

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Registration Form**

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

**1. Name of Property**

historic name Olivia Apartments

other name/site number N/A

**2. Location**

street & town 320 Moffet N/A not for publication

city or town Joplin N/A vicinity

state Missouri code MO county Jasper code 097 zip code 64801

**3. State/Federal Agency Certification**

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

Mark A. Miles May 01, 2008  
Signature of certifying official/Title Mark A. Miles/Deputy SHPO Date

Missouri Department of Natural Resources  
State or Federal agency and bureau

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

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

**4. National Park Service Certification**

I hereby certify that the property is: Signature of the Keeper \_\_\_\_\_ Date of Action \_\_\_\_\_

- entered in the National Register.  
 See continuation sheet.
- determined eligible for the National Register  
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:) \_\_\_\_\_

\_\_\_\_\_

Olivia Apartments  
Name of Property

Jasper County, MO  
County and State

**5. Classification**

**Ownership of Property**  
(check as many boxes as apply)

**Category of Property**  
(check only one box)

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

- private
- public-local
- public-State
- public-Federal

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

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

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

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

N/A

0

**6. Function or Use**

**Historic Function**  
(Enter categories from instructions)

**Current Function**  
(Enter categories from instructions)

Domestic: Multiple Dwelling

Commerce: Restaurant

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Domestic: Multiple Dwelling

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**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

**Materials**  
(Enter categories from instructions)

Late 19<sup>th</sup> and Early 20<sup>th</sup> Century Revival

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**foundation**      Concrete

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**walls**              Brick

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                            Stone

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**roof**                  Asphalt

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**other**                  \_\_\_\_\_

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**Narrative Description**

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

See continuation sheet(s) for Section No. 7

Olivia Apartments  
Name of Property

Jasper County, MO  
County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

Property is:

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

**Narrative Statement of Significance**

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

**9. Major Bibliographical References**

**Bibliography**

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

**Previous documentation on file (NPS):**

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

**Areas of Significance**

(enter categories from instructions)

Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1906  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1906  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Persons**

(Complete if Criterion B is marked above)

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Allen, Austin (Architect)  
\_\_\_\_\_  
\_\_\_\_\_

Dieter and Wenzel (Contracting Company)  
\_\_\_\_\_  
\_\_\_\_\_

See continuation sheet(s) for Section No. 8

**Primary location of additional data:**

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

See continuation sheet(s) for Section No. 9

Olivia Apartments  
Name of Property

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County and State

**10. Geographical Data**

Acreage of Property less than one acre

**UTM References**

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

1 1/5 3/6/4/9/9/5 4/1/0/5/4/9/4  
Zone Easting Northing

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

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

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

**Verbal Boundary Description**

(Describe the boundaries of the property.)

See Attached

Property Tax No

**Boundary Justification**

(Explain why the boundaries were selected.)

See Attached

See continuation sheet(s) for Section No. 10

**11. Form Prepared By**

name/title Julie Ann LaMouria; Ron Bull, researcher  
organization Lafser & Associates date December 14, 2007  
street & number 1028 North Kingshighway telephone 573-339-4625  
city or town Cape Girardeau state MO zip code 63701

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

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

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

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

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

**Property Owner**

name/title Mark Williams, Stonestrow Properties  
street & number 820 Richmond Road telephone 417-626-1210  
city or town Joplin state MO zip code 64811

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

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



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## National Register of Historic Places Continuation Sheet

Section number 7 Page 1

**Olivia Apartments  
Jasper County, MO**

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### Summary:

The Olivia Apartments, located at 320 Moffet Avenue in Joplin, Missouri, is a five-story apartment building with a raised basement designed by local architect Austin Allen in 1906. Constructed of red brick, this U-shaped building is accented by Bedford limestone ornamentation, light colored brick cross hatching. It has a flat roof. The building measures approximately 100 feet by 125 feet and is divided into three bays. The primary façade is symmetrical, with projecting center bay and gabled porch. Stone stairs lead to the wood and glass main entrance doors. Two sets of French doors with sidelights fill the second through fifth floor, with spiral brackets holding the remains of balustraded balconies. The second through fourth floor outer bays contain two sets of paired one-over-one windows with a small twelve-light sash window between them. The first level contains a glassed porch with a dentiled cornice. Ribbed brickwork and paired windows are found at the corners of the first level, and paired fixed pane six-light windows are found in the basement below. The building takes up the majority of the lot, with the exception of the small front yard that is contained by a stone wall. Though time has taken its toll on the building, the Olivia Apartments look much as they did when constructed. The parapets at the roofline have been removed, as have the balustrades from the balconies. With the exception of these changes the building is in good condition, with little alteration to the interior. The building continues to retain most of the architectural elements it possessed at construction, and retains integrity of location, setting, association, materials, workmanship, and design.

### Elaboration:

#### Site:

The Olivia Apartments encompass all of lot 47 and 48 of City Block # 4, bounded by Moffet on the east, 4<sup>th</sup> Street on the south, an alley on the west, and the property line on the north. The property measures approximately 100 feet by 125 feet bordered by a concrete sidewalk on the east and south. The surrounding area is comprised of late nineteenth and early twentieth century residential structures including single and multiple family housing, as well as several churches (Photo1).

#### Exterior:

The footprint of the Olivia Apartments is a U-plan, with a central projection on the main façade and two legs extending west toward the rear alley. The exterior walls of the building are red brick with a stone belt course dividing the first level from the upper floors, and one separating the fifth level from the lower floors. The roof line is flat with a stone cornice located just above the fifth floor windows.

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**Olivia Apartments  
Jasper County, MO**

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The primary, east, façade is symmetrical with a central projecting bay. The first level features a porch that stretches along two-thirds of the façade. The porch has stone pillars and a decorative limestone banister that connects to an arched, bracketed, pedimented opening. The entrance doors are recessed beneath this archway. Set below arched brickwork, the elaborate design of the entrance includes a pair of wood doors with a full length single pane of glass in each. The northern door retains the original iron handle. Wood pilasters rise on either side of the doors to a carved wood cornice with intricate flower designs. Sidelights contain iron and stained glass, which mimic the large rounded stained glass transom that boasts "Olivia" in a lighter colored glass (Photo 2). On the outer extremities paired six-pane fixed wood windows are found in the raised stone basement. The ribbed brickwork of the first level gives way to paired, one-over-one wood windows with stone quoining. The second through fifth floor are identical, divided into three bays. The outer bays contain two sets of paired, one-over-one wood windows with a smaller six-over-six pane sash windows between them. Stone surrounds these windows. The central bay consists of two sets of French doors with multi-light sidelights. Though still operable, two metal bands have been set on each pair of doors to keep them from opening. Spiral brackets hold the remnants of individual balconies for each floor. The fifth floor features diamond patterned light colored brickwork which, in conjunction with the stone beltcourses, sets it apart from the rest of the floors (Photo 3) Above the stone cornice, red brick rises to the terra cotta coped roof.

The north and south elevations are identical and symmetrical as follows: The façade consists of seven bays, which are identical on the second through fifth floor. The first, third, fifth, and seventh bays contain paired one-over-one windows as found on the front of the building. The second and sixth bays share the French doors and sidelights with spiral bracketed balconies found in the center bay of the main façade. The fourth bay contains a six-over-six sash windows on each level, with the exception of the fifth floor, where paired one-over-one windows fill the bay. The diamond pattern and beltcourses from the main façade continue around the whole of the building (Photo 4). The first level of the north and south facades feature porches in the second, fourth, and sixth bays. The outer porches retain the original stone columns and banisters (Photo 5). The center porch has a gabled roof, and contains wood privacy panels.

