

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

Historic name Cleveland Apartments

Other names/site number Cleveland Flats, Moana Apartments

Name of related Multiple Property Listing Historic Resources of Joplin, Missouri

2. Location

Street & number 801-807 West 1st Street and 104 N. Jackson Avenue

N/A	not for publication
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City or town Joplin

N/A	vicinity
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State Missouri Code MO County Jasper Code 097 Zip code 64801

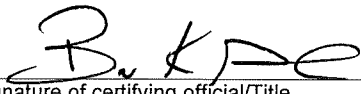
3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Applicable National Register Criteria: A B C D

 Deputy SHPB 11-16-21
Signature of certifying official/Title Date

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

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

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper Date of Action

Cleveland Apartments
Name of Property

Jasper County, Missouri
County and State

5. Classification

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

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

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

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

<u>Contributing</u>	<u>Noncontributing</u>	
2	2	buildings
		sites
1	1	structures
		objects
3	3	Total

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

Domestic- Multiple Dwelling

Domestic- Multiple Dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY AMERICAN
MOVEMENTS/ Prairie School

foundation: CONCRETE
walls: STONE
OTHER: Carthage Stone
roof: ASPHALT
other: N/A

NARRATIVE DESCRIPTION ON CONTINUATION PAGES

Cleveland Apartments
Name of Property

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES

Areas of Significance

INVENTION
ARCHITECTURE

Period of Significance

1914 - 1926

Significant Dates

1914

Significant Person

(Complete only if Criterion B is marked above.)

Cleveland, William Phelps

Cultural Affiliation

N/A

Architect/Builder

Sudhoelter, Chas. H. / Architect (potentially See Section 8)

Caraway, W. E. / Builder

9. Major Bibliographical References

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

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): N/A

Cleveland Apartments
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10. Geographical Data

Acreeage of Property Less than one acre

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1 37.09094 -94.52169 3 _____
Latitude: Longitude: Latitude: Longitude:

2 _____ 4 _____
Latitude: Longitude: Latitude: Longitude:

UTM References

(Place additional UTM references on a continuation sheet.)

_____ NAD 1927 or _____ NAD 1983

1 _____
Zone Easting Northing

3 _____
Zone Easting Northing

2 _____
Zone Easting Northing

4 _____
Zone Easting Northing

Verbal Boundary Description (On continuation sheet)

Boundary Justification (On continuation sheet)

11. Form Prepared By

name/title Gail Emrie

organization N/A date August 19, 2021

street & number 8052 N. Devonwood Lane telephone 417 234 1927

city or town Fair Grove State Missouri zip code 65648

e-mail Gailemrie53@gmail.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:**
 - A **USGS map** (7.5 or 15 minute series) indicating the property's location.
 - A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs**
- **Owner Name and Contact Information**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log:

Name of Property: Cleveland Apartments

City or Vicinity: Joplin

County: Jasper State: Missouri

Photographer: Gail Emrie

Date

Photographed: June 8, 2021

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 18: South elev looking N
- 2 of 18: East elev looking W
- 3 of 18: West elev looking NE
- 4 of 18: North elev looking SW
- 5 of 18: Entry to interior units looking N
- 6 of 18: South elev east bldg. looking N
- 7 of 18: East unit entry porch looking W
- 8 of 18: Rear entry porch looking SW
- 9 of 18: Carthage stone masonry looking W
- 10 of 18: Ozark vernacular field stone masonry looking E
- 11 of 18: Chimney looking SE
- 12 of 18: Entry Hall, looking W
- 13 of 18: Livingroom looking S
- 14 of 18: Livingroom fireplace looking E
- 15 of 18: Entry Hall and stairway looking N
- 16 of 18: Second floor landing looking NE
- 17 of 18: Bedroom windows looking W
- 18 of 18: Interior wood doors 2nd floor looking N

Figure Log:

Include figures on continuation pages at the end of the nomination.

- Figure 1. SITE MAP: Cleveland Apartments, Jasper County, Missouri (Google Maps June 26, 2021)
- Figure 2. Photo map exterior. Cleveland Apartments, Jasper County, Missouri. (Emrie)
- Figure 3. Photo Map Interior, Cleveland Apartments, Jasper County, Missouri. (Emrie)
- Figure 4. Location Map (USS 7.5 Minute Series, Joplin West Quadrangle)
- Figure 5. Beacon photo of Cleveland Apartments. Mar 4, 2020. (courtesy Neal Construction)
- Figure 6. Sanborn map of apartments showing Auto Houses north of building. ProQuest Digital Sanborn Maps. Map shows "Cleveland Flats" along West First Street. (Sanborn Maps of Joplin, Mo 1906-1950, Sheet 10)
- Figure 8. North elevation from northeast corner. (Emrie)
- Figure 9. North side of building showing recessed bay, rear entry porches and galvanized tin covering basement entries. (Emrie)
- Figure 10. One over one wood frame double hung window. Carthage stone masonry. (Emrie)
- Figure 11. Entry door with sidelights. Original door replaced with modern door and transom light removed. (Emrie)
- Figure 12. Floor Plan. (courtesy Neal Construction)
- Figure 13. Historic photo of Cleveland Apartments. Date unknown, probably late 1900s. Screening no longer on porches. Note removal of banister and glass enclosure of porch on lower right. (Photo courtesy Joplin Public Library)
- Figure 14. CLEVELAND -KNOWLES MAGNETIC SEPARATOR PATENT. (Michaud)

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Figure 15. Illustration of Cleveland-Knowles Magnetic Separator. (Michaud, 2018)

Figure 16. Joplin Separating Co. plant in Galena, Illinois. (Wittich)

Figure 17. Front (south) facade of Cleveland Apartments 2021. (Emrie)

Figure 18. Patrick Murphy home ca. 1902. (Photo courtesy Joplin Public Library)

Figure 19. West facade shows transition from Carthage stone on front of building (right) to Ozark vernacular stone work on west wall that faces alley. (Emrie)

Figure 20. Auto Houses (garages). Photo taken in alley from north west looking southeast toward apartments. (Emrie)

Figure 21. Auto Houses (garages) looking east from alley. (Emrie)

Figure 22. Southwest corner of apartments showing rear porch with "Milkman Door". Photo taken looking southeast. (Emrie)

Figure 23. Non-contributing garage. Photo taken from drive north of apartments looking northwest. (Emrie)

Figure 24. Non-contributing house and landscape terrace walls. Photo taken from Jackson Avenue looking west. (Emrie)

Figure 25. Olivia Apartments at 320 South Moffet, Joplin, MO. (Google Earth 8/16/2021)

Figure 26. Robertson Apartments at 410 S Wall, Joplin, MO. (Google Earth 8/16/2021)

Figure 27. Ridgeway Apartments at 402-402 South Byers Avenue, Joplin, MO. (Google Earth 8/16/2021)

Figure 28. Gentry (Zahn) Apartments at 216 W 4th St., Joplin, MO. (Google Earth 8/16/2021)

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Cleveland Apartments

Name of Property

Jasper County, Missouri

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Historic Resources of Joplin, Missouri

Name of multiple listing (if applicable)

SUMMARY

Cleveland Apartments is located at 801-807 W. 1st St and 104 N. Jackson Ave, Joplin, Jasper County, Missouri. The luxury Multi-Family Purpose-Built apartment building is a two-story structure with a hip roof, stone masonry walls and asphalt shingle roof. The early twentieth century architectural style is a combination of Prairie School design and Ozark Vernacular construction. It was built in 1914 and has served continually as an apartment building since that time. The building has six townhouse style apartments with main and rear private entrances. Other contributing resources are the terrace wall, steps and sidewalk surrounding the south and east boundary of the lawn and the "auto houses" (garages) behind the apartments. A long structure enclosing six garages, one for each apartment, is located on the alley north of the apartments. Non-contributing resources built after the period of significance within the boundary include a garage built along the east side of the Auto House (Figure 23), a house built on Jackson Street north of the apartments, and terrace wall around the house (Figure 24).

The Cleveland Apartments embodies many elements of Prairie School design with Ozark vernacular elements. The historic terrace knee wall surrounding the south and east lawn is included as a contributing structure. The cruciform plan building is composed of three identical apartment structures with common walls in the rear portion of the building under a cross gable extending the full width of the building. The building has six townhouse apartments, two in each structure with flipped floor plans (Figure 5).

The building is a large, highly intact example of the Twentieth Century Multi-Family Purpose-Built Apartments property type, as discussed in the Multiple Property Documentation Form (MPDF), "Historic Resources of Joplin, Missouri." It meets the registration requirements set forth in that document under B- 1 Apartment buildings that were the residence of persons important to our past during the period when they were of significance in the community, and C- 4 Apartment buildings that reflect divisions of demography in multi-unit living as typified by specialized organization of their tenants or interior arrangement.¹ The townhouse style apartments were designed as luxury apartments appealing to upper-middle class professionals and prominent community members. The contributing resources are mostly in good structural condition, and look much as they have for the last 106 years. The property meets requirements under Criterion C: Architecture as related to Multi-Family Purpose-Built Apartments, having few alterations and still conveying the spacious upper-middle class atmosphere of the early twentieth century. William Phelps Cleveland, his wife and daughter, resided in Unit Three which remains essentially intact, retaining the original layout, trim work and atmosphere, meeting requirements under Criterion B. During the period of significance, 1914 to 1926, while Cleveland lived in the apartments his invention and business ventures in the zinc mining industry were significant locally in the mining economy of Joplin, Missouri and the Tri-State Mining District. Other character defining features are the Carthage stone cladding, massing, and layout.

The property includes three contributing resources: the Cleveland Apartment building, the Auto Houses behind the apartments and the terrace wall and steps on the south and east lawns. It also has three non-

¹ Schwenk, Sally. 2008. *Multiple Property Listing Historic Resources of Joplin, Missouri United States*. United States Department of the Interior National Park Service National Register of Historic Places. F8-9.

