CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2023-269 – Zoning District Change

MEETING DATE:
May 1, 2023

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:
These payments are included in the FY2023 budget of the Community Planning Fund.

SUMMARY REQUEST:
Case 021-23: Rezoning – 216 N Wall Ave - A Request to rezone from District R-3 (Apartment House) to District R-3 HP (Apartment House, Historic Preservation) – Samuel Wimsett and Christina Williams Wimsett

BACKGROUND:
The owners are requesting that this property be designated as a local landmark and be added to the HP zoning overlay. The first owner was Joseph Benning Glover Jr. and Charles W Glover. Joseph owned the Glover Book and Paper Company, while Charles was associated with the Joplin Globe.

R-3 HP overlay zoning at this location is appropriate considering current use as a Single-Family Residential home and the property meeting the criteria for local landmark designation as reviewed and recommended for approval by the Historic Preservation Commission. The Commission approved the case for recommendation to the Planning and Zoning Commission on criteria:

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

PLANNING & ZONING COMMISSION TESTIMONY:
Tyler Bellairs represented City of Joplin Zoning and Planning Department and presented the rezoning request.

PUBLIC COMMENT;
There was no public comment in opposition. Mr. Samuel Wimsett spoke in favor of the case. As the owners, they are seeking to preserve its historical value and wish to restore it. Ms. Steele asked if the property would become a rental and inquired about the property becoming an apartment. Mr.

Bolander stated that the City cannot prevent a property from becoming a rental. Mr. Bolander also said that the density requirements for an apartment would limit this property from becoming an apartment. Mr. Jackson asked if it would not be more prudent to rezone to R-1 if the intent was for this property to become a single-family home. Mr. Bolander explained that this property and the surrounding properties were platted with the intention of single-family homes. Mr. Bolander explained you can still build a single-family home in R-3.

RECOMMENDATIONS:
Staff recommends approval for Council Bill 2023-269
Planning & Zoning Commission recommends approval of Case 021-23 (6 in Favor, 1 Abstained)

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

Case 021-23: Rezoning

216 N. Wall Ave-Rezoning-A Request to rezone from District R-3 (Apartment House) to District R-3 HP (Apartment House, Historic Preservation)-Samuel Wimsett and Christiana Williams Wimsett

Tyler Bellairs, 602 S. Main St., Joplin, Missouri. He represented City of Joplin Zoning and Planning Department and presented the rezoning request. Mr. Bellairs stated the property owners are requesting a HP overlay. The Historic Preservation Commission recommended approval based on Criteria 3.

Mr. Kimble asked if anyone wished to speak in favor of Case 021-23.

Mr. Samuel Wimsett, 2602 S. Kingsdale, Joplin, Missouri. Mr. Wimsett stated their intention was to preserve history. The property was built in 1894 and had remained in the same family until they purchased the property. The home was owned by a pioneer citizen of Joplin and had remained a single-family residence. The property had never been a rental property.

Mr. Kimble asked if there were any other questions from the Commission on Case 021-23.

Mr. McCullough said the rezoning stated for an apartment house.

Mr. Bolander stated that was just for rezoning purposes.

Mr. Kimble asked Mr. Wimsett if the intent was to sell the home.

Mr. Wimsett stated yes. They want to preserve the history of the home and honor the legacy of the family in the preservation and then pass that on to the next owner. The home will be marketed as a single-family home.

Ms. Steele asked the question to Mr. Wimsett that no matter who they sell the property to, could it be a rental. And the zoning indicated it could be an apartment.

Mr. Bolander stated they could not prevent it from becoming a rental, but the square footage requirement would make it difficult to be made into a multi-family unit.
Mr. Jackson asked if it would be better in a R-1 district and asked Mr. Wimsett if he had a preference.

Mr. Wimsett stated there was no benefit to us and it would not impact the value of the home. The house was privately owned, and the layout was not conducive to splitting up the house.

Mr. Bolander stated it was originally platted for a single-family home and everything around it is zoned R-3.

Ms. Steele asked even though the property was historical they could still rent the home.

Mr. Kimble asked if anyone wished to speak in opposition of Case 021-23.

There were none.

MR. JACKSON MOVED THAT CASE 021-23 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MR. MCCULLOUGH SECONDED THE MOTION. MOTION CARRIED. MS. PHILLIPS ABSTAINED. (6 IN FAVOR, 1 ABSTAINED)

Z&P Meeting: April 10, 2023
City Council Meeting: May 1, 2023

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 021-23 A Request to rezone from District R-3 (Apartment House) to District R-3 HP (Apartment House, Historic Preservation).

LOCATION 216 N Wall Ave

APPLICANT Samuel Wimsett and Christina Williams Wimsett

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-3	Single-Family Residential	Approximately 0.1 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-3	R-3	R-3	R-3
Land Use	Single-Family Home	Single-Family Home	Single-Family Home	Apartments

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as future Low Density Residential.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Wall Ave	Local	60′

UTILITIES

The site is accessible to utilities.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

This request is consistent with the Comprehensive Plan. The request is also consistent with the Future Land Use Map for this area.

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

There will not be any changes in use. The current zoning is suitable for Single-Family Residential. The proposed HP overlay will not cause a change in the use.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. This request is to add the HP overlay based on the structure's historic significance.

DISCUSSION

The owners are requesting that this property be designated as a local landmark and be added to the HP zoning overlay. The first owner was Joseph Benning Glover Jr. and Charles W Glover. Joseph owned the Glover Book and Paper Company, while Charles was associated with the Joplin Globe.

R-3 HP overlay zoning at this location is appropriate considering current use as a Single-Family Residential home and the property meeting the criteria for local landmark designation as reviewed and recommended for approval by the Historic Preservation Commission. The Commission approved the case for recommendation to the Planning and Zoning Commission on criteria:

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

Staff recommends approval of Case 021-23.
Historic Preservation Commission recommends approval of Case 021-23.

ENCLOSURES

- Map of property
- Application

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

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.: O21-23
Filing Fee: ~~$550.00~~
Received: 3/23/23
Date Advertised: 3/23/23
Proj. No.: 23-153
Public Hearing Date: 4/10/23

Applicant: Samuel Winsett & Christina Williams Phone No.: 417 392 0786
Address: 2602 S Kingsdale St 64804 Email: _____
Owner: Samuel Winsett & Christina Williams Phone No.: _____
Address: 2602 S Kingsdale St 64804 Email: _____
Location of Property: 216 N. Wall Ave 64801
Present Use of Property: Single-family
Proposed Use of Property: single-family
Current Zoning: R-3 Requested Zoning: R-3 HP

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	single-family	R-3
South	single-family	R-3
East	Apartments	R-3 PD
West	Single-Family	R-3

Character of the Neighborhood: Mostly single-family homes

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

Additional Platting Comments: NA

Unique Characteristic of Property and/or Additional Comment:

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.
☐ NA	☐	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: [signature] **Date:** 3/23/23

Completed by City Staff after HPC

R-3 to R-3 HP

JOPLIN | HISTORIC PRESERVATION COMMISSION

HISTORIC PRESERVATION COMMISSION OF THE CITY OF JOPLIN

RESOLUTION NO. 2023-01

WHEREAS, the **Historic Preservation Commission** of the City of Joplin, at a public meeting held on March 21st, 2023, received the Historic Landmark Nomination Form for The Glover House located at 216 N. Wall Avenue in the City of Joplin, Jasper County, Missouri; and

WHEREAS, the form was presented by Samuel Wimsett and Christina Williams Wimsett, owners, and found to be in proper form; and

WHEREAS, at a public meeting held on March 21st, 2023, the Historic Preservation Commission found that all the evidence presented in the Nomination Form and developed in research of the existing records supported the requirements of Section 29 of Appendix 29-A (Zoning Code) of the Joplin City Code and that the subject The Glover House met one or more of the Criteria for Consideration of Nomination as directed in paragraph 29.10 of that Code;

NOW, THEREFORE, BE IT RESOLVED by the **Historic Preservation Commission** of the City of Joplin, as follows:

That the property on the following described real estate to-wit:

All of Lots Numbered 121 in Wilson & Hutton's First Addition, in the City of Joplin, Jasper County, Missouri;

be recommended by this **Commission** to be designated an "Local Landmark" under the definitions and requirements of Section 29 of Appendix 29-A (Zoning Code) of the Joplin City Code, and that this Resolution with the report and nomination form be sent to the Zoning and Planning Commission of the City of Joplin, and that the appropriate Ordinance designating the above said property Zoning District Overlay "HP" be adopted by the City Council of the City of Joplin.

PASSED BY THE **HISTORIC PRESERVATION COMMISSION** OF THE CITY OF JOPLIN, MISSOURI, this Twenty-first Day of March, 2023.

Jill Halbach
Chairperson

HISTORIC JOPLIN PRESERVATION COMMISSION

STAFF REPORT

APPLICANT:

Samuel Wimsett and Christina Williams Wimsett

OWNER:

Samuel Wimsett and Christina Williams Wimsett

ADDRESS AND LANDMARK NAME:

216 N. Wall Avenue, Joplin, Missouri 64801
The Glover House

PRESENT USE:

Single Family Residential (Zoned R-3)

HISTORIC USE:

Single Family Residence

PHYSICAL DESCRIPTION:

Date of Construction: Established 1895

Architectural Style: Victorian Folk Type

Construction: Date of construction is consistent with Victorian Era architectural style (1855-1910) and Folk architectural type likely best suited to classify the architecture as it is the most common type associated with the Victorian Style for modestly designed homes incorporating features of the archetypal subtypes of Victorian architecture. Noteworthy for this house, the construction is symmetrical, which in not typical for Victorian era except for Victorian Style Symmetrical Type architecture of the Second Empire Subtype. However, the modest home similarity to Second Empire ends there. The configuration of the roof would add argument to assigning the house to the Stick Type of Victorian Style, but asymmetrical front façade being such a prominent component of Stick Type, Staff feels confident the Folk Type Victorian is likely best suited to classify the house.

Site: Wilson & Hutton's 1st Addition to the City of Joplin, Lots 121.

HISTORICAL SIGNIFICANCE:

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

   This category is typically not applied to single family homes being nominated for local landmark status.

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;*

   Joseph Benning Glover, Jr. (First Owner) & brother Charles W Glover. Joseph was the owner of the Glover book & Paper Company at 302 S Main Street. Charles Glover was the owner of the Glover Book & Paper Company, while Charles Glover was associated with the Joplin Globe and noted for his many roles in early industry in the City's formative years following incorporation.

   Finding: The building meets the requirements of criteria 3 for its association with Joseph Benning Glover, Jr & Charles W Glover.

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 property has many Victorian features still remaining, also many removed, however the Folk type is a general classification of the Victorian Style that used to classify a home that cannot be classifies to the archetypes that embody the architectural style. Therefore this category would not typically be used for this architectural type.

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 Glover house, located at 216 N. Wall Ave, 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: 216 N. Wall Avenue, Joplin, MO 64801

Property Name (historic or common): The Glover House

OWNER INFORMATION

Name: Samuel Wimsett and Christina Williams Wimsett Phone: 417-392-0786

Address: 2602 S. Kingsdale St. Joplin, MO 64804

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: _____

Single family residence zoned R3, will remain single family Historic Use (if known): Single family residence

Public or Private: private Occupied or Unoccupied: Unoccupied during restoration

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

Construction Date: 1895

Architect and/or Builder (if known): _____

Building Materials (foundation, walls, roof, etc.): Stone foundation, wood frame, decorative wood fascia at gables, mix of metal and wood siding, wood sash windows with stained glass at five prominent locations

Architectural Style: Folk Victorian

Site Description (property and surrounding area): Wilson & Hutton 1st Addition - Lot 121 Single lot on North Wall flanked by houses of the same period.

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: This home would be the second to receive a local historic designation in the Wilson & Hutton area and represents a unique and modest house example compared to the historic home at 220 N Pearl. Should the North Heights neighborhood succeed in receiving a historic neighborhood designation, which could incorporate Wilson-Hutton, this home would be a contributing structure.

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

3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or country: The home was first owned by Joseph Benning Glover, Jr. 1895 He owned The Glover Book & Paper Company at 302 Main St. He was also a superintendent at City Gas Works. The next owner was his brother Charles W. Glover. Charles was called a "pioneer citizen" by the Joplin Globe. He held many jobs in mining and banking, and newspapers. The home passed to his daughter Inez White, then her daughter Charlotte McGuinness.

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 home is a good example of Folk Victorian style. It is a 2-story gablefront plan with embellished trim and brackets, but is less elaborate than other Victorian styles. It features two porches at each side of the main gable. Numerous colorful stained glass windows give the home a distinctive charm.

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: UNKNOWN

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

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

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

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: N/A

10. Its suitability for preservation or restoration: The house retains many unaltered original features including the hardwood floors which will be refinished. Original stained glass windows, doors and hardware, interior pocket doors, and stained wood trim and moldings throughout will remain preserved.

(*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

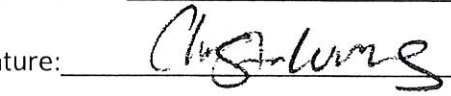
A. Bibliography – Please provide a list of all sources used to complete this nomination form.
B. Photographs – Please provide current photographs of the property, as well as historic photographs (if available).
C. Any other sources (such as maps, newspaper clippings, etc.) that help support the nomination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

Signature:  Date: 03/13/2023

*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.

HISTORIC JOPLIN PRESERVATION COMMISSION

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

Local Landmark Marker Application Form

Name: Samuel Wimsett & Christina Williams Wimsett

Date: 01/18/2023

Address: 2602 S. Kingsdale St., Joplin, MO64804

Phone: 417-392-0786

Address of Historic Property: 216 N. Wall Ave., Joplin, MO 64801

Property Owner (if different from above): _____

Historic Title/ Name of Property: The Glover House

Date of Original Construction: 1895

Historic District (if applicable): North Heights

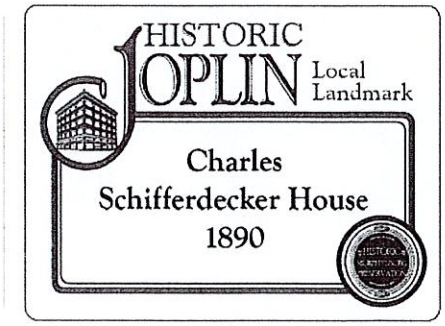
All historical data is subject to verification. Applicants will be notified by letter if there is a discrepancy in the verification process.

A metal pole will be provided with the installation of the marker, or the property owner may place their own post.