The rear façade features the same decorative elements found on the rest of the building, including the stone quoining, cross hatching, ribbed brick, and stone courses. On the projecting legs are found the same design as that of the outer bays of the main façade, with paired windows on either side of a smaller multi-light window (Photo 6). The recessed area contains paired windows on the upper levels of the legs, with smaller multi-light windows beside them. A chimney is found in the northeast corner of the opening, and the back wall contains French doors with smaller windows beside

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**Olivia Apartments  
Jasper County, MO**

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them. The first level contains a multi-light window with glazed glass sidelights and a five pane transom. An access door is found on the southern leg with windows beside it (Photo 7). Fire escapes are found on the southern leg.

An elevator penthouse is found on the roof. The rectangular enclosure was designed to access a roof garden. A wood staircase leads into the small room with wood floors and a tin ceiling. The exterior has been shingled to protect it from the weather. A wood door is found in the center of the east façade, with two wood windows to its south.

Some changes have occurred to the exterior of the building, though these alterations do not detract from the overall feeling and association of the building. The banisters on the balconies have been removed at the request of the city because the balconies had become unsafe after a century of use. The front porch has been glassed in, though the original elements are all intact behind the glass. The parapet wall was changed prior to 1960, and the pediments and terra cotta detailing in the cornice were removed at that time. With the exception of these changes, the exterior of the building looks as it did when it was constructed. The loss of the pediments, though unfortunate, does not significantly change the architectural motif of the building. The stylistic elements are still clearly expressed by the window surrounds, balcony bases, and the stone, wood, glass, and brickwork. Though the parapet added to the design of the building, the intact features continue to reflect the revival styles that were characteristic of late 19<sup>th</sup> and early 20<sup>th</sup> century buildings.

### **Interior:**

The interior of the building has been preserved with few changes. The wide lobby is filled with Ionic columns and coffered ceilings accenting the marble walls and a mosaic tile floor. The original front desk and carved wood stairwell remain in excellent condition, reflecting the craftsmanship of the wood trims and the wood floor found at the rear of the room (Photo 8). The building has undergone some updates, but for the most part the floor plan has remained similar to the original designs (See Figures 2-5).

The four first-level apartments are found on either side of the lobby, accessed by a hallway found on the north and the south. The apartments retain the same high quality craftsmanship found in the lobby, including built-in wood cabinets, trims, floors, and doors (Photo 9 & 10). The floor plans feature one or two bedrooms, a kitchen, and a living space with a fireplace and access to the outer balcony (Figure 6).

The second through fourth floors are identical, with eight apartments on each level. The units are similar to those found on the first floor, though many of the upper apartments have been altered for continued use, and some have fallen victim to wallpapering or the occasional addition of a drop ceiling. Despite these changes, these apartments still

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**Olivia Apartments  
Jasper County, MO**

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retain the high-quality architectural details found in buildings constructed at the turn of the century, including the wood trims and the built-in wood and glass cabinetry and claw foot tubs (Photo 11).

The fifth floor is accessed by both the electric elevator and the original staircase, with plush blue carpet and hand carved spindles (Photo #12). The fifth floor was once a public dining hall, kitchen, and grill room that were converted into an apartment in the 1980s. Though some alteration was necessary, the rooms still maintain the open plan, featuring operable pocket doors, exposed wood beams, and well preserved wood paneling (Photo # 13).

The Olivia Apartments remained in continued use from the opening in 1906 until 2006, when the building was determined to be unsafe for habitation. The new owner of the building plans to restore the Olivia to its former glory, replicating the banisters and restoring the interior finishes where possible.

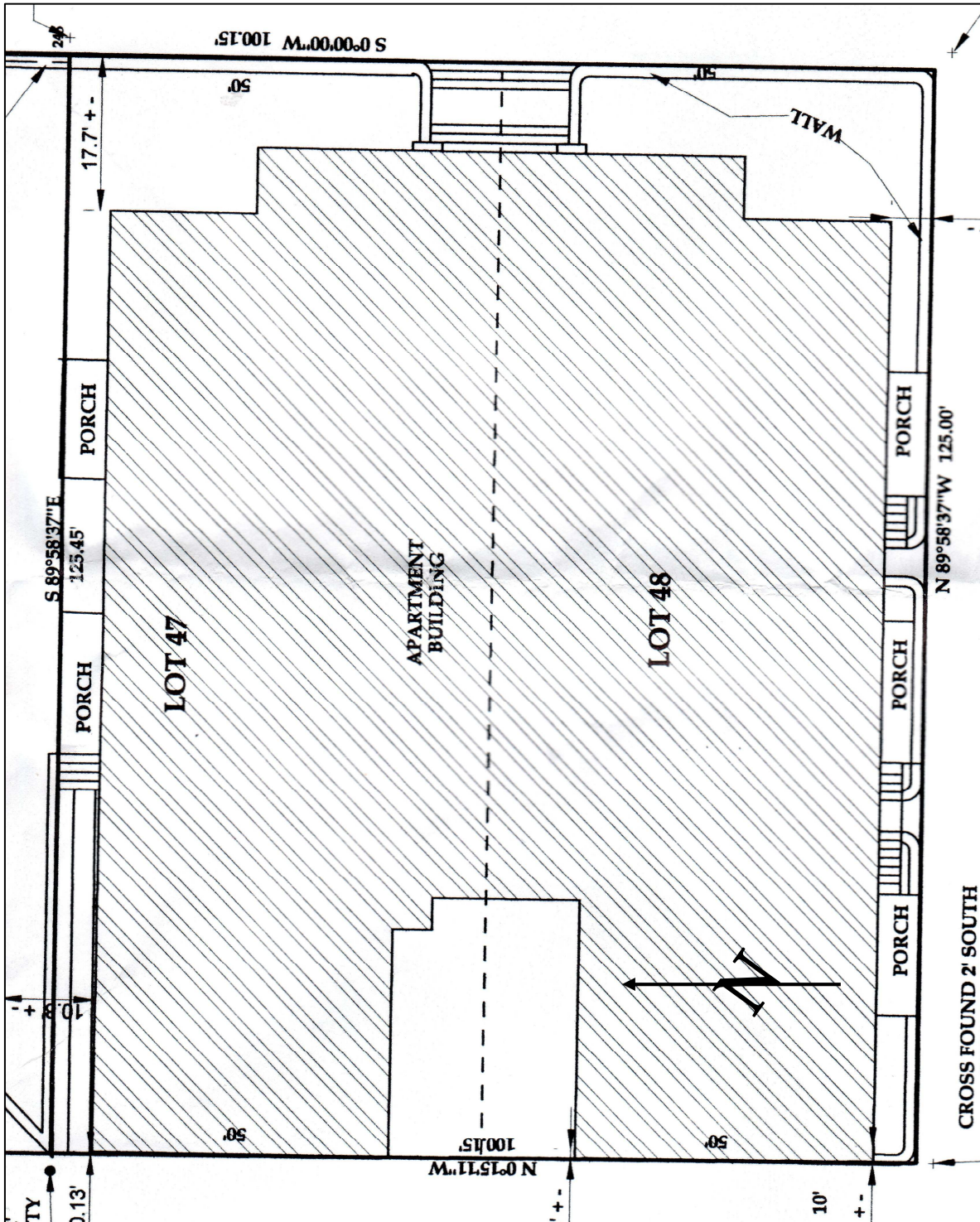
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**Olivia Apartments  
Jasper County, MO**

Figure 1: Site Plan  
"Survey for Mark Williams"  
Stewart & Neece Land Surveying Inc., October 2007  
1201 East 5<sup>th</sup> Street, Joplin Missouri 64804