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contributing resources: a house and garage built after the period of significance and the terrace wall and steps around the house.

SETTING

Properties in the resource count are in bold font.

The **Cleveland Apartments** occupies a wide level lot on the northwest corner of West 1st Street and N. Jackson Avenue (Figures 1 & 5). It measures roughly 160 feet by 110 feet, covering just over seven tenths of an acre. The building fills the lot between Jackson Avenue on the east and the alley on the west contained inside the boundary of public sidewalks. The public facades on the south and east are built with dressed rough Carthage stone, a local limestone cut in blocks with a rough exterior surface. The alley side (west) and back (north) side masonry is of large field stone. A lawn surrounds the building on the south and east sides with a historic **stone knee wall** (contributing structure) creating a terrace. Sidewalks approach the apartments from the street, three from the south, 1st Street, and one from the east, Jackson Street. The slight grade to the east required steps up to the terraced yard on all sidewalks except on the west (alley side) (Figure 5).

The building is on a residential street, one block west of the Murphysburg Historic District (NR listed 5/18/15) and in the southwest corner of the North Heights historic neighborhood. It is in an area with mostly single-family homes of mixed styles and vintage, similar to the Murphysburg Historic District. The district is a densely built area of residential and religious buildings, containing a mix of high style architecture homes and modest vernacular homes. There is also a mix of single family and multifamily residences.

The landscape surrounding the Cleveland Apartments has front and rear lawns and mature trees. Trees that once lined the street on the south have been removed, but four mature trees shade the east side of the building on Jackson Street (Figures 5 & 13). Streets are lined with sidewalks and retain historic stone curbing (outside the nominated boundary). There is a paved drive behind the building (north side) (Figures 1 & 5) and an alley on the west side of the property which accesses the garages. The original property included the **Auto Houses**, a building with a row of six garages north of the **apartment** building (contributing building), adjacent to the alley, as can be seen in the Beacon image (Figures 5, 17). The **Auto House** measures 70 feet by 12 feet and is divided into six equal bays. The Auto House is currently overgrown but is still able to convey its historic function. It is clad in stone and stucco, has a flat roof, and retains several of its original wooden garage doors (Figure 21 & 22).

The site map (Figure 1) shows a current google image of the property indicating locations of the two contributing buildings (**apartments** and **garage**) and contributing structure (**terrace wall**), as well as the three non-contributing resources: a **garage** (Figure 23), **house and landscaping walls** (Figure 24). These resources were constructed after the period of significance and thus are considered non-contributing. The post 1929 **garage** has a flat roof with overhanging eaves and brackets over the façade. The façade is clad in stone and contains three auto entrances with wooden doors. The n/c **house** was constructed

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between 1927 and 1929 and is constructed in the Colonial Revival style.² The **house** was the home of Cleveland's daughter and her husband. It appears Cleveland may have resided with them in his retirement prior to his death in the 1930's. The house is clad in asbestos shingles, is 2 ½ stories and has a side gable roof. It has a projecting portico supported by Corinthian columns atop stone bases. The house features a full width porch with stone balustrade, steps and curving knee walls. Finally, the **landscaping wall**, contemporary with the house, is constructed of stone and encapsulates the front yard.

PROPERTY DESCRIPTION

EXTERIOR

Cleveland Apartments has seen no exterior alterations of note. Three sidewalks approach the apartments from the south, 1st Street side. Of these, the sidewalk on the west approaches the entrance to the unit by the alley (unit 6), the other two sidewalks approach the entrances to the interior units 2, 3, 4, and 5, which are recessed from the front facade. Unit 1 is accessed from the Jackson Avenue side (east) and has its own side walk from that street. The public facades on the south and east are built with dressed rough Carthage stone (Photo 9), while the alley side (west) and back (north) side are of large field stone (Photos 10). Unless otherwise noted, all windows are historic 1/1 wood.

The Carthage stone was removed from the Murphy Mansion, built around 1900, when it was razed in 1913. The Murphy Mansion was built by Patrick Murphy, founder of Murphysburg, politician and entrepreneur. The mansion was built at the corner of 4th and Wall Street. During the rapid growth of Joplin between 1900 and 1910 the downtown commercial area grew around the house. After Murphy's death the mansion was sold and razed to provide more space for commercial building.³ William Phelps Cleveland, the builder of the Cleveland Apartments, bought the mansion and reused the stone from the mansion in the apartment building. Although the buildings are of vastly different styles parts of the masonry on the Cleveland Apartments is recognizable in historic pictures of the Murphy Mansion (Figure 18).

The south and east façades, chimneys, front portion of the west façade and recessed entry alcoves are of Carthage stone (Photos 1, 2, 11). This stone comes from the largest deposit in western Missouri of quality building stone. The stone is laid in running course with strong horizontal elements of alternating thick and thin layers. The joints are thin and slightly raised. There is a smooth belt course defining the first floor and a thicker rough belt course at lintel height. (Photo 2, 9) The terrace knee wall at the edge of the lawn, stair newels on the terrace wall, and entry porches on the east and west facades also use Carthage stone from the Murphy Mansion. The use of native materials with strong horizontal elements reflects the Prairie School aesthetic. The remainder of the building (north, and west sides and interior of front recessed entries) is faced with Ozark Vernacular field stone masonry with raised roped joints. This

² Polk's Joplin City Directory, 1927 & 1929.

³ "Cleveland to buy Murphy Home." *Joplin News Herald*. (1913.) page 1

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is a common building method in the Ozarks but is an unusual mix of sophisticated dressed stone with more primitive field stone. (Photo 10)

The large two-story building's front elevation (south) is composed of three identical symmetrical structures connected by recessed sections beneath the cross gable. (Photo 1) Each of the three main structures' facades have two identical bays. They each have large integrated porches on both the first and second floors. The porches are supported by three evenly spaced large stone square columns. There is a privacy wall between each apartment's porches behind the center column. Ten of the twelve front porches retain the original wood balustrades. Private entrances are set back from the street on side walls. Each façade has a hip roof with a hip roof center dormer. Entrances have raised, sheltered porches. Two additional bays are recessed between the main structures. The bays between the three main structures have raised concrete porches with shed roofs to the entries and four evenly spaced windows, two on each floor (Photo 5). Stone work in both interior entrance bays area is discolored from dirt, mildew and lack of sunlight. The apartments on the east and west ends have side entry porches with stone balustrades and hip roofs (Photo 7). The interior apartments have raised concrete porches with shed roofs in the recessed bays (Photo 5).

The east facade has six bays (Figure 7). The first (south) bay has openings to the integrated south porches. The second bay (to the north) is composed of two evenly spaced windows on each floor and a small centered basement window. The third (central) bay consists of the entry porch on the first floor with a small window above it. The fourth bay is the ell from the cross gable with the same arrangement of windows as the second bay. The fifth bay consists of symmetrically placed windows, a single window on the second floor, a smaller double window on the first floor and a basement window. Basement windows have wood frames and a metal grill covering. The sixth bay (north end) consists of the rear porch with hipped roof and steps to ground level and a service door, or Milkman Door, on the first floor (Figure 8).

The west façade mirrors the east façade with six bays (Figure 19). The first (south) bay has openings to the integrated south porches. The second bay (to the north) is composed of two evenly spaced windows on each floor and a small centered basement window. The third (central) bay consists of the entry porch on the first floor with a small window above it. The fourth bay is the ell from the cross gable with the same arrangement of windows as the second bay. The fifth bay consists of symmetrically placed windows, a single window on the second floor, a smaller double window on the first floor and a basement window. Basement windows have wood frames and a metal grill covering. The sixth bay (north end) consists of the rear porch with hipped roof and steps to ground level and a service door, or Milkman Door, on first floor (Figure 22).

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The rear (north) façade has the three identical main structures extending beyond the cross gable connecting structure. Each has three bays. The side bays at the corners of each structure are inset with covered back entries (Photo 4). The center bays have two evenly spaced windows on each floor. The two bays between the three main structures have four evenly spaced windows, two on each floor (Figure 9).

In addition to the front integral porches there are porches at each of the six main entrances and at the six rear entries. The entries on the east and west units have raised porches with hip roofs, stone balustrades and a stone Corinthian support column reused from the Murphy mansion (Photo 2). The entry porches for the interior units have raised concrete stoops with shed roof overhangs. The original rear porches were concrete with concrete steps. Wood porch landings, wood steps and railings have been built over the original concrete porches and steps (Figure 8).

The building has original wood, one over one, double hung windows. The lintels are formed from a belt course of the Carthage stone. Sills are also stone (Figure 10). Original primary exterior doors were wood with full glass windows, side lights and a transom light. Some doors have been replaced with modern doors and transom glass removed and boarded over (Photo7). Rear doors were wood with upper half glass window. Windows in the areas of vernacular field stone walls have wood sills and framing. There are wood "milkman" doors on each rear porch opening to the pantry behind the kitchen. These small doors were included to allow for direct deliveries of groceries and other goods (Figure 22).

The low-pitched hip roof is covered with asphalt shingles. Each of the main structures front facades has a central dormer. The hipped roof dormers have two six-light windows (Photo 1). The dormer on the far right is damaged with one window boarded over. The roof's wide eaves have plain wood soffits with no exposed rafters. There are Carthage stone faced chimneys rising from the center of the south portion of each roof serving the fireplaces in the living rooms and front bedrooms. There are also Carthage stone faced chimneys rising from the center of the north portion of each roof serving the furnaces and kitchens (Photos 5, 11). The building has a raised basement foundation of poured concrete. Exterior entrances to the basements have been covered over with galvanized tin due to vandalism (Photos 2, 4).

