Z&P Meeting: September 11, 2017
City Council Meeting: October 2, 2017

STAFF PLANNING REPORT

CASE 026-17 A request to apply District HP (Historic Overlay District) and list as a local landmark, the First Major Lead Strike.

APPLICANT Jill Sullivan

LOCATION 750 feet north of Broadway St. and 75 feet west of Murphy Blvd.

PRESENT ZONING M-2 (Heavy Industrial)

REQUESTED OVERLAY ZONING DISTRICT HP (Historic Overlay District)

STAFF ANALYSIS

This is a request by Jill Sullivan to nominate the site of the First Major Lead Strike as a local historic landmark. The property is located across the street from Landreth Park and is the approximate location of the Sergeant and Moffet Lead Strike. There are multiple stories of origin for the lead strike, but this location is the most agreed upon.

The site serves as the location of the first major lead strike of 1870. Two men, Moffet and Sergeant discovered $60,000 worth of lead in August of 1870. Their strike helped Joplin grow rapidly and become the center of the Tri-State Mining District. As the application states, “the lead strike was not a defining moment in Joplin’s history, but perhaps the defining moment in its history.

According to the regulations of the historic preservation ordinance, the structure must meet one or more of the criteria for nomination as a local historic landmark.

The criteria include:

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

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

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

D. 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;

E. 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;

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

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

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

I. 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

J. Its suitability for preservation or restoration.

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)

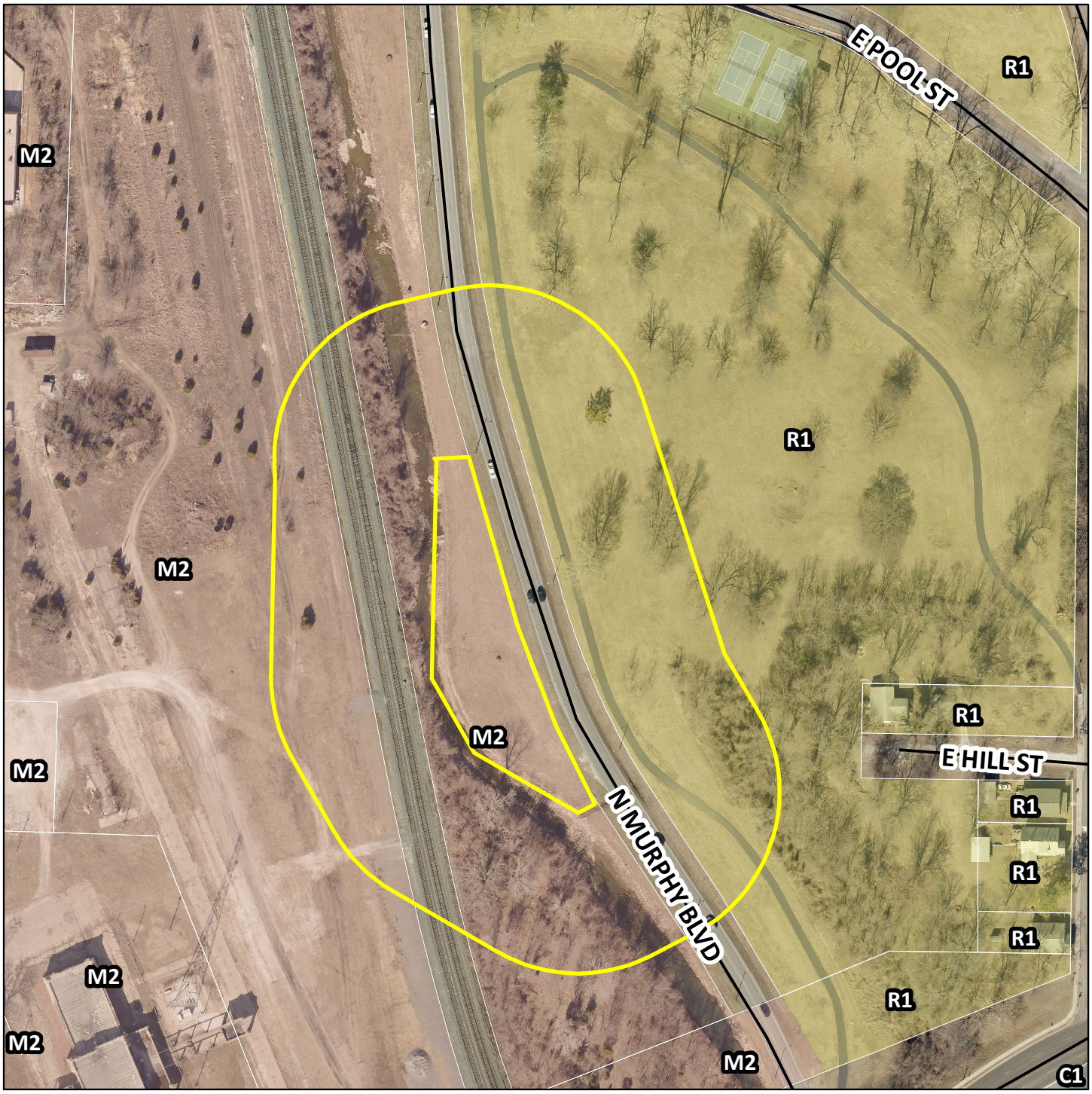
After review, staff believes the First Major Lead Strike Nomination meets Criteria B.