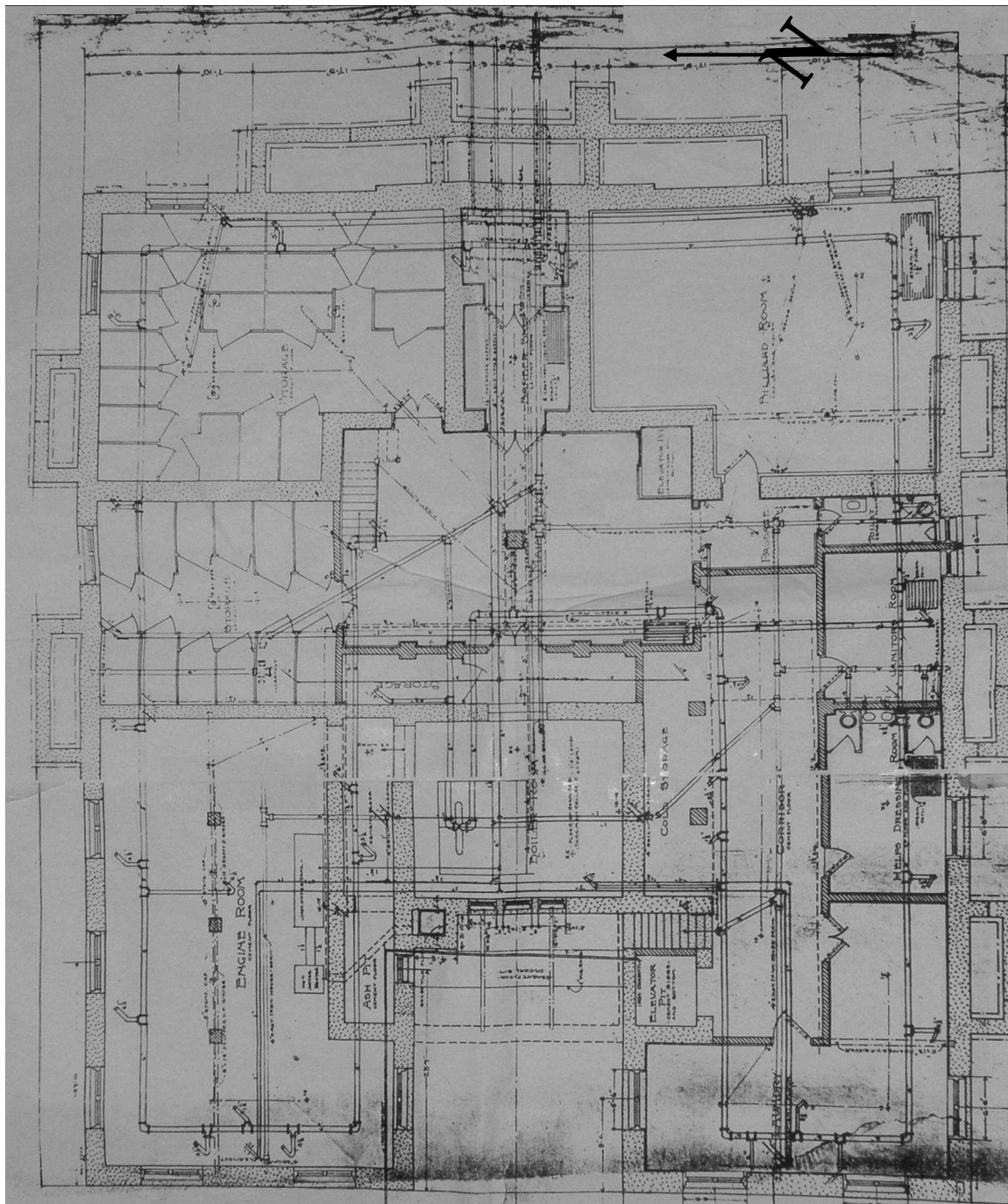
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**Olivia Apartments  
Jasper County, MO**

Figure 2: Original Basement Floor Plan  
"Apartment Hotel of A. E. Bendelari Esq."  
Austin Allen, January 1906.  
On file with Joplin Public Library



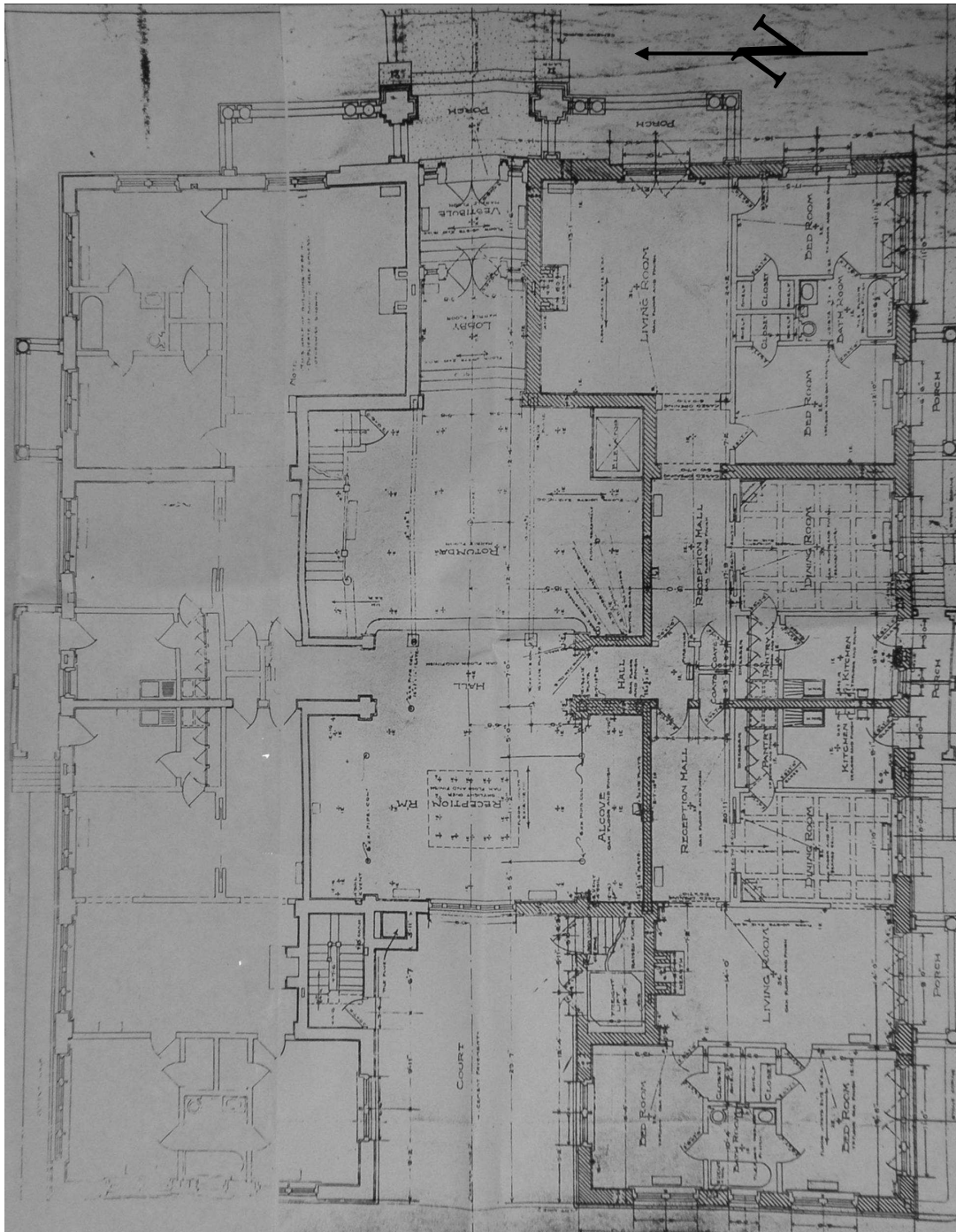
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**Olivia Apartments  
Jasper County, MO**

