CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
2026-264 – Rezoning

MEETING DATE:
March 2, 2026

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services – Troy Bolander
Director of Finance – Leslie Haase
City Attorney – Peter Edwards
Assistant City Manager – Tony Robyn
City Manager – Nicholas Edwards

FUNDING SOURCE:

Not applicable for this item.

SUMMARY REQUEST:

Case 013-26: 612 West E Street – Rezoning – A request to rezone from District R-2 (Two-Family Residential) to District R-2 HL (Two-Family Residential – Historic Landmark Overlay) – Hudson Real Estate, LLC

BACKGROUND:

The character of the neighborhood is a traditional neighborhood consisting of long residential blocks will center block alleys. The adjacent zoning districts are all low density residential, either R-1 or R-2 with most uses are single family and a few two family uses. The proposed zoning change will not permit uses inconsistent with traditional uses and the surrounding character of the neighborhood.
The Intent HL overlay, under Appendix E of the Joplin Development Code is to individually designate a property a local landmark and states “A property or structure designated as a "landmark" by ordinance of the City Council, pursuant to procedures, prescribed herein, that is worthy of rehabilitation, restoration, and preservation because of its historic and/or architectural significance to the City of Joplin.” With consideration of the criteria of a property to received designation, the property and documented application meets the intent of the ordinance.
The 2012 City of Joplin Comprehensive Plan designates this property as low density residential. The Future Land Use Plan and development policies and preservation code are consistent with this request.
Base zoning is not being requested or desired to be changed with this application for the HL-Overlay district and will continue to have the same restriction. Residentially zoned properties that receive the historic overlay are eligible for special use permit to allow traditional uses associated

with the property through a separate process, and this is not a consideration if the property meets the criteria for designation.
The zoning change will not negatively impact surrounding property. The requested zoning district does not change permitted uses through landmark designation. Special use permit would be required to permit any uses other than those permitted by right through base zoning, and any detrimental affect are addressed through special use permit conditions. There are no detrimental affects from landmark designation.
On February 17th, 2026 the Historic Preservation Commission reviewed the application for local designation in a public hearing. It was the determination of the Commission that the property was eligible for designation on Criteria 1 - Its character, interest, or value as part of the development, heritage, or cultural characteristics of the community, county, state, or country. Applicant was present to speak in favor, while no one was in attendance to speak against.

PLANNING & ZONING COMMISSION TESTIMONY:

Thomas Walters, City Staff, represented the case. He explained the historic background of the property. The Historic Preservation Commission recommended approval. Ms. Angela Hudson, the applicant, spoke of her hopes to restore the property.

PUBLIC COMMENT;

There was none.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2026-264
Planning & Zoning Commission recommends approving Case 013-26 (6 in Favor, 0 Opposed, 0 Absent, 1 Abstain)

ATTACHMENTS
Staff Planning Report
P&Z Commission Minutes
HPC Report and Supporting Materials
Applicant Materials
Map

CASE 013-26 REZONING FROM R-2 TO R-2HL

Mr. Thomas Walters, City Staff, 602 S. Main Street, spoke as to how the Historic Preservation Commission is requesting and forwarding a nomination for 612 West E Street. For something to be designated a local landmark it must substantially meet one of ten criteria and must be substantially researched and well documented. The Commission approved the designation based on criteria one. No one came to the commission meeting to speak in opposition. Mr. Walters explained how the landmark process is different from the special use process and how he did not wish to confuse the two with this commission. He went on to share some of the research to the commission and explained how this request has been brought to this commission and asked that it be recommended to the City Council.

Dr. Rosenberg reminisced about his memories of the grocery store that was at this location.

Mr. Walters indicated how there is one other of these type of landmarks in the city located in the Murphysburg Historic District.

Ms. Harrington explained how her daughter would visit the store and how if this would make it onto the national register it might qualify for funding.

Mr. Kimble asked if there was anyone in attendance who would like to speak in favor of the case.

Ms. Angels Hudson, 528 N. Moffet Ave, explained how she is the property owner and hopes to restore it back to more to what it used to look like. She went on to say how she live directly cross the alley from this location and thought this was a good opportunity. Ms. Hudson spoke about her investment in her own home and her involvement in neighborhood activities.

Mr. Kimble asked if there were any questions from the commission.

Mr. Kimble asked if there was anyone else that would like to speak in favor of the case.

Ms. Mary Brokenshire, 600 Morgan Court, indicated that she is Ms. Hudson's mother. She spoke how Ms. Hudson is renovating her home on South Moffet and hope how the property in question will be renovated with the original historic features as much as she can.

Mr. Kimble asked if there was anyone else who would like to speak in favor of the case.

Mr. Kimble asked if there was anyone who would like to speak in opposition to the case.

Mr. Kimble opened the floor to a motion from the commission.

MS. KLUE-MICHAEL MADE A MOTION TO APPROVE CASE 013-26. THIS MOTION WAS SECONDED BY MS. WARREN, MOTION PASSED. (6 IN FAVOR, 0 IN OPPOSITION, 0 ABSENT, 1 ABSTAIN).

Rezoning Procedures

Applicability. The rezoning process provides review of changes to the boundary of zoning districts (map amendment) that may be necessary to implement the comprehensive plan, to account for changed conditions in the general area, or to reflect a change in public policies with respect to future development. Application for a rezoning may be initiated by the property owner, the City Council, or the Planning Commission.

Review Criteria. A rezoning shall be reviewed according to the following criteria:

1. The application is consistent with the comprehensive plan, and any official plan or program developed under the guidance of that plan.
2. The application supports the character of the neighborhood, considering the design of streets, civic spaces, and other open spaces; the scale, pattern, and format of buildings; the zoning of property and intent of other zoning districts in the vicinity; and the compatibility, transitions, and integration of existing and potential future uses.
3. The suitability of the subject property for the uses to which it has been restricted.
4. The application furthers the intent of the proposed zoning district and the general purposes of these regulations.
5. The application demonstrates compliance with all substantive standards and guidance of the proposed zoning district; or, where no proposed development application is associated with the application, there is a likelihood of development that complies with all substantive standards can be demonstrated.
6. The ability of the City or other government agencies to provide any services, facilities or programs that may be necessary if the application is approved.
7. The effect of approval on surrounding property, including the likelihood that surrounding areas may be developed in accordance with current zoning or future plans.
8. The recommendations of professional staff or other reviews associated with the application.

Review Procedures. In addition to the general requirements in Table 2-1 and Section 2.01, the following requirements are specific to zoning map amendment applications.

1. Applications may be accompanied by one of the following complementary applications: a Site Plan, a Special Use Permit, or a Concept Plan of a similar nature to that required in Section 2.04 for Planned Developments.
2. Applications may be accompanied by any plat that is necessary for the project.
3. The City Council may recommend the application be returned to Planning Commission for further study or additional information at its next regular meeting. Failure by the Planning Commission to consider or revise its recommendation shall be considered a resubmission of its original recommendation.
4. The Planning Commission may recommend, or City Council may approve a lessor change than was proposed in the notice, whether in extent of property or project area, or in the scale, intensity, or other substantive standards for proposed project and zoning change.

Effect of Decision. Rezoning shall be approved by the City Council in the form of an ordinance. Approved changes shall be indicated on the Official Zoning Map by the Director within 30 days following approval. Any application that includes a required site plans or other similar applications

(except Concept Plans), may proceed to building permits after the effective date of the ordinance and upon satisfying all other conditions of the approval. If the applicant fails to obtain a building permit within one year of the effective date of the ordinance approving the change, the Director may schedule a hearing to reconsider and revert the zoning to the previous classification, subject to all procedures and criteria of the original change.

Rezoning Application

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
Zoning-Planning@JoplinMO.org

Office Use Only
Case No.: _____
Filing Fee: $625.00
Received: _____
Date Advertised: _____
Proj. No.: _____
Public Hearing Date: _____

Applicant: Joplin Historic Preservation Commission Phone No.: _____

Address: _____ Email: _____

Owner: Angela Hudson (Hudson Real Estate LLC) Phone No.: 720-236-0559

Address: 528 N Moffet Ave, Joplin MO 64801 Email: ahudson2002@gmail.com

Location of Property: 612 West E Street

Present Use of Property: Single Family

Proposed Use of Property: Single Family

Current Zoning: R-2 (Two Family) Requested Zoning: R-2-HL

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Single Family	R-1
South	Single Family	R-2
East	Single Family	R-2
West	Single Family	R-2

Character of the Neighborhood: Traditional Walkable Neighborhood

_____

Relationship to Existing Zoning Pattern:

Yes	No	
☐	☑	Would proposed change create a small, isolated district unrelated to surrounding districts?
☐	☑	Are there substantial reasons why the property cannot be used in accord with existing zoning?

If yes, explain: _____

_____

_____

Conformance with Comprehensive Plan:

Yes	No	
☑	☐	Consistent with Development Policies?
☑	☐	Consistent with Future Land Use Map?

Traffic Conditions:

Yes	No	
☐	☑	Will turning movements caused by the proposed use create an undue traffic hazard?

Street(s) with Access to Property: West E Street

_____

Classification of Street(s):

Arterial ☐ Collector ☐ Local ☑

Right-of-Way Width: 50'

Subdivision Platting:

Yes	No	
☐	☑	Is platting required?
☐	☑	Are lots appropriately sized?
☑	☐	Is street right-of-way appropriately sized?

☑ ☐ Are drainage and utility easements adequately sized and provided?

Additional Platting Comments: _____

Unique Characteristic of Property and/or Additional Comment:

This property meets the criterial for local historic landmark designation under criteria one of Appendix E of the development code

Submission of Documents: The following documents are **required** at time of submission.

Yes	No	
☑	☐	Completed and signed application.
☑	☐	One copy of a legal description of the property proposed to be rezoned from a deed or certified survey. Must be legible.
☑	☐	One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may affect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.
☑	☐	Owner Affidavit and Agent Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned.

Applications that are incomplete or missing required documents will not be processed or scheduled on an agenda to the Planning & Zoning Commission until corrected and resubmitted.

Signature: _____ **Date:** 2/26/26

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 013-26 A request to rezone from District R-2 (Single-Family Residential) to R-2-HL (Historic Landmark)

LOCATION 612 W E Street in the Neighborhood of North Heights

APPLICANT **Historic Preservation Commission on behalf of** Angela Hudson (Hudson Real Estate LLC)

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-2	Single Family	Approximately 1,850 Sqft

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-2	R-2	R-2
Land Use	Single Family	Single Family	Single Family	Single Family

FUTURE LAND USE

The 2012 City of Joplin Comprehensive Plan designates this property as low density residential.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
W E St	Arterial	50′

UTILITIES

City Sewer is located on the East side of the property in the alley.

FLOOD PLAIN

The property is not located within the flood plain.

STAFF ANALYSIS

CHARACTER OF THE NEIGHBORHOOD

The character of the neighborhood is a traditional neighborhood consisting of long residential blocks will center block alleys. The adjacent zoning districts are all low density residential, either R-1 or R-2 with most uses are single family and a few two family uses. The proposed zoning change will not permit uses inconsistent with traditional uses and the surrounding character of the neighborhood.

THE EXTENT TO WHICH THE REZONING REQUEST MEETS THE INTENT OF THE REGULATIONS

The Intent HL overlay, under Appendix E of the Joplin Development Code is to individually designate a property a local landmark and states "A property or structure designated as a "landmark" by ordinance of the City Council, pursuant to procedures, prescribed herein, that is worthy of rehabilitation, restoration, and preservation because of its historic and/or architectural significance to the City of Joplin." With consideration of the criteria of a property to received designation, the property and documented application meets the intent of the ordinance.

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The 2012 City of Joplin Comprehensive Plan designates this property as low density residential. The Future Land Use Plan and development policies and preservation code are consistent with this request.

THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED

Base zoning is not being requested or desired to be changed with this application for the HL-Overlay district and will continue to have the same restriction. Residentially zoned properties that receive the historic overlay are eligible for special use permit to allow traditional uses associated with the property through a separate process, and this is not a consideration if the property meets the criteria for designation.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The zoning change will not negatively impact surrounding property. The requested zoning district does not change permitted uses through landmark designation. Special use permit would be required to permit any uses other than those permitted by right through base zoning, and any detrimental affect are addressed through special use permit conditions. There are no detrimental affects from landmark designation.

DISCUSSION

On February 17th, 2026 the Historic Preservation Commission reviewed the application for local designation in a public hearing. It was the determination of the Commission that the property was eligible for designation on Criteria 1 - *Its character, interest, or value as part of the development, heritage, or cultural characteristics of the community, county, state, or country.* Applicant was present to speak in favor, while no one was in attendance to speak against.

Staff recommends approval of Case 012-26.

ENCLOSURES

- Map of property
- HPC Resolution
- HPC Staff Report
- Application

Property: 612 West E Street, Joplin, Missouri
Historic Name: Lloyd Ruff Grocery Store (later Richard's Food Market)

Purpose of Submission:
These supporting documents accompany the Local Historic Landmark Nomination for 612 West E Street. The materials document the building's construction date, historic commercial use, association with the Ruff family, and its long-standing role as a neighborhood-serving grocery and community space.

The attached materials demonstrate that the property meets the criteria for designation as a Local Historic Landmark due to:

- Its role in Joplin's early-20th-century neighborhood commercial development,
- Its long association with Lloyd Ruff and the Ruff family,
- Its status as a representative example of a utilitarian neighborhood grocery structure, and
- Its continued suitability for preservation through adaptive reuse consistent with its historic community-serving function.

Attachments Included:
Bibliography, Cross-Reference Index, Historic Summary Spreadsheet, Newspaper articles and advertisements, City directory excerpts, Obituaries and genealogical documentation, Historic postcard (Missouri Digital Heritage), Later-use documentation.

HOME BUILDING BOOM IS ON IN CITY OF JOPLIN

LUMBER DEALERS SAY THERE ARE MORE THAN 20 RESIDENCES BEING BUILT.

Expect High Tide of Activity in Fall Due to General Prosperity.

With twenty or more houses and a few store buildings now under course of construction, lumber dealers believe Joplin soon will see the biggest building boom in its history. Not in months has there been as great activity along this line as at present, and it is the belief of dealers that fall will see the boom at high tide.

The dealers attribute the revival of home building to the general prosperity brought on by higher ore prices. It is on the theory that times will continue to be good that they see in store for the city a building boom.

One of the largest houses being built at this time is at Sixteenth street and Missouri avenue. It is being erected by A. Barr, a contractor, and will contain ten or twelve rooms.

A brick veneer bungalow is being built by Dr. S. H. Miller on Sergeant Leont avenue near First street. It is nearly finished.

Other Buildings Going Up.

Other buildings are being constructed in this part of the city. Near E and Sergeant Loyd Ruff, a grocer is building a house and store building. A two-story house is being built between D and E on Moffet by Leon Boucher. The foundation for a six-room cottage, to be built by Dr. M. B. Harutun, has been laid in Roanoke addition.

Near Twenty fifth street S. B.

NewspaperArchive by Storied

Joplin News Herald, July 25, 1915 Pg. 3, Joplin, Missouri, US
https://newspaperarchive.com/joplin-news-herald-jul-25-1915-p-3/

For 50c—Next Week Only

Plus Five Trademarks from Quaker Oats Packages, 10c Size
or Plus Two Trademarks from Quaker Oats Packages, 25c Size

This Quaker Cooker

We have supplied perfect double-Cookers to over 700,000 homes, to make Quaker Oats more delightful. They are made to our order to bring out the fullness of the flavor and aroma.

Such a Cooker as this, if sold at retail, would cost more than most homes would pay. But our purpose requires it in every home where Quaker Oats are used, so we ourselves supply it.

Our purpose is this: To create more Quaker Oats users, by making this the best-loved morning dish.

To this end, we use queen grains only in this brand—just the big, plump grains. We get but ten pounds per bushel. That means that two-thirds of the oats as they come to us are discarded in Quaker Oats.

The result is large, luscious flakes. They make this dish doubly-delicious. Yet they cost you no extra price.



Pure Aluminum
Made to Our Order
Extra Large and Heavy
Cereal Capacity, 2½ Qts.
Retail Value, $2.50

These flavory flakes have won the world to Quaker. In a hundred nations this is the favorite brand. Millions of oat lovers send thousands of miles to get it.

Our next object is right cooking, and we offer this Cooker to every home to attain it. But we supply only one to a home.

Get this Cooker next week under this special offer. You want children to delight in this vim-food. You want them to eat an abundance. The way to attain that is to serve Quaker Oats cooked in this Quaker Cooker.

Next Week 50c—But Never Again

Our regular offer made in each Quaker Oats package is this:

Send us five trademarks cut from the front of the Quaker Oats packages. That is to prove you a Quaker Oats user. Send $1 with the trademarks and this Quaker Cooker will be sent by parcel post.

Next week's offer is this: Send us five trademarks—the picture of the Quaker—cut from the fronts of five Quaker Oats packages, 10c size, or two from the 25c size. Send with them **only 50 cents**, and we will send the Cooker by parcel post.

For one week—for next week—we cut the payment in two. For 50c you get this big Aluminum Cooker. But this offer will never be repeated. No requests will be honored unless mailed next week. **And the offer is confined to this county.**

Note the grocers who have the Cooker on show. You will find Quaker Oats displayed with it. See the Cooker and, if you approve it, arrange next week to get it. It will mean a 50-cent saving under the lowest price we have ever offered. Please don't forget.

Address—The Quaker Oats Company, 1755 Railway Exchange, Chicago

These Grocers Next Week

Display the Quaker Cooker

BEN F. SCOTT	611 West Ninth St.
BERT ASKINS	617 West Nineteenth St.
C. L. WELCH	Twenty-second and Bird Sts.
LOCKWOOD & CO.	3103 Empire St.
C. P. BEAVERS	2028 Byers Ave.
T. S. BUFORD	211 East Twentieth St.
CHURCH & BLAIR	1702 Main St.
DAVISON BROS.	814 Main St.
J. W. TAYLOR	1222 Main St.
G. W. MARTIN	2039 Empire St.
ORIN HARVEY	511 West B St.
CHAS. O. HAUCK	200 Main St.
PITNEY & GLAZEBROOK	112 Main St.
C. E. JONES	137 West First St.
THE FAIR GROCERY	520 Broadway
GRAHAM BROTHERS' GROCERY	218 West Third St.
JAS. THOMPSON	511 West Second St.
LLOYD H. RUFF	912 West E St.
J. R. BEARDN	417 West A St.
C. H. HAVENS	214 East Fifth St.
N. MARR	302 Main St.
N. MARR	314-316 Main St.
N. MARR	1604 Main St.
KLOTZ & JOHNS	Corner Sixth and Moffet
R. M. WELCH GRO. CO.	Fifteenth and Indiana
A. L. MILLS	1408 Main St.
FERRIER GROCER CO.	222 West Fourth St.
WAYSIDE GROCERY (Geo. W. Burton)	1501 Missouri
CLAYTON & SONS	Twelfth and Main Sts.
G. W. KOEHLER	116 West Sixth St.
A. L. BASTAIN	830 Main St.
MIDLAND GROCERY CO.	800 Main St.
THE PEARL	309 Main St.
T. C. EBERLY	414 West Fourth St.
GEO. L. MORRISON'S	1310 Main St.
S. G. NUGENT	704 Broadway
C. R. DAVIS	914 Main St.
H. A. BROWN	715 Broadway
W. T. ZIMMERMAN	621 West Fourteenth St.
WM. H. DAVIES	1612 Byers Ave.
MOORE & CO.	317 Murphy St.
SCHWARZE GROCERY CO.	802 West Seventh St.
L. A. PITNEY	1007 West Sixth St.
WALTER PORTER	1417 Perkins Ave.
HARRY OCHSENBEIN	1460 Perkins Ave.
T. B. OSBORN	Chitwood, Mo.
NORTH HEIGHTS GROCERY	D and Pearl Sts.
F. L. COX	Chitwood, Mo.
L. R. FRYER	1442 Perkins Ave.

This advertisement was originally intended for appearance yesterday

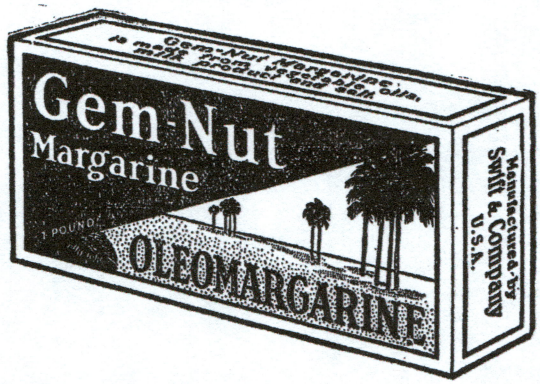
Quaker Oats 10c and 25c

In Round Packages With Top

and Mesdames McGuire, Watkins and E. N. Williams. Mesdames

NewspaperArchive by Storied

Joplin Globe, October 22, 1915 Pg. 4, Joplin, Missouri, US
https://newspaperarchive.com/joplin-globe-oct-22-1915-p-4/



Gem-Nut Margarine

You can get it fresh from these dealers:

JOPLIN.

J. L. Connelly Merc. Co..1202 Broadway
Inman & King.....1101 Broadway
J. D. West.....815 Broadway
C. E. Jones.....110 W. First St.
L. C. Herb.....229 N. Connor
Dan Flannery.....1428 Perkins St.
H. Ochsenbein.....1462 Perkins St.
Frank Cox & Co.....412 Connor
Ben Scott.....610 W. Ninth
J. H. Young & Co.....110 E. Ninth
Midland Gro. Co.....914 Main
Ozark Mercantile Co.....920 Main
J. W. Warmack.....1332 Main
H. E. Peters.....1402 Main
J. F. Kugler.....1720 Main
Overall & Doss.....2002 Main
Foster's Cash Gro.....2012 Main
A. J. Alexander.....2102 Main
L. Grinstead.....3128 Main
C. L. Welch.....2201 Bird
H. T. Roberts.....1930 Annie Baxter
Youngblood & Breazeale.....122 Main
N. Griffin.....417 W. A St.
Oberlechner Bros.....1408 Perkins
T. C. Taylor.....1217 W. Seventh
Royal Heights Gro.....Royal Heights
Joe Bailey.....Chitwood
Lloyd Ruff.....612 W. E St.
Chas Bell.....105 W. Seventh
Klug's Market.....630 Main
Lambert & Son...Seventh and Virginia
Matthews Grocery.....806 Main St.
T. S. Buford.....211 E. Twentieth St.
Grace Brackette.....412 E. Twelfth St.
Bert Chaney.....612 W. Fourteenth
Geo. Carter.....407 E. Twentieth St.
Fair Grocery.....520 Broadway
Griffin Grocery.....417 W. A
L. Grinstead..Thirty-second and Main
Wm. Ingram.....1702 Main
Lawmaster Grocery.....1312 Main
Nugent & Son.....213 E. Eighth
C. L. Welch.....2201 Bird
W. T. Zimmerman...621 W. Fourteenth

CARTHAGE, MO.

J. R. Dempsey — G. E. Slates
W. H. Davison — J. N. Vaughn
Mrs. L. Farmer — Jno. Wormington

WEBB CITY, MO.

W. E. Stone.....916 W. Daugherty
W. F. Gill.....307 W. Daugherty
Geo. Staples.....516 N. Cedar
S. R. Tuder.....1302 W. Nelson
Jno. Herrod.....36 S. Allen
Al Herrod.....106 S. Allen
R. Thrall.....124 S. Allen

GALENA.

Tryon & Son — O. W. Masters
Best Yet Grocery — Ed Hudgins
Economy Grocery — J. S. Jarrett
Clark's Grocery — J. E. Shaddy
Scott Blick — Craig Bros.
Corner Grocery — Joseph & Jacob
Archer & Son — D. S. Reed
Blick's Market — L. A. Sater
R. Hardwick

BAXTER SPRINGS, KAN.

L. W. Betts, Grocer

LOWELL, KAN.

Jess McClure

RIVERTON, KAN.

F. A. Osborne — Leo Williams
McClure & Ware

CARL JUNCTION, MO.

A. E. Bryant — Star Grocery
W. A. Ireland

ORONOGO, MO.

A. T. Woodward — B. J. Daugherty
W. M. Hamby

PURCELL, MO.

W. H. Worth — New System Gro.

WACO, MO.

Pitcock Merc. Co.

ASBURY, MO.

Kerr's Grocery

ALBA, MO.

Jno. Barnett

CARTERVILLE.

J. R. Cardwell Grocery Store

NewspaperArchive by Storied
Joplin News Herald, January 30, 1925 Pg. 7, Joplin, Missouri, US
https://newspaperarchive.com/joplin-news-herald-jan-30-1925-p-7/

CAKE SALE

Benefit of M. E. Church

Held Under Auspices of Ladies of Church

Regular 35c Sunshine Cakes— Special Today for 29c

Three delicious varieties—Loganberry, Toasted Coconut and Chocolate Sprinkle

These cakes can be purchased at this special bargain price at any of the following stores.

Lloyd Ruff Grocery
612 West E
North Heights Grocery
405 West D
Monte Taylor
414 West 4th
Marr-Bridger
804 Main
Marr-Bridger
302 Main
Marr-Bridger
1802 Main
Marr-Bridger
621 Broadway
Marr-Bridger
1442 Perkins
Marr-Bridger
1930 Empire
Central Market and Grocery
1726 Main
N. G. Patterson
1702 Main

N. G. Patterson
116 Main St.
Table Supply
304 West 6th
H. C. King Merc. Co.
1101 Broadway
Griffith Grocery Co.
417 West A
James Thompson
811 West 2nd
Ben F. Scott
611 West 9th
Rush Grocery Co.
302 East 7th
Wallace Brothers
1602 Main
S. P. Havens
2331 Annie Baxter
Youngblood & Breazeale
124 Main

NewspaperArchive by Storied

Joplin Globe, June 30, 1928 Pg. 6, Joplin, Missouri, US
https://newspaperarchive.com/joplin-globe-jun-30-1928-p-6/

Closing of neighborhood store sparks memories



Loyal customers gather outside Richard's Food Market for a picture. In front are Richard and Raymond Morris with their mother, Mabel.



Elizabeth Ricketts, April Long and Jodie Russell have been visiting Raymond Morris and his candy case since they were in grade school.

By Marti Attoun
Globe Staff Writer

It's not the quick loaf of bread the customers will miss, so much as the friendly advice that came with it, free of charge, at Richard's Food Market, 612 West E St.

"It's not a convenience store leaving. It's an institution," says Camille Ricketts, one of dozens of customers of Raymond and Richard Morris who flocked to the neighborhood grocery Friday for a farewell party. "Someone said we should thank them for 40 years of recipes."

After 40 years of working 10-hour days six days a week, the Morris brothers decided it was time to retire. When they hang up their aprons in a week or so, the store will be boarded up after 73 years of serving north Joplin.

Four generations of customers have fished in the candy case at the little grocery, says Raymond. His parents, Mabel Morris and the late Richard Morris, bought the store from the original builder and owner, Lloyd Ruff, who soon will be 100. Customers like Hilda Satterlee remember browsing for a nickel's worth of candy every week. Now, her grandchildren visit Richard's.

"They've been a great baby-sitting service," says Kathy DeTar. "You'd give the kids a quarter and tell them to go down to Richard's. I don't know what we're going to do without them. We'll no longer have menus, recipes or a grapevine."

"When I was first married they'd plan my menus for me," says Susan Satterlee. "We can't fix dinner without them."

Mrs. DeTar, too, received cooking lessons from the Morris brothers. She remembers when she bought a canned ham to take back to college with her. The Morrises wouldn't let her take it until she had instructions on how to cook it.

Carolyn Keeter, peering into the meat case, tells Richard, "I need something to make sandwiches with tomorrow. The men are going hunting."

He thinks a minute, then says, "He's always happy with hot dogs."

"See, it's wonderful," Mrs. Keeter says. "You don't have to think. They do all the work."

"There are certain things they won't stock here, because they know what the neighborhood won't eat," Mrs. DeTar says.

"You'd just be surprised what these boys know," adds their mother, Mabel.

The brides who put together their first meals, and in some cases their most recent, with the Morris brothers' help aren't the only ones who will miss the grocery store.

"Why couldn't you wait at least another week to close?" asks Josh DeTar, 9.

"I've been coming here since first grade," adds Spencer Satterlee, 8. "They're nice."

"This is a hangout for the grade school kids," Elizabeth Ricketts, 14, points out. "I used to sit on the front steps with my dog and eat candy."

Raymond is modest about the praise, but obviously pleased.

"We're just old-fashioned. We didn't change the store much since we bought it. We're just one big happy family out here."

Purchases were rung up on a 1908 brass cash register and the brothers delivered to many of the elderly residents.

"We've just run our own business and didn't try to keep up with the big stores," Raymond says.

The Morrises allowed customers to charge and even borrow cash in a pinch, says Mrs. Satterlee. When her children were home sick, one of the men delivered groceries, she recalled.

For a surprise farewell party Friday afternoon, loyal customers waited on the Morris brothers for a change. They had cake and coffee and gave the grocers a sock full of silver dollars.

"You can't say enough good about this place," says Mrs. DeTar. "We're all heart-broken. My husband came home and saw the closing sign and said, 'I can't go in there and see all those empty shelves.'"



Globe Photos/VINCE ROSATI

Mable Morris gets a hug from longtime customer and friend, Mrs. John Scott.

NewspaperArchive by Storied

Joplin Globe, December 02, 1984 Pg. 28, Joplin, Missouri, US
https://newspaperarchive.com/joplin-globe-dec-02-1984-p-28/

Joplin Deaths

Mrs. Lola Mae Ruff

Mrs. Lola Mae Ruff, 87, 2619 E. 14th St., died at 4:50 p.m. Wednesday at a Joplin nursing home following a two - month illness.

Mrs. Ruff was born on May 2, 1886, at Jerico Springs, Mo., and had lived here since 1904. She and her husband, Lloyd H. Ruff, who survives, operated Ruff's Grocery at 612 W. E. St. from 1912 until 1943. She and her husband were married here on June 17, 1906. Mrs. Ruff was a member of the First Methodist Church.

In addition to her husband, she is survived by a son, Neal Ruff, West Yellowstone, Mont.; a sister, Mrs. Berta Bowers, Tulsa, Okla.; three grandchildren and four great grandchildren.

Funeral services will be at 2 p.m. Friday at the Thornhill - Dillon Chapel, with Dr. William Henderson officiating. Burial will be in Ozark Memorial Park Cemetery.

Pallbearers will be Ross Roberts, Melvin Hoare, Tom Brookshire, D. T. Knight, Raymond Morris and Victor Trease.

The family will receive friends from 7 until 8:30 p.m. today at the funeral home chapel.

NewspaperArchive by Storied

Joplin Globe, May 02, 1974 Pg. 26, Joplin, Missouri, US
https://newspaperarchive.com/joplin-globe-may-02-1974-p-26/

Lloyd Ruff

Graveside services for Lloyd H. Ruff, 99, 2618 E. 14th St., who died at 8:45 p.m. Sunday in a Joplin nursing home where he had been a patient two days, are scheduled for 4 p.m. today at Ozark Memorial Park Cemetery.

Dr. William Henderson will officiate. Graveside services will be conducted by members of the Fellowship Masonic Lodge, No. 345, AF&AM. Arrangements are under the direction of Parker Mortuary.

The casket will be closed at all times.

Mr. Ruff was born on June 17, 1886 at McDowell. He moved to Joplin in 1904 from Galena, Kan.

He operated Ruff's Grocery Store, 612 W. E St., from 1909 to 1954. He retired in 1960 when he sold the Broadway Hardware Co.

He was a member of the First United Methodist Church.

He was a member of the Fellowship Lodge and the Scottish Rite Bodies, Valley of Joplin, since 1919. He was a member of the Abou Ben Adhem Shrine Temple since 1920.

His wife, Lola, died May 1, 1974.

Survivors include a son, Neal Ruff, 2619 E. 14th St., three grandchildren and six great-grandchildren.

Contributions may be made to the Shriner's Crippled Children's Fund in

NewspaperArchive by Storied

Joplin Globe, September 24, 1985 Pg. 18, Joplin, Missouri, US
https://newspaperarchive.com/joplin-globe-sep-24-1985-p-18/

Source: Find-A-Grave, captured December 23, 2025

BOONE NEAL RUFF OBITUARY

Boone Neal Ruff, age 103, Joplin, passed away at 2:58 a.m. Sunday, August 9, 2020, at his home after an illness.

Neal was born August 31, 1916, in Joplin, Missouri to the late Lloyd Ruff and Lola Neal Ruff and had lived in the Joplin area most of his life.

He graduated from Joplin High School and attended the University of Arkansas-Fayetteville, where he studied engineering and played the trumpet. Neal worked at Eagle Picher Industries and Rocketdyne as an engineer for several years before moving to West Yellowstone, Montana, where he owned and operated the Hitching Post Motel. He retired in 1977 and moved back to Joplin.

Neal was a proud veteran of the United States Army Air Corps, serving during World War II as a fighter pilot. He flew in 74 combat missions in the Central Pacific and witnessed the atomic bomb explosion as he flew out on one of his missions. Neal did his own navigating and radio work in his small, single engine plane. He flew by instruments only. Neal was awarded several medals and citations, including the Silver Star, Distinguished Flying Cross with Seven Oak Leaf Clusters and the Asiatic Pacific Service Medal.

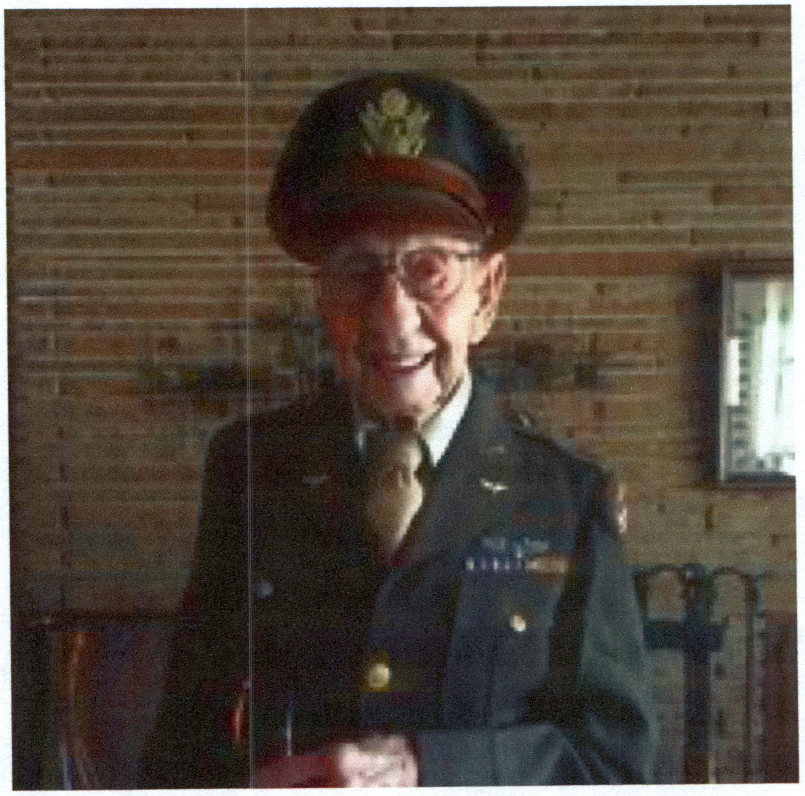
Neal was a member of the Boy Scouts of America and attained the rank of Eagle Scout. It was during the time he spent at the Joplin Regional Airport that he developed a love for flying. He also loved the outdoors. Neal enjoyed fly fishing and hunting. He shot guns his whole life-all the way to the age of 103! He took his last hunting and fishing trip with his son at the age of 100. He lived life to the fullest and will be missed by everyone that knew and loved him.

