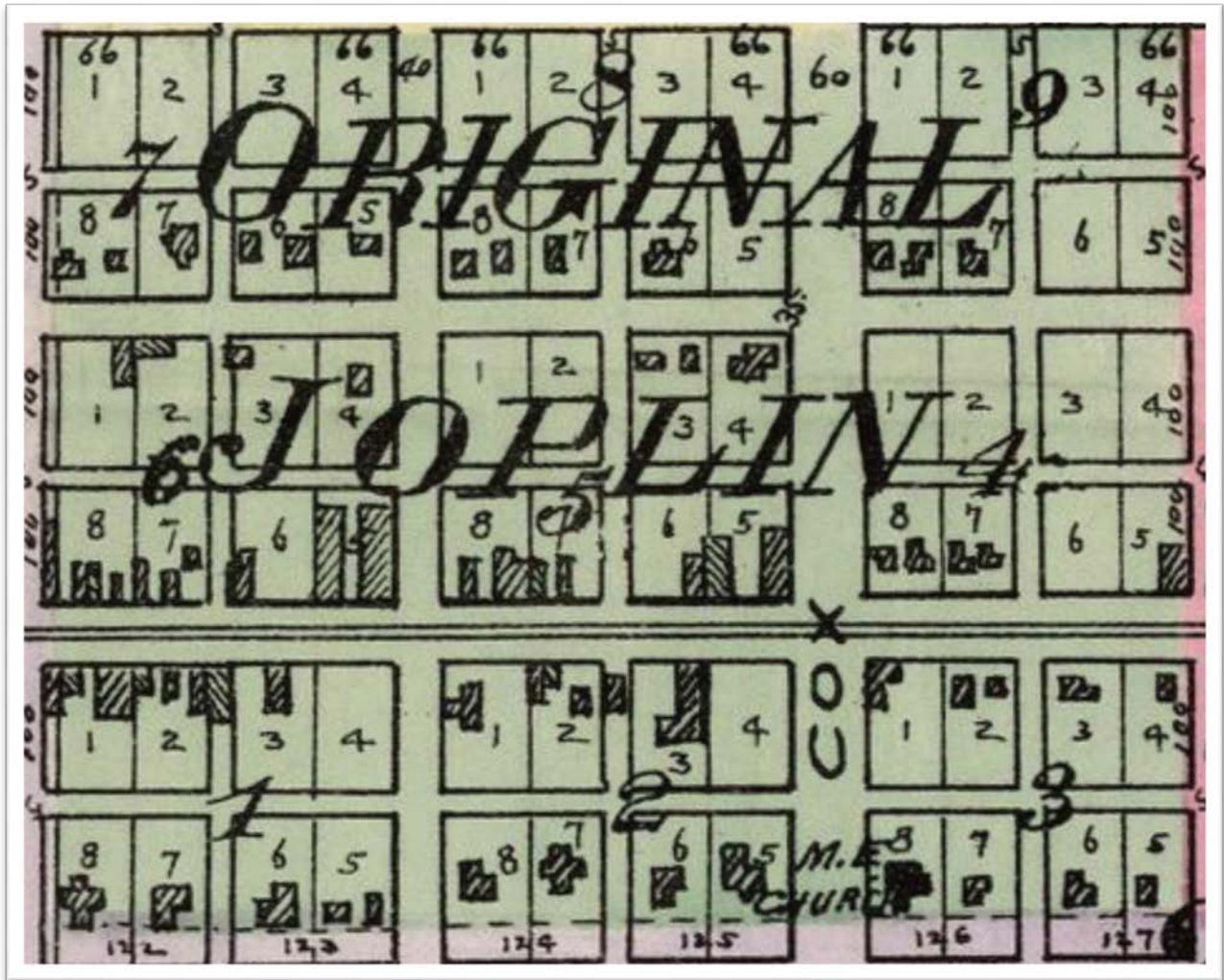


EAST TOWN / ORIGINAL JOPLIN HISTORIC RESOURCES SURVEY PHASE I



PREPARED FOR:
The City of Joplin, Missouri

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INTRODUCTION

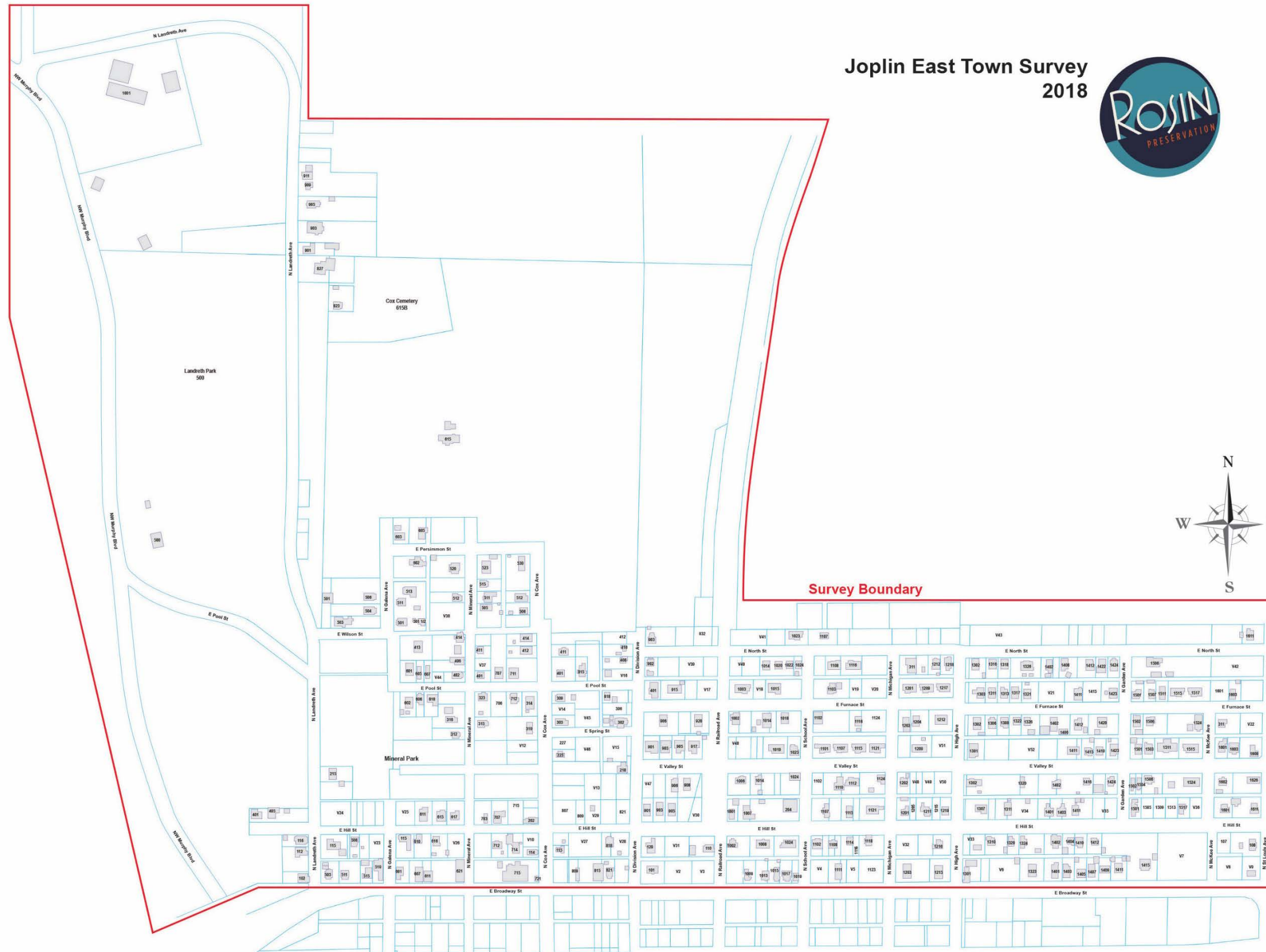
The multi-phase, intensive-level historic resources survey of the East Town/Original Joplin neighborhood, initiated by the City of Joplin (City), is a comprehensive project designed to document the neighborhood's properties, gain an understanding of the historical development of the area, and identify resources or groups of resources that may be eligible for listing in the National Register of Historic Places. The greater East Town neighborhood is primarily residential with a central east-west commercial core along Broadway, and is located less than one mile northeast of Joplin's central business district. The City geographically subdivided the project area into two survey phases. The Phase I Survey Area was comprised of 338 parcels and encompassed several residential plats dating from 1871 through 1895, including the northern two-thirds of the Original Joplin plat (1871). Rosin Preservation documented 338 primary resources, predominantly single-family dwellings, in the Phase I Survey Area. The Phase II Survey Area encompasses the area south of Broadway.

In the winter of 2018, the City contracted with Rosin Preservation to conduct the first phase of the intensive-level survey of historic resources on the north side of Broadway in East Town/Original Joplin. During the winter and spring of 2018, Rosin Preservation associates Rachel Nugent and Rachel Barnhart, and sub-consultant Brad Finch, performed survey activities. Ms. Barnhart and Mr. Finch completed field survey and photography. Ms. Barnhart and Ms. Nugent entered the resulting data into a Microsoft Access database, analyzed the data, prepared a historic context of the Survey Area, developed recommendations, and prepared this report of findings.

The Phase I Survey Area encompasses roughly fifty blocks plus several large individual parcels, or three hundred acres, in the north half of East Town (*Figure 1*). The Phase I Survey Area includes some unplatted lots and nine historic residential plats. Cox filed the Original Joplin plat on July 28, 1871. East Joplin City, First Addition to East Joplin City, Joplin Mining & Smelting Co. Addition, Joplin Mining & Smelting Co. Second Addition, and Cox's First and Second Additions, were filed by 1876; these plats account for ninety percent of the Survey area. Cox's Third, and Fourth additions were filled by 1895 (*Figure 2*). There are 338 total parcels within the Phase I Survey Area; Rosin Preservation documented 338 primary resources (268 buildings and 70 sites or structures) and 72 secondary resources, for a total of 410 resources within the Survey Area. All but three of the resources are single-family residential buildings, and all retain their original function. Roughly 20 percent of the primary resources have an associated secondary resource, such as a garage or shed. The primary resources represent a range of construction dates from circa 1867 to 2017, with the highest concentration of resources constructed from c.1880 through the 1920s (253 of the 269 primary resources were constructed during this time frame).

The Survey Area was largely developed by 1930, and thus the architectural styles and forms represented by the resources reflect trends from the late nineteenth century through the early twentieth century. In particular, the Survey Area has many examples of National Folk residences, which are identified largely by their plan, roof shape, and use of mass-produced building materials; as well as Craftsman style bungalows and Minimal Traditional dwellings, popular early twentieth century housing styles.

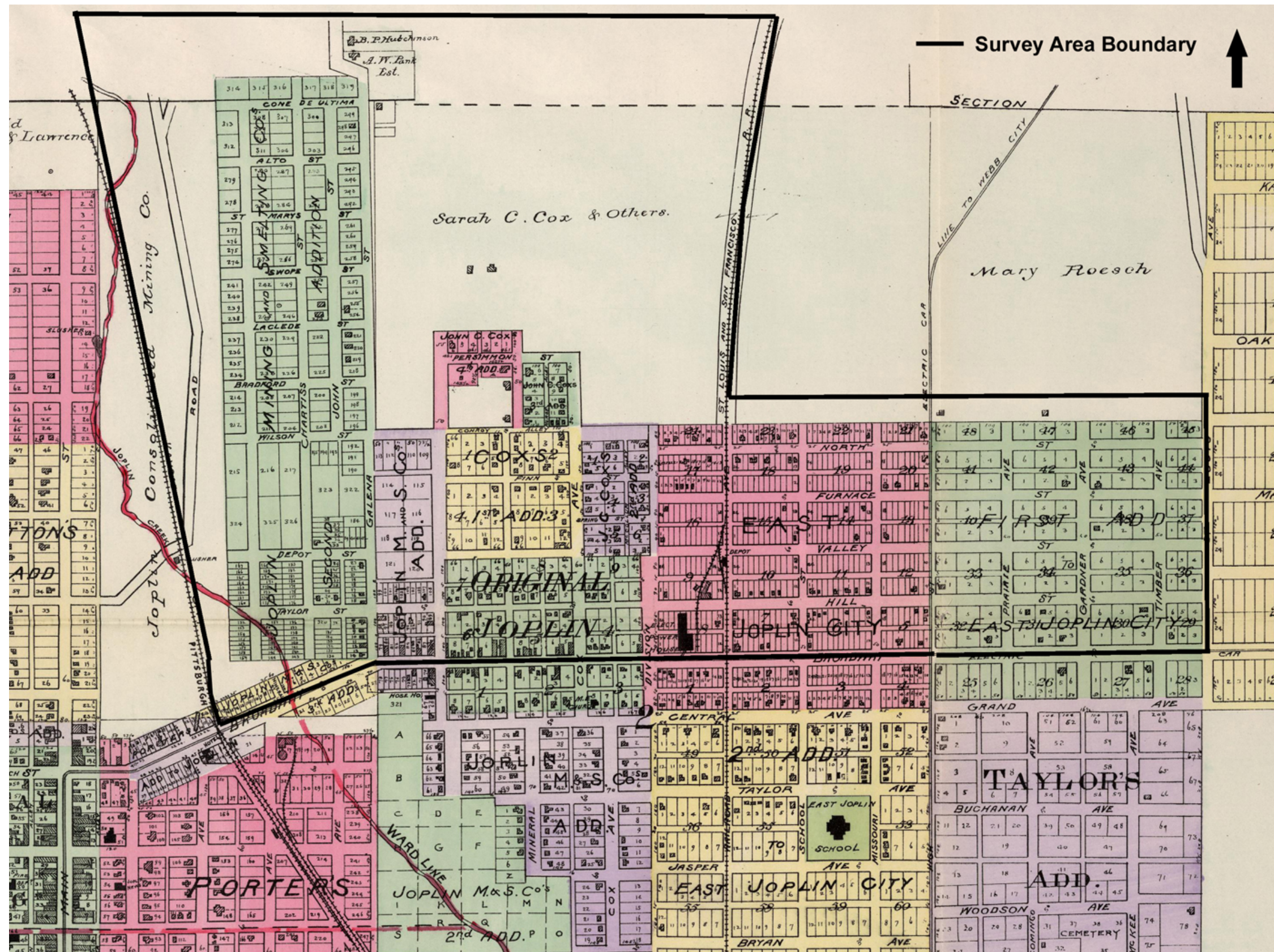
FIGURE 1 – EAST TOWN/ORIGINAL JOPLIN SURVEY AREA BOUNDARY



Joplin East Town Survey
2018



FIGURE 2 – EAST TOWN/ORIGINAL JOPLIN PHASE I – HISTORIC PLATS



METHODOLOGY

Rosin Preservation completed Phase I of the East Town/Original Joplin Historic Resources Survey in conformance with the procedures for historic resources surveys outlined in *National Register Bulletin 24: Guidelines for Local Survey: A Basis for Preservation Planning* and the Missouri State Historic Preservation Office's *Standards for Professional Surveys and Architectural Survey Form Instructions*. Evaluation of resources for significance was in accordance with *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*.

