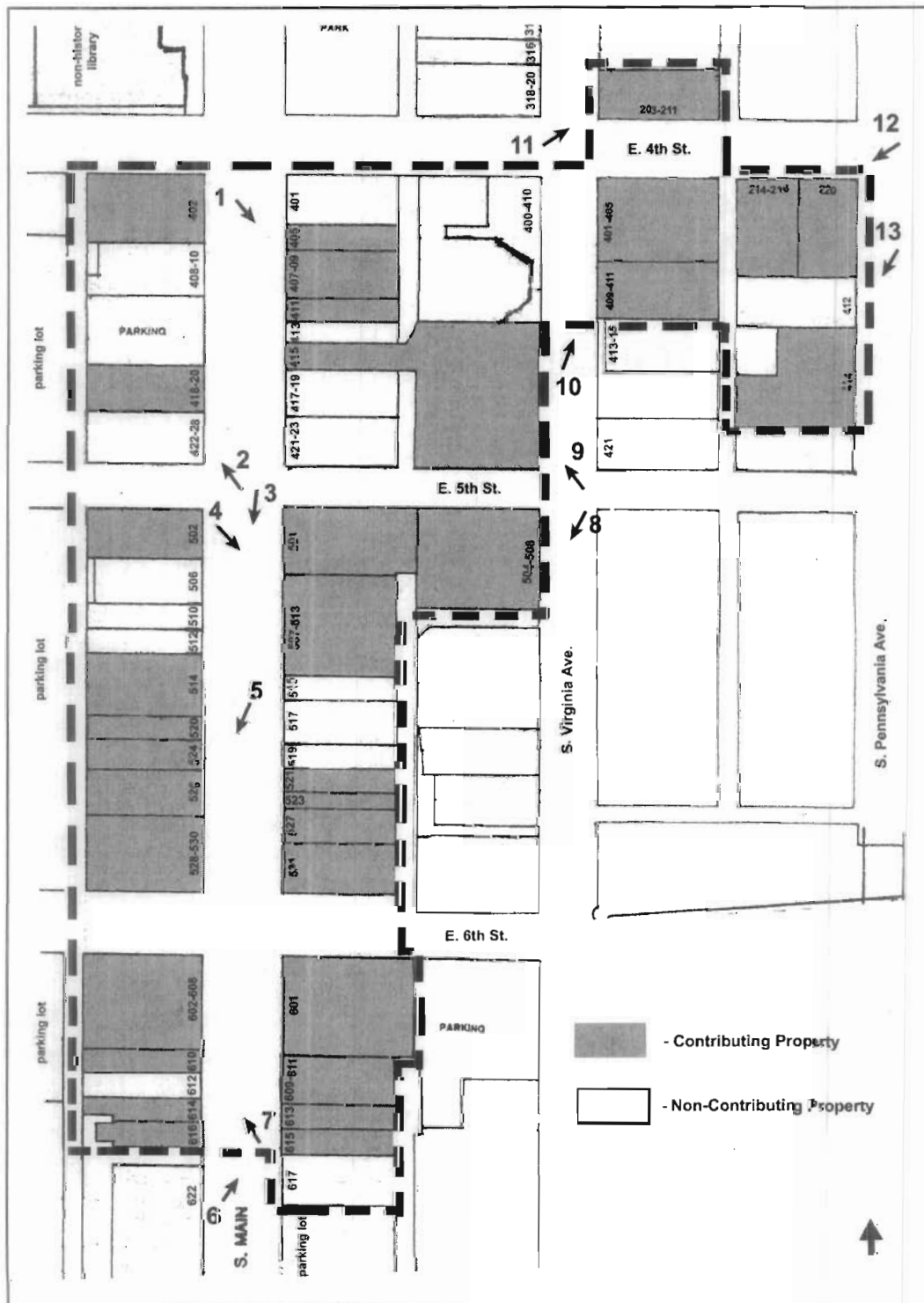
United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section Photographic Documentation Page 52

