

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 Ridgway Apartments

other name/site number North Ridgway Apartments and South Ridgway Apartments

2. Location

street & town 402 S. Byers Ave. (North Ridgway) and 404 S. Byers Ave. (South Ridgway) N/A not for publication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 06/26/06
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:

<input type="checkbox"/> entered in the National Register. <input type="checkbox"/> See continuation sheet.	Signature of the Keeper	Date of Action
<input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register.	_____	_____
<input type="checkbox"/> removed from the National Register.	_____	_____
<input type="checkbox"/> other, (explain:)	_____	_____

Ridgway 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	
2	0	buildings
0	0	sites
0	0	structures
0	0	objects
2	0	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

NA

0

6. Function or Use

Historic Function
(Enter categories from instructions)

Current Function
(Enter categories from instructions)

DOMESTIC: Multiple Dwelling

DOMESTIC: Multiple Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

OTHER: Commercial Block Apartment Building

foundation concrete

walls brick

roof asphalt

other stone

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

Ridgway Apartments
Name of Property

Jasper County, MO
County and State

8. Description

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

Areas of Significance

(enter categories from instructions)

COMMERCE

ARCHITECTURE

Period of Significance

1918

Significant Dates

1918

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Heckenlively, J. L., architect

Camp, R. P., builder

See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Post Memorial Art Reference Library, Joplin, MO

See continuation sheet(s) for Section No. 9

Ridgway Apartments
Name of Property

Jasper County, MO
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 3/6/5/0/6/8 4/1/0/5/6/6/3
Zone Easting Northing

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

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

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

Verbal Boundary Description

(Describe the boundaries of the property.)

Property Tax No.

Boundary Justification

(Explain why the boundaries were selected.)

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Cydney E. Millstein
organization Architectural and Historical Research, LLC date January 30, 2006
street & number 1537 Belleview Avenue telephone 816.472.4154
city or town Kansas City state MO zip code 64108

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 Zahn Apartments, LP
street & number 5079 E. F. R. 122 telephone 417.832.1320
city or town Springfield state MO zip code 65802

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.

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

**Ridgway Apartments
Jasper County, Missouri**

Summary

Designed by Springfield, Missouri architect J. L. Heckenlively, the Ridgway Apartments, 402 and 404 S. Byers Avenue, Joplin, Jasper County, Missouri, were constructed in 1918. Located within four blocks of Joplin's central business district, the Ridgway Apartments were built in Sergeant's Subdivision, considered the area of the second phase of development of prestigious residences in Joplin. These brick, three-story rectangular buildings measure approximately 42' x 125' feet and are, with very few exceptions, identical in design. The centrally placed entrances are embellished with a prominent pediment surround, flanked by double-hung fenestration; stepped parapets crown the main façade. The Ridgway Apartments possess integrity of design, materials, workmanship, setting, feeling, association and location. They remain in good condition, and have retained the majority of their historic features to convey their historic significance.

Elaboration

The Ridgway Apartments located, 402 and 404 S. Byers Avenue, Joplin Missouri, were constructed in 1918 as two separate, three-story apartment buildings. J. L. Heckenlively's plans called for two, three-story apartment buildings on a corner lot at South Byers and 4th Street.¹ R. P. Camp who was with Farm and Home Savings and Loan in Springfield, Missouri, and J. R. Ridgway, an associate agent of Farm and Home Savings and Loan with offices in the Frisco Building in Joplin, Missouri, were co-owners of the Ridgway Apartments. The estimated cost of each unit was \$30,000. As originally planned, both units feature 18 units and were equipped with several modern efficiency features. Final plans were completed April 1918.

The main façade of each apartment building faces east. The original features of the main facade include a centrally placed multi-paned wood framed single leaf entry door with multi-paned sidelights and transom in a limestone surround with molded pediment. Double-hung, six-over one wood-framed windows flank the entry. End bays feature ribboned double-hung, eight-over-one wood frame sash. Window units at the center bay, upper floors, are paired eight-over-one, double-hung, wood frame sash, flanked by six-over-one units. Aluminum

¹ "Missouri Reports" *The Western Contractor* 13 March 1918, 18.

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**Ridgway Apartments
Jasper County, Missouri**

framed storm windows are non-original.

The north façade of 402 (and the south façade of 404), divided into four bays by brick piers, features paired and single, eight-over one, double-hung, wood framed sash windows. Basement units have been modified with vents. Aluminum framed storm windows are non-original.

The rear or west facade features non-original metal single-leaf doors with original wood transom and frame, flanked by double-hung, one-over-one wood frame windows set in segmental arches at the center bay, at each floor. The remainder of the fenestration is the same configuration, in fair condition. Basement fenestration is awning type at the east end; a coal chute is placed at the west end.