The scope of work included the following:

- Field survey and photography of individual properties.
- Public meetings to inform residents and stakeholders of the survey process.
- Archival research sufficient to develop a historic context for the Survey Area and to estimate dates of construction for all resources surveyed.
- Compilation of physical and historical information in a database and preparation of a report that summarizes the findings.
- Preliminary identification of each resource's architectural style or property type, period of construction, and architectural integrity.
- Preliminary identification of all architecturally significant sites, objects, buildings, structures, and districts within the Survey Area.
- Evaluation and determination of properties and districts that appear eligible for listing in the National Register of Historic Places.
- Recommendations for future preservation of historic resources identified in the Survey Area.

FIELD SURVEY

During field survey the consultants examined every resource in the Survey Area regardless of age, whether it had been previously surveyed, or its existing National Register designation. A particular challenge faced in the field was determining how to survey vacant lots, as some had addresses while others did not; some were owned by the same entity as the adjacent parcel that

contained a building; sometimes there were multiple vacant parcels adjacent to one another, but their boundaries were not clear in the field. The team took high-resolution digital photographs and recorded information about the exterior physical appearance of each resource, specifically building materials, architectural style, and condition. Primary elevation photographs conform to standards for survey documentation set forth by the Missouri State Historic Preservation Office (SHPO).

PUBLIC MEETINGS

Public meetings are essential to the success of a survey. These meetings provide an opportunity to discuss with property owners and stakeholders the survey process and results. It is also a time for property owners and residents to share historical information. The first public meeting, held in the Survey Area on April 30, 2018, provided an overview of the survey process. The second public meeting, held in the Survey Area on July 31, 2018, presented the findings and recommendations set forth in this report.

ARCHIVAL RESEARCH

Historical research is critical to understanding the evolution of the built environment as well as the social history of the Survey Area. Research occurred concurrently with field survey and data review. This approach allowed the team to merge field and research data to create a strong and understandable relationship between the events in the history of East Town/Original Joplin and its built environment, to develop a historic context for the survey area, and to establish dates of construction for individual properties.

A variety of primary and secondary resources provided background information about the people, buildings, and developments that created the current residential community. Primary sources, such as city directories, newspaper articles and maps obtained from the Joplin Public Library and the Joplin History & Mineral Museum were reviewed to understand the development of East Town/Original Joplin. Other sources included the *Sanborn Fire Insurance Maps* from 1884, 1888, 1891, 1896, 1900, 1906, and 1950, United States Census records, and aerial photographs. The Jasper County Tax Assessor records provided approximate dates of construction, which were verified through field survey and the sources listed above. When these sources could not provide a definitive date of construction, a “circa” was estimated based on style or form and known dates of similar resources. Determining accurate dates of construction for secondary resources, additions, and alterations was also a challenge. Comparing the current appearance with historic aerial photographs (1961, 1996, 2003, 2007, 2009, 2012, and 2014), Sanborn Fire Insurance maps (1906 and 1950), and Google Street View images (2007 and 2011) provided a reasonable range of dates within which an outbuilding, addition, or alteration could have been constructed, but this method was imprecise and resulted most dates being estimated.

COMPILATION OF DATA

Rosin Preservation compiled survey information for each resource in the Survey Area in a Microsoft Access database. The database fields record each building's physical features (e.g., plan, materials, architectural style and/or property type, outbuildings, etc.) as well as historical information (e.g., date of construction and historic function). This database enhances the understanding of historic resources in East Town/Original Joplin.

DATA ANALYSIS

The consultants analyzed three categories of data to identify contiguous historic districts and/or individual properties that appear potentially eligible for National Register listing. The following three categories address issues important in determining the significance of a property and its National Register eligibility.

- Architectural Style and Form/Property Type
- Date of Construction
- Architectural Integrity

The "Survey Results" section of this report provides a description of this analysis and the survey findings.

ARCHITECTURAL ANALYSIS

After compiling and reviewing the results of the field survey, Rosin Preservation analyzed architectural styles and forms, as well as property types, by reviewing photographs and database information. Rosin Preservation assigned each building an architectural style and/or form, and a functional property type. *A Field Guide to American Houses* by Virginia and Lee McAlester provided guidance for identifying properties by architectural style, building form, and function and ensured the use of terminology consistent with National Register nomenclature.

ESTABLISHING DATES OF CONSTRUCTION AND PROPERTY HISTORIES

Historic maps and atlases, written histories of the area, historic newspaper articles, and county tax assessor records provided starting points for determining dates of construction. When historic accounts, county tax records, and historic maps did not provide conclusive information, architectural style and comparison to similar buildings in the Survey Area were used to estimate construction dates.

EVALUATION OF INTEGRITY

All properties eligible for listing in the National Register, whether for individual significance or as contributing elements to a historic district, must retain sufficient architectural integrity to

convey the period of time and area in which they are significant.¹ The National Park Service uses the following terms to define integrity. A property must retain integrity in a majority of these areas to be eligible for listing.

- Location: The place where the historic property was constructed or the place where the historic event occurred.
- Design: The combination of elements that create the form, plan, space, structure, and style of a property.
- Setting: The physical environment of a historic property.
- Materials: The physical elements that were combined during a particular period of time and in a particular pattern or configuration to form a historic property.
- Workmanship: The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling: A property's expression of the aesthetic or historic sense of a particular period of time.
- Association: The direct link between an important historic event or person and a historic property.²

Based on visual inspection during field survey, each historic resource in the Survey Area received an integrity rating of Excellent, Good, Fair, or Poor reflecting how much of the original design, workmanship, exterior materials, and overall feeling of a past period of time remain.³ The consultants employed a “glass half-full” approach to integrity evaluation, considering the reversibility of alterations as well as the quality of alterations. Rosin Preservation developed the following criteria to serve as the basis for rating architectural integrity in this survey. The components of each rating address the features and elements typically required for a resource to retain integrity. This list is tailored to address the conditions and character of this specific survey area.

¹ A contributing property to a historic district does not have to meet the same threshold for integrity as an individual landmark, but it must retain enough historic fabric to contribute to the significance of the district. Properties contributing to a district that is significant in the area of architecture must retain a higher degree of integrity than properties in a district that is significant for associations with an important individual or with historical events or patterns of history.

² U.S. Department of the Interior, National Park Service, National Register of Historic Places, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington, DC: National Register Publications, 1998), 45.

³ Architectural integrity differs from physical condition. A building with excellent integrity may be in very poor condition and, conversely, a building with very poor integrity may be in excellent condition.

Excellent

- The original form and massing of the building are intact;
- The exterior cladding material has not been altered;
- The majority of the building's openings are unaltered or were altered in a sensitive and appropriate manner using similar materials, profiles, and sizes as the original building elements;
- Significant decorative elements, including porches, are intact;
- Design elements intrinsic to the building's style are intact;
- The overall feeling or character of the building for the time period in which it was erected is intact. Changes over a period of time are sympathetic and compatible to the original design in color, size, scale, massing, and materials;
- Character-defining elements from the time period in which the building had significant associations with events or important individuals remain intact; and
- If over fifty years in age, the building appears to be individually eligible for listing in the National Register of Historic Places or would be a contributing element to a historic district.

Good

- The original form and massing of the building are intact;
- Significant portions of original exterior cladding materials remain;
- Some alteration of original building openings or spaces has occurred using new materials and profiles, but not causing irreversible damage to the original configuration of openings and spaces;
- Significant decorative elements, including porches, remain intact;
- Alterations to the building are potentially reversible without damaging the historic character of the building; if non-historic siding is applied, it has characteristics similar to the historic siding and is reversible;
- Additions to a secondary elevation are in an appropriate manner, respecting the materials, scale, and character of the original building design;
- The historic feeling or character of the building is slightly weakened by change or lack of maintenance; and

- The building would be a contributing element to a historic district and/or it might be independently eligible for register listing if the significance of the resource meets the National Register criteria for eligibility.

Fair

- The original form and massing of the building are intact, but:
 - Exterior cladding material has been altered or added; however, replacement cladding material that retains some of the visual characteristics of the historic cladding material has less of an impact on integrity than a material that does not retain those visual characteristics, i.e. vinyl siding over wood clapboard versus stucco over wood clapboard, vinyl siding resembles the horizontal banding of the wood clapboard while the stucco obscures the horizontal banding; or
 - The majority of the building's openings were altered in an inappropriate manner using new materials, profiles, and sizes; or
 - There have been some alterations to significant decorative elements, including porches; or
 - Additions generally respect the materials, scale, and character of the original building design, but would be more difficult to reverse without altering the essential form of the building;
- Historic feeling or character of the building remains intact despite the alterations; and
- If the property has associations with a district's area of significance, the property might be a contributing resource to a historic district.

Poor

- The form and massing of the building were altered;
- Exterior materials were altered or removed;
- The majority of the building's openings, such as windows and doors, were altered in an inappropriate manner using new materials, profiles, and sizes;
- Multiple decorative elements, including porches and windows, have been altered;
- Alterations are irreversible or would be extremely difficult, costly, and possibly physically damaging to the building to reverse;
- Later additions do not respect the materials, scale, or character of the original building design;

- The overall historic feeling and character of the building is significantly compromised; and
- Further investigations after removal of non-historic materials and alterations may reveal that the structure retains greater architectural integrity than originally apparent and should be re-evaluated.

NATIONAL REGISTER ELIGIBILITY

Following data analysis, the consultants made preliminary evaluations of all inventoried properties according to the criteria and standards for historic resources established by the National Park Service. This included a preliminary assessment of individual eligibility for listing in the National Register and/or as contributing elements to a National Register historic district.

EVALUATING NATIONAL REGISTER ELIGIBILITY

In addition to retaining integrity of their historic architectural design, properties listed in the National Register of Historic Places must meet certain criteria of historic significance. Historic significance is the importance of a property to the history, architecture, archaeology, engineering, or culture of a community, a state, or the nation. Information such as date, function, associations, and physical characteristics affect significance.

To be listed in the National Register, properties must have significance in at least one of the following areas.

- Criterion A: Association with events, activities, or broad patterns of history.
- Criterion B: Association with the lives of persons significant in our past.
- Criterion C: Embody distinctive characteristics of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.
- Criterion D: Have yielded, or be likely to yield information important in prehistory or history.

The consultants analyzed data relating to the architectural integrity and historic significance of each surveyed property to identify contiguous districts and individual properties that appear potentially eligible for National Register listing.⁴ Rosin Preservation used the following terminology to complete this analysis.

⁴ SHPO staff makes official determinations of National Register eligibility for properties in Missouri.

- **Individually Eligible** applies to properties that retain excellent architectural integrity and clearly represent associations with the established historic context(s). A property that independently meets the National Register Criteria for Evaluation can also be contributing to a historic district if it falls within the district boundaries and has associations with the district’s areas of significance.
- **Contributing to a District** applies to properties that do not retain sufficient integrity or associations to merit individual listing but would enhance the historic associations and the architectural qualities of a historic district. A National Register district is a significant concentration of sites, buildings, structures, or objects that are united historically or aesthetically by design, physical development, or historic events. Contributing properties do not have to be individually distinctive, but must contribute to a grouping that achieves significance as a whole. The majority of the components that define a district’s historic character, even if they are individually undistinguished, must possess integrity, as must the district as a whole. Contributing buildings typically have “Excellent” or “Good” integrity, were constructed or achieved significance within the period of significance, and have historical associations with the proposed area(s) of significance.

“Fair” resources are difficult to categorize. Each resource is evaluated individually for integrity and association. Despite the list of integrity evaluation criteria, the alterations are evaluated for their overall impact on the feeling and association of the resource. Resources can have multiple alterations but the cumulative effect is that the resources are still be recognizable to their historic period. Additionally, resources are evaluated in relation to one another. An intact grouping of resources with marginal integrity conveys feelings and associations with certain areas of significance, particularly for Criterion A, despite the alterations to individual resources.

- **Non-Contributing to a District** applies to individual properties located within a historic district that have lost their historical integrity, were not present during the period of significance or do not relate to the documented significance of the district. In some cases, non-contributing buildings, those with integrity ratings of “Fair,” can be reclassified as contributing if alterations are reversed to reveal intact historic fabric and features.

Resources located within a potential historic district are identified as Non-Contributing if they are less than fifty years of age and do not exhibit exceptional significance as it is defined in National Register Criteria Consideration G. The

National Park Service considers fifty years to be the length of time needed to develop historical perspective and to evaluate significance.

- **Not Eligible** applies to individual properties located outside an area of resources that could potentially form a historic district. These resources either no longer possess historical integrity due to alterations, or do not represent significant associations with historical events, or provide excellent examples of an architectural styles. These could also be resources that are less than fifty years of age and do not exhibit exceptional significance.

HISTORIC CONTEXT

HISTORY OF THE CITY OF JOPLIN

*Early Settlement*⁵

Edmund Jennings of Tennessee was the first European to explore southwest Missouri prior to statehood in 1821. Jennings spent about fifteen years living among the American Indians before returning to Tennessee to recount the beauty of the area. Jennings' stories inspired fellow Tennessean, John C. Cox, to relocate to the newly established Jasper County. In 1838, Cox and his new wife purchased a half section of land for farming along Turkey Creek, one of several rivers and creeks that traverse the area. John C. Cox quickly became a prominent figure in the nascent community. He constructed a house and a small general store in 1841; that same year, Cox was appointed justice of the peace in the newly organized Center Creek township. Within the store, Cox operated the post office that served the western part of the county. The remnants of the Cox homestead occupy the center of the north end of the Survey Area. As the decades passed, Cox continued to operate his farm and perform a series of public service functions, including county surveyor.

Cox tried to maintain a neutral position during the Civil War, as a slave holder who was loyal to the Union. Following a raid on his property, Cox removed his family to Neosho until the end of the war when he returned to Jasper County and resumed his farming and civic duties.⁶

Farming was the primary industry in the early history of the county. However, by the mid-nineteenth century, the discovery of lead ore deposits transformed the region. In the spring of 1870, the Grandby Company at Oronogo offered a \$500 reward to the miner or company who could mine the most lead from a single shaft over the course of four months from March to July.⁷ Elliot R. Moffett and John B. Sergeant won the challenge and used their \$500 prize money to lease a ten-acre tract from John C. Cox. The ten-acre tract was on the west side of Cox's property in the Joplin Creek Valley, about three hundred yards north of what is now East Broadway.⁸ In August 1870, Moffett and Sergeant started their own mining operation. Within several weeks,

⁵ Unless otherwise noted, information about the early history of Joplin comes from: Joel Thomas Livingston, *A History of Jasper County, Missouri, and its People*, Volume 1, (Chicago: The Lewis Publishing Co.), 1912, 141. Google Books: https://books.google.com/books/about/A_History_of_Jasper_County_Missouri_and.html?id=CX0UAAAAYAAJ (accessed April 24, 2018).

⁶ Livingston, 143.

⁷ Livingston, 144.

⁸ Dolph Shaner, *The Story of Joplin*, (New York: Stratford House, Inc., 1948), 1. The location of these early mines is now Landreth Park within the Survey Area.

the Moffett and Sergeant had struck a large deposit of lead ore. Not only did they mine the ore in this location, they constructed a smelter to process the lead on site⁹. News of their success spread throughout the region and new prospectors arrived daily. This exponential increase in the number of fortune seekers to the yet undeveloped area resulted in an ever-expanding camp comprised of tents or temporary frame dwellings. By January 1871, about twenty prospectors had opened mines in the immediate vicinity of Moffet and Sergeant's successful mine near Joplin Creek. Within eight months, an estimated five hundred prospectors fill the camp.¹⁰ The haphazard industrial character of the area coupled with the assemblage of shacks and debris earned this area the nickname of the "Kansas City Bottoms."¹¹ In addition to needing shelter, these new residents needed food and supplies.