INTERIOR:

The plan in all apartments remains unchanged since construction in 1914. The finishes in the building interior are almost all original. All apartments have the same floor plan. The plans are flipped in each main section (Figure 12). The first floor has a generous entry hall that opens to the living room on the south and to the dining room on the north (Photo 12) The kitchen is north off the dining room and has a small pantry behind it. The stairway to the second floor is on the north interior corner of the entry hall (Photo 15). The living room has a fireplace and French doors opening to the large front porch (Photo 13). The second floor has three bedrooms, the integral front porch, a bath, clothes closets and a linen closet. The master bedroom has a fireplace and French doors opening to the second story porch. There are stairs to the basements, which also have exterior entries, and to the unfinished attics. Walls and ceilings are plastered and are mostly intact. There are hardwood floors throughout and parquet floors in

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the dining rooms. Early millwork is also intact throughout the building. The trim, and overall design of the interior is simple and consistent with Craftsmen and Prairie School aesthetic. Wood floors, fireplace surrounds, trim, picture rails, some early or original light fixtures and wood five panel interior doors are intact (Photos 14, 17, 18). Kitchen and bathroom fixtures have been replaced and their floors are covered with modern linoleum.

ALTERATIONS

The Cleveland Apartment building is substantially unchanged since its construction in 1914. Some windows have been broken out and are boarded over, some exterior doors have been replaced with modern doors, the roof is in need of repair and the surfaces in the apartments need maintenance and repair. Wood rear entry porches and steps have been rebuilt to meet safety codes. They are built over the concrete originals which still exist. The east unit integrated porches have had the original wood balustrades removed, the top floor was replaced with wrought iron and the first-floor porch has been enclosed with glass (Figure 17, Photo 6). The railings on the interior unit entry porches also appear to have been replaced. Original bathroom and kitchen fixtures were replaced with modern fixtures in the late twentieth century. The Cleveland Apartments have retained their integrity of design and construction with only minor alterations over the last 106 years and are still partially occupied as domestic rental spaces.

INTEGRITY

The Cleveland Apartments retain integrity of location and setting. The building remains in its original location with little change to the neighborhood since its period of significance, 1914 to 1926. Some infill of empty lots has occurred but not changed the mixed single family and multiple family dwelling mix found throughout the adjacent Murphysburg Historic District. The building and surrounding landscape retain the original integrity of design and workmanship with no significant alterations to materials, or historic details. The apartments' floor plans are unchanged. The atmosphere and feeling of early twentieth century affluent lifestyle are retained. The spacious entry, wood floors, fireplaces in the living rooms and master bedrooms, large porches, and attractive stairwell conveys the feeling associated with the original residents in the Cleveland Apartments. Although in need of maintenance, the property retains the atmosphere and feeling of an impressive early twentieth century luxury townhouse apartment block. The exterior and interior retain much of the same appearance and atmosphere as when the building was first occupied in 1915 (Figure 17).

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SUMMARY:

The Cleveland Apartments '801-807 West 1st Street and 104 N. Jackson Avenue, Joplin, Jasper County, Missouri, is eligible for inclusion in the National Register of Historic Places (NRHP) under the Multiple Property Documentation Form "Historic Resources of Joplin, Missouri" (MPDF). The Cleveland Apartments building has local significance under Criterion B for INVENTION, MPDF Section F B-1: Apartment buildings that were the residences of persons important to our past during the period they were of significance in the community"; and local significance under Criterion C for ARCHITECTURE, MPDF Twentieth Century Multi-Family Purpose-Built Apartments, Section F, C-4: "Apartment buildings that reflect divisions of demography in multi-unit living as typified by specialized organization of their tenants or interior arrangement."⁴ The history and significance of the Cleveland Apartments is associated with the following contexts from the MPDF: "Evolution of Joplin as a Regional Commercial and Industrial Center: 1871-1960" and "Community Development Patterns in Joplin: 1871-1960."⁵ The Cleveland Apartments building is the only extant building associated with the productive working years of chemist and inventor, William Phelps Cleveland (owner), who worked in the Joplin mining industry and was the co-inventor with C.E. Knowles and manufacturer of the Cleveland-Knowles Magnetic Separator, and Vice-President of the Joplin Separating Company (Criteria B). The early twentieth century luxury, townhouse style purpose-built apartments were designed for middle and upper-middle class professionals in Joplin, Missouri. These apartments provided a lifestyle option for well off individuals and families not wanting the responsibility of home ownership. The Cleveland Apartments meets MPDF registration requirements for listing outlined on pages Section F-7 through Section F-8.⁶ The proposed period of significance begins with construction in 1914 and closes in 1926, the year William Phelps Cleveland moved from the apartments. Cleveland died in 1936, after which the apartments came under new ownership and were renamed the Moana Apartments.

CORRELATION WITH THE MULTIPLE PROPERTY DOCUMENTATION FORM: HISTORIC RESOURCES OF JOPLIN, MISSOURI

The Cleveland Apartments Building is proposed for listing under the MPDF "Historic Resources of Joplin, Missouri". The building is significant under Criterion C Architecture as an important example of the Multi-Family Purpose -Built Apartment property type. It meets the registration requirements being at least two stories, containing at least two self-sufficient apartments, is located within City of Joplin, was constructed between 1890-1960, and retains integrity.⁷ Specifically, it meets item C-4, "Apartment buildings the reflect divisions of demography in multi-unit living as typified by specialized organization of their tenants or interior arrangements."⁸ Cleveland Apartments was built specifically for upper-middle income tenants, offering two-story units, three bedrooms, private entrances, two porches, and covered parking. Cleveland Apartments is also eligible under Criterion B in the area of INVENTION due to the importance of contributions to the mining industry by the building's owner and resident, William Phelps

⁴ Ibid. F 10

⁵ Schwenk, 2008.

⁶ Ibid. F-7,8

⁷ Ibid.

⁸ Ibid. F7

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Cleveland. This meets item B-1 of the MPDF, "Apartment buildings that were the residence of persons important to our past during the period when they were of significance in the community."⁹ Cleveland was the co-inventor of the Cleveland-Knowles Separator and is discussed further below.

The building is associated with twentieth century industrial and commercial growth. The Cleveland Apartments is linked to the following historic contexts of the MPDF: "EVOLUTION OF JOPLIN AS A REGIONAL COMMERCIAL AND INDUSTRIAL CENTER: 1871 – 1960"; "TWENTIETH CENTURY COMMERCIAL AND INDUSTRIAL DIVERSITY"; and "COMMUNITY DEVELOPMENT PATTERNS IN JOPLIN: 1871-1960: LATE NINETEENTH CENTURY AND EARLY TWENTIETH CENTURY DEVELOPMENT PATTERNS."

The MPDF fully outlines the economic and industrial growth in the city of Joplin. In 1905 the Tri-State Mining Area, of which Joplin was the hub, produced almost half of the world's supply of lead and zinc. The mining boom led to population growth and an increased demand for housing. The community saw growth in all socio-economic classes. Multi-family housing for middle class and upper-middle class citizens was built in the first three decades of the twentieth century.

The nominated property falls under the MPDF Twentieth Century Multi-Family Purpose-Built Apartment Architectural Property Types. The Cleveland Apartments was one of several properties built in this period appealing to middle and upper-middle class professionals. Others include the Olivia Apartments, Robertson Apartments, Ridgeway Apartments, and Gentry Apartments. The Gentry, Olivia and Cleveland were luxury apartments designed to appeal to upper-middle class professionals and community leaders. These apartments are discussed further below.

ELABORATION

The Cleveland Apartments building is an intact multiple family residential building. The building's period of significance, 1914-1926, falls within the MPDF's historic contexts "Evolution of Joplin as a Regional Commercial and Industrial Center: 1871-1960" and "Community Development Patterns in Joplin: 1871-1960."¹⁰ The village of Murphysburg was platted in 1871 by Patrick Murphy, W.P. Davis, Elliot R. Moffett on the west side of Joplin Creek. In the same year the village of Joplin was platted on the east side of Joplin Creek by John Cox. The town of Joplin was formed in 1873 when the two villages were joined.

Joplin is within the Tri-State lead and zinc mining district, which is comprised of the southwest corner of Missouri, the southeast corner of Kansas, and the northeast corner of Oklahoma. In 1871 large amounts of lead ore were discovered near the surface in the Joplin area. A mining boom began with an influx of population to work in the mining industry and support businesses. Commercial development grew along Main Street of Murphysburg and continued to be the central business district of Joplin. Patrick Murphy was a successful politician, community leader and entrepreneur. Murphy built his Carthage limestone Queen Anne-style mansion at 404 Wall Street in 1898. The 15-room home designed by August Michaelis

⁹ Ibid.

¹⁰ Ibid. 2.

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cost \$35,000 to construct.¹¹ Murphy died in 1900 and his widow sold the home in 1913 to William Phelps Cleveland.¹²

Up until 1878 no rail lines extended to Joplin. Freight was carried overland to the nearest rail heads limiting the success of the mining ventures. The first rail line to reach Joplin was the St. Louis and San Francisco Railroad in 1878. Other railroads connected to Joplin in the following decade.¹³ Joplin grew rapidly with the advent of rail service. Residential development was primarily to the west and south of the Main Street business district. The town's population grew rapidly from 1890 thru 1910, growing from 9,943 in 1890 to 26,023 in 1900 and 32,073 in 1910.¹⁴ The population decreased during the following decade to 29,902 in 1920 due to opening of new and larger mines in other areas of the Tri-State Mining District.¹⁵

Between 1890 and 1910 the Tri-State mining area was producing almost half the world's lead and zinc. Joplin became the major city in the region. The industry brought many engineering, geology and chemical professionals to Joplin to work for mining companies and ore processors. Along with the mining industry the commercial, educational, medical and social community grew. Housing ranged from primitive mining camps to hotels and boarding houses, vernacular single-family homes, apartment houses, to luxury homes. The high demand for housing caused a building boom, which along with high land prices caused an increasing demand for multi-family housing.¹⁶

During early twentieth century the country saw an increase in urban population density and a growth in the popularity of multifamily housing. Joplin had established an interurban electric railway service in the 1890s. The transit system linked the city of Joplin to surrounding mines, allowing workers to live in town and commute to their jobs, increasing the pressure for housing in the city. Multi-family purpose-built apartments were an attractive alternative to single-family homes, boarding houses and hotels. Not only did bachelors and single women arriving in the city for employment looking for affordable housing create demand, but more affluent established professionals also found the luxury apartment market attractive for its spacious accommodations without the responsibility of home ownership.¹⁷

The Cleveland Apartments building is an example of the luxury multi-family purpose-built apartments. Its construction is a product of the economic growth of the city of Joplin during the first quarter of the twentieth century. The building's owner, William Phelps Cleveland, purchased the Patrick Murphy mansion in 1913 as a response to the growth of the central business district. The mansion, on the corner of 4th and Wall Street sat on the edge of rapidly developing Main Street commercial area. When

¹¹ Simpson, Leslie. 2021. *Patrick Murphy House*. Joplin Public Library, Joplin. Post Memorial Library. <https://mdh.contentdm.oclc.org/digital/collection/jplnpscrrds/id/939/>.