**Joplin Downtown Historic District  
Jasper County, Missouri  
Historic Resources of Joplin, Missouri**

**JOPLIN DOWNTOWN HISTORIC DISTRICT  
PHOTOGRAPH LOCATION MAP**



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**Joplin Downtown Historic District  
Jasper County, Missouri  
Historic Resources of Joplin, Missouri**

**PROPERTY OWNERS**

	PROPERTY ADDRESS	PROPERTY OWNER NAME AND ADDRESS
1.	<b>401 S. Main Street</b>	Smith, Lee & Theresa, 1305 Crest Dr., Joplin, MO 64801
2.	<b>402 S. Main Street</b>	Mercantile Bank of Joplin, P.O. Box 2176, Springfield, MO 65801
3.	<b>405 S. Main Street</b>	No Property Owner Info
4.	<b>407-09 S. Main Street</b>	Bayless, Richard & Melinda, 407 S. Main St., Joplin, MO 64801
5.	<b>408-410 S. Main Street</b>	Mercantile Bank of Joplin, P.O. Box 2176, Springfield, MO 65801
6.	<b>411 S. Main Street</b>	No Property Owner Info
7.	<b>413 S. Main Street</b>	Central Assembly of Joplin, 415 S. Main St., Joplin, MO 64801
8.	<b>415 S. Main Street</b>	Central Assembly of Joplin, 415 S. Main St., Joplin, MO 64801
9.	<b>417-419 S. Main Street</b>	Central Assembly of Joplin, 415 S. Main St., Joplin, MO 64801
10.	<b>418-420 S. Main Street</b>	Neal, Barbara A. & Jeff, 307 Metalwood Cir., Carl Junction, MO 64834
11.	<b>421-423 S. Main Street</b>	Central Assembly of Joplin, 415 S. Main St., Joplin, MO 64801
12.	<b>422-428 S. Main Street</b>	Newton Jewelry Co., 422-428 S. Main St., Joplin, MO, 64801
13.	<b>501-503 S. Main Street</b>	Howsmon Distributing Co., P.O. Box 1149, Joplin, MO 64802
14.	<b>502 S. Main Street</b>	Newton, Leonard T Qtip TR, 502 S. Main St., Joplin, MO 64801
15.	<b>506 S. Main Street</b>	Landis, Robert W., 6210 W. Highland, Joplin, MO 64804
16.	<b>507-513 S. Main Street</b>	Howsmon, Hugh & Lee Anne, 508 S. Virginia Ave., Joplin, MO 64801

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**Joplin Downtown Historic District  
Jasper County, Missouri  
Historic Resources of Joplin, Missouri**

	PROPERTY ADDRESS	PROPERTY OWNER NAME AND ADDRESS
17.	<b>510 S. Main Street</b>	Landis, Robert W., 6210 W. Highland, Joplin, MO 64804
18.	<b>512 S. Main Street</b>	Field of Dreams, 16738 Diamond Dr., Weston, FL 33333
19.	<b>514 S. Main Street</b>	Labria, 3622 Arbor Rdn Dr., Joplin, MO 64804
20.	<b>515 S. Main Street</b>	Koucky, Jonathan & Amy, 11362 SE Bagdad, Galena, KS 66739
21.	<b>517 S. Main Street</b>	Hershewe, E J TR & A R Hershewe TR, 431 S. Virginia, Joplin, MO 64801
22.	<b>519 S. Main Street</b>	Hershewe, E J TR & A R Hershewe TR, 431 S. Virginia, Joplin, MO 64801
23.	<b>520 S. Main Street</b>	Paragon Ventures, P.O. Box 2196, Joplin, MO 64803
24.	<b>521 S. Main Street</b>	Henry, Montessa, 7606 Quince Ln., Joplin, MO 64870
25.	<b>523 S. Main Street</b>	Tullis, Diane, 523 S. Main St., Joplin, MO 64801
26.	<b>524 S. Main Street</b>	King, Wesley & Barbara, 3016 Moorehead Dr., Joplin, MO 64804
27.	<b>526 S. Main Street</b>	Cage, Jane TR, 702 N. Moffet Ave., Joplin, MO 64801
28.	<b>527 S. Main Street</b>	Brandon, Mike & Marcia, 1020 Sheridan Dr., Joplin, MO 64801
29.	<b>528-530 S. Main Street</b>	Orpheum Properties, Inc., 532 S. Main St., Ste 102, Joplin, MO 64801
30.	<b>531 S. Main Street</b>	Brandon, Mike & Marcia, 1020 Sheridan Dr., Joplin, MO 64801
31.	<b>601-605 S. Main Street</b>	Frisco Station Apartments, 205 W. Walnut, Ste 200, Springfield, MO 65806
32.	<b>602-608 S. Main Street</b>	Joplin City, 602 S. Main St., Joplin, MO 64801
33.	<b>609-611 S. Main Street</b>	Williams, Dollie & Linda, 2601 S. Wisconsin, Joplin, MO 64804