The Historic Preservation Committee recommended approval of Case 026-17.

Staff recommends approval of Case 026-17.

ENCLOSURES

- **Local Landmark Application**
- **HPC Staff Report**



Case 026-17: A tract located approximately 750 feet north of Broadway St. and 75 feet west of Murphy Blvd. – A request to apply District HP (Historic Overlay District) to the site of the First Major Lead Strike – Jill Sullivan.

N

HISTORIC JOPLIN PRESERVATION COMMISSION

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

Case No. 026-17

Meeting Date_____

LOCAL HISTORIC LANDMARK NOMINATION FORM

LOCATION

Address: _____

Property Name (historic or common): First Major Lead Strike

OWNER INFORMATION

Name: City of Joplin Phone: 417-624-0820

Address: 602 S Main St Joplin MO 64801

FORM PREPARED BY (If other than owner)

Name: Jill Swinburn Phone: 417-365-1420

Address: 721 N. Sergeant Ave Joplin MO 64801

Relationship to Owner: City Commissioner — Joplin Historic Preservation Commission

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

CLASSIFICATION

Present Use: Vacant

Historic Use (if known): mining land — first major lead strike

Public or Private: Public Occupied or Unoccupied: unoccupied / vacant

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

Construction Date: N/A

Architect and/or Builder (if known): N/A

Building Materials (foundation, walls, roof, etc.): N/A

Architectural Style: N/A

Site Description (property and surrounding area): _____

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: _____

2. Its location as a site of a significant local, county, state, or national event: Please See "Attachment A"

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

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: _____

_____

_____

_____

10. Its suitability for preservation or restoration: _____

_____

_____

_____

(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: Jill Sullivan

Signature: _____ Date: _____

ATTACHMENT A

HISTORICAL SIGNIFICANCE

This site meets the second criteria for nomination as an historically significant site, as described below.

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

Although lead was discovered in Joplin before the Civil War, it wasn't until 1870 that the first major lead strike was made. As published in the *Joplin Missouri Historical Guide* (which is distributed by the Joplin Convention and Visitors Bureau) the first major lead strike may be described as such:

"In August 1870, two miners, Elliot Raines Mofffet and John B. Sergeant, leased a ten-acre tract near Joplin Creek from John C. Cox. They sank a discovery shaft that reportedly produced $60,000 worth of lead. More importantly, this strike became a defining moment in Joplin history, sparking the mining boom that would continue for 75 years."

Moffet and Sergeant's strike led to further development and rapid growth of the City of Joplin. Thousands of people came to Joplin, hoping to make a fortune like Moffet and Sergeant. Some succeeded, while others did not. Nonetheless, the wealth generated by mining operations established and supported local businesses and banks, brought in the railroads, and helped establish Joplin as the center of the 2,500-square-mile Tri-State Mining District. Because of the boom that followed this strike, people stayed in Joplin and made lives for themselves.

Moffet and Sergeant's strike was not *a* defining moment in Joplin's history, but perhaps *the* defining moment in its history, thus making it most significant and worthy of recognition as an historical site.

