

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

historic name N/A

other names/site number South Main Street Historic District

2. Location

street & number West side South Main Street, between West First and West Second Streets N/A not for publication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 at the following level(s) of significance:

national statewide local

Mark A Miles August 18, 2010
Signature of certifying official/Title Mark A. Miles, Deputy SHPO Date

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

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

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register determined eligible for the National Register

determined not eligible for the National Register removed from the National Register

other (explain:) _____

Signature of the Keeper _____ Date of Action _____

South Main Street Historic District
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.)

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

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

Contributing	Noncontributing	
8	2	buildings
		district
		site
		structure
		object
8	2	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

Historic Resources of Joplin, Missouri

None

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

COMMERCE/specialty store

COMMERCE/restaurant

DOMESTIC/hotel

COMMERCE/specialty store

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

LATE VICTORIAN/Italianate

LATE 19TH AND 20TH CENTURY REVIVALS/Colonial Revival

OTHER/One-part Commercial Block

OTHER/Two-part Commercial Block

foundation: STONE

walls: BRICK

CONCRETE

roof: ASPHALT

other: WOOD

VINYL

South Main Street Historic District
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 old or achieving significance within the past 50 years.

Areas of Significance

ARCHITECTURE

COMMERCE

Period of Significance

c. 1901-c. 1960

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

9. Major Bibliographical References

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

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Joplin Public Library; Post Memorial Library

Historic Resources Survey Number (if assigned): _____

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South Main Street Historic District
Historic Resources of Joplin, Missouri
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7. Description

The South Main Street Historic District (Photos 1-8; Figs. 1-4) is located in the City of Joplin, Jasper County, in southwestern Missouri. This one-block long linear district encompasses less than one acre and occupies all of the west side of South Main Street between West First and West Second Streets and consists entirely of commercial architecture dating from the turn of the twentieth century through c. 1910. The district is located at the northern periphery of the central business district and contains ten buildings of one and two stories in height, all of load-bearing masonry construction. Two buildings are non-contributing elements within the context of the district as a whole and the remaining eight are contributing. The district retains the characteristic dense concentration of development which typifies most downtown areas, with all buildings constructed without front-lot setback. Rear-lot setbacks vary from building to building, and surface parking is provided behind most properties. All but two of the district's buildings are built flush with one another; two adjacent buildings are separated by a narrow walkway. The district fronts on South Main Street, West First and Second Streets form the district's north and south boundary, respectively, and an unnamed alley establishes the district's western boundary. New construction and vacant lots are immediately adjacent to the nominated district, and the Joplin and Wall Avenues Historic District, nominated concomitant with this district but distinct in its own right, is to the west.

The South Main Street Historic District is a distinct and readily identifiable entity, retains integrity in its composite qualities, and meets the Registration Requirements and thresholds of integrity set forth for *Commercial Property Types 1871-1960* in Section F of the Multiple Property Documentation Form (MPDF), "Historic Resources of Joplin, Missouri." Architectural property types in the district consist of one-part and two-part commercial blocks as described in the MPDF, executed in variants of the Colonial Revival and Italianate styles; some properties are vernacular in character and were built without identifiable reference to any particular design style. The term "vernacular" as it is employed here, interprets that oft-misinterpreted description as it is defined in Ward Bucher's Dictionary of Building Preservation: "a building built without being designed by an architect or someone with similar formal training; often based on traditional or regional forms." This characterization is by no means a pejorative, since so many more buildings built nearly everywhere during the period of significance of this district reflect local building traditions and the skill of local builders rather than formally-trained architects. In addition, these properties represent recognizable national forms—one-part commercial block, two-part commercial block, etc. Modest in scale compared to many of the properties in the Joplin Downtown Historic District (NR 2008), most buildings in the South Main Street Historic District are of two stories in height. All of the district's resources are of load-bearing masonry construction, with brick being the predominating building material.

All of the buildings in this district retain integrity of and location and each contributing resource reflects its period of construction and its association with the commercial development patterns, favored styles and embellishment, and building types in vogue in Joplin during the first decades of the twentieth century. Variations and local interpretations of the Italianate and Colonial Revival styles characterize this district, with buildings embracing conventional commercial design including the three-part (storefront/upper façade/cornice) arrangement which typifies nineteenth- and early twentieth-

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century commercial architecture. The district's integrity of setting has been somewhat compromised by demolition outside the boundaries of the nominated area, including the collapse of the monumental Connor Hotel immediately to the north. However, this fact notwithstanding, the other composite qualities of integrity are strong and the demolition outside the district is not a major factor in either the integrity or significance of the nominated district as a single and identifiable entity.

Most of the buildings in the South Main Street Historic District are built on foundations of stone. All but one are finished in brick laid principally in common bond; some properties exhibit pressed brick facades and most brick surfaces are painted. The building at 106-106A South Main Street (Resource No. 2; Photo No. 2) is of rock-faced concrete block with a brick façade. Most storefronts retain the traditional window-to-wall ratio, penetrated by substantial windows for the display of goods (Photos 1-8). One storefront, that of the 1909 W. E. Sanders Building at 122 South Main Street (Resource No. 9; Photo No. 6) has been in-filled with concrete block. The upper facades of the buildings in this district are minimally altered. Patterns of fenestration incorporate the flat-topped window form, with one-over-one sash as the favored window configuration. Window openings typically feature an extended stone sill and most are capped with smooth-dressed stone lintels or with jack-arch brick voussoirs. The cornices of all but one of the buildings in this district are of brick, in many cases corbelled, which adds a notable architectural embellishment to otherwise modestly-detailed buildings and is a favored trim treatment seen on buildings built between the late 1890s and the 1920s throughout downtown Joplin. The Miles Block at 112 S. Main Street (Resource No. 5; Photo Nos. 4, 5; Fig. 4) is the district's most highly-detailed building and incorporates a corbelled brick and pressed metal cornice ornamented with a dentil band, stylized rope molding, and a band of acanthus leaves, set within decorative corbelled brickwork. Corbelled brickwork on other buildings in the district appears in arcaded corbel tables, cornices, and corbelled panels within which are set windows (Photo Nos. 3, 7, 8).

The roofs of the buildings in this district are flat or slope slightly from front to rear. Most were likely originally finished in welded sheet metal or in standing-seam metal, which were replaced with composition, rolled roofing, or, in more recent years, with rubber membrane finishes. Some historic chimneys have been removed in the course of re-roofing or retrofitting of heating systems. The roof surfaces were not available for inspection.

The spatial arrangement of the South Main Street Historic District consists of a traditional north-south, east/west grid of streets and alleys. The district's cultural landscape is defined by South Main Street, which has an 80-foot right-of-way, runs north-south and marks the district's eastern edge. West First and Second Streets, at the district's north and south edges, have 60-foot rights-of-way, and the unnamed alley which establishes the district's western boundary has a right-of-way of 20 feet. A recent City-sponsored streetscape program has resulted in the construction of new sidewalks along South Main Street designed with concrete walkways, decorative bands of red brick along the curpline, plantings, and period-appropriate acorn-top lighting devices (Photos 1, 3, 8).