John C. Cox recognized the economic and development potential associated with the rapid and substantial increase in the population. On July 28, 1871, Cox filed a plat for "Original Joplin," a small square town to be placed on the hill at the southern end of his property, east of the primary mining activities.¹² He laid out the town with nine blocks, each with eight parcels.¹³ Henry Blockwell purchased the first parcel, Lot 5, Block 2, and constructed a house at the northwest corner of Cox and Central avenues.¹⁴ This new town John C. Cox founded would later become the East Town neighborhood within the larger city of Joplin.

The platting of adjacent land occurred in quick succession, with nearly all of the plats within the Survey Area filed by 1876 (*Figure 2*). The East Joplin City and the First Addition to East Joplin City subdivisions each contain twenty-four blocks.¹⁵ Compared with the blocks in Original Joplin, these blocks are more rectangular with eighteen to twenty-four narrow lots per block, although they do maintain the established street grid. Cox's First Addition and Second Addition are relatively small, four and six blocks respectively. Joplin Mining and Smelting Company filed two irregularly shaped subdivisions that flanked the Original Joplin on the south and west. The

⁹ Shaner, 5.

¹⁰ Livingston, 146.

¹¹ The History of Jasper County, Missouri," (Des Moines, IA: Mills & Company, 1883), 177. Google Books:

<https://books.google.com/books?id=TtEyAQAAMAAJ&printsec=frontcover&dq=history+of+joplin+mo&hl=en&sa=X&ved=0ahUKEwj-i8m0zq3cAhUQSQ0KHefhBFcQ6AEINTAC#v=onepage&q&f=false>
(April 20, 2018).

¹² The name "Joplin" came from the Reverend Harris Joplin, a Methodist minister who purchased eighty acres to homestead. The headwaters of a small creek ran through his farm and adopted his name. Although the reverend died in 1847, his legacy lived on in the naming of Joplin Creek, which was integral to the origin of the town of Joplin (Livingston, 143).

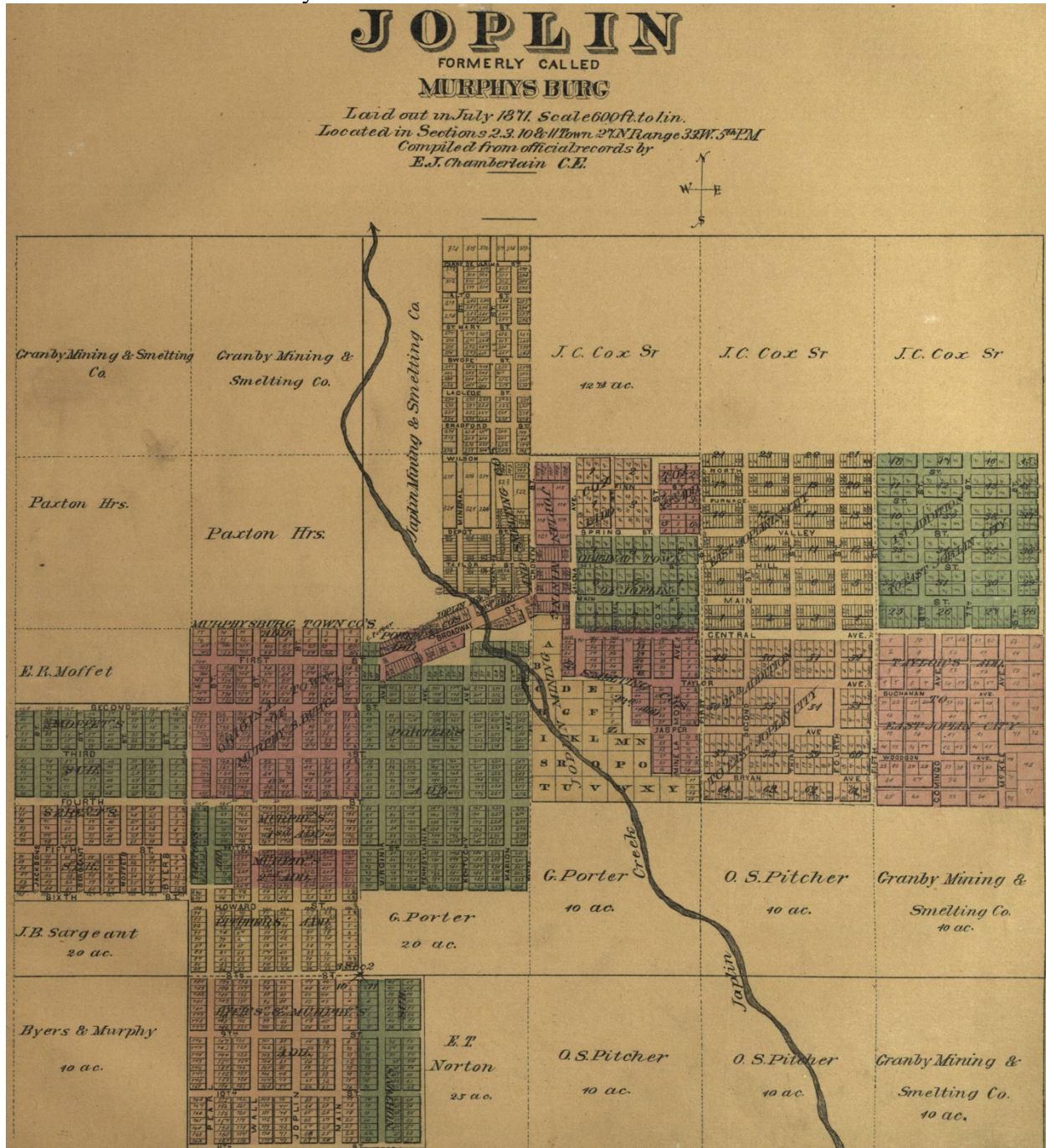
¹³ Livingston, 146.

¹⁴ Livingston, 146. This property is in the Phase II Survey Area. The house is no longer extant.

¹⁵ The "East" in the title of this plat refers to its relationship to Cox's "Original Joplin" plat; it does not identify the area as "East Joplin."

success of the mining operations in the immediate area spurred substantial growth in the late nineteenth century. Mining was the primary industry for most of Joplin's early history.

Figure 3. *Atlas of Jasper County, 1873, Page 73.* East Town/Original Joplin is on the east side of Joplin Creek while Murphysburg is on the west side and slightly south. The diagonal Broadway Street connects the two early towns.



In the same month that John C. Cox filed the plat for Original Joplin, Patrick Murphy organized the Murphysburg Town Company with four other investors from Carthage and Oronogo. The newly formed company laid out a forty-acre town plat for Murphysburg on the west side of Joplin Creek (*Figure 3*).¹⁶ Several lots sold quickly and a general store was erected. Thus began a brief but intense rivalry between the two towns. Both Joplin and Murphysburg provided the variety of goods and services necessary for a successful town. Broadway angled southwestward to connect the commercial center of Original Joplin to the commercial center that lined Main Street in Murphysburg. As noted in the 1912 *History of Jasper County*:

In January 1872, there were in Joplin one general store, three groceries, one furniture store, one hardware store, one pawn shop, one clothing store, one news stand, two liverys, one meat market, one boot and shoe store, one drug store, one dry goods store, one restaurant, one bakery, one doctor, one barber, one hack line, four saloons, smelters all in Valley Bottom.

At Murphysburg were: Four general stores, one lumber yard, one clothing store, one livery, one meat market, one boot and shoe store, one drug store, three smelters, four hotels and restaurants, one billiard and pool room, one doctor, two barbers, one blacksmith, and two saloons.¹⁷

The businesses listed above constructed commercial buildings along Broadway. It is unclear whether the buildings that housed these commercial entities originally are extant. There are surveyed buildings in the commercial center, such as 519 Broadway (*Figure 4*), that date to the nineteenth century but a more precise date of construction could not be identified.

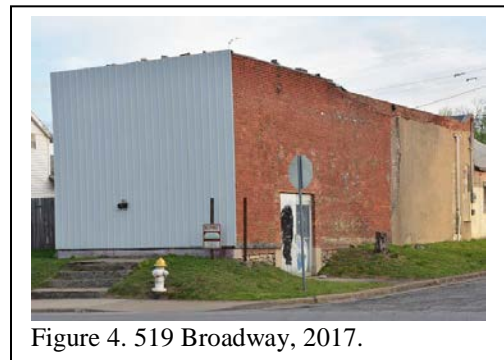


Figure 4. 519 Broadway, 2017.

The rivalry between the two adjacent towns intensified and was only resolved when citizens petitioned the county judge to allow for the two towns to incorporate as a single city. The court approved the consolidation and formation of Union City.¹⁸ While Union City did not last longer than a year before it was dissolved, the concept of a unified city gained popularity. In 1873, the two towns were again merged to form Joplin; E. R. Moffet served as the first mayor.¹⁹ “East” and “West” monikers were added to differentiate the former Joplin and Murphysburg, respectively. The western portion of the city grew substantially in the late nineteenth century while the eastern portion had minimal growth (*Figure 5*.) The railroad tracks, former mining camp, and Joplin Creek kept East Joplin physically separated from West Joplin.

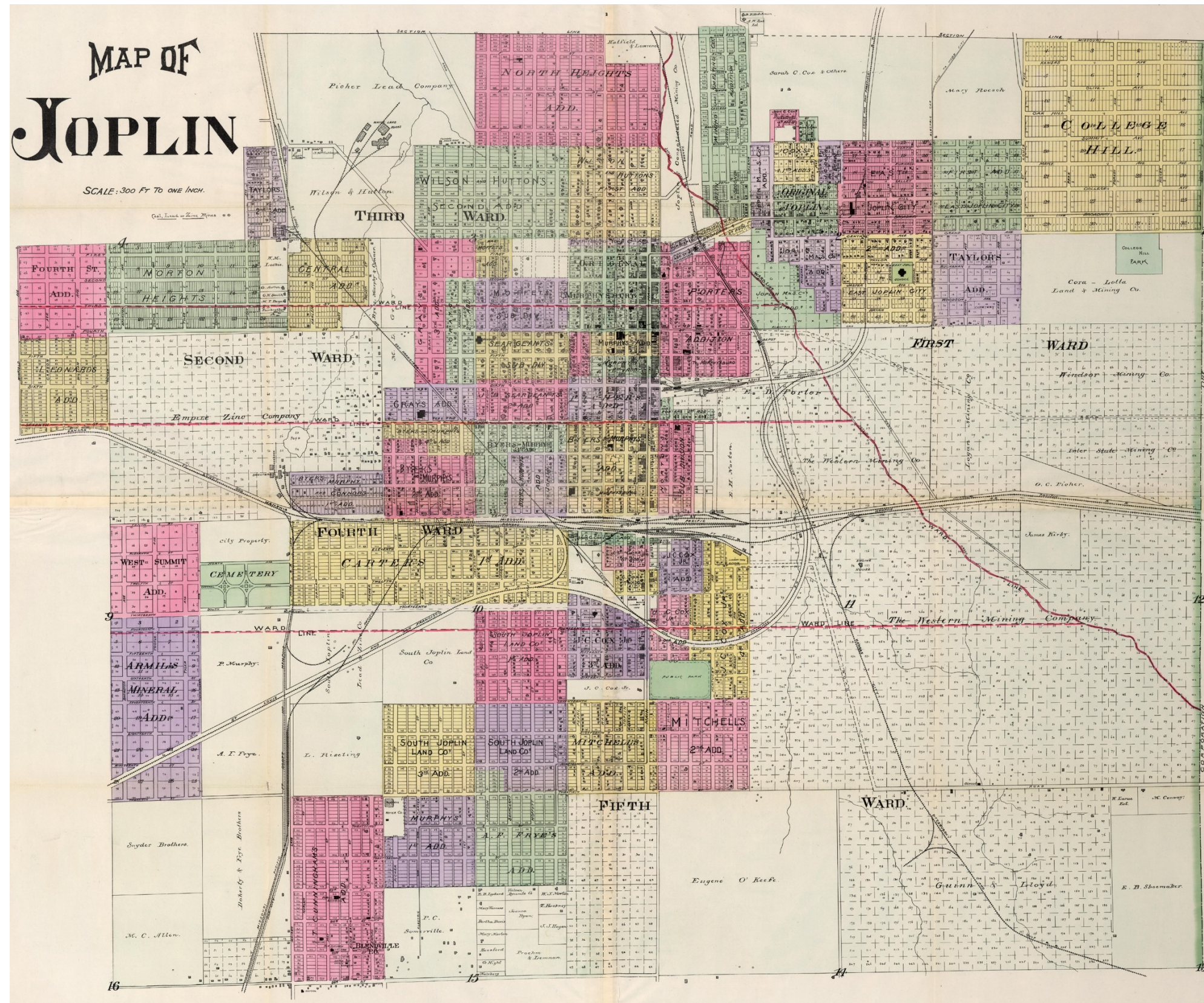
¹⁶ Livingston, 146-147.

¹⁷ Livingston, 150.

¹⁸ Livingston, 154

¹⁹ Livingston, 167.

Figure 5. Map of Joplin, 1895. East Town is at the northeast corner of the map, on the east side of the winding red line of Joplin Creek.



In the mid-1870s, E. R. Moffet and John B. Sergeant invested in the Joplin Railroad Company (Joplin R.R. Co.), which was founded to complete the first rail line to or from Joplin.²⁰ The Joplin R.R. Co. completed a thirty-seven-mile track to Girard, Kansas in 1876, and a twenty-mile tract to Oronogo, a small town northeast of Joplin in the late 1870s. The local rail company sold the line to the St. Louis & San Francisco Railroad (the Frisco) for \$225,000 in 1879.²¹ The Frisco line ran north-south, through East Town, between Division and School avenues. The Kansas City Southern Railroad, or one of its predecessors, established a right-of-way through the heart of East Town. The establishment of major rail lines was integral to the success of East Town. Rail lines connecting Joplin in all directions facilitated the distribution of large quantities of lead and zinc from the mines and nearby smelters.²² The Frisco Railroad constructed a depot at the southwest corner of Valley Street and Railroad Avenue in the Survey Area. Another spur provided access to the electric power plant that occupied the block immediately south of the depot.²³

Early improvements completed by 1895 included the telephone in the 1880s and the construction of the Electric Power House on Broadway between Division and Railroad avenues. This building powered the electric car lines that connected the east and west portions of Joplin via Broadway and High Street (which turned west at 7th Street south of the Survey Area) (*Figure 5*).