¹² Joplin News Herald, 1913.

¹³ Schwenk, 2008. 11.

¹⁴ Census Bureau, United States. retrieved 2013. "'Census of Population and Housing.'" United States Bureau of Census. https://en.wikipedia.org/wiki/Joplin,_Missouri.

¹⁵ Schwenk, 2008. 42.

¹⁶ Strategies, Heritage. 2016. "HISTORIC PRESERVATION PLAN CITY OF JOPLIN, Joplin, Missouri." Burchrunville, Pennsylvania. Accessed June 15, 2021. <http://www.joplinmo.org/DocumentCenter/View/5677/Chapter-2?bidId=2-25>. (Funded through a Historic Preservation Fund grant administered by MO SHPO).

¹⁷ Schwenk, 2008. 84-86.

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Cleveland bought the home, he dismantled it and built commercial structures on the property. The Carthage stone from the house was used to build and landscape the Cleveland Apartments.¹⁸ Cleveland, a chemist, had acquired his wealth working first for Empire Zinc Company in Joplin and then working as an inventor, manufacturer and entrepreneur.¹⁹ He arrived in Joplin in at the beginning of the mining boom, his career growing along with the city of Joplin.²⁰ The apartments were built in 1914 at the corner of W. 1st Street and N. Jackson Avenue on the western boundaries of the historic Murphysburg and North Heights neighborhoods. Cleveland purchased Lots 51- 57 from Julia S. Paul in January, 1914.²¹ By this date much of the land in the neighborhoods adjoining the downtown area had been developed and building was slowing. The following article appears in the Joplin News Herald on March 29, 1914 under the heading "Cleveland Flats and Schaefer Home Increase Property Values Nearby:

W. E. Caraway, building contractor, has the Cleveland Flats work, the total cost of which will be about, \$26,000. The flats are of white marble and brick, much of the material having been procured from the Patrick Murphy mansion at Fourth and Wall. The flats will be two stories in height, with large, dry basements and large, airy attics. They will face south. There will be three large buildings, each having sixteen rooms. Each building will be divided into two sections of eight rooms each, and each eight rooms will constitute one flat. Four of these rooms will be on the first floor and four on the second. Independent gas and heating apparatus will be installed for each flat. Fireplaces upstairs and down and sleeping porches will help make the flats homelike. Boulders are used in the construction on the rear of the buildings. Hollow tile walling will be used. Miller and Geek supplied the lumber. Immediately north of the flats another big building is planned.²²

The article emphasizes the luxury quality of the apartments appealing to the upper middle-class professionals seeking a home like residence without the responsibility of home ownership. The townhouse style apartments had front and rear entries, spacious rooms, three bedrooms, basements and attic storage, as well as private porches on the first and second floors. Sanborn maps show an "Auto House" on the lots north of the building facing the alleyway. This building, a row of six attached garages with bifold wood doors, remains unchanged but in poor condition.²³ The inclusion of enclosed garages for the tenants is an unusual amenity reflecting the changing expectations of affluent tenants at the beginning of the automobile age.

Available Polk's City Directories for Joplin show the apartments were consistently rented through 1927. The directories show residents from upper middle class and prominent positions such as: Mr. and Mrs. B. Levy, Manager of the Hippodrome Theater; Mr. and Mrs. William Ramsey, Owner of Ramsey Grocery;

¹⁸ *Joplin News Herald*. 1914. "Cleveland Flats and Schaefer Home Increase Property Values Nearby." Mar 29: 2.

¹⁹ Livingston, Joel T.. *Title: A history of Jasper County, Missouri, and its people, Volume 2*. Lewis Publishing Co. 1912.

²⁰ *Joplin Globe*. 1936. "Cleveland Funeral Plans Complete." Joplin, Missouri. 4.

²¹ *Abstract of Title to All of lots numbering 51, 52, 53, and 54 in Mrs. Moffett's Addition to Joplin, Jasper Co., MO*. Carthage: Jasper County Title and Guarantee Company. n.d.

²² "Find Plenty of Work in Center Part of Joplin, Cleveland Flats and Schaefer Home Increase Property Values Nearby." *Joplin News Herald*, (Joplin, Missouri, US) March 29, 1914, Page 2

²³ 1906-1950, *Sanborn Maps of Joplin, Missouri*. Accessed June 8, 2021. <http://digital.library.umsystem.edu>.

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Albert Forsythe of Forsythe Manufacturing; Jesse Osborne, attorney and four term mayor of Joplin²⁴; and Henry Blair, attorney and United States Assistant Attorney General²⁵.

When Cleveland built the apartments the lead and zinc mining was shifting to large new mines in Oklahoma, away from the Joplin area mines that had played out. Miners and associated professionals moved with the work, out of Joplin, to the new mines. The effects of the new mineral discoveries west of Joplin and the stock market crash in 1929 combined to put the Cleveland Apartments out of business. Ore prices which had soared leading up to and during World War I plummeted after the war and again in the 1930's.²⁶ The apartments were full in 1926 and had only one resident in 1927.²⁷ The building is listed as vacant in 1932, and had three residents in 1933. County and city taxes from 1929 thru 1934 totaling \$799.32 were left unpaid.²⁸ The building was sold by Elizabeth and P. H. Carlisle, William Cleveland's daughter and son-in-law, to George N. Spiva on December 30, 1934. ²⁹The city directory lists the building as the Moana Apartments in 1937 after William Phelps Cleveland's death in 1936.

INVENTION

Cleveland Apartments is locally significant in Criteria B in the area of INVENTION. William Phelps Cleveland, the builder of the apartments and resident of Unit Three from 1915 thru 1926 was a chemist working in the zinc ore processing industry. William Phelps Cleveland was born January 16, 1866 in Watertown, New York. Upon completing his early education, he attended Lehigh University at Bethlehem, Pennsylvania, receiving a degree in Analytical Chemistry. After completing his degree, he was employed as a chemist by the Lehigh Zinc and Iron company at Lehigh. He moved to Joplin in 1890 to begin work with the Empire Zinc Company as head of its laboratory. ³⁰ He was promoted to superintendent, serving in that capacity for nine years. He resigned from Empire Zinc Co. and opened his own company, the W. P. Cleveland Analytical Laboratory. The location of the laboratory is not known. The company assayed ores and worked in many aspects of ore processing, mining and metallurgical pursuits. Cleveland's work led to his invention of the Cleveland-Knowles Magnetic Separator, a device for the concentration of ores containing iron.³¹ The machine was patented Nov. 5, 1901 to W. P. Cleveland & C. E. Knowles, Application filed May 7, 1900. Renewed May 8, 1901 (Figure 14, US Patent No. 685,817).

As a comparable individual to Cleveland, E. Knowles, co-inventor of the Cleveland -Knowles Magnetic Separator, was a mining engineer. Born in Ohio, he is listed in the Joplin 1900 census. His career led him to many mining districts in the United States. He was living in Pittsburg, Kansas in 1910, Arkansas in

²⁴ Caldwell, Bill. Joplin Globe, "Jesse Osborne governed as mayor of all the people." Nov 7, 2020. Accessed 8/12/2021. https://www.joplinglobe.com/news/local_news/bill-caldwell-jesse-osborne-governed-as-mayor-of-all-the-people/article_05c7d568-6d56-57e4-a5a4-45c6638bdef1.html.

²⁵ United States Department of Justice. <https://www.justice.gov/enrd/harry-w-blair>

²⁶ Renner, 1985. 55, 56.

²⁷ *Polk's Joplin (Jasper County, MO) City Directory*, (Kansas City, R. L. Polk & CO. MO) 1910-1937.

²⁸ Abstract.

²⁹ Abstract.

³⁰ Livingston, 1912.

³¹ Ibid.

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1920, New Mexico in 1930 and Denver in 1940.³² Knowles patented a magnetic separator in 1901 by himself but this device did not receive the attention or success the Cleveland-Knowles Magnetic Separator did. He did not remain in Joplin as part of the businesses that manufactured the machines. Neither did he participate in the Joplin Separating Company that processed raw ore to be sold at higher values. These businesses were important contributors to the Joplin economy and success of the Tri-State mining industry.