The physical setting and historic resources which comprise this district constitute clear and identifiable reflections of Joplin's development as a leading regional market hub during the late nineteenth and early twentieth century. Alterations to buildings in the district are much the same as are

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found in any older commercial area, including the modifications of storefronts, cases of window changes on the facades, and the painting of brick surfaces which were in all likelihood were originally unpainted. One new building at 116 South Main Street (Resource No. 7; Photo No. 8) is of concrete block construction with a red brick façade and a datestone bearing the date 1916; the datestone was salvaged from a building in Kansas and was installed on this building when it was built.

In only one case--the c. 1910 building at 102-104 South Main Street (Resource No. 1; Photo No. 1) which has a modern brick and metal façade--has the degree of alteration been such that the resource has been rendered non-contributing. A city-sponsored façade improvement program has assisted and will continue to assist with compatible façade rehabilitation design.

These modifications notwithstanding, the overall character of this small district remains intact and, as a distinct entity, it retains integrity in the composite qualities of location, setting, feeling, design, workmanship, association, and materials.

RESOURCE INVENTORY

The following properties are found within Joplin's South Main Street Historic District. The sequential numbering is keyed to the district map which accompanies the nomination.

1. 102-104 S. Main Street, c. 1910; non-contributing; Photo 1

One-story interconnected common bond brick commercial building, located on a corner lot, with the façade significantly altered with the introduction of a new brick veneer, an in-filled storefront on the southern section, and modern metal cladding extending the entire length of the building above the storefront. The north elevation, along West First Street, is less altered than the façade, retaining its historic corbelled brick trim. Much of the original wall on the rear elevation has been replaced or overlaid with smooth-dressed concrete block, although some portions of the original rubble stone foundation remain exposed.

2. 106-106A South Main Street, c. 1910 contributing; Photo 2

One-story vernacular commercial building of concrete block construction, with the front portion of rock-faced concrete block and the rear section, which may be an early addition, of smooth-dressed concrete block. The façade is of brick and incorporates display windows and brick bulkheads. Side walls terminate in stepped parapets. Two commercial spaces, each accessed by single doors with glass panels. A narrow open walkway separates this building from 108 S. Main Street, to the south.

3. 108 S. Main Street, c. 1905, contributing; Photo 1

Two story commercial building of unpainted common brick construction, with a façade of pressed brick. Storefront has been altered but retains the traditional window-to-wall ratio, display windows, and recessed entry door. Upper façade is symmetrically massed, 3 bays in width, with flat-topped windows set on stone sills and capped with smooth-dressed stone lintels. Unadorned brick pilasters define the corners and incorporate stone on the upper façade. Vernacular in character, with a cornice hinting at the Italianate style and consisting

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of an arcaded corbel table, also of brick. A narrow open walkway separates this building from 106 S. Main Street, to the north.

4. 110 S. Main Street, Phillips Building, c. 1901, contributing; Photo 3; Fig. 4

One-story painted brick commercial building, vernacular in character, with a storefront slightly altered but retaining traditional window-to-wall ratio with display windows, a recessed entry door, and a transom, presently covered. Corner brick pilasters and arcaded corbel table cornice.

5. 112 S. Main Street, Miles Block, c. 1900, contributing, Photos 4, 5; Fig. 4

The district's largest single building, this is a brick commercial building incorporating vernacular interpretations of elements of the Italianate style, with the first story altered with the installation of recessed storefronts and non-historic brickwork defining the entrance to the upper story. Asymmetrical 10-bay upper façade with the bay spacing defined by brick pilasters and featuring three sections containing three windows each and the fourth, offset on the façade, containing a single window. Windows are non-historic and have been partially in-filled. Smooth-dressed stone trim and a cornice of brick and a pressed metal which incorporates a band of acanthus leaves, a dentil band, and stylized rope molding. Offset above the cornice is a name stone bearing the name MILES BLOCK.

6. 114 S. Main Street, c. 1905, contributing

Two-story brick vernacular commercial building with the first story altered with the introduction of a recessed storefront and non-historic brick defining the entrance to the upper story. Upper façade is four bays in width with flat-topped windows set with a corbelled brick frame which is capped with additional brick corbelling.

7. 116 S. Main, c. 1990, non-contributing

Non-historic single-story 3-bay concrete block commercial building with brick façade incorporating a centered entrance flanked by display windows and a stepped parapet into which is set a datestone bearing the date 1916, salvaged from a demolished building in Baxter Springs, Kansas.

8. 120 S. Main Street, Bennett Building, c. 1909, contributing, Photos 6, 7

Two-story brick commercial building with an altered storefront which retains the traditional window-to-wall ratio and incorporates a centered double entry door. Upper façade is 4 bays in width and is articulated by a continuous stone sill under the windows and geometric decorative inserts in the surface. Vernacular in character, with some reference to the Colonial Revival style. Modest corbelled brick cornice above which is an unornamented parapet with the name BENNETT centered thereon.

9. 122 S. Main Street, William E. Sanders Building, 1909, contributing, Photos 6, 7

Two-story brick commercial building finished in pressed brick, presently painted, with the storefront in-filled but retaining the original 4-bay upper façade which is penetrated by four flat-topped 1/1 windows which rest on stone sills and are capped with jack-arch brick lintels,

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suggestive of the Colonial Revival style, Rock-faced decorative stone inserts flank the windows. The character-defining upper façade clearly communicates the building's architectural significance within the context of this district. At cornice height is a name and date stone bearing the name W E SANDERS and the date 1909.

10. 124 S. Main Street, c. 1910, contributing, Photo 8

Two-story corner building of brick construction, presently painted, with an altered storefront which retains traditional window-to-wall ratio and incorporates a corner entrance reflecting its siting. A second storefront is on the south elevation, accessed from West Second Street. Upper façade features stylized Arts-and-Crafts-style trim and four double-hung windows set within an area which is recessed by two courses of brick. Cornice area incorporates a stylized cornice including three segmental arches above which is corbelled brickwork and a flat unadorned parapet.

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8. Significance

Joplin's South Main Street Historic District is locally significant and meets National Register Criteria A and C for *commerce* and *architecture*, respectively, as documented in the Multiple Property Documentation Form "Historic Resources of Joplin, Missouri." The district relates directly with two historic contexts set forth in the MPDF: "Evolution of Joplin as a Regional Commercial Center, 1870-1960" and "Architectural Styles and Vernacular Property Types, 1830-1960" and also meets the registration requirements delineated in the MPDF. Further, the district as a whole and most of its component elements conform to the thresholds of integrity which are established in Section F of the MPDF. The district occupies the west side of South Main Street between West First and West Second Streets and contains ten contiguous buildings. Reflected in the district is the evolution of commerce and sophistication of commercial design within this community, particularly as the brick buildings in the district replaced earlier wood buildings which appear on *Sanborn Fire Insurance Maps* from the 1880s and 1890s (Figs. 1, 2). Viewed as a distinct entity, the South Main Street Historic District communicates patterns of commercial development in the northern reaches of downtown Joplin throughout the period of significance, which begins c. 1901 with the construction of the district's earliest buildings, the Miles Block at 112 S. Main Street (Resource No. 5; Photo Nos. 4, 5; Fig. 4) and the Phillips Building at 110 S. Main Street (Resource No. 4; Photo Nos. 6, 7, 8; Fig. 4), neither of which appears on the 1900 *Sanborn Fire Insurance Map* for Joplin, but both of which appear in a 1902 publication. The newest significant building in the district, 124 S. Main Street (Resource No. 10; Photo 8), was constructed in c. 1910. Though this marks the end of historic architectural development in the district, the period of significance also includes the ongoing commercial significance of the district and extends to c. 1960, the 50 year end date for periods of significance were no more specific date can be determined. Like many historic commercial centers, Joplin's downtown experienced an economic decline during the 1950s-1970s, so c. 1960 also marks the end of S. Main Street and adjacent areas as the region's dominant commercial area. The district represents the presence of modestly-scaled commercial design from the early decades of the twentieth century along with the stylistic embellishment, function, and form of buildings erected primarily to be used by a single retail entity on the first story and often as the shopkeeper's residence above.

With respect to National Register Criterion A, the South Main Street Historic District is significant within the area of *commerce* as the physical reflection of modest commercial development outside of but near the heart of the downtown which was characterized by significantly larger buildings (Joplin Downtown Historic District, NR 2008), including one building which rises to eight stories. As set forth in the MPDF, the historical development of the community began with the July 28, 1871 platting of Joplin City, a 17-acre area near present-day Broadway and Cox Avenue, outside the nominated area. Within a year, another group laid out the town of Murphysburg, consisting of a 40-acre tract, Lots 23 through 28 of which contain the South Main Street Historic District. More than 2,000 made their home in the two settlements by 1872 and in 1873 the communities merged to form Joplin. Over the ensuing decade five national railroad lines connected with Joplin, which began to assume the appearance of a burgeoning city, with a bustling Main Street dotted by financial and retail establishments and surrounded by growing residential development at the periphery. By the dawn of the twentieth century a significant number of

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imposing high-style commercial and institutional buildings had risen within the community, including hotels, office buildings, department stores, and financial institutions.

Main Street is divided into South Main and North Main by First Street, which marks the northern boundary of the South Main Street Historic District. As the community grew, South Main Street became the “downtown,” although the 100 block of South Main remained modest in its development, unlike the aforementioned area several blocks along the street to the south.

The 1888 *Sanborn Fire Insurance Map* for Joplin shows this part of South Main Street to be nearly completely built-up (Fig. 1). At that time the streetscape consisted of thirteen buildings of wood construction including a saloon, a restaurant, a dressmaker, a dressmaker, a feed store, a cobbler, one residential building and one vacant building which was also labeled “old.” Four of these buildings were depicted as being of two stories and the balance of one story, and some were detached from their neighbor. At the same time, maps indicate that South Main Street south of Third Street contained a majority of brick commercial buildings of two and three stories.

While this area was undergoing little change during the last years of the nineteenth century, the principal commercial district to the south was undergoing major development. The National Register nomination for the Joplin Downtown Historic District notes that in 1891 the *Sanborn Map* indicated that “North of 1st Street and South of 7th Street, residential and commercial buildings shared frontage on Main Street for a few blocks. More three-story and masonry buildings filled previously empty lots and replaced earlier Main Street buildings. The second floors of the large retail buildings had offices for physicians, dentists, real estate brokers, attorneys and mining agents, as well as meeting halls for fraternal organizations.”¹

While significant development occurred south of First Street, the 1891 and 1900 *Sanborn Fire Insurance Maps* showed little change in the character of the nominated area, although the vacant “old” building had been removed by 1900. By 1906 (Fig. 3), however, two-story brick buildings were appearing along this streetscape, including the imposing Miles Block (Resource No. 5 ; Photo Nos. 4, 5; Fig. 4) which is the district’s largest single building. That same year the Connor Hotel (not extant) was completed immediately south of the nominated district, a development which may well have spurred more substantial development along South Main Street between West First and Second Streets. By about 1920, the streetscape was completely built-out, and this approximate date marks the end of the period of significance of the district.

The South Main Street Historic District became home to a succession of retail businesses including confectionaries, a bakery, shoemakers, a second-hand clothing shop, furniture stores, groceries, saloons and restaurants, all modest in scale and in proportion to the buildings which they occupied. Another important commercial function of the buildings along this block lay in the presence of rented furnished rooms above the first-floor retail space. Beyond that, at least one barber shop was on an upper floor of one building, along with a miscellany of offices, dwelling units occupied by first-floor

¹ Sally Schwenk and Kerry Davis. “Joplin Downtown Historic District.” National Register of Historic Places Registration Form, 2008.

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commercial occupants, and the Arcade, Osage, and Joplin Hotels. In the case of another building (Resource No. 10, 124 S. Main Street; Photo No. 8), the Central Labor Union maintained its meeting hall on the second story, but this is the only identified instance of quasi-public assembly space within the district.

Summarizing this district's Criterion A significance, the South Main Street Historic District stands as a modestly-scaled c. 1900-c. 1920 commercial area which was home to a variety of small-scale retail operations in downtown Joplin beginning at the turn of the twentieth century. It is a distinct entity in its own right and is completely different from the National Register-listed Joplin Downtown Historic District in that it consists of low-rise one- and two-part commercial architecture which was far too small to accommodate the wide variety of uses which characterized the larger district to the south.

With Respect to Criterion C, this district is locally significant as a contiguous and dense, although small, concentration of commercial architecture which represents essentially vernacular building traditions in Joplin during the c. 1900-c. 1910 period of significance. The building traditions found in this district specifically manifest Property Sub-Types II-A and II-B as described in Section F of the Joplin MPDF. With respect to Property Sub-Type II-A, the MPDF states, "the basic One-Part Commercial Block building form is one story in height and generally housed a single business. Simple architectural styling emphasizes the storefront window glazing. Other stylistic applications included date stones or panels near the roofline and glazed brick laid in decorative patterns." Property Sub-Type II-B buildings are describes in the MPDF as follows: "Slightly more complex than their one-story cousins are the Two-Part Commercial Blocks. These buildings typically are two to four stories in height and there is clear visual separation of use between the first-story customer services/sales function and the upper-story office, meeting room, or residential uses. Styling on the first story focuses on the storefront glazing and entrance(s). Design of the upper stories identifies the building's architectural influences. Those found in Joplin are usually of masonry construction and reflect the popular stylistic influences of the period of construction."²

Viewing this district in comparison to other comparable districts nearby, five other Jasper County districts are listed in the National Register, each with its own distinct character. The Joplin Downtown Historic District (NR 2008) is a substantial district, considerably larger than the South Main Street Historic District, encompassing a 12-acre tract containing 43 resources, 16 of which are non-contributing. Located along both sides of Joplin's South Main Street generally between East Fourth and East Sixth Streets, its character is that of the densely-developed central business district of a medium-sized city, with substantial commercial and institutional architecture, department stores and office buildings whose period of significance runs between c. 1888 and 1958. Joplin's Fifth and Main Historic District (NR 2006) is located within the boundaries of the larger Downtown Joplin Historic District and is comparable in size to the South Main Street Historic District; it consists of a very small commercial district of less than one acre and containing but three buildings located at the corner of S. Main and Virginia Streets.

²Sally F. Schwenk, "Historic Resources of Joplin, Missouri," National Register Multiple Property Documentation Form, 2008., Section F, p. 17-18.

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Elsewhere in Jasper County, the Carthage Court House Square Historic District (NR 1980) consists of the central business of the county seat of Jasper County, approximately 10 miles east of Joplin, and arranged as a typical Southern Courthouse square, with the seat of government at the center and rows of commercial buildings around the four sides surrounding the courthouse. Carthage's Cassill Place Historic District (NR 1986 with the City of Carthage MRA) is a residential district containing detached residential properties erected by prosperous business and community leaders of the county seat. The Carthage South Historic District (NR 1986 with the City of Carthage MRA) is residential as well, and is located in the neighborhood south of the Court House Square Historic District.

The balance of the properties in Jasper County which are presently listed in the National Register are listed individually. The South Main Street Historic is distinct entity unto itself, consisting of one side of one block within Joplin's central business district, somewhat outside the area which would develop as the commercial heart of the community. This district contains primarily small-scale commercial properties dating from the first two decades of the twentieth century, embracing more vernacular building traditions than high-style design tenets and characterized by one- and two-story buildings which housed very small retail, service, and food service operations with residences, rented-out furnished rooms, and modest hotels on the upper stories.

Documentation of Contributing Properties

The following information is drawn from earlier survey documents, property records, local history publications, *Sanborn Fire Insurance Maps*, and from city directories, all of which are referenced in the Bibliography which appears in Section 9.

106 S. Main Street, c. 1910; One-Part Commercial Block

In 1918 this was the shoemaker's shop of Stiles & Putnam (Grace Stiles and J. B. Putnam). In 1921 the cleaning shop of Horace Hanson was located here and it was divided into two commercial spaces by 1925, when Nicholas Nobles operated a second-hand clothing shop on one side and the barber shop of Marion E. Donaldson was located on the other.

108 S. Main Street, c. 1910; one-part commercial block

This was a grocery store, first operated by Clyde J. Ross, whose residence was on the second story and in the mid-1920s by J. T. Chappel who also lived above. It was later the Chastain Shoe Store.

110 S. Main Street, c. 1901, one-part commercial block

This diminutive commercial building was built for Henry J. Phillips, a Joplin merchant from 1889 until 1929, who in 1904 was operating a second-hand store here and by the 1920s had ran his general merchandise store from this building. After Phillips' retirement, Joseph Morando had a restaurant here.

112-114 S. Main Street; c. 1901; two-part commercial block

This is the Miles Block, built by J. A. and C. M. Miles, who were listed in the 1904 *City Directory* as being engaged in the real estate and insurance business. The Miles Block later housed a variety of commercial enterprises, including Jack Watson's furniture store and the grocery store of W. O. Coleman & Son in the 1920s. The second floor served a miscellany of residential purposes including the Joplin Hotel, which

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was operated by J. C. Jackson. In 1918 Mrs. Cora Bigelow rented furnished rooms on the second floor, a use which continued into the 1920s when Fannie Ackerman carried out the same business.

116. S. Main Street; 1916; one-part commercial block

This was a restaurant for many years, operated first by Wiley B. Yeakey, whose business was listed as a lunch counter, and in the 1920s by George B. Myers and Edwin M. Melany. In 1918 Mrs. T. M. Pendergrass rented furnished rooms on the second floor and by 1923 the second floor went by the name of the Osage Hotel; this use was apparently short-lived, since by the late 1920s the second floor had returned to being used as furnished rooms, operated by Kate Shelley.

120 S. Main Street, c. 1909; two-part commercial block

The Bennett Block, this appears on *Sanborn Fire Insurance Maps* variously as a tavern, a grocery, and a furniture store. The furniture store was operated by Ashmore, Blankenship, and Morando in the 1920s and in the late 1920s and 1930s by Earl Peters. The second floor contained rented rooms operated by Goldie Emery and Mrs. E. E. Moore.

122 S. Main Street; 1909; one-part commercial block

The William E. Sanders Building which was first occupied by Sanders, listed in *City Directories* as being in the real estate business. It later housed a restaurant and in the 1940s the Palace Recreation Hall, offering billiards and dominoes. In the 1920s the building had furnished rooms on the second floor, operated by Frances Vertrees.

124 S. Main Street, c. 1910; one-part commercial block

The grocery store of J. L. McCoy (1921) and of Youngblood and Breazeale (1923-1929) occupied the first floor. Earlier survey records indicate that the Central Labor Union Hall was on the second floor of this corner building. In the 1920s the second floor contained the Arcade Hotel.

Summarizing, Joplin's South Main Street Historic District retains integrity, is significant under National Register Criterion A for its association with commerce in Joplin and Criterion C for its architecture. It embraces the characteristics of *Commercial Property Types 1871-1960* as described in Section F of the Multiple Property Documentation Form, "Historic Resources of Joplin, Missouri" and consists of examples of MPDF Property Types II-A and II-B, one- and two-part commercial blocks, respectively. Further, the district's historical development and architectural character are clearly associated with two historic contexts set forth in the MPDF, "Evolution of Joplin as a Regional Commercial Center, 1870-1960" and "Architectural Styles and Vernacular Property Types, 1830-1960" and also meets the registration requirements delineated in the MPDF.

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South Main Street Historic District
Historic Resources of Joplin, Missouri
Jasper County, Missouri

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9. Bibliography

Published Materials

Atlas of the City of Joplin, Jasper County, Missouri. Joplin: City of Joplin, Commissioner of Streets, 1929-1933.

Joplin, Missouri, the City of Wealth, Industry, and Opportunity. Joplin: Commercial Club of Joplin, 1913).

Livingston, Joel T. **A History of Jasper County, Missouri and its People.** 2 vols. Chicago: Lewis Publishing Company, 1912.

_____. **Joplin, Missouri: The City That "Jack" Built.** Joplin: Means Moore Company, 1902.

Polk, R. L. **Polk's Joplin City Directories.** Kansas City: R. L. Polk, 1900-1930.

Renner, G. K. **Joplin: From Mining Town to Urban Center.** Northridge, California: Windsor Publications, 1985.

Sanborn Map. Co. *Sanborn Fire Insurance Maps, Joplin, Missouri.* New York: Sanborn Map. Co., 1884, 1888, 1891, 1896, 1900, 1906, 1918, 1941 (with paste-overs).

Schwenk, Sally F. "Historic Resources of Joplin, Missouri." National Register Multiple Property Documentation Form, 2008.

_____ and Davis, Kerry. "Joplin Downtown Historic District." National Register of Historic Places Registration Form, 2008.

Collections

Joplin Genealogical Center, 306 S. Joplin Avenue, Joplin, Missouri

Joplin Museum Complex, 504 S. Schifferdecker Avenue, Joplin, Missouri

Joplin Public Library, 300 S. Main Street, Joplin, Missouri

Post Memorial Art Reference Library (within Public Library, above)

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10. Geographical Data

Verbal Boundary Description

Consisting of Lots 23 through 28 of the original plat of the Town of Murphysburg, bounded on the north by the south curblineline of W. First Street, on the south by the north curblineline of W. Second Street, on the east by the west curblineline of S. Main Street, and on the west by the east curblineline of an unnamed alley.

Justification

The boundaries for this small historic district reflect only the extant historic architecture on South Main Street north of West Second Street, within the original plat of the town of Murphysburg. The boundaries are drawn to only include those contiguous historic commercial properties within in this area. Immediately outside the district to the east and north, historic architecture has been demolished and has been replaced by vacant lots as well as modern institutional and commercial buildings including a large public library and a variety of commercial development. West of the district is the Wall and Joplin Avenues Historic District, an area characterized by commercial and industrial buildings generally dating from a generation after the South Main Street Historic District and immediately to the south is the Joplin Public Library, built on the site of the demolished Conner Hotel.

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Historic Resources of Joplin, Missouri
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Section number Photo Log Page 13

PHOTO LOG

Name of Property: South Main Street Historic District

City or Vicinity: Joplin

County: Jasper

State: MO

Photographer: David L. Taylor

Date Photographed: February 2010

Description of Photograph(s) and number:

- 1 of 8 Streetscape, South Main Street, looking southwest from West First Street with non-contributing 102-104 S. Main Street (Resource No. 1) in foreground, and showing overall unbroken character of the streetscape, scale and appearance of the buildings, etc.
- 2 of 8 106-106A S. Main Street (Resource No. 2), façade, looking southwest and showing brick façade, display windows, etc.
- 3 of 8 110 S. Main Street (Resource No. 4), looking southwest and showing original corbelled brickwork, scale, massing, etc.
- 4 of 8 Miles Block (Resource No. 5), looking southwest and showing façade, altered storefront, trim, etc.
- 5 of 8 Miles Block (Resource No. 5), detail of upper façade showing metal cornice corbelled brickwork, fenestration, etc.
- 6 of 8 Streetscape, looking southwest, with noncontributing Resource No. 116 at right
- 7 of 8 Upper facades of Bennett and Sanders Buildings (Resource Nos. 8 and 9), looking southwest showing original character of these areas, brickwork, fenestration, name and date stones, etc.
- 8 of 8 Streetscape, South Main Street looking northwest from Second Street and showing the district in its entirety from this vantage point.

United States Department of the Interior
National Park Service

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Historic Resources of Joplin, Missouri
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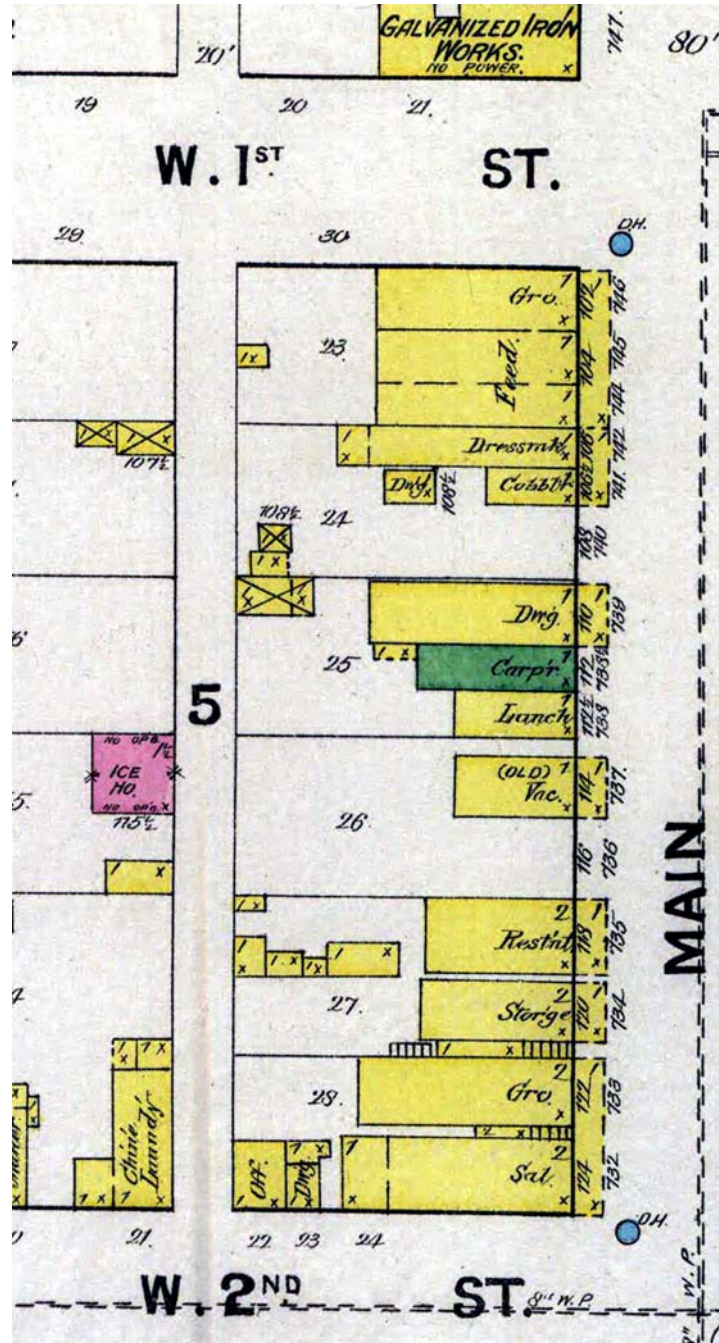


Figure 1 This segment from the 1888 Sanborn Fire Insurance Map for Joplin shows the nominated area as consisting entirely of wood buildings.

United States Department of the Interior
National Park Service

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South Main Street Historic District
Historic Resources of Joplin, Missouri
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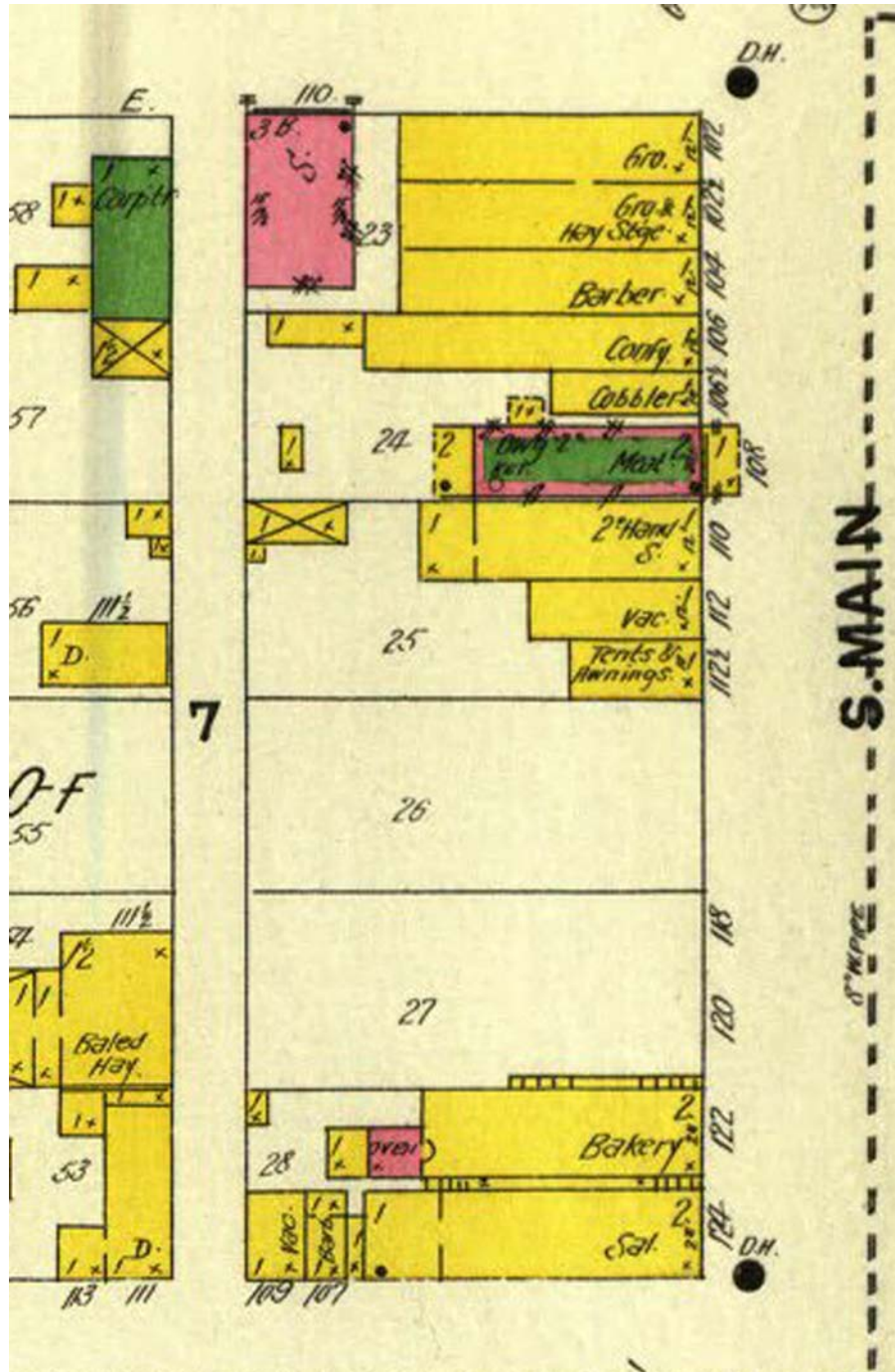


Figure 2 The 1900 Sanborn Fire Insurance Map shows little change in the streetscape of the nominated area, except for the fact that some buildings have been removed.

United States Department of the Interior
National Park Service

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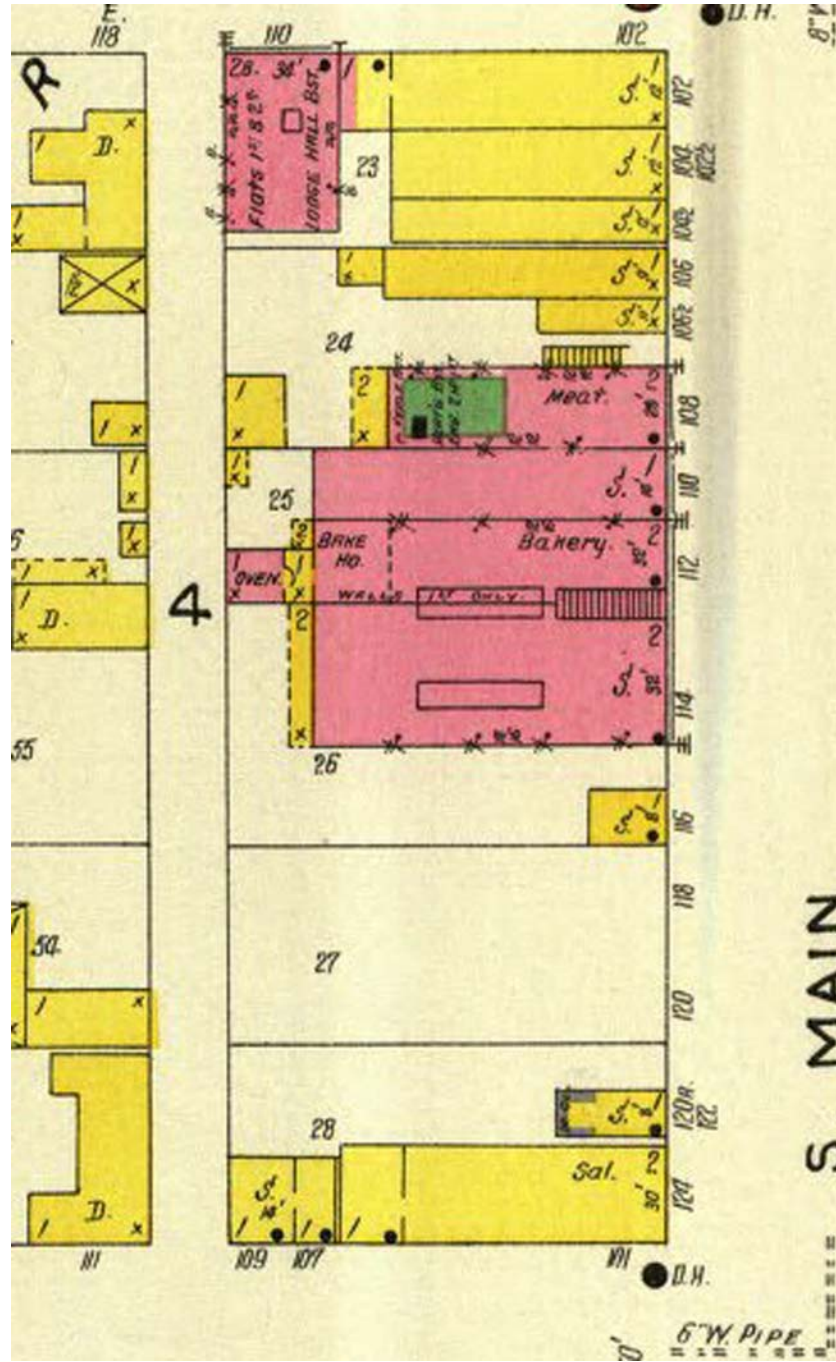


Figure 3 The 1906 Sanborn Fire Insurance Map illustrates the presence of the Miles Block and two other brick buildings along with a lodge hall at the corner of the alley and West First Street that is not extant

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National Park Service

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Figure 4 Shown above from a 1902 history of Joplin is the Miles Block (Resource No. 5) and the H. J. Phillips Building (Resource No. 6) to its right [from *The City the Jack Built*]

United States Department of the Interior
National Park Service

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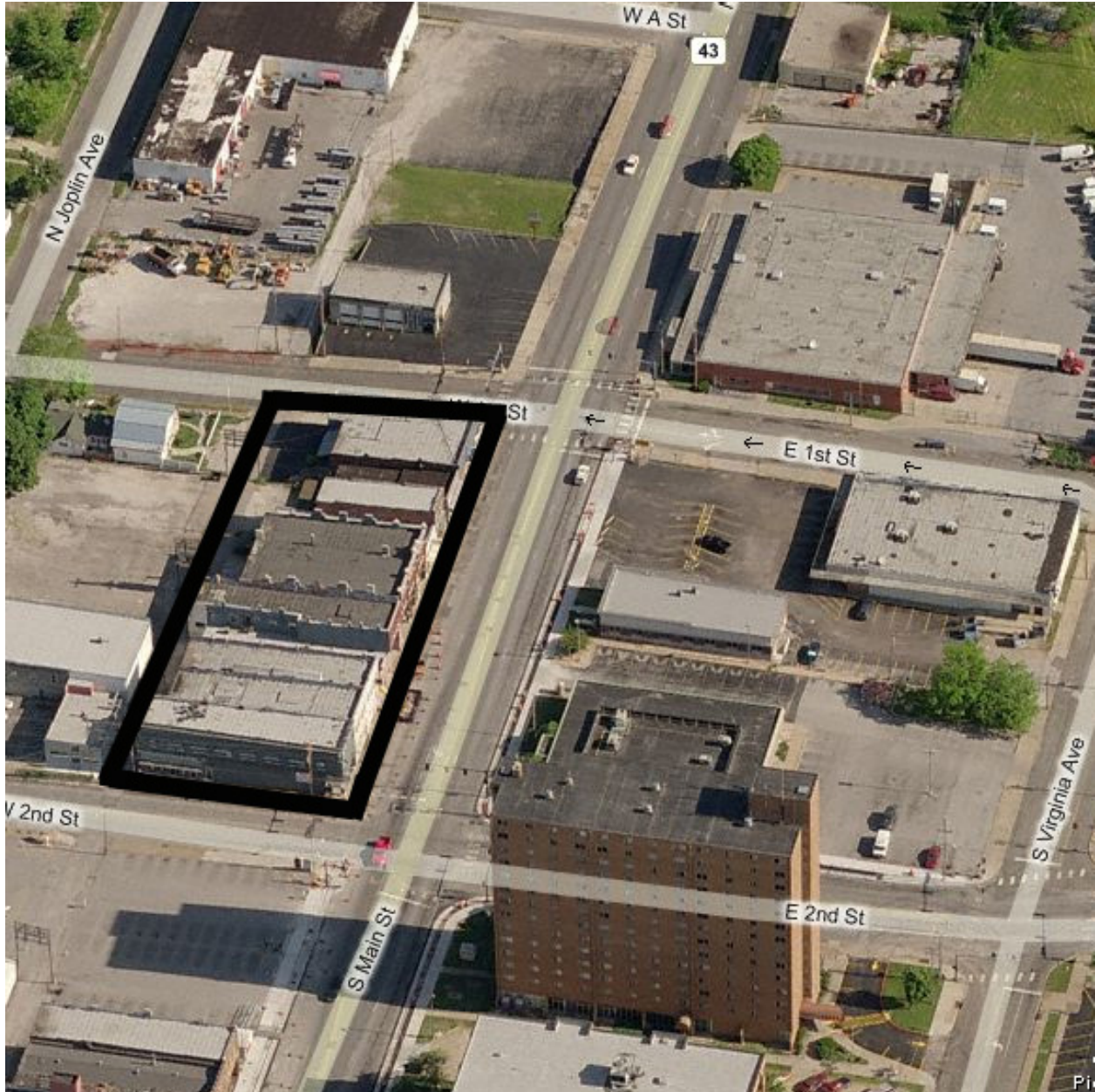
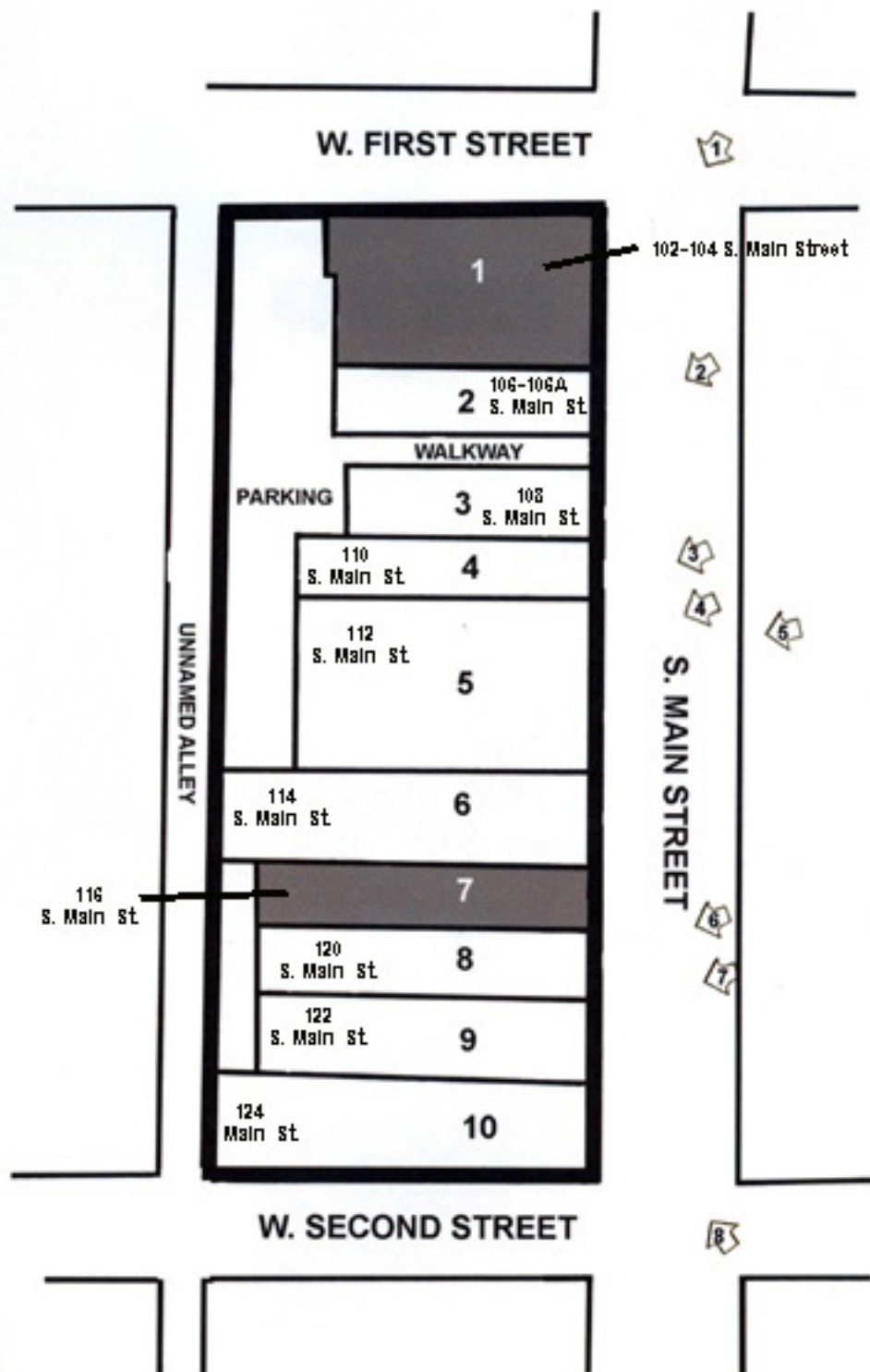





Fig. 5 This aerial view illustrates the South Main Street Historic District, depicted within the superimposed heavy lines. It illustrates the character of the property surrounding the district, as it is described in the justification statement for the district boundaries. [from Bing.com]

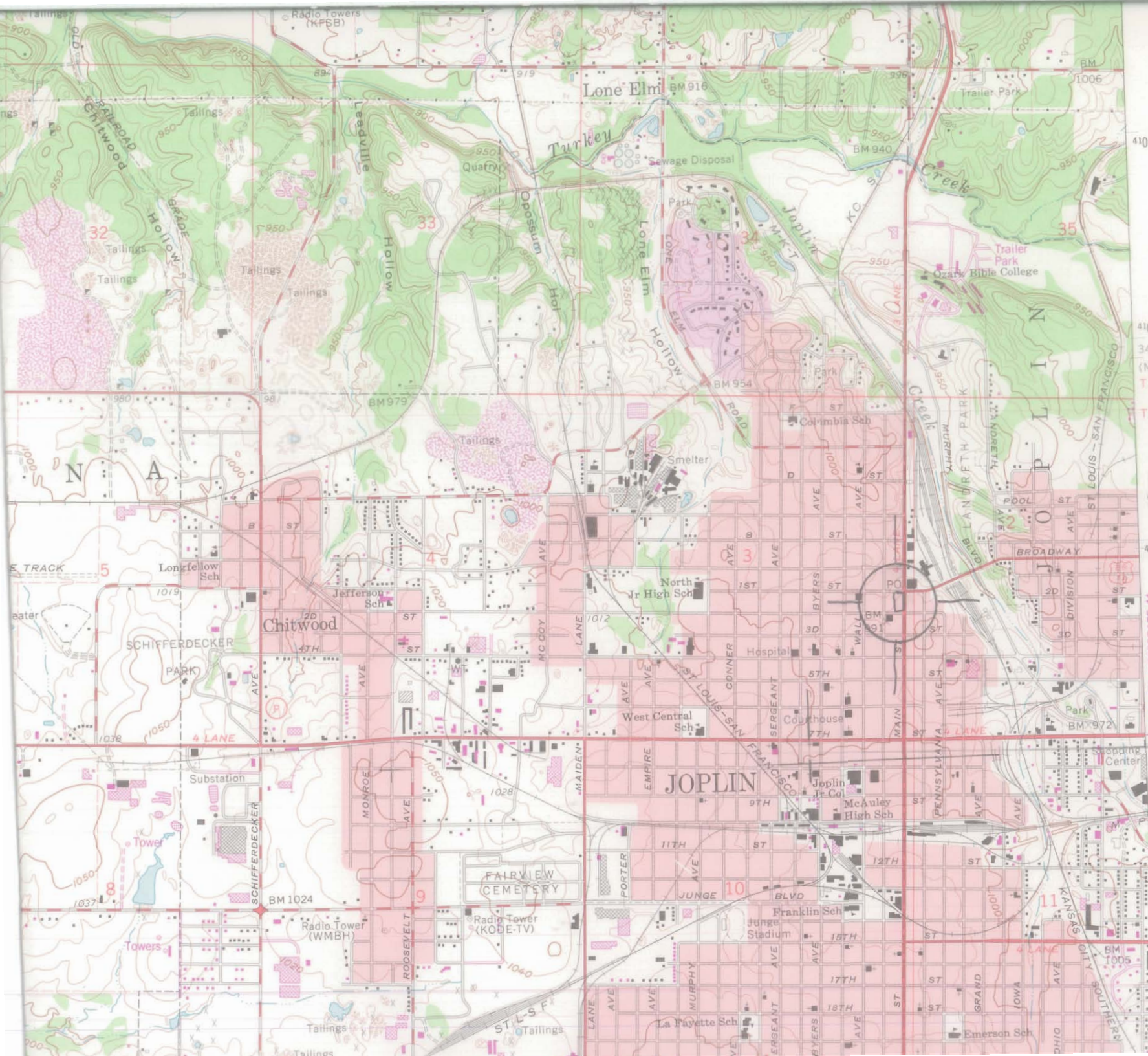


**SOUTH MAIN STREET HISTORIC DISTRICT
JOPLIN, JASPER COUNTY, MISSOURI
2010**

Legend:

-  District Boundary
-  Contributing Resources
- Shaded properties with white numbers: non-contributing
-  Photo Number & Camera Orientation





4108

4107

340 000 FEET
(MO.)
T. 28 N.

T. 27 N.

4106

7 MI. TO INTERSTATE 44

4104

*S. Main St Historic District
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Joplin, MO MPDF
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