Within a short time, the original mining camp in the Joplin Creek Valley developed into a blighted neighborhood. Known as “The Bottoms” or “The Kansas City Bottoms,” the area flanking Joplin Creek was scattered with over two hundred cheap, temporary shelters that became permanent through continued use.²⁴ The 1910 U.S. Census has entries for the Kansas City Bottoms, but the houses are not numbered. Predominantly white individuals, couples, and small families occupied these residences and held blue-collar jobs.²⁵ In 1893, the East Joplin Improvement Association organized to address the brush, debris, and shacks by converting the undeveloped area east of the Bottoms into a public park: Mineral Park (*Figure 6*).²⁶ Beginning in 1906, area property owners donated land and the East Joplin Improvement Association embarked on improvement projects such as grading the site and pouring new concrete sidewalks.²⁷ Public and private entities continued to donate land until Mineral Park reached twenty acres in 1926.

²⁰ The History of Jasper County, Missouri,” 177.

²¹ The History of Jasper County, Missouri,” 177.

²² The History of Jasper County, Missouri,” 388.

²³ Neither the depot nor the power plant is extant. Although the Frisco Railroad no longer uses the Frisco tracks, the right-of-way and even some of the green space is extant and currently used as a public park.

²⁴ Shaner, 56.

²⁵ 1910 U.S. Census.

²⁶ It is unknown at this time where the residents of this area relocated. They may have found other residences in the East Town area or moved to other residential areas in the city.

²⁷ Livingston, 466.

The park occupied roughly four undeveloped blocks from the west end of East Valley Street to North Landreth Avenue, from the north lot line of the properties on East Hill Street to the south lot line of the properties on East Pool Street (then Finn Street), following a tributary of Joplin Creek. In 1928, William H. Landreth and his wife purchased and donated an additional one hundred acres of the former Kansas City Bottoms to further expand Mineral Park.²⁸ A federally funded WPA project undertaken in 1933 utilized over one thousand local unemployed men to make improvements on the public property. Work included constructing stone gateways at the park entrances and paved Murphy Boulevard.²⁹ Multiple outbuildings provided shelter for parkgoers utilizing the park for picnics, walks, swimming, and entertainment.



Figure 6. Mineral Park, historic postcard.



Figure 7. Landreth Park with Mineral Park bridge, historic postcard.

²⁸ Charles Gibbons, *Angling in the Archives*, (Joplin, MO: H. Lang Rogers, 1996).

²⁹ Gibbons.

Throughout the last decades of the nineteenth century and into the first decades of the twentieth century, the residential neighborhoods of East Town developed steadily. These homes were modest in size, scale, and ornament, in keeping with broader architectural trends. Residents were employed at the mines or with the railroad. Some residents worked as laborers in unspecified industries. Others held clerical, professional, or other working-class or middle-income jobs in the area.³⁰ An analysis of the federal decennial census reveals information about the demographics of the Survey Area and how they changed over time. The 1910 Census indicates that there were thirteen black or “mulatto” families in the Survey Area.³¹ There was a small concentration of four African American families in the four-hundred block of Chartiss Street and North Galena Avenue, along with two families in the Kansas City Bottoms.³² The majority of the population was white with a roughly equal distribution of renters and home owners. Most residents were born in Missouri, or if they were not born in the state, they immigrated from places such as Kentucky and Tennessee, which is consistent with state-wide trends. There are only a few black families scattered throughout the Survey Area and not concentrated in any one location.

The 1920 Census indicates a shift in demographics has begun, particularly on the east side of the Survey Area. The number of African American families rose significantly in a decade to fifty-five households.³³ The employment types are the same as they were in 1910, as is the distribution of renters and home owners. The families do not appear to be segregating, with the races mixed along each street. The 1940 Census illustrates a continuation of these trends with sixty-one households. There are substantially more African American families in the Survey Area in 1940 than there were in 1910. Some blocks have larger concentrations of African American households than others, such as the 1100 and 1200 blocks of Hill, Valley, and Furnace streets.³⁴ This shift in demographics could mirror national trends related to the Great Migration where African American former sharecroppers leave the post-Reconstruction, Jim Crow southern states such as Florida, Mississippi, Alabama, and Louisiana for an attempt at a better life in states farther north. It could also reflect movement within Joplin or an increase in the African American population. Prior to the 1920s, many African American families lived on the west side of Joplin Creek on Kentucky and Pennsylvania avenues southwest of the Survey Area. These blocks were cleared for the construction of industrial resources or later public improvement projects.

³⁰ U.S. Decennial Census, 1910. Federal Bureau of the Census. Ancestry.com, (accessed April 16, 2018).

³¹ 1910 Census. Only one of the thirteen dwellings appears to be extant: 1311 E. Furnace.

³² Chartiss Street (see Figure 2) is located one block west of Galena, which is now North Landreth Avenue. The Street that is now North Galena Avenue is not labeled on the 1895 Atlas (Figure 2).

³³ 1920 Census. Not all of these dwellings are extant. African American residents are identified on individual survey forms for extant resources.

³⁴ Again, not all sixty-one dwellings are extant.

The 1940 Census also identifies people employed through federal New Deal era programs, such as WPA, CCC, and NYA. Some census entries listed the specific project the WPA worker was assigned to, whether it was paving roads, working on the sewer system, or working on the improvements to Landreth Park. These entries also list the amount of time the person was unemployed.³⁵ This provides a glimpse into the challenges and difficulties the working class had to deal with during the difficult economic times of the Great Depression. While most African American residents worked as porters, janitors, and laborers, there were some professional and entrepreneurial individuals. African Americans staffed the segregated schools and operated small businesses within the community. As the African American community grew in East Town, more East Town residents participated in community organizations, served on the City Council, and operated businesses that served the surrounding community.

One individual resident of the Survey Area deserving of recognition is Marion Dial. Marion Dial was born in 1903 in Chetopa, Kansas, roughly thirty miles west of Joplin.³⁶ He attended Kansas State Teachers College (Pittsburg State) and earned a bachelor's and master's degree. After six years of teaching in small Kansas towns near the Oklahoma and Missouri borders, Marion Dial moved with his wife, Rozina, also a teacher, to Joplin to teach at Lincoln School.³⁷ After his first year of teaching, Marion Dial accepted the position of principal at Lincoln. The Dials lived at 1116 Furnace Street from 1933 until 1940.³⁸ In 1941, the Dials moved to 315 N. Mineral Avenue.³⁹ Marion Dial remained active in the community, particularly as an advocate for black students.⁴⁰ He was a member of the executive committee for the Joplin Teachers' Association and the first president of the Southwest Missouri Negro Teachers Association. In 1954 Marion Dial ran for public office and was elected to the Joplin City Council. This is significant as Dial was also the first African American elected to a citywide or statewide office in the state of Missouri. Newspapers in major cities across the state, such as Kansas City, held up this election as aspiration for local candidates. During and after his term on the City Council, Marion Dial continued to serve as principal of Lincoln School until he retired in 1958. He then worked as a National Park Service ranger historian at the George Washington Carver National Monument until 1970. Marion Dial lived in the house at 315 N. Mineral Avenue at least through 1960, possibly until his death in 1972.

³⁵ 1910, 1920, 1940 U.S. Decennial Census.

³⁶ Unless otherwise noted, information about the life of Marion Dial comes from Debby Woodin, "Marion Dial was first black elected to office in state," *The Joplin Globe*, January 20, 2009, available online at: http://www.joplinglobe.com/news/local_news/img-src-http-www-joplinglobeonline-com-images-zope-new-gif/article_6219b195-0ff1-53f0-ad01-65cc8c0c5698.html (accessed August 16, 2018).

³⁷ Lincoln School was located at 815 E. 7th Street. It was demolished in 1988.

³⁸ Joplin city directories, 1933-1940.

³⁹ Joplin city directory, 1941.

⁴⁰ *Black Families of the Ozarks*, Volume 4-B, Archives Bulletin Number 68, Greene County Archives & Records Center, 2006, available online: https://thelibrary.org/lohist/blfamilies/BF_4B.pdf, (accessed August 3, 2018).



Figure 8. Historic Photographs of Marion Dial. *Source: Black Families of the Ozarks.*

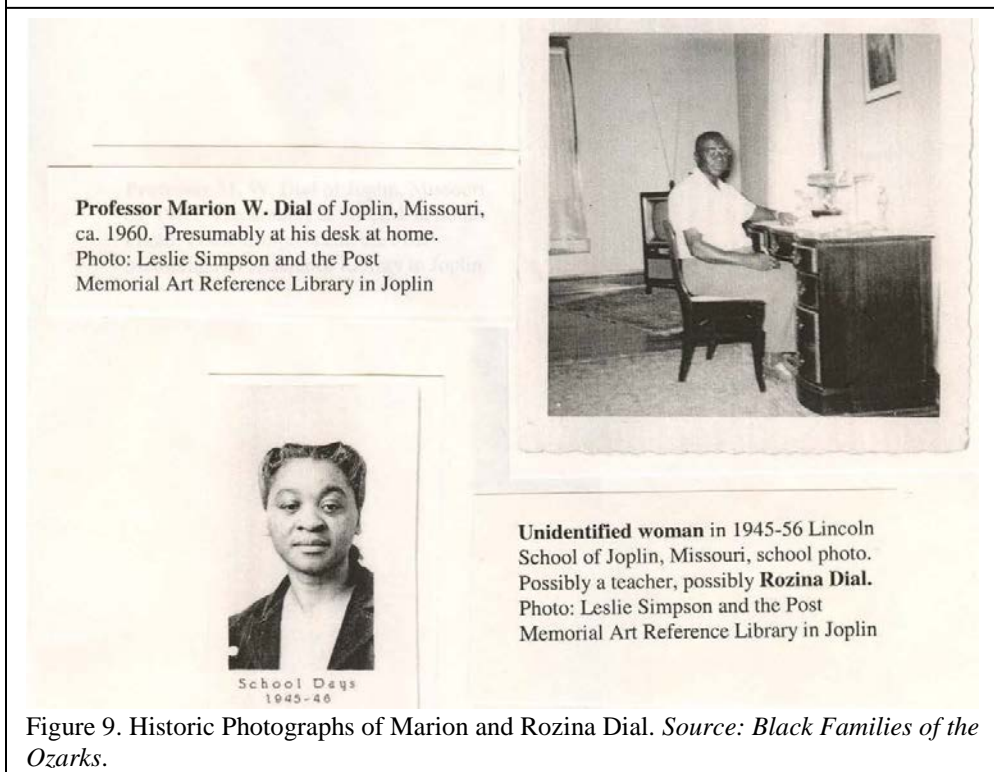


Figure 9. Historic Photographs of Marion and Rozina Dial. *Source: Black Families of the Ozarks.*

Following the private construction hiatus that occurred during the Great Depression and the end of World War II, cities commonly experienced a residential building boom tied with suburban expansion. This trend did not manifest in the Survey Area. Joplin undertook urban renewal projects in the 1960s and 1970s that demolished numerous dwellings in the Survey Area. In

some areas, such as the 1100 blocks of North and Valley streets, and the 1000 and 1200 blocks of Furnace, new single-family houses were constructed on wide lots in the 1970s and 1980s. Other areas received new construction in the 2000s, while other blocks remain vacant, such as the north side of North Street.



Figure 10. Rural portion of Route 66, c.1930. Source: *The Best of Joplin*, page 149.

Route 66

The Federal Highway Commission designated U.S. Highway 66 (Route 66) on November 11, 1926 as part of the newly developed network of interstate highways.⁴¹ The new highway system significantly improved road conditions for long-distance travel and everyday travel for those living in rural communities (Figure 10). The historic highway that traversed 2,300 miles of the country from Chicago to Los Angeles, wound its way through Missouri from St. Louis to Joplin. The first alignment of Route 66 entered the east side of Joplin from Carthage, Carterville, and Webb City to the north.⁴² The 1926 alignment of Route 66 followed St. Louis Avenue south to Broadway then westward to Main

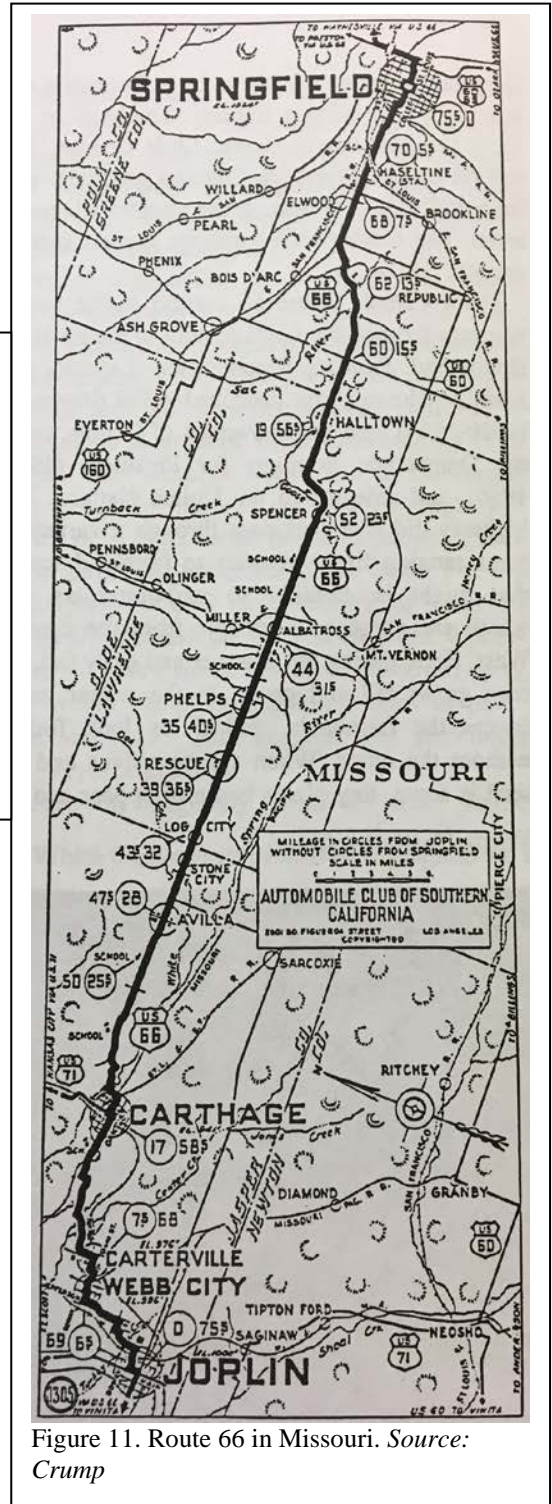


Figure 11. Route 66 in Missouri. Source: Crump

⁴¹ Elizabeth Rosin, National Register of Historic Places Multiple Property Documentation Form “Historic Resources of Route 66 in Kansas, 2003, E-1. http://www.kshs.org/resource/national_register/MPS/Historic_Resources_Route_66_Kansas_mps.pdf, (accessed August 1, 2018).

⁴² Michael Wallis, *Route 66: The Mother Road*, (New York: St. Martin’s Press, 1990), 76-77.