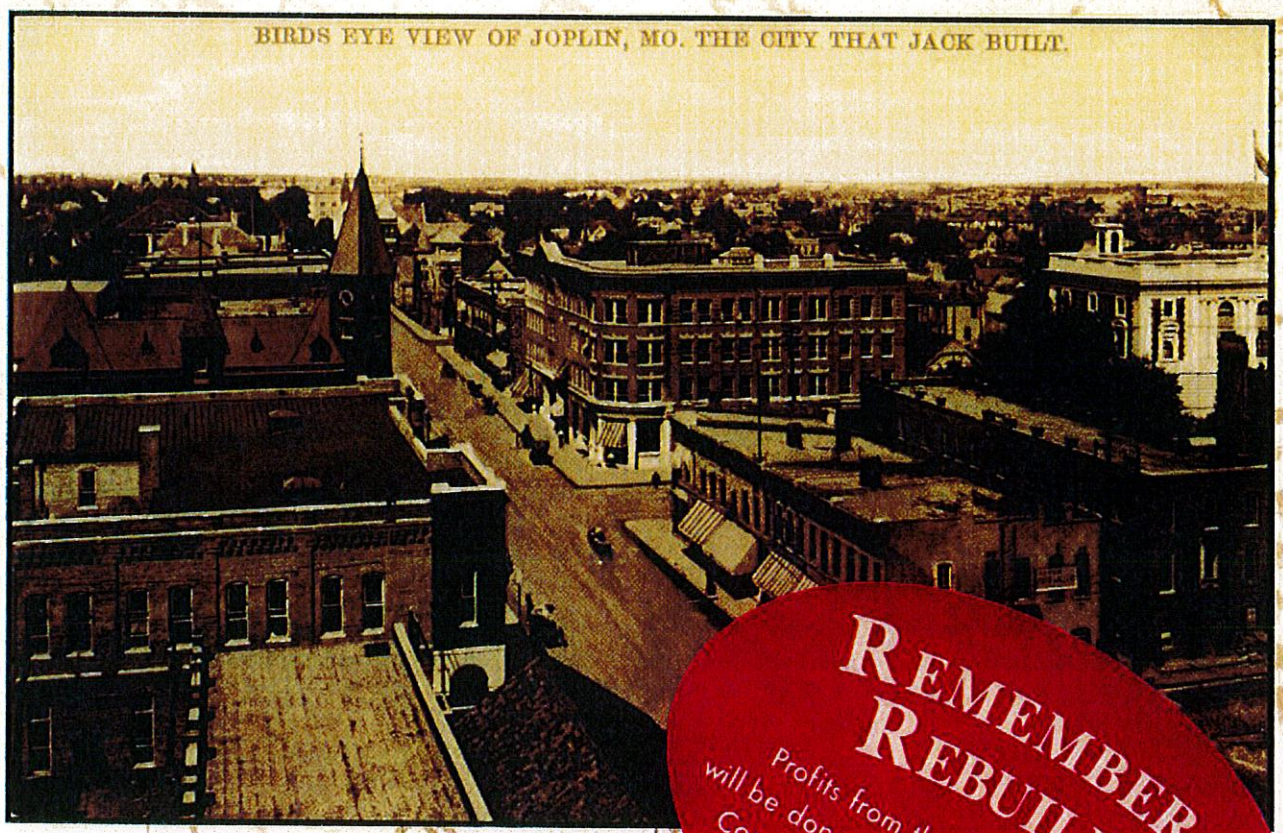
ATTACHMNT B

BIBLIOGRAPHY

- *Joplin Postcard History Series* by Leslie Simpson
- *Joplin, Missouri Historical Guide* published by the Joplin Convention and Visitors Bureau
- *The Story of Joplin* by Dolph Shaner

POSTCARD HISTORY SERIES

Joplin



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Profits from the sale of this book will be donated to the Joplin Chamber of Commerce Business Recovery Fund.