As another comparable individual to Cleveland, E. C. Matthews was president of the Foust Automatic Concentrating Company in Joplin in the first decade of the twentieth century. His home at 611 South Sergeant Avenue is within the Murphysburg Historic District.³³ This company operated in the Tri-State area and in Montana. However, Mathews did not invent and manufacture separating machinery.³⁴

The invention of the Cleveland-Knowles Magnetic Separator significantly increased the value of the raw zinc mineral. Cleveland introduced his separator into the mining industry in the Tri-State region (Oklahoma, Kansas and Missouri), Illinois and Wisconsin. The Cleveland-Knowles Magnetic Separator continues to be used worldwide. The impact of the separator is referred to in the HISTORIC PRESERVATION PLAN CITY OF JOPLIN:

As the region's railroad hub, the city became a center for warehousing, wholesale distribution, and factories. An important factor in Joplin's dominance of mining was its growing role in the manufacturing of mining machinery. The low-grade, scattered ore deposits characteristic of mines within the region stimulated the development of specialized machines that were invented and perfected locally. Many of these highly specialized machines that were designed, patented, and produced by Joplin firms then enjoyed a world-wide market (Renner 1985:39,55,57). Joplin's manufacturing industry lasted well into the twentieth century and was a factor in the city's economic transformation after the mining era ended.³⁵

The Cleveland Apartments is the only extant building associated with William Phelps Cleveland's working, productive career as a chemist and inventor. Investigation of Joplin city directories between 1900 and 1926 show Cleveland living at 515 S. Wall Avenue until 1915 when he moved to Unit 3 of the Cleveland Apartments. The street has no remaining residential structures, it is all parking lots and newer commercial buildings. The Joplin Separator Company is consistently listed at the NW corner of 4th Street or as 219 4th Street. This may have been the location of Cleveland's Analytical Laboratory but documentation has not been found. That part of Wall Avenue is also all parking lots on all corners.³⁶ Cleveland built garages at the Murphy mansion location at the corner of 4th and Wall Avenue in 1914-18, these have also been razed.

The Cleveland-Knowles Magnetic Separator was invented in 1901 and in wide spread use by 1911 in the Tri-State region, Illinois and Wisconsin turning low grade zinc ore into highly desirable high-grade ore.

³²Ancestry Library. "Camden Eugene Knowles." Accessed 8/12/2021. <https://www.ancestrylibrary.com/family-tree/person/tree/543848/person/5083735889/facts> .

³³Nugent, 2014. 38.

³⁴Mining Science, Volume 61 April 28, 1910. Accessed 8/15/2021.

³⁵Strategies, Heritage. 2016. 2-19.

³⁶*Dunham Co's Joplin, Missouri and Jasper County Directory* 1910. (Joplin: Dunham Directory Company.)1902- 1910.

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Zinc demand burgeoned during World War I, as the United States became the number one producer in the world.³⁷ High grade zinc was used in the weapon industry, and commercially in the automobile and appliance industries. In everyday life, zinc is largely unrecognized, although it has many uses, including as a protectant against rust on galvanized steel containers and highway guardrails, as an alloy component in die-cast cases for transistor radios or automobile carburetors, in brass alloy water faucets, as zinc oxide in white house paint or rubber tires, as a chemical compound additive for animal nutrition, and as a self-contained source of electrical energy in flashlight batteries.

An explanation and illustration (Figure 15) of the device from 911 metallurgist.com follows:

Cleveland-Knowles Separator

*This machine comprises a conveyor belt which serves to transport the material to be separated beneath two cylindrical electromagnets which revolve about vertical axes at a height of approximately 1 in. above the belt. The first magnet encountered by the ore, usually called the rougher magnet, is the weaker of the two and attracts the more strongly magnetic particles of the ore only; the second, or cleaner, magnet carries a higher amperage on a greater number of turns, and removes such magnetic particles as were not attracted by the first magnet, making a middling product; the nonmagnetic particles pass off the end of the belt. This machine is made in two sizes, with 12-in. and 21-in. belts respectively; a description of the 21-in. belt machine will serve for both.*³⁸

Cleveland's company built large separating plants using his magnetic separator at zinc mines in Joplin and other Tri-State mining locations, Galena, Illinois and Wisconsin. These are noted in 417 Metallurgist:

At Galena, Illinois, the Joplin Separating Co. is operating a custom plant whose raw material is derived from the adjacent Wisconsin zinc field. Zinc-iron concentrate from mills not equipped with separating plants forms the greater part of the material treated; raw ores carrying zinc, iron, and lead sulphides are also purchased and, after water concentration, magnetically cleaned.

At Hazel Green, Wisconsin, the Kennedy Mining Co. employs a Cleveland-Knowles separator to clean roasted blende-marcasite concentrate. The concentration mill treats 100 tons of ore daily for a production of 25 tons of concentrate, carrying from 41 to 42 per cent. zinc.

At Platteville, Wisconsin, the Enterprise Mining Co. is separating about 15 tons of blende-marcasite concentrate daily.

At Joplin, Missouri, the Joplin Separating Co. is operating a custom separating plant on blende concentrate. The iron content of the raw concentrate averages 15 per cent., which is reduced to an

³⁷ Wittich, Lucius L.. "Magnetic Separation of Ores." *Mines and Minerals, Vol XXXII*, (Pennsylvania Text Book Co. 1912) 46-48. Accessed June 18, 2021

³⁸ Michaud, David. "Cleveland-Knowles Separator." *Separating Pyrite & Blende Magnetism*. February 9, 2018 accessed June 8/2021. <https://www.911metallurgist.com/separating-pyrite-blende-magnetism/> et.

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*average of 1.06 per cent. in the cleaned zinc product. The roasting is done in kilns, and the separation on two Cleveland-Knowles separators.*³⁹

All zinc mines in Wisconsin closed over 40 years ago.⁴⁰ The Galena, Illinois Joplin Separating Co. roasting and separating plant was constructed in 1907 and closed in 1913.⁴¹ No record of intact separating plants is available. Cleveland incorporated the Magnetic Separating Company for the manufacture of the separator. The following is found in *The Electro-chemist and Metallurgist*, Volume 2. March, 1902:

*"The Magnetic Separating Company, Joplin, MO, USA, has been incorporated with a capital of \$100,000, The company is the owner of the patents of the Cleveland-Knowles Magnetic separator."*⁴²

In addition, he founded the Joplin Separating Company in 1902, of which he became vice president. Cleveland's company-built plants used the Cleveland-Knowles Magnetic Separator to concentrate low grade ore to commercial use standards. The plant removed iron ore impurities from low grade zinc, formerly unprofitable to produce and often left in slag piles. The price per unit of zinc was reduced by the percent of iron in the ore. Ore with 1% iron could sell for \$40/ton while ore with 10% iron sold for \$31/ton. Concentrate zinc sold for premium prices due to its purity.⁴³ The success of the separation process expanded Cleveland's business in the Tri-State area mines, and zinc mines in Galena, Illinois and Wisconsin.

The 1912 edition of *Mines and Minerals* article "Magnetic Separation of Ores" discusses Cleveland's Joplin Separating Plants in Joplin, Miami, Oklahoma, and Galena, Illinois.⁴⁴ Cleveland's businesses were extremely successful through the first quarter of the twentieth century. High grade zinc sold for \$100/ton in 1917 due to high demand during World War I. After the war prices slumped to around \$40/ton. Prices and demand went down again during the depression with prices again around \$40/ton.⁴⁵ Cleveland's business interests suffered along with the rest of the country. However, the Cleveland-Knowles Magnetic Separator design is still built and used today in the ore processing industry throughout the world.⁴⁶

ARCHITECTURE

The Cleveland Apartments are locally significant in Criteria C in the area of ARCHITECTURE. The Cleveland Apartments are an important example of twentieth century Multi-Family Purpose-Built

³⁹ Michaud, 2018.

⁴⁰ Wisconsin State Journal. "Mapping the toxic legacy of mining." October 21, 2019. Accessed 8/11/2021 <https://madison.com/wsj/news/local/environment>.

⁴¹ Mansberger, Tim. "The People Were Literally Crazy: The Lead and Zinc Mining Resources of Jo Davies County, Illinois." *Fever River Research*, Springfield, Illinois. 1997. <http://illinoisarchaeology.com/Lead%20Mine%20Report%20Revised.pdf> 192.

⁴² "The Electro-chemist and Metallurgist." March: 42-44. Accessed June 19, 2021.

⁴³ Wittich, 1912. 45.

⁴⁴ Ibid, 46.

⁴⁵ Renner 1985. 49.

⁴⁶ JOPLIN SEPARATING COMPANY RECORDS, 1902-1909 are on file with the State Historical Society of Missouri at. Rolla, Missouri.

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Apartments, a category set out in the MPDF.⁴⁷ As discussed above, it meets the registration requirements outlined in Section F of the cover document. The evolution of modern multi-family residents began in France in the nineteenth century to house the urban population in Paris. The concept spread to other large cities in Europe, arriving in the United States around 1870. Apartments were a response to increasing population density in urban areas and the high cost of property. Individuals who could not afford single family housing, were transient or did not want the responsibility of home ownership found apartment living an attractive option. The early twentieth century saw a growth in luxury apartments for wealthy upper-class individuals and professionals.⁴⁸

Joplin's rapid growth and economic boom from 1890 thru 1920 created a market for this type of housing. Other than the Cleveland Apartments, examples in Joplin listed in the NRHP include the Olivia Apartments built in 1906 (Figure 25, NR listed 06/20/08), Gentry Apartments built in 1918 (Figure 28, NR listed 08/08/06), Mayflower Apartments built in 1928 (NR 2015) and Ridgeway Apartments built in 1918 (Figure 27, NR listed 08/08/06).⁴⁹ Robertson Apartments built in 1916 (Figure 26) is another example of luxury apartments but are not listed on the National Register. These apartments provided amenities, such as porches and balconies, covered parking, gracious entries, and spacious reception rooms, not found in the less expensive two-story middle- and working-class apartment blocks found in the city. The design of these buildings used dramatic facades to create an imposing presence in the city.

The other luxury apartment buildings are of various revival styles, with common hallway entrances, not private entrance townhouse style apartments as found in the Cleveland Apartments. Townhouse style multi-family housing was popular in England from the seventeenth century until the twentieth century. Known as "terrace houses", they have common walls with their neighbors, are usually two or more stories, and have private front and back entrances. Arrangement of units in the Cleveland building was particularly attractive to families looking for spacious home-like accommodations. None of the above-mentioned apartment buildings had private entrances, three bedrooms, private basement space, attic storage and large covered porches. Further, Cleveland Apartments offered garages for their tenants, which was rare at that time. A windshield survey of the Murphysburg and North Heights neighborhoods found not other terrace style apartments over 50 years old.