Neal married Crystal Hawes on October 10, 1963, in Miami, Oklahoma. She survives.

Additional survivors include his children, Dr. Sandra Jennings, Joplin, Sally Martin, New Braunfels, Texas, David Ruff and wife, Gaye, Springdale, Arkansas; seven grandchildren; nineteen great grandchildren and five great-great grandchildren.

Memorial services are planned for Wednesday at 11am at Ozark Memorial Park Cemetery with full Military honors. Honorary pallbearers will be Henry Robertson, Jimmy Ross, Bob Reid and Brandon Spaugy.

In lieu of flowers, donations may be made to the Joplin Humane Society or St. Jude Children's Research Hospital, in care of the mortuary. Cremation arrangements are under the direction of Parker Mortuary.

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JOPLIN | HISTORIC PRESERVATION COMMISSION

STAFF REPORT

APPLICANT:

Angela Hudson (Hudson Real Estate LLC)

OWNER:

Angela Hudson

ADDRESS AND LANDMARK NAME:

612 W E St, Joplin, MO 64801
Lloyd Ruff Grocery Store

PRESENT USE:

Vacant (Zoned R-2)

HISTORIC USE:

Neighborhood Grocery Store

PHYSICAL DESCRIPTION:

Date of Construction: 1915

Architectural Style: Single Retail

Construction: Three bay storefront with center bay consisting of entrance typical of single retail architectural type. Storefront masonry does not appear to be original and window have been replaced when converted to single family home. (See applicant description, attached)`

Site: All of the east 35 feet of lot 329 in north heights addition to the City of Joplin, Jasper County, Missouri

HISTORICAL SIGNIFICANCE:

1. *Its character, interest, or value as part of the development, heritage, or cultural characteristics of the community, county, state, or country;*

   Neighborhood Grocers were the principle retail for food staples prior to the dominance of the automobile when walkability was a necessity. Very few remain in the community when once there were at least one in every neighborhood. The local landmark listing has one other previously listed, Morgan's Grocery Store affiliated with Murphysburg, while the Lloyd Ruff Grocery Store is affiliated with what is now the associated as part of North Heights, the current target neighborhood for preservation efforts and survey. Nomination preserves the pattern of development of the pre-auto era forms of neighborhood development which had a greater focus on mixed uses and proximity of services to residents.

   Finding: The building meets the requirements of criteria 1 for its value as part of the development of the community and specifically the neighborhood of North Heights.

2. *Its location as a site of a significant local, county, state, or national event;*

   Not applicable to this nomination

3. *Its identification with a person or persons who significantly contributed to the development of the community, county, state, or country;*

   The property is associated with Lloyd Ruff and later the Morris brothers who operated and owned the store.

4. *Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;*

   The single retail architectural type is part of an utilitarian architectural style characterized by an absence of significant architectural elements an typically not eligible under this criteria.

5. *Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state, or country;*

   Not applicable to this nomination.

6. *Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;*

   Not applicable to this nomination.

7. *Its embodiment of design elements that make it structurally or architecturally innovative;*

Not applicable to this nomination

8. *Its unique location or singular physical characteristics that make it an established or familiar visual feature;*

   Not applicable to this nomination.

9. *Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance; and/or*

   Not applicable to this nomination.

10. *Its suitability for preservation or restoration.*

Finding: The site meets the requirements for criteria 10 as staff would rate the integrity of the resource as fair or better.

Any structure, property, or area that meets one or more of the above criteria shall also have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration. (Ord. No. 86-31, ' 1, 3-17-86)

STAFF RECOMMENDATION:

Staff recommends The Lloyd Ruff Grocery Store, located at 612 W E Street, be forwarded by HPC Resolution to the Planning & Zoning Commission, to be added to the HP zoning overlay, and be designated as a local landmark.

SUPPORTING DOCUMENTS:

Documents included in determination were attached to application.

HISTORIC JOPLIN PRESERVATION COMMISSION

602 S Main Street, Joplin, MO 64801 (417)624-0820

HPC Case No._____

Meeting Date_____

LOCAL HISTORIC LANDMARK NOMINATION FORM

LOCATION

Address: 612 W E St, Joplin, MO 64801

Property Name (historic or common): Lloyd Ruff Grocery Store (later Richard's Food Market

OWNER INFORMATION

Name: Angela Hudson (Hudson Real Estate LLC) Phone: 720-236-0559

Address: 528 N Moffet Ave, Joplin, MO 64801

FORM PREPARED BY (If other than owner)

Name:_____ Phone: _____

Address:_____

Relationship to Owner:_____

*A notarized letter of consent from the legal owner is required.

CLASSIFICATION

Present Use: Vacant / rehabilitation in progress (intended adaptive reuse; see "Suitability" below)

Historic Use (if known): Neighborhood grocery store; later Richard's Food Market; later community arts/greenhouse use

Public or Private: Private Occupied or Unoccupied: Unoccupied

ARCHITECTURAL and PHYSICAL DESCRIPTION (attach a separate sheet if needed)

Construction Date: 1915

Architect and/or Builder (if known): Unknown

Building Materials (foundation, walls, roof, etc.): Wood Frame, Slab (although there is a 1 foot crawlspace) vinyl siding, cedar shingle awning, attached greenhouse

Architectural Style: Neighborhood commercial / early-20th-century utilitarian storefront (small neighborhood grocery)

Site Description (property and surrounding area): Small early-20th-century neighborhood commercial building in the North Heights area. The building historically served nearby residents as a walkable grocery and community stop for decades, later continuing community-serving uses.

HISTORICAL SIGNIFICANCE

(*Must meet at least one of the following, but please provide a brief description of how the nominated landmark meets the significance for any requirement that applies below – attach a separate sheet if needed).

1. Its character, interest, or value as part of the development, heritage, or cultural characteristics of the community, county, state, or country: 612 W E St is a documented example of Joplin's early-20th-century pattern of small neighborhood grocery stores embedded in residential areas, serving as walkable, community-scale commerce. The business is documented at this address in period newspaper listings and advertisements and remained a remembered neighborhood institution into the late 20th century.

2. Its location as a site of a significant local, county, state, or national event: _____

3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or country: The store is closely associated with Lloyd H. Ruff, a long-time Joplin grocer, and the Ruff family. Obituaries and contemporary sources document the Ruff grocery operation at 612 W E St for decades, making the property strongly associated with a locally significant family-run neighborhood business.

4. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials: _____

5. Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of a community, county, state, or country: _____

6. Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant: _____

7. Its embodiment of design elements that make it structurally or architecturally innovative:

8. Its unique location or singular physical characteristics that make it an established or familiar visual feature: _____

9. Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to, farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance: This property is a particularly representative example of a utilitarian neighborhood commercial building (corner/storefront grocery type), a building type that historically anchored residential neighborhoods but is increasingly rare. Its long operation as a grocery and later community-oriented uses reinforce its historic role and type.

10. Its suitability for preservation or restoration: The building is suitable for preservation through adaptive reuse, retaining its historic function as a neighborhood-serving gathering and commerce space. The structure's history demonstrates sustained community use. From early grocery operations to later community/arts and greenhouse activity, supporting restoration as a contributing neighborhood landmark.

(Any structure, property, or area that meets one or more of the above criteria shall also have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration. Ord. No. 86-31, ' 1, 3-17-86)

SUPPORTING DOCUMENTS

A. Bibliography – Please provide a list of all sources used to complete this nomination form.
B. Photographs – Please provide current photographs of the property, as well as historic photographs (if available).
C. Any other sources (such as maps, newspaper clippings, etc.) that help support the nomination as a local historic landmark.

Please submit completed nomination forms to:

Planning & Community Development
Joplin City Hall
602 S. Main Street
Joplin, MO 64801

Please sign below once the nomination form is complete and ready for submittal:

Printed Name: Angela Hudson

Signature: Angela C Hudson Date: 1/15/2026

*If the property owner would additionally desire a historic marker to be placed on the property, please complete and submit the following application with this Local Landmark Nomination Form.

Date	Source	Address Referenced	Description / Significance	Use in Application	Link/photo
Mar 20, 1915	Joplin Globe	West F St	Lloyd Ruff operating grocery prior to relocation; establishes business existence before E Street construction.	Pre-construction business history	photo
Jul 25, 1915	Joplin News Herald	Near E & Sergeant	Article states Lloyd Ruff is building a house and store; confirms construction year of E Street building.	Construction date confirmation	photo
Oct 22, 1915	Joplin Globe	E Street	Advertisement lists Lloyd Ruff grocery on E Street; confirms store operational by late 1915.	Establishes earliest use date	photo
1920	Joplin City Directory	612 W E St	City Directory lists Ruff grocery at 612 W E St; confirms address and continuity.	Address verification	photo
Jan 30, 1925	Joplin News Herald	612 W E St	Advertisement listing Lloyd Ruff grocery at 612 W E St.	Ongoing commercial use	photo
Jun 30, 1928	Joplin Globe	612 W E St	Benefit notice lists Lloyd Ruff Grocery; shows community role beyond commerce.	Community significance	photo
1943	Joplin Globe	612 W E St	Associated Grocers advertisement lists multiple grocers; Ruff store notably independent.	Illustrates local business character	photo
1984	Joplin Globe	612 W E St	Richard's Food Market closing article reflects neighborhood memories and long operation.	Cultural and social significance	photo
Late 20th Century	Local records / business listings	612 W E St	Building later used as art studio / greenhouse (Studio Greenhouse), continuing community use.	Adaptive reuse history	https://www.mapquest.com/us/missouri/studio-greenhouse-353123055

Property: 612 West E Street, Joplin, Missouri
Historic Name: Lloyd Ruff Grocery Store (later Richard's Food Market)

Purpose of Submission:
These supporting documents accompany the Local Historic Landmark Nomination for 612 West E Street. The materials document the building's construction date, historic commercial use, association with the Ruff family, and its long-standing role as a neighborhood-serving grocery and community space.

The attached materials demonstrate that the property meets the criteria for designation as a Local Historic Landmark due to:

- Its role in Joplin's early-20th-century neighborhood commercial development,
- Its long association with Lloyd Ruff and the Ruff family,
- Its status as a representative example of a utilitarian neighborhood grocery structure, and
- Its continued suitability for preservation through adaptive reuse consistent with its historic community-serving function.

Attachments Included:
Bibliography, Cross-Reference Index, Historic Summary Spreadsheet, Newspaper articles and advertisements, City directory excerpts, Obituaries and genealogical documentation, Historic postcard (Missouri Digital Heritage), Later-use documentation.

Bibliography

(Sources used to complete this nomination. PDFs attached separately)

- Joplin News Herald, July 25, 1915, p. 3. Article noting Lloyd Ruff constructing a house and store near E Street.
- Joplin Globe, October 22, 1915, p. 4. Advertisement listing Lloyd Ruff grocery operating on E Street.
- Joplin City Directory, 1910. Listing for Lloyd Ruff grocery at 611 West F Street.
- Joplin City Directory, 1920. Listing for Lloyd Ruff grocery at 612 West E Street.
- Joplin News Herald, January 30, 1925, p. 7. Advertisement listing Lloyd Ruff grocery, 612 West E Street.
- Joplin Globe, June 30, 1928, p. 6. Benefit notice listing Lloyd Ruff Grocery at 612 West E Street.
- Joplin Globe, January 31, 1943, p. 40. Associated Grocers advertisement illustrating independent neighborhood grocery operations in Joplin.
- Joplin Globe, December 2, 1984, p. 28. Article announcing the closing of Richard's Food Market and reflecting community memories of the store.
- Joplin Globe, May 2, 1974, p. 26. Obituary of Lola Mae Ruff.
- Joplin Globe, September 24, 1985, p. 18. Obituary of Lloyd H. Ruff.
- Find A Grave. Boone Neal Ruff obituary and memorial record.
- Missouri Digital Heritage, Joplin Public Library Postcard Collection. Historic postcard depicting early-20th-century neighborhood commercial context in Joplin.
- Local business listings and community records documenting later use of 612 West E Street as Studio Greenhouse.
- Private correspondence and research assistance from local historic preservation volunteers.