Street where it turned south. At 7th Street, Route 66 turned west again to head out of Joplin and out of Missouri (*Figure 11*).⁴³ In 1937, Route 66 was re-routed from St. Louis Avenue west to Main Street and down to 7th Street, thereby bypassing Broadway. By 1957, Route 66 was again re-routed, this time east to Range Line Road (Madison Street, US-71 Business Route), which connected to 7th Street.⁴⁴ In 1956, congress passed the Federal-Aid Highway Act of 1956 to fund the construction of a comprehensive interstate highway system.⁴⁵ Interstate 44 paralleled Route 66 from St. Louis to Joplin but bypassed the entire historic commercial center (*Figure 12*).⁴⁶

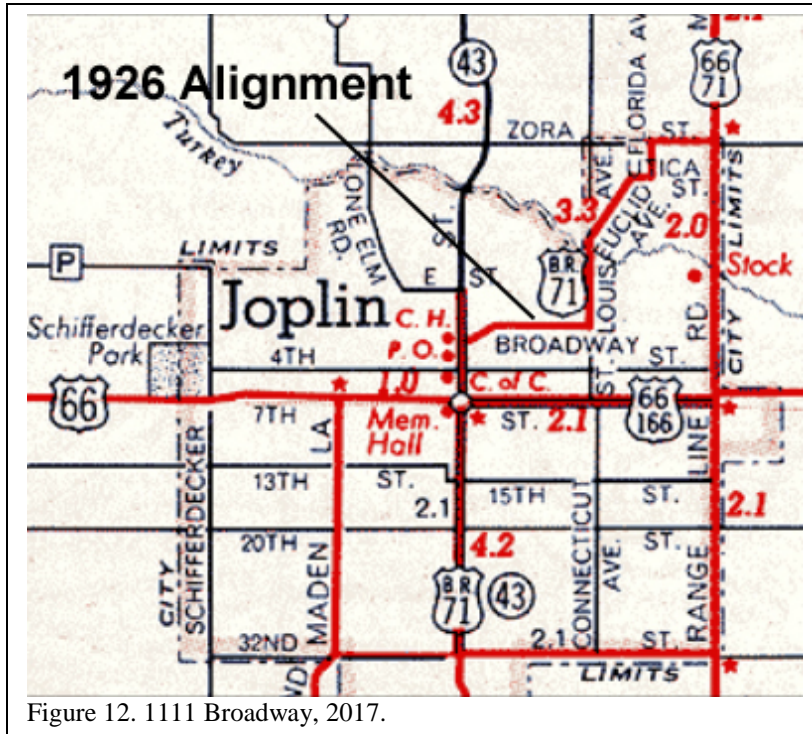


Figure 12. 1111 Broadway, 2017.

In response to the increased motor traffic as a result of the alignment of Route 66 through Joplin, auto-related businesses sprang up in the late 1920s and early 1930s. The 1950 Sanborn Fire Insurance Map shows two tourist camps and two filling stations at or near the intersection of St. Louis Avenue and Broadway. (*Figure 13*). While these tourist camps and filling stations are no longer extant, there are extant auto-related resources further west on Broadway. The autobody

repair shop at 1111 Broadway is extant and retains its unique stone walls (*Figure 14*). A former filling station is extant at 603 Broadway and retains its historic canopy (*Figure 15*). There may be other extant auto-related resources on the south side of Broadway that help convey associations with this early alignment of Route 66.

⁴³ Spencer Crump, *Route 66: America's First Main Street*, (Williams, AZ: Route 66 Magazine, 1999), 58. Glenda Pike, "Traveling East to West Across Missouri," Revised September 2004, Missouri Route 66 Points of Interest, *The Route 66 Association of Missouri* website, https://missouri66.org/?page_id=969, (accessed August 1, 2018).

⁴⁴ "Missouri Route 66 Maps," Route 66 University website, <http://www.route66university.com/maps/missouri.php>, (accessed August 2, 2018).

⁴⁵ Rosin, E-3.

⁴⁶ Rosin, E-4.

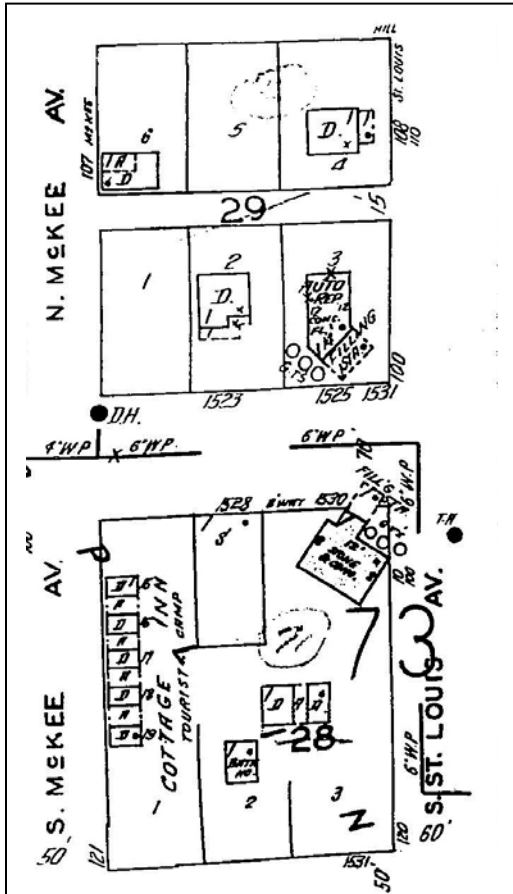


Figure 13. Sanborn Fire Insurance Map, 1906 corrected to 1950, Sheet 73, detail of intersection of Broadway and St. Louis Street.



Figure 14. 1111 Broadway, 2017.



Figure 15. 601-603 Broadway, 2017.

SURVEY RESULTS

PHYSICAL DESCRIPTION OF SURVEY AREA

LOCATION AND SETTING

The East Town/Original Joplin Historic Resources Survey Area – Phase I (Survey Area) encompasses approximately three hundred acres in Joplin, Jasper County, Missouri. It is located less than one mile from the current central business district of Joplin. Joplin Creek and the Kansas City Southern Railroad form the west boundary of the Survey Area and separate East Joplin from West Joplin the primary central business district; a large industrial plant for TAMKO Building Products, Inc. occupies a large parcel immediately north of the Survey Area while Ozark Memorial Park Cemetery occupies a large parcel immediately east of the Survey Area. The predominantly residential Survey Area is in the northern portion of the greater East Town/Original Joplin neighborhood. The southwest corner of the Survey Area is the East Broadway viaduct that crosses Joplin Creek and the Kansas City Southern railroad tracks. The west boundary travels north along the tracks, including the properties to the east side, specifically Landreth Park. The boundary turns eastward at the intersection of NW Murphy Boulevard and Landreth Avenue, and continues due east over to the Frisco Greenway, the former track bed of the St. Louis and San Frisco Railroad. The east boundary follows the Frisco Greenway to the north lot line of the properties on the north side of North Street. The boundary runs east along this lot line over to St. Louis Avenue. The boundary turns south along St. Louis Avenue. It turns west at Broadway and follows Broadway back to the viaduct that leads out of East Town.

East Town, particularly the northern portion that is encompassed in the Phase I Survey Area, is secluded from the rest of Joplin due to the alignment of the Kansas City Southern Railroad and Joplin Creek creating a physical barrier between the two areas. There are no major thoroughfares that traverse the area and there are strong visual barriers, such as Landreth and Mineral Park on the west, the TAMKO plant on the north, and the Ozark Cemetery on the east.

Landreth and Mineral Park, a 99-acre public park with trails, sports fields, and park shelters dominates the west side the Survey Area. A large area of undeveloped land fills the north-central portion of the Survey Area. It surrounds the former John C. Cox homestead and includes the Cox Cemetery. Broadway, which forms the south border of the survey area, was an early historic alignment of Route 66 as it traversed the area. When Business Route 66 was realigned in 1937, the use of Broadway as a major thoroughfare for travelers declined, but it resumed its function as small a commercial district that served the surrounding residential community.

The Survey Area includes some unplatted lots as well as platted subdivisions. Most of the survey area fills the largest plats of Original Joplin, East Joplin City, and First Addition to East Joplin City, all of which were filed in quick succession in the early 1870s. The subdivisions extend to the south side of Broadway for one block. These southern blocks will be included in the Phase II Survey Area. The four John C. Cox additions, filed between 1875 and 1990, are much smaller in total size as well as in the size of the lots. There are unplatted lots south of Cox’s Fourth Addition, the original Cox homestead with its 1867 house, and the east side of what is now North Landreth Avenue.

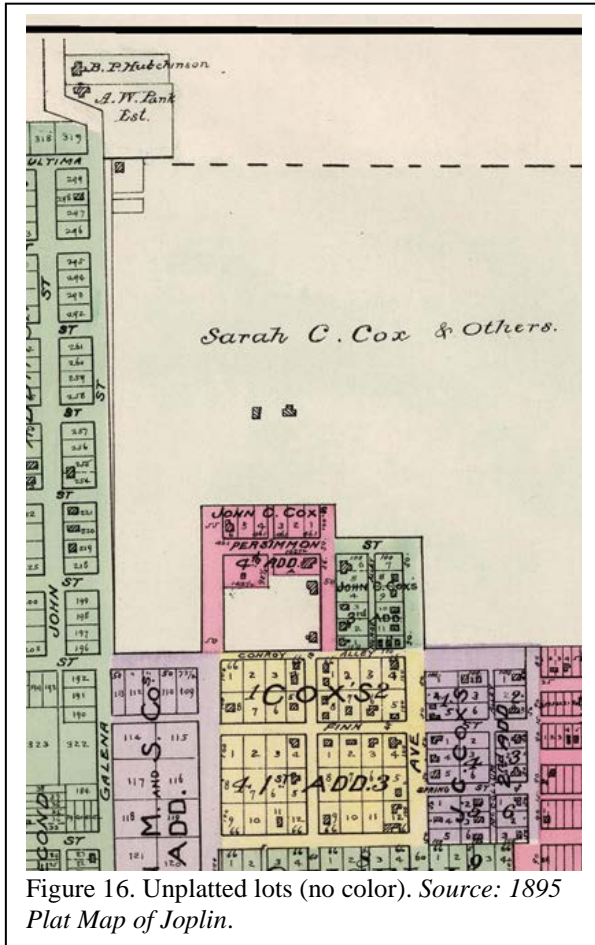


Figure 16. Unplatted lots (no color). Source: 1895 Plat Map of Joplin.

The Survey Area contains 338 parcels; most are rectangular in footprint (Figure 1). Parcels throughout the survey area vary greatly in size. While some plats were laid out with wider lots, many of the larger lots are the result of the acquisition of adjacent vacant lots. The street grid is maintained in most areas, although there are some areas where streets in different plats do not align. The commercial buildings on Broadway do not seem to adhere to parcel lines, as there were multiple narrow buildings on each parcel. The Survey Area contains a substantial number of vacant parcels. In many cases, these parcels historically had buildings on them. If a parcel is owned by the city, it does not have an address and it was assigned a title based on its number in the sequence of vacant properties.

In correlation with the historic residential platting of the Survey Area, the majority of the primary resources within the Survey Area are

historic single-family residences. In total, 272 primary resources (buildings and designed landscapes) were identified and documented within the Survey Area. Of these, 253 resources are residential resources, fourteen are commercial resources, two are religious facilities, one is a defense facility (National Guard training center), one is a cemetery, and one is a landscaped park. The majority (70%) of the buildings were constructed between 1880 and 1970, reflecting the historical development of the Survey Area. Additionally, 143 secondary resources (such as garages, sheds, and other outbuildings) were documented in the Survey Area. One-hundred-six of the 272 primary resources have at least one associated secondary resource on the property,

with some properties having two or more outbuildings. The detached automobile garage was the most common type of secondary resource identified in the Survey Area.

The Survey Area is characterized by generally flat to slightly undulating terrain as it rises out of the Joplin Creek valley. Most of the narrow streets are paved with asphalt and have concrete sidewalks on least one side of the street. Most of the lots are flat with flat concrete walkways that access the primary entrances. Short retaining walls with steps (the majority of which are concrete) provide access to resources situated on higher parcels. The streets within the Survey Area are loosely organized in a grid pattern that correspond to associated historic plats. The streets are paved with asphalt. The streets have concrete curbing. The majority of the streets are lined with grass curb strips ranging from ten to twenty feet deep and a public sidewalk. Most of the sidewalks are concrete. Deciduous trees are common throughout the Survey Area along the grass curb strips. Front lawns in front of the residential resources are typically grass with concrete paths leading from the public sidewalk to the entrance. Several private rear lawns are enclosed with fencing. Unpaved rear alleys run behind the residences on some streets. Where the alleys exist, are lined with small outbuildings, predominately auto garages and sheds.

DATES OF CONSTRUCTION

An analysis of the periods of construction represented in the Survey Area was conducted to understand how the area developed over time. Rosin Preservation estimated the date of the construction of the 338 parcels in the Survey Area by reviewing estimated dates of construction from the Jasper County Tax Assessor. Construction dates were corroborated and/or refined by reviewing city atlases, Sanborn Fire Insurance Company maps, listings in the U.S. Census or city directories, newspaper articles, and architectural style. The estimated date of construction for outbuildings was determined through visual inspection, Sanborn Fire Insurance Maps, city directories, and historic aerial photographs. Dates of building additions or alterations were not readily available. Historic aerial photographs were consulted for additions, but often did not yield conclusive evidence regarding a date of construction. Figure 17 presents the distribution of resources (338 parcels or 272 primary resources) by dates of construction. The resources constructed in each era are evenly distributed throughout the Survey Area. There do not appear to be concentrations of resources that date to one particular era. This finding is consistent with the fact that the subdivisions were platted in rapid succession in the 1870s and subsequent construction occurred organically by individual owners rather than by speculative developers.

Twenty-six resources in the Survey Area are estimated to have been constructed between 1867 and 1899. The oldest extant resources in the Survey Area are associated with the early settlement of John C. Cox, specifically the Cox Cemetery (1857) and the John C. Cox House (1867) at 615

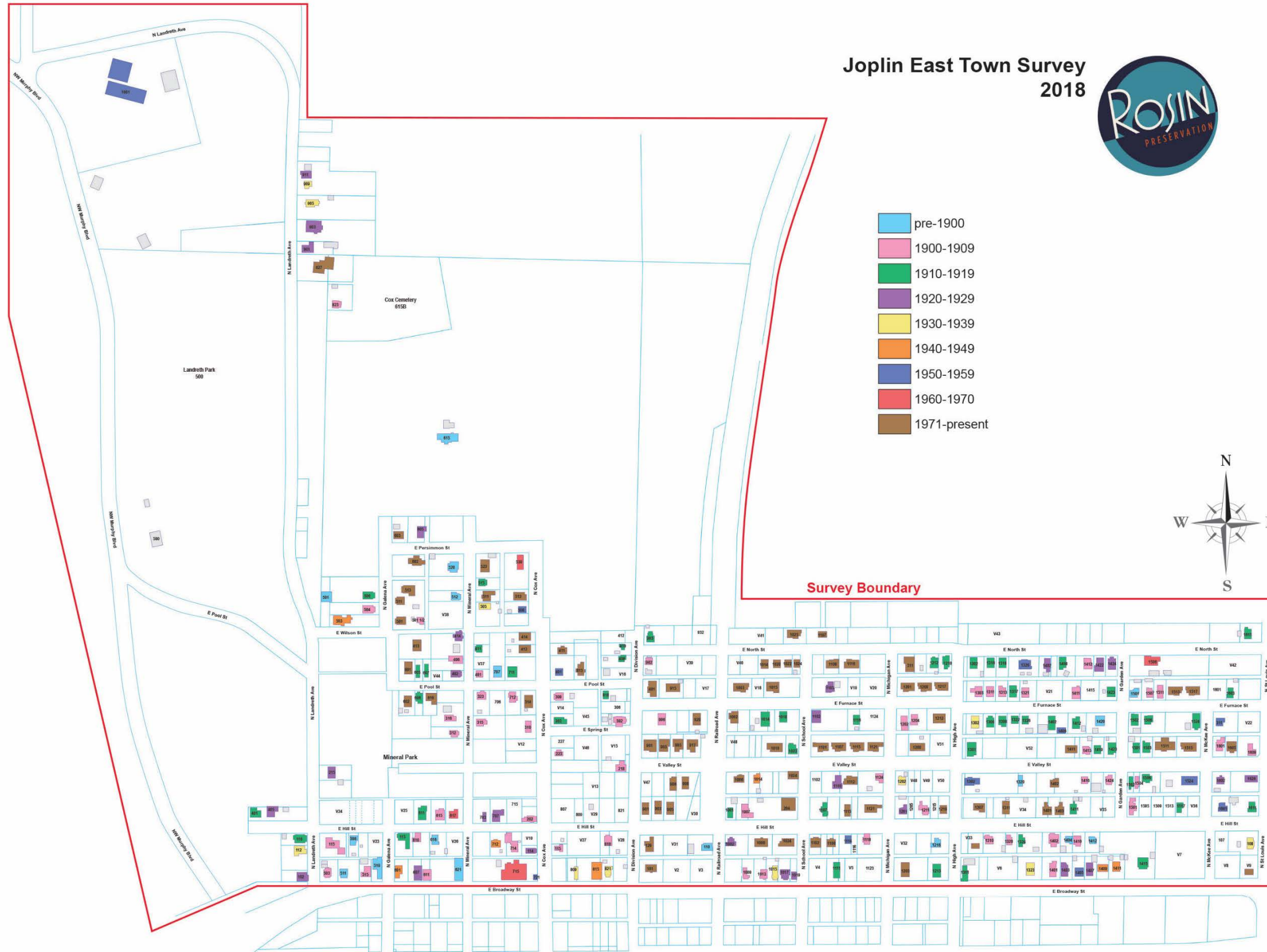
Persimmon Street. The resources constructed at various times are thoroughly integrated with one another. As will be discussed below, there are multiple resources that exhibit the Ranch form, in both its mid-twentieth century form to fill vacant lots as well as the late-twentieth century form that was used to replace earlier dwellings. Resources that date to within the past two years include vacant lots where historic resources have been demolished and parcels where new houses are actively under construction.

The geographic distribution of periods of construction is represented in the map in Figure 18.

Figure 17: ESTIMATED DATES OF CONSTRUCTION, PHASE I

ALL RESOURCES (INCLUDES VACANT LOTS)			PRIMARY RESOURCES (NO VACANT LOTS)		
ERA	TOTAL	PERCENT	ERA	TOTAL	PERCENT
PRE-1900	25	8%	PRE-1900	19	7%
1900 – 1909	55	16%	1900 – 1909	55	20%
1910 - 1919	56	17%	1910 - 1919	56	21%
1920 - 1929	27	8%	1920 - 1929	27	10%
1930-1939	11	3%	1930-1939	11	4%
1940-1949	10	3%	1940-1949	7	3%
1950-1959	14	4%	1950-1959	14	5%
1960-1970	4	1%	1960-1970	4	1%
1971-PRESENT	136	40 %	1971-PRESENT	79	29 %
TOTAL:	338	100%	TOTAL:	272	100%

FIGURE 18 – ESTIMATED DATES OF CONSTRUCTION OF PRIMARY RESOURCES, PHASE I



HISTORIC PROPERTY TYPES

To understand the historical development of the Survey Area, Rosin Preservation identified the original function as well as the architectural style and building type of the surveyed resources. Determining the resource's original function allowed for a compilation of the property types represented in the Survey Area. Property types link the themes incorporated in the historic contexts with the physical historic resources that illustrate those ideas. By examining resources according to original function and architectural style, the analysis addresses both shared associative (functional) characteristics as well as physical (architectural style and type) characteristics.

ORIGINAL FUNCTION

Drawn from the National Register subcategories for function and use, Rosin Preservation identified different categories of original functions for the surveyed primary resources. All resources in the Survey Area have retained their original function. The majority of the resources, 253 of 338, are single-family dwellings. There is also a concentration of commercial resources that line Broadway. This reflects the early historical development of the Survey Area as its own town with a commercial center and surrounding residential neighborhoods. The Survey Area contains fourteen commercial resources, sixty-six parking lots or vacant lots, some of which were vacant historically, two religious properties, one military property, one outdoor recreation resource (Landreth/Mineral Park), and one cemetery (Cox Cemetery). Figure 19 shows the breakdown of property types, derived from original function, that are represented in the Survey Area.

Figure 19: ORIGINAL PROPERTY TYPES, PHASE I

ORIGINAL FUNCTION	TOTAL
RESIDENTIAL: SINGLE-FAMILY	253
LANDSCAPE: PARKING LOT/VACANT LOT	66
COMMERCIAL	14
RELIGIOUS/RELIGIOUS FACILITY	2
DEFENSE/MILITARY FACILITY	1
RECREATION AND CULTURE/OUTDOOR RECREATION	1
FUNERARY/CEMETERY	1
TOTAL	338

Single-Family Residential Property Type

The single-family residential property type accounts for 253 of the 338 resources in the survey area, strongly linking the area to the initial residential development of the original and subsequent early plats of Joplin from the late 1800s through the 1920s. They provide considerable information about the influences that shaped the neighborhood as it grew throughout the late-nineteenth and early-twentieth century. The single-family residences in the survey area represent a variety of architectural styles and building forms that were popular during their era of construction (*Figure 20*). They are one- to two-and-one-half story buildings with masonry foundations; wood, masonry, or synthetic wall cladding; and asphalt shingle gable or hip roofs. All are detached dwellings, situated on individual lots with surrounding lawns. The width of street frontage varies depending on the lot shape and size.



Figure 20. 600 Block of Hill Street, 2017.

Commercial Property Type

There are fourteen commercial resources identified within the Survey Area, all of which front Broadway, the historic commercial core of Original Joplin (East Town). The location of the commercial resource reflects Broadway's built environment as a predominantly commercial east-west thoroughfare. It also reflects its history as a segment of Business Route 66 from 1926 to 1937. The characteristics that define the commercial property type are masonry construction and one- or two-story rectangular massing. These buildings often have large display windows, although the fenestration has been altered for most commercial buildings in the Survey Area.



Figure 21. 600 Block of Broadway, 2017.

Religious Property Type

There are two religious resources identified within the Survey Area. The Church of God in Christ Church at 1102 E. Furnace Street was constructed in 1927 (*Figure 22*). The Shiloh Baptist Church at 204 N. School Street is less than fifty years of age (*Figure 23*). However, these two resources exhibit similar characteristics that identify their functions, specifically the masonry cladding, the steep gabled roof, and the raised primary entrance. These features help to identify their ecclesiastical function. As is common for religious properties, they are integrated within the residential neighborhood. Historically nearby residents comprised the congregations of these neighborhood churches.



Figure 22. Church of God in Christ, 1102 Furnace St., 2017.



Figure 23. Shiloh Baptist Church, 204 N. School St., 2017.

Defense/Military Facility

One Defense/Military Facility was identified in the Survey Area. It is the Army Reserve Training Facility at 1001 NW. Murphy Boulevard. This sprawling campus-like building has low rectangular massing that communicates its mid-century era of construction.



Figure 24. Army Reserve Training Facility, 1001 NW. Murphy Blvd., 2017.

Recreation Culture/Outdoor Recreation

Landreth Park/Mineral Park at 500 NW. Murphy Boulevard is the one example of an outdoor park. In addition to formal landscaped areas, there are sports fields, walking paths, picnic areas, and shelters of various sizes. The park grew as more parcels were donated for its use. WPA projects focused on making physical improvements to the park (*Figures 25-28*).



Figure 25. Landreth/Mineral Park, 2017.



Figure 26. Landreth/Mineral Park, 2017.



Figure 27. Landreth/Mineral Park, 2017.



Figure 28. Landreth/Mineral Park, 2017.

Funerary/Cemetery

Cox Cemetery is a small family cemetery with a fence and rows of stone grave markers (*Figure 29*). The cemetery opened in 1857 and served the Cox family.



Figure 29. Cox Cemetery, 2017.

ARCHITECTURAL STYLES AND FORMS

Classifications based on shared physical attributes include categorization by architectural styles and vernacular building forms or types.⁴⁷ The architectural styles and forms identified in the Survey Area and assigned to the properties follow the terminology and classifications accepted by the National Register of Historic Places program. This nomenclature relies heavily on the forms and styles discussed for residential buildings in *A Field Guide to American Houses* by Virginia and Lee McAlester and in the Transportation Research Board's report *A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing*.

Originally published in 1984 with updates in 2011 and 2015, *A Field Guide to American Houses* includes common vernacular forms of architecture adapted throughout the country under the category of "National Folk Houses." In 2012, the Transportation Research Board released the National Cooperative Highway Research Program Report 723, titled *A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing*, (NCHRP Report 723). This report categorizes Minimal Traditional, Ranch, and Split-Level dwellings as "forms" rather than "styles," using massing, layout, and shape rather than applied ornament and materials to inform classification.⁴⁸ NCHRP Report 723 was used to categorize post-war dwellings in the Survey Area.

Of the 272 primary resources (not counting sixty-six vacant lots for a total of 338 parcels) evaluated in the Survey Area, eleven were categorized by a formal architectural style, and 261 were categorized by their architectural form (*Figures 30 and 31*). The majority of resources classified by their form are done so because stylistic ornament was never part of the original design or has since been removed.

⁴⁷ The term "vernacular" is used in its broadest application and refers to common local and regional building forms and the use of materials specific to a particular period of time.

⁴⁸ Emily Pettis et al., *A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing*, National Cooperative Highway Research Program Report 723, (Washington, DC: Transportation Research Board, 2012).

Figure 30: ARCHITECTURAL STYLES, PHASE I

STYLE	TOTAL
COLONIAL REVIVAL/DUTCH COLONIAL REVIVAL	1
CRAFTSMAN/BUNGALOW	3
GOTHIC REVIVAL	3
MODERN MOVEMENT	3
QUEEN ANNE	1
TOTAL	11

Figure 31: ARCHITECTURAL FORMS, PHASE I

FORM	TOTAL
AMERICAN FOURSQUARE	4
BUNGALOW/BUNGALOID	65
GABLED ELL	36
HALL AND PARLOR	1
MINIMAL TRADITIONAL	18
NATIONAL FOLK	28
NO STYLE	3
ONE-PART COMMERCIAL BLOCK	9
OPEN GABLE/GAMBREL FRONT	13
OTHER VERNACULAR	7
PYRAMID SQUARE	20
RANCH	45
SHOTGUN	8
TWO-PART COMMERCIAL BLOCK	2
WAREHOUSE	2
TOTAL	261

RESIDENTIAL ARCHITECTURAL STYLES

Single-family residences are the dominant property type in the Survey Area. The modest residential architecture of the Survey Area does not include many formal architectural styles. The Craftsman style is prevalent in the Survey Area, reflecting architectural trends from 1900 through the 1920s when the majority of the Survey Area was developed. The Eclectic movement, inspired by historical styles, also influenced residential design in the early-to-mid twentieth century, with one example of the Colonial Revival/Dutch Colonial Revival styles represented in the Survey Area.

Eclectic Period Residential Architectural Styles

McAlester divides the Eclectic Period of American residential architecture into three sub-periods: Anglo-American, English, and French Period Houses; Mediterranean Period Houses; and Modern Houses. The Eclectic Movement, spanning from 1880 to 1940, drew inspiration from American Colonial-era architecture as well as the architecture of Europe. Simultaneously,

and in contrast to the European and Colonial American-influenced designs, a modern style of American housing developed. Dwellings in this subcategory represent the burgeoning impact of the Arts and Crafts Movement, Frank Lloyd Wright’s Prairie School, and European modernism in the early twentieth century.⁴⁹ The National Register of Historic Places differentiates between the Revival styles of European and Colonial American antecedents and the distinctly American styles reflecting influences emanating from Chicago (Prairie School) and California (Arts and Crafts). Under the National Register classification of “Late 19th and Early 20th Century Revivals,” McAlester’s Anglo-American, English, and French Period Houses are synonymous with Colonial Revival, Classical Revival, Tudor Revival, Late Gothic Revival, Italian Renaissance, and French Renaissance styles. The National Register program’s general category of “Late 19th and Early 20th Century American Movements” includes residential architecture in the Prairie School and Bungalow/Craftsman styles.

Anglo-American, English, and French Period Houses

Colonial Revival & Dutch Colonial Revival

The term “Colonial Revival” refers to the resurgence of interest in the styles of early English and Dutch houses on the Atlantic Seaboard. The Georgian and Adams styles, often combined, form the backbone of the revival styles. Those built in the late nineteenth century were interpretations of the earlier colonial style, while those built from about 1915 to 1930 were more exact copies of the earlier adaptations. As the Colonial Revival style evolved during the mid-twentieth century, it became more simplified.⁵⁰ One resources in the Survey Area expresses the Colonial Revival style or the Dutch Colonial Revival style. The two-story John C. Cox house at **615 E.**

Persimmon Street, built 1867, has a gable roof with stepped side parapets, a hallmark of the Dutch Colonial Revival style (*Figure 32*). The house exemplifies the style through its symmetrical massing and fenestration, gambrel-roof dormer windows, and arched Palladian window.



Figure 32. John C. Cox House, 615 E. Persimmon Street, 2017.

⁴⁹ McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1988) 318-19.

⁵⁰ McAlester, 234-36.

Modern Houses

Craftsman

The Craftsman style was popular in American residential design from circa 1905 through 1930. The style evolved from the early designs of Charles Sumner Greene and Henry Mather Greene, who practiced architecture in California from 1893 to 1914. The Greenes designed both elaborate and simple bungalow houses inspired from the English Arts and Crafts movement as well as Asian architecture. Popularized by architectural magazines and builder pattern books, the one-story Craftsman house became popular nationwide during the early decades of the twentieth century as the most fashionable style for a smaller house. Identifying features include low-pitched roofs; wide eave overhangs, often with exposed roof rafters; decorative beams or braces under gables; and full- or partial-width porches supported by square or battered piers.⁵¹ Three examples of the Craftsman/Bungalow style were documented, making it relatively the most common style in the Survey Area. The prevalence of the Craftsman style in the Survey Area corresponds to the area's most robust period of construction from 1900 to 1930. The bungalow at **1302 E. Furnace Street** (*Figure 33*) built circa 1930, and the house at **615 E. Hill Street** (*Figure 34*), exemplify the Craftsman style through its side-gabled, low-pitched roof with deep eaves, full-width front porch with square columns, and exposed rafter tails, historic oak entry door, and the prominent cobblestone chimney. There are sixty-five other dwellings that exhibit a bungalow form with a gabled or hipped roof and recessed porch, such as **1407 Broadway** (*Figure 35*).



Figure 33. 1302 E. Furnace Street, 2017.



Figure 34. 615 E. Hill Street, 2017.



Figure 35. 1407 Broadway 2017.