While not the reason for its nomination, the Cleveland Apartments building is an example of vernacular Prairie School of architecture, and falls into a principal subtype: Hipped Roof, Symmetrical, No Front Entry (Figure 17) as classified in *A Field Guide to American Houses*.⁵⁰ This style originated with Frank Lloyd Wright as the Prairie School of architecture in Chicago at the turn of the twentieth century. It became popular throughout the Midwest as pattern books became available. The building's architect is not certain. An entry in *Western Contractor* lists Cleveland Apts with Chas H. Sudhoelter Architect, however other information in the entry does not appear accurate and may be confused with another

⁴⁷ Schwenk, 2008, 84.

⁴⁸ Ibid, E-83.

⁴⁹ Nugent, 2014.

⁵⁰ McAlester, Virginia and Lee. 1997. *A Field Guide to American Houses*. New York: Alfred A. Knopf. 439-441.

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building project of William Cleveland's.⁵¹ Sudhoelter was a prominent architect in Joplin and the surrounding region. He was a prolific designer with many public and commercial buildings to his credit.⁵²

Carthage limestone was sourced from the Patrick Murphy home which was bought and razed by William Cleveland in 1913.⁵³ Murphy died in 1900 and his widow sold the home in 1913 to William Phelps Cleveland.⁵⁴ Although of vastly different architectural styles elements of the Queen Anne house are easily identified in the Cleveland Apartments (Figure 18). Carthage stone, a local limestone, was a common building material in Joplin. Its predominant use was in commercial and public architecture. Residential homes used the stone predominantly for foundations, porches and landscaping.

CONCLUSION:

The Cleveland Apartments 801-807 West 1st Street and 104 N. Jackson Avenue, Joplin, Jasper County, Missouri, is eligible for inclusion in the National Register of Historic Places (NRHP) under the Multiple Property Documentation Form "Historic Resources of Joplin, Missouri" (MPDF). The Cleveland Apartments is an example of an intact Twentieth Century Multi-Family Purpose-Built Apartments. The building and site retain integrity of location, design, setting, workmanship, materials, feeling and association. It meets the requirements inclusion set forth in the Multiple Property Documentation Form "Historic Resources of Joplin, Missouri". Specific criteria from the MPDF that applies to the Cleveland Apartments are C-4 and B-1.⁵⁵ The two story terrace style luxury apartments provided many amenities appealing to upper-middle class professional: private front and rear entrances, spacious entry halls, gracious living and dining rooms, hardwood floors and quality millwork, fireplaces on first and second floor rooms, three bedrooms and large bath, large porches on first and second floors, private basements with independent furnaces, access to attic storage, and garage spaces for each apartment. The owner and builder, William Phelps Cleveland invented and produced the Cleveland-Knowles Magnetic Separator which significantly affected the mining economies of the Tri-State District, and Upper Midwest. The ability to remove impurities from zinc impacted industry in the United States during World War I, a critical period of history. The Cleveland Apartments is the only extant building associated with William Cleveland's productive working years as a chemist, inventor and entrepreneur. The apartment building is a unique architectural landmark in Joplin, an example of a luxury townhouse style Twentieth Century Multi-Family Purpose-Built Apartments in Joplin, Missouri.

⁵¹ *Western Contractor, Vol 33 No 90.* (Joplin, Missouri, Joplin Public Library Vertical Files). 1918.

⁵² Schwenk, 2008. 100.

⁵³ Simpson, Leslie,. 2021. *Patrick Murphy House.* Joplin Public Library, Joplin: Post Memorial Library.
<https://mdh.contentdm.oclc.org/digital/collection/jplnpstcrds/id/939/>.

⁵⁴ "Cleveland to buy Murphy Home." *Joplin News Herald.* (1913) page 1.

⁵⁵ Schwenk, 2008. 111, 112.

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Name of Property
Jasper County, Missouri
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Historic Resources of Joplin, Missouri
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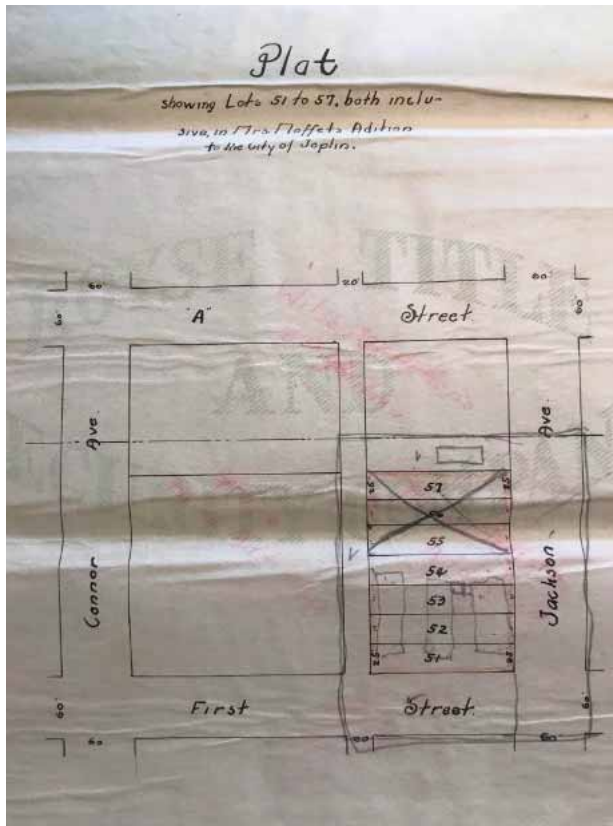
Verbal Boundary Description:

Lots 51, 52, 53, 54, 55, 56, 57 Mrs. Moffets Addition, Joplin, Jasper County, Missouri
SEC, TWN, RNG: 3-27-33

Boundary Justification:

The Cleveland Apartments boundary includes the lots 51-57 extending from the alley on the west to the edge of the public sidewalk along Jackson Street on the east. These are the original historic boundaries of the Cleveland Apartments plan as shown in the plat from the Abstract to Title (below). The apartment building is on lots 51-54 and the garage is within lots 55-57. Lots 55-57 were separated from the apartment property when Carlisle sold the apartments to George Spiva. The non-contributing resources are in the east portion of lots 55-57.

The "Abstract of Title to All of Lots Numbered 51,57 Mrs. Moffets Addition to Joplin, Jasper County, Missouri" shows the plat for the property which the Cleveland Apartments are built on. (See below). Page 45 in the Abstract shows William P Cleveland buying Lots 51-57 from Julia S. Paul 7 Oct 1913. Page 55 shows Cleveland separating out and mortgaging Lots 51-54 on 5 June 1914. Page 76 shows William P Cleveland selling Lots 51-54 to his daughter, Elizabeth Cleveland Carlisle 3 Jan 1933. Carlisle sold Lots 51-54 to George N Spiva 22 NOV 1934(page 82).



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Figure 1. SITE MAP: Cleveland Apartments
Jasper County, Missouri

801-807 W. 1st Street and 104 N. Jackson Avenue, 37.09094, -94.52169

Google Maps June 26, 2021



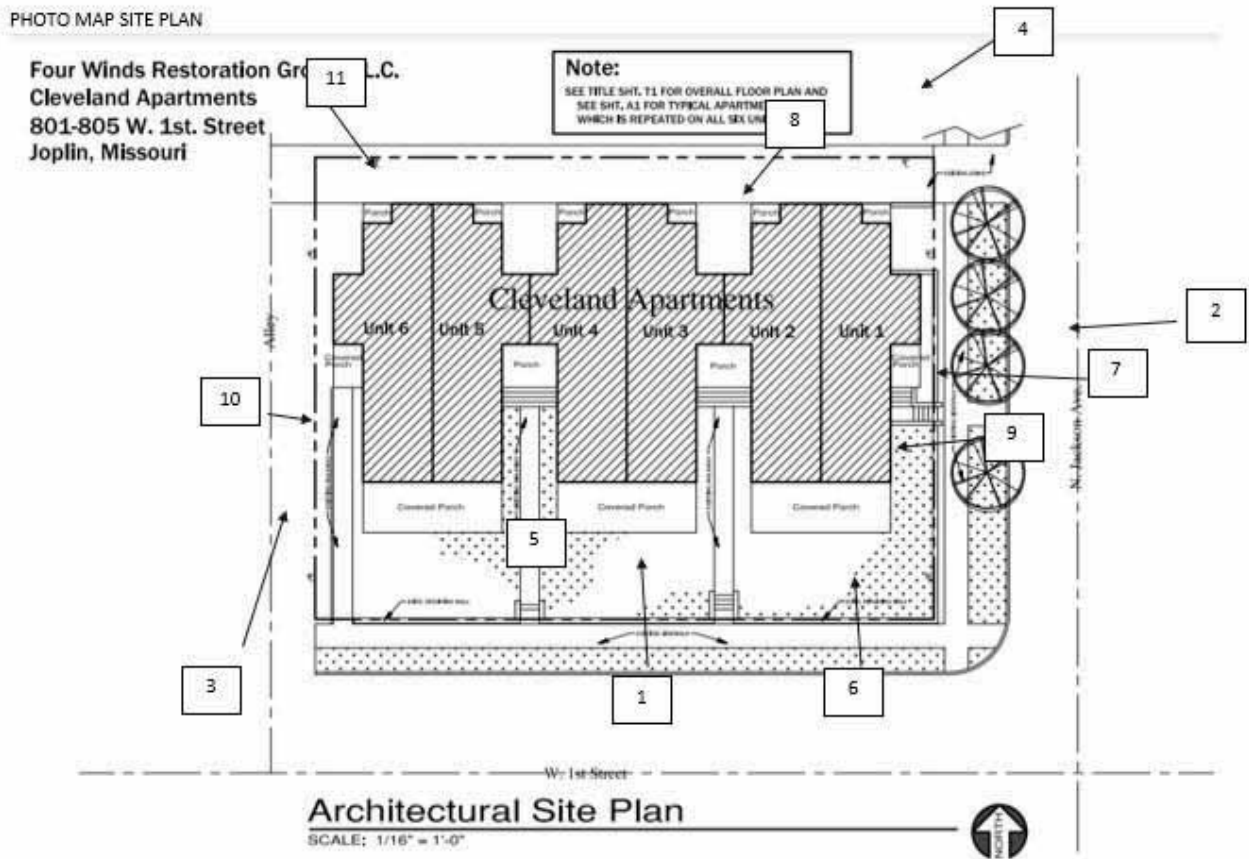
-  Property Boundary
-  Auto Houses
-  Terrace Wall
-  Non-Contributing Resources

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Figure 2. Photo map exterior. Cleveland Apartments, Jasper County, Missouri.