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**Joplin Downtown Historic District  
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Historic Resources of Joplin, Missouri**

	PROPERTY ADDRESS	PROPERTY OWNER NAME AND ADDRESS
34.	<b>610 S. Main Street</b>	KCG Investments, 4407 W. 26 <sup>th</sup> St., Joplin, MO 64804
35.	<b>612 S. Main Street</b>	Black, Larry, P.O. Box 398, Joplin, MO 64802
36.	<b>613 S. Main Street</b>	Gray, John & Elsa, 613 S. Main St., Joplin, MO 64801
37.	<b>614 S. Main Street</b>	Parmelee, Daniel, 830 Primrose, Springfield, MO 65807
38.	<b>615 S. Main Street</b>	J H Land Corp, 617 S. Main St., Joplin, MO 64801
39.	<b>616 S. Main Street</b>	Parmelee, Daniel, 830 Primrose, Springfield, MO 65807
40.	<b>617 S. Main Street</b>	J H Land Corp, 617 S. Main St., Joplin, MO 64801
41.	<b>400-410 S. Virginia Ave.</b>	Central Assembly of Joplin, 415 S. Main St., Joplin, MO 64801
42.	<b>401-405 S. Virginia Ave.</b>	Ballard, Bob & Kay, 401 S. Virginia, Joplin, MO 64801
43.	<b>409-411 S. Virginia Ave.</b>	Hershewe, Edward, 3902 Old Orchard Rd., Joplin, MO 64804
44.	<b>504-508 S. Virginia Ave.</b>	Howsmon Distributing Co., P.O. Box 1149, Joplin, MO 64802
45.	<b>203-211 E. 4<sup>th</sup> Street</b>	Virginia Place, Inc., 321 S. Virginia Ave., Joplin, MO 64801
46.	<b>214-216 E. 4<sup>th</sup> Street</b>	Donham Properties, 811 S. Sergeant St., Joplin, MO 64801
47.	<b>220 E. 4<sup>th</sup> Street</b>	Donham Properties, 811 S. Sergeant St., Joplin, MO 64801
48.	<b>412 S. Pennsylvania Ave.</b>	Athene, 1212 Carrington, Ter., Joplin, MO 64801
49.	<b>414 S. Pennsylvania Ave.</b>	Athene, 1212 Carrington, Ter., Joplin, MO 64801

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

7158 (M NW  
(WEBB CITY)