Modern Movement

The Modern Movement architectural style was popular in the United States from the late 1940s into the 1980s. The end of World War II marked a transition in architecture towards designs that broke from the past by focusing on geometric forms and limited ornamentation. The introduction of new building technologies and materials contributed to this shift, as well as post-war economic vitality which created demand for new construction that reflected progress and optimism. Modern Movement design was influenced by the International Style, which was characterized by smooth wall surfaces and exposed structures, ribbon windows, geometric forms,

⁵¹ McAlester, 453-54.

and flat roofs. Modern Movement design forms were based on the functionality of the building and typically utilized newer materials such as reinforced concrete and steel structural systems. The post-war residential resources in the Survey Area exhibit Modern Movement-era forms such as Minimal Traditional and Ranch. Three resources exhibit minimal characteristics of this formal style, primarily the Shiloh Baptist Church at 204 N. School Street (*Figure 23, page 34*).

RESIDENTIAL ARCHITECTURAL FORMS

Throughout the nation's history, its citizens erected modest dwellings constructed of locally available materials without stylistic embellishments. The early colonists brought with them the building traditions of Europe and, using locally available materials, adapted them to their new communities. Frame buildings constructed of hewn timbers and covered with thin wood siding dominated the early folk building in New England, where massed plans more than one room deep became the norm. In the early settlements of the Tidewater South, frame houses that were one room deep became common. As settlement expanded to the West, the Midland tradition of log buildings evolved from blending the two Eastern traditions.

The character of American folk housing changed significantly as the nation's railroad network expanded in the decades from 1850 to 1890. Builders of modest dwellings no longer relied on local materials. Instead, railcars could rapidly and cheaply move mass-manufactured construction materials (pre-cut lumber, nails, window and door frames, and ornamental details) from distant plants. It was not long until vernacular houses of light balloon or braced framing replaced hewn log dwellings. Despite the change in building technique and materials, the older folk house shapes persisted. The resulting houses were simple dwellings defined by their form and massing, but lacking strong stylistic characteristics. Even after communities became established, folk house designs remained popular as an affordable alternative to more ornate and complex architectural styles.⁵² These traditional prototypes and new innovative plans comprise distinctive families of residential forms that dominated American folk building through the first half of the twentieth century.

Housing forms nationwide evolved once again following the lean building years of the Great Depression and World War II. While people flocked to metropolitan areas for employment opportunities, not all of them wanted the full urban living experience. Suburban development offered an appealing solution. Together, a general sense of prosperity, a housing shortage bolstered by high demand, and both government and private support for home ownership produced exponential growth of suburban areas. A surge in automobile ownership and the development of the federal highway system made an abundance of undeveloped land accessible

⁵² McAlester, 89-90.

for development.⁵³ As in previous decades, the modest size of the new housing forms and the use of mass-produced and/or prefabricated components made them affordable. Minimal Traditional dwellings evolved from earlier historical revival styles, while the Ranch house was a new form that reflected changes in attitude and aesthetics. Most the Survey Area was developed by 1930, but the resources constructed after World War II typify these post-war forms.

The resources in the Survey Area not associated with a specific architectural style generally have simple forms and little or no ornament. Roof form, massing, and era of construction are the primary characteristics used to identify these resources in the Survey Area. Twenty-eight resources in the Survey Area are classified as National Folk forms. Among these, the resources have been further classified by their roof type. Twelve resources in the Survey Area represented post-war building forms.

Cross-Gable Roof

Thirty-six resources in the Survey Area represented the cross-gabled roof subtype of the National Folk form. The Cross-Gable type gained popularity in small towns and rural areas as settlers brought with them earlier stylistic influences such as Greek Revival, Gothic Revival, and Victorian. In this form, a secondary side-gable block placed perpendicular to the main gable-front gives the house a distinctive L-shaped massing. Architectural ornament is minimal. Both the one-story and two-story forms became common in the Midwest in the late nineteenth century. A good one-story example of a cross-gabled National Folk dwelling is at **115 N. Landreth Avenue**, constructed 1906 (*Figure 36*).



Gable-Front Roof

Thirteen resources in the Survey Area represent the gable-front roof subtype of the National Folk form. The Gable-Front type was popularized in two separate waves. The first iterations of the type were popularized in the latter



⁵³ Emily Pettis et al., *A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing*, National Cooperative Highway Research Program Report 723, (Washington, DC: Transportation Research Board, 2012), 50.

half of the 1800s and were inspired from the Greek Revival movement of the 1830s-1850s. These examples were reminiscent of temple forms and were typically narrow one- to two-story houses with steep roofs, well-suited for narrow rectangular lots. An example can be seen in the Survey Area at **1320 Hill Street**, constructed circa 1905 (*Figure 37*). These houses were typically one- to one-and-one-half-stories with wide, sometimes flared, eaves and a full-width front porch.

Pyramidal and Hipped Roof

Twenty houses in the Survey Area represent the pyramidal/hipped roof subtype of the National Folk form. Houses with these roof shapes typically have a square-shaped footprint. One and two-story examples of this type proliferated throughout the nation from the late nineteenth century into the twentieth century. Within the Survey Area, fifteen of the eighteen identified examples are one to one-and-a-half stories. An example can be seen in the Survey Area at **1023 Valley Street**, constructed circa 1915 (*Figure 38*).

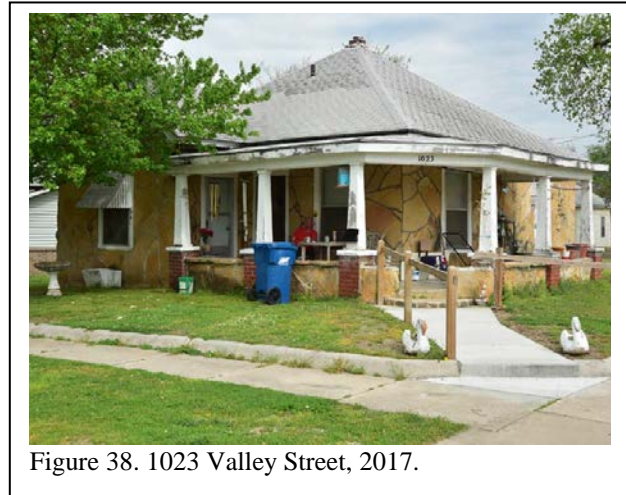


Figure 38. 1023 Valley Street, 2017.

The dwelling has a square footprint and a steeply-pitched pyramidal roof.

Post-World War II Housing Types

Following World War II, there was a distinct shift in American residential architecture. Modern styling and simplicity replaced the period architecture popular in the pre-war era. The 2012 NCHRP Report 723 outlines the national context for postwar housing and a process for identifying and evaluating the various property types that were constructed in great numbers during this time.⁵⁴ The most common residential building forms constructed between 1940 and 1975 include Minimal Traditional, Ranch, and Split-Level. Some designs reflected regional preferences; others resulted from new technologies and/or energy conservation parameters. Within the Survey Area are sixty-three examples of post-war housing forms, comprised of eighteen Minimal Traditional type examples and forty-five Ranch type examples.

⁵⁴ Pettis, 1-2.

Minimal Traditional

Eighteen examples of the Minimal Traditional type were observed in the Survey Area. Minimal Traditional dwellings evolved in the 1940s from the Tudor Revival and Colonial Revival styles of the 1920s and 30s. These predominantly one-story houses were built in large quantities immediately preceding and following World War II. The simplified version that evolved after the Depression typically retained the dominant side-gabled roof form while compacting the massing, tightening the eaves, and removing most of the decorative ornament, as can be seen at **901 N. Landreth Avenue**, constructed circa 1950 (*Figure 39*).



Figure 39. 901 N. Landreth Avenue, 2017.

Minimal Traditional resources often exhibited Tudor Revival stylistic influence, such as a front-facing gable or a prominent chimney. While compact in plan, these dwellings sometimes incorporate an attached garage.

Ranch House

Forty-five examples of the Ranch house type were identified in the Survey Area. The Ranch house escalated in popularity during the 1950s and became the dominant house form in the mid-twentieth century. Ranch houses are low, wide one-story dwellings with moderate to wide eaves. Ranch houses were situated on larger lots than previous urban residential forms; this was made possible when walking distance became a less important factor as the automobile became the dominant form of transportation. The low-pitched roof may be gabled or hipped and the plan may include an integrated garage or carport. Wood, masonry, or synthetic siding is commonly applied. A tripartite window consisting of a fixed central sash flanked by one-over-one sash, sometimes called a picture window, is another common feature. The dwelling at **903 N. Landreth Avenue**, constructed in 1950, is a good example of the Ranch house type with its low, wide massing; shallow hipped roof with deep eaves, length-wise lot orientation, brick veneer walls, recessed porch, and picture window (*Figure 40*).



Figure 40. 903 N. Landreth Avenue, 2017.

The low-pitched roof may be gabled or hipped and the plan may include an integrated garage or carport. Wood, masonry, or synthetic siding is commonly applied. A tripartite window consisting of a fixed central sash flanked by one-over-one sash, sometimes called a picture window, is another common feature. The dwelling at **903 N. Landreth Avenue**, constructed in 1950, is a good example of the Ranch house type with its low, wide massing; shallow hipped roof with deep eaves, length-wise lot orientation, brick veneer walls, recessed porch, and picture window (*Figure 40*).

ANCILLARY RESOURCES

Ancillary resources such as garages, storage sheds, carports, and carriage houses were documented throughout the Survey Area. Roughly 40% of the primary resources have at least one associated ancillary resource. Dates of construction were estimated by correlating data provided by the Jasper County Tax Assessor, historic aerial photographs, and Sanborn Fire Insurance Maps with field observation. In total, 143 ancillary resources were identified in the Survey Area; they include auto garages; storage sheds; and carports. Portable sheds without foundations were not included in the ancillary resource count. Carports attached to garages were quantified as part of the garage rather than a separate ancillary resource. The ancillary resources identified in the Survey Area are typically situated at the rear of the lot, abutting but not facing the alley. Many of the ancillary resources are non-historic, and do not meet the fifty-year threshold for determining historic significance.

COMMERCIAL RESOURCES

One-Part Commercial Block

The One-Part Commercial Block building is a simple one-story cube with a decorated façade. In many examples, the street frontage is narrow and the façade comprises little more than plate glass windows and an entrance with a cornice or parapet spanning the width of the façade (*Figure 41*)



Figure 41. 621 Broadway, 2017.

Two-Part Commercial Block

Slightly more complex than their one-story cousins, Two-Part Commercial Block buildings are typically two- to four- stories in height. They have a clear visual separation of use between the first-story customer service/retail space and the upper-story office, meeting room, or residential uses (*Figure 42*). Similar to One-Part Commercial Block buildings, the styling of the first story focuses on the storefront glazing and entrance(s). The design of the upper stories identifies the building's architectural influences.



Figure 42. 607 Broadway, 2017.

ARCHITECTURAL INTEGRITY

All properties eligible for listing in the National Register of Historic Places must retain sufficient architectural integrity to convey the period of time and criteria for which they are significant. As described in the Methodology, each resource received an integrity rating of Excellent, Good, Fair, or Poor. Figures 43 and 44 illustrate the results of the integrity analysis. Figure 43 provides the distribution of integrity ratings for the 338 primary resources identified in the Survey Area. The integrity ratings of the primary resources and the additional 143 secondary resources identified in the Survey Area are provided on the map in Figure 44.

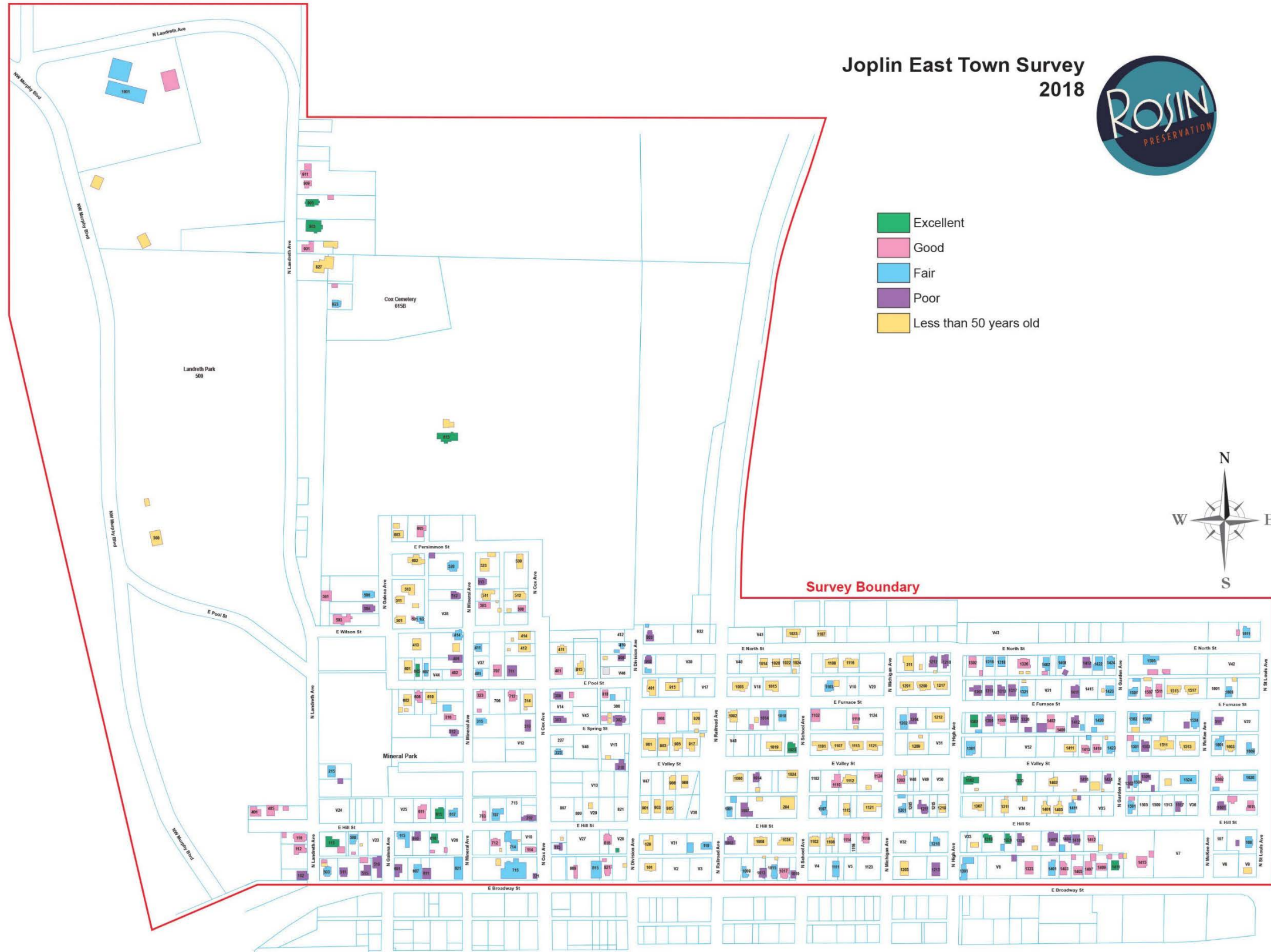
Figure 43: ARCHITECTURAL INTEGRITY OF PRIMARY RESOURCES, PHASE I

INTEGRITY	TOTAL	PERCENT
EXCELLENT	15	4%
GOOD	63	19%
FAIR	63	19%
POOR	116	34%
LESS THAN FIFTY YEARS OF AGE	81	24%
TOTAL:	338	100

Integrity ratings represent a sliding scale of alterations to the historic fabric and the features of individual buildings. Both the quantity of changes and the reversibility of changes affected the ranking each building received. Buildings rated “Excellent” and some rated “Good” may be individually eligible for register listing if they also have significant associations that meet one or more of the National Register Criteria. Buildings that received an integrity rating of “Good” and some rated as “Fair” could be listed as contributing resources to a historic district. The application of non-historic siding, specifically vinyl siding, compromises the architectural integrity of a resource because it changes the relationship between siding and trim and often obscures subtle historic ornament. In the integrity analysis, resources with non-historic siding that continue to communicate their historic function and period of construction through their form, porch, and windows are rated as “Fair.” Ultimately, resources which have been treated with non-historic vinyl or metal siding are considered ineligible for listing individually. However, they may be eligible as contributing resources to a historic district if the historic form is intact and non-historic exterior cladding material retains some of the visual characteristics of the historic cladding material. Vinyl siding over wood clapboard versus stucco over wood clapboard, vinyl siding resembles the horizontal banding of the wood clapboard while the stucco obscures the horizontal banding. An integrity rating of “Poor” reflects the presence of numerous alterations that significantly diminish architectural integrity, regardless of historical significance.