Figure 3- Original First Floor Plan  
"Apartment Hotel of A. E. Bendelari Esq."  
Austin Allen, January 1906.  
On file with Joplin Public Library



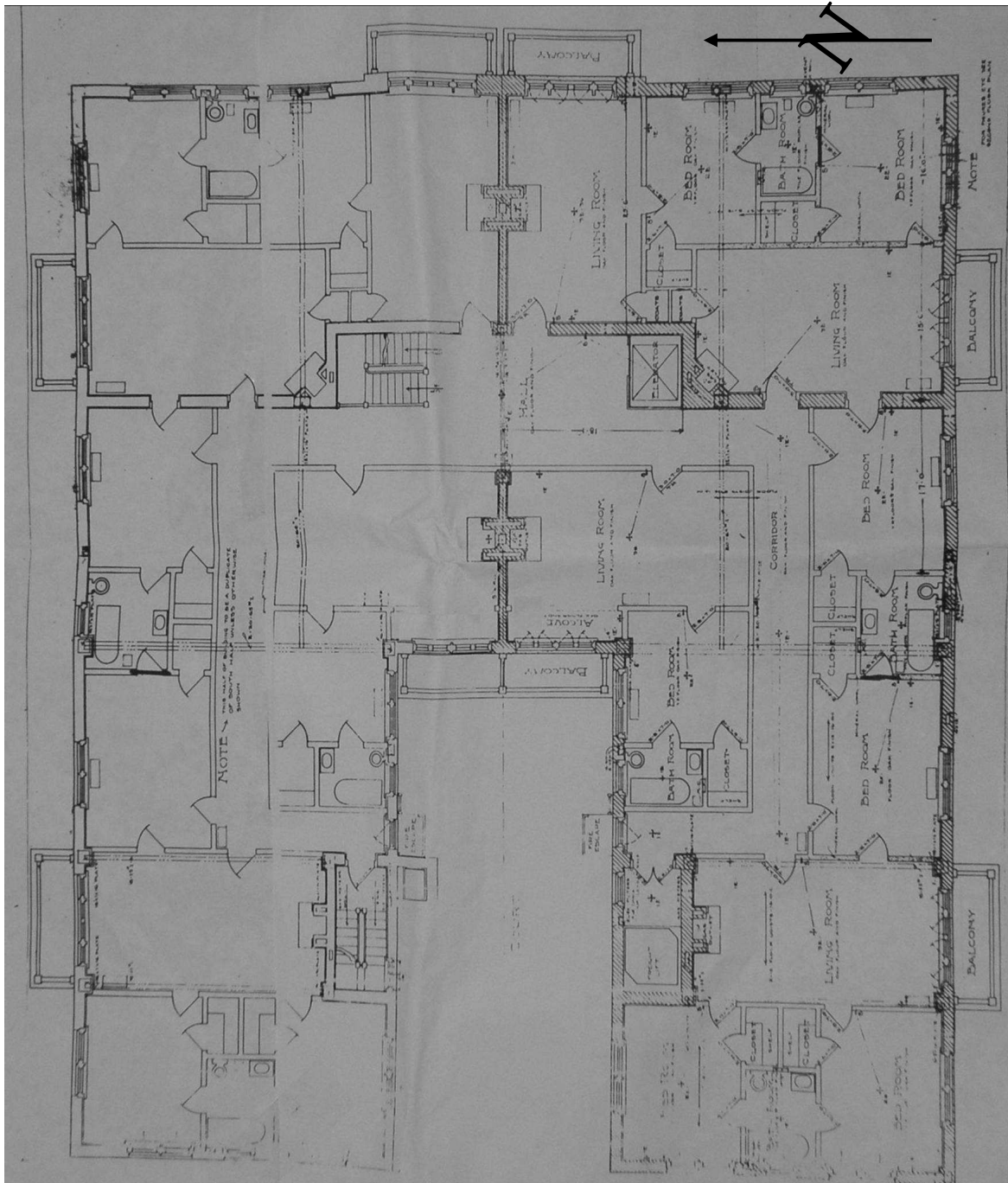
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**Olivia Apartments  
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Figure 4- Original Third and Fourth Floor Plan  
"Apartment Hotel of A. E. Bendelari Esq."  
Austin Allen, January 1906.  
On file with Joplin Public Library





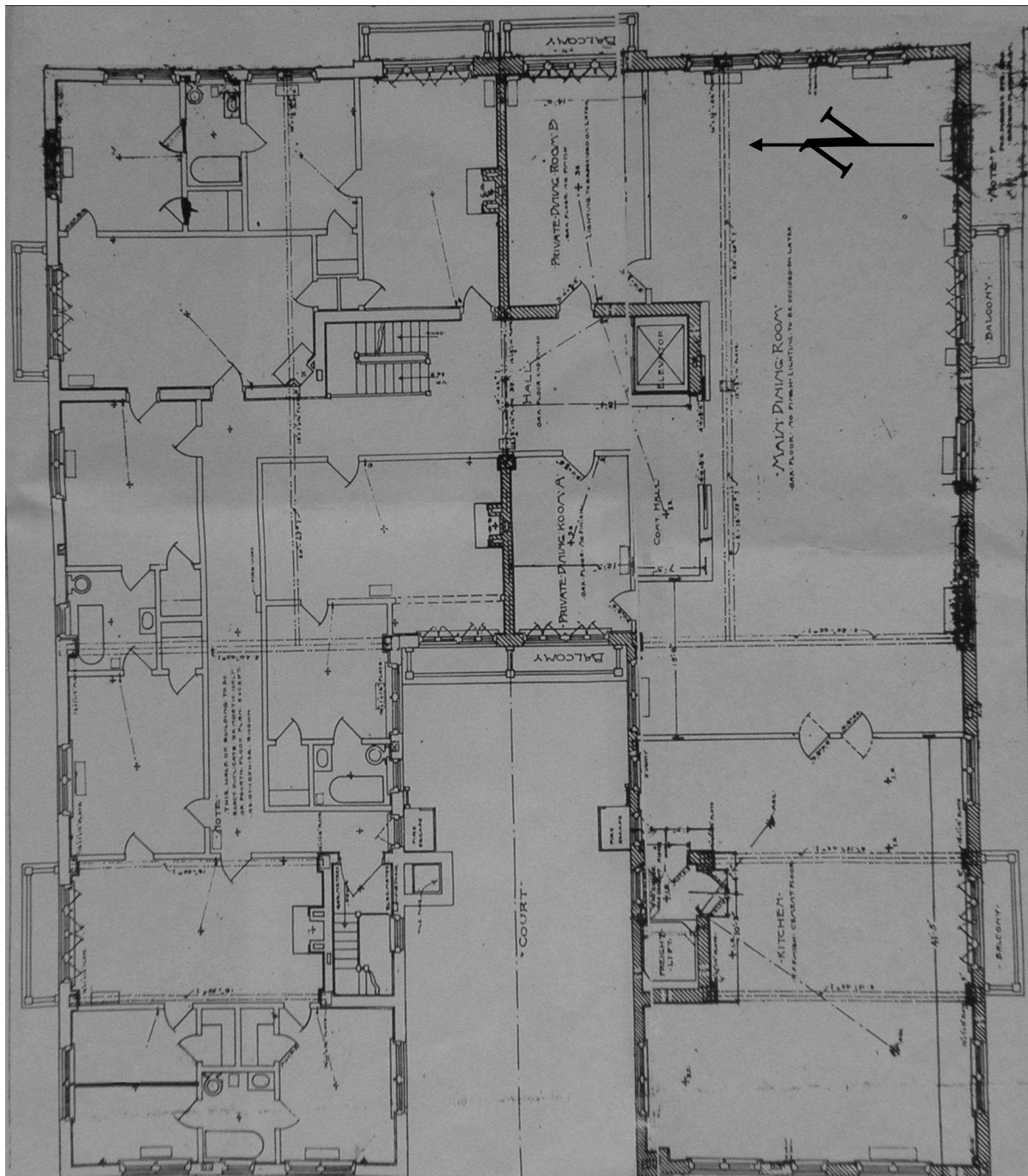
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**Olivia Apartments  
Jasper County, MO**

Figure 5-Original Fifth Floor Plan  
"Apartment Hotel of A. E. Bendelari Esq."  
Austin Allen, January 1906.  
On file with Joplin Public Library



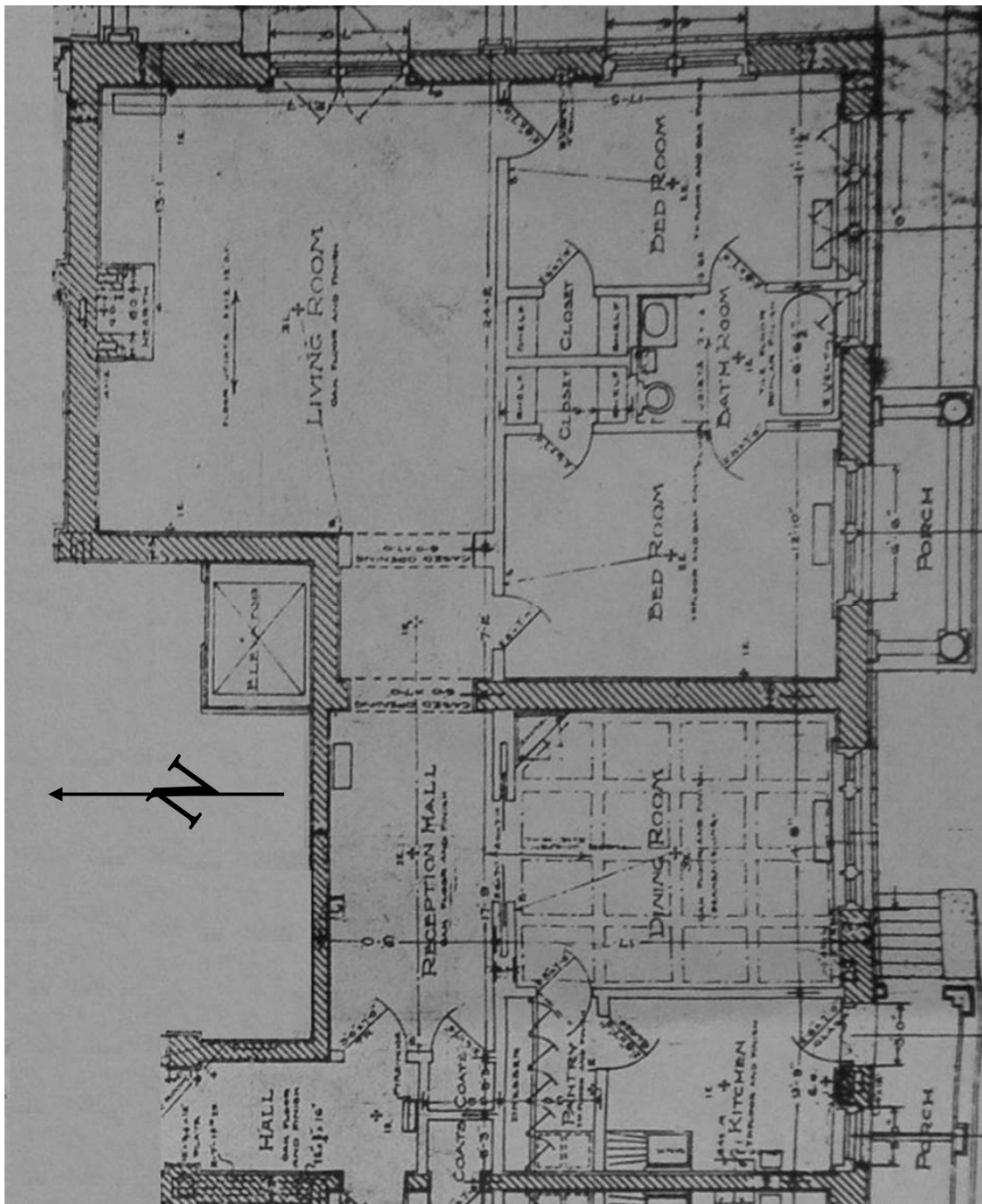
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# National Register of Historic Places Continuation Sheet

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**Olivia Apartments  
Jasper County, MO**

Figure 6- Example Apartment Plan  
"Apartment Hotel of A. E. Bendelari Esq."  
Austin Allen, January 1906.  
On file with Joplin Public Library



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**Olivia Apartments  
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### Summary:

The Olivia Apartments, located at 320 Moffet in Jasper County, Missouri, is locally significant under National Register Criterion C in the area of ARCHITECTURE. When mining mogul A. E. Bendelari moved to Joplin at the turn-of-the-century he discovered and developed one of the richest mines in the area. His success led him to invest \$150,000 into one of the first luxury apartment houses in the city, which was seen as an "encouraging indication of the faith of Joplin's own citizens"<sup>1</sup> in the boomtown's continued growth. Designed by local architect Austin Allen in 1906, the Olivia Apartments are a representative example of the luxury and sophisticated craftsmanship that made Allen a prominent figure in Joplin and across Missouri. Constructed by Dieter and Wenzel, the building incorporated technological and spatial developments that became synonymous with the firm's grand Joplin structures, and manifests the quality workmanship the company boasted across the country. As an apartment hotel the building catered to wealthy clientele, offering services and amenities to both tenants and the visiting public unlike any other local apartment house of the time. The 1906 period of significance represents the building's construction period.

### Elaboration:

Established in 1873, the City of Joplin was the combination of multiple mining camps that grew near the Joplin Creek Valley after the Civil War. Railroad expansion through the city in the late 1800s sparked growth, and soon the town was producing dynamite and building smelters to support the burgeoning mining industry. By the turn-of-the-century Joplin was a well established mining town, with some of the largest zinc and lead fields in the country. The city was transforming into an urban center, and was the largest city in the Missouri-Kansas-Oklahoma-Arkansas Zinc and Lead district.<sup>2</sup> The business hub was found at the corner of 4<sup>th</sup> and Main Streets, where locally known millionaire Thomas Connor owned the three-story Joplin Hotel.<sup>3</sup> To the west of this commercial center, residential subdivisions were beginning to develop, with growth centered on the 4<sup>th</sup> street trolley line.<sup>4</sup>

Anton E. Bendelari was one of the many entrepreneurs that saw the growing mining community as a worthy investment, and found his way to the city in 1900. After graduating from the Canadian Institution Upper College in 1897, Bendelari moved to Cleveland and began working for his uncle, George H. Worthington. Representing his uncle, Bendelari's work in Joplin initially involved the operation and development of mines. Discovering one of the richest mines in the history of the field, Bendelari developed the Yellow Dog mine in a field owned by the Golden Rod Mining Company.<sup>5</sup> Bendelari's success in the Joplin area led him to invest \$150,000 in a five-story

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**Olivia Apartments  
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apartment house at the corner of 4<sup>th</sup> Street and Moffet Avenue in 1906 that was seen as a “monumental testimonial to the universal confidence in Joplin’s future.” The building, named after Bendelari’s mother, Olivia, was praised as “the finest apartment house in the west,” due to the design and amenities included by well know architect Austin Allen and local construction company Dieter and Wenzel.<sup>6</sup>

The Olivia Apartments were one of Austin Allen’s notable projects in the city, though many of his buildings maintain the same high standards he incorporated in the Olivia. Allen grew up in Joplin, and after graduating from the University of Pennsylvania in 1902 he studied in Europe. Upon his return to the United States, Allen worked for Bruce Price and Hunt & Hunt, architectural companies in New York City.<sup>7</sup> In 1904 he returned to Missouri, and began a successful practice from an office in the Busch Building at 410 Main Street in Joplin.<sup>8</sup> Allen was immediately commissioned to build a large home at 210 Sergeant Avenue for local mining executive Oliver S. Picher. Laden with stained glass windows, vaulted ceilings, and intricate woodwork, the \$25,000 house was designed to convey a “mood of elegant gentility.”<sup>9</sup> Allen later engaged several of these characteristics in the Olivia, utilizing woodwork as a decorative element in both the public and private spaces of the apartment building.