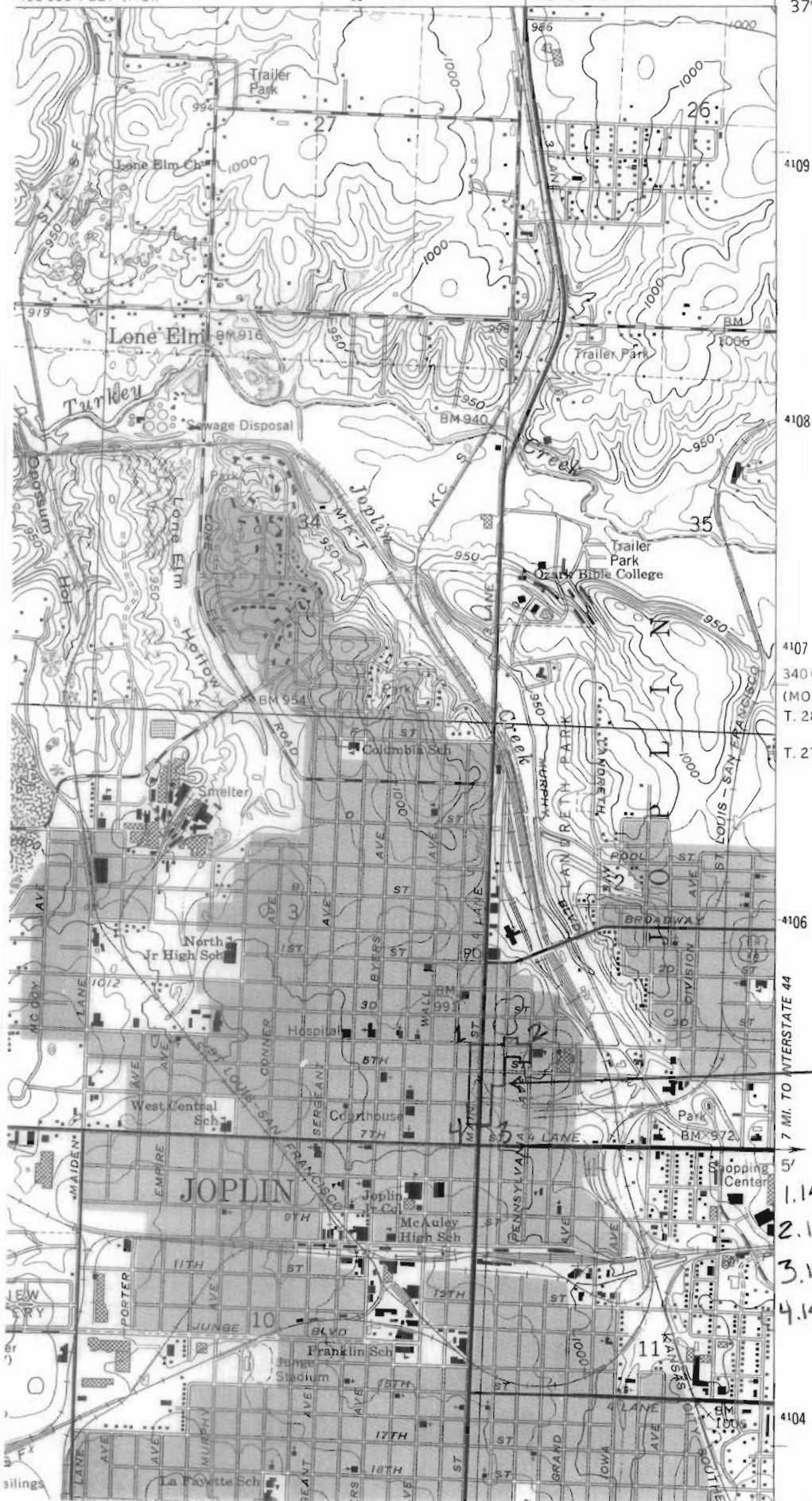
490 000 FEET (MO.)

365

26 MI. TO U.S. 160  
1.2 MI. TO MO. 171

94°30'

37°07'30"



4109

4108

4107

340 000 FEET

(MO.)

T. 28 N.

T. 27 N.

4106

7 MI. TO INTERSTATE 44

Joplin Downtown  
Historic District

UTM REFERENCES:

1.15/365461/4105454

2.15/365702/4105443

3.15/365548/4105133

4.15/365455/4105133

4104

