- ☒ I wish to use the pole provided by the city
- ☐ I am requesting to install my own post. Attached is a picture and description

Please return both pages of this application to the Historic Joplin Preservation Commission. Allow 6-8 weeks for processing and printing

Thank you,
Historic Joplin Preservation Commission



Local Landmark Sign with
Murphysburg Designation

Above: Local Landmark sign with a Murphysburg designation. Please note properties not in designated districts *will not* specify a designation in the lower right-hand corner.

HISTORIC JOPLIN PRESERVATION COMMISSION

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

Local Landmark Marker Display Guidelines

In order to maintain a consistent use and display of the Local Landmark Markers, the Joplin Historic Preservation Commission (JHPC) has set forth the following Display Guidelines:

Pole/Standard:

A metal pole will be provided with the installation of the marker. An alternative post/standard may be utilized by the property owner at their own expense. HJPC will approve such poles based on the following criteria:

1. The style of the post/standard must complement the individual architectural style of the building, home, site or structure. For example: a Victorian post/standard for a Victorian structure, a Craftsman post/standard for a Craftsman Bungalow.
2. The height of the marker and post should be no higher than six (6) feet.

Marker Installation:

- Markers shall be installed on the outside edge of the property line at a distance no less than two (2) feet and no more than eight (8) feet from the sidewalk.
- At intersections, the Marker must be placed on the corner of the property facing the intersection. All other Markers must be placed facing the street.
- The height of the Marker and post should be no higher than six (6) feet.

Maintenance:

- Markers shall be maintained to be free of obstructions and clearly visible.
- Maintenance, replacement, repair due to weather, vandalism etc., of the marker is the responsibility of the property owner.

Continued Use:

- Markers are the property of the Historic Joplin Preservation Commission.
- Markers may not be removed without the approval of the HJPC.
- Any change in the display location of the marker and post shall be submitted in writing to the HJPC for approval.

I have read and agree to the above guidelines.

Name: Christina Williams Wimsett

Date: 03/13/2023

NOTES REGARDING 216 North Wall Avenue

Joseph B. Glover, Jr. listed in the 1895 Woods Directory at 216 N Wall
216 N Wall shown on the 1900 Sanborn map
216 N Wall NOT shown on the 1880 Sanborn map

1880 US Census Jasper County, Joplin Enumeration District 68
Joseph Glover, Sr.; occupation Mining Superintendent and
family including Joseph Jr. occupation Bookkeeper
Family living on Hill Street in Joplin

1900 US Census Joplin Ward 4 District 0039
Joseph Benning Glover, Sr.
Family living at 716 S Joplin Street; occupation was Landlord
Born December 26, **1825** in Montgomery County, Kentucky | **Died** May 1, **1903**
Occupations: Clerk in 1860; Grocer in 1870; Bookkeeper in 1880
Children: Peter Guerrant Glover, **Charles W. Glover**, Minnie F *Glover* Fallon; **Joseph Benning Glover, Jr.**; Charlotte Fern Glover, Mary Belle *Glover* Campbell

Find A Grave, Death Certificate
Joseph Sr's First Wife: Mary M. Nelson
Joseph Sr's *Second* Wife: **Charlotte Ann *Taylor* Glover**
Born in Virginia February 10, 1834
Died May 18, 1924 at 201 S. Moffet Avenue, Joplin (owned 201 at first evidenced in 1909)
Joseph and Charlotte Buried at: Fairview Cemetery, Joplin

Missouri, Jackson County Marriage Records
Joseph and Charlotte married October 12, 1852 in Jackson County, Missouri

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1900 US Census Joplin Ward 03, District 0038 and Find A Grave
Joseph Benning Glover, Jr.
Living at 216 N. Wall without a mortgage
Born January 18, **1861** in Independence, Missouri
Died July 10, **1945** in Kansas City, Missouri
Buried Mount Moriah Cemetery in Kansas City, Jackson County, Missouri
Father: **Joseph Glover, Sr.** | Mother: Charlotte Ann Taylor Glover
occupation: Supt Mines in 1900

Obit Joplin Globe: owned Glover's Book Store at 302 Main Street in Joplin and
Glover's Book Store in Kansas City, Mo.

1902 and 1903 City Directory shows Joseph Jr. at 216 N Wall

Obit in Joplin Globe: Served as Joplin City Collector and Treasurer in 1895

1920 US Census shows occupation as a Salesman at a Book & Stationery Store

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Wife of Joseph B Glover, Jr = **Mattie A. *Campbell Glover***
Born January 5, **1870** in Kentucky
Died October 7, **1942** in Kansas City, Jackson County, Missouri
Buried Mount Moriah Cemetery in Kansas City
1920 US Census: Whole family living at 3219 Euclid Avenue, KCMO

Missouri Marriage Licenses
Marriage license to Joseph recorded on January 26, 1894 in Carthage, Mo.

Sons: Lewis C. Glover born May 1883 in Missouri; Campbell D. Glover
Daughter: Julie or Lulie M. Glover born January 1895 or 1897 in Missouri
Daughter: Edith born 1899 (possibly Mrs. Fred Bragg)

1910 US Census Joplin Ward 3, North Division
"Colonel" Charles W. Glover
Living at 216 N. Wall in 1910
Born August 4, **1854** in Independence, Missouri
Died August 23, **1942** in Joplin, Missouri
Buried Mount Hope Cemetery, Webb City
Father: **Joseph Bending Glover, Sr.** | Mother: Charlotte Ann *Taylor* | Brother of Joseph Jr.

Joplin Globe article, August 5, 1934: Occupation: bookkeeper and cashier of the Joplin Mining and Smelting Co. and head of the collections department of *The Globe and News Herald*, Superintendent of the Joplin Water Company

1900 US Census: Family living at 720 S Wall; occupation "Miner Zinc Head"

Joplin Globe Feb 8, 1935: **Charles Samuel Glover** was Charles W. Glover's uncle. **Charles S. was** one of two remaining Confederate veterans living in Joplin in 1935. Charles S. born July 1, 1837 in Bath County, Kentucky; moved to Jackson County, Missouri in 1858; died February 7, 1935 in Joplin. He lived at 2020 Jackson Avenue, Joplin.

Find A Grave
Gussie K. *Keller* Glover
Born June 30, **1859** in New York, New York County (Manhattan), New York
Died March 4, **1937** in Joplin
Married Charles September 21, 1883
Buried at Mount Hope Cemetery, Webb City
Her father was Marx E. Keller; Mother was Mary Amelia Keller; parents born in Germany
Daughter **Inez *Glover* White** and son Harold E. Glover and son Ross R. Glover

---

Obituary in Joplin Globe: Lived at 216 N Wall
Inez *Glover* White
Born October 1, **1896** | **Died** August 19, **1974**

Occupation: teacher in Joplin public school system & later secretary to school superintendent
Married to Lawrence White on November 24, 1920 in Chicago. He was born October 2, 1895; died August 15, 1965 or 66? | Both Buried at Mount Hope Cemetery
Daughter: **Charlotte Ann *White* McGinness**

Obituary in Joplin Globe
Charlotte Ann *White* McGinness
Born May 17, 1929 in Joplin
Died January 17, **2006** in Joplin
Married **Charles Cornick McGinness** on December 26, 1959 in Miami, Oklahoma
Charles born 1922 at Alva, Oklahoma and died **May 8, 2016** in Joplin.
Both Buried at Mount Hope Cemetery

Houses passed to Charles' sister named Constance P. Davis. House sold to Christina Williams by Anne Davis.

Obituary from Find A Grave

Charles Cornick McGinness, age 93, of Joplin, Missouri passed away Sunday, May 8, 2016 following a recent decline in health.

He was born in Alva, Oklahoma to Charles and Frances (Cornick) McGinness.

Charles was an educator for Crowder College for 17 years retiring in 1987. He attended MSSU and received his Masters degree from Pittsburg State University. Charles served his country during World War II with the United States Army Signal Corps from 1942-1943 and was also an Army Reservist for one year. He was a member of the First Presbyterian Church where he was in the orchestra and played the clarinet. He was a member of Fellowship Lodge #345 AF & AM, Scottish Rite Shrine Club Mirzah, Pittsburg, Kansas for 50 years as well as a member of the Order of the Eastern Star. He was an Eagle Scout. He enjoyed stamp collecting, chess, music, model rail roads and, electronic projects.

He married Charlotte White on December 26, 1959 in Miami, Oklahoma and she preceded him in death in January 2006.

Charles is survived by one sister, Constance P. Davis, Omaha, Nebraska; two nieces, Dr. M. Elizabeth Davis, Omaha, Nebraska, Dr. Catherine Davis, Windsor, Colorado; one nephew, Allen McGinness, Dallas, Texas; and special friends, Kelly Peterson and Melissa Purcell, both of Joplin, Missouri.

Funeral services will be 2:00 p.m. Thursday, May 12, 2016 at the Thornhill-Dillon Mortuary with Dr. Dave Burgess officiating. Burial will follow at Mt. Hope Cemetery. Masonic services will be at 6:00 p.m. Wednesday at the mortuary with visitation following until 7:00 p.m.

Parental links Suggested By: Allen McGinness, 16 May 2019

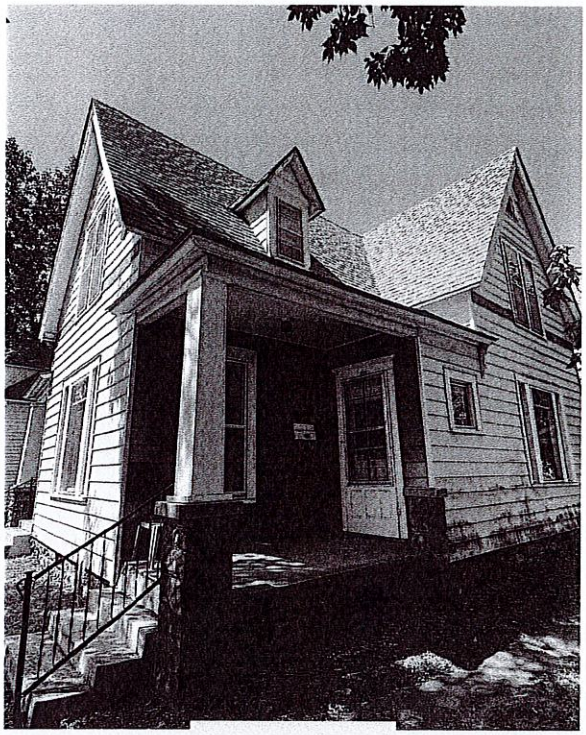
Obituary Joplin Globe: Charles married Lola Lorean Gibbs McGinness on October 26, 2006, just nine months after first wife's death! (born December 25, 1917, died April 6, 2008) Lola and her first husband owned "The Colonel's Pancake House" in Joplin. His name was "Colonel" Floyd Lee Weaver.

History of Jasper County, Missouri, and Its People Volumes 1 & 2: There was a **James B. Glover** (alternative spelling J.B. and Jas. B. and Jas.) written about in Joplin history, but Mary Anne cannot attribute James as any relation to Joseph Sr. or Jr.

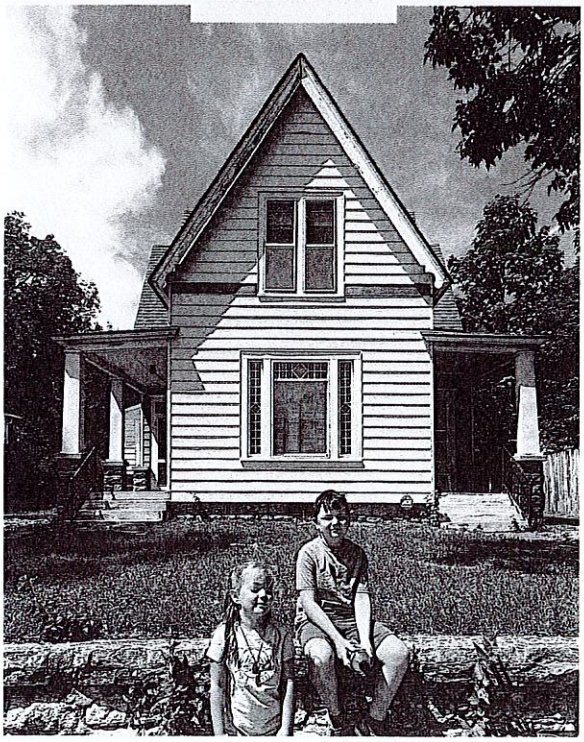
PHOTOS

PHOTOS OF CURRENT CONDITION

EXTERIOR - BEFORE AND AFTER PAINT, REPAIRS

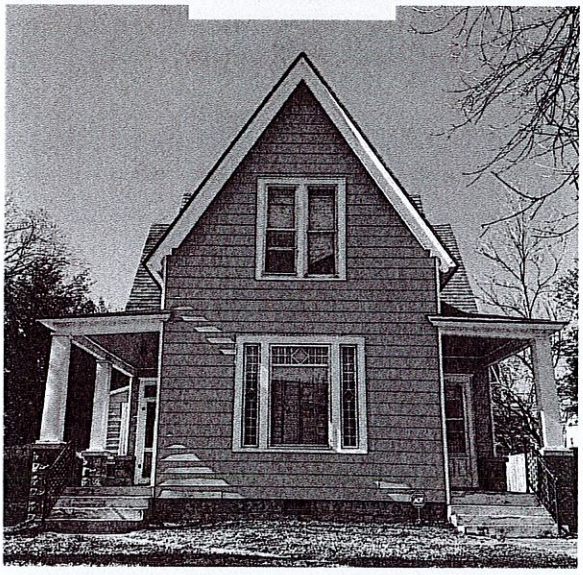


BEFORE





AFTER





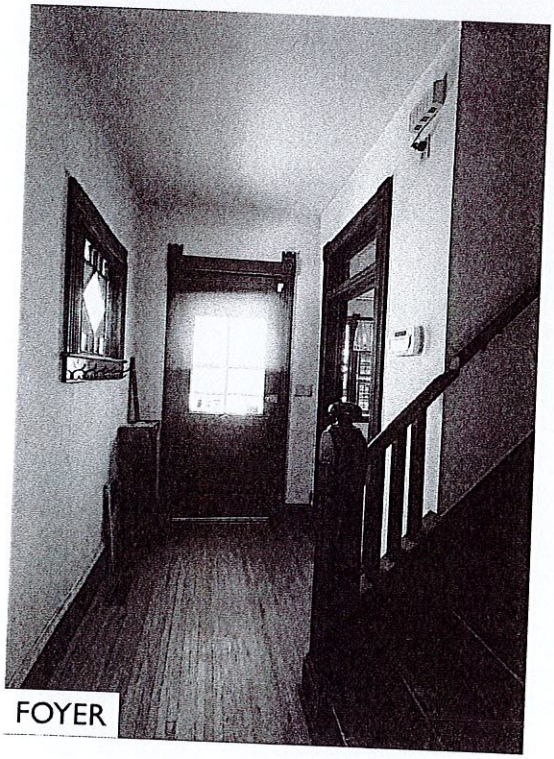
PHOTOS OF CURRENT CONDITION

INTERIOR - 1ST FLOOR



ROOM 1

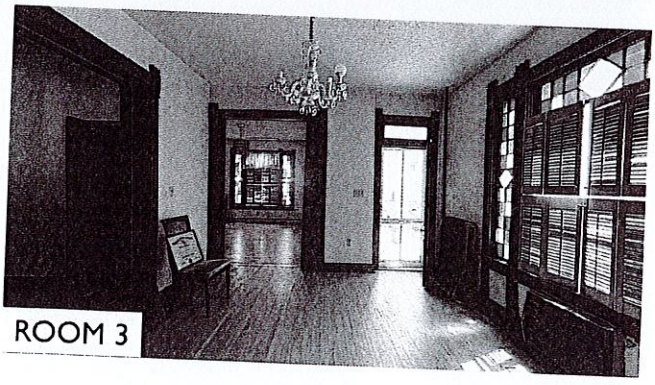
RENOVATION PLANS:
Refinish hardwood floors, remove popcorn ceiling, repaint walls, new lighting



