EAST TOWN / OLD JOPLIN

Historic Resources Survey – 2020 – Phase II

Report Completed for the City of Joplin, Missouri by Keenoy Preservation, St. Louis, Missouri

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Introduction

In 2019, the City of Joplin issued a Request for Proposal to conduct an intensive level survey, Phase II, of the East Town (Old Joplin) neighborhood. The project was funded by a Historic Preservation Fund (HPF) grant received by the City of Joplin from the Missouri State Historic Preservation Office (MO-SHPO) and the National Park Service. The project was awarded to and completed by Keenoy Preservation (Ruth Keenoy, Susan Sheppard and Terri L. Foley) of St. Louis, Missouri. The purpose of the survey was to document properties located in the southern half of the East Town neighborhood to identify properties (or groups of properties) that appear potentially eligible for the National Register of Historic Places (NRHP). A Phase I survey of the neighborhood's northern half was completed in 2018-2019.

The Phase II survey area is situated just east of downtown Joplin (Jasper County), Missouri (**Figure 1**). The survey area is bounded by Murphy Boulevard (west), E. Broadway Street (north), S. St. Louis Avenue (east) and E. 4th Street (south). This area encompasses 142.73 acres and includes 249 properties (**Figure 2**). The East Town Phase II survey area is largely residential but also supports commercial buildings, churches, a school building, recreational properties and industrial buildings (**Table 1**).

East Town's era of heaviest development within the Phase II area occurred during the early twentieth-century, prior to the Great Depression (1930s). Six properties were identified as potentially eligible for the National Register of Historic Places within the Phase II survey area (**Table 2**). One property within the Phase II survey area has been previously identified as eligible for the NRHP – Landreth Park – which bounds the western edge of the survey area. The park was documented in the Phase I survey and for this reason, was not re-inventoried (but was photographed) during the course of the project. The survey did not identify any historic districts within the study area.

The following document provides an historical overview, architectural analysis and discussion of the survey methods, findings and recommendations.

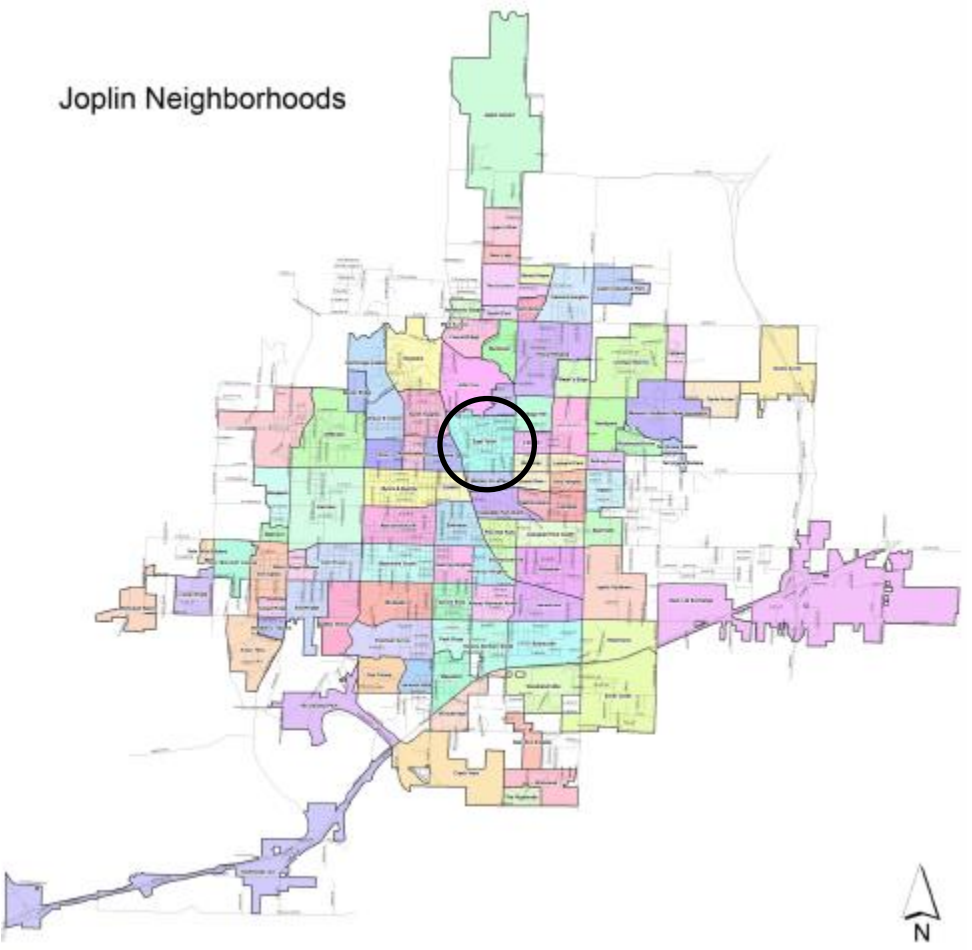

Figure 1. Location Map. East Town neighborhood is circled (Source: 2016 Historic Preservation Plan, City of Joplin).

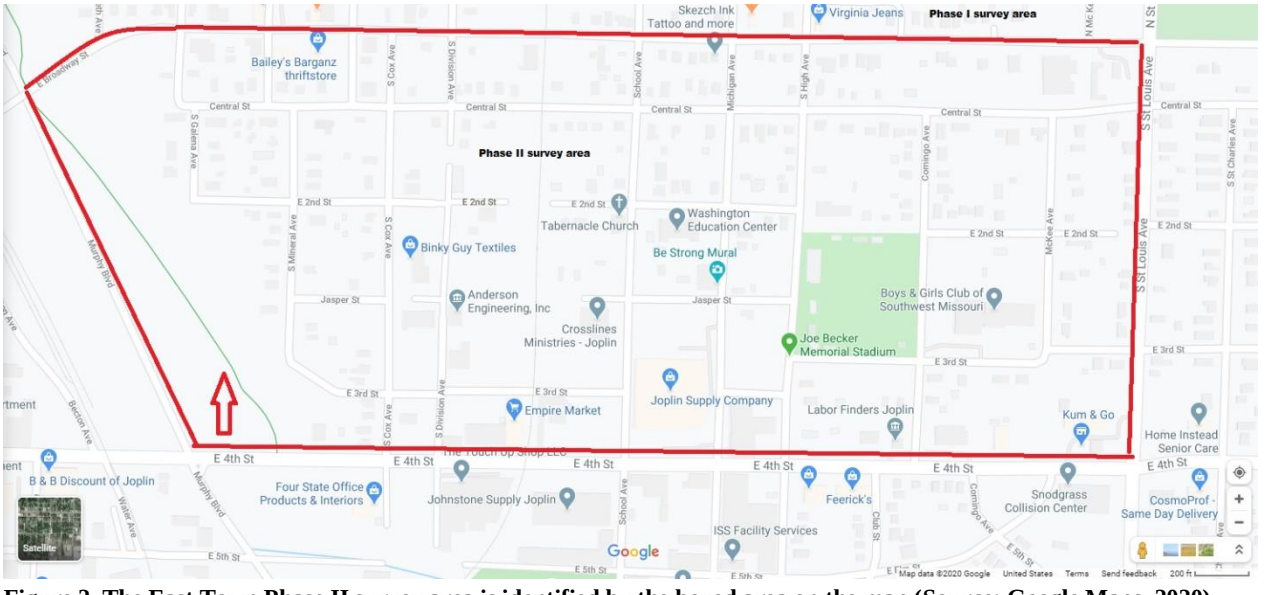

Figure 2. The East Town Phase II survey area is identified by the boxed area on the map (Source: Google Maps, 2020).

Table 1. Breakdown of Property Types, Phase II Survey – East Town, Joplin

Property Type	Number of Surveyed Resources
Residential	153
Churches	3
Commercial	23
Government	1
Industrial	1
Recreational	2
Warehouse (not commercial/industrial)	2
Religious – not church	1
Schools	1
Vacant Lots	62

Table 2. Potentially Eligible Properties, Phase II Survey – East Town, Joplin

Address	Name	National Register Criteria
1015 E. 2nd Street	Roy F. Moore House	Criterion C: Architecture
1112 E. 2nd Street	Washington School	Criterion A: Education Criterion C: Architecture
931 E. 4th Street	Empire Electric Company	Criterion A: Commerce/Industry Criterion C: Architecture
801 E. Central Street	Central Ave. Methodist Episcopal Church	Criterion C: Architecture
224 S. Mineral Avenue	H.B. Crossman House	Criterion C: Architecture
402 S. Mineral Avenue	United Cigars	Criterion A: Commerce Criterion C: Architecture

Objectives

The East Town Phase II survey is the second of two projects planned by the City of Joplin to document all of the resources within the neighborhood known as East Town (Old Joplin). The neighborhood (including the Phase I survey area) is bounded by Murphy Boulevard and railroad tracks (west), E. North Street (north – east end), N. Landreth Avenue (north – west end), St. Louis Avenue and railroad tracks (east),\ and E. 4th Street (south) (**Figure 3**). The current survey project encompasses the southern half of the neighborhood, bounded by E. Broadway Street on the north as illustrated in **Figure 2**.

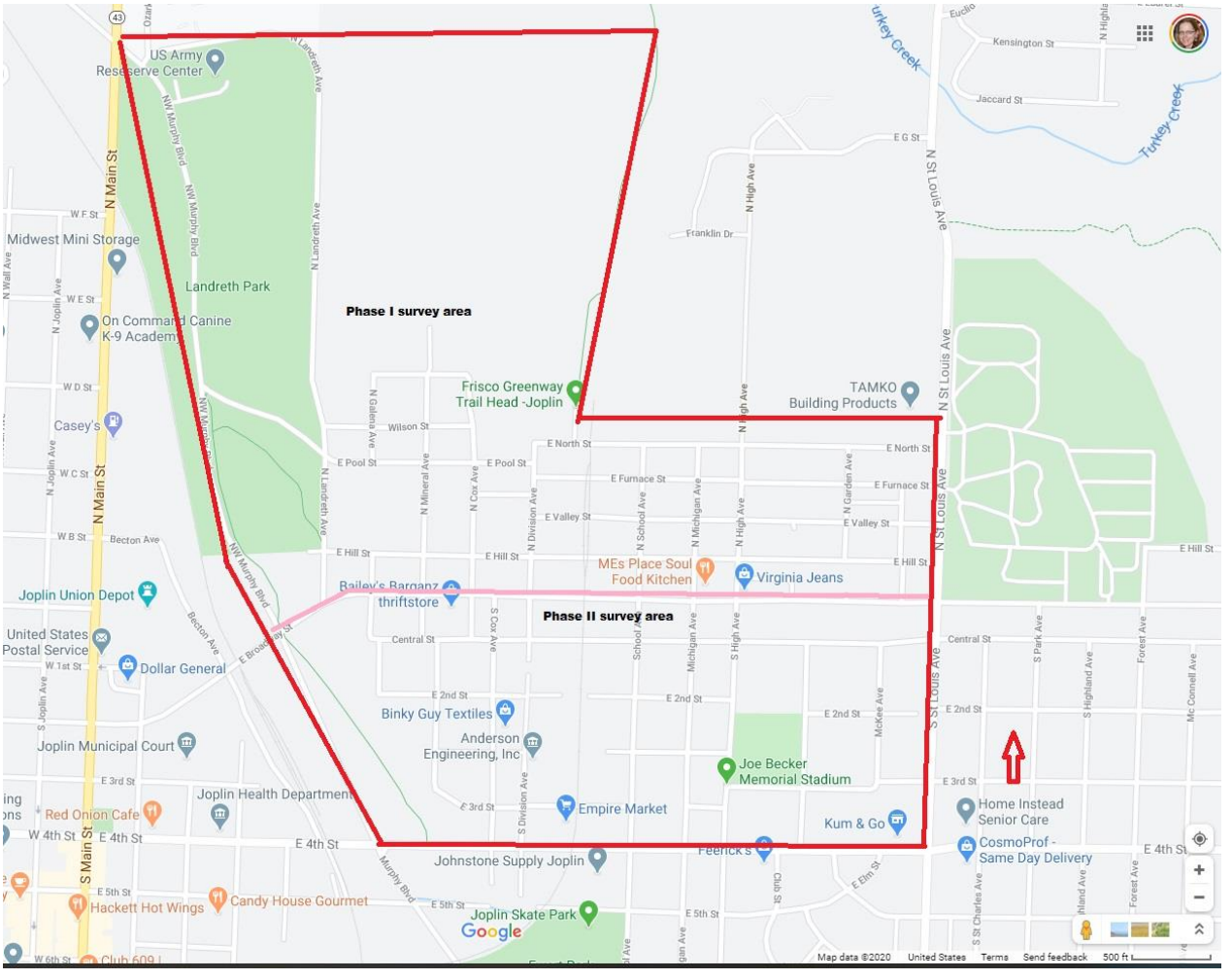

Figure 3. East Town Neighborhood, Joplin, MO (Source: Google Maps, 2020). The lighter line crossing the survey area boundaries east/west divides the two phases of the survey.

The objectives of the survey were to conduct an intensive level evaluation of all properties within the Phase II survey area and to recommend whether any properties appear eligible for the NRHP – individually or as a historic district. Six properties (**Table 2**) appear potentially individually eligible for the NRHP. The Phase II survey area does not support a historic district, as discussed in the Results section of this document. One property, Landreth Park (documented in the Phase I

survey) has been previously identified as eligible for the NRHP. The resource was photographed, but not re-surveyed during the Phase II survey.

Methodology

The East Town Neighborhood Phase II survey was initiated in December 2019 and concluded in July 2020. The project began via a telephone conference on December 4 between the City of Joplin, MO-SHPO and Keenoy Preservation. This initial meeting set the parameters and expectations of the survey project as did the subsequent Research Design, submitted to the MO-SHPO and City of Joplin on January 14, 2020.

Photography was completed on January 16-17, 2020 by Ruth Keenoy and Susan Sheppard, who also conducted preliminary research at the Post Art Joplin Library on January 17. Preliminary research included a review of local historical resources, maps and archival collections. On January 16, the initial public meeting was held at Empire Market (within the survey area at 931 E. 4th Street), where an overview of the project was shared with neighborhood residents and members of the city's Historic Preservation Commission. The final public meeting was conducted remotely on July 7, 2020, in response to the coronavirus COVID-19 and Centers for Disease Control (CDC) guidelines.

Fieldwork consisted of digital photography of all properties (including outbuildings and vacant parcels) within the survey area, as well as streetscapes. Survey forms provided by the MO-SHPO were completed for each inventoried property by Susan Sheppard and Ruth Keenoy. Following the field inventory and research phases of the project, an historical overview was developed to support the assessment of potentially eligible properties within the survey area. Information utilized to complete the survey report was gathered during the research process, including (but not limited to) city directories, maps, newspapers, local historical records, city plans, previous survey data and National Register nominations.

Additional resources utilized to gather information and produce this document include guidelines/bulletins issued by the National Park Service, resources regarding the development of Joplin and the impact of its mining industry, as well as digital records provided by Joplin Post Art Library, Jasper County's Assessor, the City of Joplin, the State Historical Society of Missouri and the University of Missouri. The East Town Phase I survey report (Rosin Preservation, 2018) was evaluated to identify continuing thematic historical patterns throughout the larger East Town Neighborhood, as was Joplin's Multiple Property Documentation Form (MPDF) completed in 2012 by Sally Schwenck.

Activities throughout the project were coordinated with the MO-SHPO, City of Joplin and Joplin's Historic Preservation Commission to ensure that all available resources/repositories were utilized to support the findings and recommendations of the survey project. The Phase II survey

was completed per guidelines provided by the MO-SHPO's Standards and Guidelines for Architectural and Historical Surveys and *National Register Bulletin 24: Guidelines for Local Survey: A Basis for Preservation Planning.*

Terri L. Foley provided project assistance throughout, including editing this document.

Geographical Description

Survey boundaries were created by the City of Joplin (**Figure 2**) in consultation with the MO-SHPO. The surveyed area (as noted previously) is bounded by Murphy Boulevard (west), E. Broadway Street (north), S. St. Louis Avenue (east) and E. 4th Street (south). This area encompasses 249 properties within 142.73 acres. The survey area is largely residential but also includes commercial properties, primarily along E. Broadway Street. The survey area includes one (former) public school building, three churches, one current industrial-use property, two recreational properties and a number of warehouses. **Table 1** provides a complete list of the properties within the survey area. There are additionally 62 vacant lots, most of which previously held buildings.

The neighborhood features an urban mixed-use setting with concrete sidewalks on most streets, mature trees and alleys paved with gravel and asphalt. Lots range in sizes – some are small and others are large, particularly those associated with industrial and commercial use. Streetscapes are not uniform throughout but do follow a pattern of north/south and east/west. Lots near the north and west ends of the survey area support older properties than do lots near the east end of the survey area. For example, housing along S. Mineral Avenue (east end of survey area) was constructed in the late nineteenth and early twentieth centuries primarily; whereas dwellings on S. Comingo Avenue (west end of survey area) date to the 1950s-1960s.

Located near the center of the survey area are railroad tracks extending north/south through the neighborhood (Railroad Avenue, **Figure 4**). Industrial properties are largely situated near the south end (near E. 4th Street) of the survey area. While little industrial activity is currently in place, the survey area did support such activities that after World War II began to shift to lighter forms of manufacturing.

Figure 4. Railroad Avenue (view is north from E. Central Avenue) splits the center of the survey area and reflects the neighborhood's historical associations with the mining industry (Photo: Keenoy, 16 January 2020).

Historical Overview - East Town Neighborhood Phase II Survey Area

Note: Per the Scope of Work for the Phase II survey, the following section omits contextual information discussed in the Phase I Survey Report (2017) unless such information is specifically related to the Phase II study area.

The Phase II East Town survey area is situated east of Joplin's downtown sector (**Figures 1 and 2**). These two areas – East Town and downtown Joplin – are physically separated by railroad tracks and Joplin Creek. Separate townships developed on either side of the creek, both of which were platted as towns in 1871. East of Joplin Creek was Original Joplin, platted by John C. Cox – this is the area currently known as the East Town neighborhood. West of the tracks was Murphysburg, platted by Patrick Murphy (**Figure 5**).[1] The communities were competitive and each developed its own business center.[2] East Town's business center extended along E. Broadway Street (originally known as Main Street), which bounds the north end of the Phase II survey area.[3] The two settlements merged in 1872, initially organized as Union City. In 1873, the new (combined) town was renamed as Joplin.[4]

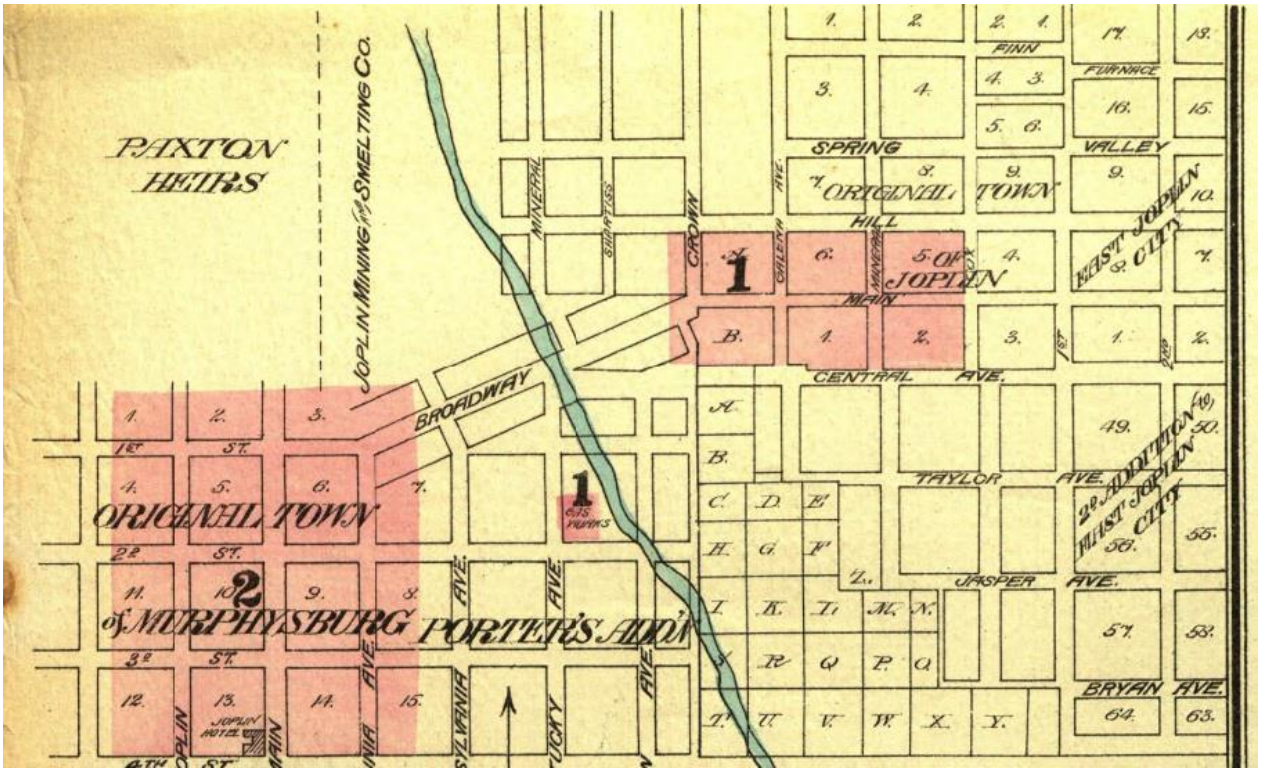

Figure 5. Sanborn Fire Insurance Map, 1884, Sheet 1 illustrates a small portion of the survey area in the shaded area "1" on the right side of the creek (map not to scale).

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[1] Workers of the Writers' Program of the Work Projects Administration (comp), *Missouri The WPA Guide to the "Show Me" State* (St. Louis: Missouri Historical Society Press, 1998; reprint – originally published 1941), 236.
[2] Ibid, Rosin Preservation LLC, "East Town/Original Joplin Historic Resources Survey Phase I," August 2018 (Unpublished), p. 14.
[3] Ibid, Rosin Preservation LLC, "East Town/Original Joplin Historic Resources Survey Phase I," August 2018 (Unpublished), p. 14.
[4] Sally Schwenck, "Historic Resources of Joplin, Missouri," *National Register of Historic Places Multiple Property Documentation Form* (2012), E:13.

Joplin's earliest Sanborn Fire Insurance maps date to 1884. While Sanborn Maps fail to illustrate all of the Phase II survey area, the northeastern sector is visible and demonstrates that along E. Broadway Street, a number of businesses and dwellings had been established by that time (**Figure 6**). None of these commercial buildings are extant. E. Broadway Street currently is more reflective of the commercial impacts from Route 66, which extended along E. Broadway during the years 1926 – 1937, as discussed in the Phase I survey report. The Phase II survey area supports one property constructed during this era, 920 E. Broadway Street. The building was constructed c. 1929 for the Pickwick-Greyhound Bus Company (**Figure 7**). Pickwick was a California-owned corporation that invested in hotels, transportation and radio – among these multi-faceted businesses was Pickwick's bus line – Pickwick Stage Company. Pickwick's bus line extended service to Missouri in 1928, linking St. Louis to Los Angeles. In 1929, Pickwick was absorbed by Greyhound Bus Lines. For a brief period of time thereafter, the bus company was known as Pickwick-Greyhound.[5] East Town's Pickwick-Greyhound building's use as a terminal/garage ended when Route 66 was rerouted in 1937, bypassing the neighborhood entirely. Afterward, the building on E. Broadway was used as a soft drink bottling plant.[6]

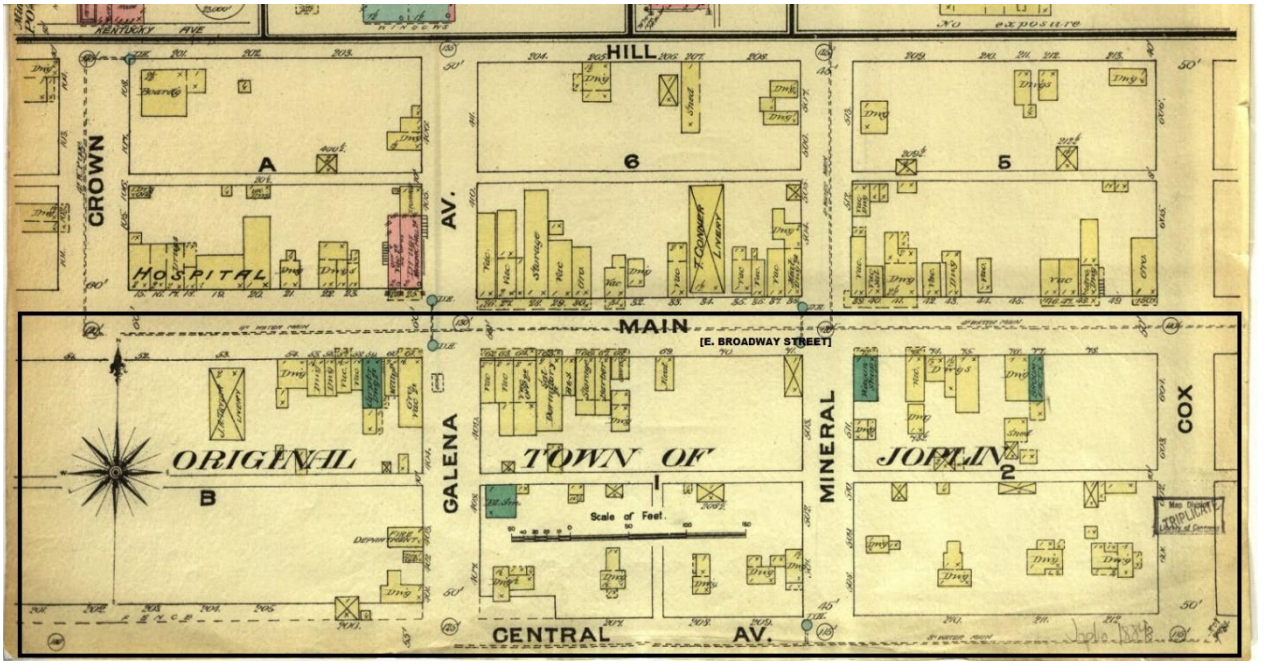

Figure 6. Sanborn Fire Insurance Map, 1884, Sheet 1 documents a small portion of the survey area (northwest corner). The boxed area at the bottom half illustrates the Phase II survey area represented (map not to scale).

[5] Carlton Jackson, *Hounds of the Road: A History of the Greyhound Bus Company* (Bowling Green, OH: Bowling Green State University Popular Press, 1984), 21-22; "Pickwick Stage Corporation," *thelibrary.org*, Springfield-Greene County (MO) Library District (3 April 2012), Available at: https://thelibrary.org/blogs/article.cfm?aid=1807 (Access date: 22 May 2020).

[6] *Polk's Joplin City Directory*, 1931, 1941.

Figure 7. Former Pickwick-Greyhound Bus building at 920 E. Broadway Street (Photo: Sheppard, 16 January 2020), view is southwest.

While none of the survey area's nineteenth-century commercial buildings remain intact along E. Broadway, some nineteenth-century housing does exist, primarily along E. Broadway and within the survey area's northwestern quadrant (**Figure 7)**. One example is 314 S. Cox Avenue (**Figure 8**), constructed c. 1880. While not illustrated on Sanborn Maps, the survey area additionally supported an early farmstead established by Rev. Harris Joplin, for whom the City of Joplin was named. Rev. Joplin set up his homestead in 1839 on an 80-acre parcel near the southeast corner of the survey area, where he constructed a dwelling, conducted Methodist services (at his home) and farmed.[7] Joplin moved to Greene County in 1845 and his farm was subsequently platted as Taylor's Addition to East Joplin City in the early 1900s.[8]

The survey area is comprised of several platted subdivisions, as illustrated in **Figure 9**. The earliest subdivision has been described in the Phase I survey report, which was John C. Cox's Original Joplin plat filed in 1871. Within the Phase II survey area, this includes the boxed area illustrated in **Figure 6**. The first lot sold within Cox's 1871 plat is within the survey area at the northwest corner of S. Cox Avenue and E. Central Street (**Figure 10**). The lot was purchased by Henry "Blockwell" [sic], who constructed a dwelling on the parcel (not extant).[9] This was likely Henry J. Blackwell who is noted in census records as living on Hill Street (in the Phase I survey

[7] Livingston, 143.
[8] Jasper County GIS, Subdivision Plats.
[9] Joel T. Livingston, *A History of Jasper County Missouri and Its People* (New York: The Lewis Publishing Company, 1912), 146.

area) by 1880. By that time, the house constructed for Blackwell was occupied by the Perry Crossman Family.[10]

Figure 8. 314 S. Cox Avenue is one of the survey area's oldest dwellings, constructed c. 1880 per assessor's records (Photo: Keenoy, 16 January 2020). View is south.

[10] United States Census, 1880; *Hoye's Joplin Street Directory,* 1902.

