

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 of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

### 1. Name of Property

historic name Rains Brothers Building  
other names/site number Miner's Hardware Company, Roosevelt Hotel

### 2. Location

street & number 906-908 S. Main Street N/A not for publication  
city, town Joplin N/A vicinity  
state Missouri code MO county Jasper code 097 zip code 64801

### 3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>0</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>0</u>	<u>0</u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>0</u>	<u>0</u> structures
	<input type="checkbox"/> object	<u>0</u>	<u>0</u> objects
		<u>1</u>	<u>0</u> Total

Name of related multiple property listing:  
N/A

Number of contributing resources previously listed in the National Register N/A

### 4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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.  See continuation sheet.

Signature of certifying official G. Tracy Mehan III, Director

Date 6/7/96

Department of Natural Resources and State Historic Preservation Officer

State or Federal agency and bureau

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

Signature of commenting or other official

Date

State or Federal agency and bureau

### 5. National Park Service Certification

I, hereby, certify that this property is:

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):

Signature of the Keeper

Date of Action

## 6. Function or Use

Historic Functions (enter categories from instructions)

COMMERCE/TRADE - Department Store

DOMESTIC/Hotel

Current Functions (enter categories from instructions)

COMMERCE/TRADE - Specialty Store

## 7. Description

Architectural Classification

(enter categories from instructions)

LATE VICTORIAN/ Renaissance

Materials (enter categories from instructions)

foundation Limestone

walls Brick

roof Asphalt

other Tin

Describe present and historic physical appearance.

The Rains Brothers Building is a two-part, three bay, three-story, rectangular plan, Renaissance Revival style influenced commercial building constructed 1900-1901. The building's main facade is oriented east towards Main Street and retains an original storefront and decorative detailing. The west facade faces a rear alley and has minimal detailing. On both the north and south facades are shared party walls with adjacent buildings. The building occupies all of a rectangular commercial lot and there are no associated outbuildings or other structures.

The main facade is composed of an intact storefront and two upper floors with Renaissance Revival influenced detailing. The storefront has three separate bays with the north and south bays having recessed entrances. The north bay has original double doors of single light glass and frame paneled design above which is a transom bar and single light rectangular transom. Above this transom is a second transom bar and large single light transom. Adjacent to the entrance are large display windows separated by copper muntin bars. Above the display windows is a wood transom bar and three light transom with each light separated by copper muntins. The display windows rest on rectangular paneled wood bulkheads which in turn rest on a stone sill.

The south bay storefront repeats this same arrangement and all elements of the storefront are original. The central bay contains an entrance flush with the sidewalk and retains original double doors of single light frame and glass paneled design. Above the doors is a transom bar and elliptical four light transom. The entrance is set within a brick arch with radiating voussoirs, brick corbelling, and in the center is a terra cotta key console. The storefront bays are divided by stone pilasters with quoining and above both storefronts are steel lintels.

Dividing the storefront and second story is a corbelled brick beltcourse. The second story has a large central bay and smaller flanking bays. The flanking bays each contain a one-over-one rectangular sash wood window with stone sills and lintels. Above each lintel is a separate decorative stone lintel with flat arches and keystones. The central bay contains two sets of three one-over-one rectangular sash wood windows with stone sills. These two sets of windows are divided by paired stone engaged Tuscan columns and single stone

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

Criteria Considerations (Exceptions)     A     B     C     D     E     F     G

Areas of Significance (enter categories from instructions)	Period of Significance	Significant Dates
<u>Architecture</u>	<u>1900-1901</u>	<u>1900-1901</u>
_____	_____	_____
_____	_____	_____
_____	Cultural Affiliation	_____
_____	<u>N/A</u>	_____
_____	_____	_____
_____	_____	_____
Significant Person	Architect/Builder	
<u>N/A</u>	<u>Unknown/</u>	

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Rains Brothers Building is significant under criterion C for its Renaissance Revival influenced architectural design. Constructed 1900-1901, the building has not been significantly altered and retains the majority of its exterior and interior design and detailing.<sup>1</sup> The majority of low-rise masonry buildings constructed in Joplin during this period have been altered either on their storefronts or upper facades. The Rains Brothers Building differs in its unaltered appearance and integrity. Its storefront has original doors and display windows while the upper floors have original windows and a sheet metal cornice at the roofline. Due to its original design and minor alterations the building is considered one of the finest low-rise commercial buildings in downtown Joplin. The building's design has been attributed to August C. Michaelis, Joplin's leading architect of the turn of the century.<sup>2</sup> The building continues to be utilized for commercial purposes on the first story while the upper floors are presently vacant.

By the late 19th century Joplin had become one of the leading commercial centers of southwest Missouri. The discovery of large lead mine deposits in the area led to the growth and development of the town in the 1870s and by 1900 Joplin was a thriving city of over 26,000 residents. The value of the lead and zinc mines in the area was over ten million dollars in 1899 with forty-five manufacturing plants producing goods valued at over two million dollars.<sup>3</sup> With this economic prosperity Joplin entered into a boom period during the early 1900s. Many new multi-story masonry buildings were constructed along Main Street and many investors were attracted by Joplin's economic opportunities.

Two of these investors were Charles and George Rains of Galena, Kansas who had prospered as mine operators in the region. The brothers operated several mines in the Galena area located just seven miles to the west of Joplin. In addition to their mining ventures both served as postmasters of Galena and Charles served for a period as sheriff. In July of 1899, George and Charles Rains purchased a lot and building on Main Street for \$5,000. The brothers then razed the existing building and began construction of a three-story brick commercial structure.<sup>4</sup>

**9. Major Bibliographical References**

Previous documentation on file (NPS): n/a

- 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 # \_\_\_\_\_

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: \_\_\_\_\_

**10. Geographical Data**

Acreege of property Less than 1 acre

UTM References

A 

15	361551915	41101471315
Zone	Easting	Northing

B 

Zone	Easting	Northing

C 

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D 

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See continuation sheet

Verbal Boundary Description

The boundary of the nominated property includes all of Lot 29 in Byers' and Murphy's Addition, City of Joplin.

See continuation sheet

Boundary Justification

The boundary for the Rains Brothers Building includes all property historically associated with the building.

See continuation sheet

**11. Form Prepared By**

name/title L. Philip Thomason/Teresa Brum date 11/9/89  
organization Thomason and Assoc. telephone 615-383-0227  
street & number P.O. Box 121225 state TN zip code 37212  
city or town Nashville

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Rains Brothers Building, Joplin, Missouri

Tuscan columns frame both sets of windows. Above both sets of windows is a large stone lintel with elliptical keystones over the central windows. Two of the windows have lower panels and may have originally been the location of doors which led to a metal balcony. This balcony has been removed but is shown in historic photographs of the building.

The third story of the main facade also has a large central bay with smaller flanking bays. The flanking bays have one-over-one rectangular wood sash windows with stone sills and a stone lintel. Above the lintel is a stone cornice. The central bay has two sets of three one-over-one rectangular sash wood windows divided by stone engaged Tuscan columns. The windows have stone sills and above the windows is a stone lintel with raised cornices above the central windows. The central window in the north set of windows has a frame lower panel and may have been used as a door to a metal balcony. This balcony has been removed but is shown on historic photographs of the building.

Dividing the two upper story bays are brick pilasters with stone Doric motif capitals and incised floral decoration. Above the third story windows is a row of brick dentils and a sheet metal fascia panel inscribed "RAIN BROS. BUILDING". Flanking this inscription are garland and wreath designs. At the roofline is a sheet metal cornice with large console brackets and above this cornice is a corbelled brick and stone parapet.

The building shares a party wall on the south facade with the three-story Adams Building constructed in 1914. On the north facade the building shares a party wall with the one-story Malsbury Building constructed in 1929. This facade is of nine-course common bond brick construction. The two upper stories of the Rains Brothers Building on this facade has ten rectangular one-over-one wood sash windows on each floor. Each window has a stone sill and is set within a segmental arch.

The west or rear facade is of nine course common bond construction and is divided into six bays on the first story with three bays containing single and double door entrances. The north entrance has an added ca. 1960 solid frame door and original single light transom. The two south bay entrances have original doors of glass and frame paneled design with some alterations such as added metal bars and plywood panels. Windows on this facade are one-over-one rectangular wood sash set within segmental arches. The two upper floors have five bays with a bay on each floor containing entrances which open onto a ca. 1940 metal fire escape. These entrances have original five panel and single light glass and frame doors with single light arched transoms.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 2 Rains Brothers Building, Joplin, Missouri

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The interior of the Rains Brothers Building is composed of two large rooms on the first floor while the upper two floors are divided into small hotel rooms. The interior of the first floor has pine wood floors, plaster walls with wood baseboards, and a pressed tin ceiling. This ceiling has rectangular panels with floral designs and large cove panels. The ceiling also has large pressed metal medallion panels from which gas and electric light fixtures were originally affixed.

Dividing the first floor is an original partial wall which encloses the staircase leading from the main facade to the second story. On both sides of this wall are wood doors of six panel design with wood cornices. In the center of the first story is a row of cast iron support columns which have no decorative detailing. The first floor was divided into two large rooms ca. 1960 with a partial height wood partition wall. The forward section is presently used as an antique shop while the rear section is used for storage. In the rear section is a small room containing the water closet and sink. Also at the rear is a small wood staircase with tongue and groove siding. This staircase leads to a mezzanine area which was originally used as offices and retail space. This mezzanine level is supported by square wood posts and lacks decorative detailing.

On the second floor is a central staircase which connects with the Main Street facade. Part of the railing has been removed but the original section has square newel posts and a railing with square balusters. The second story is divided into various hotel rooms with wood floors covered with linoleum, plaster walls with wood baseboards, and a plaster ceiling. Doors are original five panel wood design with simple wood surrounds. Above the doors are single light transoms and wood cornices. In the center of the hallway is a large skylight opening which illuminates the hall. No original light fixtures remain but some original bathroom fixtures such as claw foot tubs are located in rear rooms.

Connecting the second and third stories is a wood staircase with square newel posts and a railing with turned balusters. This floor has similar detailing as the second floor in the floor, ceiling, and wall treatments. In the center of the hall is a skylight opening and railing. This railing has been vandalized but intact features include square newel posts and balusters. The skylight itself at the roofline is intact and has original wire glass lights. Some original bath fixtures also remain in rear rooms.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 8 Page 1

Rains Brothers Building, Joplin, Missouri

The building designed for the Rains brothers was a three-story brick and stone structure with Renaissance Revival detailing. A review of newspapers from 1900 to 1901 did not reveal information concerning the construction of the building or its architect. Although the designer for the building is unknown, it has been attributed to August C. Michaelis, a leading Joplin architect. Michaelis was a self taught builder and architect who moved to Joplin in 1893 and designed dozens of residences, churches, public buildings, and commercial buildings.<sup>5</sup> A complete listing of his designs has yet to be compiled but his known works include Queen Anne, Romanesque, Neo-Classical, and Renaissance Revival styles. The Model Building at 407-409 S. Main Street is a three-story commercial building designed by Michaelis in the early 1900s and is similar to the Rains Building with its upper story design and detailing. This similarity of design elements and other features result in the attribution of the Rains Brothers Building to Michaelis.

The design for the Rains Brothers Building was a two-part commercial building typical of the period. The first story contained a large storefront with three entrances, two of which led into the first floor while the third opened onto a staircase connecting with the upper floors. The upper facade consisted of three window bays on each floor divided by brick pilasters with a sheet metal cornice at the roofline. Two small cast iron balconies were also located in the central bays on both upper stories. The exterior design reflected the Renaissance Revival style in its brick quoining on the first floor, arched central entrance with radiating voussoirs, and varying window treatments on the upper floors.

The interior was designed for business use on the first floor and as a hotel on the upper two floors. The first story was built with open floor space and only a few partition walls for bathrooms and offices were added. At the rear of the first floor a raised mezzanine level was added for office and retail use. A distinctive interior feature was the large pressed tin ceiling added throughout this floor. Both upper floors were divided into small sleeping rooms with bathrooms located at the rear of each floor. Rooms on both upper floors opened onto a central hallway illuminated by a large skylight opening. The interior finishes such as door surrounds, window trim, and bathroom fixtures were common stock elements typical of the period.

The building was placed in service either in late 1900 or early 1901 and originally housed the Miner's Hardware Company on the first floor and had furnished rooms for rent on the upper floors. It is not known if the Rains brothers had an active interest in either company or instead were simply owners with lease arrangements. The Miner's Hardware Company was managed by M.S. Montague in its early years and was a well known hardware store of the city.<sup>6</sup>

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 2

Rains Brothers Building, Joplin, Missouri

By 1910, the upper two floors were operating as the Roosevelt Hotel and was one of several hotels in the vicinity. The property was sold by the Rains family in 1913 and the building became the property of J.M. Leonard whose family owned the building until after World War II.<sup>7</sup>

The Miner's Hardware Company closed around World War I and the first floor was occupied in 1918 by the Bullard-Bell Company which sold wholesale notions.<sup>8</sup> The Bullard-Bell Company and the Roosevelt Hotel were the primary tenants of the building throughout the 1920s and 1930s.<sup>9</sup> Little is known of the Bullard-Bell Company and it appears to have been one of many general wholesale firms located in the 800 and 900 blocks of S. Main Street. The Roosevelt Hotel was a modest hotel of Joplin in these years and catered primarily to travelers from the nearby Missouri Pacific Railroad depot located two blocks south.

After World War II, the building continued to be used for commercial use on the first story and as a hotel on the upper floors. Later the upper floor rooms were used as apartments but by the 1970s this use was discontinued and only the first floor was occupied. The present owner now utilizes the first floor as an antique shop while the upper floors are used for storage. Changes and alterations to the building have been minimal in recent years. The most noticeable exterior change has been the removal of the small cast iron balconies on the main facade. On the first floor the original large room has been subdivided into two rooms by a partial height frame partition wall. With these two exceptions the building has not been altered and retains its original design and detailing.

Joplin's Main Street continues to be primarily composed of late 19th and early 20th century commercial buildings and some sections of the street such as the 800 and 900 blocks may retain sufficient character to meet National Register district criteria. However, within these blocks most buildings have had their storefronts altered and in some cases the upper facades significantly altered as well. The Rains Brothers Building is notable not only for its fine Renaissance Revival influenced design but also for its retention of original fabric and integrity. Its storefront has not been changed and retains original doors, display windows, and wood bulkheads. Upper facade detailing is also intact and no major changes have occurred to the exterior masonry surface and windows. Interior features are also largely original with the pressed metal ceiling on the first floor a particular noteworthy feature. While some deterioration of elements has occurred on the upper two floors the majority of features remain and are in restorable condition.