FOYER



ROOM 2

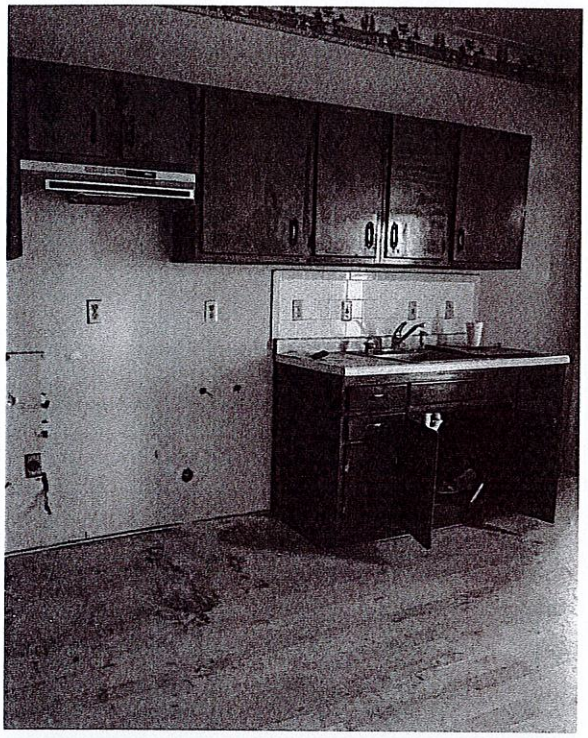


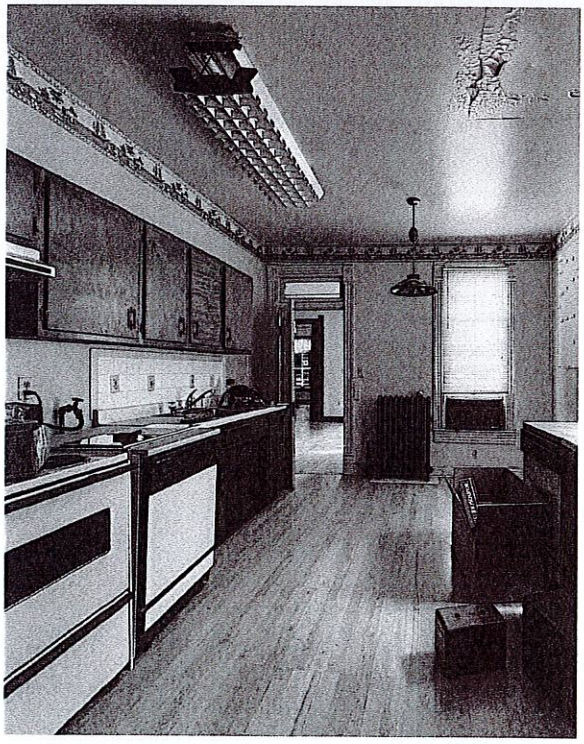
ROOM 3

SUPPORTING DOCUMENTS: 216 N WALL

PHOTOS OF CURRENT CONDITION

INTERIOR - 1ST FLOOR KITCHEN

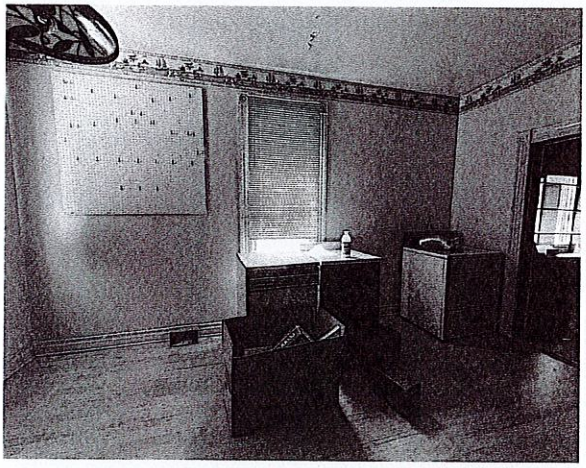


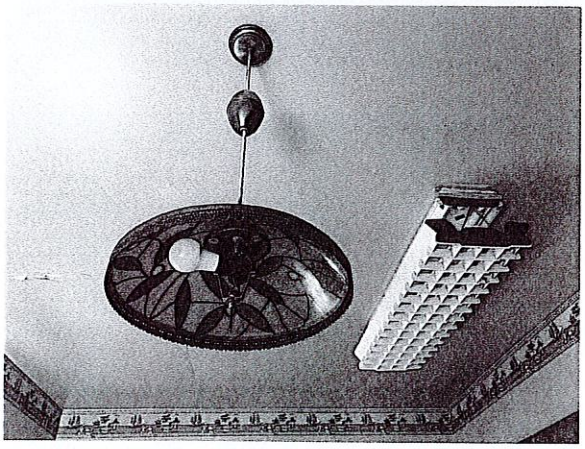


RENOVATION IN PROGRESS

The kitchen will receive all new cabinets, hardware, and appliances. Flooring, plumbing fixtures, and non-historic lighting will be replaced. The wallpaper border will be removed and walls patched and repainted.

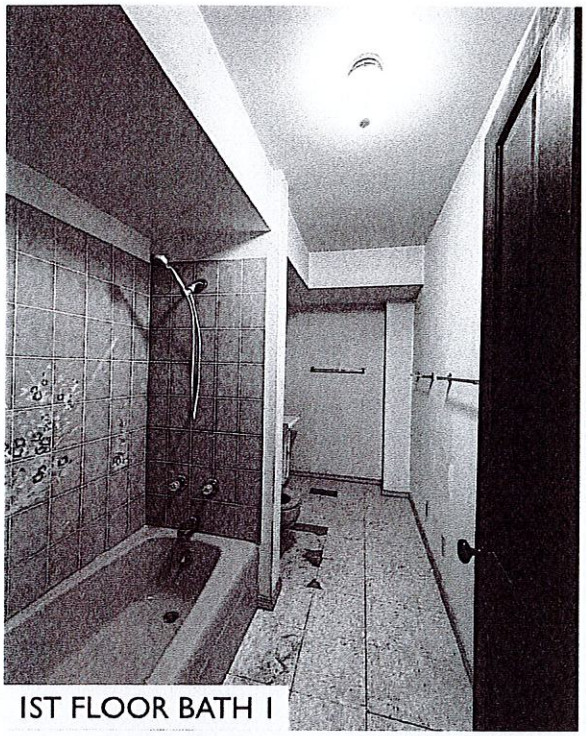
Electrical upgrades will include retrofit LED canless lights, undercabinet lighting, and restoration of existing atomic pendant with stained glass.



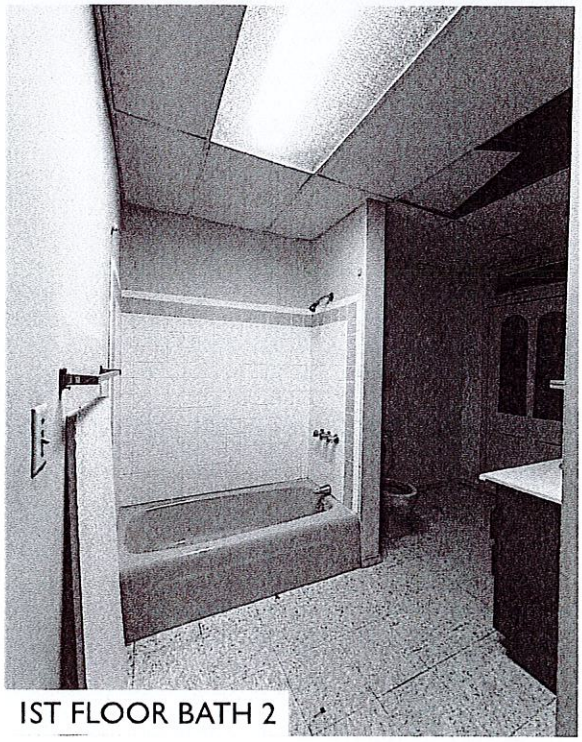


PHOTOS OF CURRENT CONDITION

INTERIOR - 1ST FLOOR BATHROOMS



1ST FLOOR BATH 1



1ST FLOOR BATH 2

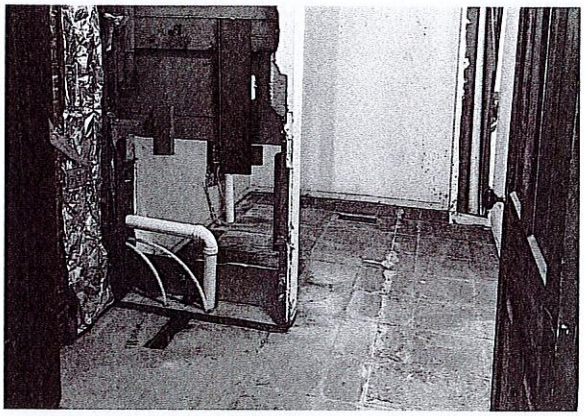
RENOVATION IN PROGRESS

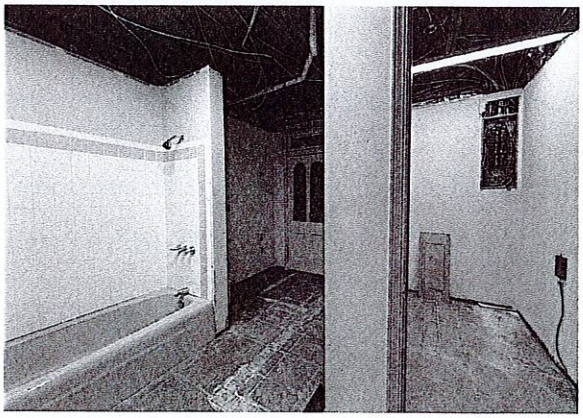
All plumbing has been replaced with pex piping and roughed in for new fixture locations.

"Blue bath" will be converted to a laundry room and 1/2 bath with all new fixtures, flooring, and lighting.

"Pink bath" will keep the vintage tub and wall tile and receive a new vanity, toilet, fixtures, flooring, ceiling, and lighting.

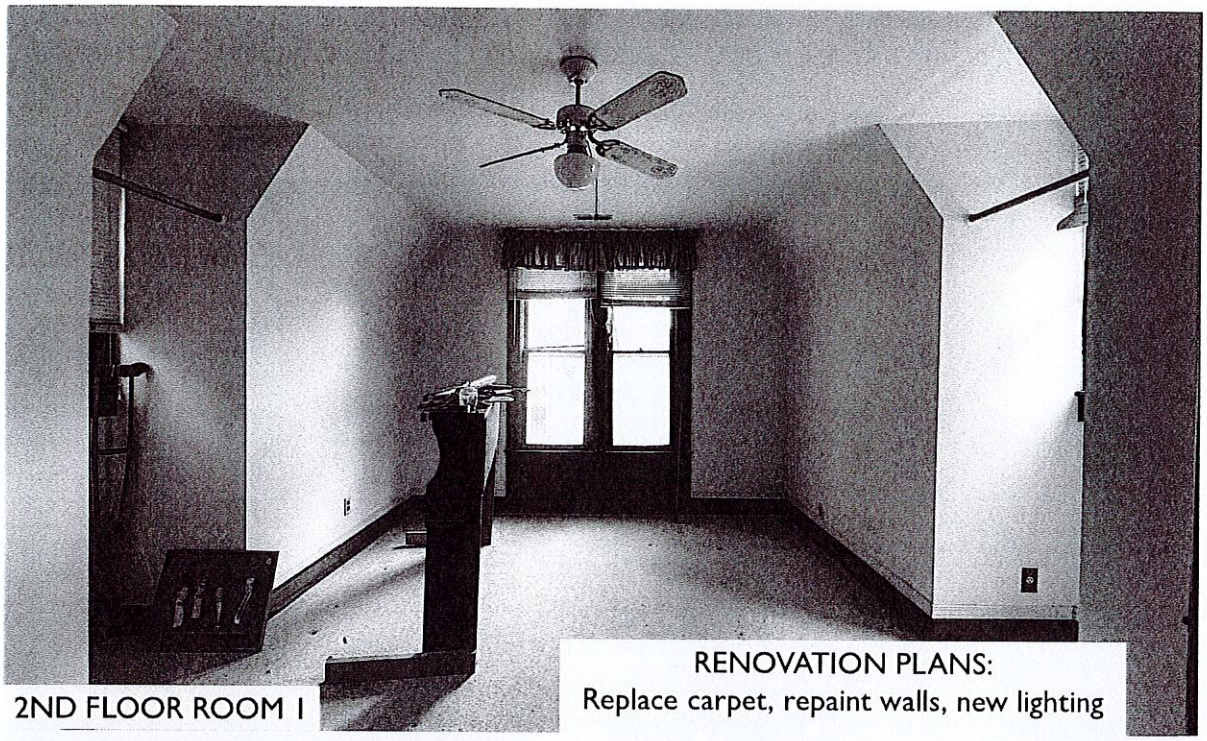
Electrical upgrades are also to be completed in March 2023.