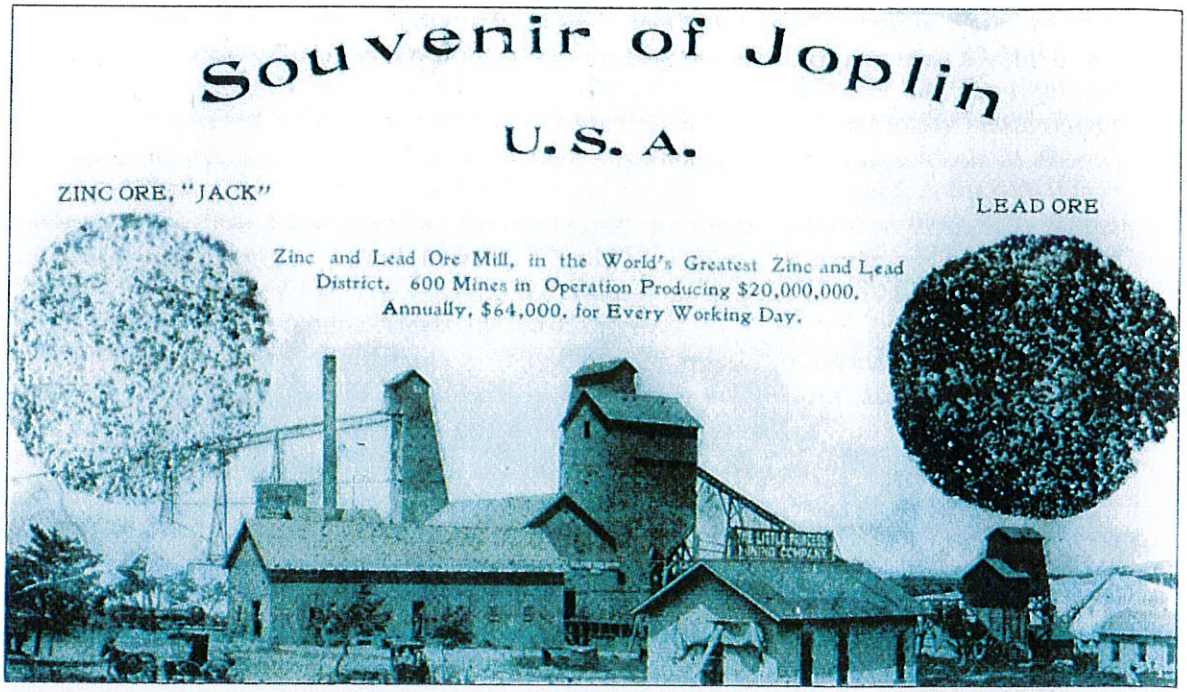
Leslie Simpson

One

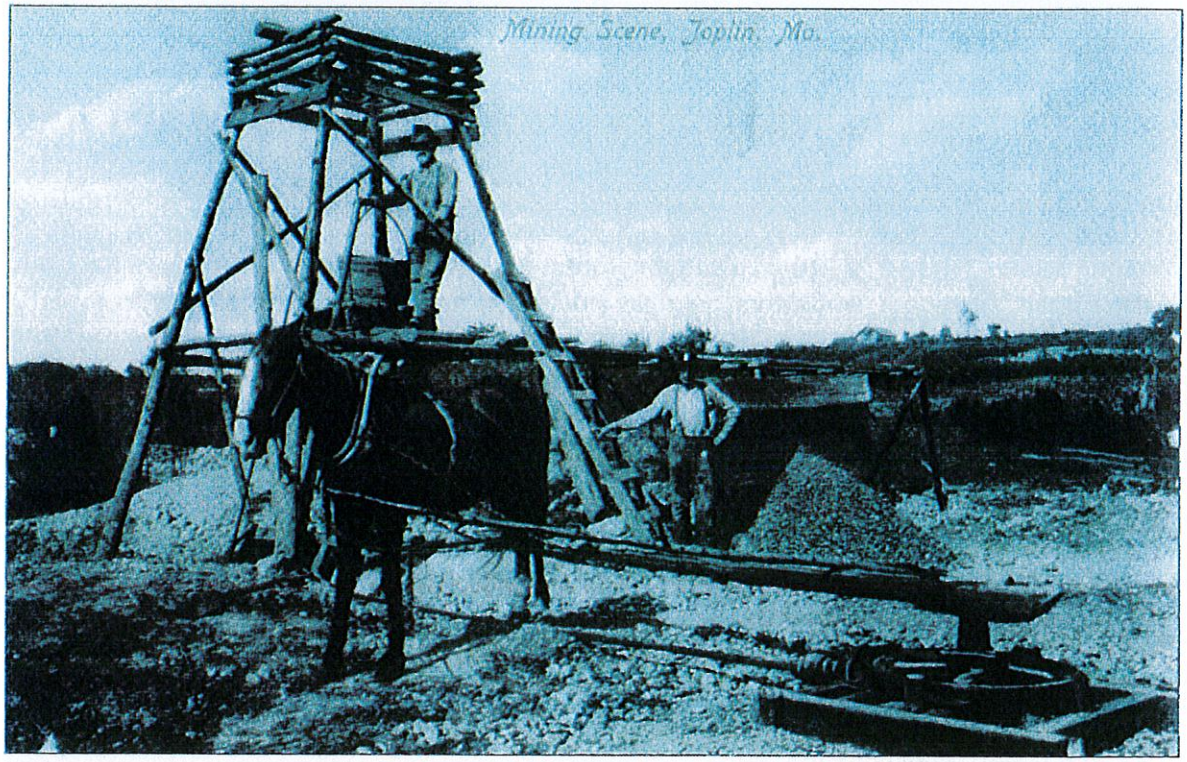
From the Ground Up

The mining boomtown of Joplin grew by leaps and bounds after its incorporation in 1873. The biggest impetus for growth and development came with the arrival of the railroads a few years later. An assortment of towns and camps in Missouri, Kansas, and Oklahoma comprised the 2,500-square-mile region called the Tri-State Mining District; Joplin served as its center. Joplin claimed to have more wealth per capita than any other city its size in the state. In 1897, the "Klondike of Missouri" produced more capital than the gold mines of Alaska. Contemporary historian Thomas Millard poetically described the mining operations around Joplin as a "wilderness of smoking funnels standing against the sky like a limbless forest," and he went on to say, "pervading it all, the indelible impression of restless, untamable energy." As poor miners became wealthy overnight, Joplin bristled with excitement. Every Saturday night, miners, operators, landowners, and ore buyers gathered at the hotels and banks to settle accounts. The already-crowded sidewalks became impassable as thousands more poured into town from outside camps. Banks remained open until 11:00 p.m., and most businesses closed at midnight. Men liberally patronized the gambling halls, saloons, and other facilities that offered amusement. According to Millard, although an occasional street brawl broke out, the crowds were surprisingly well behaved. He claimed that the superior character of the miners in the district was due to the fact that most were from nearby farms and villages. Cash