The Survey Area contains fifteen resources rated as “Excellent” and sixty-three rated as “Good.” Sixty-three resources were rated as “Fair” and 116 as “Poor.” Eighty-one of the resources are less than fifty years of age and do not meet the established threshold for determining eligibility. The majority of resources with a “Fair” integrity rating retained their historic form and fenestration pattern but received non-historic siding. Many of these resources communicate their historic function and design through the retention of historic windows, porches, and other ornament.

FIGURE 44 – ARCHITECTURAL INTEGRITY, PHASE I



SURVEY RECOMMENDATIONS

As documented in the Historic Context and in the Survey Findings, the resources in the East Town/Original Joplin Phase I Survey Area primarily date to the late nineteenth and early twentieth centuries when Joplin's population was expanding. The oldest resource dates to circa 1867 and is associated with John C. Cox, the man who filed the first plat for Joplin in 1871. With the near immediate platting of several subdivisions in the Survey Area, the neighborhood developed with primarily residential single-family dwellings, and was nearly completely developed by 1930. The high number of National Folk residential forms, bungalow, and minimal traditional forms reflects the dominant aesthetic trends in residential architecture from the late 1800s to the Depression era. Construction during the Great Depression and World War II years was minimal in the Survey Area. Post-war construction of residences was also minimal, and usually occurred in already-vacant lots in the Survey Area. Two survey phases are proposed to gain a full understanding of the entire greater East Town/Original Joplin area. This report reflects the findings of the first phase. Rosin Preservation offers the following recommendations for future preservation action.

NATIONAL REGISTER-LISTED AND INDIVIDUALLY ELIGIBLE RESOURCES

There are currently no resources in the Phase I Survey Area that are listed in the National Register of Historic Places. Three resources in the Phase I Survey Area appear potentially eligible for individual listing in the National Register. One additional resource requires further investigation to determine its eligibility.

615 E. Persimmon Street – Cox, John C. House: This resource has excellent integrity. It is potentially eligible for individual listing in the National Register of Historic Places under Criterion B under Exploration/Settlement for its associations with John C. Cox (*Figure 32, page 38*). John C. Cox was an early pioneer who settled in Jasper County shortly after it was organized. He established a homestead, a general store, and operated the post office for the region. Cox served several public offices while during his lifetime. Cox leased a portion of his land to miners who struck a large vein of lead ore, establishing this area as the primary location for mining lead. In 1871, Cox recognized the success of the mine and how it could lead to the establishment of a new town. John C. Cox thus filed a plat to establish the town of Joplin. The period of significance would be 1867 to 1871, from construction of the house to the filing of the Original Joplin plat.

615 B E. Persimmon Street – Cox Cemetery: This resource has excellent integrity (*Figure 29, page 35*). It is potentially eligible for individual listing as part of the John C. Cox House

property. It is eligible under Criterion B for Exploration/Settlement. This could potentially be a district.

500 N. Murphy Boulevard – Landreth/Mineral Park: This resource has excellent integrity (*Figures 25-29, page 35*). It is potentially eligible for individual listing in the National Register of Historic Places under Criterion C for Landscape Architecture as an excellent example of an early twentieth century landscaped park with potential ties to the City Beautiful movement. The period of significance begins in 1906 with the initial donation of land for Mineral Park and ends in c.1940 following the WPA work that was done to improve the park.

315 N. Mineral Avenue – Marion Dial House: This resource has fair integrity based on an evaluation of exterior materials. It is potentially eligible under Criterion B under Ethnic Heritage/Black for its associations with Marion Dial. Mr. Dial was a long-time resident of East Town who served as the principal of Lincoln School, the city’s only school for African American children until desegregation. Mr. Dial is significant as the first African American man elected to a citywide or statewide office in the state of Missouri when he was elected to the Joplin City Council in 1954. An evaluation of the interior integrity of the house would be required to determine if it retains sufficient integrity to the historic period to merit individual listing.



Figure 45. 315 N. Mineral Avenue, 2017.

NATIONAL REGISTER HISTORIC DISTRICTS

A historic district is a grouping of resources that shares significant associations of history or architecture. These resources must be located in a concentrated geographical area to create a unified entity that is clearly distinct from the resources outside the district boundaries. Resources within a historic district can include individually distinctive resources (resources that might also qualify for individual register listing) as well as resources that lack the qualities of design or association to merit individual listing. District boundaries can encompass resources that lack integrity or association with the historic context and are considered “non-contributing,” although resources of this type must be a minority within the district.

Phase I of the East Town/Original Joplin Historic Resources Survey evaluated all the resources within the boundaries of the first phase of the survey, individually and within the context of the surrounding streetscape. In a residential neighborhood, design and materials are important factors of integrity. The resource must retain sufficient form, stylistic elements, and historic material to communicate its time and place of construction. Together the surveyed resources reflect the continuum of residential development in the East Town neighborhood and the development factors specific to this area. A second phase of survey, encompassing approximately 200 properties to the south of the first phase, is proposed to gain a fuller understanding of the development of the East Town/Original Joplin neighborhood, particularly the commercial core along Broadway, and the overall architectural integrity of its resources. The completion of the subsequent phase of survey could yield recommendations with proposed boundaries that include more than one defined survey area.

Rosin Preservation documented 338 primary resources and 72 ancillary resources (totaling 410 resources) in the Phase I Survey Area. After determining if each resource retained integrity, Rosin Preservation assessed the potential for each resource to contribute to a historic district (*Figure 46*). Rosin Preservation identified two potential historic districts, with forty and 174 resources respectively. Within these two potential districts, 107 primary resources retained sufficient integrity to be contributing resources.

East Town/Original Joplin Historic District

Of the forty resources within a recommended commercial National Register Historic District centered on Broadway and within the Original Joplin plat, twenty-six are recommended eligible. The other fourteen resources would be included within the boundary of this proposed historic district but would be non-contributing due to age or lack of integrity. This potential historic district would be significant under Criterion A for Community Planning and Development as the original plat for the town of Joplin. This area developed as the commercial core of the nascent town. Phase II of the survey may identify additional resources on the south side of Broadway that should be included in this potential historic district. The period of significance would begin in 1871 when the plat was filed. The area continued to serve as a local commercial center through the 1960s. The period of significance would end in 1968, the fifty-year closing date for periods of significance where activities begun historically continue to have importance but no more specific date can be determined.

East Joplin Residential Historic District

Eighty resources retain sufficient integrity to contribute to a potential residential historic district that is significant for its associations with the development of the African American community in East Town. An additional ninety-four resources would be included within the boundary of this proposed historic district but would be non-contributing due to age or lack of integrity. This

potential historic district would be significant under Criterion A for Community Planning and Development as an early residential plat for the town of Joplin, as well as Criterion A for Ethnic Heritage/Black for its associations with the development of African American community. There may be ties to national trends such as the Great Migration that impacted the African American community in Joplin. Phase II of the survey may identify additional resources on the south side of Broadway that should be included in this potential historic district. The period of significance would begin in 1872 when the plat was filed. The area continued to serve as the center of the African American community through the 1960s. The period of significance would end in 1968, the fifty-year closing date for periods of significance where activities begun historically continue to have importance but no more specific date can be determined.

Under Missouri's state tax incentive program, owners of non-income producing resources (such as residences) as well as income-producing resources that are listed individually or as contributing to a district in the National Register of Historic Places are eligible for a tax credit equal to 25% of qualified rehabilitation expenses. Under the federal tax incentive program, income-producing properties listed in the National Register individually or as part of a district are also eligible for a tax credit equal to 20% of qualified expenditures on rehabilitation projects meeting the *Standards for Rehabilitation*. For qualified properties, the state (25%) and federal (20%) tax credits can both be claimed.

LOCAL CONSERVATION DISTRICT

Rosin Preservation also recommends exploring the creation of a conservation district as a means to recognize and protect the historic character of the greater East Town/Original Joplin neighborhood. Future alterations to or demolition of resources in the Survey Area could further undermine the identification of a cohesive group of resources with "Excellent" or "Good" integrity necessary for listing in the National Register. Rosin Preservation recommends the creation of a Conservation District to help preserve the historic character of the Phase I Survey Area.

The Conservation District is a tool used nationwide for maintaining the character of existing neighborhoods and providing protection to historic resources that are not listed in the National or local registers. Conservation Districts are a local designation that can stabilize property values in older neighborhoods while protecting the unique qualities of these communities. Conservation Districts can also establish specific design guidelines to direct improvements that will rehabilitate historic resources to meet National Register criteria as contributing elements to a National Register and/or local district. For instance, non-historic siding is a common alteration that, along with other alterations, may preclude many properties from being listed as contributing resources. By creating a Conservation District prior to designating a historic district, the City can encourage property owners to reverse siding alterations, increasing the number of properties that

are deemed contributing. In Conservation Districts, design review is limited to major changes (such as new construction, exterior alterations, and demolition). This provides protection against adverse changes to the visual context of the district, while encouraging property owners to make appropriate changes that reinforce the qualities that define the district.

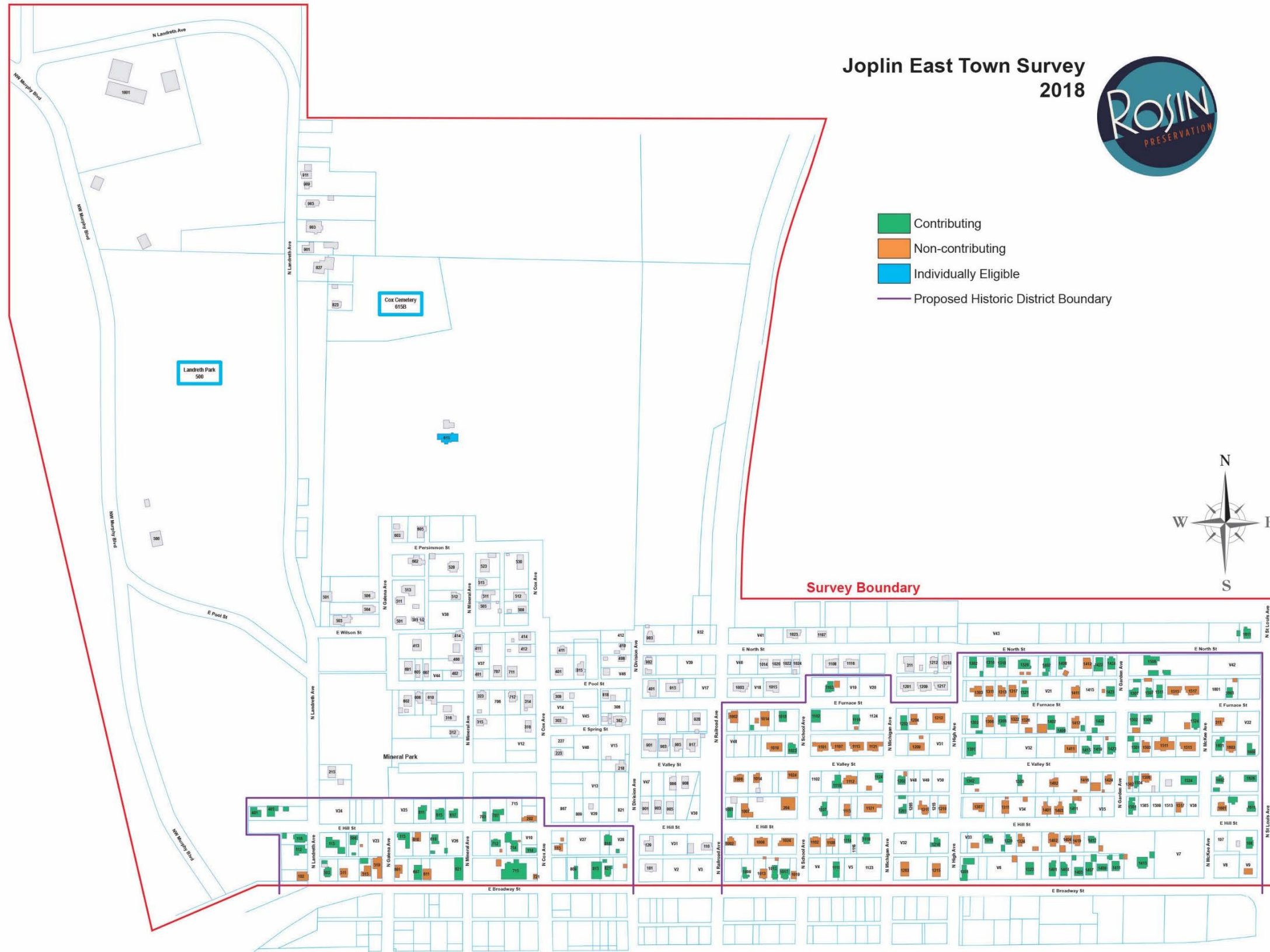
To be designated as a Conservation District, a group of structures and/or landscape elements should have developed more than fifty years ago and retain distinctive architectural and historic characteristics worthy of preserving, although they may lack the historical, architectural, or cultural significance to qualify as a Historic District. A Conservation District may also be designated due to its identifiable setting, character, or association expressed through unifying exterior features. The conservation of these areas can spur property owners to make appropriate changes and renovations to their buildings. With more appropriate building materials, an area is more likely to be eligible for listing in the National Register. A Conservation District would recognize the architectural and historic significance of these resources and help to preserve their character.

FUTURE PRESERVATION WORK

The City of Joplin is anticipating completing Phase II of the East Town/Original Joplin Survey in the near future. Recommendations for the next phase of the project include determining an accurate parcel count prior to starting the survey. The State Historic Preservation Office requires survey forms for vacant parcels, so understanding the total number of parcels to survey will assist the selected consultant in an accurate allocation of time and resources.

Research into the development of the area that comprises Phase II will provide a more complete understanding of the history and significance of East Town.

FIGURE 46 – CONTRIBUTING AND NON-CONTRIBUTING RESOURCES, PHASE II



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