The south façade of 402 (and the north façade of 404), divided into four bays by brick piers, features paired and single, eight-over one, double-hung, wood framed sash windows in fair condition. The first through third bays feature segmental arches. Basement units have been modified. Brick and limestone elements of the Ridgway Apartments, including entry bay surround, sills, and limestone trim and coping, remain in good condition. Concrete steps and stoop at rear. Main vestibule at the interior features hexagonal tile flooring. The double-loaded corridor is original; door locations have been altered. Flooring in corridors are non-original VCT. The original wood trim at all windows is extant.

Future Plans

Currently, there are proposed plans for the rehabilitation of the Ridgway Apartments. Plans for the project have been prepared in accordance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties* and have been sent to the Missouri State Historic Preservation Office for review and compliance.

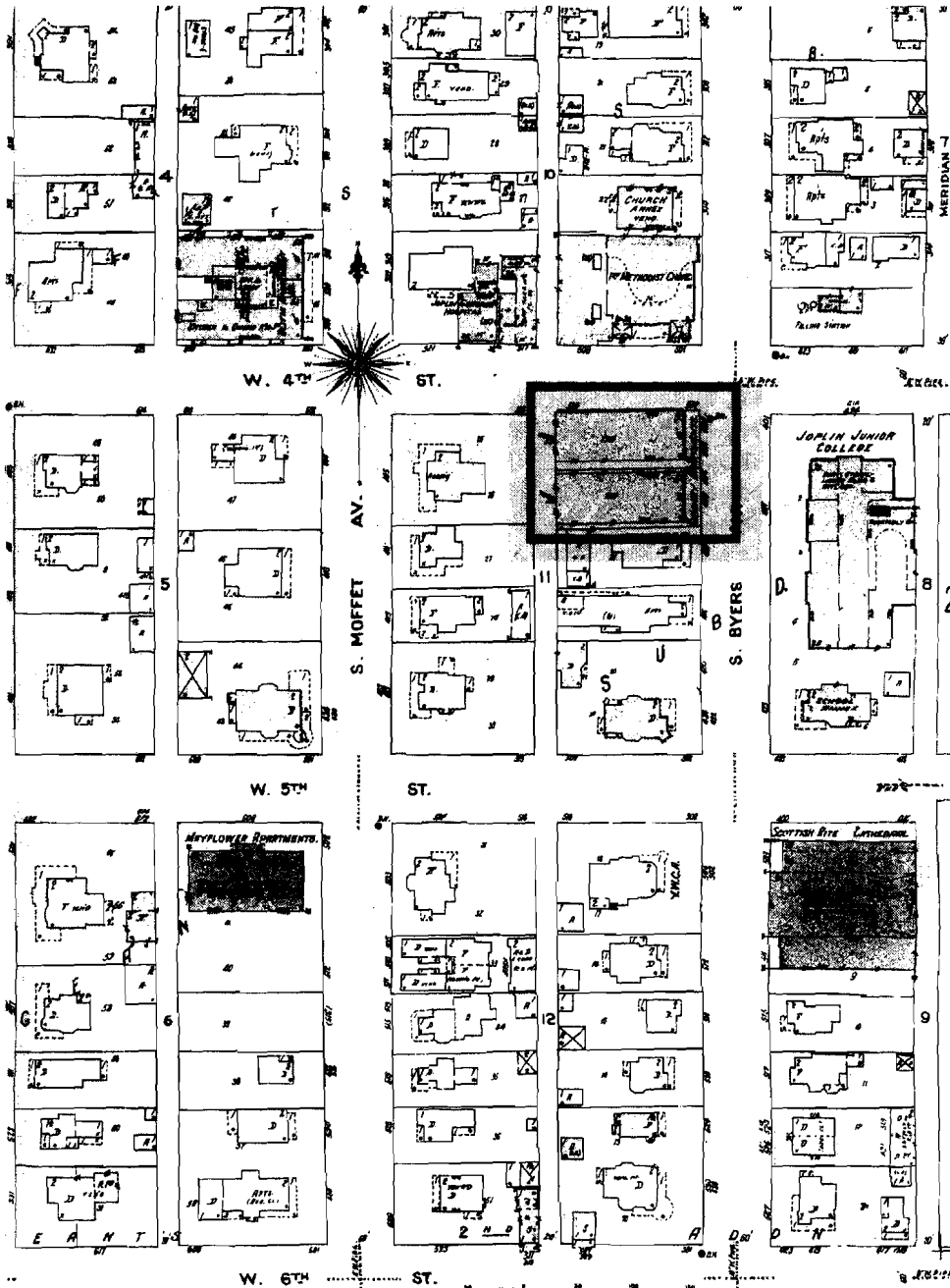
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Ridgway Apartments
Jasper County, Missouri

Ridgway Apartments

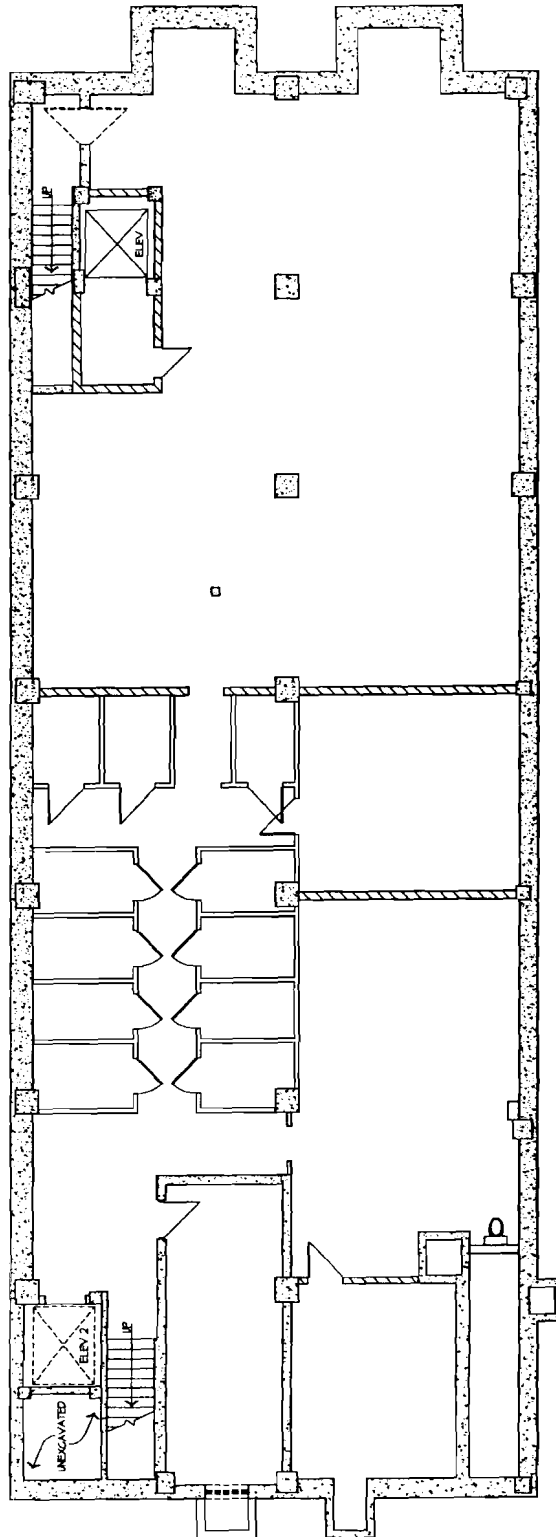
Sanborn Map: Joplin 1941 (courtesy of the Post Memorial Art Library, Joplin)



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**Ridgway Apartments
Jasper County, Missouri**



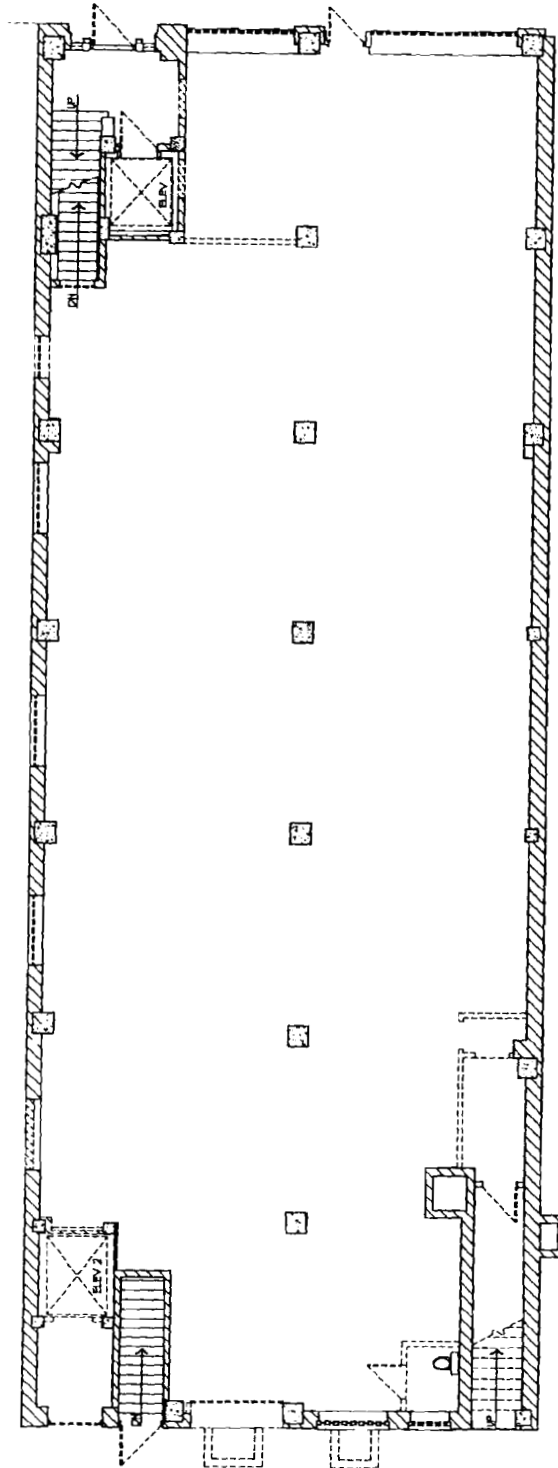
A5 BASEMENT DEMOLITION PLAN
SCALE: 1/8"=1'-0"