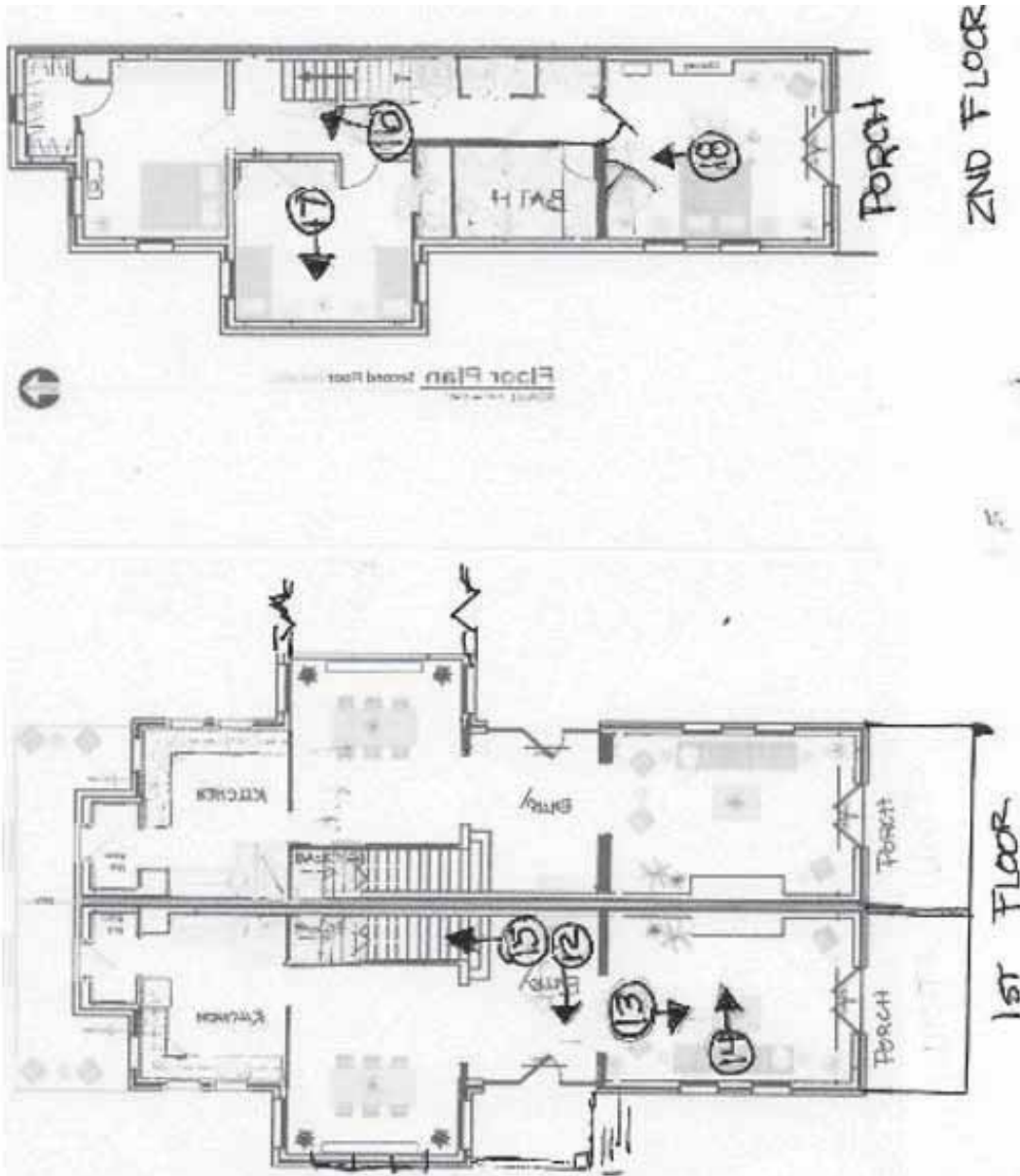


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Figure 3. Photo Map Interior, Cleveland Apartments, Jasper County, Missouri.



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Figure 4. Location Map

USS 7.5 Minute Series

Joplin West Quadrangle

Cleveland Apartments

Jasper County, Missouri



Cleveland Apartments

Corner W. 1st St. and N. Jackson Ave

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Continuation Sheet

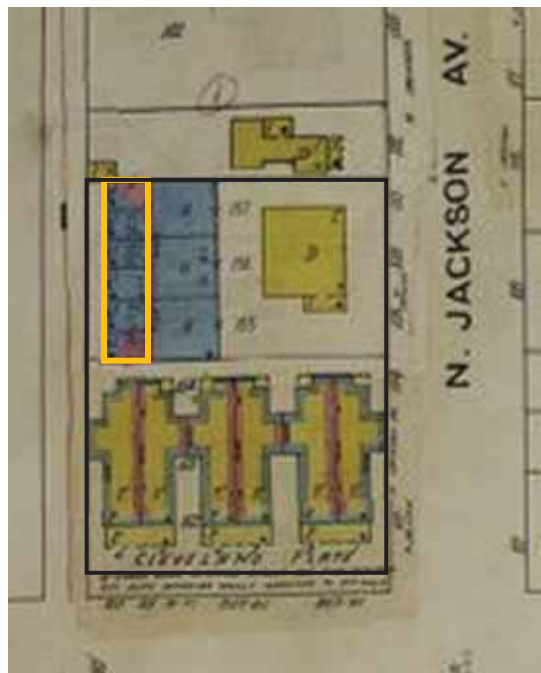
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Figure 5. Beacon photo of Cleveland Apartments. Mar 4, 2020. (courtesy Neal Construction)



Figure 6. Sanborn map of apartments showing auto houses north of building. ProQuest Digital Sanborn Maps (Sanborn Maps of Joplin, Mo 1906-1950, Sheet 10). Map shows "Cleveland Flats" along West First Street. Auto Houses built for apartments east of alley, north of apartments. Buildings to the east of Auto Houses, a garage building and a house, were built after the period of significance.



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Figure 7. East elevation with six bays. (Emrie)



Figure 8. North elevation from northeast corner. (Emrie)



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Figure 9. North side of building showing recessed bay, rear entry porches and galvanized tin covering basement entries. (Emrie)



Figure 10. One over one wood frame double hung window. Carthage stone masonry. (Emrie)



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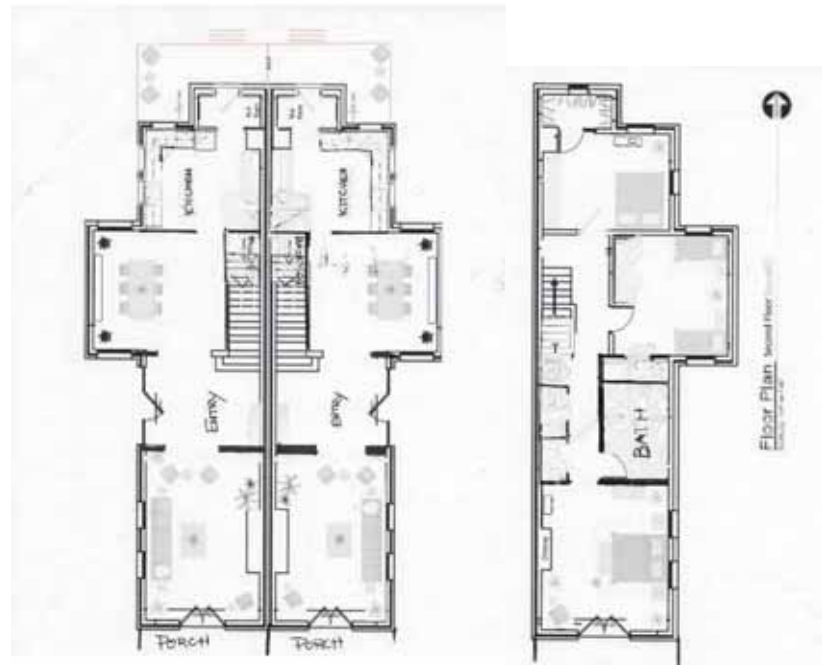
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Figure 11. Entry door with sidelights. Original door replaced with modern door and transom light removed. (Emrie)



Figure 12. Current Floor Plan. (courtesy Neal Construction)



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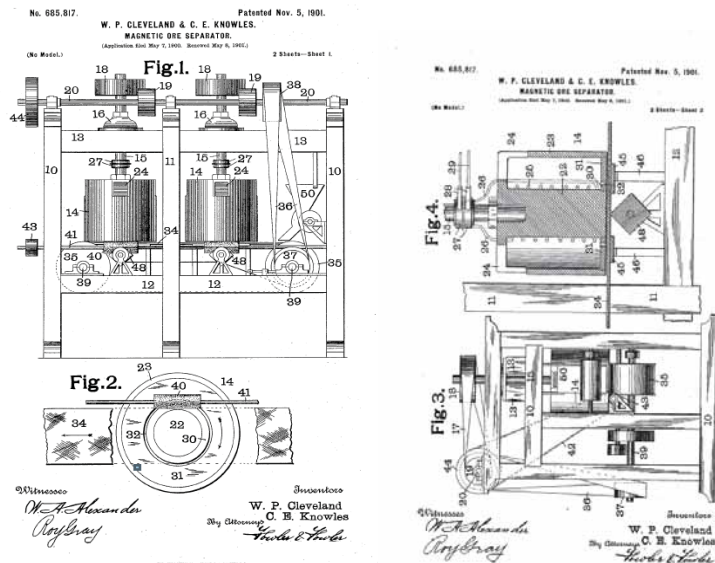
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Figure 13. Historic photo of Cleveland Apartments. Date unknown, probably late 1900s. Screening no longer on porches. Note removal of banister and glass enclosure of porch on lower right. (Photo courtesy Joplin Public Library)



Figure 14. CLEVELAND-KNOWLES MAGNETIC SEPARATOR PATENT (Michaud)



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UNITED STATES PATENT OFFICE.