was not the only legal tender in those days. Miners routinely paid theater admission or purchased supplies by depositing chunks of lead in collection boxes. Even children gathered minerals from waste dumps; these shiners could be traded at the grocery store for 5¢ worth of candy.

In 125 years of Tri-State mining history, an estimated half-billion rock tons were mined in the region. Two world wars helped the local economy with increased demand for lead bullets and zinc for brass shell casings. Peacetime use of these minerals included lead for batteries, plumbing supplies, paints, high-octane gasoline, cable sheathing, and bearings. Zinc was needed for galvanized iron and steel goods and zinc oxide for tires and pharmaceuticals. Other valuable mine output included cadmium, germanium, and sulfuric acid.



Miners Elliot R. Moffet and John B. Sergeant sparked a mining boom that put Joplin on the map. In 1870, they struck a rich vein that produced more than $60,000 worth of lead ore in the first 90 days. They erected 14 smelters in the Joplin Creek valley. Wagons hauled the lead pigs from the smelters to Kansas City for distribution to manufacturers of bullets, pottery, paint, glass, and pipes. (Courtesy of Rodney Blaukat.)



Prospectors streamed into the area. There were no roads, so they came by horse, mule, covered wagon, or on foot. There were no places to live. John Cox platted the town of Joplin on the east side of Joplin Creek in 1871, and Patrick Murphy and W.P. Davis platted Murphysburg on the west side. The rival settlements merged and incorporated as the town of Joplin on March 23, 1873. (Courtesy of the Joplin Public Library.)

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Joplin architectural firm of August and Alfred Michaelis built the 4,000-seat, yellow brick building at a cost of $250,000. Tragically, Alfred's career came to an abrupt halt when he died from injuries received in a fall from the gallery loft, while doing a final inspection. Bob Hope, Paul Harvey, Mae West, Gene Autry, and the Harlem Globetrotter's are just a few of the well-known performers who have appeared at Memorial Hall. Monuments to World War II and Vietnam War veterans are located on the grounds. (212 West 8th)

6. Joplin High School (1917)

Joplin High School, which weathered flu and smallpox epidemics as well as two world wars, was the city high school for fifty years. Constructed principally of red brick and trimmed in terra cotta, the building cost $350,000. Some famous graduates include Alex Bliedung (John Beal), Bob Cummings, and Dennis Weaver. For a period of time, the building was also the home of Joplin Junior College. (310 West 8th)

7. Bonnie & Clyde garage apartment (1933)



Clyde Barrow, Bonnie Parker, Buck and Blanche Barrow and W.D. Jones rented an apartment at 3347 ½ Oak Ridge Drive in Freeman Grove. On April 13, 1933 two local police officers lost their lives in a gunfight with the notorious gangsters. At 4:00 p.m. that day, officers from the Joplin Police Department and Newton County approached the two-story garage apartment. They believed that the occupants might have been bootleggers. The outlaws in the apartment opened fire on the officers. Joplin detective Harry McGinnis and Newton County Constable J. W. Harryman were shot and killed. The Barrow gang broke out and fled at a high rate of speed. In their haste they left behind the famous roll of Kodak film that provided the public and the law enforcement officers with their first glimpse of the infamous gang. The photographs became one of the most important documents of their criminal history. They also left behind some costume jewelry, which is on display at the Joplin Museum Complex. (34th and Oak Ridge)

8. First major lead strike (1870)

In August 1870, two miners, Elliot Raines Moffet and John B. Sergeant, leased a ten-acre tract near Joplin Creek from John C. Cox. They sank a discovery shaft that reportedly produced $60,000 worth of lead. More importantly, this strike became a defining moment in Joplin history, sparking the mining boom that would continue for 75 years. (near the Vernon Sigars viaduct)

9. Thomas Hart Benton's mural, "Joplin at the Turn of the Century" (1973)

Renowned Missouri artist Thomas Hart Benton painted a mural depicting early Joplin and its mining history. Originally put on display on February 3, 1973, the mural was part of the Joplin Centennial celebration. Benton began his professional artistic career in Joplin as a cartoonist for the *Joplin American* newspaper. (located in the Joplin Municipal Building, 303 E. 3rd)

10. Connor Hotel (1906-07)



This 210-room European-style hotel was built by Irish immigrant Thomas O'Connor. From the beginning, the $750,000, eight-story hotel became THE meeting place for Joplin and area residents. In 1929, Kansas City hosteler Barney Allis doubled the size of the hotel by constructing a west wing. By the 1960s, the grand hotel was in a state of decline. In 1978, one day before its scheduled demolition, the building unexpectedly collapsed, trapping three workmen beneath the rubble. National media attention covered the tragic event as rescuers worked around-the-clock in hopes of saving the

The Story of
JOPLIN

DOLPH SHANER

dance. This incident transpired at Leadville Hollow, two miles west of Joplin, and those mines prior to the war were the best payng in the County."

North's *History of Jasper County* (1883), gives Campbell credit (page 392) for the discovery in 1849, without the location, and on page 486 credits the story of William Tingle as the discoverer in 1848.

Livingston's *History of Jasper County* (1912), is the third oldest record, and moves David Campbell from Joplin Creek to Leadville Hollow and says Campbell, with William Tingle, made the discovery in 1849, and dug up the same 100 pounds of lead that Tingle dug, and opened mines in partnership with Campbell; who, Livingston says, was a relative of Tingle.

Livingston also verifies the Negro lad's discovery but gives no date. He names the boy "Pete."

Sufficient to know; lead *was* discovered.

Early Lead Mining In Southwest Missouri

Lead mining had been carried on to a limited extent in Southwest Missouri since the early fifties. Mining ceased during the Civil War and did not resume until several years after its close.

Transportation of pig lead to a market was a great handicap. The first was by oxen and horses as far as Sedalia and Boonville, Missouri. As the railroad from St. Louis came nearer, the mining and smelting of lead grew in importance. There was much activity at Minersville (Oronogo) and at Granby before the rush to Joplin Creek. Miners were encouraged to open new prospects by the Granby Mining & Smelting Company, the first mining corporation in the district, operating first

at Granby and Oronogo and later at Joplin as early as 1869.

The Granby Company offered rewards at Oronogo to miners making the greatest production from one shaft. One of these awards of $500 was won by E. R. Moffet and John B. Sergeant. They used this as a stake to help them find a mine in the Joplin Creek Valley. Fortune again smiled on them, and continued to smile on them, for they both became prominent and wealthy. They were valued citizens of the new camp and of the city they contributed so much to build. Streets and additions are named for them. E. R. Moffet became the first mayor of the City of Joplin.

The Discovery Shaft

In looking about for land to mine on their own, Moffet and Sergeant chose and secured a lease dated October 1, 1870 from John C. Cox on about ninety acres on Joplin Creek. They located their first shaft south and west of the "Nigger Diggins" to be nearer the Creek and water. The location, ultimately, was fortunate. They encountered hard ground and fought water. The outlook was blue. There is a tale told by Livingston, but not vouched for, that they ran out of "giant" powder and had to borrow enough for one more shot before abandoning the effort. If this is true, imagine their elation when they began hoisting the precious heavy ore.

They immediately erected a wood-fired lead furnace in order to reduce the ore to metal for easy shipment and sale. Their operations expanded rapidly and profitably. They later built a large modern smelter at Lone Elm, costing $300,000, and stood helpless as it was consumed in flames.

John C. Cox sold the fee to the land leased to Moffet and Sergeant December 23, 1871, to the Joplin Mining and Smelting Company for $13,672. A cash payment of $2,500 was made and a mortgage given on the land for the balance.

The Rush Is On

The news of rich strikes of lead near the surface on Joplin Creek spread rapidly, despite poor communications. Many newspapers were established following the Civil War. These helped spread the information.

Men were told that only hand tools were necessary to start a mine. A pick and shovel, windlass, rope and a "bucket." An axe provided cribbing and firewood. So the fortune hunters streamed into Joplin Creek Valley without adequate equipment, ignorant of conditions, and without the slightest knowledge of or experience in mining. This sort of men thought lead could be found wherever a man dug, and they began digging frantically wherever they could get a permit from the land owner. When hard ground was struck, requiring blasting, they moved to another spot. They had no capital for hard rock mining.

Floaters and surface gougers soon left after they found lead was not lying around in chunks. The hundreds of abandoned shallow shafts and dumps was evidence of their efforts; more experienced and better equipped miners persisted in their work and many were rewarded.

The prospector took the opportunity of free enterprise that was offered, and became a mine operator if he was lucky, or continued in his digging for a "strike"

as long as he could buy food, or as long as he found someone willlng to "grub-stake" him.

A Mushroom Mining Camp

Within a few months after the first news of the Moffet and Sergeant strike became known, four hundred to five hundred men were digging up and down Joplin Creek. Some came on horseback and others in wagons drawn by oxen or horses. They built pole shelters, brush covered, and log shanties, while some slept in their wagons or in the open.

Other rich strikes were made and the lead turned into money. The land owners soon organized to buy the lead to encourage the miners, and lead furnaces were built to smelt it into pigs for hauling to the nearest railroad.

Early Mining Methods

One can get a fair idea of the methods used by lead prospectors in the early days if he will visit the Mineral Museum in Joplin's Schifferdecker Park, where every device used is on exhibition. A Carthage paper, in 1871, advised the unemployed to go to Joplin Camp and "dig"; thus, their operations were "diggings" or rather "diggin's." A mine was also called a "prospect" until it began paying dividends, then it became a real mine.

Shaft sinking was the only method of prospecting. There was no prospect drilling by steam drills. The hard rock miners provided themselves with hand steel, or drills, and a striking hammer, a spoon and tamping rod. One man turned the drill and cleaned out the hole while his buddy swung the long-handled hammer. The