Supporting Documents – Cross-Reference Index

Criteria Key:
(1) Community development / heritage
(3) Association with significant persons
(9) Distinctive utilitarian commercial structure
(10) Suitability for preservation / adaptive reuse

Source	Criteria Supported
Joplin News Herald, Jul 25, 1915	1, 9, 10

Joplin Globe, Oct 22, 1915	1, 9
City Directory, 1910	3
City Directory, 1920	1, 3, 9
News Herald, Jan 30, 1925	1, 9
Globe, Jun 30, 1928	1, 9
Globe, Jan 31, 1943	1
Globe, Dec 2, 1984	1, 9, 10
Lola Ruff Obituary	3
Lloyd Ruff Obituary	3
Boone Neal Ruff Obituary	3
Missouri Digital Heritage Postcard	1, 9
Studio Greenhouse Records	1, 10

Historic Summary (Chronological)

- 1910–1915: Ruff grocery operates on West F Street
- 1915: Construction of store on/near E Street
- Late 1915: Grocery operating on E Street
- 1920–1984: Continuous neighborhood grocery use at 612 W E Street
- 1984: Richard's Food Market closes
- Late 20th century: Adaptive reuse as art studio/greenhouse

Newspaper Articles & Advertisements (Chronological)

1. Joplin News Herald – July 25, 1915
2. Joplin Globe – October 22, 1915
3. Joplin News Herald – January 30, 1925
4. Joplin Globe – June 30, 1928

5. Joplin Globe – January 31, 1943
6. Joplin Globe – December 2, 1984

City Directory Excerpts

- 1910 directory (611 W F St)
- 1920 directory (612 W E St)

Obituaries & Genealogical Documentation

- Lola Mae Ruff obituary (1974)
- Lloyd H. Ruff obituary (1985)
- Boone Neal Ruff obituary

Historic Images & Context Materials

- Missouri Digital Heritage postcard
- Historic and contemporary photos of the building

HOME BUILDING BOOM IS ON IN CITY OF JOPLIN

LUMBER DEALERS SAY THERE ARE MORE THAN 20 RESIDENCES BEING BUILT.

Expect High Tide of Activity in Fall Due to General Prosperity.

With twenty or more houses and a few store buildings now under course of construction, lumber dealers believe Joplin soon will see the biggest building boom in its history. Not in months has there been as great activity along this line as at present, and it is the belief of dealers that fall will see the boom at high tide.

The dealers attribute the revival of home building to the general prosperity brought on by higher ore prices. It is on the theory that times will continue to be good that they see in store for the city a building boom.

One of the largest houses being built at this time is at Sixteenth street and Missouri avenue. It is being erected by A. Barr, a contractor, and will contain ten or twelve rooms.

A brick veneer bungalow is being built by Dr. S. H. Miller on Sergeant Grant avenue near First street. It is nearly finished.

Other Buildings Going Up.

Other buildings are being constructed in this part of the city. Near E and Sergeant Loyd Ruff, a grocer is building a house and store building. A two-story house is being built between D and E on Moffet by Leon Boucher. The foundation for a six-room cottage, to be built by Dr. M. B. Harutun, has been laid in Roanoke addition.

Near Twenty fifth street S. B.

NewspaperArchive by Storied

Joplin News Herald, July 25, 1915 Pg. 3, Joplin, Missouri, US
https://newspaperarchive.com/joplin-news-herald-jul-25-1915-p-3/

For 50c—Next Week Only

Plus Five Trademarks from Quaker Oats Packages, 10c Size
or Plus Two Trademarks from Quaker Oats Packages, 25c Size

This Quaker Cooker

We have supplied perfect double-Cookers to over 700,000 homes, to make Quaker Oats more delightful. They are made to our order to bring out the fullness of the flavor and aroma.

Such a Cooker as this, if sold at retail, would cost more than most homes would pay. But our purpose requires it in every home where Quaker Oats are used, so we ourselves supply it.

Our purpose is this: To create more Quaker Oats users, by making this the best-loved morning dish.

To this end, we use queen grains only in this brand—just the big, plump grains. We get but ten pounds per bushel. That means that two-thirds of the oats as they come to us are discarded in Quaker Oats.

The result is large, luscious flakes. They make this dish doubly-delicious. Yet they cost you no extra price.



Pure Aluminum
Made to Our Order
Extra Large and Heavy
Cereal Capacity, 2½ Qts.
Retail Value, $2.50

These flavory flakes have won the world to Quaker. In a hundred nations this is the favorite brand. Millions of oat lovers send thousands of miles to get it.

Our next object is right cooking, and we offer this Cooker to every home to attain it. But we supply only one to a home.

Get this Cooker next week under this special offer. You want children to delight in this vim-food. You want them to eat an abundance. The way to attain that is to serve Quaker Oats cooked in this Quaker Cooker.

Next Week 50c—But Never Again

Our regular offer made in each Quaker Oats package is this:

Send us five trademarks cut from the front of the Quaker Oats packages. That is to prove you a Quaker Oats user. Send $1 with the trademarks and this Quaker Cooker will be sent by parcel post.

Next week's offer is this: Send us five trademarks—the picture of the Quaker—cut from the fronts of five Quaker Oats packages, 10c size, or two from the 25c size. Send with them **only 50 cents**, and we will send the Cooker by parcel post.

For one week—for next week—we cut the payment in two. For 50c you get this big Aluminum Cooker. But this offer will never be repeated. No requests will be honored unless mailed next week. **And the offer is confined to this county.**

Note the grocers who have the Cooker on show. You will find Quaker Oats displayed with it. See the Cooker and, if you approve it, arrange next week to get it. It will mean a 50-cent saving under the lowest price we have ever offered. Please don't forget.

Address—The Quaker Oats Company, 1755 Railway Exchange, Chicago

These Grocers Next Week

Display the Quaker Cooker

BEN F. SCOTT	611 West Ninth St.
BERT ASKINS	617 West Nineteenth St.
C. L. WELCH	Twenty-second and Bird Sts.
LOCKWOOD & CO.	3103 Empire St.
C. P. BEAVERS	2028 Byers Ave.
T. S. BUFORD	211 East Twentieth St.
CHURCH & BLAIR	1702 Main St.
DAVISON BROS.	814 Main St.
J. W. TAYLOR	1222 Main St.
G. W. MARTIN	2039 Empire St.
ORIN HARVEY	511 West B St.
CHAS. O. HAUCK	200 Main St.
PITNEY & GLAZEBROOK	112 Main St.
C. E. JONES	137 West First St.
THE FAIR GROCERY	520 Broadway
GRAHAM BROTHERS' GROCERY	218 West Third St.
JAS. THOMPSON	511 West Second St.
LLOYD H. RUFF	912 West E St.
J. R. BEARDN	417 West A St.
C. H. HAVENS	214 East Fifth St.
N. MARR	302 Main St.
N. MARR	314-316 Main St.
N. MARR	1604 Main St.
KLOTZ & JOHNS	Corner Sixth and Moffet
R. M. WELCH GRO. CO.	Fifteenth and Indiana
A. L. MILLS	1408 Main St.
FERRIER GROCER CO.	222 West Fourth St.
WAYSIDE GROCERY (Geo. W. Burton)	1501 Missouri
CLAYTON & SONS	Twelfth and Main Sts.
G. W. KOEHLER	116 West Sixth St.
A. L. BASTAIN	830 Main St.
MIDLAND GROCERY CO.	800 Main St.
THE PEARL	309 Main St.
T. C. EBERLY	414 West Fourth St.
GEO. L. MORRISON'S	1310 Main St.
S. G. NUGENT	704 Broadway
C. R. DAVIS	914 Main St.
H. A. BROWN	715 Broadway
W. T. ZIMMERMAN	621 West Fourteenth St.
WM. H. DAVIES	1612 Byers Ave.
MOORE & CO.	317 Murphy St.
SCHWARZE GROCERY CO.	802 West Seventh St.
L. A. PITNEY	1007 West Sixth St.
WALTER PORTER	1417 Perkins Ave.
HARRY OCHSENBEIN	1460 Perkins Ave.
T. B. OSBORN	Chitwood, Mo.
NORTH HEIGHTS GROCERY	D and Pearl Sts.
F. L. COX	Chitwood, Mo.
L. R. FRYER	1442 Perkins Ave.

This advertisement was originally intended for appearance yesterday

Quaker Oats 10c and 25c

In Round Packages With Top

and Mesdames McGuire, Watkins and E. N. Williams. Mesdames

NewspaperArchive by Storied

Joplin Globe, October 22, 1915 Pg. 4, Joplin, Missouri, US
https://newspaperarchive.com/joplin-globe-oct-22-1915-p-4/

Joplin Automobile Tire Repair Co.
JOHN I. FLEMING, Manager
PRICES RIGHT
Work Guaranteed.
619 Joplin St.
Bell Phone 761

Foust Automatic Concentrating Co.
Manufactures Jigs---Greatest Capacity, Closest Saving
117-118 Miners Bank Building Both Phones 1823 Joplin, Mo.

RUDD BROS (W M Rudd) insurance 101-103 Miners Bank bldg tels 564 see left center lines
Rudd Chas helper Inter-State Marble & Tile Co r 1417 Jackson
~~Rudd Mary r 122 Moffet~~
~~Rudd Nicholls and Richard H r 123 Moffet~~
RUDD WM M (Rudd Bros 101-103 Miners Bank bldg)
Ruddy Elizabeth Mrs r 515 Byers
Ruddy James r 119 Moffet
Ruebottom R F mach r 1112 Jackson
Ruff Lloyd H groceries and meat 611 w F r 106 s Jackson
Ruhe Wm r 2221 Wall
RUHL OTTO mining editor Joplin Daily Globe r Oakland
Runner James R notions 1420½ Main r 1415 Pearl
Runyon James C police r 204 John
Rupert Dollie lab r 1205 Carter
~~Rupert Mary dom 632 Sergeant~~
~~Rush Bert cook W D Porter r 1214 Virginia~~
~~Rush Clear & News Co (Rush and S E Albright) 1224 Main~~
Rush Jacob T driller r 2419 Penn
Rush Wm L min r r es Adelia 1st n of 23d
Rushton Wm V brake r 923 Pearl
Rusine Chris C (Lum) miner r 2119 Harlem
Rusk Edna r 401 Bway
~~Rusk Edw J miner r 401 Bway~~
~~Rusk Leon student r 118 n Moffet~~
~~Rusk Gibson G r 401 Bway~~
Rusk Lola r 629 n Pearl
~~Rusk Raymond C clk North Heights Gro r 603 n Joplin~~
Rusk Wm I mine opr r 629 n Pearl
Rusk Wm S elevator opr Christman D G Co r 118 n Moffet
~~Ruson Mary dom 1122 Jasper~~
Russell Ace lab r 1312 Bird
~~Russell Allie seam Joplin Overall Co rms 309 Byers~~
Russell Alvah A chf clk Frisco 112 w 4th r 824 Penn
Russell Anga r 1514 Moffet
~~Russell Arthur J yd clk Frisco frt depot r 824 Penn~~
~~Russell Bee (United Doctors 624 Main) r Charleston Hotel~~
Russell Cullie Mrs starcher New Method Ldry r 415 Gray
~~Russell E r Hotel Southern~~
Russell Fred M team r 1514 Moffet
Russell Grace phone opr M & K Tel Co r 1517 Pearl

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Russell James I cook Clarkston Hotel r 609 Joplin
Russell John L lab r 211 Park
Russell John R miner rear 1903 Byers
~~Russell Kline waiter Connor Hotel rms 316 Kentucky~~
~~Russell Lizzie dom 812 w 2d~~
Russell Neoma milliner appr r 116 n Cox
~~Russell Ray helper M P rd house r 1514 Moffet~~
RUSSELL ROBT saloon 2002 Main tel Home 948 White r 2116 Virginia
~~Russell Robt lab r 211 Park~~
Russell Thos W miner r ss 3d 5th e of Winfield
Russell Wm team r Perkins nw cor Walnut (Chitwood)
Russell Wm A barber W J Tabber r 715 Hill
~~Russell Wm R lab r 116 n Cox~~
~~Russum Elizabeth tchr High School r 223 Cox~~
~~Russum Serena tchr Washn School r 223 Cox~~
~~Rutherford Clarence student r 1435 w 9th~~
Rutherford Elizabeth wid Daniel r 1011 Valley
~~Rutherford Ernest L mingr r 1012 Valley~~
Rutherford J W power expert Empire District Electric Co
~~Rutherford Ode mach Maitland-Rich Machinery Co r country~~
Rutherford Robt L team r 1436 w 9th
Rutledge Bertha r 1224 Connor
~~Rutledge Bertha dom 2115 Pearl~~
~~Rutledge Ethel r 1224 Connor~~
~~Rutledge Geo E lab r 2001 Indiana~~
Rutledge Henry transfer r 2001 Indiana
Rutledge John A team r 1207 Connor
Rutledge John C miner r 1224 Connor
Rutledge Mabel clk F W Woolworth & Co r 2001 Indiana
See also Routledge
Ruttan David W confr 404 School
Rutter John A team r 1215 Central
Ryan Dennis city police r 1408 North
Ryan Edw A trav r 1719 Pearl
Ryan John H auctioneer r 1223 Joplin
Ryan Millie r 111 Main
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~~Ryno Floyd student r 2002 Connor~~
Ryno Wesley A mgr Western National Vault Co 119 e 7th r 2002 Connor

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Ross Graeme (Margaret H) mgr Westinghouse E & M Co r 515 N Moffet av
Ross Harrison (Bertha) eng r 1417 Jackson av
Ross Harry r 214 N Oak av
Ross Harry (Tillie) r 916 Grand
Ross Horace (Bessie) porter r 829 Grand
Ross Hughes r 214 N Oak av
Ross James C (Dee) r 214 N Oak av
Ross James H (Betsy) carp r 132 Brownell
Ross Nancy A wid David A r 1820 Indiana av
Ross Nellie Mrs r 1505 Hill
Ross Vest H mech Tel Co r 214 N Oak av
Ross Wm L (Marie) cook r 1820 Indiana av
Rosser Janie Miss sales Christman's r 309 Byers
Rotary Club Dolph Shaner sec 117 W 4th
Roten Ethmer glazier H N Van Fleet r 2108 W 5th
Roten James (Billie) furn rooms 214 Main r same
Roten James E (Frances) miner r 216 N John av
Roten Nellie Miss r 1820 W 4th
ROTH HENRY C (Mary C) (C G R Electric Co) r 327 N Wall av
Roth James M clk r 1629 Byers av
Rothchild Building 312-314 Main
Rothgeb A (Narcissa) r 310 Wall
Rothschild Benj (Esther) (Rothschild Iron & Metal Co) r 221 N Sergeant
Rothschild Iron & Metal Co (Lee, Benj and Isaac Rothschild and I H Cohen) 700-720 E 7th
Rothschild Isaac (Jennie) (Rothschild Iron & Metal Co) r 917 W 2d
Rothschild Lee (Rothschild Iron & Metal Co) r 917 W 2d
Rothschild Milton student r 917 W 2d
Rothschild Ruth student r 917 W 2d
Rothwell Roy T (Rose) r 419 W 4th
Roundtree Clarence lab r 30th and Empire av
Rountree Elzie (Bessie) emp Connor Hotel r 815 Porter
Roundtree Worth B (Iva) emp Connor Hotel r 626 N Sergeant av
Roup Senia A Mrs cook Empire Cafe r Web City
Rouse Morris (Della) carp r 2401 Tyler av
Rouse Nelson M (Ozark Candy Co) r Central City
Rouse Norman (Ava) sales Ozark Candy Co r 2320 Lois av
Roush John H (Octavia) fire dept r 106 Forest av
Roush Marguerite steno Connor Investment Co r 524 W 5th
Roush Opal emp Meeker Adv Co r 524 W 5th
Routh Carrie Mrs emp Joplin Overall Mfg Co r Carterville
Routh James M clk W D Walker r 1607 Byers
Routh James P (Ella) r 1607 Byers av
Row John (Myrtle) lab r 1126 E 12th
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Rowe Ben (Stella) smelter r 312 N McCoy av
Rowe Gladys Miss teller Gas Co r 118 N Washington av
Rowe Harry (Lola) r 1524 Jackson av
Rowe Lee (Mary) chauf r 923 W 3d
Rowe Lee F (Opal E) mech r 2010 Annie Baxter av
Rowe Lola Mrs wrapper Junge Baking Co r 1524 Jackson av
Rowe Rachael wid Wm r 923 W 3d
Rowe Viola wid Richard r 118 N Washington av
Rowe Wm S (Alice E) clk F A Snyder & Co r 503 Penn
Rowland Dan lab r 601 Kentucky av
Rowland James (Kathryn) fore Empire Dist Elect Co r 314 W 9th
Rowland John W barber V W Creasy r Walnut Kan
Rowland Lizzie Mrs r 2022 Harlem av
Rowland Mary wid Wm dressmkr r 717 Connor av
Roy Wm P (Charity J) eng r 712 Roosevelt
Royal Charles E fore Empire Dist Elect Co r 909 Missouri av
Royal Flora wid Henry r 909 Missouri av
Royal Homer T lineman Empire Dist Elect Co r 909 Missouri av
Royal Shoe Store Kirb S Pirtle mgr 603 Main
Royse Edna Miss r 824 Connor av
Royse Orville D (Nellie S) pres Royse Title & Security Co r 320 Moffet
ROYSE TITLE & SECURITY CO O D Royse pres C M Schulte sec 410½ Joplin phone 143
Royston Amos R (Lydia) r All Jack Crossing
Ruby Henry C r 827 Wall
RUBY HOTEL Mrs Ida M Ruby prop 319 W 4th phone 2186
Ruby Ida May Mrs prop Hotel Ruby 319 W 4th r same
Ruby Myrtle Miss clk Wm Fleischaker r 827 Wall
Rucker Abe (Cora) miner r 1503 Virginia
Rucker Cora Mrs maid Connor Hotel r 1503 Virginia av
Rucker John O furn rooms 818½ Main r same
Rucker Nelson mess Postal Tel & Cable Co r 1505 Virginia
Rudd Allie Mrs sales Christman's r 307 Byers
Rudd Camille steno Newman's r 307 Byers
Ruddy Elizabeth wid George H r 515 S Byers
Rudder Anne Mrs r Royal Heights
Rudder Clarence r Royal Heights
Rudolph Edward W (Lorine) adv solcr News Herald r 630 N Joplin av
Rue Arthur H lab r 1606 Sergeant av
Rue Everett N (Stella) emp Frisco r 1606 Sergeant av
Ruff Lloyd H (Lola) grocer 613 w E r 533 N Sergeant av
Ruffin Alta dep clk U S Dist Court r 612 N Byers
Ruffin John T r 612 N Byers av
RUHL OTTO (Effie) consulting mining engineer 303-304 Miners Bank bldg phone 1780 and sec and treas Hebbard Mfg Co r Midway (see page 41)
Rule Rosa Miss r 801 E 7th
Rumbang Luella Miss tchr Central Sch r 121 N Byers
Rumpal Joseph W (Clara) mech r 114 Jackson av
Runner Faye I Miss bkpr Christman's r 1218 Penn av

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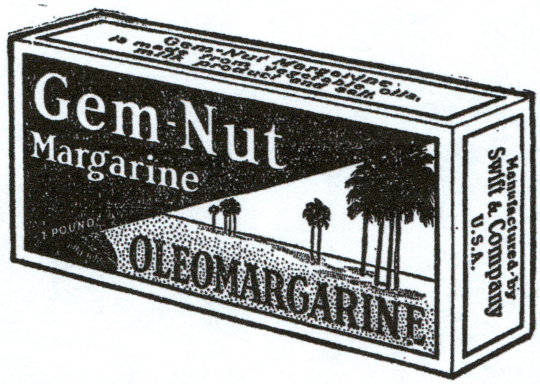

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J. D. West.....815 Broadway
C. E. Jones.....110 W. First St.
L. C. Herb.....229 N. Connor
Dan Flannery.....1428 Perkins St.
H. Ochsenbein.....1462 Perkins St.
Frank Cox & Co.....412 Connor
Ben Scott.....610 W. Ninth
J. H. Young & Co.....110 E. Ninth
Midland Gro. Co.....914 Main
Ozark Mercantile Co.....920 Main
J. W. Warmack.....1332 Main
H. E. Peters.....1402 Main
J. F. Kugler.....1720 Main
Overall & Doss.....2002 Main
Foster's Cash Gro.....2012 Main
A. J. Alexander.....2102 Main
L. Grinstead.....3128 Main
C. L. Welch.....2201 Bird
H. T. Roberts.....1930 Annie Baxter
Youngblood & Breazeale.....122 Main
N. Griffin.....417 W. A St.
Oberlechner Bros.....1408 Perkins
T. C. Taylor.....1217 W. Seventh
Royal Heights Gro.....Royal Heights
Joe Bailey.....Chitwood
Lloyd Ruff.....612 W. E St.
Chas Bell.....105 W. Seventh
Klug's Market.....630 Main
Lambert & Son...Seventh and Virginia
Matthews Grocery.....806 Main St.
T. S. Buford.....211 E. Twentieth St.
Grace Brackette.....412 E. Twelfth St.
Bert Chaney.....612 W. Fourteenth
Geo. Carter.....407 E. Twentieth St.
Fair Grocery.....520 Broadway
Griffin Grocery.....417 W. A
L. Grinstead..Thirty-second and Main
Wm. Ingram.....1702 Main
Lawmaster Grocery.....1312 Main
Nugent & Son.....213 E. Eighth
C. L. Welch.....2201 Bird
W. T. Zimmerman...621 W. Fourteenth

CARTHAGE, MO.

J. R. Dempsey — G. E. Slates
W. H. Davison — J. N. Vaughn
Mrs. L. Farmer — Jno. Wormington

WEBB CITY, MO.

W. E. Stone.....916 W. Daugherty
W. F. Gill.....307 W. Daugherty
Geo. Staples.....516 N. Cedar
S. R. Tuder.....1302 W. Nelson
Jno. Herrod.....36 S. Allen
Al Herrod.....106 S. Allen
R. Thrall.....124 S. Allen

GALENA.

Tryon & Son — O. W. Masters
Best Yet Grocery — Ed Hudgins
Economy Grocery — J. S. Jarrett
Clark's Grocery — J. E. Shaddy
Scott Blick — Craig Bros.
Corner Grocery — Joseph & Jacob
Archer & Son — D. S. Reed
Blick's Market — L. A. Sater
R. Hardwick

BAXTER SPRINGS, KAN.

L. W. Betts, Grocer

LOWELL, KAN.

Jess McClure

RIVERTON, KAN.

F. A. Osborne — Leo Williams
McClure & Ware

CARL JUNCTION, MO.

A. E. Bryant — Star Grocery
W. A. Ireland

ORONOGO, MO.

A. T. Woodward — B. J. Daugherty
W. M. Hamby

PURCELL, MO.

W. H. Worth — New System Gro.

WACO, MO.

Pitcock Merc. Co.

ASBURY, MO.

Kerr's Grocery

ALBA, MO.

Jno. Barnett

CARTERVILLE.

J. R. Cardwell Grocery Store

NewspaperArchive by Storied
Joplin News Herald, January 30, 1925 Pg. 7, Joplin, Missouri, US
https://newspaperarchive.com/joplin-news-herald-jan-30-1925-p-7/

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North Heights Grocery
405 West D
Monte Taylor
414 West 4th
Marr-Bridger
804 Main
Marr-Bridger
302 Main
Marr-Bridger
1802 Main
Marr-Bridger
621 Broadway
Marr-Bridger
1442 Perkins
Marr-Bridger
1930 Empire
Central Market and Grocery
1726 Main
N. G. Patterson
1702 Main

N. G. Patterson
116 Main St.
Table Supply
304 West 6th
H. C. King Merc. Co.
1101 Broadway
Griffith Grocery Co.
417 West A
James Thompson
811 West 2nd
Ben F. Scott
611 West 9th
Rush Grocery Co.
302 East 7th
Wallace Brothers
1602 Main
S. P. Havens
2331 Annie Baxter
Youngblood & Breazeale
124 Main

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Joplin Globe, June 30, 1928 Pg. 6, Joplin, Missouri, US
https://newspaperarchive.com/joplin-globe-jun-30-1928-p-6/



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- This organization is owned and operated by the owners of 117 A. G. Stores in the district.

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A.G. STORES, JOPLIN TRADE AREA

ALBA, MO.—Simmons Grocery
ATLAS, MO.—Marchbank's Grocery
ANDERSON, MO.—Geo. Tatum Merc. Co.
ASBURY, MO.—Cooper
AVILLA, MO.—Moore Bros. Grocery
BAXTER SPRINGS, KAN.—Craig's Grocery, 538 West 8th; Henbert Grocery, 1226 Military
CARL JUNCTION—Bryant's Grocery
CARTHAGE, MO.—McCormick Grocery, South Side of Square; Cantrell Grocery; Oak Street Grocery, 1002 Oak St.; Reid Grocery; Kane's Fairview Grocery, 1947 Garrison
CARTERVILLE, Mo.—Hardman Grocery, 201 South Pine; Cooper's Store, 110 Main St
CASSVILLE, MO.—Haskins Grocery
COLUMBUS, KAN.—Reeves Quality Market; Zimmerman Food Market
CRESTLINE, KAN.—Chestnutt Grocery
DIAMOND, MO.—Fullerton Grocery; Tyler Grocery, Route No. 1
DUENWEG, MO.—Houk Grocery; Rush Grocery
GALENA, KAN.—Hardwick Grocery; Livingston Grocery, 1018 Euclid; Phipps Grocery; Price Grocery
GRANBY, MO.—Darnell Grocery
GIRARD, KAN.—Huber Grocery
GOODMAN, MO.—City Market; Lipe Grocery
JASPER, MO.—Curnutt Grocery
LAMAR, MO.—Young's Grocery
LANAGAN, MO.—Denison Grocery
LAWTON, KAN.—McFerron Grocery
LOWELL, KAN.—Winfrey
MONARK SPRINGS, MO.—Rush Grocery
MOUNTAIN, MO.—Lipe Grocery
MONETT, MO.—Hill-Top Grocery
MELROSE, KAN.—Dungan Grocery
MULBERRY, KAN.—Model Grocery
NEOSHO, MO.—Hald Grocery; Turner Grocery; J. B. Edmondson Grocery, Route No. 4; McConnell's Grocery.
NEW HOPE, MO.—Johnson Grocery.
NEWTONIA, MO.—Gum Grocery.
NOEL, MO.—Walters Store
PIERCE CITY, MO.—Hunt's Bargain Store
PINEVILLE, MO.—Burk's Grocery
PITTSBURG, KAN.—Robins Grocery
POWELL, MO.—Joe Schell Grocery
PURCELL, MO.—Hogan's Store
RACINE, MO.—Hodgden Grocery
RITCHEY, MO.—Kistler Grocery
RIVERTON, KAN.—Williams Grocery
SARCOXIE, MO.—Farmers' Exchange
SCAMMON, KAN.—Sonder's Grocery
SENECA, MO.—Chase's Grocery; Gullette Grocery, Route No. 2; Buzzard Grocery, Route No. 2
SPLITLOG, MO.—Jones Bros.
STOTTS CITY, MO.—Brooks Grocery
TIFF CITY, MO.—Carter Grocery
TIPTON FORD, MO.—Dugan's Grocery
WEST MINERAL, KAN.—Bruyr & Son
WEBB CITY, MO.—Abbott & Brown, 414 West Daugherty; Cooper's Store, 402 So. Hall; West End Market, 928 Daugherty

A.G. STORES IN JOPLIN

ALEXANDER GROCERY, 2106 Main St.
BAILEY FOOD MARKET, 1015 Broadway
BALAY GROCERY, 615 West 17th St.
BUFORD GROCERY, 211 East 20th St.
BUXTON GROCERY, 602 East 15th St.
BUZZARD GROCERY, 1406 Kentucky
CAMPBELL GROCERY, 815 West 7th St.
CLARK MERCANTILE CO., 116 N. Schifferdecker
COOPER'S GROCERY, 2321 Annie Baxter
CONSUMERS' MARKET, 7th and Pearl
DEKM'S FOOD MARKET, 2402 Main
DENHAM GROCERY, 425 West 32nd
FERGUSON FOOD MARKET, 1202 Broadway
HADLEY GROCERY, 107 Main St.
HAMRICK GROCERY, 1110 Moffet Ave.
EXCHANGE GROCERY, 414 West 4th
HAWLEY GROCERY, 1002 Central
HEGWOOD FOOD MARKET, 2313 Florida
HERB GROCERY, 229 N. Connor
HOHLIER GROCERY, 117 McKinley
E. M. HOPPER, 2030 Byers
KUGLER GROCERY, 1722 Main St.
LEEPER'S GROCERY, 621 Broadway
MAHAN GROCERY, 302 East 7th St.
MARTIN'S GROCERY, 2020 Empire
MELIN'S GROCERY, 611 West 20th
MORGAN GROCERY, 505 W. 2nd
NILES GROCERY, 1930 Annie Baxter
OCHSENBEIN GROCERY, 1400 Perkins
PETTIGREW'S GROCERY, 2102 Connor
ED. PHILLIPS, 1302 Connor
PHILLIPS' GROCERY, 1116 Jackson
RITTER'S GROCERY, 2304 East 4th
SCHILDKNECHT GROCERY, 4302 Main
SIFTY MARKET, 214 East 5th St.
THOMPSON'S GROCERY, 2202 West 4th
YNLAND'S GROCERY, 405 West D St.
WILDER GROCERY, 1113 West 8th St.
Y & B GROCERY, 2nd and Main
ZIMMERMAN FOOD MARKET, 621 West 11th

JOPLIN RURAL ROUTES

BARHAM GROCERY, Route No. 1 Joplin
HOOD GROCERY, Oak Grove
KING GROCERY, 20th and Duquesne
CREAMER GROCERY, Fillmore's Bridge
GOOD GROCERY, Lone Elm
RENIKER'S GROCERY, Redings Mill
C. E. DAVIS, Redings Mill
THOMPSON GROCERY, Tipton Ford

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Phone 124

MEMBERS NROG
A&P STORES
THE NATIONS LEADING GROCERS

Joplin, Mo.

NEWSPAPERARCHIVE
Joplin Globe, January 31, 1943 Pg. 40, Joplin, Missouri, US
https://newspaperarchive.com/joplin-globe-jan-31-1943-p-40/

Closing of neighborhood store sparks memories



Loyal customers gather outside Richard's Food Market for a picture. In front are Richard and Raymond Morris with their mother, Mabel.



Elizabeth Ricketts, April Long and Jodie Russell have been visiting Raymond Morris and his candy case since they were in grade school.

By Marti Attoun
Globe Staff Writer

It's not the quick loaf of bread the customers will miss, so much as the friendly advice that came with it, free of charge, at Richard's Food Market, 612 West E St.

"It's not a convenience store leaving. It's an institution," says Camille Ricketts, one of dozens of customers of Raymond and Richard Morris who flocked to the neighborhood grocery Friday for a farewell party. "Someone said we should thank them for 40 years of recipes."

After 40 years of working 10-hour days six days a week, the Morris brothers decided it was time to retire. When they hang up their aprons in a week or so, the store will be boarded up after 73 years of serving north Joplin.

Four generations of customers have fished in the candy case at the little grocery, says Raymond. His parents, Mabel Morris and the late Richard Morris, bought the store from the original builder and owner, Lloyd Ruff, who soon will be 100. Customers like Hilda Satterlee remember browsing for a nickel's worth of candy every week. Now, her grandchildren visit Richard's.

"They've been a great baby-sitting service," says Kathy DeTar. "You'd give the kids a quarter and tell them to go down to Richard's. I don't know what we're going to do without them. We'll no longer have menus, recipes or a grapevine."

"When I was first married they'd plan my menus for me," says Susan Satterlee. "We can't fix dinner without them."

Mrs. DeTar, too, received cooking lessons from the Morris brothers. She remembers when she bought a canned ham to take back to college with her. The Morrises wouldn't let her take it until she had instructions on how to cook it.

Carolyn Keeter, peering into the meat case, tells Richard, "I need something to make sandwiches with tomorrow. The men are going hunting."

He thinks a minute, then says, "He's always happy with hot dogs."

"See, it's wonderful," Mrs. Keeter says. "You don't have to think. They do all the work."

"There are certain things they won't stock here, because they know what the neighborhood won't eat," Mrs. DeTar says.

"You'd just be surprised what these boys know," adds their mother, Mabel.

The brides who put together their first meals, and in some cases their most recent, with the Morris brothers' help aren't the only ones who will miss the grocery store.

"Why couldn't you wait at least another week to close?" asks Josh DeTar, 9.

"I've been coming here since first grade," adds Spencer Satterlee, 8. "They're nice."

"This is a hangout for the grade school kids," Elizabeth Ricketts, 14, points out. "I used to sit on the front steps with my dog and eat candy."

Raymond is modest about the praise, but obviously pleased.

"We're just old-fashioned. We didn't change the store much since we bought it. We're just one big happy family out here."

Purchases were rung up on a 1908 brass cash register and the brothers delivered to many of the elderly residents.

"We've just run our own business and didn't try to keep up with the big stores," Raymond says.

The Morrises allowed customers to charge and even borrow cash in a pinch, says Mrs. Satterlee. When her children were home sick, one of the men delivered groceries, she recalled.

For a surprise farewell party Friday afternoon, loyal customers waited on the Morris brothers for a change. They had cake and coffee and gave the grocers a sock full of silver dollars.

"You can't say enough good about this place," says Mrs. DeTar. "We're all heart-broken. My husband came home and saw the closing sign and said, 'I can't go in there and see all those empty shelves.'"



Globe Photos/VINCE ROSATI

Mable Morris gets a hug from longtime customer and friend, Mrs. John Scott.

NewspaperArchive by Storied

Joplin Globe, December 02, 1984 Pg. 28, Joplin, Missouri, US
https://newspaperarchive.com/joplin-globe-dec-02-1984-p-28/

Joplin Deaths

Mrs. Lola Mae Ruff

Mrs. Lola Mae Ruff, 87, 2619 E. 14th St., died at 4:50 p.m. Wednesday at a Joplin nursing home following a two - month illness.

Mrs. Ruff was born on May 2, 1886, at Jerico Springs, Mo., and had lived here since 1904. She and her husband, Lloyd H. Ruff, who survives, operated Ruff's Grocery at 612 W. E. St. from 1912 until 1943. She and her husband were married here on June 17, 1906. Mrs. Ruff was a member of the First Methodist Church.

In addition to her husband, she is survived by a son, Neal Ruff, West Yellowstone, Mont.; a sister, Mrs. Berta Bowers, Tulsa, Okla.; three grandchildren and four great grandchildren.

Funeral services will be at 2 p.m. Friday at the Thornhill - Dillon Chapel, with Dr. William Henderson officiating. Burial will be in Ozark Memorial Park Cemetery.

Pallbearers will be Ross Roberts, Melvin Hoare, Tom Brookshire, D. T. Knight, Raymond Morris and Victor Trease.

The family will receive friends from 7 until 8:30 p.m. today at the funeral home chapel.

NewspaperArchive by Storied

Joplin Globe, May 02, 1974 Pg. 26, Joplin, Missouri, US
https://newspaperarchive.com/joplin-globe-may-02-1974-p-26/

Lloyd Ruff

Graveside services for Lloyd H. Ruff, 99, 2618 E. 14th St., who died at 8:45 p.m. Sunday in a Joplin nursing home where he had been a patient two days, are scheduled for 4 p.m. today at Ozark Memorial Park Cemetery.

Dr. William Henderson will officiate. Graveside services will be conducted by members of the Fellowship Masonic Lodge, No. 345, AF&AM. Arrangements are under the direction of Parker Mortuary.

The casket will be closed at all times.

Mr. Ruff was born on June 17, 1886 at McDowell. He moved to Joplin in 1904 from Galena, Kan.

He operated Ruff's Grocery Store, 612 W. E St., from 1909 to 1954. He retired in 1960 when he sold the Broadway Hardware Co.

He was a member of the First United Methodist Church.

He was a member of the Fellowship Lodge and the Scottish Rite Bodies, Valley of Joplin, since 1919. He was a member of the Abou Ben Adhem Shrine Temple since 1920.

His wife, Lola, died May 1, 1974.

Survivors include a son, Neal Ruff, 2619 E. 14th St., three grandchildren and six great-grandchildren.

Contributions may be made to the Shriner's Crippled Children's Fund in

NewspaperArchive by Storied

Joplin Globe, September 24, 1985 Pg. 18, Joplin, Missouri, US
https://newspaperarchive.com/joplin-globe-sep-24-1985-p-18/

Source: Find-A-Grave, captured December 23, 2025

BOONE NEAL RUFF OBITUARY

Boone Neal Ruff, age 103, Joplin, passed away at 2:58 a.m. Sunday, August 9, 2020, at his home after an illness.

Neal was born August 31, 1916, in Joplin, Missouri to the late Lloyd Ruff and Lola Neal Ruff and had lived in the Joplin area most of his life.

He graduated from Joplin High School and attended the University of Arkansas-Fayetteville, where he studied engineering and played the trumpet. Neal worked at Eagle Picher Industries and Rocketdyne as an engineer for several years before moving to West Yellowstone, Montana, where he owned and operated the Hitching Post Motel. He retired in 1977 and moved back to Joplin.

Neal was a proud veteran of the United States Army Air Corps, serving during World War II as a fighter pilot. He flew in 74 combat missions in the Central Pacific and witnessed the atomic bomb explosion as he flew out on one of his missions. Neal did his own navigating and radio work in his small, single engine plane. He flew by instruments only. Neal was awarded several medals and citations, including the Silver Star, Distinguished Flying Cross with Seven Oak Leaf Clusters and the Asiatic Pacific Service Medal.

Neal was a member of the Boy Scouts of America and attained the rank of Eagle Scout. It was during the time he spent at the Joplin Regional Airport that he developed a love for flying. He also loved the outdoors. Neal enjoyed fly fishing and hunting. He shot guns his whole life-all the way to the age of 103! He took his last hunting and fishing trip with his son at the age of 100. He lived life to the fullest and will be missed by everyone that knew and loved him.

Neal married Crystal Hawes on October 10, 1963, in Miami, Oklahoma. She survives.

Additional survivors include his children, Dr. Sandra Jennings, Joplin, Sally Martin, New Braunfels, Texas, David Ruff and wife, Gaye, Springdale, Arkansas; seven grandchildren; nineteen great grandchildren and five great-great grandchildren.

Memorial services are planned for Wednesday at 11am at Ozark Memorial Park Cemetery with full Military honors. Honorary pallbearers will be Henry Robertson, Jimmy Ross, Bob Reid and Brandon Spaugy.

In lieu of flowers, donations may be made to the Joplin Humane Society or St. Jude Children's Research Hospital, in care of the mortuary. Cremation arrangements are under the direction of Parker Mortuary.

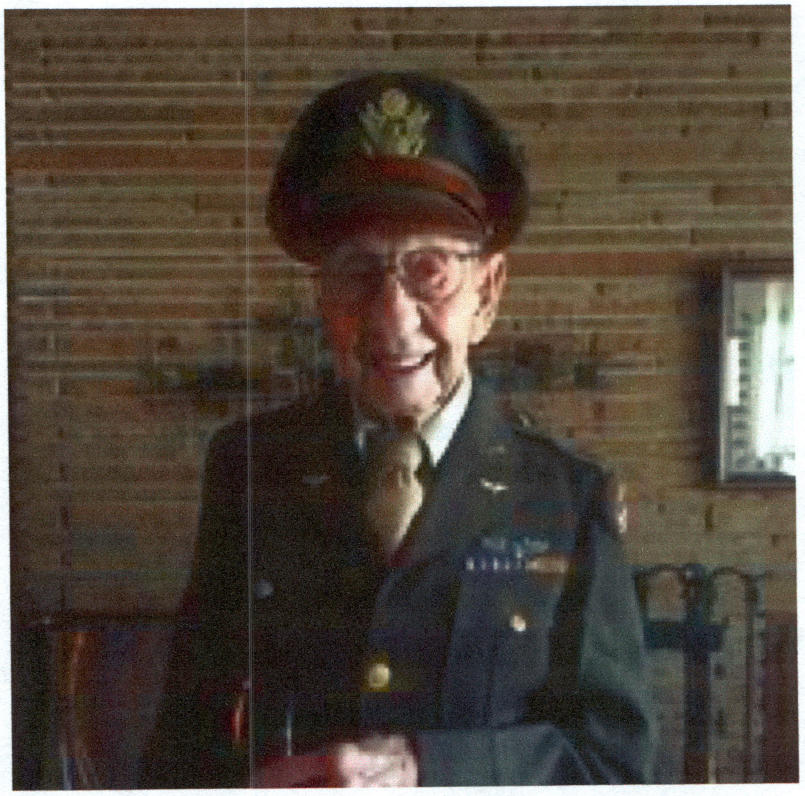


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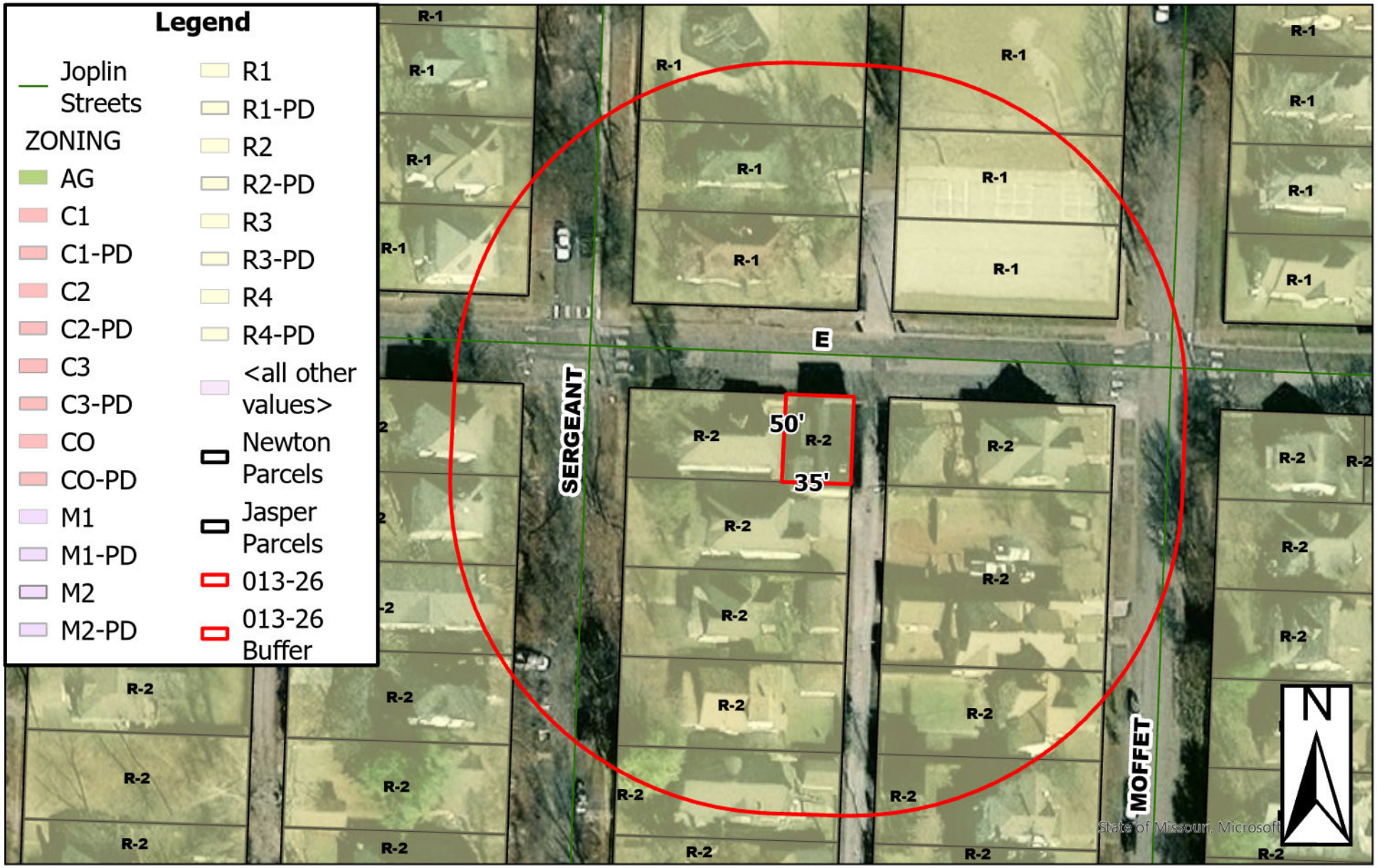
EXHIBIT A

The Land referred to herein below is situated in the County of Jasper, State of Missouri, and is described as follows:

ALL OF THE EAST 35 FEET OF LOT 329 IN NORTH HEIGHTS ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI.

Case 013-26: Rezoning



612 West E Street – Rezoning – A request to rezone from District R-2 (Two-Family Residential) to District R-2 HL (Two-Family Residential – Historic Landmark Overlay) – Hudson Real Estate, LLC

0 25 50 100 150 200 Feet

P & Z Case 013-26
Hudson Real Estate, LLC
(P & Z Recommended to Approve)

COUNCIL BILL NO. 2026-264 ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2022-119, passed by the Council of the City of Joplin, Missouri, August 1, 2022, by removing from District R-2 (Two-Family Residential) and include in R-2 HL (Two-Family Residential – Historic Landmark Overlay) property as described below and generally known as 612 West E Street, Jasper County, Missouri.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. Having referred the subject matter of this ordinance to the City Planning and Zoning Commission and having given at least fifteen days' notice of time and place of hearing on same by publication in the Joplin Globe, Ordinance No. 2022-119 is hereby amended by removing from District R-2 (Two-Family Residential) the following described property and including in District R-2 HL (Two-Family Residential – Historic Landmark Overlay).

ALL OF THE EAST 35 FEET OF LOT 329 IN NORTH HEIGHTS ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI.

Section 2. That the City Clerk is hereby ordered to file this ordinance with the Zoning District Map maintained in her office and to note the changes herein provided thereon.

Section 3. This Council Bill shall become effective in 20 days.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2026, by a vote of _____.

_____
Keenan T. Cortez, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney