

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

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

### 1. Name of Property

historic name N/A  
other names/site number Joplin and Wall Avenues Historic District

### 2. Location

street & number Portions of S. Joplin and Wall Avenues, W. First, Second, and Third Streets  N/A not for publication  
city or town Joplin  N/A vicinity  
state Missouri code MO county Jasper code 097 zip code 64801

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
I hereby certify that this X nomination     request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets     does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

    national     statewide X local

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

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

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

Signature of commenting official \_\_\_\_\_ Date \_\_\_\_\_

Title \_\_\_\_\_ State or Federal agency/bureau or Tribal Government \_\_\_\_\_

### 4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) \_\_\_\_\_

Signature of the Keeper \_\_\_\_\_ Date of Action \_\_\_\_\_

Joplin and Wall Avenues Historic District  
Name of Property

Jasper County, MO  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply.)

**Category of Property**  
(Check only **one** box.)

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

- private
- public - Local
- public - State
- public - Federal

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

Contributing	Noncontributing	
11	1	buildings
		district
		site
		structure
		object
11	1	<b>Total</b>

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

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

Historic Resources of Joplin, Missouri

1

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions.)

**Current Functions**  
(Enter categories from instructions.)

COMMECE/TRADE/office building

COMMECE/TRADE/office building

COMMERCE/TRADE/specialty store

COMMERCE/TRADE/warehouse

POLITICS/GOVERNMENT/court house

COMMERCE/TRADE/specialty store

POLITICS/GOVERNMENT/post office

RECREATION/CULTURE/gallery

FUNEREAAL/funeral parlor

VACANT/NOT IN USE

**7. Description**

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

**Materials**  
(Enter categories from instructions.)

OTHER/one-part commercial block

foundation: STONE

OTHER/two-part commercial block

walls: BRICK

LATE 19<sup>TH</sup> & 20<sup>TH</sup> C. REVIVALS/Renaissance Revival

STONE

LATE 19<sup>TH</sup> & 20<sup>TH</sup> C. REVIVALS/Late Gothic Revival

roof: ASPHALT

other: WOOD

TERRA COTTA

Joplin and Wall Avenues Historic District  
Name of Property

Jasper County, MO  
County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

Property is:

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

**Areas of Significance**

ARCHITECTURE

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COMMERCE

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POLITICS/GOVERNMENT

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**Period of Significance**

c. 1901-1960

**Significant Dates**

N/A

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Dieter, C. A., builder

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Taylor, James Knox, architect

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**9. Major Bibliographical References**

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

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

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

**Primary location of additional data:**

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

Name of repository: Joplin Public Library; Post Memorial Library

Historic Resources Survey Number (if assigned): \_\_\_\_\_



National Register of Historic Places  
Continuation Sheet

Joplin and Wall Avenues Historic District  
Historic Resources of Joplin, Missouri  
Jasper County, Missouri

Section number 7 Page 1

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**7. Description**

The Joplin and Wall Avenues Historic District (Photos 1-11) consists of an approximately three square-block 5-acre area in the northern reaches of the central business district of Joplin, which is in Jasper County, in southwestern Missouri. The district is topographically flat and contains a total of 13 buildings dating from c. 1900 through the 1930s, all of load-bearing masonry construction, flat-roofed, and ranging in height from one story to five stories; no residential buildings are in the district. The nominated area is located along a grid of three blocks of Joplin and Wall Streets which run north-to-south and are intersected by West First, West Second, and West Third Streets and unnamed alleys running both north-south and east-west. Of the 13 buildings in the district one, the Joplin Supply Company (Resource No. 13; Photos 3, 6), was previously listed in the National Register (NR 2007). Of the remaining 12 unlisted buildings, 11 contribute to the character of the district and one is a noncontributing element with reference to the district as a whole. The overall appearance of the district is entirely commercial, lacking landscaping and characterized by a grid of paved streets and alleys, concrete sidewalks, with most buildings built flush with one another. Some buildings have associated surface parking; the largest vacant parcel is associated with a 1936 former bus depot (Resource No. 5); this parcel was used historically for bus parking.

The district as whole along with its contributing component elements meet the registration requirements and thresholds for integrity set forth for *Commercial Property Types, 1871-1960* as set forth in Section F of the Multiple Property Documentation Form "Historic Resources of Joplin, Missouri," hereafter referred to as the MPDF and incorporated by reference into this document.

This is a densely-developed commercial district consisting of a compact concentration of historic masonry buildings, the majority of which are of brick construction whose structural system, materials, and embellishment reflect both the period of construction of each individual property and the period of significance of the district as a whole (Photos 1-11). The buildings are built on foundations of stone and are capped with flat roofs, precluding the identification of the roofing materials; it may be assumed that most roof finishes are either of rolled roofing or rubber membrane.

Most buildings in the district are symmetrically massed, incorporating display windows on the first story and upper facades penetrated by flat-topped residential-scale windows. The previously-listed 1923 Joplin Supply Company incorporates large multi-light industrial steel-frame windows throughout its 4-story upper façade. The 1904 U. S. Court House and Post Office (Resource No. 12; Photo 4; Fig. 3) is the most highly articulated of the district's buildings, built in the Renaissance Revival style and incorporating both flat-topped and semi-circular-arched window openings.

Except for the aforementioned Court House/Post Office and the adjacent Cosgrove Building (Resource No. 1; Photo 5), the buildings in this district are generally built flush with one another. The dimensions of building lots vary from property to property, and reflect subdivision and land assembly from the original plat of the Town of Murphysburg, which incorporated regularly-dimensioned building lots. Historic *Sanborn Fire Insurance* Maps (Fig. 1) indicate that this area was built up by the turn of the twentieth century and contained small houses, several substantial livery stables, a lumber yard, a

National Register of Historic Places  
Continuation Sheet

Joplin and Wall Avenues Historic District  
Historic Resources of Joplin, Missouri  
Jasper County, Missouri

Section number 7 Page 2

blacksmith shop, and a summer theater facility, nearly all of which were of wood construction. As Joplin's fortunes rose in the first decades of the twentieth century, these modest properties were replaced by the substantial brick buildings which today typify the Joplin and Wall Avenues Historic District.

The brick buildings which replaced these first-generation wood buildings served a variety of commercial and industrial uses, including offices associated with the mining and powder industry, automobile and truck dealerships, a funeral parlor, and a bus station. The Independent Building at 301-303 Wall Street (Resource No. 2; Photo 6; Fig. 2) was erected by and housed the office of C. A. Dieter, a leading building contractor in early twentieth-century Joplin who erected some of the community's most imposing buildings while his office was here. At the time of writing, some properties are vacant, while other uses include that of a printing business, an art center, warehouse space, and an awning retailer.

The buildings in this district are nearly all of red brick construction, typically built of common brick laid in common bond and faced with press brick or wire-cut units. Most buildings incorporate storefronts on the first story, some of which have been altered from the original. Storefront areas typically retain their traditional window-to-wall ratio. Fenestration above the storefronts is primarily flat-topped, some retaining their original sash and others with replacement units which typically occupy the entire original window opening.

Architectural embellishment within this district varies widely. The most highly ornamental finishes are found on the aforementioned Court House/Post Office while substantially less detailed finishes appear on most of the other properties, including corbelled brickwork, the occasional use of stone trim, and, in the case of the former Hurlbut Chapel, a funeral home (Resource No. 11; Photo 2) at 212 Joplin Avenue, terra cotta reminiscent of the Late Gothic Revival style.

As noted above, this district is organized around a grid of streets, with Joplin and Wall Avenues running north-south and West First, West Second, and West Third Street running east-west; all of these thoroughfares having rights-of-way of 60 feet. North-south and east-west alleys have uniform rights-of-way of 20 feet and intersect the major streets. The streets and alleys are asphalt-paved, concrete sidewalks in varying condition extend along all of the streets, and the landscape is devoid of vegetation.

The condition of the individual buildings in the district runs the gamut from properties in an excellent state of preservation and maintenance to that of the aforementioned former Hurlbut Chapel, which suffered a fire in 2009 but at the time of writing had been acquired by a new owner who planned to rehabilitate the property.

*Sanborn Fire Insurance Maps* indicate that no demolition has occurred in the district since the 1940s. Alterations to properties in the district include the installation of replacement sash, the modifications of storefronts, and in a limited number of instances, the in-filling of windows. One non-contributing property at 202 Joplin Avenue (Resource No. 10; Photo 1) is clad in vinyl siding. The most ambitious rehabilitation projects have occurred at the former Post Office/Court House, which has been converted to office space, and the Cosgrove Building at 222 West Third Street (Resource No. 1; Photo 5)

National Register of Historic Places  
Continuation Sheet

Joplin and Wall Avenues Historic District  
Historic Resources of Joplin, Missouri  
Jasper County, Missouri

Section number 7 Page 3

which has been converted for use as the Spiva Center for the Arts and incorporates a modern entrance addition on the rear (south) elevation.

The following unlisted properties are located in the Joplin and Wall Avenues Historic District. Sequential numbering refers to the district map prepared in association with the nomination.

**1. Cosgrove Building, 222 W. Third Street (W. Third Street and Wall Avenue) 1913; contributing; Photo 5**

Two-story commercial building located on a corner lot and built of common red brick with a façade of red face brick, incorporating a 6-bay configuration with storefront-scaled display windows on the first story and 10 bays of residential-scale windows set in pairs above. Non-historic storefront windows with transom and entry along W. Third Street (north) elevation, retaining historic brick bulkhead brick and stone pilasters which define bay spacing; display window S. Wall Avenue has been in-filled but retains historic bulkheads. The upper façade is embellished with smooth-dressed stone trim and a beltcourse runs the length of the building above the second-story windows. 6 square rectangular panels are inset into the cornice area, above which is a stylized stepped parapet with stone coping. "Ghost" sign stating COSGROVE BUILDING is on a stone panel set into the upper part of the west elevation.

**2. Independent Building, 215 S. Wall Avenue; c. 1910, contributing; Photo 6; Fig. 2)**

Two-story flat-roofed commercial building located on a corner lot and finished in red brick with display-scale windows on the first story and residential-scale windows above. Built in two sections, with the westernmost section shown in a 1913 photo. The addition appears to be early and matches the earlier section in massing and detail. Smooth-dressed stone trim and corbelled brick detailing, including rectangular panel trim along cornice level. Replacement windows, generally repeating the original in scale.

**3. 213 S. Wall Avenue, c. 1910, contributing; Photo 7**

1-story common brick commercial building with a 3-bay façade with the openings in-filled but retaining clear evidence of the original scale of the openings. Corbelled brick pilasters define the bay spacing on the façade, with a corbelled brick pediment over the main entrance. Side windows are segmental-arched. Painted "ghost" sign on south elevation stating BELL NEON CENTER Pho. 2700

**4. 220 West Second Street, c. 1910, contributing; Photo 7**

Single-story red brick commercial building located on a corner lot, with display window in-filled but clearly indicating the original rhythm of the fenestration. Secondary windows on side elevation are segmental-arched with 2-course brick voussoirs. Brick pilasters define bay spacing.

**5. 217 West Second Street, 1936; contributing; Photo 8**

1-story red brick commercial building built as a bus depot, with a recessed drive-in bay on the façade. Overhead garage doors access interior. Shallow stepped parapet on the façade with a centered semi-circular pediment into which is set a stone disc with stylized trim. Some windows

National Register of Historic Places  
Continuation Sheet

Joplin and Wall Avenues Historic District  
Historic Resources of Joplin, Missouri  
Jasper County, Missouri

Section number 7 Page 4

---

in-filled but retaining the original rhythm of the historic fenestration; multi-light steel frame windows retained on side elevation. Modest brick trim. Small shed-roofed concrete block addition on rear. The north end of the lot is open and was used for bus parking.

**6. 100 S. Joplin Avenue, c. 1930; contributing; Photo 11**

1-story one-part commercial building used historically as an automobile service facility. Overhead garage doors on façade. Interconnected with its neighbor to the south. No other notable ornament.

**7. 104 S. Joplin Avenue, c. 1918, contributing; Photo 11**

1-story one-part commercial building of brick construction, with storefronts retained, red brick pilasters defining bay spacing on the façade, and a stylized stepped parapet gable roofline. Interconnected to its neighbor to the north.

**8. 106 S. Joplin Avenue, c. 1917, contributing, Photo 11**

1-story red brick one-part commercial building with storefronts in-filled. Brick façade incorporates deep mortar joints and some decorative brickwork. Flap parapet gable on façade finished in tile coping.

**9. 124 S. Joplin Avenue, c. 1917, contributing; Photo 9**

2-story red brick-finished commercial building located on a corner lot, with storefronts and some second-story windows in-filled but clearly retaining the original rhythm of fenestration. Stone beltcourses define sills and lintels of second-story windows, above which is decorative brickwork and a flat parapet with two rectangular pediments on the east elevation and a single pediment on the south elevation. One of the pediments on the east elevation has the word "BUILDING" incised into a stone panel, but the name has been removed.

**10. 202-204 S. Joplin Avenue, c. 1920, non-contributing; Photo 1**

1-story commercial building built on a corner lot and entirely clad in vinyl siding, obscuring original finishes, fenestration, detail, etc. Fire insurance maps indicate that this property consists of two units, the one on the corner of brick construction and one further to the south of concrete block construction. Significant alteration with non-historic finish, with loss of integrity.

**11. 212 S. Joplin Avenue, Hulbert Chapel, c. 1920, contributing; Photo 2**

Built as a funeral home known as the Hurlbut Funeral Home, this Late Gothic Revival-style red brick building incorporates a storefront trimmed with terra cotta, including an arcaded transom featuring lancet-arched windows glazed with art glass. Façade is further articulated by stone and terra cotta trim and incorporates a 3-bay upper façade penetrated by multi-light windows above which is a stylized cornice capped with a stepped parapet with a shallow centered pediment. Corbelled brick trim. A 2009 fire damaged portions of the interior, but the exterior, although deteriorated, retains much of its history character.

**12. U. S. Post Office/Court House, 302 S. Joplin Avenue; 1906, contributing; Photo 4; Fig. 3**

National Register of Historic Places  
Continuation Sheet

Joplin and Wall Avenues Historic District  
Historic Resources of Joplin, Missouri  
Jasper County, Missouri

Section number 7 Page 5

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Former governmental building converted for office space. Renaissance Revival in styling, this is the district's most highly articulated property and incorporates a raised basement finished in rusticated stone, a red brick main body and a flat roof with a parapet punctuated by a roof balustrade. Compatible 1936 WPA-financed addition on west elevation.

The following previously-listed property is in the Joplin and Wall Avenues Historic District. It is depicted on the district map which accompanies the nomination but is not counted in the Resource Count which appears in Section 5.

**13. Joplin Supply Company, 220 S. Joplin Avenue, 1923, previously-listed (NR 2007); Photos 3, 6**

Built by local master builder C. A. Dieter and used for the assembly of Ford automobiles, this is an imposing 5-story industrial/warehouse building occupies a prominent corner site in the district and is finished in red brick, penetrated by original steel frame multi-light sash on the upper façade. Storefront area retains prism-glass transoms.

National Register of Historic Places  
Continuation Sheet

Joplin and Wall Avenues Historic District  
Historic Resources of Joplin, Missouri  
Jasper County, Missouri

Section number 8 Page 6

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**8. Significance**

The Joplin and Wall Streets Historic District is locally significant and meets National Register Criteria A its association with patterns of *commerce* and *politics/government* in the City of Joplin, Missouri, and Criterion C for *architecture*, as documented in the Multiple Property Documentation Form "Historic Resources of Joplin, Missouri," which is incorporated by reference into this document. The district relates directly with two historic contexts set forth in the MPDF: "Evolution of Joplin as a Regional Commercial Center, 1870-1960" and "Architectural Styles and Vernacular Property Types, 1830-1960" and also meets the registration requirements delineated in the MPDF. Further, the district as a whole and most of its component elements conform to the thresholds of integrity which are established in Section F of the MPDF. The district lies west of South Main Street and contains twelve contiguous unlisted buildings and one previously-listed property. Reflected in the district is the evolution of commerce and sophistication of commercial design within this community, particularly as the brick buildings in the district replaced earlier wood buildings which appear on *Sanborn Fire Insurance Maps* from the 1880s and 1890s. Buildings in the district are also associated with Joplin's position as a national leader in the extractive industries, specifically of lead and zinc; two buildings in the district served as offices for prominent mining and powder companies. The Joplin and Wall Avenues Historic District communicates clearly the patterns of commercial development in the northern reaches of downtown Joplin throughout the period of significance. The period of significance begins c. 1901 with the construction of the district's oldest buildings, the earliest section of the Independent Building at 215 S. Wall Street (Resource No. 2; Photo 6; Fig. 2) and ends in 1960, a date which reflects the district's continuing significance beyond the date of construction of the district's two most recently-constructed historic buildings, the bus depot at 217 West Second Street (Resource No. 5; Photo 8) which was shared by the Crown Coach and Greyhound lines and the addition to the U. S. Court House/Post Office (Resource No. 13; Photo 4). The ending date of 1960 is substantiated by the unbroken span of commercial activity in the district and for the district's significance in the area of politics/government through the decades following the 1936 addition to the U. S. Court House/Post Office; the Post Office remained in this building until the 1964 construction of a new facility outside of the district. This ending date also corresponds to ending date of the MPDF and to the National Register 50-year guideline.

With respect to National Register Criterion A, the Joplin and Wall Avenues Historic District is significant within the area of *commerce* as the physical reflection of commercial development outside of but near the heart of the downtown which was characterized by significantly larger buildings (Joplin Downtown Historic District, NR 2008), including one building which rises to eight stories. As set forth in the MPDF, the historical development of the community began with the July 28, 1871 platting of Joplin City, a 17-acre area near present-day Broadway and Cox Avenue, outside the nominated area. Within a year, another group laid out the town of Murphysburg, consisting of a 40-acre tract, of which portions of Lots 75, 76, 85 and 16 as well as Lots 63-74 and 87-98 constitute the Joplin and Wall Avenues Historic District. More than 2,000 made their home in the two settlements by 1872 and in 1873 the communities merged to form Joplin. Over the ensuing decade five national railroad lines connected with Joplin, which began to assume the appearance of a burgeoning city, with a bustling Main Street dotted by financial and retail establishments and surrounded by growing residential development at the periphery. The

National Register of Historic Places  
Continuation Sheet

Joplin and Wall Avenues Historic District  
Historic Resources of Joplin, Missouri  
Jasper County, Missouri

Section number 8 Page 7

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1890 population was 9,943, which ballooned to 26,023 in 1900, stood at 32,073 in 1910 and had stabilized, decreasing slightly to 29,902 in 1920 but topping 37,000 in 1940, which marked the first Census following the close of the period of significance of this district. The early substantial growth of the community translated to a vastly expanded economy and by the dawn of the twentieth century a significant number of imposing high-style commercial and institutional buildings had risen in downtown Joplin, including hotels, office buildings, department stores, and financial institutions. The secondary streets in the downtown area contained smaller-scale office and commercial establishments, auto and truck dealerships and garages, and, in the case of the Joplin and Wall Avenues Historic District, an automobile assembly facility--the previously-listed 1923 Joplin Supply Company (Resource No. 13; Photo 3). Commercial enterprise in this district also included a printing office, a small second-story hotel, warehouse and storage space, and a funeral home (Resource No. 11; Photo 2). This latter use represented the shift from the long-held tradition of funerals held in the home of the deceased to services held in "funeral parlors," a name which suggested a home-like atmosphere but was soon supplanted by the "funeral home."

This district's Criterion A significance in the area of *politics/government* is supported by the presence of the former United States Post Office and Court House (Resource No. 13; Photo 4) at the southeast corner of West Third Street and South Joplin Avenue. This imposing Renaissance Revival-style building, finished in red brick and Carthage limestone, was completed in 1904, replacing several small sheds associated with a house (not extant) which faced S. Joplin Street south of the site of the government building.<sup>1</sup> In addition to the local post office which was on the first floor, it housed a variety of other governmental offices, including the Federal court room, located on the second floor, and the U. S. Marshall's office on the third floor. In 1936 a WPA-sponsored architecturally-compatible addition was built onto the west side of the original building. The property served as the community post office throughout the period of significance of this district and thereafter, until a new building was erected at S. Main and First Streets in 1964. To a somewhat lesser degree, the district's Criterion A significance for *politics/government* is also supported by the fact that in 1914, during the construction of an addition to City Hall, the municipal government was housed in the recently-completed Cosgrove Building (Resource No. 1; Photo 5), located adjacent to the post office at the corner of W. Third Street and Wall Avenue.

With reference to Criterion C, the Joplin and Wall Avenues Historic District is significant for *architecture*, in that the district consists of properties executed in specific commercial and institutional architectural styles popular throughout the period of significance. In addition, the district incorporates locally-significant examples of vernacular commercial design, built without specific reference to any particular design style, but nonetheless representative of local building traditions and design preferences and also representing nationally-recognized forms—one-part commercial block, two-part commercial block, etc. The term, "vernacular," as it is employed here interprets that oft-misinterpreted description as it is defined in Ward Bucher's Dictionary of Building Preservation: "a building built without being designed by an architect or someone with similar formal training; often based on traditional or regional forms." This characterization is by no means a pejorative, since so many more buildings built nearly everywhere during the period of significance of this district reflect local building traditions and the skill of local builders rather than formally-trained architects. As noted above, with respect to

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<sup>11</sup> *Sanborn Fire Insurance Map, Joplin, Missouri*, New York: Sanborn Map Company, 1900.

National Register of Historic Places  
Continuation Sheet

Joplin and Wall Avenues Historic District  
Historic Resources of Joplin, Missouri  
Jasper County, Missouri

Section number 8 Page 8

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Criterion C, the district is associated with the historic context, "Architectural Styles and Vernacular Property Types, 1830-1960" set forth in the Joplin MPDF and also meets the Registration Requirements delineated in the MPDF. Within this district are examples of several of the property types set forth in the MPDF, Property Type II-A, the one-part commercial block; II-B, the two-part commercial block; II-E, factory and warehouse buildings; and II-F, auto-related commercial buildings.

The most highly-detailed building in the district is the 1904 Post Office/U. S. Court House Resource No. 13; Photo 4), monumental in scale and representing the Renaissance Revival style which was often used in the construction of imposing public- and private-sector commercial and institutional architecture. The ground floor is finished in rusticated Carthage limestone and the upper façade in red brick penetrated by a series of substantial windows enframed within elaborate Classically-derived limestone surrounds, and the roofline incorporates a roof balustrade. Restrained in its design to correspond to its conservative use, the 1920s Hurlbut Chapel funeral home (Resource No. 11; Photo 2) is built of simply-finished brick, trimmed with terra cotta detail on the façade and incorporating a storefront area capped with a series of lancet-arched transom units, suggestive of the Late Gothic Revival style.

Most other buildings in this district are simply detailed, without reference to any particular architectural style but representative of the local building traditions and preferences which were in vogue in the early decades of the twentieth century in Joplin. Ornamental brickwork appears on many of these buildings, including corbelled brick trim which embellishes otherwise unornamented side walls, some brick set in geometric patterns, inserts of stone trim, and the brick corbelling which is found through Joplin on buildings dating from this era.

The district's Criterion C significance is further supported by the presence in the district of examples of the work of C. A. Dieter, Joplin's leading master builder of the early twentieth century, and also of James Knox Taylor, the Supervising Architect of the U. S. Treasury. Christopher August Dieter (1859-1930) was a German immigrant who arrived in Joplin in 1899, just as the community was undergoing one of its most significant periods of growth and prosperity. Operating both as a sole practitioner and as Dieter and Wenzel, C. A. Dieter built some of Joplin's largest commercial buildings over an active life of thirty years in the community, including the Conner Hotel, the First National Bank Building, the Carnegie Library (some demolished and all outside of this district), and the previously-listed Joplin Supply Building (Resource No. 13; Photo 3). In this district, he also built and personally owned the Independent Building (Resource No. 2; Photo 2) in which the offices of his business were located, retaining ownership of the building at the time of his death. His obituary noted that he "probably built more buildings large and small in Joplin than has any other contractor."<sup>2</sup>

James Knox Taylor was responsible for the design of the 1904 U. S. Court House and Post Office (Resource No. 13; Photo 4). Taylor (1857-1929) served as the Supervising Architect of the U. S. Treasury from 1897 until 1912. In this role, he was responsible for the design and oversight of the design for hundreds of federal buildings, ranging from myriad federal court houses and post offices to the U. S.

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<sup>2</sup> "Joplin News Herald," March 17, 1930.

National Register of Historic Places  
Continuation Sheet

Joplin and Wall Avenues Historic District  
Historic Resources of Joplin, Missouri  
Jasper County, Missouri

Section number 8 Page 9

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Mints at Philadelphia and Denver, and the Alaska Governor's Mansion. An M. I. T. graduate, he moved to Philadelphia in 1892 and secured a position as a temporary draftsman in the office of the Supervising Architect; in 1897 he was appointed to the position of Supervising Architect in his own right, the first ever to be promoted from within. He designed the Joplin Post Office and Court House six years after assuming the position.<sup>3</sup>

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

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

The balance of the properties in Jasper County which are presently listed in the National Register are listed individually. The Joplin and Wall Avenues Historic is distinct entity unto itself, containing primarily small-scale commercial properties dating from the early decades of the twentieth century through 1936, characterized by office buildings associated with Joplin's position as a major mining center and by buildings used as early sales and repair facilities for automobiles and trucks, anchored by a 5-story previously-listed industrial building and by a highly-detailed federal court house.

#### Historical Documentation of Properties within the District<sup>4</sup>

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

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<sup>3</sup> Antoinette J. Lee, **Architects to a Nation: The Rise and Decline of the Supervising Architect's Office** (New York: Oxford University Press, 2000), 197-200.

<sup>4</sup> This section also includes information on the district's single non-contributing property, which exhibits potentially reversible alterations—non-historic metal cladding—which prevents it from being classified as contributing to the character of the district.

National Register of Historic Places  
Continuation Sheet

Joplin and Wall Avenues Historic District  
Historic Resources of Joplin, Missouri  
Jasper County, Missouri

Section number 8 Page 10

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**1. Cosgrove Building, 220 West Third Street; 1913; Photo 5**

Built as an office building by Henrietta Cosgrove, a community leader whose cause célèbre was the securing of widows' pensions. In June, 1913, the local newspaper reported: "A force of men and teams is at work on the excavation for a business block to be erected at Third and Wall streets by Mrs. Henrietta Cosgrove of Joplin. . . The building will cost more than \$20,000 when completed, it is said, and will be modern in every respect. The building will be situated on lots recently purchased by Mrs. Cosgrove at the southeast corner of Third and Wall streets, across the alley from the federal building. . . The Atlas Powder Company and one or two other companies spoke for room in the new building as soon as the contract was awarded. The powder company will occupy offices on the ground floor, which will be fitted up in elegant style and equipped with new office furnishings. The building will be ready for occupancy before the end of the summer." Municipal offices were also located in this building in 1914 during construction of an addition to City Hall. *City Directories* indicate that in addition to Atlas Powder, the Eagle-Picher Mining Company, the Admiralty Zinc Company, the Queen Estella Mining Company, and the Sinder Zinc Company also occupied space in the building and that Henrietta Cosgrove lived in an apartment on the second floor. Her 1927 obituary praised her as being "active in political and civic affairs and an organizer and advocate for laws providing pensions for deserving widows."

**2. Independent Building, 301-303 S. Wall Avenue, c. 1901 with addition; Photo 6; Fig. 2**

Built in two stages and owned by master builder C. A. Dieter, this building housed Dieter's own offices as well as the Independent Powder Company, a dynamite supplier catering to the mining industry. In the 1930s, the Atlas Powder Company was also located here along with the C. A. Dieter Construction Company, which continued after its founder's death in 1930.

**3. 215 S. Wall Avenue, c. 1912; Photo 7**

Modest commercial building which in 1920s city directories was listed as the White Motor Truck Company, a dealership for White trucks.

**4. 220 West Second Street, c. 1915**

Vernacular commercial building which between 1916 and 1921 housed the Southwest Overland Motor Company, an automobile dealership, in the 1920s the Williams Garage, in the 1930s the Davis Cadillac dealership, and thereafter the Joplin Printing Company, established in 1900 and one of the community's oldest businesses.

**5. Crown/Greyhound Bus depot, 217 West Second Street, 1936; Photo 8**

Built under the ownership of the H. H. Neal Estate with a 10-year lease to the bus companies, this was a bus depot and garage for both the Crown Coach Company and the Greyhound bus line. It was also shared by the Williams Garage. Crown Coach was a regional bus line under the management of Charles Brown, president, Paul Tibbets, vice president, and Claude Brown, secretary-treasurer. The building also contained a restaurant and news stand.

National Register of Historic Places  
Continuation Sheet

Joplin and Wall Avenues Historic District  
Historic Resources of Joplin, Missouri  
Jasper County, Missouri

Section number 8 Page 11

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**6. 100 S. Joplin Avenue, c. 1930; Photo 11**

Modest concrete block commercial building which was the Right Way Garage, and, according to historic *Sanborn Fire Insurance Maps*, also was used as for a variety of other automobile-related repair and maintenance uses.

**7. 104 S. Joplin Avenue, c. 1918; Photo 11**

Vernacular commercial building used historically as an auto dealership and garage, including, in the 1930s as the Johnson Auto Body Shop.

**8. 110 S. Joplin Avenue, c. 1915; Photo 11**

This was the Gorman Motor Company--the local Packard dealership--in the 1920s the Franklin Motor Car Company, and later the Davis Cadillac dealership.

**9. 124 S. Joplin Avenue, c. 1919; Photo 11**

Used as part of the Gorman Motor Company, *City Directories* indicate that the Liberty Hotel was on the second story. In the 1930s it was used as a storage facility by the Southwestern Bell Telephone Company.

**10. 202-204 S. Joplin Avenue, c. 1910, non-contributing; Photo 1**

One-story commercial building clad in non-historic metal siding. *City Directories* indicate that it served a variety of auto-related uses in the 'teens and 'twenties and from 1923 to 1940 was the Lewis Machine Company. *Sanborn Fire Insurance Maps* indicate that it was also used as a paper storage facility and as a tire repair shop.

**11. 212 S. Joplin Avenue, Hurlbut Chapel, c. 1920; Photo 2**

Built as a funeral home known as the Hurlbut Chapel by a family which had been in the undertaking business since 1905 when it was established as the Hurlbut Undertaking and Embalming Company by William K. Hurlbut. The company also operated an ambulance service from this property, a customary combination of businesses carried out by funeral homes of the day. In the 1930s Mrs. Grace Hurlbut, widow of the company's founder, occupied an apartment on the second floor. Significant for its association with the funeral industry, representing the shift away from in-home funerals to services held in buildings designed for or converted for this purpose. The property was acquired by the Salvation Army in 1947 and was used for that purpose for decades thereafter.

**12. United States Post Office and Court House, 302 S. Joplin Avenue, 1904; 1936 (addition); Photo 4; Fig. 3**

Built from designs by U. S. Treasury Supervising Architect James Knox Taylor, this Renaissance Revival-style former federal building contained a federal court house, the community post office, the offices of the U. S. Marshall and the U. S. Attorney, military recruiting offices, the Bureau of Mines, and the district office of the Internal Revenue Service. *City Directories* indicate that a cigar stand was also on the first floor. Its construction indicated the importance of Joplin

National Register of Historic Places  
Continuation Sheet

Joplin and Wall Avenues Historic District  
Historic Resources of Joplin, Missouri  
Jasper County, Missouri

Section number 8 Page 12

---

in the days of the mining boom—the previous post office had been on the second story above a grocery store.

**13. 228 S. Joplin Avenue, Joplin Supply Company, 1923, previously-listed; Photos 3, 6; Fig. 4**

Built by master builder C. A. Dieter, this individually-listed building was erected for the Joplin Supply Company, which, beginning in 1903 was the local Ford dealer. Ford prompted the company to erect this building for one of Ford's "KD" ("knock-down") operations, wherein the company shipped parts in by rail for assembly. On June 11, 1922, the *Joplin Globe* reported, "F. C. Ralston, president of the Joplin Supply Company, announced yesterday that construction of the company's new \$225,000 home for the Ford and Lincoln service, northwest corner Third and Joplin Streets, will be resumed tomorrow and that it will be ready for occupancy December 31. The structure is to be five stories with seven floors and is to be fireproof and modern in every respect. The contract has been awarded to Captain C. A. Dieter, Joplin contractor." The relationship with Ford endured until 1930. The building was later owned by a restaurant supply company and is presently used for warehousing.

Summarizing, the Joplin and Wall Avenues Historic District is significant on a local level under National Register Criterion A for its association with the patterns of *commerce* and *politics/government* in Joplin and under Criterion C for *architecture*, containing examples both of high-style architecture and vernacular buildings from the c. 1901-1960 period of significance. The district retains integrity, meets the registration requirements for and is associated with two historic contexts set forth in the Joplin MPDF, and also contains examples of several of the property types delineated in the MPDF.

National Register of Historic Places  
Continuation Sheet

Joplin and Wall Avenues Historic District  
Historic Resources of Joplin, Missouri  
Jasper County, Missouri

Section number   9   Page   13  

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**9. Bibliography**

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**Internet Site**

<http://www.gsa.gov/Portal/gsa/ep/buildingView.do?pageTypeld=17109&channelPage=/ep/channel/gsaOverview.jsp&channelId=-25241&bid=307> [General Services Administration webpage on Post Office/Court House]

National Register of Historic Places  
Continuation Sheet

Joplin and Wall Avenues Historic District  
Historic Resources of Joplin, Missouri  
Jasper County, Missouri

Section number   9   Page   14  

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**Collections**

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

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

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

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

National Register of Historic Places  
Continuation Sheet

Joplin and Wall Avenues Historic District  
Historic Resources of Joplin, Missouri  
Jasper County, Missouri

Section number 10 Page 15

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**10. Geographical Data**

**Verbal Boundary Description**

Beginning at the southwest corner of the lot containing Resource No. 1, then northerly along the east curbline of S. Wall Avenue c. 780' to the southwest corner of W. First Street and S. Wall Avenue; then easterly along the south curbline of West First Street c. 260' to the southwest corner of W. First Street and S. Joplin Avenue; then southerly along the east curbline of S. Joplin Avenue c. 850' to the southeast corner of the lot containing Resource No. 12; then westerly along the south lot line of the lot containing Resource No. 12 c. 130' to the east curbline of an unnamed alley; then northerly along the east curbline of said unnamed alley c. 40' to a point opposite the southeast corner of the lot containing Resource No. 1; then westerly along the south lot line of the lot containing Resource No. 1 c. 150' to the place of beginning. Also described as portions of Lots 75, 76, 85 and 16 as well as Lots 63-74 and 87-98 of the Original Plat of the Town or Murphysburg.

**Justification**

The boundaries of this district include only those historic commercial buildings on the near west side of downtown Joplin and are drawn to exclude new construction immediately beyond the district and residential areas to the west and north.

National Register of Historic Places  
Continuation Sheet

Joplin and Wall Avenues Historic District  
Historic Resources of Joplin, Missouri  
Jasper County, Missouri

Section number Photo Log Page 16

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**PHOTO LOG**

**Name of Property:** Joplin and Wall Avenues Historic District

**City or Vicinity:** Joplin

**County:** Jasper

**State:** MO

**Photographer:** David L. Taylor

**Date Photographed:** February, 2010

**Description of Photograph(s) and number:**

- 1 of 11 Streetscape, west side S. Joplin Avenue south of West Second Street, looking southwest and showing the noncontributing property (Resource No. 10) at the southwest corner of W. Second Street and S. Joplin Avenue and the Hurlbut Chapel (Resource No. 11) and the previously-listed Joplin Supply Company (Resource No. 13) in the background.
- 2 of 11 Hurlbut Chapel (c. 1920; Resource No. 11) façade, looking southwest and showing brick finish, terra cotta trim, etc.
- 3 of 11 Previously-listed Joplin Supply Company (1923; Resource No. 13), looking southwest and showing overall character of this property, form, finishes, and fenestration, with the U. S. Court House/Post Office (Resource No. 12) beyond.
- 4 of 11 1903 U. S. Court House/Post Office (Resource No. 12), northeast perspective looking southwest and showing detailing of this Renaissance-Revival-style government building
- 5 of 11 1913 Cosgrove Building, northeast perspective looking southwest and showing rehabilitated storefront area, overall massing, brick finishes, etc.
- 6 of 11 Streetscape, north side W. Third Street, looking east and showing the c. 1901 Independent Building (Resource No. 2) and the previously-listed 1923 Joplin Supply Company (Resource No. 13)
- 7 of 11 Streetscape, west side S. Joplin Avenue, looking north from W. Third Street
- 8 of 11 Streetscape, north side West Second Street at S. Wall Avenue, looking east with the Crown Coach bus depot (Resource No. 5) in the foreground
- 9 of 11 Streetscape, west side S. Joplin Avenue, looking northwest from W. Second Street
- 10 of 11 Streetscape, west side South Joplin Avenue looking northeast toward W. First Street
- 11 of 11 Streetscape, west side South Joplin Avenue looking southwest and showing a row of commercial buildings many of which were associated with automobile retail sales.

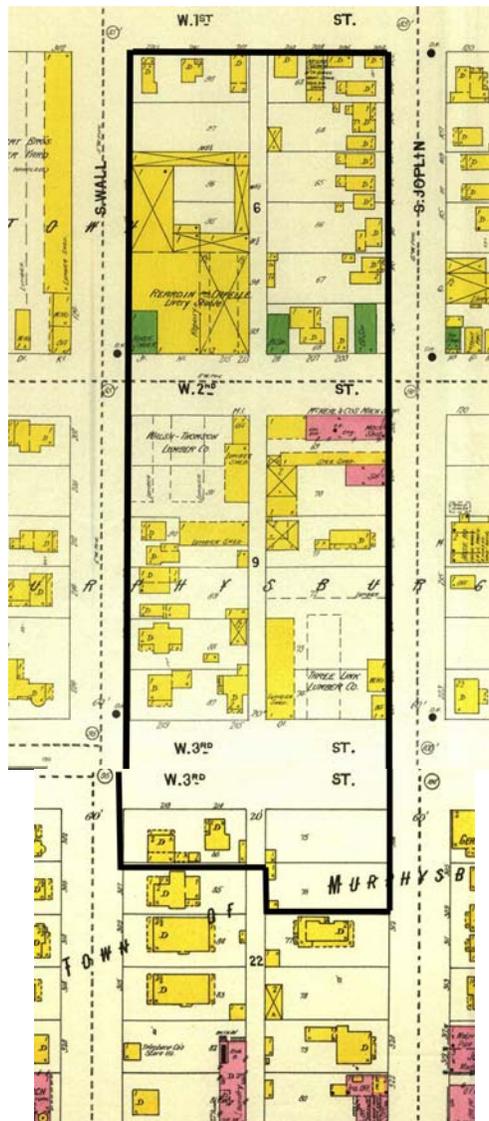
United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Joplin and Wall Avenues Historic District  
Historic Resources of Joplin, Missouri  
Jasper County, Missouri

Section number Illustrations Page 17

---



**Fig. 1** The above map combines two segments from the 1900 *Sanborn Fire Insurance Map for Joplin*, and illustrates the character of the area prior to the c. 1910 commencement of substantial commercial construction. The Joplin and Wall Avenues Historic District is indicated by the superimposed heavy line.

United States Department of the Interior  
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National Register of Historic Places  
Continuation Sheet

Joplin and Wall Avenues Historic District  
Historic Resources of Joplin, Missouri  
Jasper County, Missouri

Section number Illustrations Page 18

---



**Fig. 2** This view of the Independent Building (Resource No. 2) appeared in a 1913 promotional booklet for Joplin. The addition on the right (east) side occurred much later but was complete by 1923, as shown in Fig. 4 [from the Post Memorial Library Collection]



**Fig. 3** This post card view of the U. S. Court House and Post Office (Resource No. 2) was likely published shortly after the building's 1904 completion and also shows the property immediately to the west which would eventually include the 1936 addition to the Post Office and the Cosgrove Building (Resource No. 1).

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Joplin and Wall Avenues Historic District  
Historic Resources of Joplin, Missouri  
Jasper County, Missouri

Section number Illustrations Page 19

---



**Fig. 4** This 1923 photo shows the Joplin Supply Company building (Resource No. 13) under construction as well as the Independent Building (Resource No. 2) which by that time had already assumed its present size as compared to the image shown in Fig. 2.

National Register of Historic Places  
Continuation Sheet

Joplin and Wall Avenues Historic District  
Historic Resources of Joplin, Missouri  
Jasper County, Missouri

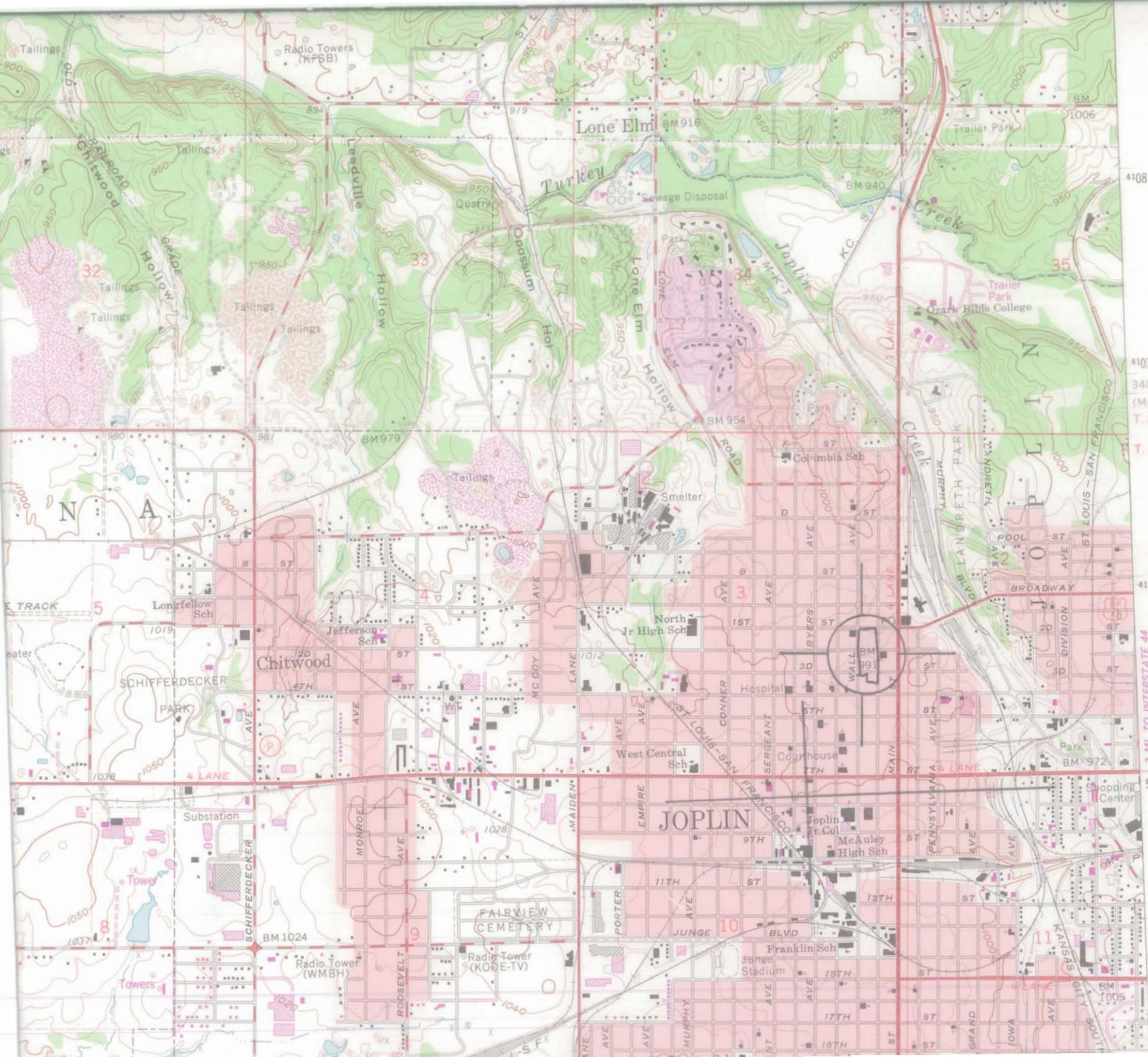
Section number Illustrations Page 20



**Fig. 5** This aerial view of the district illustrates the character of the district itself as well as the property immediately outside of the nominated area, as described in the boundary justification. (from Bing.com)

**OWNERSHIP LIST  
 JOPLIN AND WALL AVENUES HISTORIC DISTRICT  
 Joplin, Jasper County, MO  
 June 2010**

<b>Resource Number</b>	<b>Street Address</b>	<b>Owner Name &amp; Address</b>
1	220 West Third Street	George A. Spiva Center for the Arts, 303 S. Wall Avenue, Joplin, MO 64802
2	301-303 S. Wall Avenue	College Press Publishing Co., 223 W. Third Street, Joplin, MO 64802
3	215 S. Joplin Avenue	College Press Publishing Co., 223 W. Third Street, Joplin, MO 64802
4	220 West Second Street	Joy Barnett, et. al., 2801 E. 15 <sup>th</sup> Street, Joplin, MO 64804
5	217 West Second Street	Gale & Beverly Webb, 219 W. Second Street, Joplin, MO 64802
6	100 South Joplin Avenue	George & Deborah Heim, 106 S. Joplin Avenue, Joplin, MO 64802
7	104 S. Joplin Avenue	George & Deborah Heim, 106 S. Joplin Avenue, Joplin, MO 64802
8	110 South Joplin Avenue	Dennis D. Erwin, Trustee, 1919 Laura Lane, Joplin, Mo 64801-5288
9	124 South Joplin Avenue	Dennis D. Erwin, Trustee, 1919 Laura Lane, Joplin, Mo 64801-5288
10	202-204 South Joplin Avenue	Dennis D. Erwin, Trustee, 1919 Laura Lane, Joplin, Mo 64801-5288
11	212 South Joplin Avenue	Neal Group Construction, 420 S. Main Street, Joplin, MO 64801
12	302 South Joplin Avenue	Economic Security Corp. of SW Area, SW cor. W. Third & Joplin Avenue, Joplin, MO 64801
13	228 South Joplin Avenue	Ford Lofts of Joplin, P. O> Box 7688, Columbia, MO 657-5-7688



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T. 27 N.

*Joplin + Wall Avenues  
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Jasper Co, MO  
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