The Rains Brothers Building is one of the most significant low-rise commercial buildings in downtown Joplin. Its significance is derived from its original



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 3

Rains Brothers Building, Joplin, Missouri

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architectural design and high degree of integrity. Only a few other low-rise commercial buildings on Main Street have notable architectural designs and of these all have received some type of alteration on the storefront or upper facade level. The Rains Brothers Building is reflective of Joplin's commercial prominence at the turn of the century and its intact architectural design is a significant element on Main Street.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 9 Page 1

Rains Brothers Building, Joplin, Missouri

Major Bibliographical References

- Jasper County Deed Records, Joplin, Missouri, 1899, 1913.
- Joplin City Directory. n.p.: Dunham Directory Company, 1918.
- Joplin City Directory. Peoria, Illinois: Leshnik Directory Co., 1925, 1931.
- Joplin, Missouri. "Architectural/Historical Inventory." Missouri Office of Historic Preservation, 1987.
- Kirkman, Kay and Roger Stinnett. Joplin: A Pictorial History. Norfolk/Virginia Beach: Donning Company Publishers, 1981.
- Livingston, Jack. Joplin, Missouri, The City That "Jack" Built. Joplin, Missouri: Means Moore Company, 1902.
- Longstreth, Richard. The Buildings of Main Street. Washington, D.C.: Preservation Press, 1987.
- Williams, Walter. The State of Missouri: An Autobiography, E. W. Stephens: Columbia, Missouri, 1904.

Notes

1. Joplin, Missouri. "Architectural/Historical Inventory." Missouri Office of Historic Preservation, 1987.
2. Kay Kirkman and Roger Stinnett, Joplin: A Pictorial History (Norfolk/Virginia Beach: Donning Company, 1981), 42.
3. Ibid, 63.
4. Jasper County Deed Book 148, Page 63.
5. Walter Williams, The State of Missouri: An Autobiography (E.W. Stephens Press: Columbia, Missouri, 1904), 374.
6. Joel Livingston, The City That "Jack" Built (Joplin, Missouri: Means Moore Company, 1902), unpaginated.
7. Jasper County Deed Book 168, Page 277.
8. Joplin City Directory (n.p.: Dunham Directory Company, 1918), 18.
9. Joplin City Directory (Peoria, Illinois: Leshnik Directory Company, 1925, 1931), 15 and 17.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 11 Page 1

Rains Brothers Building, Joplin, Missouri

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2. Steven E. Mitchell  
National Register Historian  
and State Contact Person  
Department of Natural Resources  
DPRHP/Historic Preservation Program  
P. O. Box 176  
Jefferson City, Missouri 65102  
Date: May 30, 1990  
Telephone: 314/751-5368

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number Photos Page 1 Rains Brothers Building, Joplin, Missouri

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Photograph Continuation Sheet, Rains Brothers Building

Rains Brothers Building  
906-908 S. Main Street  
Joplin, Jasper County, Missouri  
Photo by: Thomason and Associates  
Date: June, 1989  
Neg: City Planning Office, Joplin, Missouri  
Photo # 1 of 7  
View of Main Street facade facing northwest.

Photo # 2 of 7  
View of Main Street storefront, facing west.

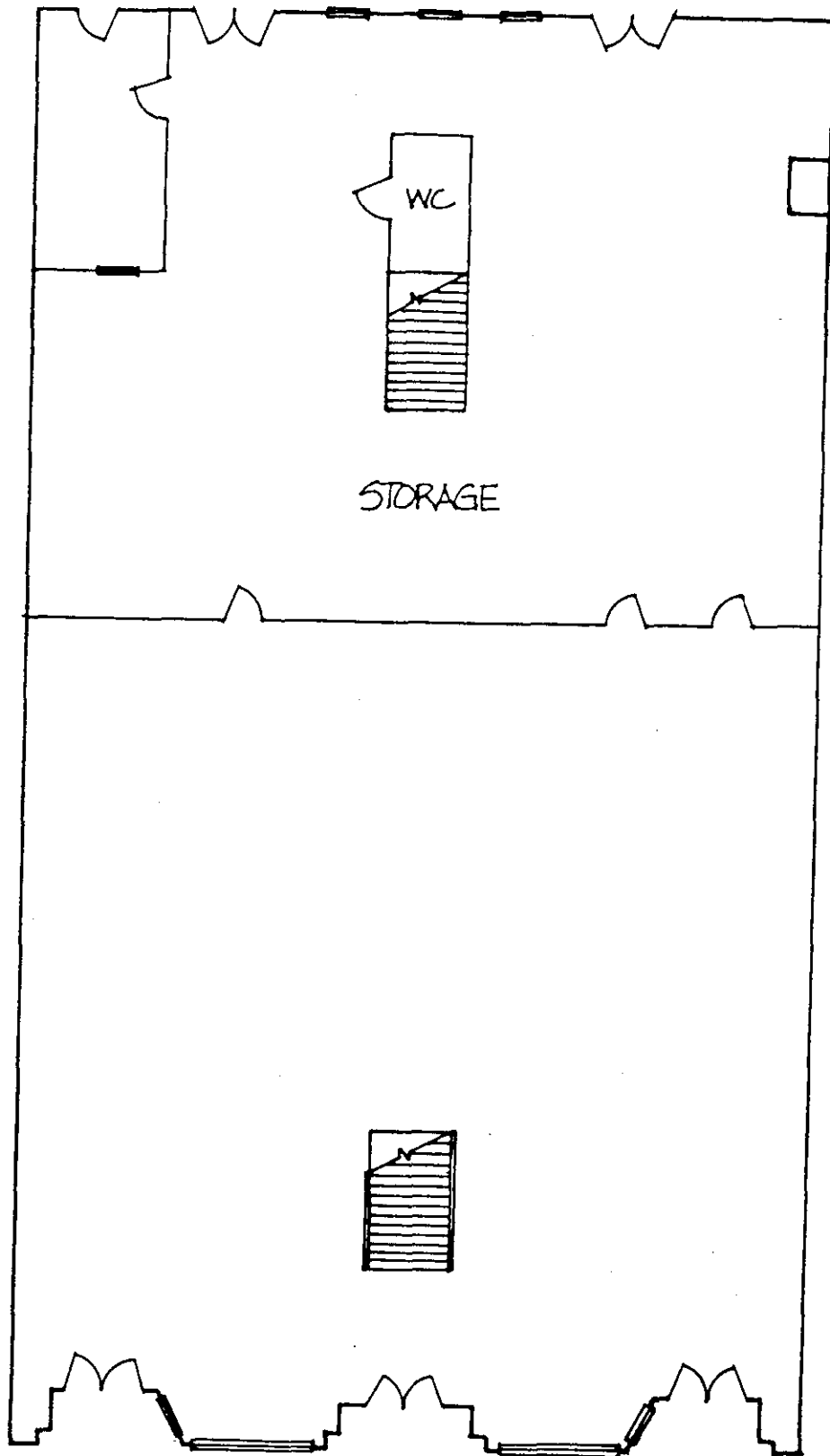
Photo # 3 of 7  
View of Main Street and north facades, facing southwest.

Photo # 4 of 7  
View of rear (west) facade, facing east.

Photo # 5 of 7  
View of first floor interior showing pressed tin ceiling.

Photo # 6 of 7  
View of first story interior showing rear mezzanine and pressed tin ceiling.

Photo # 7 of 7  
View of second story interior showing central hall, skylight, and individual rooms.

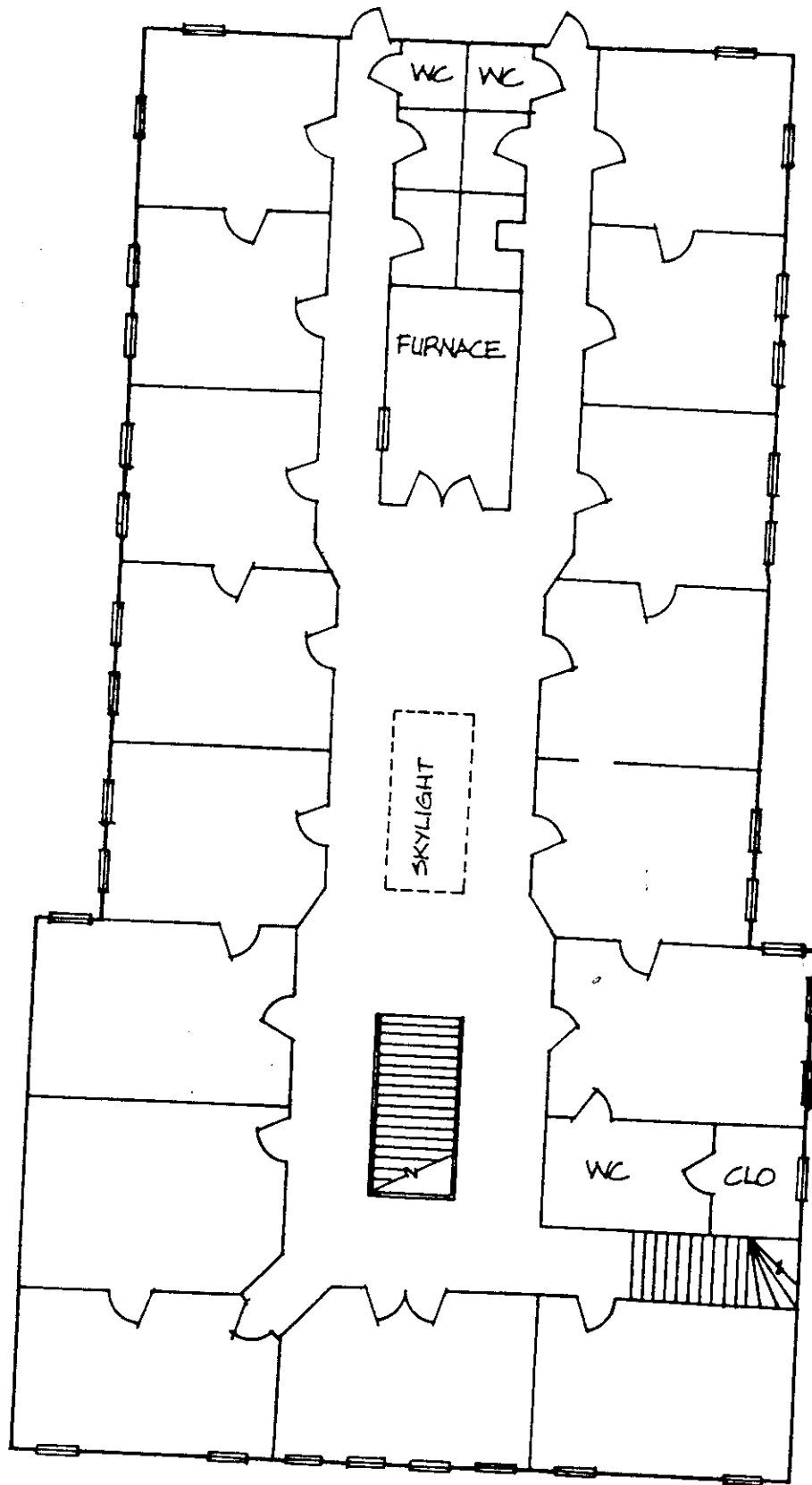


WC

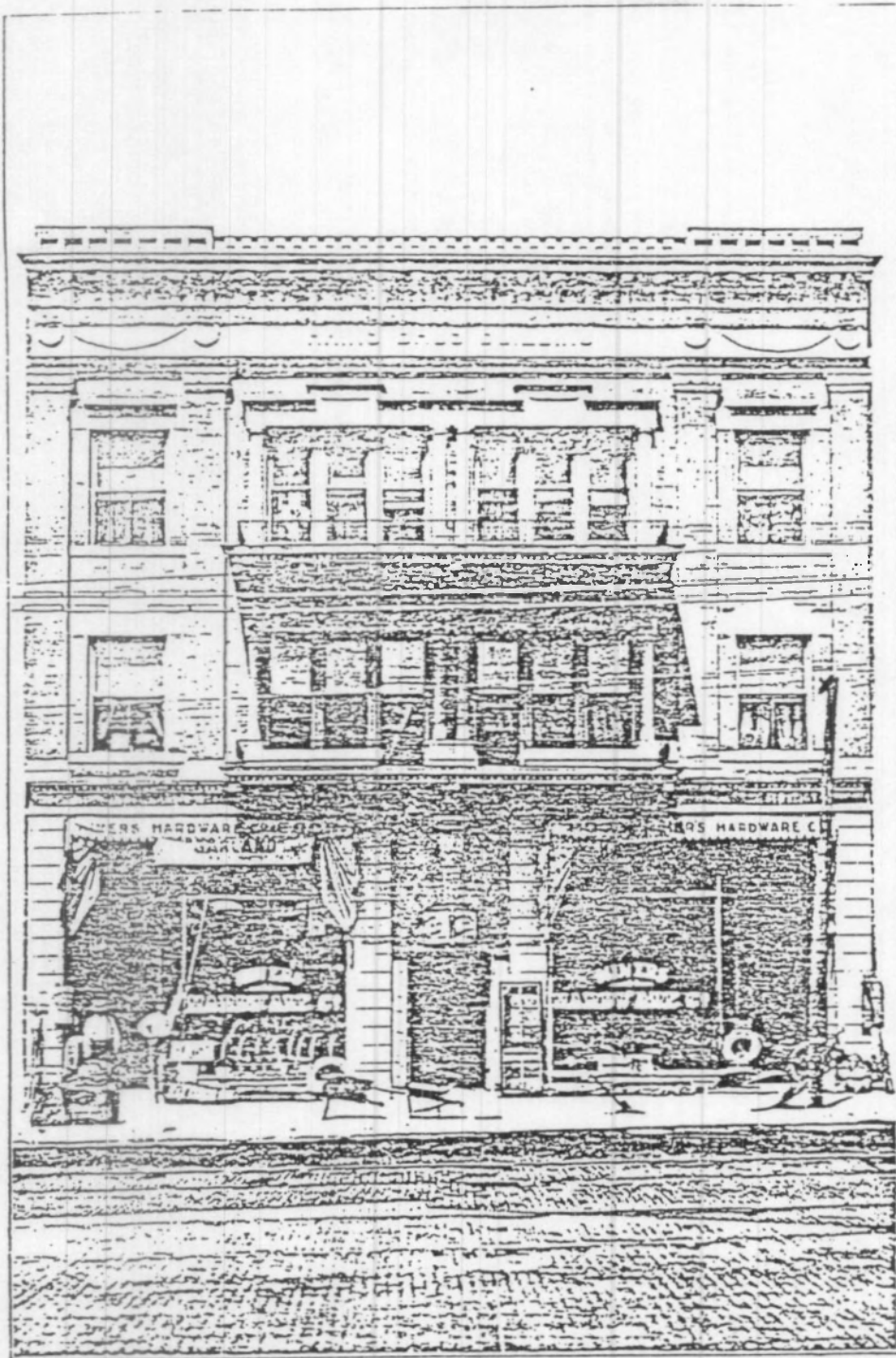
STORAGE

N

RAINS BROTHERS BUILDING  
FIRST FLOOR



RAINS BROTHERS BUILDING  
SECOND FLOOR



MINER'S HARDWARE CO. 906-908 MAIN STREET.  
M. S. Montague, Manager.

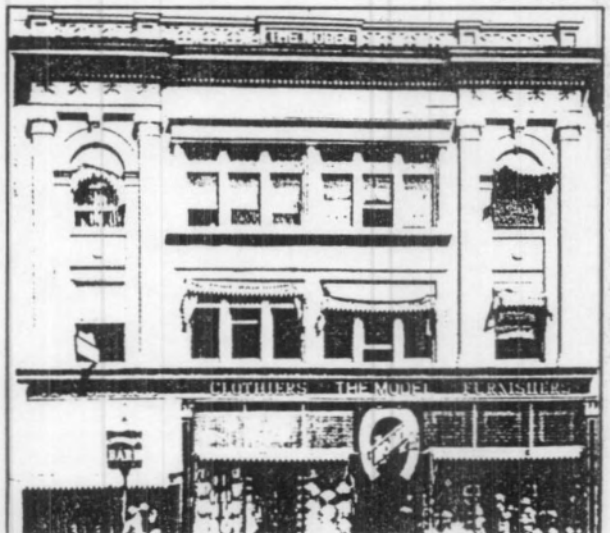


*E. J. Overlay residence.*

*J. A. Hewitt residence.*



*The Model.*





W. 8TH ST.

MEMORIAL HALL

AVUL 222-1725

FELLOWS

STEEL ROOFED HOOP  
RESTING ON STEEL COLUMNS

STAGE

STAGE

STAGE

STAGE

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AV

S. JOPLIN AV

AV

W. 9TH ST.

W. 10TH ST.

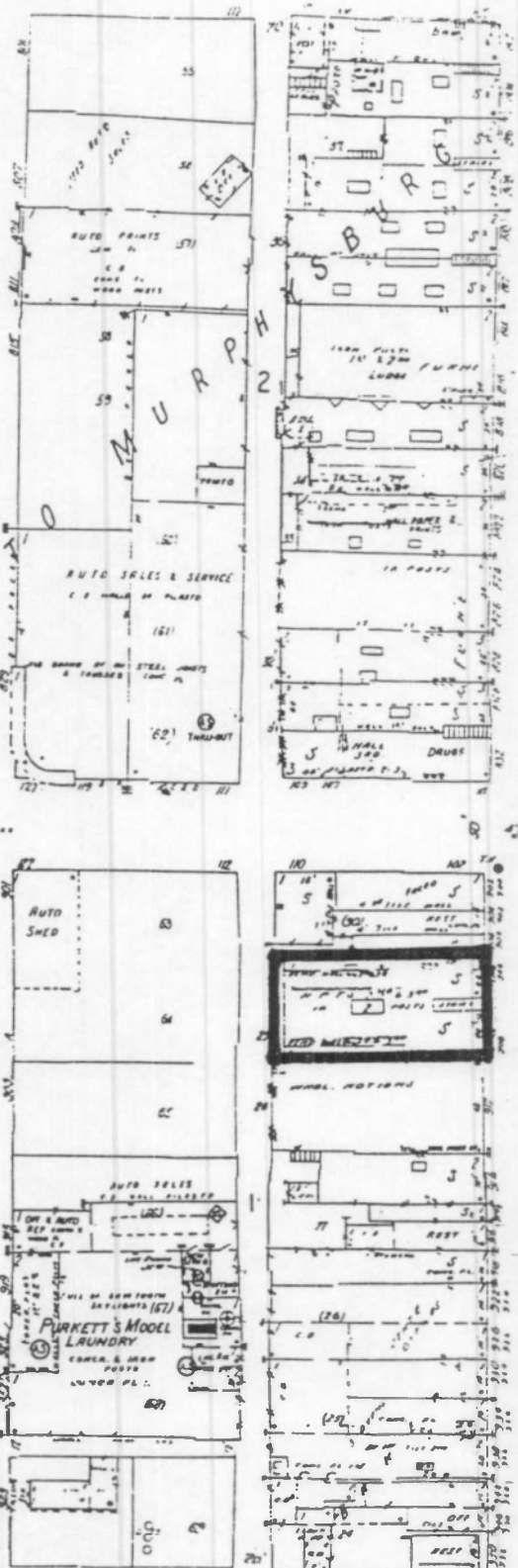
S. WALL AV

Q

AV



S. MAIN



Property Location  
Rains Brothers Building  
906-908 South Main Street  
Joplin, Missouri

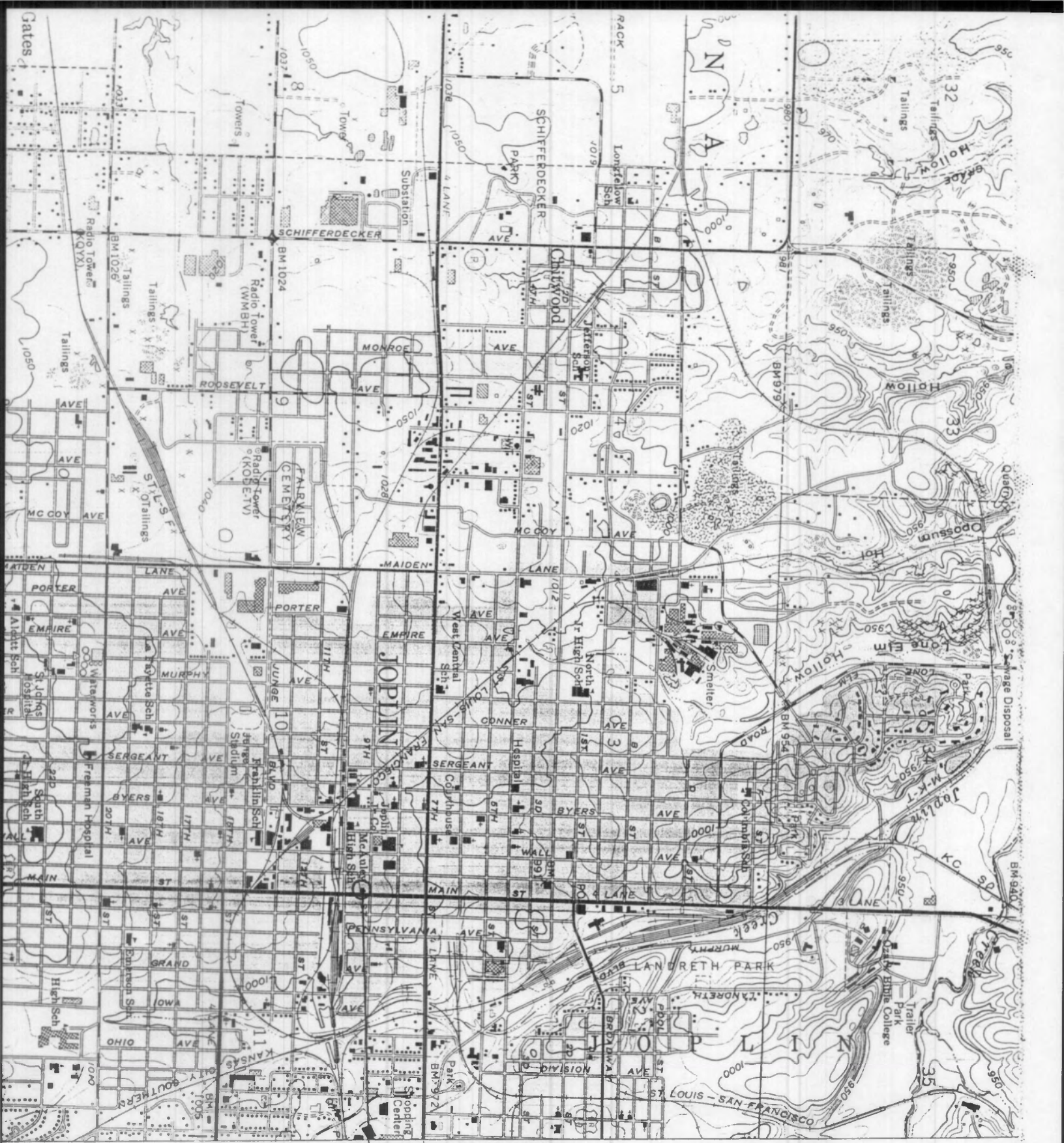


PICHER'S

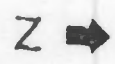


Property Boundary  
Rains Brothers Building  
906-908 South Main Street  
Joplin, Missouri

64 59 MO. PAC.  
63  
62  
61  
60  
53  
37  
510  
120  
32  
50  
120  
17  
11  
19  
14  
13



4108  
 4107  
 340 000 FEET  
 (MO.)  
 T. 28 N  
 T. 27 N  
 4106  
 7 MI. TO INTERSTATE 44  
 4105  
 4104  
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 4104735  
 Joplin,  
 Jasper County  
 S. MAIN ST.  
 906-906  
 RAINBOW BROTHERS  
 BUILDING



RAHNS BROTHERS BUILDING  
906-908 S. MAIN ST., JEFFERSON, MISSOURI  
Photo #1 of 7





RAINS BROTHERS BUILDING  
906 - 908 S. MAIN STREET, JOPLIN, MISSOURI  
Photo # 2 of 7



RAINUS BROTHERS BUILDING  
906-908 S. MAIN STREET, JOPLIN, MISSOURI  
Photo # 3 of 7

RAHMS BROTHERS BUILDING  
906-908 S. MAIN STREET, DEPLIN, MISSOURI  
Photo # 4 of 7



RAHMS BREASTERS BUILDING  
906-908 S. MAIN STREET, JOPLIN, MISSOURI  
Phone # 5-057







RAINS BROTHERS BUILDING  
906-908 S. MAIN STREET, JOPLIN, MISSOURI  
Photo # 6 of 7



RAINS BROTHERS BUILDING  
906 - 908 S. MAIN STREET, JOPLIN, MISSOURI  
Photo # 7 of 7