

# SITE FILE COPY

Form 10-300  
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

## NATIONAL REGISTER OF HISTORIC PLACES INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: <b>Missouri</b>	
COUNTY: <b>Jasper</b>	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

### 1. NAME

COMMON: <b>Connor Towers Motor Hotel</b>
AND/OR HISTORIC: <b>Connor Hotel</b>

### 2. LOCATION

STREET AND NUMBER: <b>324 Main Street</b>			
CITY OR TOWN: <b>Joplin</b>			
STATE: <b>Missouri</b>	CODE: <b>64801</b>	COUNTY: <b>Jasper</b>	CODE: <b>097</b>

### 3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input checked="" type="checkbox"/> Preservation work in progress
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ _____ <input type="checkbox"/> Comments _____ _____

### 4. OWNER OF PROPERTY

OWNER'S NAME: <b>Garvin Steele Development Inc.</b>		
STREET AND NUMBER: <b>324 Main Street</b>		
CITY OR TOWN: <b>Joplin</b>	STATE: <b>Missouri</b>	CODE: <b>64801</b>

### 5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.: <b>Recorder of Deeds</b>		
STREET AND NUMBER: <b>Jasper County Courthouse</b>		
CITY OR TOWN: <b>Carthage</b>	STATE: <b>Missouri</b>	CODE: <b>64836</b>

### 6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: <b>Missouri State Historical Survey</b>		
DATE OF SURVEY: <b>1972</b> <input type="checkbox"/> Federal <input checked="" type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Local		
DEPOSITORY FOR SURVEY RECORDS: <b>Missouri State Park Board</b>		
STREET AND NUMBER: <b>1204 Jefferson Building, Box 176</b>		
CITY OR TOWN: <b>Jefferson City</b>	STATE: <b>Missouri</b>	CODE: <b>65101</b>

Congressional District #7 -- Hon. Durward Hall

SEE INSTRUCTIONS

STATE: <b>Missouri</b>
COUNTY: <b>Jasper</b>
ENTRY NUMBER
DATE

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7 DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

Connor Towers Motor Hotel  
Connor Hotel

The Connor Towers Motor Hotel, formerly the Connor Hotel, is located on the northwest corner of Fourth and Main streets in Joplin, Missouri. The building extends one block west to Joplin Avenue along Fourth Street and approximately 110 feet north along Main Street. With the exception of three one-and-two-story buildings adjacent to the hotel on Main Street, the Connor property occupies the major portion of the block. Parking is provided on the open or northwest portion of this block.

The original Connor Hotel structure is an example of neoclassical architecture. The Renaissance details are reminiscent of some of the Italian Palazzos in Rome and Florence. The Greco-Roman influence is especially suggested by the heavy rustication of the first and second floors, the quoins at the corners of the building, the ornamental brackets at the base of the balcony on the front facade, and upper story bay windows. The elaborately carved panels over the lower openings and around the eighth floor windows and the boldly projecting roof cornice are also neoclassical influences. The architect made excellent use of local materials, including stone and brick, along with steel, concrete and other structural materials. The original windows and doors are of hardwood stained dark. The white crystalline limestone construction of the two lower stories contrasts sharply with the brown brick above and provides an attractive overall expression. The original building is capped with a cornice and balustrade of green (patina) copper. The annex was constructed with the same limestone as the base of the older portion, but the brickwork above is a lighter tan with cream-colored terra cotta trim. The design of this later wing is relatively plain with little ornamentation except on the lower and second floors. There appears to have been no attempt to match the materials or design to the original structure except for the stone base material. The unexposed facades of both the original building and the annex are of common red brick.

The interior of the original Connor Hotel building is noteworthy, especially the lobby and adjacent rooms. On these levels the floor is of ornamental tile; and the walls are embellished with wainscots and decorative panels in molded plaster. Many of the ceilings also include elaborate designs. The lobby is dominated by immense rounded scagliola columns and the marble staircase leading to a balustraded mezzanine. All lower floors and mezzanine corridors are treated in a similar fashion to the lobby.

SEE INSTRUCTIONS

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7. #1 Connor Towers Motor Hotel  
Connor Hotel

Commercial shops appear along the perimeter area (street sides) of the lower floor. A bar and restaurant occupy a portion of the south side. A large kitchen serving the restaurant area is equipped with elevators and a dumb waiter to a second floor service kitchen for the meeting rooms and the ballroom. The balance of the upper floors include a few suites and numerous hotel rooms. The annex contains a ballroom and a large suite of rooms. There are a total of 400 rooms in the Connor Hotel. The original open-roof garden on the original structure has been subsequently enclosed to form a large ballroom with service kitchen, rest rooms, and other facilities.

The original building and annex were both designed and furnished well. However, since about the time of the Second World War, the hotel has been allowed to deteriorate considerably. Unfortunately, little was done to maintain or modernize the building. The hotel was not air-conditioned, but window air conditioners were installed in most of the annex rooms. The building was closed in 1969. No provisions were made for winterizing it and subsequently during a period of extremely low temperatures the pipes froze and burst. A great deal of damage was done by ice. The summer-winter cycles without a constant temperature on the interior have caused paint to flake off in many rooms.

In late 1971 two Joplin men bought the Connor Hotel from the various owners and renamed it the Connor Towers Motor Hotel. They have started a program of rehabilitation. The building is being cleaned, and the mechanical, plumbing and electrical systems updated. The commercial shops have been remodeled and reoccupied. The owners are now attempting to get the kitchen and restaurant operating again, and the ballroom facilities will be opened and expanded. Following rehabilitation of the original structure, the rooms in the annex will be remodeled and expanded in size by removing dividing walls, reducing the number of rooms in half. The original hotel building is planned to be converted for apartments. The owners are seeking a franchise with a national hotel chain.

The present remodeling program has thus far been limited to cleaning the buildings and commencing rehabilitation of the lower floor area. New metal doors have replaced the old wooden doors and new canopies have been installed at the entrances. Metal windows

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7. #2 Connor Towers Motor Hotel  
Connor Hotel

are being considered to replace the deteriorating wooden fenestration.

From the exterior the entire hotel appears to be in sound repair. It is well built, structurally sound, and fireproof. The basic interior construction is also stable but in need of maintenance and attention. A good program of rehabilitation will restore the Connor Hotel to its former prominence in the community.

## SIGNIFICANCE

## PERIOD (Check One or More as Appropriate)

- Pre-Columbian |  16th Century |  18th Century |  20th Century  
 15th Century |  17th Century |  19th Century

SPECIFIC DATE(S) (If Applicable and Known) 1906-1907

## AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- |  |   |  |  |
|--|---|--|--|
| <input type="checkbox"/> Aboriginal              | <input type="checkbox"/> Education              | <input type="checkbox"/> Political           | <input type="checkbox"/> Urban Planning  |
| <input type="checkbox"/> Prehistoric             | <input type="checkbox"/> Engineering            | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic                | <input type="checkbox"/> Industry               | <input type="checkbox"/> Science             | _____                                    |
| <input type="checkbox"/> Agriculture             | <input type="checkbox"/> Invention              | <input type="checkbox"/> Sculpture           | _____                                    |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | _____                                    |
| <input type="checkbox"/> Art                     | <input type="checkbox"/> Literature             | <input type="checkbox"/> Theater             | _____                                    |
| <input checked="" type="checkbox"/> Commerce     | <input type="checkbox"/> Military               | <input type="checkbox"/> Transportation      | _____                                    |
| <input type="checkbox"/> Communications          | <input type="checkbox"/> Music                  |  | _____                                    |
| <input type="checkbox"/> Conservation            |   |  | _____                                    |

## STATEMENT OF SIGNIFICANCE

Connor Towers Motor HotelConnor Hotel

The Connor Hotel ranks as one of the most significant structures in Joplin, Missouri, and signifies the emerging wealth of Jasper County's lead mining industry. The Connor Hotel is one of the sturdiest and most solidly constructed buildings in the city. For over sixty years, it was the center of the business, political, social and cultural life of Joplin and the surrounding tri-state lead mining region in southwest Missouri.

Thomas C. Connor, regarded locally as Joplin's first millionaire, owned a three-story Joplin Hotel (built in 1874) on the northwest corner of Fourth and Main streets, an intersection then regarded as the hub of commercial Joplin. In 1906, Connor raised the old structure and began construction of a new eight story hotel building. Connor employed the architectural firm of Barnett, Haynes and Barnett of St. Louis, successors to George I. Barnett. The building was constructed by the local firm of Dieter and Wenzel, and interior decorations were by Holslag and Company of Chicago. Solidly built of concrete, stone, and steel throughout, the basic structure is still solid and in basically good condition. Quality materials were demanded for the Connor Hotel; press brick was purchased from the Hydraulic Press Brick Company of Kansas City, and stone was ordered from the Spring River Stone Company of Carthage, Missouri. The beautiful Italian white marble rotunda and stairway, reputed to have cost a quarter of a million dollars, was installed by the St. Louis Marble and Tile Company. Other marble, in the lobby and elsewhere, came from the Joplin Marble and Tile Company. Ornamental plaster, bronze, copper and brass detail came from Kansas City, Chicago, St. Louis, and Cincinnati.

Photographs showing the raising of the old Joplin Hotel and the building of the new Connor Hotel were made every few weeks from May, 1906, through the later months of 1907 by a prominent Joplin

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8. #1 Connor Towers Motor Hotel  
Connor Hotel

photographer, Lee S. Head. Copies of these photographs are available from the Joplin Historical Society.

Thomas Connor had intended to name his hotel the "Joplin Hotel", but following his death in March, 1907, his heirs renamed the building the Connor Hotel. The Hotel was completed according to the plans of Barnett, Haynes, and Barnett, but the copper-sheathed roof with Victorian dormers was eliminated. The Connor roof garden was originally open and accessible by a stairway from the top floor. Later, about 1915, a covered and enclosed L-shaped structure, designed by Joplin Architect Austin Allen, was added to the roof making a ninth story for the east half of the original Connor Building. The cost of the original hotel structure was approximately \$750,000.

The Connor Annex, an appendage to the original structure, was built in 1928-1929 and was designed by Alonzo H. Gentry, an architect from Kansas City, Missouri. The cost reportedly was about \$2,500,000 and the formal dedication and opening was held on February 2, 1929.

The Historical Trail Commission of the Joplin Historical Society, anticipating the day when the Connor Hotel will be returned to its former proud position in the community and area, has prepared an historic marker for the front facade of the original structure. Declaration of the Connor Hotel as a National Register property will further stimulate local interest in this proud structure.

The survey of Missouri's sites of historical and architectural significance is based upon the selection of sites as they relate to theme studies in Missouri history as outlined in "Missouri's Statewide Historic Preservation Plan". The Connor Hotel is, therefore being nominated to the National Register of Historic Places, because it represents the emergence of Joplin as the trade center of a prosperous lead mining district at the beginning of the twentieth-century.

**9. MAJOR BIBLIOGRAPHICAL REFERENCES**

1. Barnett, Haynes and Barnett, Architects. Measured drawings for Connor Hotel, Joplin, Missouri. In possession of Connor Towers Motor Hotel, 324 Main Street, Joplin, Missouri.
2. Cornwall, William A., Architectural Consultant Field Report, received February 9, 1972, submitted to Missouri State Park Board, State Historical Survey and Planning Office, 1204 Jefferson Building, Box 176, Jefferson City, Missouri 65101.

**10. GEOGRAPHICAL DATA**

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees	Minutes	Seconds
NW	° ' "	° ' "		°	'	"
NE	° ' "	° ' "		37	05	17
SE	° ' "	° ' "		94	30	49
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: less than ten.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE

**11. FORM PREPARED BY**

NAME AND TITLE: Stephen J. Raiche, Chief Research Historian

ORGANIZATION: Missouri State Park Board DATE: 1972

State Historical Survey and Planning Office September 15,

STREET AND NUMBER: 1204 Jefferson Building, Box 176

CITY OR TOWN: Jefferson City STATE: Missouri 65101 CODE: 29

**12. STATE LIAISON OFFICER CERTIFICATION**

**NATIONAL REGISTER VERIFICATION**

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National  State  Local

Name \_\_\_\_\_

Joseph Jaeger Jr., Director

Title Missouri State Park Board and

State Liaison Officer

Date \_\_\_\_\_

I hereby certify that this property is included in the National Register.

\_\_\_\_\_  
*Chief, Office of Archeology and Historic Preservation*

Date \_\_\_\_\_

ATTEST: \_\_\_\_\_

\_\_\_\_\_  
*Keeper of The National Register*

Date \_\_\_\_\_

SEE INSTRUCTIONS

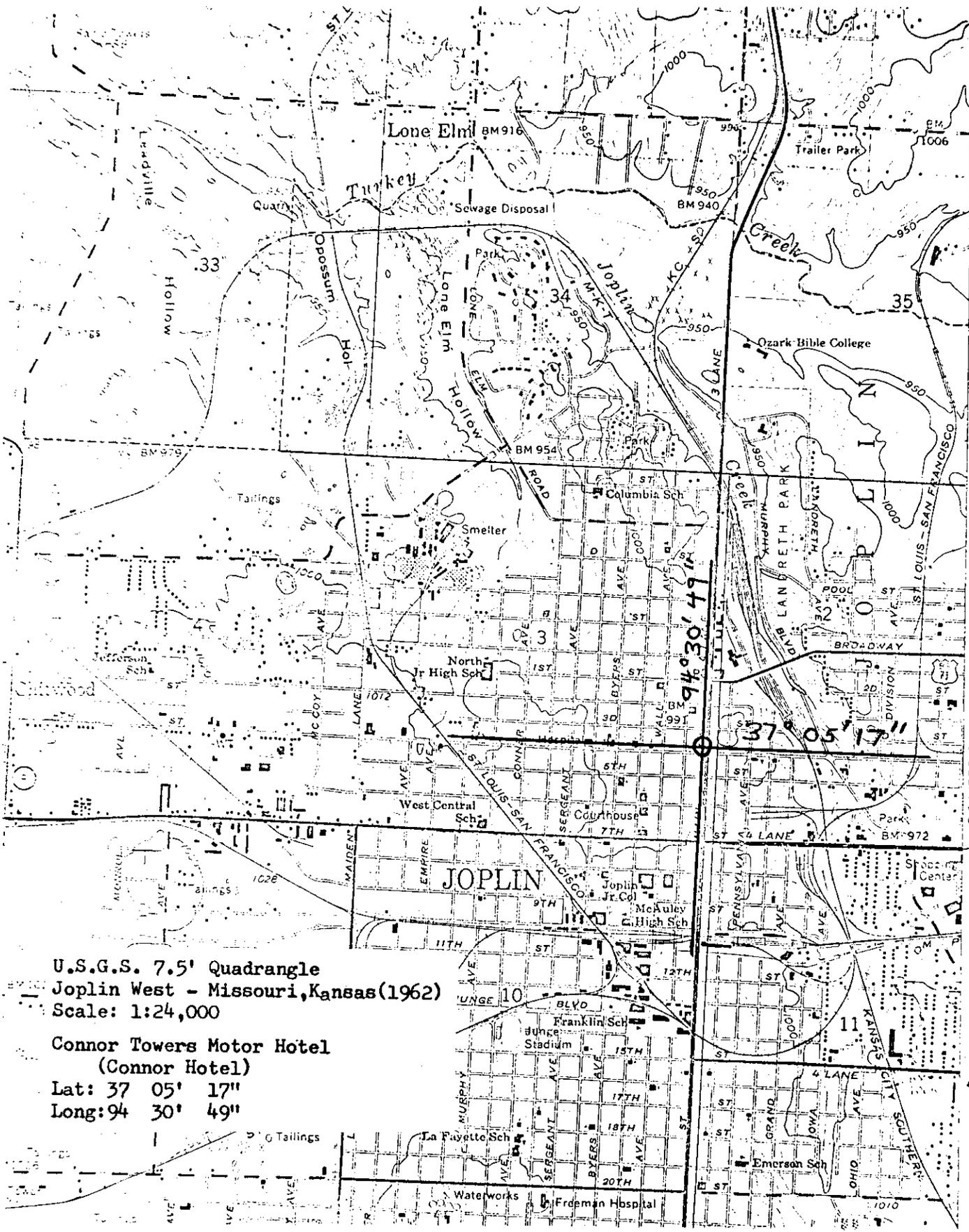
NATIONAL REGISTER OF HISTORIC PLACES  
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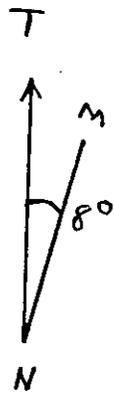
STATE	
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(Number all entries)

9. #1 Connor Towers Motor Hotel  
Connor Hotel
3. Jones, Evelyn Milligan, Tales About Joplin-Short and Tall.  
Joplin, Mo.: Harragin House, 1962.
4. Joplin Globe, (Joplin, Missouri), August 1, 1971.
5. Shaner, Dolph, The Story of Joplin. New York: Stratford  
House, 1948.



108  
 107  
 340 650 FEET (MO.)  
 T. 28 N.  
 T. 27 N.  
 106  
 WEBB CITY 5 MI.  
 CARTHAGE 15 MI.  
 66  
 5'  
 104



U.S.G.S. 7.5' Quadrangle  
 Joplin West - Missouri, Kansas (1962)  
 Scale: 1:24,000

Connor Towers Motor Hotel  
 (Connor Hotel)  
 Lat: 37 05' 17"  
 Long: 94 30' 49"

**U.S. DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE**

**REGISTER OF HISTORIC PLACES**

**PROPERTY PHOTOGRAPH FORM**

(Type all entries - attach to or enclose with photograph)

STATE	Missouri
COUNTY	Jasper
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ENTRY NUMBER	DATE

**1. NAME**

COMMON: Connor Lowers Motor Hotel  
 AND/OR HISTORIC: Connor Hotel

**2. LOCATION**

STREET AND NUMBER: 324 Main Street  
 CITY OR TOWN: Joplin

**3. PHOTO REFERENCE**

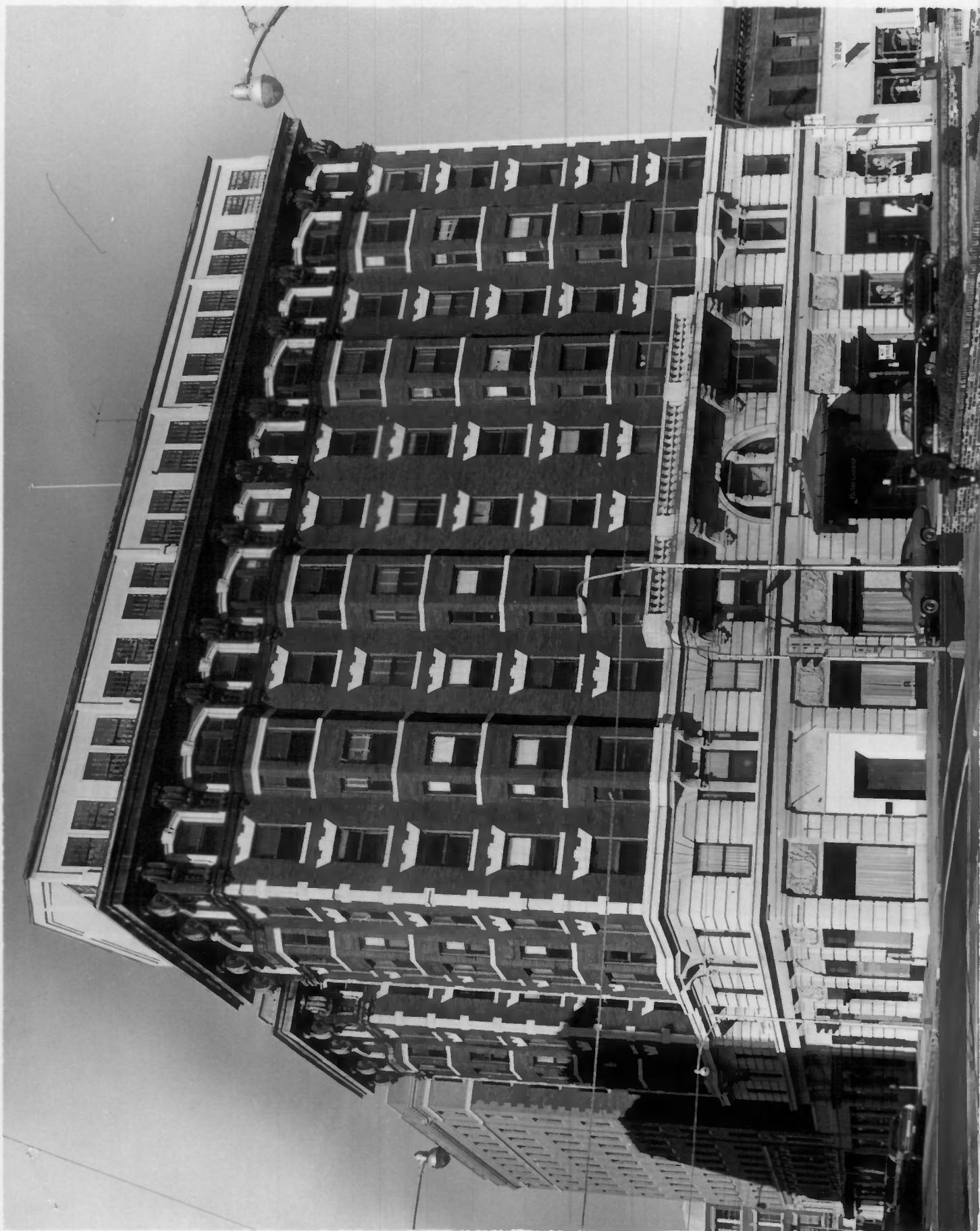
STATE: Missouri      CODE: 29      COUNTY: Jasper      CODE: 097

PHOTO CREDIT: Charles Snow  
 DATE OF PHOTO: August 1971

**4. IDENTIFICATION**

DESCRIBE VIEW, DIRECTION, ETC.: ~~Photograph No. 1~~ **HOTEL** View of Connor east (front) looking west down 4th Street. Main Street runs north and south by front of hotel. The Connor Annex shows in left hand side of picture, ~~down 4th Street:~~ **EAST FACING WEST**

S E M I N S T R U C T I O N S



**SAMPLE COPY**  
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**NATIONAL REGISTER OF HISTORIC PLACES**  
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	DATE	

<b>1. NAME</b>	COMMON: Connor Towers Motor Hotel		
	AND/OR HISTORIC: Connor Hotel		
<b>2. LOCATION</b>	STREET AND NUMBER: 324 Main Street		
	CITY OR TOWN: Joplin		
	STATE:	MISSOURI	CODE COUNTY: Jasper
		64801	29 097
<b>3. PHOTO REFERENCE</b>	PHOTO CREDIT: Charles Snow		
	DATE OF PHOTO: August 1971		
	NEGATIVE FILED AT: Joplin Globe Publishing Company		
	117 East Fourth Street, Joplin, Missouri		
<b>4. IDENTIFICATION</b>	DESCRIBE VIEW, DIRECTION, ETC.		
	Photograph No. 2 View of Connor east (front) and north side looking southwest. Enclosed roof garden shows up well at top of photograph.		

S M F I N S T R U C T I O N S



**UNIVERSITY OF MISSOURI**  
**DEPARTMENT OF THE INTERIOR**  
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STATE:

Missouri

CODE

64801

COUNTY:

Jasper

CODE

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**3. PHOTO REFERENCE**

PHOTO CREDIT: Charles Snow

DATE OF PHOTO: August 1971

NEGATIVE FILED AT: Joplin Globe Publishing Company  
 117 East Fourth Street, Joplin, Missouri

**4. IDENTIFICATION**

DESCRIBE VIEW, DIRECTION, ETC.

**HOTEL**  
 Photograph No. 3. West and south sides of Connor Annex, in foreground, with south side of original building beyond (east) on Fourth Street. Joplin Street in foreground runs north and south by back of hotel. **SOUTH WEST**  
**FACING NORTHEAST.**

S E T I N S T R U C T I O N S



Connor Hotel

324 Main St.

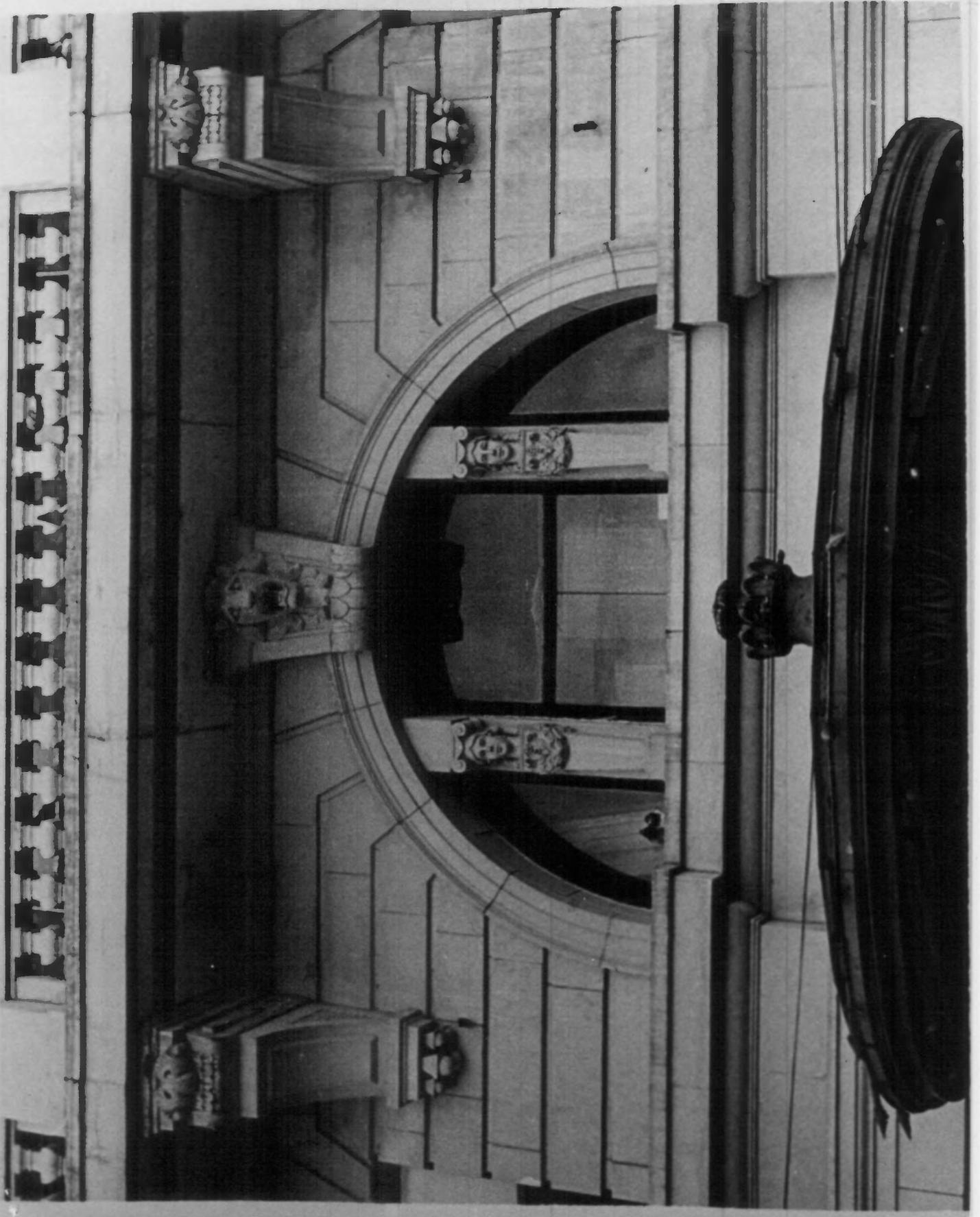
Joplin, Jasper Co.

Charles Snow

August 1971

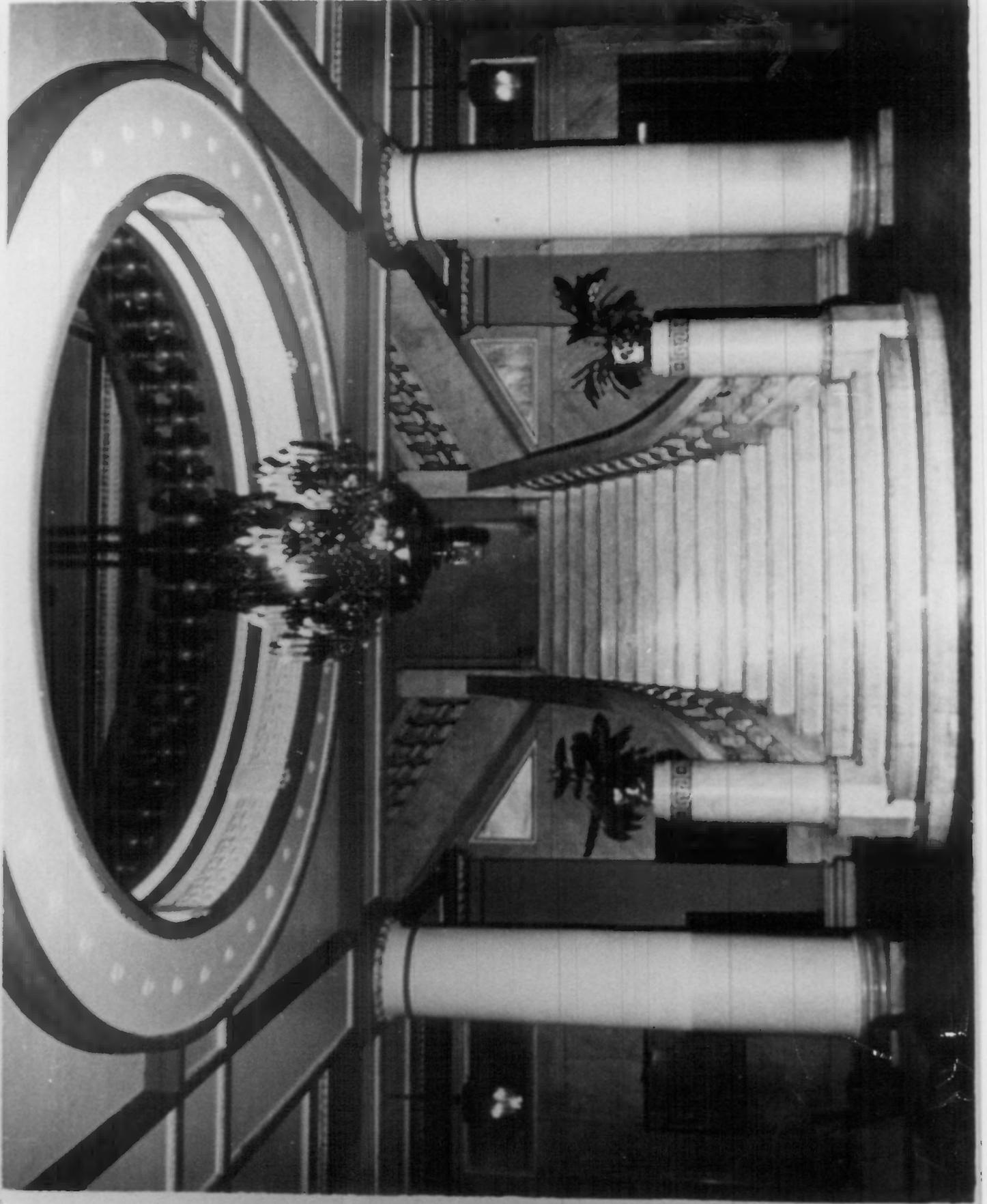
Detail over front \* Entrance

East facing West



Connor Hotel  
324 Main St.  
Joplin Jasper Co.  
Charles Shaw  
1965

View looking west from Center of main Lobby at Marble  
Staircase. Stairs lead to -pen mezzanine above  
East facing west



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STATE: Missouri CODE: 29 COUNTY: Jasper CODE: 097

3. PHOTO REFERENCE: \_\_\_\_\_

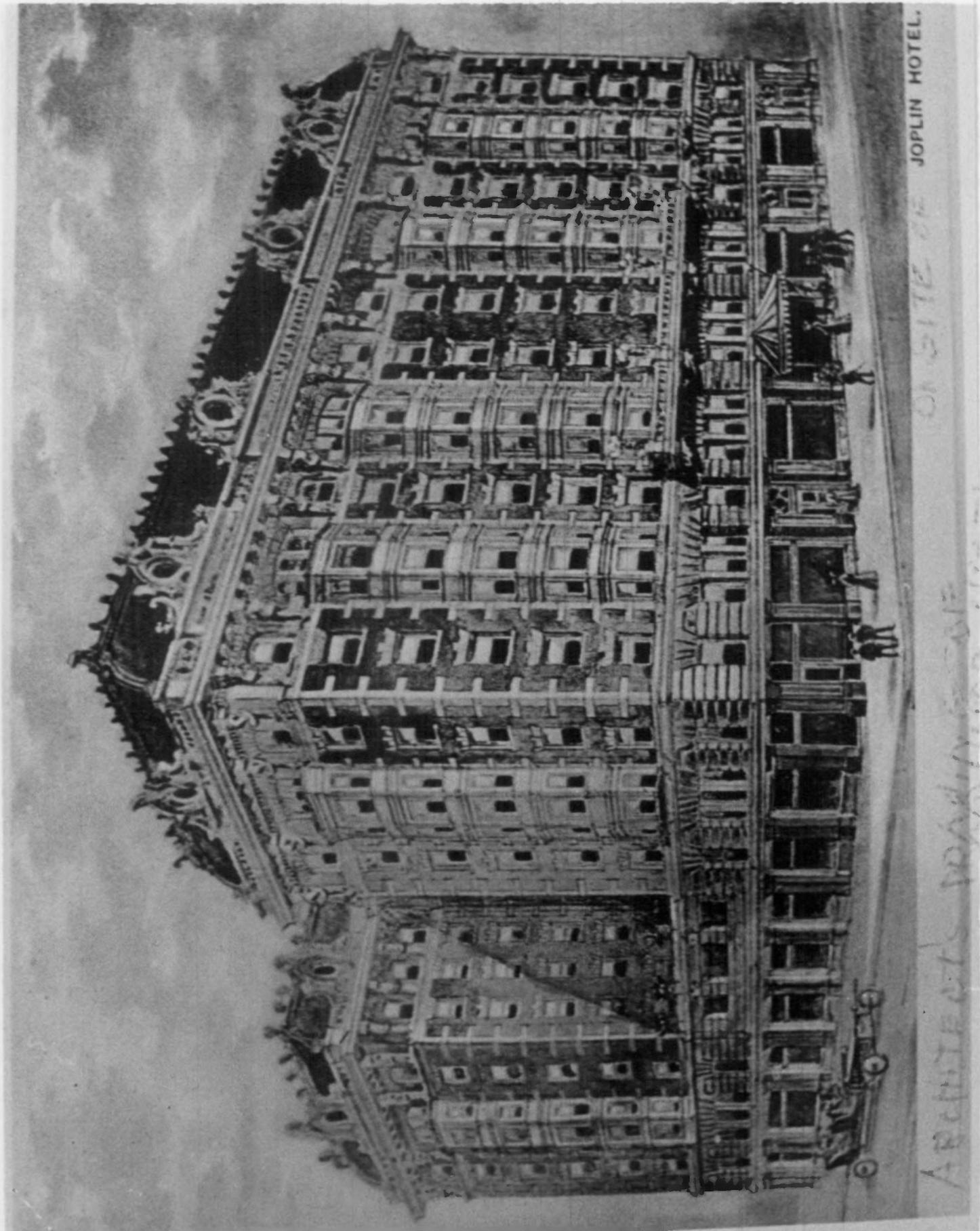
PHOTO CREDIT: S. J. RICHIE  
 DATE OF PHOTO: Original photographer unknown | COPIED 1972  
 NEGATIVE FILED AT: M.S.P. B S.H. STP OFFICE, BOX 176  
 1204 JEFF BLDG / J.C. MO. 65101

4. IDENTIFICATION: \_\_\_\_\_

DESCRIBE VIEW, DIRECTION, ETC.

~~Photograph No. 6~~ A view of the architect's original drawing of the Connor Hotel. Drawing probably made in 1905 or 1906. Drawing shows a roof treatment that was not included in the final construction. **NORTHEAST FACING SOUTHWEST**

S E M I N S T R U C T I O N S



JOPLIN HOTEL.

ON SITE OF

ARCHITECTS PRAXINER & CO.