ZAHN APARTMENTS
318 S. WALL AVE
JOPLIN, MO

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**Ridgway Apartments
Jasper County, Missouri**



FIRST FLOOR DEMOLITION PLAN
SCALE: 1/8"=1'-0"

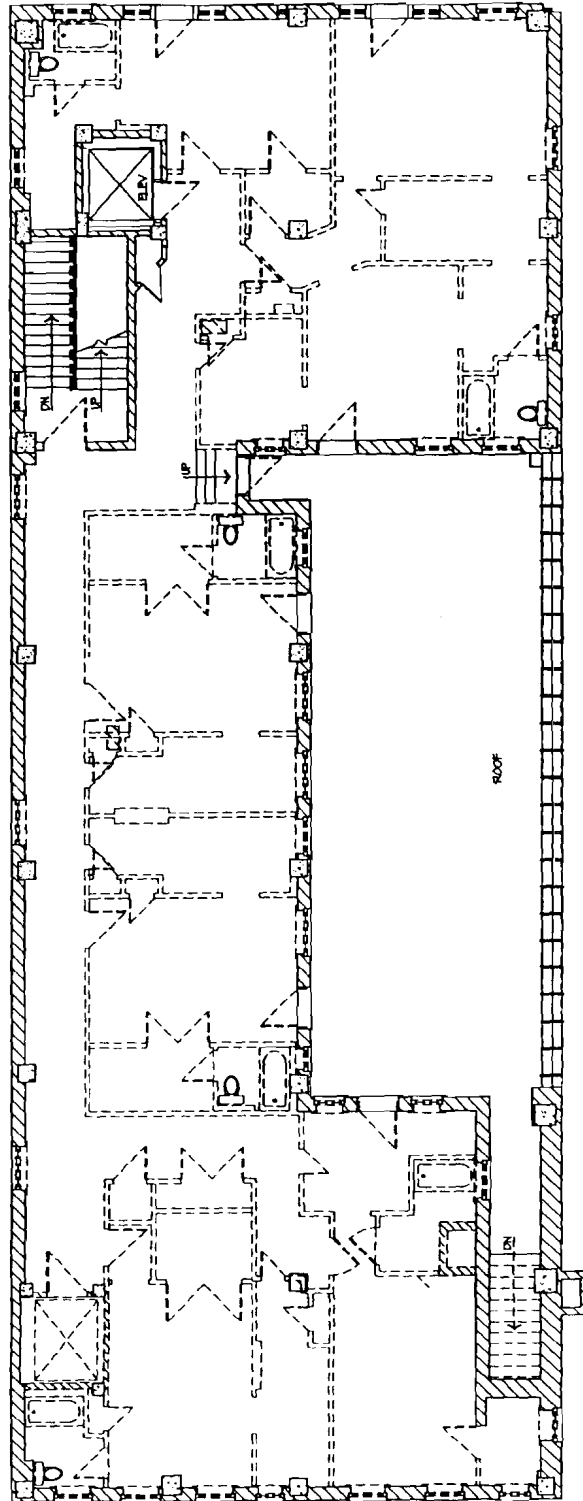
E5

**ZAHN APARTMENTS
318 S. WALL AVE
JOPLIN, MO**

**National Register of Historic Places
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**Ridgway Apartments
Jasper County, Missouri**



EXISTING ADJACENT SURFACE PARKING LOT
TO PARK THIS AREA



A5 SECOND FLOOR DEMOLITION PLAN
SCALE: 1/8"=1'-0"

ZAHM APARTMENTS
318 S. WALL AVE
JOPLIN, MO

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**Ridgway Apartments
Jasper County, Missouri**

Summary

The Ridgway Apartments, 402 and 404 S. Byers Avenue, Joplin, Jasper County, Missouri, are eligible for listing in the National Register of Historic Places under Criteria A and C in the following Areas: COMMERCE: The Ridgway Apartments, built in 1918, is associated with the urbanization of Joplin's downtown as the city became known for its zinc and lead mining during the early 20th century. The development of apartment buildings, such as the Ridgway, within a previously established residential neighborhood adjacent to the city's central core was in response to the rising demand for middle and upper-middle class multiple dwelling rental housing during the city's period of greatest economic growth.² To this end, the Ridgway reflects the introduction of the important apartment building industry that today remains an essential part of Joplin's commercial interests.

ARCHITECTURE: The Ridgway Apartment is representative of the work of Springfield architect J. L. Heckenlively. Heckenlively's design for the Ridgway Apartments was particularly sensitive to the established single-family housing in the area and is significant for the initial design approach taken to complement the established residential feeling and sense of place, later evolving to a more distinctive urban aesthetic. The period of significance of the Ridgway Apartments is 1918, the date of construction.

Elaboration

Joplin's economic boom in the 1890s brought new businesses as well as residents. This expansion drastically increased the need for new housing that offered efficient and affordable options to the single-family home. Many residents were single individuals who had jobs within the business district. These residents found their needs met in the apartment buildings that were built within just a few blocks distance of the business district. Joplin's continued business growth into the twentieth century made housing for those who worked in the city a necessity. This same phenomenon was occurring in medium sized cities all over the United States.

When lead was discovered in Joplin, Missouri, the development of lead mines was pursued with great interest in 1870, by E.R. Moffet and Jasper B. Sergeant, co-owners of the Moffet and Sergeant Company, a smelting operation. Both men heavily invested in the future of Joplin. When Moffet and Sergeant opened their smelting

² A similar pattern of growth occurred in Springfield, Missouri, as described in Richard Lee Burton, "Historic and Architectural

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**Ridgway Apartments
Jasper County, Missouri**

plant, only two houses were in existence. In just a few months the town was on its way to prosperity. In 1871 Patrick Murphy and his partner W.P. Davis purchased a tract of land and laid out a town plat in “[w]hat is now West Joplin was called Murphysburg, in honor of Patrick Murphy, the present superintendent of the West Joplin Lead and Zinc Mining Company. In the winter of 1872-73, the two towns were consolidated, under the general name of Joplin.”³ Murphysburg was a forty-acre tract of land purchased by Patrick Murphy in 1871. The area ran from 1st Street to 4th Street and from Main to Byers. It was the original plat for the Town of Murphysburg that, shortly thereafter, merged with Union City. By 1873 Murphysburg and the surrounding area incorporated as Joplin and Murphysburg became a subdivision of Joplin.⁴

The population of Joplin consisted of individuals from diverse economic levels. Entrepreneurs, corporate officers, law enforcement and government employees, elected officials, and laborers all contributed to Joplin’s expanding economy. As the city’s population increased, adequate housing became an important factor in Joplin’s continued prosperity. Many of the wealthy residents of Joplin, who made their fortunes in real estate, mining and banking, resided in the Original Town of Murphysburg and in the neighboring subdivisions within four blocks of the city’s business district.

During the 1880s, the Original Town of Murphysburg as well as Murphys 1st and 2nd addition and Sergeant’s subdivision became a booming residential area where the wealthy civic leaders and businessmen of Joplin built some of the finest Victorian and post-Victorian era homes in Joplin.⁵ The names of many of Joplin’s civic leaders from its founding days appear on the streets of the original town including: Joplin, Bell, Moffet, Sergeant, Pearl, Jackson and Byers. The growth of Joplin during the 1880s was a direct result of the success of the lead and zinc mines in Jasper County. As the business district expanded west from Main Street between 1st and 10th Street, many of the fine homes were razed for westward expansion of the business center from Main to

Resources of Springfield, Missouri,” MPS listing, Section F, page 18.

³ “History of Jasper County Missouri” reprinted from *An Illustrated Historical Atlas Map of Jasper County, Mo.* (Brink, McDonough & Co., 1876) Online. accessed February 15, 2006, <http://freepages.genealogy.rootsweb.com/~judysstuff/jasper/jashist04.htm>

⁴ Joplin Convention and Visitors Bureau, Brochure, *Joplin Missouri: Historical Guide*, 22-23.

⁵ Sargent’s Subdivision was named after Jasper B. Sergeant, a co-owner of the Moffet and Sergeant Company as well as an early town developer.

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**Ridgway Apartments
Jasper County, Missouri**

Byers Ave.⁶

The location of the Ridgway Apartments was originally the location of a single-family residence. When completed in 1918, the Ridgway Apartments became an example of the new style of efficient, residential living offered to the middle and upper-middle class residents of Joplin in close proximity to the business district. The Ridgway made it possible for shop owners, bankers and lawyers to lie close to their place of business. Joplin General Hospital was located within one block of the Ridgway Apartments on the southwest corner of 4th Street and Moffett Avenue which would account for the many doctors, nurses and pharmacists that lived in the local apartment houses.⁷

According to city directories these apartments were referred to as North Ridgway (402 S. Byers Avenue), and South Ridgway (404 S. Byers Avenue). Residents in 1921 consisted of many professionals, entrepreneurs, as well as several widows and retired individuals. The residents included: Dr. Ernest J. Kampf, a Joplin physician; Mrs. Maud Allen, a widow; David B. Miller, a civil engineer with one of Joplin's lead companies; and James A Jackson, a drugstore owner.⁸

Ralph Camp, co-owner of the Ridgway Apartments, was a well-known real estate investor, working from Springfield, Missouri. As a representative with Farm and Home Savings and Loan, his influence in southwest Missouri land investment extended beyond Greene County. The Camp Manor Apartments, built in 1916 by Camp during the second campaign of apartment construction in Springfield, are similar to the Ridgway Apartments in that both apartments share architectural vocabulary in detail and design (see below) and were the home of middle-class individuals.⁹ Ralph Camp, the builder of the apartments and his wife Cleo, lived in the

⁶ *Ibid*, 36-37.

⁷ *Joplin City Directory: Leshnick 1920 Directory*, 504, 532.

⁸ *Joplin Missouri: Leshnick 1920 City Directory*. N. P. 504. Microfilm, Post Memorial Art Reference Library.

⁹ *Dunham's City Directory, Springfield, Missouri, 1919*. (Springfield: Dunham City Directory Company, 1919), 64. Although *The Western Contractor*, May 1916 issue, lists Camp Manor as one of Springfield's construction projects, the first listing of the property in the city directory was 1919.

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**Ridgway Apartments
Jasper County, Missouri**

Camp Manor building in 1919.¹⁰ The Camp Manor Apartments in Springfield, Missouri were added to the Springfield MPS of the National Register of Historic Places on December 06, 2005.¹¹



The Ridgway Apartments, 402 and 404 S. Byers Avenue, December 2005

Len Fohn, photographer

John Roy Ridgway was the Joplin manager of Farm and Home Savings and Loan and an associate of Ralph Camp. Ridgway was also co-owner in the insurance firm, Ridgway, Kirkpatrick and Co. Although the Ridgway Apartments were named for him, it does not appear that Ridgway ever lived in the apartment. Ridgway died in Minnesota. As a former Joplin citizen *The Joplin Globe* carried Ridgway's obituary on June 4, 1938.¹²

From 1906 and 1928, between Wall and Moffett from 3rd Street to 6th Street, a number of apartment buildings

¹⁰Ibid.

¹¹Missouri, Geene County, Camp Manor Apartments, 423 E. Elm St., Springfield, 05001374, LISTED, 12/06/05 (Springfield, Missouri MPS AD). National Register of Historic Places, Online <http://www.cr.nps.gov/nr/listings/20051216.HTM>

¹² Leslie Simpson, Genealogical Data Base, Reference Librarian, Post Memorial Art Library, January 25, 2006.

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**Ridgway Apartments
Jasper County, Missouri**

were constructed in adjacent to the central business district. The five-story, 34-unit Olivia Apartment Hotel (1906; Austin Allen & Company, architects) at 320 S. Moffett, offered a large kitchen and dining room for its residents. Still extant, the Olivia has been altered over the years. The Robertson Apartments (1916; Charles H. Sudhoelter, architect) at 410-414 Wall Avenue is a three-story, L-shaped, fireproofed, reinforced concrete and brick apartment house. The Gentry Apartments (1918; August Michaelis), located at 318 S. Wall Street, offered commercial space on the first floor, as well as apartments on the upper floors. The Mayflower Apartments (1928), 608 W. 5th Street, was the last to be built in the Murphysburg neighborhood. Featuring 48 units, the Mayflower was designed with efficiency apartments to three-six room suites.

James L. Heckenlively

Architect, James Heckenlively was an architect whose work was influential in the rural areas of southern Missouri. James Heckenlively was born on August 18, 1863 in Gentry County, Missouri. He was the son of Jacob and Martha J. (Shisler) Heckenlively. Both parents were originally from Ohio. James received his education in Gentry County after which he taught school for several years. Later he attended the Normal College in Stanberry, Missouri. In 1889 James Heckenlively married Leanora E. Campbell.¹³

James Heckenlively does not appear to have received any formal training as an architect. After graduation and before leaving Stanberry, Heckenlively served an apprenticeship in an architect's office. By 1893, he moved to St. Joseph, Missouri where he was employed as a draughtsman. Heckenlively moved to Springfield, Missouri in 1894 and opened his own architectural firm.¹⁴

Heckenlively's career as an architect blossomed in Springfield. Although he began on a small scale designing mostly houses, he quickly moved into designing for businesses which also included civil engineering work. His talent as an architect was in demand and his business quickly expanded beyond the Springfield area and into the

¹³ Jonathan Fairbanks and Clyde E. Tuck, *Past and Present of Green County, Missouri* Vol. II (Indianapolis: A. W. Bowen & Co., 1915), 1837-39.

¹⁴ *Ibid.*

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**Ridgway Apartments
Jasper County, Missouri**

southwest area of the state of Missouri, as well as parts of Oklahoma and Arkansas.¹⁵

Known mostly for his design of institutional, commercial and public projects, Heckenlively became well known for his work in Springfield, Missouri and the surrounding region. Five buildings of his design are individually listed on the National Register of Historic Places. Heckenlively's contributions to architecture include: the Abou Ben Adhem Shrine Mosque in Greene County; the Bolivar Public Library in Polk County, Missouri, which was funded by the Andrew Carnegie Foundation in 1915; the first St. John's Mercy Hospital Building in Springfield, Missouri, which was built in 1906; the Osceola Public School Building in St. Clair County Missouri; and the Oberman D. M. Manufacturing Co. Building in Greene County.¹⁶ The Ridgway Apartments is the only known design by Heckenlively in Joplin, Missouri, and quite possibly one of his few identified residential projects.

Heckenlively's design for the Ridgeway Apartments is one of simplicity, yet reflects the older apartment buildings in the neighborhood in its scale, use of materials and detailing. Like the Olivia Apartments, Heckenlively employed the use of the pedimented entrance and further enhanced the main façade by varying the placement of the windows at the central bay. Like the Zahn (Gentry) Apartments, designed by August Michaelis and constructed the same year, the design for the Ridgway, melded naturally into the surrounding neighborhood of single and multiple family housing.

The Ridgway Apartments is almost an exact duplicate of the design, materials and configuration of the Camp Manor Apartments located in Springfield, Missouri, built two years earlier (see above). Camp Manor, also built by developer Ralph Camp is a complex presentation of stylized Commercial Block Apartment building. It has a stepped parapet with limestone cap and ornate limestone brick cornice at the roofline. Its red brick faced is divided into three principal bays, with the outer bays holding tripled windows. The central bay has a paired window on each upper floor, flanked by a small single window on either side. Below, the main entrance has a single door with transom and sidelights. A single window is on either side. A large triangulated pediment header

¹⁵ *Ibid.*

¹⁶ Heckenlively, "Index By Architect" National Register of Historic Places, On Line, accessed January 27, 2006.

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**Ridgway Apartments
Jasper County, Missouri**

crowns this configuration.¹⁷

An Overview of the History of Joplin, Missouri

The City of Joplin was founded in 1873. The development of Joplin, Missouri, was led by a few individuals that believed the region to contain natural resources that were capable of developing and sustaining a city. The main source of economic growth in Joplin came from rich supplies of zinc and lead mineral deposits. In fact, the area in and around Joplin was so rich with zinc that Joplin became known as the Zinc Capital of the world. Joplin was the richest mining town in a four state area, supporting a mining industry for well over seventy-five years.¹⁸

The first settler to arrive in the southern portion of Jasper County, Missouri, in 1838 was James C. Cox from Tennessee. His home was just outside the eastern edge of the Joplin city limits. The first post office in the area, known as Blytheville, was established in his cabin.¹⁹ According to legend, Judge Cox was a slaveholder. The young son of one of his slaves found a blue rock while digging for fishing worms along the banks of Joplin Creek. Cox recognized the rock as lead and quickly filed a claim for the land along the banks of the creek. As word got out about the discovery of lead, other landholders began digging on their property and found the mineral to be in large quantities throughout Jasper County. During the Civil War nearly all mining ceased and did not resume until the 1870s.²⁰ It wasn't until after the war that Joplin finally realized the potential for wealth from these mineral deposits.

Rev. Harris G. Joplin, the namesake of the city, arrived in 1839. Reverend Joplin, also from Tennessee, was a

http://www.nr.nps.gov/iwisapi/explorer.dll/x2_3and4_3aNRIS

¹⁷ Richard Lee Burton, "Historic and Architectural Resources of Springfield, Missouri," MPS listing, Section F, page 17. Although research did not reveal an architect associated with the design of Camp Manor, it was more than likely the work of Heckinlively.

¹⁸ Joplin Convention and Visitors Bureau, Brochure, *Joplin Missouri: Historical Guide*

¹⁹ Howard L. Conard, *Encyclopedia of the History of Missouri* Vol. III (New York: The Southern Publishing Co., 1901), 474.

Conard's history of Joplin appears to be one of the best and most thorough primary sources found. Many of the other sources reiterate that which was written and published by Conard in 1901 and is frequently cited in all subsequent works that have been reviewed for this study.

²⁰ *Ibid.*

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**Ridgway Apartments
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Methodist Episcopal missionary preacher who established the Joplin's first church. He lived just outside the city limits where he owned an eighty-acre tract of land that he farmed and from which he also ministered to his congregation. A small spring on the farm was the source of Joplin Creek and eventually supplied the name for the City of Joplin as well.²¹

The history of Joplin and Jasper County, Missouri, prior to the Civil War is not readily assessable. However, data shows that the population of Jasper County was very sparse prior to the outbreak of the Civil War. When the war broke out, the few settlers in the area were further dispersed, apparently leaving no records behind. Most of the recorded history of Joplin, Missouri, begins in the 1870s, coinciding with resumed interest in the local mines. It is the mining activity in the region that established Joplin, Missouri, as a third class city by 1888.²²

The founding of Joplin was a process that did not go smoothly. On July 28, 1871, John C. Cox filed the town plat of Joplin, located on the east side of Joplin Creek. On July 12th Davis and Murphy, along with Moffett and Sargeant, owners of the Moffett and Sargeant smelting furnaces and a local newspaper, filed a plat for the Town of Murphysburg, on the opposite side of Joplin Creek. As neither town had law enforcement or a court system in place, corruption was rampant.²³

The two towns existed side by side until 1872. Subsequently, the Jasper County government established law enforcement and a court system, as well as merging the two towns into one under the name of Union City. As confidence grew, more people began to move into the area. Plans were made for churches and schools but rivalry remained an issue that was not resolved until March 23, 1873. Under a new charter and General Assembly, Union City was renamed Joplin. By 1888 Joplin became a third class city in the State of Missouri.²⁴

²¹ Joel T. Livingston. "Joplin, Missouri: the City that "Jack" Built: Some of Its Business and Its Beauties," *A Brief History of Joplin, and Something About the People, Wealth, and Resources*. (Hutchinson & Co., photographers, 1902), n.p. Online Resource: Post Memorial Art Reference Library <http://www.joplinpubliclibrary.org/postcards/J02p002th.jpg>

²² Conard, 471-474.

²³ *Ibid*, 475.

²⁴ *Ibid*.

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Corporate existence in Joplin was largely established by the mining industry that brought rapid economic growth to the area. Oddly enough, until 1872, zinc was thrown aside as a waste material after it was separated from lead. A reporter by the name of D. Baumann, from the *St. Louis Times*, informed the superintendent of the Porter Land Company of zinc's actual worth. After further investigation, the quality of the zinc was found to be of a very high grade. A representative from the Illinois Zinc Company was the first to purchase the zinc in 1872 for \$3.00 per ton. However, by 1874 other zinc companies were buying Joplin zinc at the rate of \$10.00 per ton and by 1899, Joplin zinc was selling at its highest rate, \$55.00 per ton.²⁵ The importance of lead and zinc to the economy of Joplin was most evident when the first railroad reached Joplin in 1877, at which time the St. Louis and San Francisco railway laid its last spike. The spike was made of lead to commemorate Joplin's source of wealth from the lead mines.²⁶

Three years prior to the railroads arrival, the city's planning committee platted out additions; banks were established, special attention was given to organizing schools and churches were formed. All of the planning that went into Joplin led to the steadfast and cohesive purpose of building a city. In 1890 Joplin's population was 9,943 but just ten years later, the number increased to 26,023. Over \$1.5 million was expended in business and residence building that same year.²⁷

Wholesale and manufacturing was also important. By 1902, three major wholesale grocers along with numerous wholesalers doing business in drug, hardware and dry goods were located in Joplin. Foundries and machine shops that manufactured boilers, drill tools and mining equipment were also found in Joplin. Milling companies,

²⁵ *Ibid.*

²⁶ *Ibid.*

²⁷ *Ibid.* Although the largest jump in population seems to have occurred during the ten years between 1890 and 1900, Joplin's population continued to steadily grow. According to US Census figures, by 1941 the city was home to 37,144 people.

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paint factories, building and brick supplies, along with stone quarries were all part of Joplin's economic base.²⁸

²⁸ Livingston, "Joplin, Missouri: the City that "Jack" Built: Some of Its Business and Its Beauties,"
<http://www.joplinpubliclibrary.org/postcards/J02p002th.jpg>

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Jasper County, Missouri**

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**Ridgway Apartments
Jasper County, Missouri**

Verbal Boundary Description

(402 S. Byers Avenue): Lot numbered Twenty-three (23) in Sergeant's Subdivision, in the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof. (404 S. Byers Avenue): Lot numbered Twenty-four (24) in Sergeant's Subdivision, in the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof.

Boundary Justification

The nominated property includes the entire parcel historically associated with the Ridgway Apartments, Joplin, Jasper County, Missouri.

Key to Photographs: Len Fohn, photographer, December 2005.

1. 402 and 404 S. Byers, main or east façades; view facing west
2. 402 and 404 S. Byers, main or east and north facades; view facing southwest
3. 402 S. Byers, main or east façade; view facing west
4. 402 S. Byers, main or east façade; view facing northwest
5. 402 S. Byers, detail of main façade; view facing northwest
6. 402 S. Byers, detail of main façade; view facing northwest
7. 402 S. Byers, north façade; view facing south
8. 402 and 404 S. Byers, secondary facades; view facing west
9. 402 S. Byers, rear or west façade; view facing northeast
10. 402 S. Byers, interior first floor hallway; view facing east
11. 402 S. Byers, interior third floor apartment; view facing west
12. 404 S. Byers, main or east façade; view facing west
13. 404 S. Byers, main or east façade; view facing southwest
14. 404 S. Byers, detail of main or east façade; view facing west
15. 404 S. Byers, south façade; view facing northwest
16. 404 S. Byers, rear and a portion of the south façade; view facing northeast
17. 404 S. Byers, detail of the west façade; view facing east
18. 404 S. Byers, interior first floor; view facing northeast
19. 404 S. Byers, interior third floor; view facing east

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