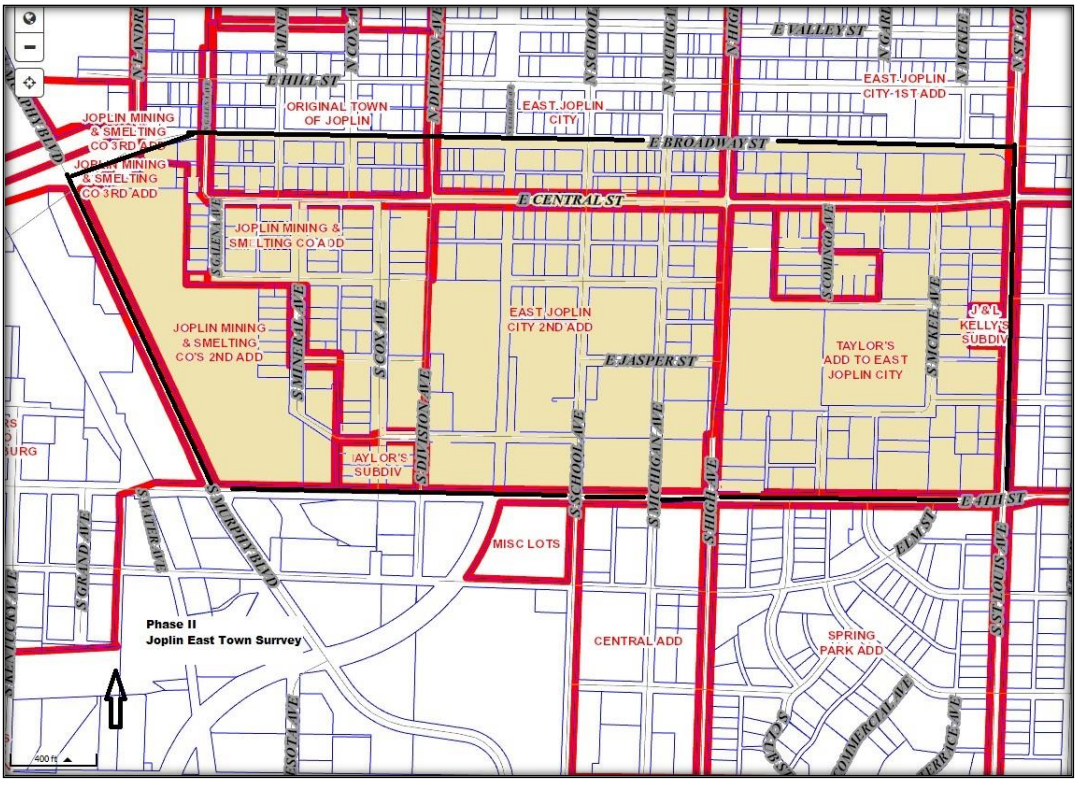

Figure 9. Subdivision Map of the Phase II Survey Area (Source: Jasper County GIS). Shaded area represents Phase II survey area.

Figure 10. First lot sold in John C. Cox's Original Joplin, platted in 1871. The property is currently addressed as 717 E. Central Street (Photo: Keenoy, 16 January 2020). View is northwest.

Immediately south of the Original Town of Joplin are three subdivisions platted by the Joplin Mining and Smelting Company (**Figure 9**). Initial subdivisions within the survey area, including Cox's, were spurred by interests in lead (and later zinc) mining. Joplin Mining and Smelting Company was established in 1871 by investors from Kansas City, Missouri, who purchased 120 acres along Joplin Creek, which bounds the west end of the survey area. The area soon thereafter was dubbed "Kansas City Bottoms."[11] The "monster addition" platted by Joplin Mining and Smelting in the fall of 1871 comprises much of the eastern quarter of the Phase II survey area.[12] The subdivision supported mining activities and housing, which was constructed northeast of the industrial area along Central Street, S. Cox, S. Galena and S. Mineral Avenues (**Figure 11**).[13] At the southern tip of the Joplin Mining & Smelting Company's was another platted area attributed to John H. Taylor. Taylor, a lawyer from Independence (Jackson County, MO), was president of Joplin Mining and Smelting Company and also served as President of Joplin Savings Bank.[14]

By the late 1870s, zinc mining became more profitable than lead. The rise in profitability spurred arrival of the San Francisco-St. Louis (Frisco) Railroad in 1878, followed by the Missouri-Pacific (1882), Missouri-Kansas-Texas (1888) and Kansas City Southern (1888) Railroad Companies.[15] Within the survey area, Railroad Avenue supported the tracks of the Frisco Railroad (**Figure 4**).[16] Joplin's zinc mines attracted big investment. In the years 1898-1899 alone, Missouri issued charters for 151 Missouri and 36 out-of-state corporations – all of which participated in zinc mining, investing over $22 million.[17] At about the same time, large corporations began to rapidly consolidate smaller mining interests and initial reserves became exhausted. As a result, mining activities shifted away from the Kansas City Bottoms.[18] The former industrial sector of the Phase II survey area was converted largely to residential development, which remained steady through the 1920s. Most men living in the neighborhood during these years worked for mining companies.[19]

Once heavy mining activities ceased in the Kansas City Bottoms, the area was cleared and converted into Mineral Park, as described in the Phase I survey report.[20] This area also supported a new Union Railroad passenger depot (extant), completed in 1911 (**Figure 12**).[21] Mineral Park

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[11] Sally F. Schwenk, "Historic Resources of Joplin, Missouri," *National Register of Historic Places Multiple Documentation Form* (2012), E:13; "The Kansas City Bottoms: Part 1," *Historic Joplin* (Available at: http://www.historicjoplin.org/?tag=joplin-mining-and-smelting-company), Access date: 20 May 2020.
[12] Ibid, 150.
[13] Ibid.
[14] Schwenck, E:13: "John H. Taylor" (Obituary), *The Intelligencer* (6 Saturday 1902), 1.
[15] Schwenck, E:16.
[16] Sanborn Fire Insurance Maps, Joplin, MO, 1891.
[17] James D. Norris, "The Missouri and Kansas Zinc Miners' Association," *The Business History Review* (Vol. 40, No. 3, August 1966), 321-322.
[18] Ibid, Schwenck, E:16-17.
[19] United States Census, 1910; Jasper County Assessor; *Leshnick's Joplin City Directory,* 1921.
[20] Rosin, 19-20.
[21] "A History of the Joplin Union Depot," Historic Joplin (Available at: http://www.historicjoplin.org/?s=history+of+joplin+union+depot.), Access date: 20 May 2020; Rosin, 19-20.

was enlarged and renamed as Landreth Park during the 1920s, followed by further improvements that occurred in the 1930s, completed by the Works Progress Administration (WPA) (**Figure 13**).[22]

Figure 11. 320 S. Mineral Avenue was constructed c. 1890 after the east end of the neighborhood was platted in 1871 by the Joplin Mining and Smelting Company (Photo: Sheppard, 16 January 2020). View is west.

[22] Rosin, 19-20.

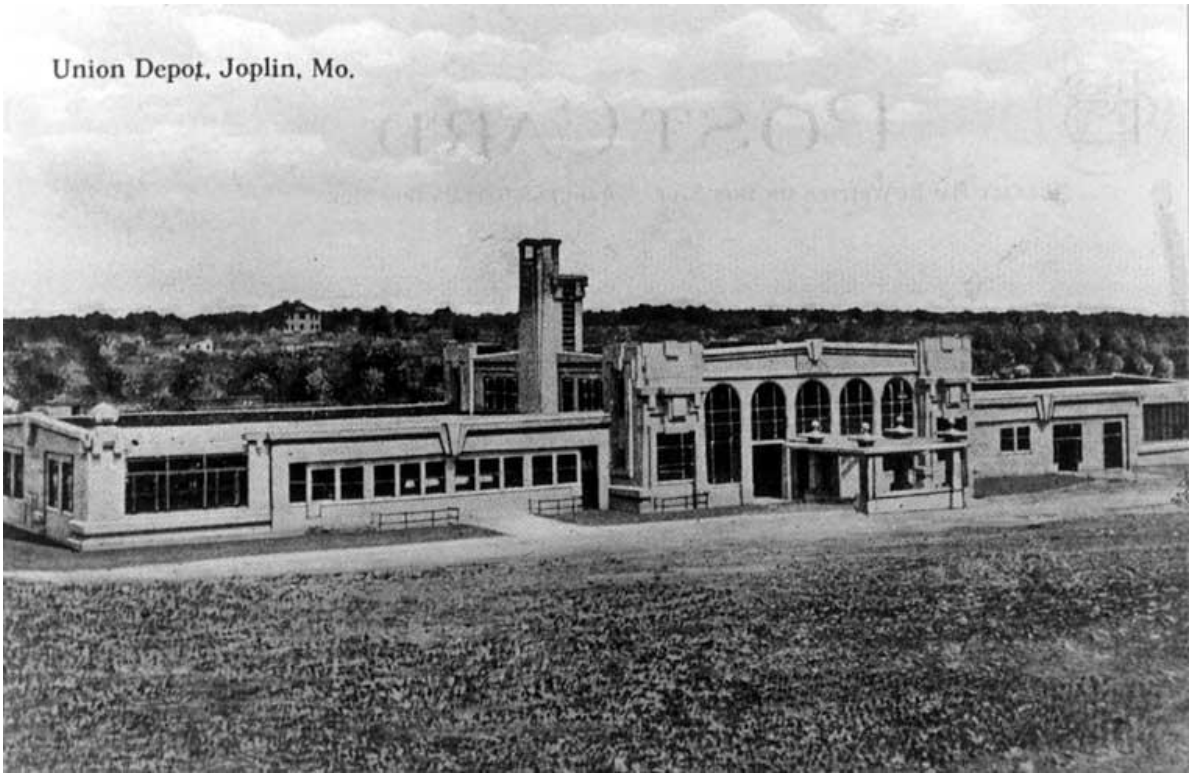

Figure 12. Post card of Joplin's passenger depot situated in the Kansas City Bottoms, undated (Source: Springfield-Greene County Library, Frisco collection).

Figure 13. Stone entrance walls for Landreth Park at the southwest corner of the survey area were constructed by the WPA in the 1930s (Photo: Keenoy, 16 January 2020). View is northwest.

Joplin's rise in mining investment during the late nineteenth century led to rapid developments such as access to power sources, including natural gas and hydro-electricity. While these resources were introduced by large mining interests, they served the greater Joplin area, powering other forms of manufacturing, electric streetcars and residential needs such as electrical lighting.[23] Joplin's first public utility plant, Joplin Gas and Coke Company, incorporated in 1876. In 1890, the company constructed a light and power plant, which came on the heels of the Joplin Electric Light and Power plant constructed by William G. Sergeant and Oliver Moffett "between Fourth and Fifth Streets and Joplin and Wall Avenues" to power electrical streetlights.[24] Joplin Electric Light and Power subsequently constructed a dam to power hydroelectricity on Shoal Creek, south of Joplin, later absorbed by Southwestern Electric Light and Water Company (incorporated in 1890).[25]

In 1909, a group of investors from New York purchased a number of power companies in the tristate mining region and incorporated the Empire District Electric Company. In 1918, the City of Joplin agreed to contract with Empire, which supplied all of the city's electrical customers – industrial, commercial and residential. In 1921, Empire began to sell household electrical appliances such as stoves, toasters, lamps and ranges. These items were stored in large warehouses with space for showrooms.[26] Within the survey area, Empire constructed multiple buildings (extant) at the northwest corner of Railroad Avenue and E. 4th Street (**Figures 14 and 27**). The oldest building within the complex – a two-story brick warehouse – dates to c. 1918, constructed soon after the City of Joplin contracted with Empire.

[23] Schwenck, E:21.
[24] Brad Belk, *Celebrating a Century of Service* ([Battle Ground, WA]: Pediment Publishing Company, 2009), 7-8.
[25] Ibid, 8.
[26] Ibid, 21-24.

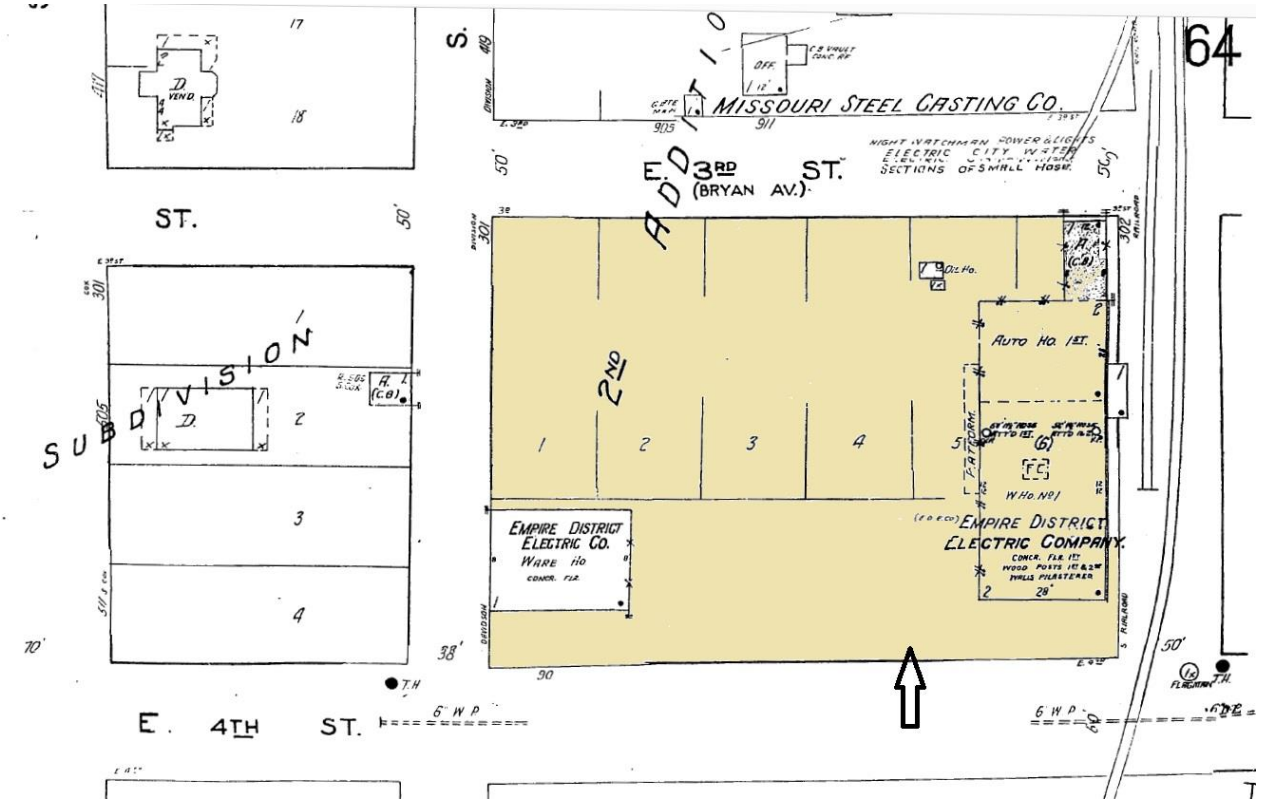

Figure 14. Empire Electric's warehouses in 1950 at the intersection of E. 4th Street and Railroad Avenue (Source: Sanborn Fire Insurance Map, 1906, updated 1950; Sheet 63).

The Phase II survey area supports a variety of buildings – most are residential, constructed prior to World War II to support individuals who were employed in mining activities. Examples of residents who lived in these early dwellings include Stewart Adamson, a 61-year old native of Ohio who lived at 1017 E. Central Street (**Figure 15**). Adamson worked as an "expressman" for the mines, residing with his wife, Orlena (55 years old, also a native of Ohio) and son, Ora H., a 26-year old mining watchman. Living in the dwelling at 224 S. Mineral Street **(Figure 49**) in 1910 was Henry B. Crossman, a 47-year old male born in Iowa who worked as a mine driller. Crossman lived with his wife, Mollie (46 years of age, a native of Missouri), son Ray, a 24-year old mine well driller, daughter Nettie (22 years old), son Frank, a 17-year old mine well driller and three younger children, Stella (13 years old), Earnest (10 years old) and Clarence (four years old). Also living in the neighborhood in 1910 were a number of widows, including Catherine Kelley at 217 S. Mineral Street (**Figure 16**) and Emma Senter at 1123 E. Central Street (**Figure 17**).[27] Kelley's husband, Patrick, died prior to 1906 – it is likely that he was a miner. Senter's husband, Levi, was a miner who died in 1890.[28] Mining was a dangerous profession, placing both workers and their families at risk from exposure to silica dust, which caused lung diseases such as tuberculosis and silicosis.[29]

[27] United States Census, 1910, Joplin Ward 1, District 0036.
[28] Ancestry.com. Catherine Kelley and Emma Senter. Access date: 19 May 2020.
[29] Sheldon Dick, "Men and Dust," 1939-1940, Documentary posted by Historic Joplin (Available at: https://www.youtube.com/watch?v=uPEtKTBoAog) Access date: 19 May 2020.

Figure 15. 1017 E. Central Street was occupied by the Stewart Adamson Family in 1910 (Photo: Sheppard, 16 January, 2020), view is north.

Figure 16. 217 S. Mineral was occupied by Catherine Kelley and her daughter Ellen in 1910 (Photo: Keenoy, 16 January 2020), view is east.

Figure 17. 1123 E. Central Street was occupied by Emma Senter in 1910, whose husband, Levi, was a miner (Photo: Sheppard, 16 January 2020).

East Town is historically associated with Joplin's African-American population. Although the city was segregated – requiring black citizens to attend separate churches and schools, and restricting access to businesses, parks and theaters – residents in East Town did not live on segregated blocks. East Town's African-American population dates to John C. Cox's arrival in the 1830s. The 1850 federal slave schedule identifies Cox as owning three slaves while living in Jasper County – a 25 year old female, an 18-year old male and an eight-year old male.[30] The 1910 census identifies all of the survey area's African-American residents as "mulatto" – not black. None of the survey area's African-American residents appear to have been employed by the mining industry.[31]

Examples of East Town's African-American residents in 1910 include Emma Holt, a native of Tennessee. Ms. Holt resided at 1310 E. Broadway (not extant) and was employed as a personal servant. Living with her at the time was her son, Charley Holt, a 23-year old postal clerk. Also working as a postal clerk in 1910 was 34-year old Jessie Bracken of 1012 E. Broadway (not extant) who lived with his wife, Minnie – both Jessie and Minnie were natives of Louisiana. The Brackens had three young daughters in 1910, Beatrice (6 years old), Vera (3 years old) and Louise (2 years old). Another "mulatto" resident of East Town in 1910 was P.E. Brown from

[30] United States Federal Census, Slave Schedule, 1850.
[31] United States Federal Census, 1910.

Kentucky, a barber who was 37 years of age, living with his wife, Mary, a 35-year old native of Kentucky.[32] The Browns resided at 223 S. Division Avenue (not extant).[33]

As noted earlier, Railroad Avenue extends through the center of East Town in a north/south pattern and has always supported railroad tracks. Initially the route was owned by the Frisco Railroad, which arrived in the 1870s in support of the area's mining activities. Train tracks bounding the western edge of the survey area were originally associated with the Kansas City Southern Railroad Company, which arrived in the 1880s. The survey area's rail connections were furthered by two streetcar routes supported by viaducts extending above the Kansas City Bottoms. These track systems extended along E. Broadway and E. 4th Streets.[34] Joplin's prominence in the tristate (Missouri, Kansas, and Oklahoma) mining industry led to its early development of streetcars. By the turn of the twentieth-century, Joplin boasted one of the nation's largest streetcar systems.[35] E. 4th Street's streetcars served industrial and residential needs; whereas E. Broadway served the neighborhood's commercial corridor. Of note is that the streetcar's path through the Phase I survey and along E. Broadway was additionally the Route 66 alignment established in 1926.[36]

E. 4th Street emerged primarily as an industrial corridor and retains this overall appearance even today, supporting a number of commercial warehouses. E. 4th Street's transition to lighter forms of industry after 1900 is illustrated by the city's 1906 Sanborn Maps. Between the blocks of S. High Street (east) and Railroad Avenue (west), E. 4th Street supported two warehouses associated with the American Concentrator Company, which manufactured mining equipment. Also within these blocks was a candy manufacturing company at 1123 E. 4th Street (**Figure 18**).

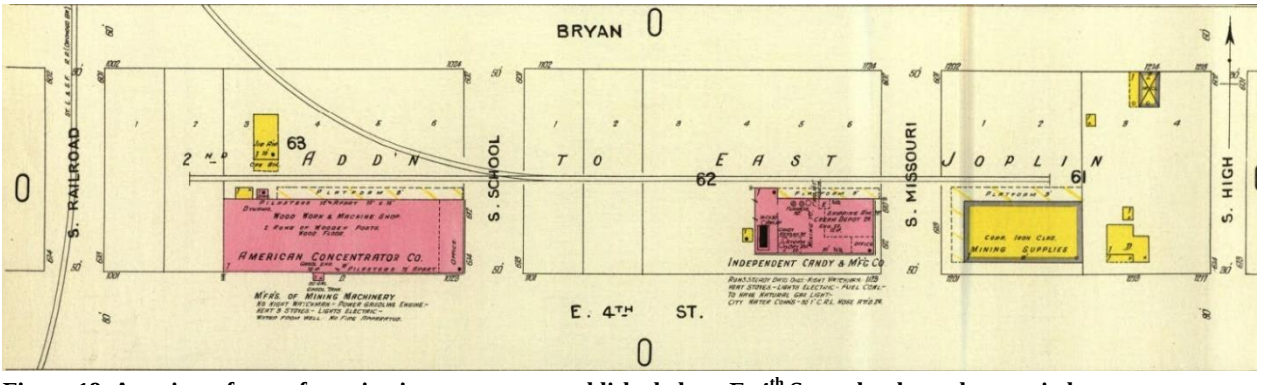

Figure 18. A variety of manufacturing interests were established along E. 4th Street by the early twentieth century, including a candy factory and mine machinery company (Source: Sanborn Fire Insurance Map, 1906, Sheet 17).

Centered in the neighborhood at 1112 E. 2nd Street is a school building constructed in 1927. The building replaced an earlier building, East Joplin Public School (for which School Avenue was

[32] Ibid.
[33] Ibid.
[34] Leslie Simpson, *Joplin* (Charleston, SC: Arcadia Publishing, 2011), 41.
[35] Schwenck, E:18.
[36] Leslie Simpson, "Route 66: A Method to the Madness," *Historic Joplin* (Available at: http://www.historicjoplin.org/?tag=streetcar), Access date: 22 May 2020.

named), constructed in 1873. East Joplin Public School (renamed in the early twentieth-century as Washington School) was a two-story brick building at the southeast intersection of School Avenue and Taylor (currently E. 2nd) Street. John C. Cox, John H. Taylor and S.B. Corn funded the school's construction costs of $6,000. The building was the city's first "substantial" public school building.[37] After more than 50 years of use as a school, the city placed Washington School as a priority for replacement. The project was funded in part by a bond issue passed in 1921 to provide money for new public school buildings. It would take several more years, however, to reach fund raising goals and find agreement between interested parties to build a new school in the survey area.[38] When the current building opened in 1927, the school not only supported students utilizing the former building but also those who had been attending Eugene Field School (in the Phase I survey area at Galena and Persimmon Streets, not extant). Designed by Kansas City architect Burrill Van Pelt, the building originally incorporated a public library – Joplin's first public branch location (**Figure 19**).[39]

Figure 19. Class photo, 1929, Washington School (Source: Clovis Steele, "Memories Joplin East-Town Great Depression," n.p.).

Also of note in the neighborhood is the aforementioned parcel associated with Rev. Harris Joplin. Taylor's subdivision of the parcel was filed to support a new building for Joplin Children's Home, established in 1900 by the Woman's Christian Temperance Union (WCTU). Initially, the

[37] *The History of Jasper County, Missouri,* Iowa: Mills & Company, 1883, 434-435
[38] "Board of Education Explains in Detail How Money From Bonds Would Be Expended for Schools," *Joplin Globe* (30 January 1921, 1); "Dean Neale Explains Survey for Joplin School System," *Joplin Globe* (7 March 1925), 1.
[39] "Silver Anniversary for Public Library," *Joplin Globe* (18 December 1928, 4); "Postponement of School Opening Appears Certain," *Joplin Globe* (14 August 1927, 1).

WCTU took in children at a four-room dwelling owned by the organization at 708 Pearl Street (not extant). In 1901, Gilbert Barbee donated a 12-room dwelling at the corner of 12th and Virginia Streets to support the growing needs of the children's home. This was followed in 1904 by Taylor's plat and donation of property in East Town. A donation of $5,000 by Charles Schifferdecker launched the WCTU's fund-raising campaign for $10,000, used to construct a large dwelling (not extant) on the parcel currently supporting Joplin Boys and Girls Club (317 S. Comingo Street) (**Figure 20**).[40]

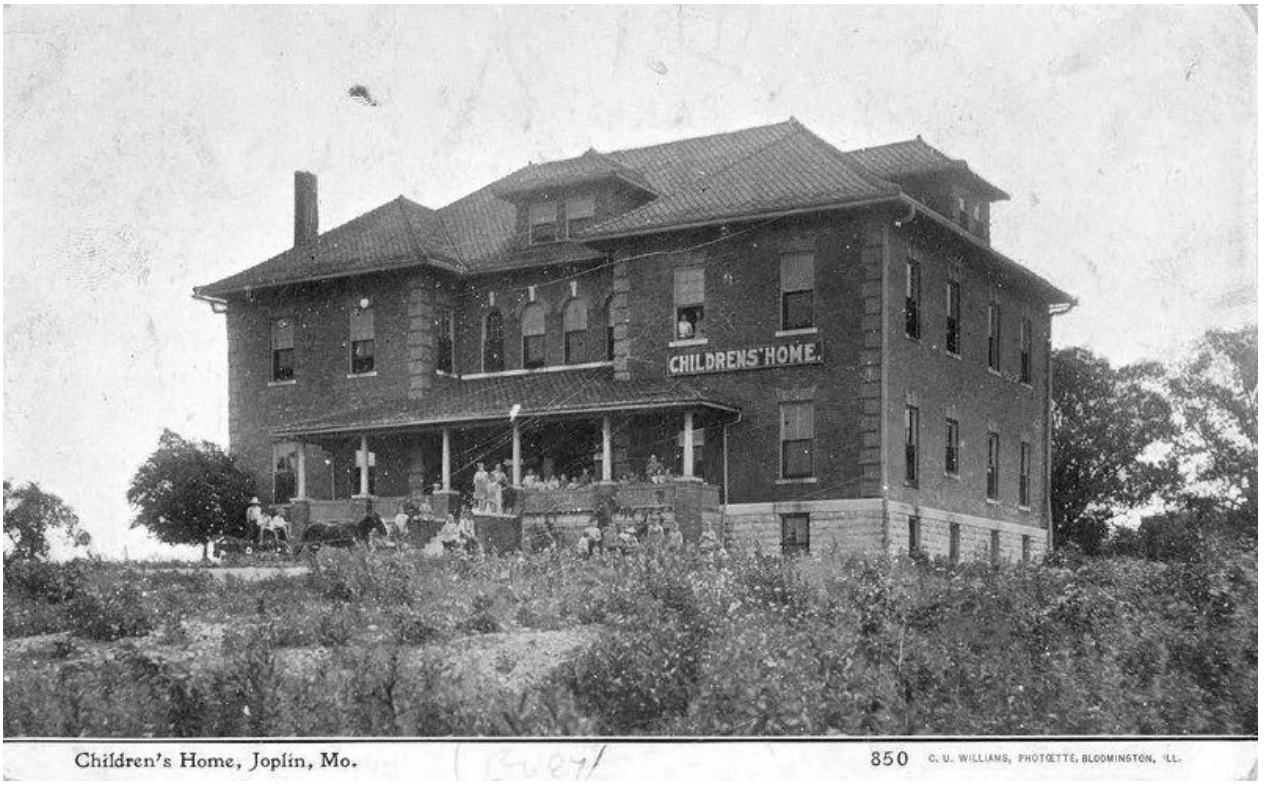

Figure 20. Joplin Children's Home was formerly on the parcel currently addressed as 317 S. Comingo Street (Source: Caldwell, "Joplin's Children's Home helped children for over 50 Years").

As demonstrated by lack of the neighborhood's full representation on Sanborn Fire Insurance Maps, the area in and around the former children's home (southwest survey area) remained relatively rural in appearance and did not begin to support much development until the mid-twentieth century. After World War II, the area did finally become fully developed as lots along S. Comingo and S. McKee Street were filled with new housing in the 1940s-1950s.

It should be noted that the survey has supported a baseball park since the 1910s. This parcel addressed as 300 S. High Street currently features the Joe Becker Baseball Stadium, updated most recently in 2014. The original baseball park was developed in 1913 for Joplin's minor

[40] Livingston, 491-492; Bill Caldwell, "Joplin Children's Home helped children for over 50 years," *Joplin Globe* (26 November 2016 (Available at: https://www.joplinglobe.com/news/local_news/bill-caldwell-joplin-childrens-home-helped-children-for-over-50-years/article_d0a50db0-ce23-5731-8e19-3cca888448ed.html), Access date: 20 May 2020.

league team, the Joplin Miners. The Miners were established in 1902 and originally played games at Cox Baseball Park (not extant), located at 16th and Main Streets.[41] While the 1913 stadium is no longer extant (having burned in 1936), the site itself reflects the early history of the neighborhood and sense of community engagement. The 1913 baseball park was well known for its large pieces of lead and zinc that littered the field – yet another reminder of East Town's historical mining associations. In 1950, the team featured an 18-year old Mickey Mantle, who went on to achieve international fame with the New York Yankees (**Figure 21**).[42]

Figure 21. Mickey Mantle playing for the Joplin Miners, 1950 (Source: *Joplin Globe*, 21 July 2014).

While much has changed in East Town since its origination in the 1870s, the Phase II survey area retains many reminders of the neighborhood's past. The mixture of commercial, industrial, residential and recreational resources all provide snapshots of the neighborhood's development over time. This is an area that was created by the mining industry in the late nineteenth-century and continued to support that sector of Joplin's economy through the 1960s.[43]

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[41] "Joplin Miners," *Historic Joplin* (Available at: http://www.historicjoplin.org/?tag=baseball), Access date: 22 May 2020.

[42] Mark Schremmer, "From Miners to majors," *Joplin Globe*. 31 August 2013 (Available at: https://www.joplinglobe.com/sports/from-miners-to-majors/article_b4d33ea8-bdee-5cb0-bd77-becd9ca162cb.html), Access date: 22 May 2020; "Joplin Baseball Park," Joplin Public Library/Missouri Digital Heritage. (Available at: http://cdm16795.contentdm.oclc.org/cdm/singleitem/collection/jplnpstcrds/id/507/rec/141), ID # JPL10_796_101_a_D, Access date: 22 May 2020

[43] Schwenck, E:23.

Results

The East Town Joplin Phase II survey area was evaluated in 2020 during an intensive level inventory. The survey identified 249 properties (including 62 vacant lots). Most properties in the survey area are residential and were constructed between the years 1900 – 1930. Of the surveyed properties, 187 are residential, 14 are warehouses, eight (8) are commercial buildings and one is an industrial-use building. The survey area also includes three churches, one school, a baseball field/stadium and a boys and girls club. **Table 3** identifies all of the surveyed properties.

While the survey area's nineteenth-century commercial and industrial concerns are no longer extant, the neighborhood supports a modest number of nineteenth-century dwellings constructed to support Joplin's early mining industry that formerly bounded the west end of the survey area. Housing construction picked up pace after these mining companies exited the neighborhood in the 1900s and most dwellings were lived in by mining workers and their families. Housing construction slowed considerably during the 1930s, followed by resurgence after World War II, particularly during the 1950s. Newer housing is situated in the survey area's southeastern quadrant, which remained relatively undeveloped until the 1950s.

The survey area does not support a National Register historic district. This is for two reasons - (1) Much of the neighborhood's housing and older commercial buildings along E. Broadway Street have been altered through the addition of non-historic siding and/or contemporary alterations and (2) the neighborhood has a large number of vacant lots (62) due to building demolition.

Seven properties (including Landreth Park, identified in the Phase I survey area) appear individually eligible for the NRHP within the project area, as discussed in the Recommendations section of this document. No National Register-listed properties were documented in the Phase II survey area.

Figures 22 and **23** illustrate the location of the surveyed properties listed in **Table 4**, as well as the locations of National Register eligible properties.

Table 3. Surveyed Properties, East Town Joplin (Phase II).

Address	Street Name	Potentially Eligible	Year Built	Style	Property Type
618	E. 2nd St.		1920	Craftsman/bungalow	Residential
1001	E. 2nd St.		2013	Ranch	Residential
1002	E. 2nd St.		n/a	n/a	Vacant Lot
1006	E. 2nd St.		1880c.	Folk Victorian	Residential
1007	E. 2nd St.		n/a	n/a	Vacant Lot
1012	E. 2nd St.		n/a	n/a	Vacant Lot
1015	E. 2nd St.	X	1920	Craftsman/bungalow	Residential
1024	E. 2nd St.		1938	Vernacular	Church
1027	E. 2nd St.		1960c.	Ranch	Residential
1105	E. 2nd St.		1925	Vernacular	Residential
1107	E. 2nd St.		n/a	n/a	Vacant Lot
1112	E. 2nd St.	X	1927	Classical Revival	School
1115	E. 2nd St.		1908	National	Residential
1125	E. 2nd St.		1915	Folk Victorian	Residential
1212	E. 2nd St.		1905	Folk Victorian	Residential
1216	E. 2nd St.		1925	Craftsman/bungalow	Residential
1217	E. 2nd St.		1930	Am. Foursquare	Residential
1403	E. 2nd St.		1957	Ranch	Residential
1405	E. 2nd St.		1952	Ranch	Residential
1407	E. 2nd St.		1958	National	Residential
1409	E. 2nd St.		1946c.	Ranch	Residential
1501	E. 2nd St.		1910	National	Residential
811	E. 3rd St.		1992/2008	Post Modern	Commercial
905	E. 3rd St.		1930c.	no style	Industrial
925	E. 3rd St.		1990c.	Warehouse	Commercial
1412	E. 3rd St.		1930	Craftsman/bungalow	Residential
1504	E. 3rd St.		1920	National	Residential
1626	E. 3rd St.		2017c.	Ranch	Residential
W of 1630	E. 3rd St.		n/a	n/a	Vacant Lot
1630	E. 3rd St.		2017c.	Ranch	Residential
700	E. 4th St.		1945	Vernacular	Religious*
931	E. 4th St.	X	1918-1950	19th/20th Cent. Revival	Commercial
1319	E. 4th St.		1998	Commercial	Commercial
1331	E. 4th St.		1997	Commercial	Commercial
1407	E. 4th St.		1978	Warehouse	Commercial
1501	E. 4th St.		2008	Warehouse	Commercial
1631	E. 4th St.		1988-1989	Warehouse	Commercial
NE	E. 4th/N.		n/a	n/a	Vacant Lot

Address	Street Name	Potentially Eligible	Year Built	Style	Property Type
corner	High				
600	E. Broadway		1988	Warehouse	Commercial
608	E. Broadway		1940	Warehouse	Commercial
630	E. Broadway		n/a	n/a	Vacant Lot
702	E. Broadway		1965	Commercial	Commercial
714	E. Broadway		1925c.	Vernacular	Commercial*
802	E. Broadway		1915	Warehouse	Commercial
820	E. Broadway		1910	Folk Victorian	Residential
E of 820	E. Broadway		n/a	n/a	Vacant Lot
912	E. Broadway		n/a	n/a	Vacant Lot
920	E. Broadway		1910	Warehouse	Commercial
1012	E. Broadway		n/a	n/a	Vacant Lot
1016	E. Broadway		1929c.	Commercial	Transportation
1106	E. Broadway		1915	National	Residential
1110	E. Broadway		1910	Queen Anne	Residential
1112	E. Broadway		1910	Queen Anne	Residential
1120	E. Broadway		1920	Craftsman/bungalow	Residential
1124	E. Broadway		1920	Craftsman/bungalow	Residential
1206	E. Broadway		1905	National	Residential
1212	E. Broadway		n/a	n/a	Vacant Lot
1214	E. Broadway		1920	National	Residential
1302	E. Broadway		1935	Commercial	Commercial
1306	E. Broadway		1920c.	Craftsman/bungalow	Residential
1314	E. Broadway		1930	Craftsman/bungalow	Residential
1316	E. Broadway		1963	Commercial	Commercial
1406	E. Broadway		1948	Modern	Commercial
1412	E. Broadway		1895	National	Residential
1414	E. Broadway		1975c,	Commercial	Commercial
1420	E. Broadway		1990c.	Warehouse	Warehouse
1522	E. Broadway		2000-2001	Warehouse	Warehouse
SW corner	E. Broadway /Division		n/a	n/a	Vacant Lot
SW corner	E. Broadway /Galena		n/a	n/a	Vacant Lot
SE corner	E. Broadway /Michigan		n/a	n/a	Vacant Lot
SW corner	E. Broadway /Michigan		n/a	n/a	Vacant Lot
SE corner	E. Broadway /School		n/a	n/a	Vacant Lot
520	E. Central St.		1998	Ranch	Residential
606	E. Central St.		1950	Vernacular	Residential

Address	Street Name	Potentially Eligible	Year Built	Style	Property Type
606.5	E. Central St.		1970c.	Vernacular	Residential
608	E. Central St.		1970c.	Vernacular	Residential
608.5	E. Central St.		1970c.	Vernacular	Residential
609	E. Central St.		1900	National	Residential
610	E. Central St.		1973	Ranch	Residential
617	E. Central St.		1910	Folk Victorian	Residential
620	E. Central St.		1970c.	Ranch	Residential
621	E. Central St.		1900	Craftsman/bungalow	Residential
703	E. Central St.		1955	Ranch	Residential
707	E. Central St.		1900	Folk Victorian	Residential
715	E. Central St.		1925	Craftsman/bungalow	Residential
716	E. Central St.		1920	Vernacular	Residential
717	E. Central St.		n/a	n/a	Vacant Lot
801	E. Central St.	X	1890c.	Gothic Revival	Church
E of 813	E. Central St.		n/a	n/a	Vacant Lot
W of 813	E. Central St.		n/a	n/a	Vacant Lot
813	E. Central St.		1910	Queen Anne	Residential
901	E. Central St.		1920	National	Residential
902	E. Central St.		2012	National	Residential
905	E. Central St.		n/a	n/a	Vacant Lot
909	E. Central St.		2004	National	Residential
912	E. Central St.		1900	National	Residential
915	E. Central St.		2011	National	Residential
E of 917	E. Central St.		n/a	n/a	Vacant Lot
917	E. Central St.		1920	National	Residential
1004	E. Central St.		2014	Ranch	Residential
E of 1005	E. Central St.		n/a	n/a	Vacant Lot
1005	E. Central St.		1990	Ranch	Residential
1006	E. Central St.		1900	Folk Victorian	Residential
1012	E. Central St.		1890c.	Folk Victorian	Residential
1016	E. Central St.		1900c.	National	Residential
1017	E. Central St.		1923	Craftsman/bungalow	Residential
W of 1017	E. Central St.		n/a	n/a	Vacant Lot
1023	E. Central St.		1905	Queen Anne	Residential
1024	E. Central St.		1930	Craftsman/bungalow	Residential
1103	E. Central St.		n/a	n/a	Vacant Lot
1104	E. Central St.		1890	National	Residential
1109	E. Central St.		1905	Queen Anne	Residential
1110	E. Central St.		1895	National	Residential
1114	E. Central St.		n/a	n/a	Vacant Lot

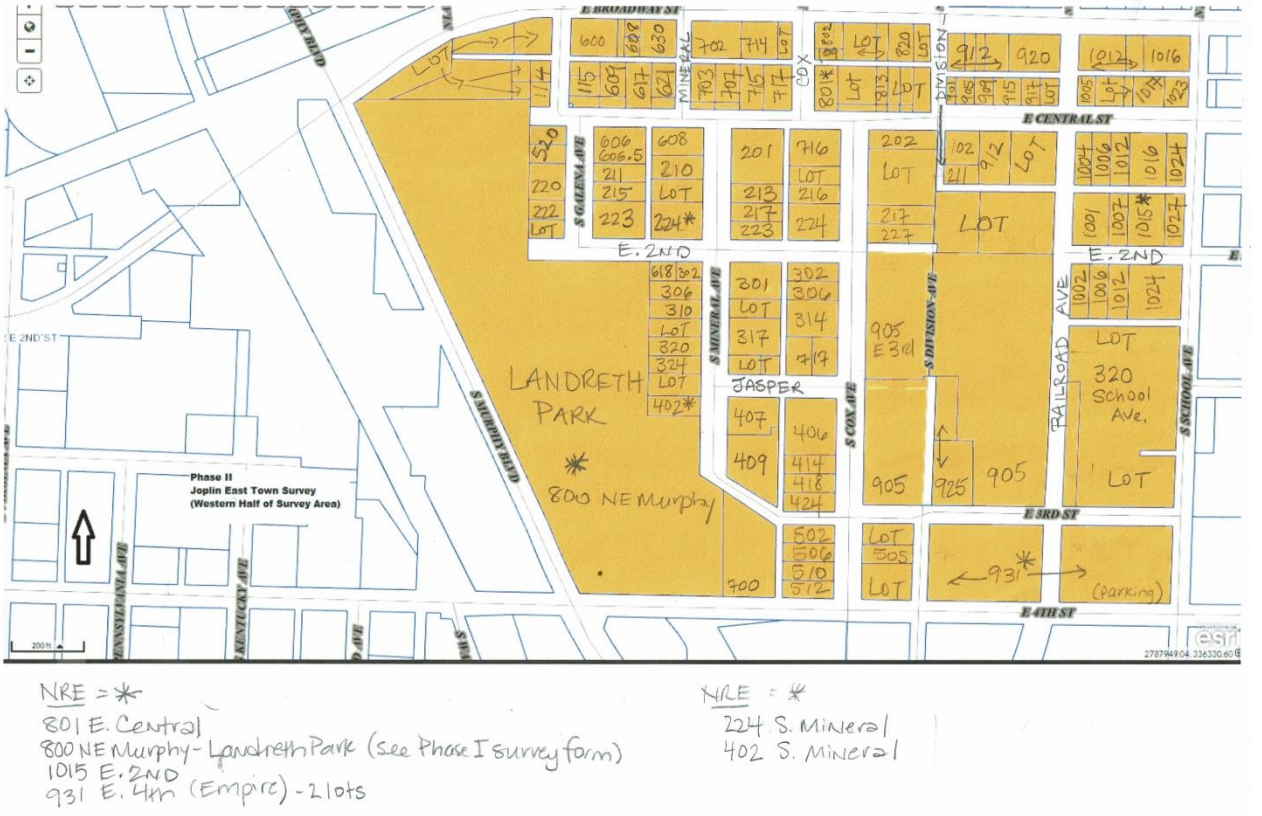
Address	Street Name	Potentially Eligible	Year Built	Style	Property Type
1115	E. Central St.		1895	National	Residential
1118	E. Central St.		1948	Craftsman/bungalow	Residential
1119	E. Central St.		1935c.	National	Residential
1123	E. Central St.		1915	National	Residential
1126	E. Central St.		n/a	n/a	Vacant Lot
1202	E. Central St.		2002	Ranch	Residential
1208	E. Central St.		1910	National	Residential
1212	E. Central St.		1915	Folk Victorian	Residential
1216	E. Central St.		n/a	n/a	Vacant Lot
1217	E. Central St.		2004	National	Residential
1301	E. Central St.		1925	National	Residential
1303	E. Central St.		1945c.	Folk Victorian	Residential
1307	E. Central St.		n/a	n/a	Vacant Lot
1308	E. Central St.		1957	Ranch	Residential
1310	E. Central St.		1955	Ranch	Residential
1313	E. Central St.		1950c.	National	Residential
1314	E. Central St.		2011	National	Residential
1320	E. Central St.		1958	National	Residential
E of 1401	E. Central St.		n/a	n/a	Vacant Lot
1401	E. Central St.		2017	Ranch	Residential
1408	E. Central St.		1977	Ranch	Residential
1428	E. Central St.		1960	Ranch	Residential
1430	E. Central St.		n/a	n/a	Vacant Lot
1502	E. Central St.		1945	Ranch	Residential
1516	E. Central St.		1950	Minimal Traditional	Residential
NE Corner	E. Central St. /Michigan		n/a	n/a	Vacant Lot
SW corner	E. Central St. /Railroad		n/a	n/a	Vacant Lot
717	E. Jasper St.		1920	Folk Victorian	Residential
205	S. Comingo		1973	Ranch	Residential
206	S. Comingo		1960	Minimal Traditional	Residential
211	S. Comingo		1973	Ranch	Residential
220	S. Comingo		1956	Minimal Traditional	Residential
226	S. Comingo		1956	Minimal Traditional	Residential
227	S. Comingo		1957	Minimal Traditional	Residential
229	S. Comingo		1955	Ranch	Residential
234	S. Comingo		1955c.	Minimal Traditional	Residential
N of 234	S. Comingo		n/a	n/a	Vacant Lot
235	S. Comingo		1955c.	Ranch	Residential
238	S. Comingo		1955c.	National	Residential

Address	Street Name	Potentially Eligible	Year Built	Style	Property Type
303	S. Comingo		1910	National	Residential
309	S. Comingo		n/a	n/a	Vacant Lot
317	S. Comingo		1990c.	Post Modern	B&G Club
109	S. Cox Ave.		1920	Craftsman/bungalow	Residential
216	S. Cox Ave.		1925	Craftsman/bungalow	Residential
N of 216	S. Cox Ave.		n/a	n/a	Vacant Lot
N of 217	S. Cox Ave.		n/a	n/a	Vacant Lot
217	S. Cox Ave.		2000c.	Ranch	Residential
224	S. Cox Ave.		1984	Ranch	Residential
227	S. Cox Ave.		2000c.	Ranch	Residential
302	S. Cox Ave.		1910	National	Residential
306	S. Cox Ave.		1920	Craftsman/bungalow	Residential
314	S. Cox Ave.		1880	National	Residential
315	S. Cox Ave.		1981	Warehouse	Commercial
406	S. Cox Ave.		n/a	n/a	Vacant Lot
414	S. Cox Ave.		1910	Craftsman/bungalow	Residential
418	S. Cox Ave.		1910	Folk Victorian	Residential
424	S. Cox Ave.		2005	Ranch	Residential
502	S. Cox Ave.		n/a	n/a	Vacant Lot
505	S. Cox Ave.		1900	Craftsman/bungalow	Residential
506	S. Cox Ave.		n/a	n/a	Vacant Lot
510	S. Cox Ave.		1910	Craftsman/bungalow	Residential
512	S. Cox Ave.		1910	Folk Victorian	Residential
E of 512	S. Cox Ave.		n/a	n/a	Vacant Lot
S of 314	S. Cox Ave. /Jasper		n/a	n/a	Vacant Lot
SE corner	S. Cox Ave./3rd		n/a	n/a	Vacant Lot
202	S. Division		1945c.	Ranch	Residential
211	S. Division		1940c.	National	Residential
NE Corner	S. Division Ave. /2nd		n/a	n/a	Vacant Lot
SW corner	S. Division Ave. /3rd		n/a	n/a	Vacant Lot
114	S. Galena Ave		1873	National	Residential
115	S. Galena Ave		1925	National	Residential
211	S. Galena Ave		1920	National	Residential
215	S. Galena Ave		1987	Ranch	Residential

Address	Street Name	Potentially Eligible	Year Built	Style	Property Type
220	S. Galena Ave		2003	Ranch	Residential
S of 222	S. Galena Ave		n/a	n/a	Vacant Lot
222	S. Galena Ave		2004	National	Residential
223	S. Galena Ave		1910	Vernacular	Residential
NE Corner	S. Galena Ave. /Central		n/a	n/a	Vacant Lot
103	S. High Ave.		1944	Ranch	Residential
131	S. High Ave.		1980	Warehouse	Government
208	S. High Ave.		1925	National	Residential
212	S. High Ave.		1920	National	Residential
300	S. High Ave.		1913	n/a	Recreational
115	S. McKee		1930	National	Residential
129	S. McKee		1900	National	Residential
131	S. McKee		1900	National	Residential
201	S. McKee		1994-1998	National	Residential
205	S. McKee		n/a	n/a	Vacant Lot
S of 209	S. McKee		n/a	n/a	Vacant Lot
209	S. McKee		1920c.	National	Residential
225	S. McKee		2019c.	Ranch	Residential
229	S. McKee		2019c.	Ranch	Residential
217	S. Michigan		1900	National	Residential
302	S. Michigan		1966	Warehouse	Commercial
305	S. Michigan		1915	Craftsman/bungalow	Residential
309	S. Michigan		1915	Craftsman/bungalow	Residential
319	S. Michigan		1915	National	Residential
219	S. Michigan		n/a	n/a	Vacant Lot
313	S. Michigan		n/a	n/a	Vacant Lot
N of 321	S. Mineral		n/a	n/a	Vacant Lot
Bet. 301-317	S. Mineral		n/a	n/a	Vacant Lot
201	S. Mineral		1966	Mid-Cent. Modern	Church
210	S. Mineral		1988	A-frame	Residential
213	S. Mineral		1910	Craftsman/bungalow	Residential
217	S. Mineral		1906	Vernacular	Residential
223	S. Mineral		1906	Queen Anne	Residential
N of 224	S. Mineral		n/a	n/a	Vacant Lot
224	S. Mineral	X	1890c.	Queen Anne	Residential
301	S. Mineral		1910	Craftsman/bungalow	Residential

Address	Street Name	Potentially Eligible	Year Built	Style	Property Type
302	S. Mineral		1900	National	Residential
306	S. Mineral		1920	National	Residential
310	S. Mineral		1920	Craftsman/bungalow	Residential
317	S. Mineral		1910	Craftsman/bungalow	Residential
320	S. Mineral		1890	Folk Victorian	Residential
324	S. Mineral		1890	Folk Victorian	Residential
402	S. Mineral	X	1910	Commercial	Commercial
407	S. Mineral		1930	Craftsman/bungalow	Residential
409	S. Mineral		1930	Craftsman/bungalow	Residential
SW int.	S. Mineral Ave. /E. 3rd		n/a	n/a	Vacant Lot
NE Corner	S. Mineral Ave. /Jasper		n/a	n/a	Vacant Lot
112	S. St. Louis		n/a	n/a	Vacant Lot
118	S. St. Louis		1900	Vernacular	Residential
126	S. St. Louis		1900	National	Residential
N of 206	S. St. Louis		n/a	n/a	Vacant Lot
206	S. St. Louis		1950	National	Residential
208	S. St. Louis		1945c.	Minimal Traditional	Residential
220	S. St. Louis		n/a	n/a	Vacant Lot
224	S. St. Louis		n/a	n/a	Vacant Lot
N of 226	S. St. Louis		n/a	n/a	Vacant Lot
226	S. St. Louis		2018c.	Ranch	Residential
230	S. St. Louis		2018c.	Ranch	Residential
302	S. St. Louis		1935	Vernacular	Residential
N of 320	School Ave.		n/a	n/a	Vacant Lot
S of 320	School Ave.		n/a	n/a	Vacant Lot
320	School Ave.		1966	Warehouse	Religious*

*Current (not historic) use.



NRE = *
801 E. Central
800 NE Murphy - Landreth Park (see Phase I survey form)
1015 E. 2ND
931 E. 4th (Empire) - 2 lots

NRE = *
224 S. Mineral
402 S. Mineral

Figure 22. Survey Map, western half of the Phase II East Town Survey Area.

Figure 23. Survey Map, western half of the Phase II East Town Survey Area.

Architectural Analysis

The East Town Phase II survey area is largely representative of architectural styles and forms of the early-to-mid-twentieth century. The era of residential construction extends from 1873-2019. The neighborhood's property types and styles are identified in **Table 3**. Most properties are residential – small frame homes for the working class. Most dwellings (49 properties) fall into the category of National Folk housing, the largest representative group in the survey area. Thirty-six (36) homes fall into the Ranch style group of housing. The largest representative stylistic influence is Craftsman/Bungalow (27 properties). There are also residential samplings of Folk Victorian (15), Queen Anne (7), Minimal Traditional (7), A-Frame (1) and American Foursquare (1). Thirteen (13) houses are identified as Vernacular.

The survey area is additionally interspersed with a variety of commercial, industrial, religious and social buildings. Commercial/Warehouse properties are located primarily near the perimeter of the survey area (E. Broadway Street and East 4th Street, primarily). There is one (1) Gothic Revival style church in the survey area, built c. 1870. This is one of the oldest buildings in the neighborhood and the property appears eligible for listing in the NHRP. The survey area also has one (1) Mid-Century Modern style church constructed in 1966 and one (1) vernacular church constructed c. 1938.

Washington School is the survey area's single Classical Revival style property. Built in 1927, the school is eligible for listing in the NRHP. There are two (2) Post Modern style properties, a Commercial/Office complex constructed between 1992 and 2008, and the Joplin Boys and Girls Club, constructed c. 1990. In addition, one (1) Baseball Stadium/Field and sixty-two (62) vacant lots are found within the survey area. The category of No Style (no applied style) has been assigned to a single industrial property.

Table 4. Architectural styles and property types – Phase II survey area (East Town).

Architectural Style/Property Type (if no style)	Number of Properties
American Foursquare	1
A-Frame	1
Classical Revival/School	1
19th / 20th Century Revival	1
Commercial	8
Craftsman/Bungalow	27
Folk Victorian	15
Gothic Revival/Church	1
Mid-Century Modern/Church	1
Minimal Traditional	7
Modern	1
National Folk	49
No Style (no applied style)	1
Post Modern	2
Queen Anne	7
Warehouse	14
Ranch	36
Vernacular	13
Baseball Stadium/Field	1
Vacant Lot	62

Property Styles and Types

National Folk (49 dwellings)

Prior to arrival of the railroad, transportation of mass-produced building materials was problematic. Most goods were shipped via water, which was less reliable and slower than train. Pre-railroad housing was typically unpretentious, constructed of locally available materials with little or no stylistic embellishment. The progress of the railroad across the United States offered a simple and inexpensive way to ship building materials. The railroad era ushered in an entirely new era of housing construction in America, impacting both construction techniques and the materials used for building. Houses were constructed with light balloon or braced framing covered by wood siding. Such materials were more affordable than ever once the railroad arrived, easily purchased through mail order catalogs. National style housing includes six standard house forms: gable-front; gable-front-and-wing; hall-and-parlor; I-house; massed plan, side-gabled; and pyramidal. Constructed of frame and often void of embellishment, National Folk housing was prevalent in the United States during the mid-nineteenth through the early twentieth century.[44]

Most of the survey area's residential properties, forty-nine (49) are categorized as National Folk. These buildings were constructed between c. 1873 – 2011. An example of a National Folk dwelling is the house at 1313 E. Central Street (**Figure 24**). Constructed c. 1950, the dwelling is a small shotgun house with a low-pitched hipped roof. The property has seen recent alterations

[44] Ibid, 88-90.

with the addition of new siding and windows. A larger and earlier example is 906 E. Central Street (**Figure 25**).

National Folk housing typically includes the following features:

Plan Shape:	Rectangular; irregular; square
Height:	1, 2 or 2.5 stories
Façade:	Symmetrical; sometimes asymmetrical
Roof Type:	Side or front gable; cross gable; pyramidal
Windows:	Double-hung wood sash; small panes; symmetrical placement
Exterior:	Wood siding
Porches:	Full-with porches; partial-width porches; one or full height; stoop
Doors:	Wood panel with glass; transoms; usually not distinctive
Details:	Very little ornamentation if any
Chimney:	Brick; varies in height

Figure 24. National Folk house at 1313 E. Central Street (Photo: Keenoy, 16 January 2020).

Figure 25. National Folk house at 609 E. Central Street (Photo: Sheppard, 16 January 2020).

Folk Victorian (15 dwellings)

The Folk Victorian style evolved from the National Folk house movement and was popular during the 1870s-1910s. Folk Victorian utilized simple house forms based on earlier residential styles popular in the United States. Like National Folk housing, the arrival of the railroad had much to do with the style's popularity. Ready availability of lumber and pre-cut, inexpensive Victorian detailing appealed to homeowners. Mass-produced embellishments were easily added to older dwellings, as well as newly constructed homes. This allowed homeowners to update older housing to reflect current architectural trends. The affordability and ease of constructing Folk Victorian style dwellings were popular across the country as railroads gained access and mass production became available.[45]

Most of the dwellings in the survey area identified as Folk Victorian are one or one-and-a-half story frame houses with simple construction and details. Two exceptional examples are next door to each other, 1006 and 1012 E. Central Street. Each of these properties retains architectural integrity and has original wood siding, trim and windows. The 1006 E. Central Street (**Figure 26**) dwelling is occupied and well-maintained, whereas 1012 E. Central Street (**Figure 27**) is vacant and appears to be abandoned.

Folk Victorian style housing typically includes the following features:

Plan Shape: Rectangular; irregular

[45] Ibid., 88-90.

Height:	1, 2 or 2.5 stories
Façade:	Symmetrical; sometimes asymmetrical
Roof Type:	Side or front gable; hipped
Windows:	Double-hung wood sash; small panes; symmetrical placement; sometimes a pediment over the window
Exterior:	Wood siding; sometimes brick
Porches:	Full-with porches; wraparound porches; one-story in height; spindle work detailing
Doors:	Wood panel with glass; transoms; usually not distinctive
Details:	Brackets under the eaves; spindle work
Chimney:	Brick; average height

Figure 26. Folk Victorian dwelling at 1006 E. Central Street (Photo: Sheppard, 16 January 2020).

Figure 27. Folk Victorian dwelling at 1012 E. Central Street (Photo: Sheppard, 16 January 2020).

Queen Anne (7 dwellings)

The Queen Anne style originated in England and embodies the peak of the romantic or picturesque movement of the nineteenth century. Founded on the ideals of "decorative overindulgence" and variation, the Queen Anne style was not an authentic representation of any single style or historical architectural detailing. Instead, the style exhibited a mixture of several influences derived from the Victorian and Romantic eras.[46]

The Queen Anne style was promoted by Norman Shaw (credited with establishing the style) and other English architects during the late nineteenth century. The name was adapted to reflect the Renaissance style popular during the reign of Queen Anne (1702-1714). In actuality, Queen Anne is more closely related to medieval forms of the Elizabethan and Jacobean eras in England (which preceded the Renaissance style). In the United States, the Queen Anne style became popular through the circulation of pattern books and early architectural journals such as *American Architect and Building News*. The Queen Anne style was prevalent throughout the United States and used primarily in residential designs during the years 1880 to 1900. Technological advances in mass production of wood trim aided by railroad transport helped to make building materials more affordable and accessible, which did much to promote the style during the height of its popularity.[47]

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[46] Gerald Foster, *American Houses, A Field Guide to the Architecture of the Home* (New York: New York, Houghton Mifflin Company, 2004), 278, 280.
[47] McAlester and McAlester, 268.

The survey area supports seven properties designed in the Queen Anne style. The most intact and remarkable example is the dwelling at 224 S. Mineral (c. 1890) (**Figure 49**), which appears potentially eligible for individual listing in the NHRP. Other examples of the Queen Anne style in the neighborhood are smaller one-and-a-half story frame houses constructed between the years 1904-1910. Similar to 1109 E. Central Street (**Figure 28**), these properties have irregular massing and large porches, some of which wrap the facade. Queen Anne style dwellings in the survey area exhibit a minimal amount of exterior decoration. Most of these dwellings have been covered in vinyl siding.

Queen Anne style housing typically includes the following features:

Plan Shape:	Irregular
Height:	1, 2 or 3 stories
Façade:	Asymmetrical
Roof Type:	Hipped with lower cross gables, cross gables, front gable; steeply pitched
Windows:	Double-hung wood sash; bay windows, stained glass, asymmetrical placement
Exterior:	Brick or wood siding, patterned shingles or brickwork
Porches:	Wraparound or full-width; commonly with decorative spindle work and trim
Doors:	Wood panel with glass; sidelight and transoms; door surrounds with pediments, narrow columns or pilasters
Details:	Dormers; towers, ornamentation in gable ends, stick work
Chimney:	Tall

Figure 28. Queen Anne style dwelling at 1109 E. Central Street (Photo: Keenoy, 16 January 2020).

Craftsman/Bungalow (27 dwellings)

The Craftsman style was the most popular design for small residential dwellings constructed in the United States during the 1900s-1930s. The bungalow emerged on the housing scene in the 1890s, adapted primarily at that time for resort cottages and rustic dwellings. Influenced by the Arts and Crafts Movement, the style was promoted for single family housing by two California architects in particular, brothers Charles S. and Henry M. Greene. The Greenes began their business in 1893 in Pasadena. By the early 1900s they had designed several Craftsman Bungalows that were modestly planned but ornately embellished. The Greenes' innovative designs were frequently noted in popular magazines and builders' catalogs including The Architect, Good Housekeeping, Western Architect, House Beautiful and Ladies' Home Journal.[48] More than any other architectural influence of its era, the Craftsman Bungalow reflected American middle-class values. It was valued by architects, builders and home owners for its appealingly rustic elements, open floor plan and affordability. In short, the Craftsman Bungalow represented proficiency and practicality and attractively so – qualities that Americans readily embraced.[49]

A considerable number (27) of Craftsman/bungalow homes are situated within the survey area. The small size and simple plan of the bungalow allowed an affordable dwelling for the working-class and was popular in American housing constructed during the 1910s through the 1940s. Most of the homes identified as Craftsman Bungalows are one-story frame dwellings with front-facing gabled roofs. The dwellings at 310 South Cox Avenue (**Figure 29**) and 1412 East 3rd

[48] McAlester and McAlester, 454.
[49] Joseph C. Bigott, *From Cottage to Bungalow* (Chicago: University of Chicago Press, 2001), 1-4.

Street (**Figure 30**) are typical of examples in the survey area, with stone details and exposed eave rafters. Like many dwellings in the survey area, original weatherboard was covered with asbestos siding during the mid-twentieth century. A more elaborate Craftsman style dwelling in the survey area is the Roy F. Moore House (c. 1920) at 1015 East 2nd Street, constructed 0. The stone dwelling is well-designed and retains its architectural integrity, which renders it potentially eligible for listing in the NRHP.

Craftsman Bungalow style housing typically includes the following features:

Plan Shape:	Rectangular or irregular
Height:	Usually 1-1.5 stories
Façade:	Typically asymmetrical
Roof Type:	Gable, occasionally hipped; low-pitched
Windows:	Double-hung wood sash; typically 3/1 or 4/1 vertical upper sash panes; small square windows; sometimes stained-glass and boxed bay windows
Exterior:	Wood siding brick; occasionally stucco or stone accents in piers
Porches:	Full-width porches, partial-width porches; roof supported by square or tapered columns/post on brick or stone piers
Doors:	Craftsman style; wood panel with lights in upper section
Details:	Wide unenclosed eave overhang; exposed roof rafters; decorative beams or braces under gables
Chimney:	Commonly exterior; brick or stone, occasionally wood sided

Figure 29. Craftsman/bungalow house at 310 South Cox Avenue. (Photo: Sheppard, 16 January 2020)

Figure 30. Craftsman/bungalow house at 1412 East 3rd. (Photo: Sheppard, 16 January 2020)

Minimal Traditional (7)

The Minimal Traditional style, introduced in the 1930s, is the earliest of several new styles of Modern housing that found widespread popularity among middle-class residents prior to and after World War II. The style displaced earlier dominant styles such as Tudor Revival and the Craftsman Bungalow, consequently changing the field of housing construction during the early-to-mid twentieth century. The Minimal Traditional style introduced a greatly simplified form that increased in popularity during the Great Depression (due to affordability) and during World War II (when building supplies were in short supply). The style's stripped down appearance and lack of ornamentation is reflected in its nomenclature. Lack of ornamentation and smaller porches permitted rapid construction affordability – more so than the popular styles that had previously dominated American residential design. Minimal Traditional housing remained popular through the 1950s when the Ranch style gained favor.[50] The style frequently incorporates elements of the Tudor Revival and/or Ranch styles, demonstrating its role as an early example of modernistic design. It was the most popular form of small house design before and after World War II, "a well-studied and thoughtful response to the most challenging conditions ever to affect home construction in the United States."[51]

A small number of properties (7) have been identified as Minimal Traditional in the survey area. These are simple one-story frame dwellings constructed in the 1940s and 1950s. The property at

[50] Jane C. Busch, *The Greenwood Encyclopedia of Homes Through American History*, Volume 4: 1946-1970 (Westport, CT: Greenwood Publishing, 2008), 38; McAlester and McAlester, 478.
[51] McAlester, 588.

226 South Comingo Street (c. 1956) (**Figure 31**) is an excellent example as demonstrated by the dwelling's overall form, hipped roof and façade stoop. The dwelling additionally reflects some restrained elements of the Ranch style, which dominated housing styles in the neighborhood after World War II.

Minimal Traditional style housing typically includes the following features:

Plan Shape:	Rectangular, irregular
Height:	1 to 1.5 stories
Façade:	Symmetrical; asymmetrical
Roof Type:	Side gable
Windows:	Double-hung wood sash; picture windows; shutters and awnings are common
Exterior:	Brick or wood siding; less frequently stone or asbestos shingles
Porches:	Usually stoop or partial-width with roof supported by decorative iron or slender wood posts
Doors:	Wood panel, commonly with lights in upper section
Details:	Minimal overhanging eaves, typically void of decorative details
Chimney:	Brick; exterior

Figure 31. Minimal Traditional home at 226 South Comingo Street (Photo: Sheppard, 16 January 2020).

Ranch* (36 dwellings)

**Ranch is sometimes referred to as form of housing rather than a style. National Register Bulletin 16A: How to Complete the National Register Registration Form (1990; revised 1997), identifies Ranch as a style associated with the Modern Movement. For the purposes of this report, Ranch is identified as a style, not a property type.*

By 1950, the Ranch style had swiftly displaced previous styles and forms of dwellings, becoming the most popular housing style of the post-World War II era. By the early 1950s, nine out of ten houses constructed in the United States were Ranch style homes.[52] The style's origination began in the 1930s, following the model of low, rambling Spanish Colonial Ranch housing developed in California with modifications adapted from Craftsman and Prairie Styles. California architect Cliff May is credited with creating the Ranch style, which he identified as the "dream house."[53] May's Ranch style dwelling was introduced in 1931, a single-story house exhibiting Spanish Colonial Revival influences and an integrated façade garage. He designed over 50 Ranch houses during the early- to mid-1930s, continuing to cultivate and expand the style through the 1940s. The Ranch house gained the attention of architects and rapidly became a national trend. While May's design supported a single-car garage, later versions incorporated two-car garages and carports attached at one end of the façade. The garage and carport evolution symbolizes the necessity of the automobile, particularly for those residing in an outlying subdivision where Ranch style housing was ubiquitous. By the 1950s, the Ranch style maximized façade widths and plans became more sprawling, especially on larger lots.[54]

The survey identified thirty-six (36) Ranch dwellings, built between 1944 and 2019. The oldest of the houses is the frame dwelling at 103 S. High Avenue (**Figure 32**). Like many of the older houses in the survey area, this dwelling has been extensively altered with the addition of new windows and siding, making it difficult to date. Recent examples of Ranch style dwellings include the houses at 225 (**Figure 33**) and 229 S. McKee Avenue, which were built in 2019. Despite the variance in construction dates, both properties are one-story frame houses with side-gabled roofs and the lack of any ornamentation.

Ranch style housing typically includes the following features:

Plan Shape:	Rectangular; L-shaped; irregular
Height:	1 story
Façade:	Symmetrical; asymmetrical
Roof Type:	Hipped; side gable, cross hipped, front gable to side gable; low-pitched
Windows:	Double-hung (wood or metal), casement, large picture windows, sliding, occasionally bay windows; shutters and awnings are common
Exterior:	Brick, stone, wood siding (may be wide, horizontal or vertical) and aluminum/steel siding

[52] Witoldd Rybczynski, "The Ranch House Anomaly," *Slate Magazine* 17 April.
[53] Emily Petitis et al, "A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing," (Washington, DC: Mead & Hunt for the Transportation Research Board, 2013), 49
[54] Ibid.

Porches:	Full-width porches, partial-width porches and stoop; narrow wooden posts or iron posts
Doors:	Wood panel with glass, solid paneled door and outer storm/screen door; single or double doors
Details:	Wide projecting eaves; attached brick/stone landscape beds; privacy screen walls
Chimney:	Brick, stone or wood sided, large and typically off-center, may be perpendicular with façade
Garage:	One-or-two- car garage or carport, commonly attached at one end of the façade and integrated into the form of the house

Figure 32. Ranch style house at 103 S. High Avenue (Photo: Sheppard, 16 January 2020).

Figure 33. Ranch style house at 225 S. McKee Avenue (Photo: Sheppard, 16 August 2020).

A-Frame (1 dwelling)

The A-Frame dwelling was introduced during the mid-1930s by Rudolph Schindler, an Austrian-born architect who designed a simple A-frame vacation house in a resort community overlooking Lake Arrowhead in California. The style was marketed primarily as an affordable vacation home for those wanting to escape city life. The A-frame was an affordable modern style dwelling that offered a striking option to traditional style housing with its unconventional roof shape, window configurations and open floor plan. This new affordable modern style house reached its height of popularity during the late 1950s and early 1960s. Construction techniques and the small size allowed affordable construction costs and appealed to the do-it-yourself home-owner. Building product manufacturers and trade associations collaborated with architects to offer vacation-home plan books that included material lists and/or whole pre-cut vacation house packages, which served to promote the style.[55] The survey area holds one A-Frame dwelling at 210 Mineral Ave (**Figure 34**).

A-Frame style housing typically includes the following features:

Plan Shape:	Rectangular
Height:	1.5 stories typically
Façade:	Asymmetrical
Roof Type:	Front gable, steeply pitched nearly to the ground
Windows:	Plate-glass

[55] Lester Walker, *American Homes – The Landmark Illustrated Encyclopedia of Domestic Architecture* (New York: Black Dog & Leventhal Publishers, Inc, 1996), 252; Rachel Carley, *The Visual Dictionary of American Domestic Architecture* (New York: Henry Holt and Company, LLC), 229

Exterior:	Wood siding; less frequently stone or brick
Porches:	Usually full-width, stoop or partial-width or none
Doors:	Single or slider doors
Details:	Low over-hanging eaves, extended beams
Chimney:	Ridgeline, brick, stone or wood sided

Figure 34. The survey area's sole A-frame dwelling is located at 216 S. Mineral Avenue (Photo: Sheppard, 16 January 2020).

Vernacular (13 properties)

Vernacular architecture can be challenging to describe and is habitually categorized by what it is not. Vernacular architecture is not a high-style building designed by professional architects. More accurately, it is a type of skilled building construction handed down from one generation of builders or craftsmen to the next. This is achieved through an applied hands-on methodology evident through materials, form, and/or ornamentation. Vernacular is a term used to define a building type; not a building style. Vernacular architecture echoes the everyday life and experience of people within a culture or region. It is common place and simple in appearance to the point that examples are often overlooked. It is, however, a reflection on local culture and a significance contribution to architecture.[56]

An example of a vernacular home is 223 S. Galena Avenue (**Figure 35**), which may have been originally designed as a National Folk dwelling. Due to a number of additions and alterations, the dwelling currently exhibits a vernacular influence. The vernacular term has also been applied to the church at 1024 East 2nd Street (**Figure 36**), which was built in 1938 as a simple structure with a stone foundation, and has been altered several times throughout the years.

Figure 35. Vernacular home at 223 S. Galena Avenue (Photo: Keenoy, 16 January 2020).

[56] Dell Upton and John Michael Vlach, *Common Places: Readings in American Vernacular Architecture* (Athens: The University of Georgia Press, 1986), xv-xvii.

Figure 36. Vernacular church constructed in 1938 at 1024 East 2nd Street (Photo: Keenoy, 16 January 2020).

Post Modern (2 properties)

Post Modern style dwellings came into fashion during late 1960s and are still sometimes constructed, although the style's height of construction was during the 1980s and 90s. The style replicates features from previous traditional designs and also blends newer materials and forms into the design. This intermingling of new and old styles gives the sense of a design that is innovative yet recognizable, providing a modern building with a sense of the past.[57] The style is rarely seen in residential architecture and is more often applied to commercial and office buildings. There are only two examples in the survey area, one of which is the office building at 811 East 3rd Street (**Figure 37**).

[57] McAlester, 264.

Figure 37. Post Modern office building at 811 East 3rd Street (Photo: Sheppard, 16 January 2020).

Gothic Revival (1 property)

The Gothic Revival style is a subset of the Romantic (aka Picturesque) movement and was (like the Italianate style) promoted through Andrew Jackson Downing's publications. It emerged in the 1830s, replicating a mixture of medieval influences. American architects and builders initially adapted the style for classically designed buildings. It subsequently became widespread, particularly in religious and educational buildings. Though also seen in residential examples, the style began to fade in popularity after 1870. [58] Gothic Revival remained popular in churches and schools well into the twentieth century, as demonstrated by the sole documented example in the survey, the church at 801 E. Central Street (**Figures 38 and 48**). The church was constructed c. 1870 and has pointed-arch, commonly called Gothic, windows. The church appears eligible for listing in the NRHP.

The Gothic Revival style typically includes the following features:

Plan Shape:	Irregular
Plan Shape:	Irregular, rectangular
Height:	1 to 2.5 stories
Façade:	Asymmetrical
Roof Type:	Cross gable, side gable; steeply pitched

[58] Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2017), 245, 270.

Windows:	Double-hung wood sash, diamond panes, multi-pane, casement; pointed arched
Exterior:	Wood sided, brick or stone
Porches:	Stoop, full-width or partial-width
Doors:	Wood panel with light
Details:	Window hoods arched, hood mold pinnacles or quoins
Chimneys:	Brick or stone, tall, may be ornamental

Figure 38. Gothic Revival church constructed c. 1870 at 801 E. Central Street (Photo: Sheppard, 16 January 2020).

American Foursquare (1 dwelling)

The American Foursquare is an American house form that became prevalent during the mid-1890s and continued as a popular building form through the late 1930s. It is generally found in the Midwest and emerged during a period of time that architects and property owners preferred new homes that represented the future – not the past. This required the need for a simple design, without the busy ornamentation and complex massing typically associated with Queen Anne and other popular late nineteenth-century styles. With its simple and uncomplicated layout, the American Foursquare allowed for ample interior space without the need for costly materials. It was a suitable match for most families, integrating Craftsmen and Prairie styles. Showcased regularly in mail-order catalogs, the American Foursquare was a much sought after design. It could be easily ordered and shipped by railroad. The kit house provided instructions on how to

assemble the house and included pre-cut parts with numbers for self-assembly.[59] The survey area holds one American Foursquare dwelling t 1217 East 2nd Street (**Figure 39)**.

American Foursquare style housing typically includes the following features:

Plan Shape:	Square; cube massing
Height:	2 to 2.5 stories
Façade:	Asymmetrical and symmetrical
Roof Type:	Hipped; low-pitched
Windows:	Multi-pane-over-one or 1/1; paired
Exterior:	Wood sided, brick or stone; wood siding is more common
Porches:	Full-width with modest classical or colonial detailing
Doors:	Wood panel with light or wood panel
Details:	Dormers, wide over-hanging eaves
Chimneys:	Exterior; brick, wood sided or stone

Figure 39. American Foursquare home at 1217 East 2nd Street (Photo: Keenoy, 16 January 2020).

[59] James C. Massey and Shirley Maxwell, House Styles in America: The Old-House Journal Guide to the Architecture of American Homes (New York: Penguin Studio, 1996), 110, 214-216.

Classical Revival (1 property)

At the World's Columbian Exposition of 1893 held in Chicago, Classical Revival and Neoclassical stood out as the most popular architectural styles, although both had been utilized prior to the Exposition. American classical styles regenerated an awareness of symmetrical design and formal architecture. With the Exposition so broadly attended, the Classical style was heavily photographed and written about, which contributed to its popularity. Classical Revival was popular in residential buildings across the United States during the early twentieth century and remained common through the 1950s. The style was additionally popular in government buildings, banks and schools. [60] Washington School (1927) at 1112 East 2nd Street (**Figures 40 and 46**) is designed in the Classical Revival style and potentially eligible for listing in the NRHP Criterion A (education) and Criterion C (architecture). The school's Classical Revival characteristics include corner quoining, pediments, and friezes with classical urns.

The Classical Revival style typically includes the following features:

Plan Shape:	Rectangular, some irregular
Height:	2 to 2.5 stories
Façade:	Symmetrical
Roof Type:	Hipped or gable
Windows:	Double –hung, 12/1 typically
Exterior:	Wood sided or brick
Porches:	Full-height and often full-façade; usually supported by classical columns
Doors:	Wood panel, sidelights and transoms
Details:	Emphasis on entablature and cornices
Chimneys:	Interior

[60] McAlester,343

Figure 40. Classical Revival Washington School at 1112 East 2nd Street (Photo: Keenoy, 16 January 2020).

Mid-Century Modern (1 property)

Mid-century modern style buildings echo a postwar movement that placed design "emphasis on form rather than ornament [and] . . . materials rather than picturesque constructions."[44] As a result, buildings reflecting these ideals are moderately void of ornamentation, emphasizing the materials used to construct the buildings. Many materials used in mid-century modern buildings were either developed or modified for use during World War II. The building industry was reshaped by World War II, which demanded rapid mobilization during a period of time when traditional building materials (such as steel, glass and wood) were converted for the war effort. In response, concrete became common during and after the 1940s as did new materials, such as fiberglass.[45] Mid-century modern buildings reflect methods and materials developed during the war and highlight composition rather than embellishment.[46] The style was introduced immediately after World War II and remained popular in commercial and residential

architecture through the 1960s.[61] The church at 201 S. Mineral Avenue (**Figure 41**) was constructed in 1966 and reflects this style. The church is brick and simply designed. Windows are stained glass windows in an abstract pattern and the roof supports a simple steeple.

Mid-Century Modern buildings commonly include the following features:

Plan Shape: Rectangular, square, irregular
Height: 1 to 2 stories
Façade: Symmetrical; may be asymmetrical Roof
Type: Flat
Windows: Fixed, display; usually metal frame
Exterior: Commonly brick, usually light in color; variety of materials maybe be used – like tile or concrete
Doors: Metal doors with glass
Details: Mix use of exterior building materials

Figure 41. Mid-Century Modern church at 201 South Mineral Avenue (Photo: Keenoy, 16 January 2020).

[61] Donald Albrecht, *World War II and the American Dream* (Cambridge: MIT Press, 1995), xxiii, 19-20.

Warehouses (14)

The warehouses are predominantly utilitarian in design. Warehouses tend to have little to no embellishments; any architectural detailing is generally located around the main entrance. Warehouses may have large or small windows. Industrial-use warehouses typically have small or no windows. Warehouses may have elevators, rooftop light monitors, loading docks and towers or stacks. Some warehouses are prefabricated, manufactured of standardized components/units at a factory or mill to provide quick assembly and construction on the building site. These components units are pre-cut to size and include entire building modules. Warehouses typically feature metal seamed exterior wall cladding, metal seamed roofs (usually low-pitched) and rectangular or square forms though some may be irregular in plan when combined with more than one block unit. Warehouses are frequently found along rail lines or on the edges of commercial districts.[62]

The survey area has number of warehouses, most of which are in use currently for commercial purposes. Many are pre-fabricated metal. A small number are older brick buildings, such as the two-story warehouse at 608 E. Broadway, constructed in 1940 (**Figure 42**). There are a number of contemporary examples in the survey area, including 702 Broadway (c. 1965) (**Figure 43**).This minimalist building is a simple frame warehouse with a small mansard on a flat roof.

[62] Lester Walker, *American Homes: The Landmark Illustrated Encyclopedia of Domestic Architecture* (New York: Black Dog & Leventhal Publishers, Inc., 1996), 240-241

Figure 42. Commercial Warehouse building at 608 East Broadway (Photo: Keenoy, 16 January 2020).

Figure 43. Commercial Warehouse building at 702 East Broadway (Photo: Sheppard, 16 January 2020).

National Register Eligible Properties

The Phase II survey area has no previously listed National Register properties, although one resource, Landreth Park, was documented in the Phase I survey (Rosin, 2019) as eligible for the NRHP. This resource was not re-inventoried in 2020. The views in **Figures 13** and **44** illustrate the resource's appearance within the Phase II survey area. For all buildings recommended as eligible for the NRHP, eligibility is dependent on the interior integrity of these properties per National Register guidelines.

More information about integrity and how to nominate properties for the NRHP is available at: https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf (Access date: 23 May 2020).

Figure 44. Landreth Park, view is northeast from E. 4th Street and Murphy Boulevard (Photo: Keenoy, 16 January 2020).

1015 E. 2nd Street – Roy F. Moore House

The dwelling at 1015 E. 2nd Street is an excellent example of a Craftsman style dwelling that appears eligible under Criterion C: Architecture. The dwelling was constructed c. 1920 and the original resident was Roy F. Moore (1886 – 1970), who worked as a plumber. Moore was a native of Missouri, as was his wife, Jessie Holt Moore (1890 – 1958). The Moores had two daughters, Louise and Marguerite.[63] The dwelling that the Moores resided in during the 1920s-1930s retains its original exterior stone walls, oversized stone chimney and primary porch supported by tapered piers on oversized stone columns. The Bungalow was the most popular housing type constructed in the United States during the 1900s-1920s and this example is notable.[64] The small size of the dwelling would have made it an affordable option for a middle-class family. The dwelling is striking for its stone exterior, which consists of cobbled walls. The cut stone comprising the porch's columns and the spiked stones at the crest of the exterior chimney imitate Ozark giraffe stone building patterns prevalent throughout southwestern Missouri. The dwelling is remarkably intact and retains its architectural integrity. In this regard, the property appears individually eligible for the National Register of Historic Places under Criterion C: Architecture as an excellent example of a Craftsman style dwelling (provided that the interior retains integrity).

Figure 45. 1015 E. 2nd Street, view is northwest (Photo: Sheppard, 16 January 2020).

[63] Joplin City Directory, 1921; United States Census, 1930; Find A Grave.com.
[64] Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2017), 568.

1112 E. 2nd Street – Washington School

Washington School appears potentially eligible under Criterion A (education) and Criterion C (architecture). The school was an important public educational facility in the East Town neighborhood, supporting students attending a previous building on the parcel (East Joplin) and those attending a school in the Phase I survey area (Eugene Field, not extant), where population declines led the city to consolidate the two facilities. Additionally this building supported a branch library, Joplin's first such entity.[65] The building's original Classical Revival features and exterior appearance are largely intact, with exception of replacement windows. Current activities appear to be rehabilitation for another use. If original interior layout, design and surface materials remain in place post the renovation project, this building would be eligible under both criteria. It is an excellent representation of the school's prominence and role in the neighborhood, providing a center of education for all of East Town's residents, not just its children. The building was designed by Kansas City architect, Burrill Van Pelt, whose firm (Smith & Van Pelt) opened an office in Joplin in the 1920s.[66]

Figure 46. Washington School at 1112 E. 2nd Street may be eligible for the NRHP in relation to its educational and architectural contributions. View is southwest (Photo: Keenoy, 16 January 2020).

[65] "Silver Anniversary . . ." 18 December 1928, 4.
[66] James T. Weart, "A Municifent Gift," *Joplin Globe* (18 March 1925), 18.

931 E. 4th Street – Empire Electric Warehouse

As discussed earlier in this document, Empire Electric Company was established in 1909 and nine year later, in 1918, became the electrical supplier for Joplin.[67] The building at 931 E. 4th Street appears to have been constructed at that time, in about 1918. The building's architectural contributions relate to its handsome exterior – brick quoins, arched windows and terra cotta trim. Such embellishments indicate that the building was a significant warehouse in the company's collection of utility-related properties constructed in Joplin. The interior retains original layout and concrete floors, indicating its utilitarian use and the property may have also been used to support Empire's commercial aspirations in relation to the sale of home appliances during the 1920s. The building additionally illustrates the importance of Empire Electric in the City of Joplin, reflecting the city's growth and economic prominence during the early twentieth-century. This building and the supporting structures on the parcel appear eligible for the NRHP in relation to architecture (Criterion C) and commercial/industrial history (Criterion A).

Figure 47. 931 E. 4th Street was constructed by Empire Electric Company c. 1918. View is northwest (Photo: Sheppard, 16 January 2020).

[67] Belk, 7-8.

801 E. Central Street – Central Avenue Methodist Episcopal Church

801 E. Central Street is one of the project area's oldest resources, constructed c. 1890 as the Methodist Episcopal Church South. The church's first pastor was Rev. J.F. Hogan, who moved to Joplin in 1872, centering on East Town as the location for his church. Hogan originally held services in a commercial building on E. Broadway. The first Methodist Episcopal Church was situated north of the survey area on Hill Street, constructed in 1873.[68] This building was originally known as the Second Methodist Episcopal Church and appears to have been constructed c. 1890.[69] While little is known or available about the building's historical associations, it exhibits its architectural integrity and appears to have been altered minimally since original construction. For this reason, the building is eligible under Criterion C: Architecture as an exceptional example of a Gothic Revival style church.

Figure 48. 801 E. Central Street was constructed as the Second Methodist Episcopal Church South in about 1890. View is northwest (Photo: Sheppard, 16 January 2020).

[68] Livingston, 161.
[69] Sanborn Fire Insurance Maps, 1888, 1900.

224 S. Mineral Avenue – H.B. Crossman House

The dwelling at 224 S. Mineral Avenue is an excellent example of a Queen Anne style dwelling in the survey area. Constructed c. 1890, the dwelling appears to have been for many years the home of original owner, Henry B. Crossman. Crossman and his two eldest sons worked for a mining company, probably the Joplin Mining and Smelting Company, which developed this area of East Town. The dwelling, if it retains interior integrity, would be eligible for the NRHP under Criterion C: Architecture. The dwelling is an excellent example of the transition that took place at the turn of the twentieth-century, when Queen Anne began to lose favor in preference for less embellished styles such as Colonial Revival, which is evident in this example.[70] The dwelling displays Queen Anne influences through its wrapped porch and many roofline shapes (front gable, hipped, cross-gabled) yet the overall shape of the house and window placement are reflective of the Colonial Revival style. The dwelling is a rare example of a high-style dwelling in this working-class neighborhood.

Figure 49. 224 S. Mineral Street was constructed c. 1890 and appears eligible for the NRHP under Criterion C: Architecture. View is northwest (Photo: Sheppard, 16 January 2020).

[70] Virginia Savage McAlester, 414.

402 S. Mineral Avenue – United Cigars

The commercial building at 402 S. Mineral Avenue was constructed c. 1910 and originally housed a United Cigars store. United Cigars grew out of a wholesale tobacco company established in Syracuse, New York in 1901. By the mid-1920s, the company operated more than 3,000 chain stores and this building appears to have housed such a business. In addition to tobacco, the store also sold novelty items ranging from watches to shoe trees.[71] The building was later used by a rug company. The property retains its architectural integrity and is a great example of a curbside store in a residential neighborhood. The building appears eligible for its commercial associations (Criterion A) and its architectural significance as a good example of a one-part brick commercial building (Criterion C).

Figure 50. 402 S. Mineral Street was constructed c. 1910 and originally held a cigar store. View is northwest (Photo: Sheppard, 16 January 2020).

[71] "United Cigar Stores," *Wikipedia* (Available at: https://en.wikipedia.org/wiki/United_Cigar_Stores) Access date: 23 May 2020.

Recommendations

The Phase II East Town survey did not identify any historic district or indicate that the recommendations for a historic district within the Phase I survey area would extend into the area south of E. Broadway Street. As has been discussed, seven properties (including Landreth Park, which was not resurveyed in the Phase II study) do appear individually eligible for the NRHP.

Nominating properties for the National Register can be of benefit to a community for multiple reasons, one of which is to encourage redevelopment of older properties while retaining their historical characteristics. In addition to the six buildings identified as potentially eligible in the study area, two buildings on E. Broadway do have characteristics that are interesting – 920 E. Broadway (the Pickwick-Greyhound Bus building, **Figure 7**) and 1406 E. Broadway (the J.H. Farnsworth Florist building, **Figure 52**). Currently both buildings reflect alterations that include the addition of exterior synthetic siding. It is recommended that the City of Joplin examine these properties – if original exterior materials are intact beneath the synthetic siding, these properties could be eligible for their commercial and architectural associations.

Figure 51. 1406 E. Broadway Street was constructed to house J.H. Farnsworth Florist in the 1940s. View is west and illustrates wing with siding (Photo: Keenoy, 16 January 2020).

Of note is East Town's African-American population that has been part of the neighborhood since its beginnings in the nineteenth century. A perusal of the 1910 United States census did not tag any surveyed buildings as the homes of this group of citizens – all of those dwellings have been razed. However, it is likely that the neighborhood does have additional history and extant

resources representative of this component of East Town's citizenry. It is recommended that an oral history project be considered, including long-time residents of Joplin who can share this history. Most African-American history has been kept as oral – rather than written – record. It is important to document such information while individuals who are familiar with the neighborhood's history can share the information. Churches have historically played a role in the African-American community and East Town has three currently. These resources may be a good place to start in terms of finding if residents of East Town would be interesting in sharing their history and documenting resources that are related to the African-American community.

Railroad Avenue is not likely to be eligible for the NRHP but this resource is one that is unique to most communities. Further research is recommended to document the impact that this resource had overall – it has existed since the nineteenth century. While it is clear that the resource was added to the neighborhood to serve the Frisco Railroad and mining activities, it likely was used much longer for industrial and/or commercial purposes. It is likely why Empire chose the location at the intersection of Railroad Avenue and E. 4th Street for its large warehouse.

A review of the Phase I survey area may indicate small historic districts. A larger district of the entire Phase I survey is not recommended due to the fact that the number of non-contributing resources is high – this would make it difficult to nominate the entire Phase I survey area. However, one or more smaller districts, based on subdivision plats, may exist. The information has been gathered and taking a look at the concentration of contributing v. non-contributing resources within each platted subdivision will indicate whether or not any historic district(s) exist in the Phase I survey area.

It is finally recommended that the stone buildings south of the Phase II survey area along E. 4th Street be surveyed and evaluated (**Figure 53**). This complex of buildings, situated on the south side of E. 4th Street between Railroad Avenue (west) and S. Michigan Avenue (east) are unique – they may be a component of Joplin's streetcar service that extended along E. 4th Street. Regardless, these buildings appear eligible for the NRHP and it is recommended that further information be gathered to assess their history.

Figure 52. The stone building complex south of the study area is recommended for further evaluation. View is southeast (Photo: Keenoy, 16 January 2020).

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