WILLIAM P. CLEVELAND AND CAMDEN E. KNOWLES, OF JOPLIN, MISSOURI,
ASSIGNORS TO MAGNETIC SEPARATING COMPANY, OF JOPLIN, MISSOURI,
A CORPORATION OF MISSOURI.

MAGNETIC ORE-SEPARATOR.

SPECIFICATION forming part of Letters Patent No. 688,617, dated November 5, 1901.
Application filed May 7, 1900. Serial No. 83,997. (35 marks)

To all whom it may concern:
Be it known that we, WILLIAM P. CLEVELAND and CAMDEN E. KNOWLES, citizens of the United States, residing at Joplin, in the county of Jasper and State of Missouri, have invented a certain new and useful Magnetic Ore-Separator, of which the following is such a full, clear, and exact description as will enable any one skilled in the art to which it appertains to make and use the same, reference being had to the accompanying drawings, forming part of this specification.
Our invention relates more particularly to that class of magnetic separators which are used to separate magnetic ore from non-magnetic ore or from ore having lower magnetic permeability.
The object of our invention is to construct a magnetic separator which will be simple of construction and in which the magnetic field will be highly concentrated and at the same time to dispense with bells or other appliances between the poles of the magnet or between the magnet and the material to be separated.
Our invention consists in various novel features and details of construction, all of which are described in the following specification and pointed out in the claims annexed hereto.
In the accompanying drawings, which illustrate one form of separator made in accordance with our invention, Figure 1 is a side elevation. Fig. 2 is an enlarged bottom plan view of one of the magnets and some of the adjacent parts. Fig. 3 is an end elevation, best shown in Fig. 2, so as to leave a portion of the magnet exposed.
Like marks of reference refer to similar parts in the several views of the drawings.
10 represents a wooden frame between which is a similar frame 11. The frames 10 and 11 are connected by lower cross-timbers 12 and upper cross-timbers 13.
14 represents the magnets, which are suspended by rods or shafts 15 from the cross-timbers 13. The shafts 15 are provided with bearings 16, preferably of some antifriction type, such as ball-bearings. The shafts 15, and consequently the magnets 14, are rotated by means of belts 17 passing around pulleys

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angular drum 48, which is adapted to strike against the lower side of the flexible conveyor 34 and agitate the material thereon.
50 is a distributor, which may be of any suitable type for distributing a thin even layer of the ore to the separator 34.
The operation of our separator is as follows: The ore to be separated is fed into the distributor 50, from which it is fed in a thin even layer on the conveyor 34 and is thence carried under the first magnet 14. Owing to the construction of the magnet, an intense magnetic field is formed between the pole-pieces 30 and 31. This attracts all the particles of sufficient magnetic permeability, and as the magnets rotate said particles are carried to one side of the belt, where they are removed by the revolving brushes 40. As the conveyor passes over the angular drum 48 the material on the belt is agitated by the striking of the corners of said drum against the belt, and thus any particles which have been covered up, and so prevented from adhering to the magnet, are brought to the top and will adhere to the magnet adjacent to the magnetic gap 32 and be carried out and removed by the brushes 40. Any magnetic particles which are not removed by the first magnet will be carried under the second magnet and there removed. In some cases, however, it may not be necessary to use more than one magnet.
It will be seen that while our separator is simple of construction the form of magnet is such as to give a highly-concentrated magnetic field, and as no belts or similar appliances are used between the poles of the magnets or between the magnets and the material the magnets can be brought very close to the material and their efficiency thus greatly increased.
We are aware that many changes may be made in the form and construction of our separator without departing from the spirit of our invention, and therefore do not wish to limit ourselves to the form shown and described except where specifically stated in the claims.
Having fully described our invention, what we claim as new, and desire to secure by Letters Patent of the United States, is—
1. In a magnetic separator, the combination with an electromagnet consisting of a core and a shell forming the poles and between which the exciting-coil is wound, of means for presenting the material to be separated directly to the end of said magnet.
2. In a magnetic separator, the combination with an electromagnet consisting of a core and a shell forming the poles and between which the exciting-coil is wound, of means for conveying the material to be separated beneath said magnet and presenting it to the end thereof, and means for rotating said magnet.
3. In a magnetic separator, the combination with an electromagnet consisting of a core and a shell forming the poles and between

which the exciting-coil is wound, of means for rotating said magnet in a substantially horizontal plane, and means for presenting the material to be separated directly to the poles of said magnet.
4. In a magnetic separator, the combination with an electromagnet consisting of a core and a shell forming the poles and between which the exciting-coil is wound, of means for rotating said magnet in a substantially horizontal plane, means for conveying the material to be separated beneath said magnet and presenting it directly to the end of the same, and means for removing the material adhering to said magnet.
5. In a magnetic separator, the combination with an electromagnet consisting of a core and a shell forming the poles and between which the exciting-coil is wound, one of said parts being provided with a flange projecting toward the other part and forming a pole-piece, of means for presenting the material to said magnet.
6. In a magnetic separator, the combination with an electromagnet consisting of a core and a shell forming the poles and between which the exciting-coil is wound, each of said parts being provided with a flange forming a pole-piece, of means for presenting the material to said magnet.
7. In a magnetic separator, the combination with a magnet having the magnetic gap between its pole-pieces in the form of an endless line, of a conveyor arranged below said magnet so as to leave a portion of said magnetic gap exposed, and means arranged adjacent to the exposed part of said gap for removing the material adhering to said magnet.
8. In a magnetic separator, the combination with a magnet having an annular magnetic gap between its pole-pieces, of a conveyor for the material arranged beneath said magnet so as to leave a portion of said magnetic gap exposed, and means arranged adjacent to the exposed part of said gap for removing the material adhering to said magnet.
9. In a magnetic separator, the combination with a magnet rotating in a substantially horizontal plane, of a conveyor of flexible material passing beneath said magnet, an agitating device acting on the under side of said conveyor, and a rotating brush for removing the material adhering to said magnet.
10. In a magnetic separator, the combination with an electromagnet mounted on a substantially vertical axis and composed of a core and a shell between which the exciting-coil is wound, of an annular magnetic gap in the under face of said magnet, a traveling conveyor for carrying the material across said gap, and means for removing the material adhering to said magnet.
11. In a magnetic separator, the combination with an electromagnet mounted on a substantially vertical axis and composed of a core and a shell between which the exciting-coil is wound, of an annular magnetic gap in the un-

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der face of said magnet, a traveling conveyor for carrying the material across said gap, and a rotating brush for removing the material adhering to said magnet.
12. In a magnetic separator, the combination with an electromagnet mounted on a substantially vertical axis and composed of a core and a shell between which the exciting-coil is wound, of an annular magnetic gap in the under face of said magnet, a traveling conveyor for carrying the material across said gap but arranged to leave a portion of said gap exposed, and means arranged adjacent to said exposed portion for removing the material adhering to said magnet.
13. In a magnetic separator, the combination with an electromagnet mounted on a substantially vertical axis and composed of a core and a shell between which the exciting-coil is wound, of an annular magnetic gap in the under face of said magnet, a traveling conveyor for carrying the material across said gap but arranged to leave a portion of said gap exposed, and a rotating brush arranged adjacent to said exposed portion for removing the material adhering to said magnet.
In testimony whereof we have hereto set our hands and affixed our seals in the presence of the two subscribing witnesses.
W. P. CLEVELAND. [L. S.]
C. E. KNOWLES. [L. S.]
Witnesses:
W. P. BUELL,
E. O. BARTLETT.

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Figure 17. Front (south) facade of Cleveland Apartments 2021. (Emrie)



Figure 18. Patrick Murphy home ca. 1902. (Photo courtesy Joplin Public Library)



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Figure 19. West facade shows transition from Carthage stone on front of building (right) to Ozark vernacular stone work on west wall that faces alley. (Emrie)



Figure 20. Auto Houses (garages). Photo taken in alley from north west looking southeast toward apartments. (Emrie)



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Figure 21. Auto Houses (garages) looking east from alley. (Emrie)



Figure 22. Southwest corner of apartments showing rear porch with "Milkman Door". Photo taken looking southeast. (Emrie)



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Figure 23. Non-contributing garage. Photo taken from drive north of apartments looking northwest. (Emrie)



24. Non-contributing house and landscape terrace walls. Photo taken from Jackson Avenue looking west. (Emrie)



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Figure 25. Olivia Apartments at 320 South Moffet, Joplin, MO. (Google Earth 8/16/2021)



Figure 26. Robertson Apartments at 410 S Wall, Joplin, MO. (Google Earth 8/16/2021)



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27. Ridgeway Apartments at 402-402 South Byers Avenue, Joplin, MO. (Google Earth 8/16/2021)



28. Gentry (Zahn) Apartments at 216 W 4th St., Joplin, MO. (Google Earth 8/16/2021)

