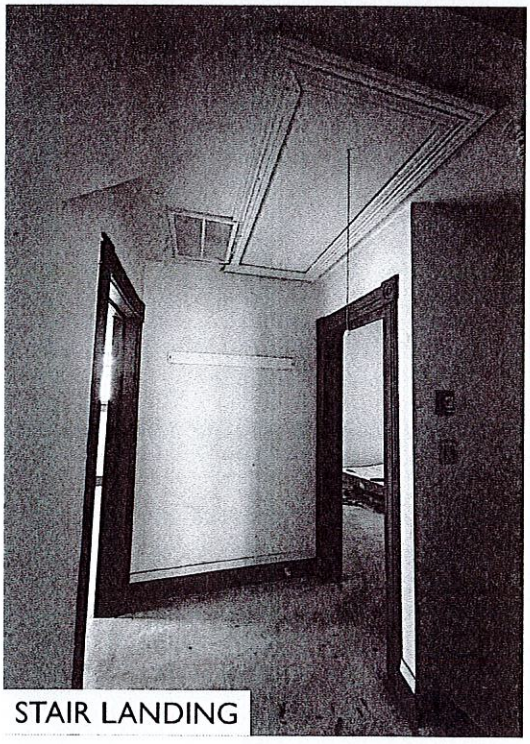
PHOTOS OF CURRENT CONDITION

INTERIOR - 2ND FLOOR BEDROOMS

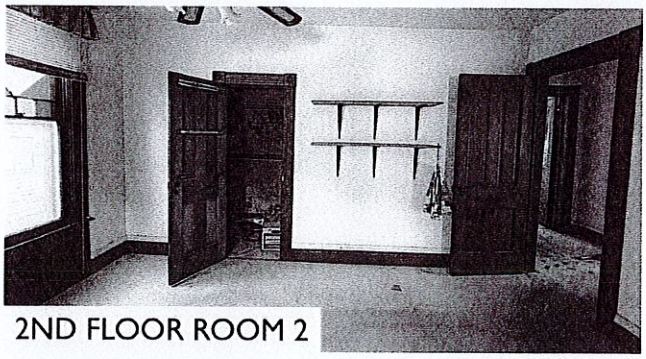


2ND FLOOR ROOM 1

RENOVATION PLANS:
Replace carpet, repaint walls, new lighting



STAIR LANDING



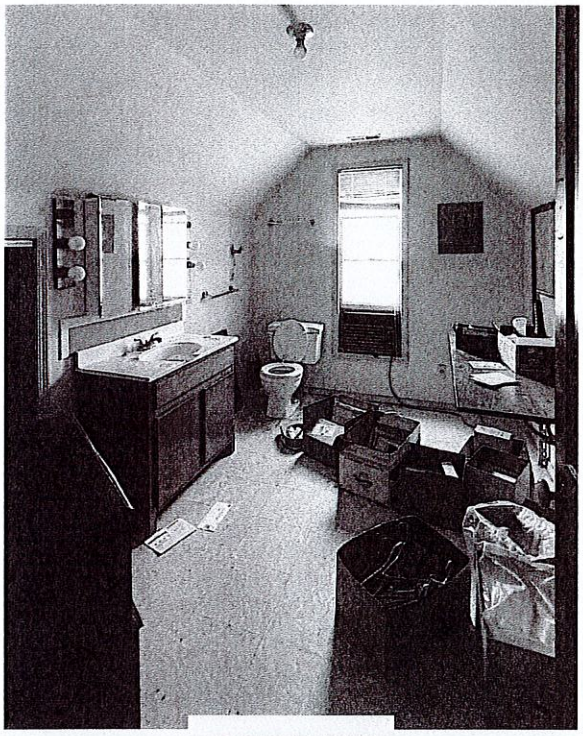
2ND FLOOR ROOM 2



2ND FLOOR ROOM 3

PHOTOS OF CURRENT CONDITION

INTERIOR - 2ND FLOOR BATHROOM



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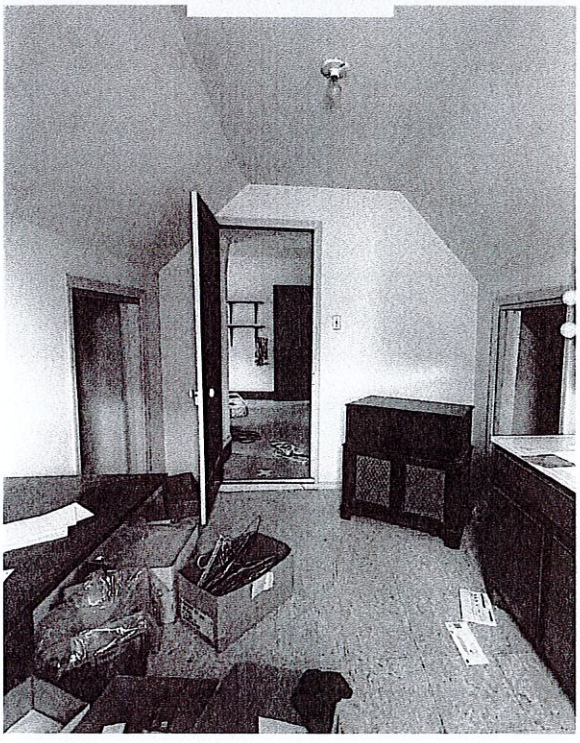
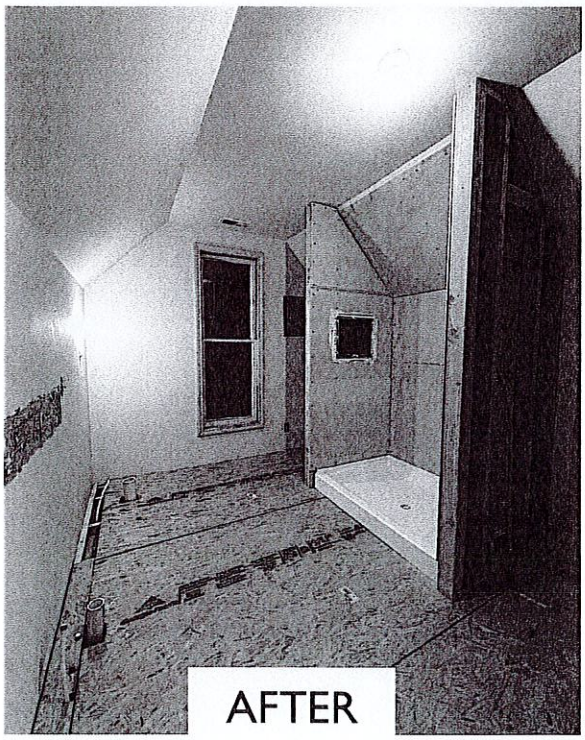


RENOVATION IN PROGRESS

All plumbing has been replaced with pex piping and roughed in for new fixtures throughout. The floor has been raised 3" to be level with the adjacent bedroom.

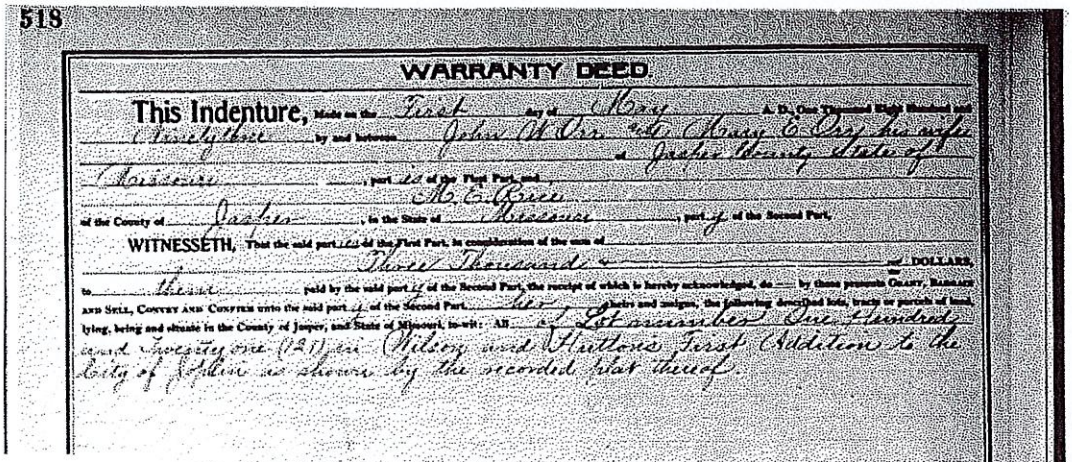
A shower has been added and a new vanity, toilet, flooring, and lighting will be installed.



AFTER


DEEDS

1893



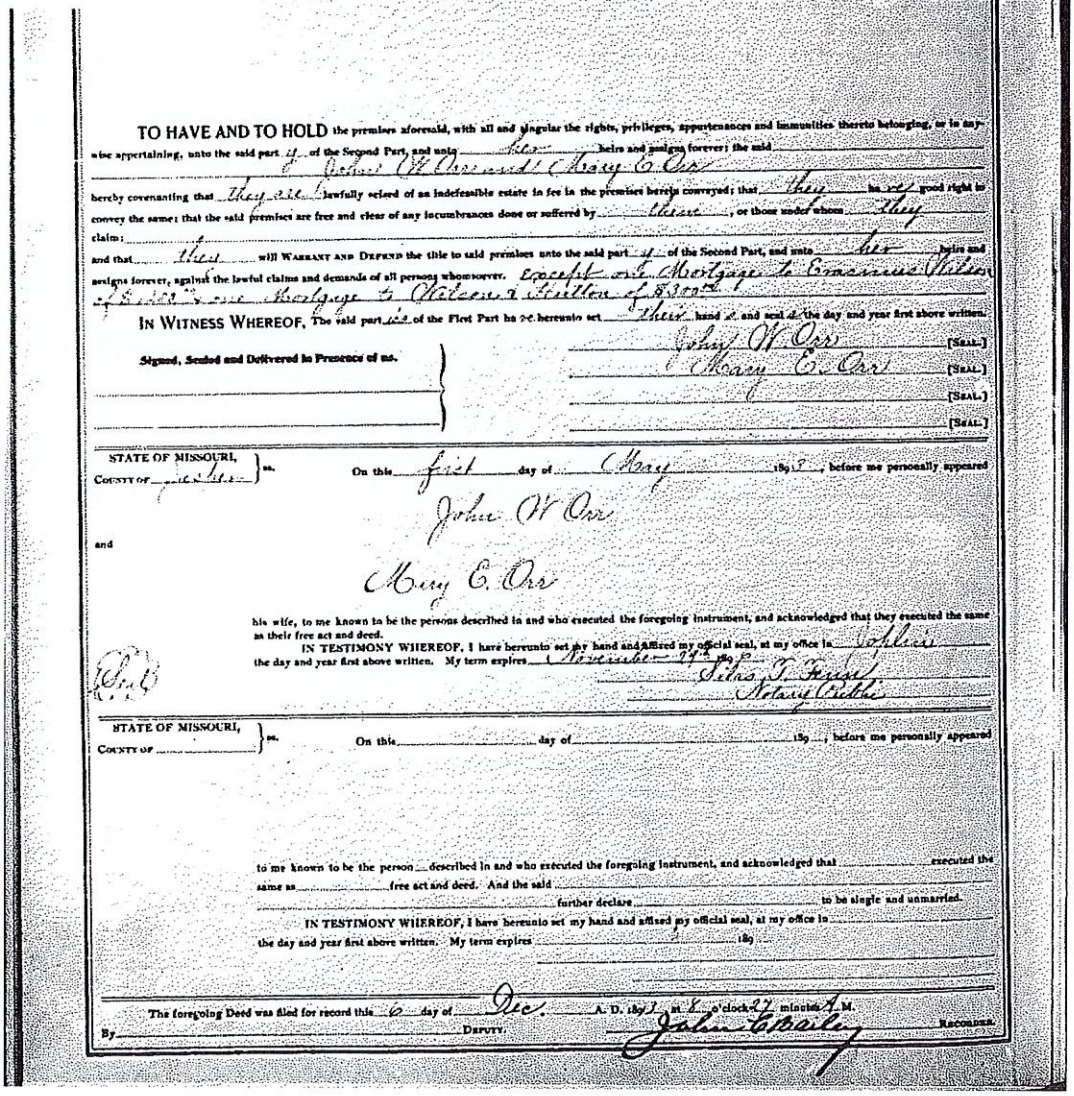
518

WARRANTY DEED.

This Indenture, Made on the First day of May A. D., One Thousand Eight Hundred and Ninety three by and between John W Orr and Mary E Orr his wife of Jasper County State of Missouri, parties of the First Part, and M. E. Rice of the County of Jasper, in the State of Missouri, party of the Second Part,

WITNESSETH, That the said parties of the First Part, in consideration of the sum of Three Thousand & ___ DOLLARS, to them paid by the said party of the Second Part, the receipt of which is hereby acknowledged, do by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said party of the Second Part, her heirs and assigns, the following described lots, tracts or parcels of land, lying, being and situate in the County of Jasper, and State of Missouri, to-wit: All of Lot number One Hundred and Twenty one (121) in Wilson and Hutton's First Addition to the City of Joplin as shown by the recorded plat thereof.

Source:
Jasper County Register of Deeds Office



TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging, or in anywise appertaining, unto the said party of the Second Part, and unto her heirs and assigns forever; the said John W Orr and Mary E Orr hereby covenanting that they are lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that they have good right to convey the same; that the said premises are free and clear of any incumbrances done or suffered by them, or those under whom they claim;

and that they will WARRANT AND DEFEND the title to said premises unto the said party of the Second Part, and unto her heirs and assigns forever, against the lawful claims and demands of all persons whomsoever. Except one Mortgage to Erasmus Wilson of $1200.00 & one Mortgage to Wilson & Hutton of $300.00

IN WITNESS WHEREOF, The said parties of the First Part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in Presence of us.

John W Orr [SEAL.]
Mary E. Orr [SEAL.]
[SEAL.]
[SEAL.]

STATE OF MISSOURI, COUNTY OF Jasper } ss. On this first day of May 1893, before me personally appeared

John W Orr

and

Mary E. Orr

his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in Joplin the day and year first above written. My term expires November 24th 1893

Silas T. Fenn
Notary Public

STATE OF MISSOURI, COUNTY OF ___ } ss. On this ___ day of ___ 189__, before me personally appeared

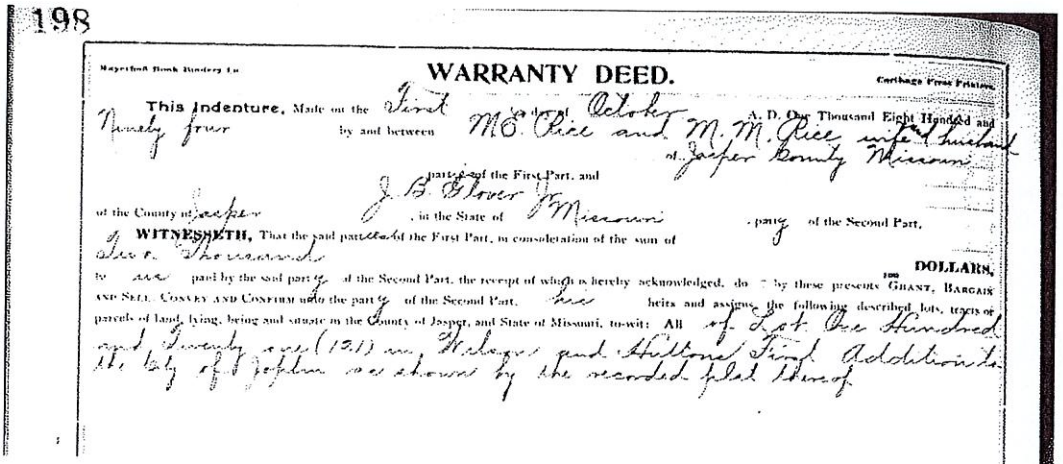
to me known to be the person described in and who executed the foregoing instrument, and acknowledged that executed the same as free act and deed. And the said further declare to be single and unmarried.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in the day and year first above written. My term expires 189

The foregoing Deed was filed for record this 6 day of Dec. A. D. 1893 at 8 o'clock 27 minutes A. M.

By ___ DEPUTY. John C Bailey RECORDER.

1894



198

Mayerhoff Book Bindery Co.

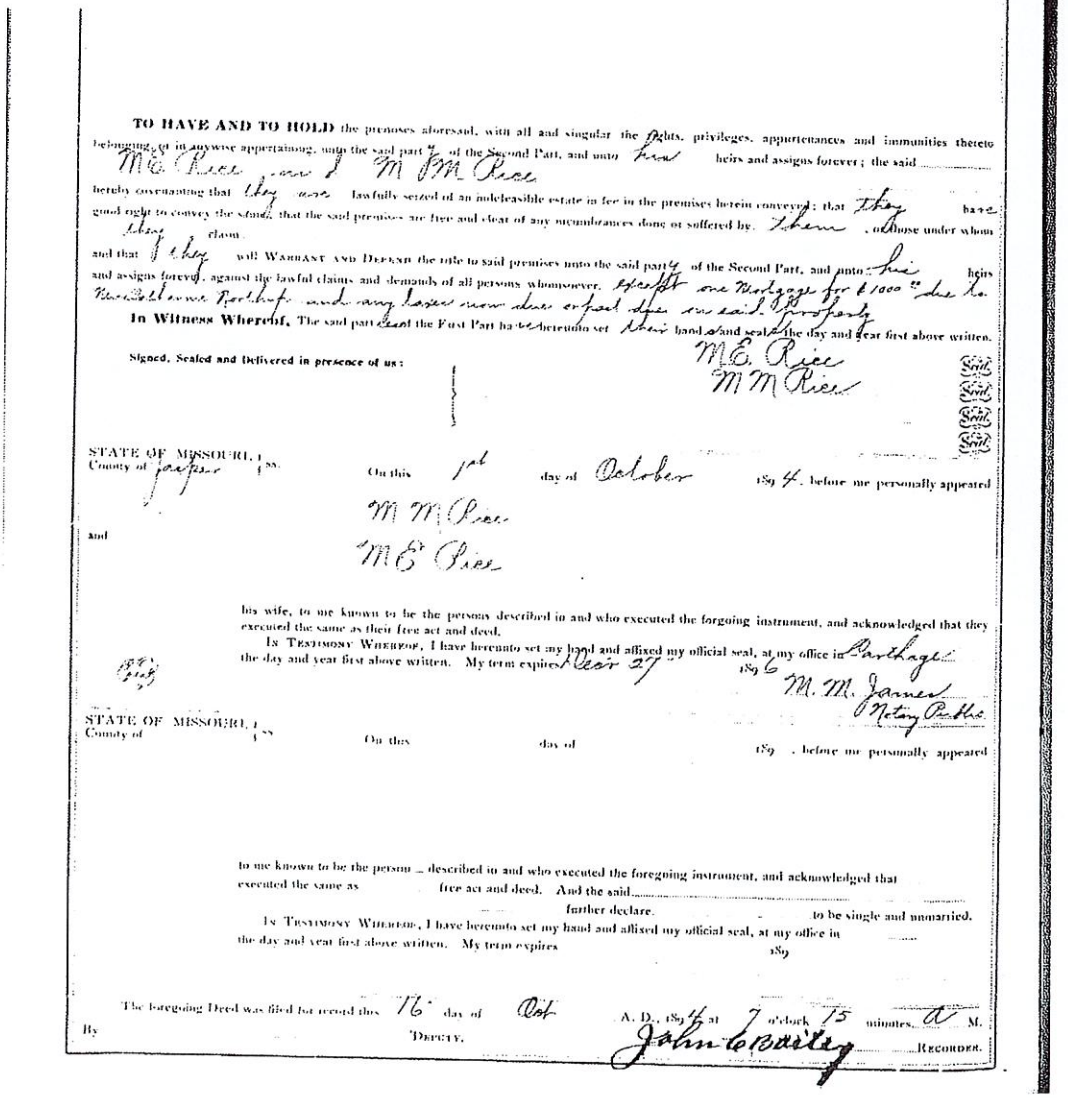
WARRANTY DEED.

Carthage Press Printers.

This Indenture, Made on the First day of October A. D. One Thousand Eight Hundred and Ninety four by and between M. E. Rice and M. M. Rice wife and husband of Jasper County Missouri parties of the First Part, and J. B. Glover Jr of the County of Jasper, in the State of Missouri party of the Second Part,

WITNESSETH, That the said parties of the First Part, in consideration of the sum of Two Thousand DOLLARS, to us paid by the said party of the Second Part, the receipt of which is hereby acknowledged, do by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the party of the Second Part, his heirs and assigns, the following described lots, tracts or parcels of land, lying, being and situate in the County of Jasper, and State of Missouri, to-wit: All of Lot One Hundred and Twenty one (121) in Wilson and Hutton's First Addition to the City of Joplin as shown by the recorded plat thereof.

Source:
Jasper County Register of Deeds Office



TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging, or in anywise appertaining, unto the said party of the Second Part, and unto his heirs and assigns forever; the said M. E. Rice and M. M. Rice hereby covenanting that they are lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that they have good right to convey the same; that the said premises are free and clear of any incumbrances done or suffered by them, or those under whom they claim; and that they will WARRANT AND DEFEND the title to said premises unto the said party of the Second Part, and unto his heirs and assigns forever, against the lawful claims and demands of all persons whomsoever, except one Mortgage for $1000.00 due to New Catherine Northup and any taxes now due or past due on said property.

In Witness Whereof, The said parties of the First Part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in presence of us:

M. E. Rice Seal
M. M. Rice Seal
Seal
Seal

STATE OF MISSOURI, County of Jasper } ss. On this 1st day of October 1894, before me personally appeared M. M. Rice and M. E. Rice his wife, to me known to be the persons described in and who executed the forgoing instrument, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in Carthage the day and year first above written. My term expires Decr 27 1896

M. M. James
Notary Public

STATE OF MISSOURI, County of } ss. On this day of 189 , before me personally appeared to me known to be the person described in and who executed the foregoing instrument, and acknowledged that executed the same as free act and deed. And the said further declare to be single and unmarried.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in the day and year first above written. My term expires 189

The foregoing Deed was filed for record this 16 day of Oct A. D., 1894 at 7 o'clock 15 minutes A M.

By DEPUTY. John C. Bailey RECORDER.

MAPS

- MAPS -

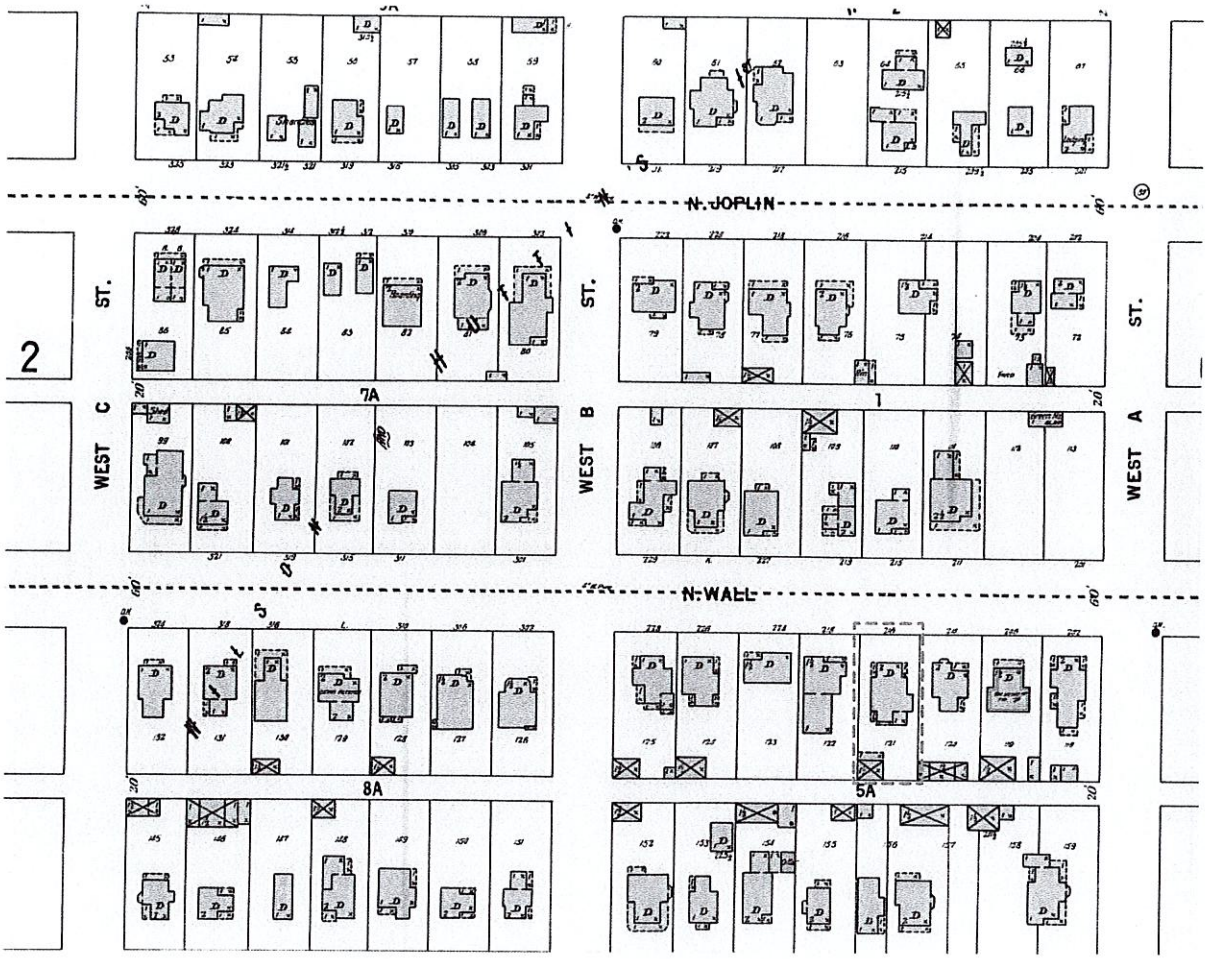
SANBORN MAP - 1900



Source: University of Missouri Digital Library

- MAPS -

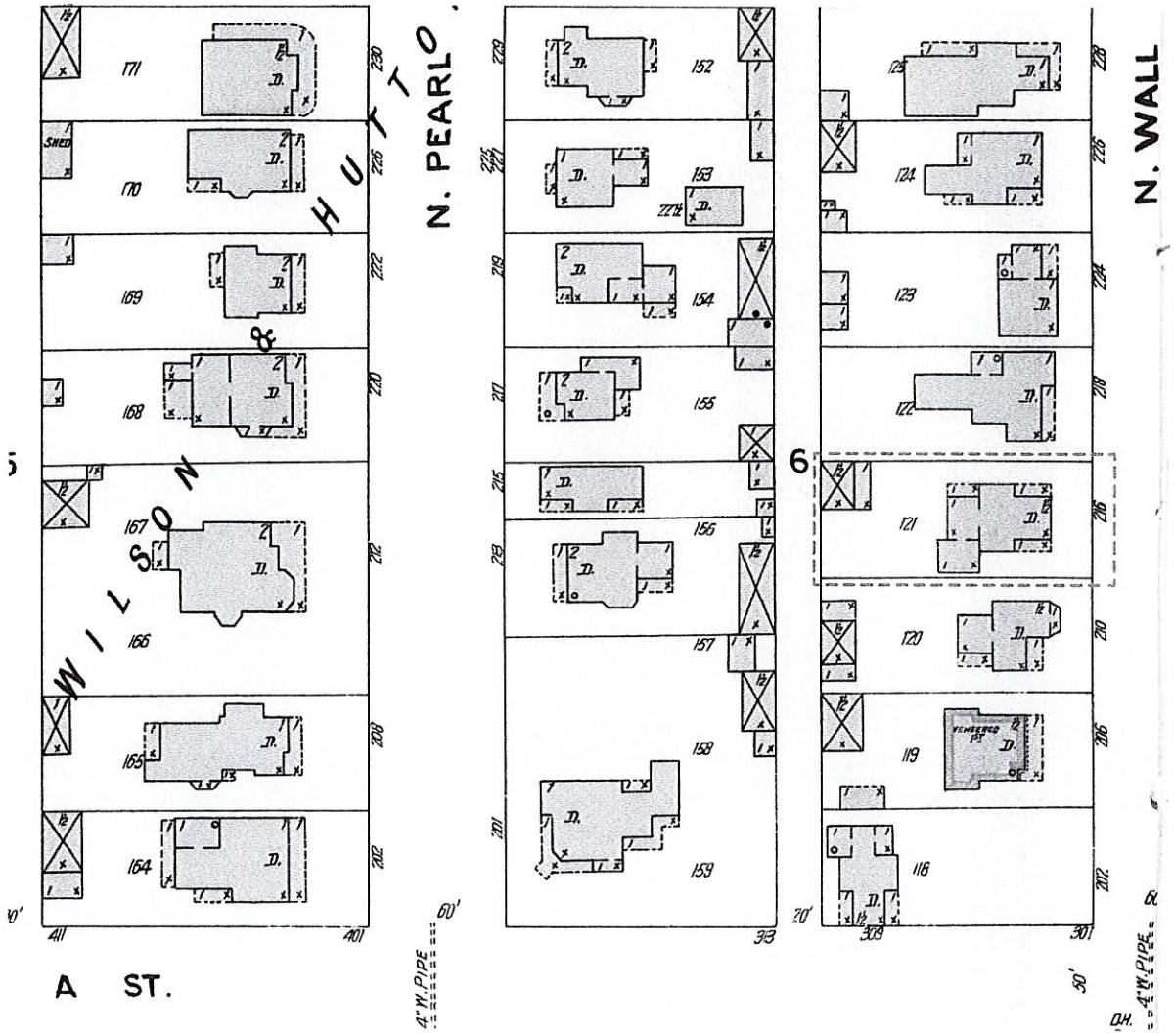
SANBORN MAP - 1900



Source: University of Missouri Digital Library

- MAPS -

SANBORN MAP - 1906



Source: University of Missouri Digital Library


NEWS

- NEWS -

JOPLIN GLOBE - AUG. 5, 1934

"Col." Glover, Pioneer, on Job at 80

"Work as Usual," His Birthday Code



Here we find "Col." Charles W. Glover as a brave fire laddie, and also in a distinguished pose as head of The Globe and News Herald's collection department. The photo of the gallant fireman was taken in 1870; the other only a short time ago.