Allen secured additional commissions immediately following the completion of Picher’s project. He began work on the Elks Club Lodge #501 (NR listed 1985, see Figure 7), a Georgian Revival building at the corner of 4<sup>th</sup> and Pearl Streets,<sup>10</sup> which features stone banisters and elaborate entranceways similar to those he later incorporated on the Olivia.

In 1906 Allen designed the 34 unit structure at 320 Moffet Avenue, the Olivia Apartments. “The handsomest apartment house in the west,” the building was praised by the local paper, which boasted that, “nothing more elegant, more stylish, more convenient has yet been erected in Joplin.” The design included Italian marble, quarter sawed oak panels, marble tiled floors and wainscoted bathrooms, and stained glass that showed the “work of a master of the decorative profession.” Most applauded was the fifth floor dining room, which was lined in six-foot oak panels, with oak floors and furniture.<sup>11</sup>

Allen often designed in revival styles, and the Olivia boasts a combination of revival detailing common on early 20<sup>th</sup> century buildings. The façade features many Colonial Revival elements, including the tooth-like dentils on the gabled porch, and the Ionic stone columns that support it. The sidelights and fan light of the entryway were also characteristic of Colonial Revival buildings. Allen incorporated several Tudor Revival elements into the design of the Olivia as well. Stonework is common in the Tudor Revival style, often featured on raised basements, belt courses, and window surrounds.

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**Olivia Apartments  
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The Olivia's design incorporates stone in all these facets, as well as utilizing this material for the balcony banisters and porch banisters and balustrade, another common trait of the Tudor Revival style. Other elements of the style can be seen in the building's construction, including the fifth floor's multi-colored brick in diamond designs, and the façade's central projection. The original parapeted roofline also added to the Tudor Revival form of the building.



Figure 1: The Olivia Hotel, Joplin Missouri. C. 1906. Retrieved from "Virtually Missouri" December 13, 2007. <http://cdm.sos.mo.gov/cdm4/browse.php?CISOROOT=/joplinpostcards&CISOSORT=subject%7Cf>

Allen went on to construct several more noteworthy buildings in Joplin, including the 1907 Gothic Revival style St. Peter's Catholic Church (NR listed 1991) at 8<sup>th</sup> and Pearl Streets (Figure 8). The building incorporated buttresses, pointed arches and spires that spoke to the heart of Gothic style, and was financed by both Protestant and Catholic citizens who recognized the quality of design. In 1908 Austin triumphantly proved his flair for sophistication once again when the Shubert Theater, also known as the New Joplin Theater (raised 1940), opened with the show "Maria of the Lowlands" starring Bertha Kalich. Allowing for theatrical and film performances, the elegance of the 1,520 seat auditorium was seen in the green, gold and ivory decorations. The grand entrance was protected by a glass, bronze and steel canopy, which covered the three double-door entrances (Figure 9).<sup>12</sup> In 1910 Allen was approached to construct a 50,000



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**Olivia Apartments  
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square foot department store for Joseph Newman of the Newman Mercantile Company (NR listed 1990, see Figure 10). This five story building was one of the largest to be constructed in the city, located at Sixth and Main Streets. With a copper cornice and cast iron awning the building was heralded as a major accomplishment for the city.<sup>13</sup>

Recognized as a craftsman in his field, Allen was granted membership to the American Institute of Architects. His work was so applauded that he soon found business in Kansas City, and he eventually opened a second office there while continuing his work in Joplin. Perishing from typhoid at the age of 36, Allen's obituary listed a number of his notable architectural projects (including those mentioned above)<sup>14</sup> yet the intricate design work of the Olivia stood out to the city as one of Allen's greatest accomplishments, with praise of not only the artistic details but also for the modern conveniences that were incorporated into its structure. These elements were perfectly installed under the direction of the Dieter and Wenzel Construction Company.

Christopher August Dieter immigrated to the United States from Germany in 1879. Proclaimed as "dean of Joplin builders" by the Joplin Globe, Dieter and his partner John Wenzel came to Joplin in 1899 and constructed their first work at 410 Main Street, the Anheuser-Busch Building. Dieter and Wenzel produced many buildings in Joplin, working with prominent architects to create structures of high quality and regard. One of the most recognized projects included the Connor Hotel, located at the corner of 4<sup>th</sup> and Main Streets (NR listed 1973- Figure 11). This eight-story building incorporated pressed brick, Italian white marble, a roof garden, and ornamental bronze, and cost approximately \$750,000 when constructed in 1908. The company also constructed St. Peter's Catholic Church, the Miners Bank Building at 4<sup>th</sup> and Joplin, the Scottish Rite Temple at 5<sup>th</sup> Street and Byers Avenue (NR Listed 1990), the Elks Club, and several other buildings that contributed to the growth of the mining town in the first three decades of the twentieth century.<sup>15</sup> The firm's works were not only essential to the development of Joplin, but also played a role in the progress of Arkansas, Colorado, Texas, Wyoming, and Kansas, where Dieter and Wenzel constructed post offices for the U. S. government during World War I.<sup>16</sup>

When the firm erected the Olivia Apartments, critics raved that, "everything that good taste could suggest or modern demands in home creation require (had) been supplied in the construction of this palace." Recent developments in technology allowed the Olivia to offer electric passenger and freight elevators to their residents, as well as a cold storage refrigerating plant and a 1000 gallon hot water tank. A world-traveled chef remarked that the commercial kitchen was the best arranged and equipped as any he had seen, and the summer after completion a roof garden was incorporated overlooking the city. The contractors even included commercial space in the basement, with areas for a billiards room and a barber and manicure shop.<sup>17</sup>

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**Olivia Apartments  
Jasper County, MO**

The Olivia was one of the first apartment houses to be built in Joplin, constructed at a time when the city was beginning to blossom. Other apartment houses were constructed in the adjacent area within the next few years, including the 1918 Ridgeway Apartments (NR listed 2006) located one block east of the Olivia, and the 1918 Gentry Apartments (NR listed 2006). These apartment buildings were for middle- and working-class citizens, and attest to the development of the city and the boom that took place in the first decades of the twentieth century. But the Olivia was set apart from the other apartment houses because it catered to an affluent clientele.

The Olivia was constructed in a wealthy residential area, with the homes of civic leaders and business owners nearby. The building was designed for upscale living, catering to “up-and-coming young bachelor business and professional men”<sup>18</sup> like W. H. Picher who would later become president of Picher Lead and Zinc Company Mines. The Olivia also provided homes for influential citizens and wealthy widows who took advantage of the many services the Olivia provided. Some of the residents included Howard Murphy (the president of the Joplin Special Road District Commission), J. I. Geddes (the former owner of *Joplin Herald Newspaper*), Reverend R. H. M. Augustine (minister at the First Presbyterian Church on Pearl Street), Doctors William E. Craig and A. R. Snyder, and Bendelari himself.<sup>19</sup>



Figure 2: The Olivia Hotel, Joplin Missouri. C. 1910. Retrieved from “Virtually Missouri” December 13, 2007. <http://cdm.sos.mo.gov/cdm4/browse.php?CISOROOT=/joplinpostcards&CISOSORT=subject%7Cf>

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**Olivia Apartments  
Jasper County, MO**

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The special amenities included in the Olivia provided for nearly every convenience of the tenants. A laundry service was available, providing in-house cleaning in the basement. Though each apartment included its own kitchen, a private dining room for tenants was located on the fifth floor. A billiards room in the basement offered on site entertainment, and the barber shop and clothing store on the same floor ensured that these important tenants could receive a daily shave or buy a new suit. Bendelari made certain that his tenants were safe, and provided peace of mind by employing security guards twenty-four hours a day.<sup>20</sup>

Early drawings refer to the Olivia as an "apartment hotel." The design of such a building required the incorporation of a front desk, where guests would check in and receive messages. As an "apartment hotel," the Olivia incorporated many grand public spaces that were not included in the middle- and working-class apartment buildings. The main floor featured a large rotunda with a grand stairwell and open space with seating for mingling and meeting visitors. A rear reception room was flooded with light provided by a skylight and large stained glass windows opening to the rear courtyard.<sup>21</sup> The fifth floor offered additional gathering space, with the main dining room accessed by the electric elevator and open to the public, often catering to after-theater receptions.<sup>22</sup>

Tragedy struck the Olivia in 1908 when a gas leak in the basement caused a massive explosion that killed the night watchman and wrecked the first floor apartments on the north side of the building.<sup>23</sup> Mr. Bendelari lived in one of the first floor apartments on the south side of the building, and promised to repair the damage as soon as possible. The Olivia Apartments remained unchanged over the next 73 years, when the only updates made to the building involved the repair and replacement of the elevator and the enclosing of a few of the fireplaces with plaster walls. With few alterations and little upkeep, the building fell into disrepair. In 1981 a couple from California, Jim and Elizabeth Hadley, and Jim's brother Jack Hadley, decided to restore the building to its former splendor. Repainting and refinishing the lower levels, the Hadley's worked hard to preserve the building's historical elements, and plans were drawn to turn the fifth floor dining room into a penthouse.<sup>24</sup> In 1996 the city threatened to vacate the building if the owner did not comply with electrical and fire code updates. The building's owner promised to fix the problems, but ten years later the city declared the Olivia unsafe and the owner ordered an evacuation of all tenants, some who had lived there for nearly half a century.<sup>25</sup> The current owner is working to repair the building, and to restore it to its original grandeur.



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**Olivia Apartments**  
**Jasper County, MO**

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The Olivia Apartments was designated a city landmark in 1997, and continues to express the engineering and architectural design that the boomtown capitalist enjoyed when it was constructed. The building reflects the development of the mining town at the turn-of-the-century, and with some repair it can once again entertain the luxurious atmosphere that the builders intended it to possess.

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## Olivia Apartments Jasper County, MO

Figure 7- Elks Lodge, 1905, 4<sup>th</sup> and Pearl Streets  
Retrieved from the "Virtually Missouri" website.



Figure 8- St. Peters Catholic Church, 1907, 8<sup>th</sup> and Pearl Streets  
Retrieved from the "Virtually Missouri" website.



Figure 9-New Joplin Theater, 1908, 8<sup>th</sup> and Joplin Streets  
Retrieved from the "Virtually Missouri" website.



Figure 10- Newman Mercantile Company, 1910, 6<sup>th</sup> and Main Streets  
Retrieved from the Newman Brothers Building National Register of  
Historic Places Nomination.



Figure 11- Connor Hotel, 1908, 4<sup>th</sup> and Main Streets  
Retrieved from the Connor Hotel National Register of  
Historic Places Nomination.



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**Olivia Apartments  
Jasper County, MO**

### Notes:

<sup>1</sup> "The Olivia," *The Joplin Daily Globe*, 24 February 1907.

<sup>2</sup> Wikipedia, the free encyclopedia, "Joplin, Missouri," (Accessed 26 October 2007.) Last updated 19 October 2007. [http://en.wikipedia.org/wiki/Joplin,\\_Missouri](http://en.wikipedia.org/wiki/Joplin,_Missouri)

<sup>3</sup> Stephen J. Raich, "Connor Towers Motor Hotel," (National Register of Historic Places Nomination, 1973), Section 8.

<sup>4</sup> Olivia Apartments Information Sheet. On file with the Joplin Public Library.

<sup>5</sup> "A.E. Bendelari Dies in Hospital at Lexington, Ky." *Joplin News Herald*, 11 February 1952, Obituaries.

<sup>6</sup> "The Olivia."

<sup>7</sup> The Athenaeum of Philadelphia. "Allen, Samuel Austin 1880-1917-- Philadelphia Architects and Buildings." (Accessed 26 October 2007). Last updated 2007.

[http://www.philadelphiabuildings.org/pab/app/ar\\_display.cfm/51287](http://www.philadelphiabuildings.org/pab/app/ar_display.cfm/51287)

<sup>8</sup> Carthage, MO Polk City Directory. (Kansas City, MO : R.L. Polk & Co., 1905). On file with the Joplin Public Library.

<sup>9</sup> Oliver S. Picher House Information Sheet. On file with the Joplin Public Library.

<sup>10</sup> Cydney Millstein, "Elks Club Lodge # 501," (National Register of Historic Places Nomination, 1985), Section 8.

<sup>11</sup> "The Olivia."

<sup>12</sup> New Joplin Theater Fact Sheet. On file with the Joplin Public Library.

<sup>13</sup> Philip Thomason and Teresa Brum, "Newman Brothers Building" (National Register of Historic Places Nomination, 1990), Section 8.

<sup>14</sup> "Austin Allen."

<sup>15</sup> "Plans for Dieter Rites Incomplete," *Joplin Globe*, 18 March 1930, Obituary.

<sup>16</sup> Brad Belk et al, *Joplin Keepsake Albums*, (St. Louis, MO: G. Bradley Publishing Inc. 2000), 68.

<sup>17</sup> "The Olivia."

<sup>18</sup> Cydney Millstein, "Gentry Apartments," (National Register of Historic Places Nomination, 2006), Section 8.

<sup>19</sup> Carthage, MO Polk City Directory. (Kansas City, MO : R.L. Polk & Co., 1919-1920). On file with the Joplin Public Library.

<sup>20</sup> Austin Allen, "Apartment Hotel of A. E. Bendelari Esq.," January 1906. On File with Joplin Public Library

<sup>21</sup> Allen.

<sup>22</sup> "The Olivia."

<sup>23</sup> "Mighty Force of Gas in Olivia Apartments Kills a Night Clerk." *Joplin News Herald*, 13 January 1908,

1;8.

<sup>24</sup> "Olivia: An Elegant Past Comes to Life," *The Joplin Globe*, 29 March 1981.

<sup>25</sup> Wally Kennedy, "Notice to Leave Given," *The Joplin Globe* 22 November 2006, 1A; 6a.

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**Olivia Apartments  
Jasper County, MO**

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### Bibliography:

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The Athenaeum of Philadelphia. "Allen, Samuel Austin 1880-1917-- Philadelphia Architects and Buildings." (Accessed 26 October 2007). Last updated 2007.  
[http://www.philadelphiabuildings.org/pab/app/ar\\_display.cfm/51287](http://www.philadelphiabuildings.org/pab/app/ar_display.cfm/51287)

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"Mighty Force of Gas in Olivia Apartments Kills a Night Clerk." *Joplin News Herald*, 13 January 1908, 1;8.

Millstein, Cydney. "Elks Club Lodge # 501," National Register of Historic Places Nomination, 1985.

\_\_\_\_\_. "Gentry Apartments," National Register of Historic Places Nomination, 2006.

"New Joplin Theater Fact Sheet." On file with the Joplin Public Library.

"Oliver S. Picher House Fact Sheet." On file with the Joplin Public Library.

"The Olivia," *Joplin Daily Globe*, 24 February 2007.

"Olivia: An Elegant Past Comes to Life," *Joplin Globe*, 29 March 1981.

"Olivia Apartments Information Sheet." On file with the Joplin Public Library.

"Plans for Dieter Rites Incomplete," *Joplin Globe*, 18 March 1930.

Raich, Stephen J. "Connor Towers Motor Hotel." National Register of Historic Places Nomination, 1973.

Thomason, Phillip, and Teresa Brum. "Newman Brothers Building," National Register of Historic Places Nomination, 1990.

Wikipedia, the free encyclopedia, "Joplin, Missouri," (Accessed 26 October 2007.) Last updated 19 October 2007. [http://en.wikipedia.org/wiki/Joplin,\\_Missouri](http://en.wikipedia.org/wiki/Joplin,_Missouri)

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**Olivia Apartments  
Jasper County, MO**

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### **Verbal Boundary Description:**

The Olivia Apartments are located at 320 Moffet in Joplin, MO as follows: Starting at the corner of 4<sup>th</sup> Street and South Moffett, travel west approximately 125 feet to the alley; travel north approximately 100 feet up the alley; travel west approximately 120 feet to South Moffet Street; travel south on South Moffet Street to 4<sup>th</sup> Street, the point of origin (See Figure 1).

### **Boundary Justification:**

The selected boundaries are those historically associated with the Olivia Apartments, including the building itself and the front yard.

### **Photograph Log:**

The following information applies to all photographs:

Olivia Apartments

St. Louis (Independent City), MO

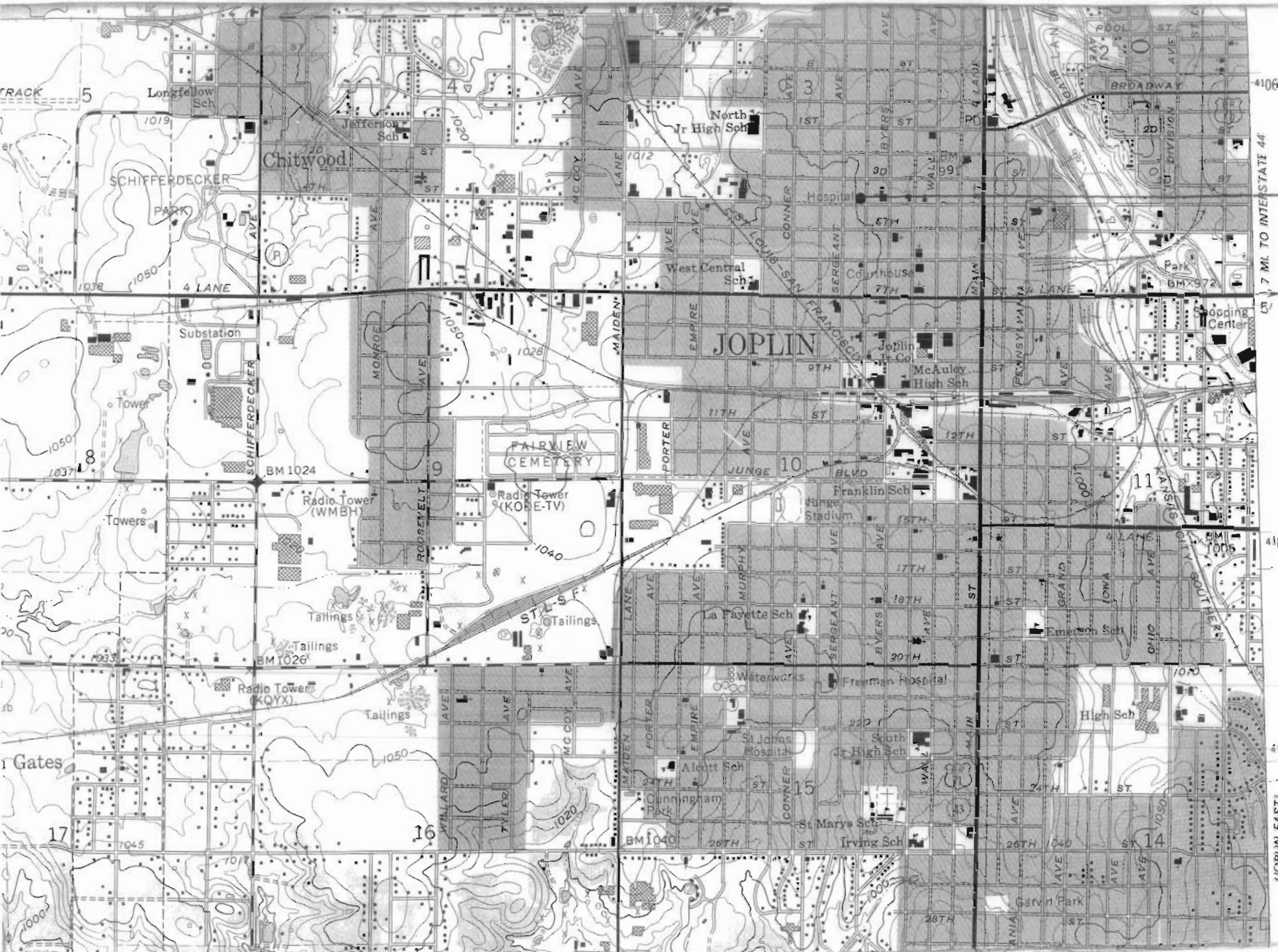
Photographer: Melinda Winchester

Date: October 2007

Negative Location: Lafser & Associates  
1028 N. Kingshighway Suite 1  
Cape Girardeau, MO 63701

### **Photo # & Description:**

- 1 Looking West down 4<sup>th</sup> street toward Olivia
- 2 East façade from corner of 4<sup>th</sup> and Moffet
- 3 Front entry doors
- 4 South façade from corner of 4<sup>th</sup> and Moffet
- 5 South façade banisters
- 6 West façade from 4<sup>th</sup> street
- 7 Rear interior façade from alley
- 8 Main lobby looking east
- 9 1<sup>st</sup> floor apartment living space
- 10 1<sup>st</sup> floor apartment kitchen
- 11 2<sup>nd</sup> floor apartment bathroom
- 12 Staircase
- 13 Fifth floor apartment



Olivia Apartments  
Jasper County, MO

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Z FN 364996  
4105494

4106  
7 MI. TO INTERSTATE 44  
4104  
4102  
7158 III SW  
(JOPLIN EAST)

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## National Register of Historic Places Continuation Sheet

\_\_\_\_\_  
Name of Property

\_\_\_\_\_  
County and State

\_\_\_\_\_  
Name of multiple property listing (if applicable)

Section number \_\_\_\_\_ Page \_\_\_\_\_

### SUPPLEMENTARY LISTING RECORD

**NRIS Reference Number:** 08000536

**Date Listed:** 6-20-08

**Property Name:** Olivia Apartments

**County:** Jasper

**State:** Missouri

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

Victory Andrews  
Signature of the Keeper

6/24/2008  
Date of Action

#### Amended Items in Nomination

Section 9 of this nomination is corrected to reflect that this property has not been determined eligible by the Keeper of the National Register. Determination by the Advisory Council and SHPO do not constitute a determination of eligibility by the Keeper.

#### Notification and Distribution

The Missouri State Historic Preservation Office was notified of this amendment.

This notice was distributed to the following:

National Register property file

Nominating Authority, without nomination attachment

JUL 14 2008







MOFFET

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MAINTENANCE

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