For three score years identified with many phases of Joplin's growth—mining, banking, public utilities, merchandising and newspapers—a pioneer citizen of the community yesterday observed his eightieth birthday by quietly going about his duties as head of the collections department of The Globe and News Herald. He is Charles W. Glover, affectionately known as "Colonel" Glover to his associates.

Despite his advanced age, Mr. Glover has never relinquished any of his work to younger assistants. Daily he leaves his home at 216 North Wall street, where he resides with his wife and a daughter, Mrs. Inez White, to make his collections, attend to his desk and to keep intact a record of service on the newspapers that extends back to 1913.

Equally as interesting as the story of the development of Joplin from a mining camp to a city, as told by an eye witness who had a part in that growth, is the fund of anecdotes with which Mr. Glover regales his friends on occasion. They savor of the rough and ready existence of a frontier town, when Judge Lynch some times held court and only a "hog trail' led between East Joplin and the little settlement which now is Joplin's business district.

Born August 4, 1854, in Independence, Mo., Mr. Glover arrived in Joplin April 21, 1873, and took over the position of bookkeeper and cashier of the Joplin Mining and Smelting Company. The company had a small office perched on the hill just north of the eastern terminus of the present Broadway viaduct and mines where now stands Landreth park.

In 1877 the young business man succeeded H. G. Goodman as cashier of the Joplin Savings bank, remaining in that position until it liquidated in 1879. The bank, located next to the northeast corner of Broadway and Galena avenue, was closed as the business district moved to the new city across the valley, but it paid off every depositor in full.

Mining ventures and a sawmill in Salina, Colo., occupied Mr. Glover for the next three years, but he returned to Joplin in 1883 to become bookkeeper and foreman of the Joplin Zinc Company. The firm sold out to the Picher interests in 1886, and Mr. Glover became superintendent of the Joplin Water Company.

There he remained until 1891, when it was sold to eastern interests. He is no character in the early history of Joplin to match Taylor for sheer cousge, or for practical joking. One of his stories aptly illustrates the latter trait.

C. W. Towsley, a grocer; Logan Swope, Taylor and Mr. Glover went into nearby Kansas for a prairie chicken hunt, a common recreation. On the road, Taylor got to telling about the time he was cured of a rattlesnake bite by drinking quantities of buttermilk when no whisky was available.

That night the four slept in a barn and Taylor found to his satisfaction that there was plenty of buttermilk in the farmhouse nearby. He had a churn full of it set on the back porch.

In the middle of the night the jokester slyly dug a spur into Towsley's leg. As the latter, no doubt dreaming of reptiles, awoke with a scream, Taylor shouted: "Look at that big snake!"

The injured man waited for no more. He dashed out of the barn calling for whisky, but there was no liquor. Suddenly he espied the buttermilk. As his companions exerted tremendous self control to hold their chuckles, he drank it

CONTINUED FROM PREVIOUS PAGE

and only a "hog trail' led between East Joplin and the little settlement

RING SPECIALS

ND TUESDAY ONLY

LADIES' HEEL TAPS—
REGULAR 25c VALUE

15c

Panco or Leather

SHOE REPAIR

ORT WILL BE APPRECIATED

. Parker

Democratic Candidate

RECORDER of DEEDS

Primary August 7

County. Employed four years by 4½ years by Merchants and Miners ars at First State Bank of Joplin. Advertisement)



ELECTION NOVEMBER 6TH

T WALKER

CANDIDATE FOR

it Clerk

Advertisement)

Company.

There he remained until 1891, when it was sold to eastern interests, and then he took up mining in a series of private enterprises which were moderately successful. It was during that period that Mr. Glover happened to be strolling along Main street one afternoon when a crowd in the exclusive Fulton market, a grocery at 525 Main street, attracted him.

The place was going at auction and the bidding was well up in the $800 bracket when he entered. Mr. Glover didn't know much about the grocery business, but it looked like a good buy and he bid it in for $1,000. A week later he turned down $1,500 for the property.

He laughed as he recalled the experience.

"That store had some mighty pretty fixtures, all right, and the bon ton trade," he said. "But I soon found out that the fixtures scared away the cash buyers and the elite class of customers isn't always a good proposition. It cost me $2,000 to find that out. I sold it a year later."

Mr. Glover was married to Miss Gussie K. Keller at Lamar, September 21, 1893. Besides the dauhgter, they have two sons. Harold E. Glover is in the insurance business in Philadelphia, and R. R. Glover, owner of a floor coverings store in Atlanta, Ga. Harold Glover is here on a visit now.

The veteran mine operator recalls the days when "whims," early model horse hoists, were used to bring the ore up out of the ground. "Grubstaking" was a common practice, men of wealth matching their dollars against the experience of veteran miners. That all came to an end when the law was passed making any partner responsible for all debts contracted, and paved the way for the syndicate-controlled mining operations of today.

One Sunday night some fifty years ago, Mr. Glover entered Wishburn's restaurant to find himself a virtual captive among a group of fellow townspeople. Two nights before a man had swung from a tree for the alleged theft of a span of mules; the persons gathered in the cafe were the lynchers whom the law had spotted.

At midnight they fled the country en masse under cove. f darkness. It was only then at they permitted their young prisoner to go free, holding him for fear he would tip off the authorities.

That was only a minor encounter with outlawry, however, to what happened a short time later. Fletch Taylor, reputedly chief lieutenant to Quantrill of guerilla border warfare fame, and a friend of Mr Glover's, introduced him to three strangers in an outlying mining company office.

It was only after they had gone that Taylor told him the names were fictitious, that his callers were Cole, Jim and Bob Younger, notorious desperadoes. It was in Joplin that they recruited two men named Chadwell and Pitts (not with Taylor's aid, however) into their gang.

Mr. Glover maintains that there erted tremendous self control to hold their chuckles, he drank it down in great gulps. He never tired of telling afterward of how buttermilk saved his life.

Peter Schnur, editor of the old Joplin Herald, became his lifelong enemy after a similar incident, Mr. Glover relates. They were hunting near Redings Mill and the banks of Shoal creek were alive with muskrats. With a straight face, Taylor told his companion that only by diving in the water could one loosen the deadly grip of a muskrat.

That night he carefully pinned the body of a squirrel to Schnur's coat-tail and pressed the faithful spur into action. Wildly grabbing behind him, his victim envisioned a steel-jawed muskrat attached to his anatomy. He raced along the bank, dived into the creek and nearly drowned before the guffawing Taylor could pull him out.

Mr. Glover also recalled when he and several other young men of the mining camp formed a volunteer fire department back in 1873. They bought their own uniforms, which were featured by snappy helmets and fiery red shirts.

One clever youth in the bunch conceived the happy thought that the brave fire laddies should give a great social affair. They all agreed and it was a ball at the old Joplin hotel. Tickets were $5 each. Everything went off fine, it was a grand success in every way—except from a financial standpoint. The firemen lost $600 on the venture. Then the fire company disbanded.

Many another reminiscence, some humorous, some serious, such as the fire which wiped out part of East Joplin in 1874, are stored in Mr. Glover's remarkable memory. And his friends, stopping to extend congratulations yesterday, found as much pleasure in hearing them as he did in the telling.

If this type of newsprint blurs, it's a warning that you need glasses. If you neglect your eyes, it will result in poor health later. Get your examination now. Dr. D. A. Reynolds, optometrist, Newman's mezzanine. You may use your charge account.

NEWSPAPERARCHIVE

Joplin Globe, August 05, 1934 Pg. 3, Joplin, Missouri, US

https://newspaperarchive.com/joplin-globe-aug-05-1934-p-3/

- NEWS -

JOPLIN GLOBE - AUG. 5, 1934

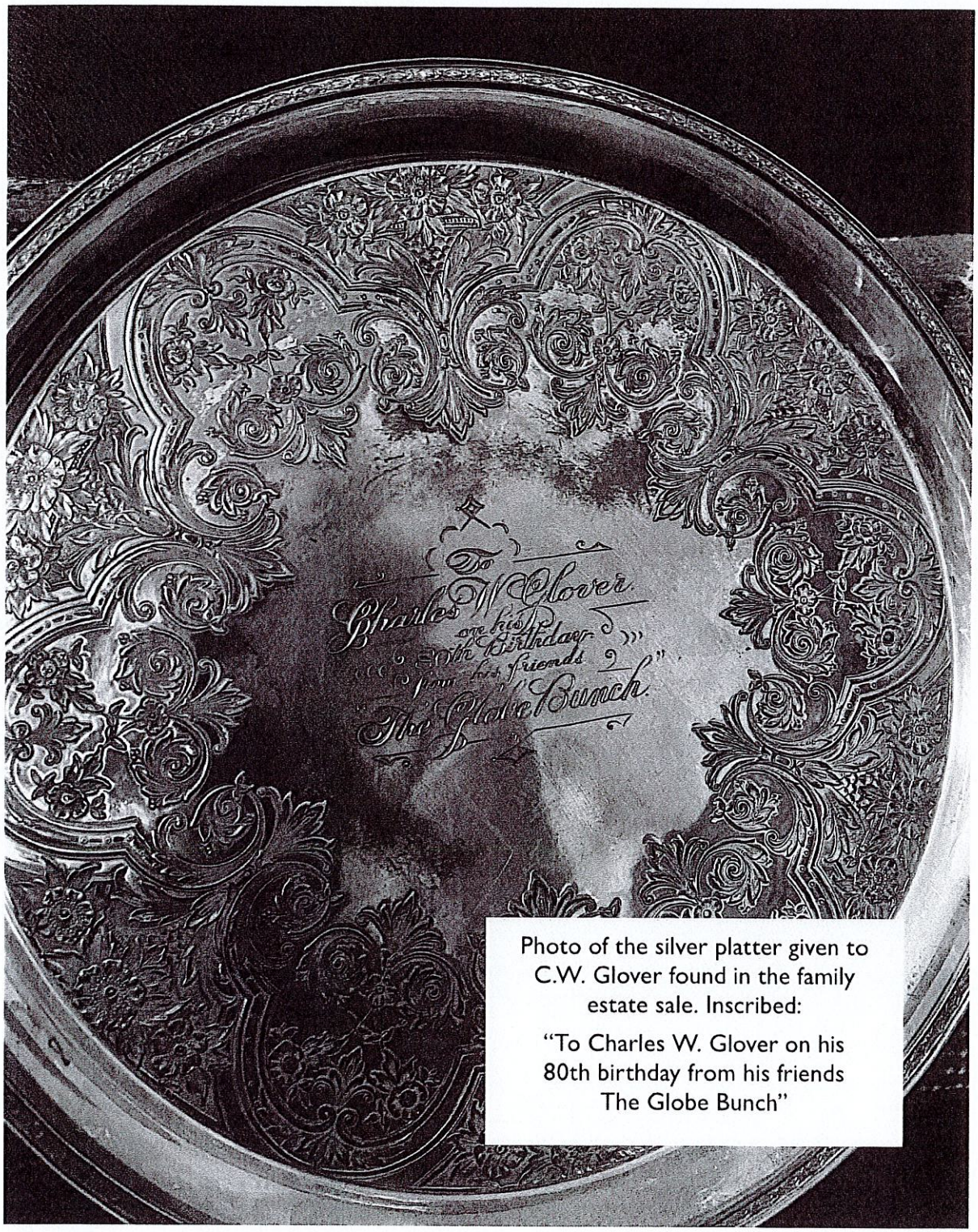


Photo of the silver platter given to C.W. Glover found in the family estate sale. Inscribed:

"To Charles W. Glover on his 80th birthday from his friends The Globe Bunch"

- NEWS -

HISTORICJOPLIN.ORG

THE MINERS BANK

Posted February 28th 2010 at 7:59 pm by Brown

As the riches of the mining fields of Jasper County drew investors, miners, and speculators in the 1870s, the need for a banking institution was obvious. One of the first men to step into this void was one of the fathers of modern day Joplin, Patrick Murphy, originally of Carthage. He and an associate established the town of Murphysburg, which later merged to form Joplin in 1873, and two years later, Murphy opened the Banking House of Patrick Murphy. A two story brick building, it was located on Main Street between Second and Third Streets. Murphy's endeavor was a success.

Such was the success that the financial institution attracted investors and in 1877, the Banking House of Patrick Murphy was re-chartered and organized as the Miners Bank of Joplin. Murphy served as the first president of the bank, and was followed by Thomas E. Tootle. The first head cashier was Frank Kershaw. Kershaw's successor was A.H. Waite. Most customers would have more likely known and recognized C.H. Spencer, who served as head cashier for at least sixteen years leading up to 1906. Local magnate Thomas Connor had served two terms as bank president. In fact, the board of directors included many of the wealthier citizens of the city, such as Connor, Howard C. Murphy, Edward Zelleken, C.W. Glover, and H.O. Bartlett.

Miners Bank's success was also reflected in its financial holdings. At its inception the bank held $25,000, by 1890 this was increased to $50,000 and a year later doubled to $100,000. Due to growth of its assets and the increasing number of depositors, Miners Bank moved from its location between Second and Third to take up residence to offices in the Joplin Hotel, and there remained from about 1885 to 1905. Over a slightly longer period of time than its stay at the Joplin Hotel, reported deposits at the bank grew from $35,700 to $949,000. Loans increased from $6,500 to $425,000. Cash on hand went from $15,000 to a bank robber's dream of $97,000. Figures from 1905 listed the six most successful banks by deposits, and the Miners Bank was first and foremost, besting its nearest competition by more than $55,000. Until the bank's move in 1905 from the Joplin Hotel, its chief competitor and runner up in the 1905 figures was the Joplin National Bank, located just across the intersection situated on the bottom floor of the Keystone Hotel.

The move in 1905 may have been prompted by the plans of Thomas Connor to raze the three story Joplin Hotel with plans to build a larger, grander establishment, or may simply have been due to the banking institution's success. The bank's new home was just a block away from Main Street, where Fourth Street intersected with Joplin Street. The new building was described by one of Joplin's paper as a "beautiful modern building, with elevators and all modern conveniences." The offices were equally beautiful and constructed of marble, tile and steel. Designed by August Michaelis, one of Joplin's most prolific and talented architects, the building was designed to accommodate an additional four more stories should the need arise. It was built at a cost of $125,000 by the firm of C.A. Dieter who later oversaw the construction the Connor Hotel.

From July 1st of 1905, Miners Bank inhabited the ground floor, leaving the upper floors open to paying tenants, architect Michaelis included, and remained there until 1930 when it merged with Conqueror First National Bank. After the merger, the bank moved back to Main Street for the first time in twenty-five years, and with its departure ended an illustrious history that began in 1877. The last home of Miners Bank remained in use until a disastrous fire prompted its demolition in 1982.

Sources: Missouri Digital History, Joplin News Herald, and the Story of Joplin by Dolph Shaner.

- NEWS -

HISTORICJOPLIN.ORG

A RAINSTORM FLOODS JOPLIN – THE FLOOD OF 1916

Posted July 26th 2010 at 6:50 am by Brown

The last few weeks have been scorching hot in southwest Missouri. In 1916, however, a sudden cloudburst wreaked havoc upon Joplin that seems almost unreal.

A "severe electrical storm" began at 10:30 at night with a host of giant storm clouds that hovered over the city until they burst and flooded the city below.

The deluge began with 5 and ¾ inches of rain during the night, followed by 5 and ½ inches within a two hour period in the morning. The rain was accompanied by a savage hailstorm that forced pedestrians to run for shelter. The downpour continued throughout the afternoon and in just a few minutes more than an inch of rain had fallen. Total rainfall was estimated at 6 9/10 to 7 inches. Long time Joplin residents remarked that it was the most severe storm the city had experienced.

According to C.W. Glover of 216 North Wall Street, the rainstorm was nothing compared to one that ravaged Joplin in July, 1875. According to Glover, it rained for three days and three nights. Joplin Creek, which divided East Joplin from West Joplin, became a raging torrent that no one dared cross. Professor William Hartman, a musician, and his wife were drowned, and several others were almost lost when seeking shelter or attempting to rescue those endangered by the flood waters. Joplin's horse drawn trolley was unable to travel to Baxter Springs due to the washed out roads and streets.

The 1916 storm was so sudden that it caught many people off guard. John Moore, Edward Poe, and Peter Adamson, miners working in the Coralbut (formerly the Quaker) mine west of Chitwood, were drowned when rainwater swept down into the mine at such a furious rate that they were unable to escape in time. Unfortunately for the three miners, the water had pooled at the top of the mine behind piles of debris that had formed an old mine pond when the debris gave way and a torrent of water flooded the mine shaft.

Altogether there were twelve men in the mine and they scrambled on top of some boulders as the water began to rise. The hoisterman at the surface lowered a tub to rescue them, but the water was so high and the current so strong that the men were reluctant to jump across the water into the tub. Nine of the miners were able to escape before the water overtook them. Moore, Poe, and Adamson said they could not swim and thought they would be safe on top of the boulders. It was not before long, though, that the hoisterman heard them call for help. One of them yelled, "For God's sake, get a boat before we drown!" It was too late. They were unwilling to jump to the tub across the raging water and were drowned despite the efforts of their fellow miners to go down in the tub and try to reach them. The bodies of three men were not immediately located by rescuers.

One of the miners who escaped, Roy Clark, had been a sailor on a tramp steam freighter out of Queenstown. He declared after his harrowing experience that he was "through with mining." Clark, who claimed he had developed strong swimming skills as a sailor, said he would not have dared to swim through the water that had flooded the mine. Another miner who had been in the mine, C.E. Evans, said he had warned his fellow workers about the storm. He said he had picked up hailstones as big as his thumb that had fallen into the mine and knew that trouble was not far off. By the time they saw the water pour in and ran for the boulders, he said, the water was up to their waists and rising. The tub, he said, was slow in coming. Evans's fellow miner, Lowery, was standing on a boulder with water up to his chin when he was able to get to the tub.

Even those who were in the safety of their own home were not shielded from the storm. William Langley, a 70 year old gardener, drowned in his home at Second and Ozark streets when it was submerged by water due to the home being situated next to a steep draw that funneled water down into the house. When rescuers broke into Langley's home, they found that the water had been only six inches from the ceiling. Some families in Chitwood sought refuge on top of their homes as the water began to rise, while others remained in storm shelters, still afraid to venture out due to the lightning and hail of the past few hours.

Mines suffered damage. The Grace Mine mill, located a mile north of Chitwood, and the Longfellow school building were both hit by lightning. Mine owner W.H. Gross of 318 West Eighth Street estimated damages at $15,000. Several other mine buildings were struck by lightning but did not burn. Many more were filled with water and required large pumps to remove the water. Total damages for mines across the Joplin area were estimated at $200,000.

The storm of 1916 caused severe damage to downtown Joplin. Main Street from Fourth to Sixth streets was a "white-capped torrent for more than two hours" with a depth of two to five feet deep in some places. Businesses along this section of downtown reported losses of $100,000. Fleischaker Dry Goods, Christman's, and Ramsay's suffered severe flood damage. Ramsay's lost all of the merchandise stored in the building's basement which was filled with six feet of water at one point. Christman's reported $10,000 in losses. Merchandise located on the lower shelves of the stores was thoroughly soaked.

One odd occurrence was when a bolt of lightning struck two wax figures in the Menard Store located at 423 Main Street. One of the figures was completely melted while the other was only scorched on the arm.

At the Commercial billiard parlor at 521 Main Street, seven billiards tables were ruined. Not far down the street the Priscilla Dress Shop at 513 Main lost several expensive Parisian gowns valued at $3,000, artwork estimated to be worth $2,000, and $300 of electrical fixtures destroyed.

It seemed as if no business escaped the wrath of the storm. The Farrar-Stephens Auto Tire Company at 520 Joplin Street reported damages of $5,000 while Kresge 5 and 10 Store lost merchandise valued at $5,000. The Joplin Pittsburg Railway Company suffered $2,500 in losses. The Burke Cigar and Candy Store and the Electric Theater building only had $2,000 in damages. Even the vaunted House of Lords suffered $500 of damage.

Joplin's Hello Girls found that the storm caused $10,000 worth of losses. Nearly 4,000 telephones were out of service after the rain stopped, almost half of Joplin's total number of phones. Poles were down, wires severed, circuits dead, and fuses blown all over town. Long distance lines, however, received very little damage. Phone company officials considered it a miracle.

Bridges and roads were hit hard. At least two large bridges were washed out, including the Joplin and Pittsburg Railway Company bridge over Turkey Creek. Track was twisted and torn up and down the line. A "masonry bridge over Turkey Creek at Range Line" was supposed to have been totaled at a cost of $1,000. Trains from the Kansas City Southern, Frisco, and Missouri & North Arkansas railroads were unable to roll into Joplin.

One enterprising young man captured a bathtub that floated out of a plumbing shop and used it as a canoe to paddle through downtown. Others joined him in boats and canoes (undoubtedly those who enjoyed fishing on the Spring River) while others just waded into the torrential streams of water. Barrels, boards, and all sorts of other debris clogged the streets and alleys. Citizens worked to grab the debris before it smashed out store windows and created more damage.

Giant potholes waited to twist ankles for those who dared to walk through the muddy water. Motorists were asked by city officials to drive slowly lest they hit a pothole and total their cars. Sidewalks were washed out as were sections of wood block pavement from Main Street to the Frisco rail tracks. City parks were ravaged. A sewer main burst at the North Main street viaduct and created a health hazard.

Joplin was battered, but not broken. In time, debris was removed, mud swept away, and the ravages of nature relegated to memory.


PEOPLE

- PEOPLE -

JOSEPH BENNING GLOVER



Welcome to Jasper County, Missouri

Joplin Business Directory

(Source: Southwestern Business Directory, McKenney Publ., 1889. Transcribed by Sheryl McClure)

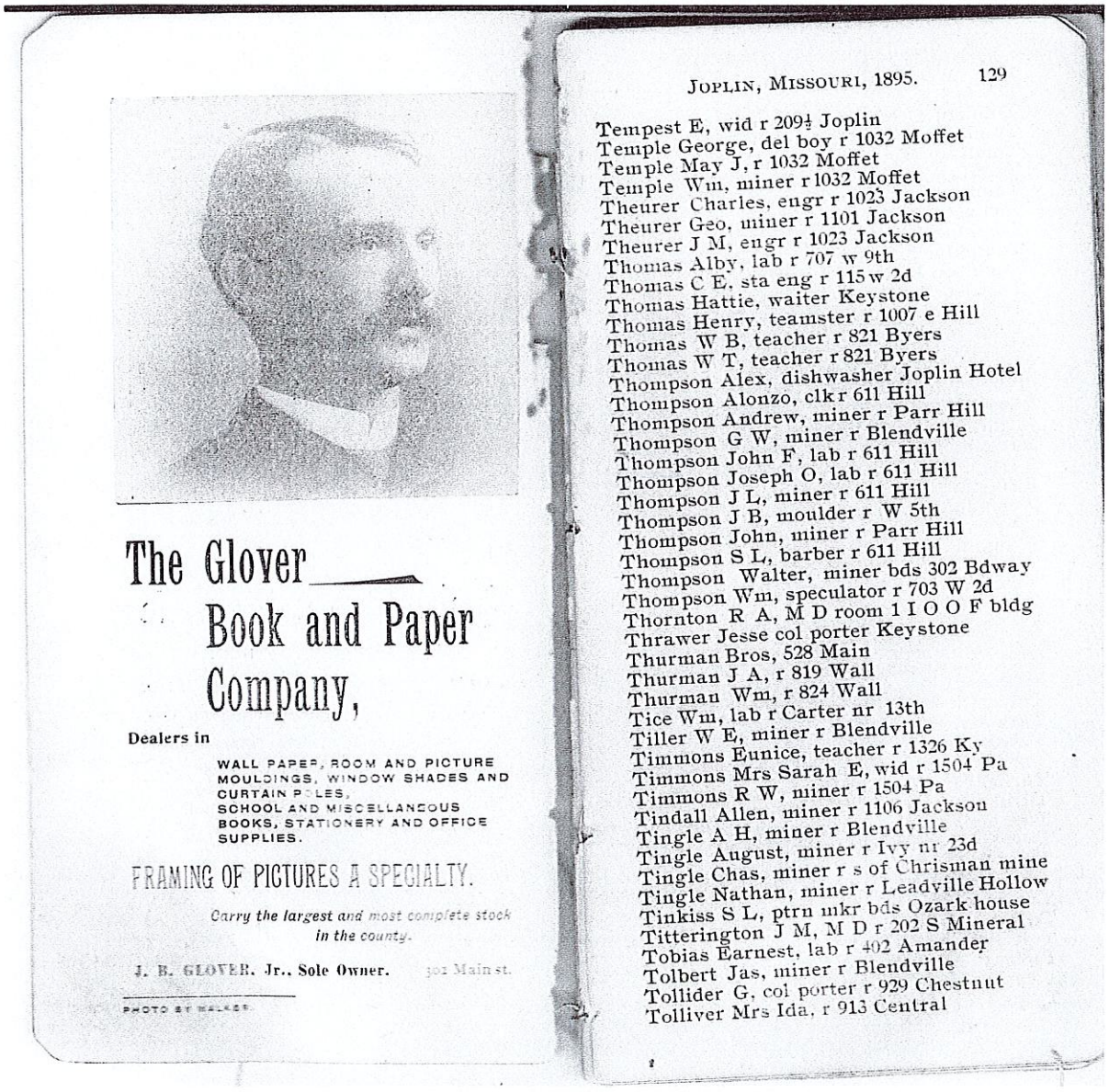
Adams' Express Co, H E Davis, 321 Main
Allin A V, mfr metallic skylights, cornices, and slate roofing, cor First and Main
Amrica House, Anna O'Hair, 103 Main Austin A G, wire goods, 224 Main
Balsly M T, physician and surgeon, 614 Main
Bank of Joplin, T W Cunningham pres, George A Case cashier, 323 Main
Barr Bros, meat market, 226 Main
Barr E P, boots and shoes, 304 Main
Bartleto E O, gen mgr, 125 men employed
Bathe M, provisions, wholesale and retail, 211 Main
Beall J W, meat market, 530 Main
Bebb C W, drugs, 510 Main
Bell P, "Q T" Parlor, 310 Main
Beller William, billiard hall and saloon. 124 Main
Bierig & Lambert, bakery and confectionery, 412 Main
Blach & Dwelly, meat market. 205 Main
Botkin E T, livery and feed barn, Fourth
Boucher J, Willow Saloon, branch No 5, 518 Main
Bowdie D E. dressmaking, 106 Main
Bowers John, meat market, 420 Main
Bradley James, grocer, 630 Main
Briswalter, Kelly & Co, real estate, loans and insurance, 222 Main

From the Joplin Business Directory 1889

Burress P, boots and shoes, 516 Main
Calvin T F, justice of the peace and real estate agt, 519 Main
Carson & Horn, grocery and provisions, 122 Main
Casey J Mrs, restaurant, 418 Main
Catorn & Webster, insurance agt., 320 Main
Clark, Wilson & Co., boots and shoes, 309 Main
Claycomb and Staples, farm loan, real estate and collections
Cooly, G P, Looby Saloon, 514 Main
Cunningham and Dolan, atty at law, NE cor Fourth and Joplin
Dilley, C T, second hand store, 507 Main
Doty P D, physician and surgeon,407 Main
Dykeman, C W, groceries and provisions, Fourth
Eagle Cornice Works. J B Allen proprietor cor First and Main
Echort, Charley, barber, 215 Main
Ecpelet, Mille M. millinery, 217 Main
Evans, O C, physician and surgeon, office Fourth
Fairbanks, W H & Co., wholesale groceries, 606 and 608 Main
Fillmore, L A, lumber yard, 625 Main
First National Bank, Charles Shefferdecker, pres., A C Cragin, cash'r, 312 Main
Fowlkes, T T, carpenter, 104 Main
Frank J P, cigar store, 314 Main
Furguson J & Co., Saloon, 406 Main
Galdmocher, S Mrs., restaurant, 113 Main
Geadi (Geade?), E, boots and shoes, 528 Main
George, N B, groceries and provisions, 425 Main
Glover, J B jr, supt City Gas Works, 323 Main
Goodman, C B, wholesale groceries, 409 Main
Gore & Glover, insurance, 323 Main
Graham, J J, wholesale groceries, 409 Main
Graves, H G, confectionery, 112 Main
Halyard, W B, heavy and shelf hardware and stoves, 415 Main
Hamilton, L C, groceries and provisions, 413 Main
Hardon, A B, photographer copying and enlarging photographs, cor Fourth & Joplin
Harmony Foundry and Machine Works, Schellinbach & Sons
Haywood S H, barber and hairdresser, 222 Main
Hazzord P A Mrs, notions, 618 Main
Heedrick George, groceries and provisions, 831 Main
Heironitz J, Kansas City Second Hand Store, 501 Main
Henderson S C, wholesale grocery, 527 Main
Heinrichs J & Bro, harness maker, 219 Main

- PEOPLE -

JOSEPH BENNING GLOVER



JOPLIN, MISSOURI, 1895. 129

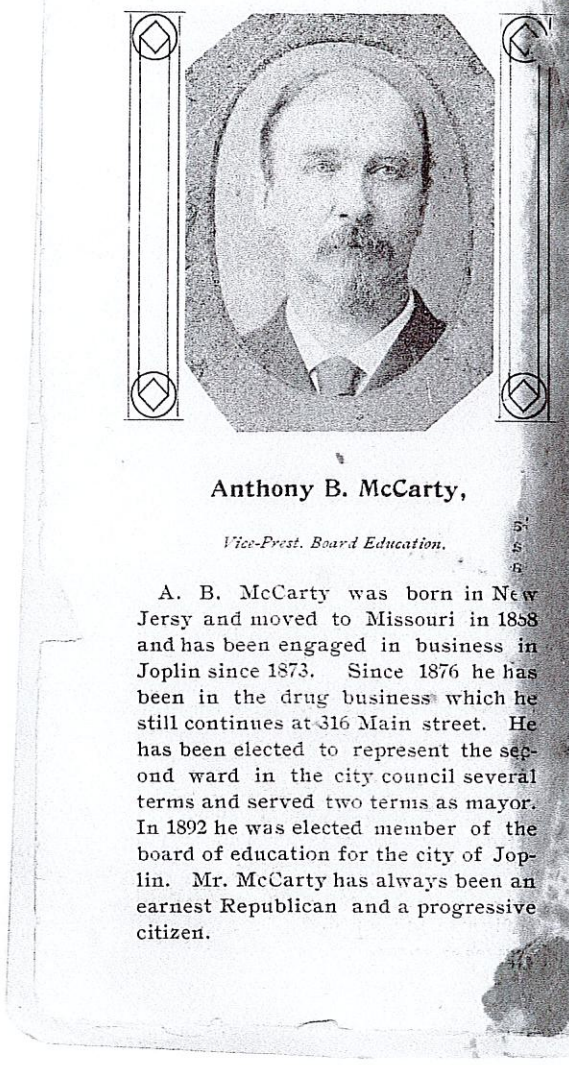
Tempest E, wid r 209½ Joplin
Temple George, del boy r 1032 Moffet
Temple May J, r 1032 Moffet
Temple Wm, miner r 1032 Moffet
Theurer Charles, engr r 1023 Jackson
Theurer Geo, miner r 1101 Jackson
Theurer J M, engr r 1023 Jackson
Thomas Alby, lab r 707 w 9th
Thomas C E, sta eng r 115 w 2d
Thomas Hattie, waiter Keystone
Thomas Henry, teamster r 1007 e Hill
Thomas W B, teacher r 821 Byers
Thomas W T, teacher r 821 Byers
Thompson Alex, dishwasher Joplin Hotel
Thompson Alonzo, clk r 611 Hill
Thompson Andrew, miner r Parr Hill
Thompson G W, miner r Blendville
Thompson John F, lab r 611 Hill
Thompson Joseph O, lab r 611 Hill
Thompson J L, miner r 611 Hill
Thompson J B, moulder r W 5th
Thompson John, miner r Parr Hill
Thompson S L, barber r 611 Hill
Thompson Walter, miner bds 302 Bdway
Thompson Wm, speculator r 703 W 2d
Thornton R A, M D room 1 I O O F bldg
Thrawer Jesse col porter Keystone
Thurman Bros, 528 Main
Thurman J A, r 819 Wall
Thurman Wm, r 824 Wall
Tice Wm, lab r Carter nr 13th
Tiller W E, miner r Blendville
Timmons Eunice, teacher r 1326 Ky
Timmons Mrs Sarah E, wid r 1504 Pa
Timmons R W, miner r 1504 Pa
Tindall Allen, miner r 1106 Jackson
Tingle A H, miner r Blendville
Tingle August, miner r Ivy nr 23d
Tingle Chas, miner r s of Chrisman mine
Tingle Nathan, miner r Leadville Hollow
Tinkiss S L, ptrn mkr bds Ozark house
Titterington J M, M D r 202 S Mineral
Tobias Earnest, lab r 402 Amander
Tolbert Jas, miner r Blendville
Tollider G, col porter r 929 Chestnut
Tolliver Mrs Ida, r 913 Central

From the 1895 Woods Directory

Pictured: **J.B. Glover**, brother of G.W. Glover and first resident of the home at 216 N Wall. He was the owner of The Glover Book and Paper Company located at 302 Main Street (future site of the Connor Hotel).

- PEOPLE -

GLOVER FAMILY



Anthony B. McCarty,

Vice-Prest. Board Education.

A. B. McCarty was born in New Jersy and moved to Missouri in 1858 and has been engaged in business in Joplin since 1873. Since 1876 he has been in the drug business which he still continues at 316 Main street. He has been elected to represent the second ward in the city council several terms and served two terms as mayor. In 1892 he was elected member of the board of education for the city of Joplin. Mr. McCarty has always been an earnest Republican and a progressive citizen.

Glenn A T, miner r 1319 Wall
Glenn Miss Effie, mlnr r 1319 Wall
Glenn Miss Mildred, clerk r 1319 Wall
Glover Book & Paper Co, 302 Main
Glover Building, 302 Main
Glover C W, supt water wks r 317 n Pearl
Glover J B sr, retired r 720 Joplin
Glover J B jr, r 216 n Wall
Gmeiner John, ore buyer r 421 Pa
Gobar Ernest, miner r 1505 Main
Gobar F S, mine operator r 606 Pearl
Godding C A, tel opr r 1053 Ky
Godding F C, contractor r 1053 Ky
Godding H A, lab r 1053 Ky
Goheen Chas, lab r 723 Wall
Goheen Frank, sta eng r 809 Joplin
Goheen J R, sta eng r 723 Wall
Goldsberry C W, wks w ld wks r 219 Gray
Goldsmith S D, teamster r 1302 Joplin
Goldstein A, gen mdse r 410 Main
Goldstein W, mdse 410 Main
Golden Henry, lab r 831 Locust
Golden Jas, miner r 831 Locust
Gonce Fielden, miner r 913 Chestnut
Gonce Rolyn, tmstr r 14th & Wall
Gonce T, junk shop r 9th & Chestnut
Gooch A E, lab r 523 Jackson
Gooch W O, tel opr r 211 n Joplin
Good E J, miner r Granby land
Good J T, miner r Blendville
Goodwin Grocery Co, 209 Main
Goodwin C B, r 302 Wall
Gottschick Lewis, miller r 1128 Sergeant.
Goudy W H, miner r 913 Central E Joplin
Gowing W N, lab r Wall near 20th
Graham Bros, cornice works 618 Main
Graham Chas, slater r 618 Main
Graham Chris, tinner r 618 Main
Graham Miss Ella, domestic r Blendville
Graham Miss Eva, milnr r 618 Main
Graham James, miner r Blendville
Graham J J grocer r 5th & Byers
Graham J J Grocer Co, 421 Main
Graham John M, miner r 807 Hill e Joplin
Graham Jos, cornice wrks r 11th & Moffet
Graham Maggie, drsmkr r 1309 Grand

From the 1895 Woods Directory

Several Glover businesses and members of the Glover family are listed including J.B. Glover at 216 N Wall

- PEOPLE -

CHARLOTTE GLOVER, MOTHER OF J.B. and C.W. GLOVER

MRS. GLOVER FUNERAL WILL BE HELD TODAY

Body Will Lie in State From 9 to 10 A. M.—Burial Will Be in Mount Hope.

The body of Mrs. Charlotte A. Glover, 90 years old, who died at 10:45 o'clock Sunday morning, will lie in state at the residence, 201 Moffet avenue, from 9 to 10 o'clock this morning. The casket will not be opened during the funeral services, which will be conducted at the home at 10 o'clock.

The services will be conducted by the Rev. Cliff K. Titus Pallbearers will be J. J McClelland, Robert A. Clark, Ben Landauer, Herber Schnur, Frank Sharp and Tracey Munson. Burial will be in Mount Hope cemetery.

Here Nearly 50 Years.

Mrs. Glover had been a resident of Joplin for almost half a century, coming here from Independence in 1877. She had been a resident of Missouri for eighty-five years. She was the widow of J. B. Glover, a widely known mining man, and a sister of the late John H. Taylor. Up to the time of his retirement, Mr. Glover was superintendent of the Joplin Mining and Smelting Company.

Mrs. Glover celebrated her ninetieth birthday February 10, at which time she was at home to a large number of friends. She was a member of the First Christian church.

She is survived by two sons, Joseph B. Glover of Kansas City and Charles W. Glover, who is connected with The Globe and News Herald, and three daughters, Mrs. Mary B. Campbell, Miss Lottie F. Glover, and Mrs. Minnie Fallon, all of whom lived with their mother.

NEWSPAPERARCHIVE

Joplin Globe, May 20, 1924 Pg. 2, Joplin, Missouri, US
https://newspaperarchive.com/joplin-globe-may-20-1924-p-2/

INEZ WHITE, DAUGHTER OF CHARLES W. GLOVER

Joplin Deaths

Mrs. Inez White

Mrs. Inez White, 77, 216 N. Wall Ave., died at 12:45 p.m. Monday at a local nursing home following an extended illness.

Mrs. White was born Oct. 1, 1896, in Joplin and had lived here all her life. She was married to Lawrence White on Nov. 24, 1920, in Chicago, Ill. He died in 1966.

She was a teacher in the Joplin public school system and later served as secretary to the schools superintendent.

Surviving are a daughter, Mrs. Charles McGinnis of the home, and a brother, Ross R. Glover, Atlanta, Ga.

Services will be announced by the Thornhill - Dillon Mortuary.

NEWSPAPERARCHIVE
Joplin Globe, August 20, 1974 Pg. 15, Joplin, Missouri, US
https://newspaperarchive.com/joplin-globe-aug-20-1974-p-15/

- PEOPLE -

CHARLOTTE WHITE MCGINNESS, GRANDDAUGHTER OF CHARLES W. GLOVER

Charlotte A. McGinness

Charlotte A. McGinness, 76, of Joplin, died at 7:41 p.m. Tuesday, Jan. 17, 2006, at Freeman West emergency room.

Mrs. McGinness was born May 17, 1929, in Joplin, to Lawrence and Inez (Glover) White. She received her B.S. in education from Pittsburg State Teacher's College. She taught schools in Kansas City, Kan., Shawnee, Kan., and locally. She was a member of the Presbyterian church, Ruth Chapter of Order of the Eastern Star and for many years was the recorder for the Joplin Assembly No. 65 Social Order of Beauceant.

She married Charles McGinness on Dec. 26, 1959, in Miami, Okla. He survives.

Funeral services will be at 10:30 a.m. Saturday at Thornhill-Dillon Mortuary Chapel. Rev. Dennis Weaver will officiate. Burial will be in Mount Hope Cemetery.

Email condolences to

NEWSPAPERARCHIVE

Joplin Globe, January 20, 2006 Pg. 5, Joplin, Missouri, US
https://newspaperarchive.com/joplin-globe-jan-20-2006-p-5/

- PEOPLE -

CHARLES MCGINNESS, HUSBAND OF CHARLOTTE WHITE MCGINNESS

Obituary Source from Find A Grave
Captured: September 29, 2022

Charles Cornick McGinness, age 93, of Joplin, Missouri passed away Sunday, May 8, 2016 following a recent decline in health.

He was born in Alva, Oklahoma to Charles and Frances (Cornick) McGinness.

Charles was an educator for Crowder College for 17 years retiring in 1987. He attended MSSU and received his Masters degree from Pittsburg State University. Charles served his country during World War II with the United States Army Signal Corps from 1942-1943 and was also an Army Reservist for one year. He was a member of the First Presbyterian Church where he was in the orchestra and played the clarinet. He was a member of Fellowship Lodge #345 AF & AM, Scottish Rite Shrine Club Mirzah, Pittsburg, Kansas for 50 years as well as a member of the Order of the Eastern Star. He was an Eagle Scout. He enjoyed stamp collecting, chess, music, model rail roads and, electronic projects.

He married Charlotte White on December 26, 1959 in Miami, Oklahoma and she preceded him in death in January 2006.

Charles is survived by one sister, Constance P. Davis, Omaha, Nebraska; two nieces, Dr. M. Elizabeth Davis, Omaha, Nebraska, Dr. Catherine Davis, Windsor, Colorado; one nephew, Allen McGinness, Dallas, Texas; and special friends, Kelly Peterson and Melissa Purcell, both of Joplin, Missouri.

Funeral services will be 2:00 p.m. Thursday, May 12, 2016 at the Thornhill-Dillon Mortuary with Dr. Dave Burgess officiating. Burial will follow at Mt. Hope Cemetery. Masonic services will be at 6:00 p.m. Wednesday at the mortuary with visitation following until 7:00 p.m.

Case 021-23 - Rezoning



216 N Wall Ave - Rezoning – A Request to rezone from District R-3 (Apartment House) to District R-3 HP (Apartment House, Historic Preservation) – Samuel Wimsett and Christina Williams Wimsett

P & Z Case 021-23
Samuel Wimsett and Christina Williams Wimsett
(P & Z Recommended Approval)

COUNCIL BILL NO. 2023-269 ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2022-274, passed by the Council of the City of Joplin, Missouri, August 1, 2022, by removing from District R-3 (Apartment House) to R-3 HP (Apartment House, Historic Preservation) property as described below and located at 216 N Wall Ave.

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. 2022-274 is hereby amended by removing from District R-3 (Apartment House) the following described property and including in District R-3 HP (Apartment House, Historic Preservation).

All of Lots Numbered 121 in Wilson & Hutton's First Addition, in 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.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2023, by a vote of _____.

_____
Douglas W. Lawson, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney