City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: October 1, 2018

Item: COUNCIL BILL NO. 2018-271
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Copy of Council Bill 2018-271
2) Planning Report
3) Commission Minutes

Planning/Community Development Manager: Troy Bolander
Finance Director: Leslie Haase
City Attorney: Peter C. Edwards
City Manager: Samuel L. Anselm
Board or Commission: Planning and Zoning Commission Date: 09/10/18

Recommended Action: Planning and Zoning Commission recommended approval by a vote of 6 In Favor, 1 Absent

SUMMARY/REQUEST:
Case 035-18: 602 N. Pearl Avenue – A request to apply District HP (Historic Overlay District) to the Robert D. McIntosh House – Michele Hale.

STAFF SUMMARY:
The building is on lot 183 of the North Heights Addition, located on the Southeast corner of North Pearl Ave and West E Street. The currently existing structure was built circa 1909. The original owner of the house was Robert D. McIntosh. The house was later owned and lived in by the prominent Warren B. Shackelford, a Joplin mine operator and general manager for the Admiralty Zinc Company and Tri-State Zinc and Lead. Shackelford was an advocate of miner safety and worked to introduce improvements in the industry in that regard. The house was also owned and lived in by Ralph L.& Lillian Kassab. Ralph L. & Lillian Kassab were prominent downtown merchants, philanthropists, and investors in the Joplin Community.

Per the regulations of the historic preservation ordinance, the structure must meet one or more of the criteria for nomination as a local historic landmark. After review, staff believes the Robert D. McIntosh House meets Criteria 3 and 4.

The criteria:

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.

The Historic Preservation Committee recommended approval of Case 035-18.

Staff recommends approval of Case 035-18.

PLANNING & ZONING COMMISSION TESTIMONY:
Thomas Walters, 501 N. Main, Apt. 302, Joplin, MO, Historic Preservation Staff Representative stated to received local landmark status, you must meet one of the 10 criteria. The applicant applied for status under two (2) criteria.

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

> The Robert D. McIntosh house is associated with two prominent Joplin residents, Warren B. Shackelford and Ralph L. & Lillian Kassab.
>
> Warren B. Shackelford was a prominent Joplin mine operator and general manager for the Admiralty Zinc Company and Tri-State Zinc and Lead. Shackelford was an advocate of miner safety and worked to introduce improvements in the industry in that regard.
>
> Ralph L. & Lillian Kassab were prominent downtown merchants, philanthropists and investors in the Joplin Community.
>
> **Finding:** The building meets the requirements of criteria 3 for its association with Warren B. Shackelford and Ralph L. & Lillian Kassab.

Criteria number 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 house has the characteristics of an American Four Square including square or "box" shape, appropriate number of stories, low slope hipped roof, central dormer, and front porch. The porch pillars of the house are circular column instead of square which is not typical of the style.
>
> American Four Square is not an architectural style but type and is significant as an example of single family construction as part of an architectural style period of transition.
>
> **Finding:** The building meets the requirements for criteria 4.

PUBLIC COMMENT:
Michele Hale, 602 N. Pearl, Joplin, MO 64801. Ms. Hale is the resident of this property and she also stated that one of the things she thought was interesting was the second owner, Warren B. Schackelford, implemented the Leaner Water Drill which is on display at the Mineral Museum. Mr. Kassab owned the store Kassab's on Main Street for many years.

CB 2018-271

Case 035-18: 602 N. Pearl Avenue – A request to apply District HP (Historic Overlay District) to the Robert D. McIntosh House – Michele Hale.

Thomas Walters, 501 N. Main, Apt. 302, Joplin, MO, Historic Preservation Staff representative. Mr. Walters stated that he is standing in for Mrs. Jill Sullivan, she had to recuse herself at the Historic Preservation meeting due to preparation of the application, including the research. This will be the second property in the North Heights neighborhood to be designated if approved as a local landmark. To received local landmark status, you must meet one of the 10 criteria. The applicant applied for status under two (2) criteria:

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

> The Robert D. McIntosh house is associated with two prominent Joplin residents, Warren B. Shackelford and Ralph L. & Lillian Kassab.
>
> Warren B. Shackelford was a prominent Joplin mine operator and general manager for the Admiralty Zinc Company and Tri-State Zinc and Lead. Shackelford was an advocate of miner safety and worked to introduce improvements in the industry in that regard.
>
> Ralph L. & Lillian Kassab were prominent downtown merchants, philanthropists and investors in the Joplin Community.
>
> **Finding:** The building meets the requirements of criteria 3 for its association with Warren B. Shackelford and Ralph L. E Lillian Kassab.

Also, criteria number 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 house has the characteristics of an American Four Square including square or "box" shape, appropriate number of stories, low slope hipped roof, central dormer, and front porch. The porch pillars of the house are circular column instead of square which is not typical of the style.
>
> American Four Square is not an architectural style but a type but is significant as an example of single family construction as part of an architectural style period of transition.
>
> **Finding:** The building meets the requirements for criteria 4.

The Historic Preservation Commission approved this application and recommended to be forwarded to the Planning & Zoning Commission for approval.

Mr. Cortez asked if there were any other questions for staff and if there was anyone else to speak in favor of this case.

Michele Hale, 602 N. Pearl, Joplin, MO 64801. Ms. Hale is the resident of this property and she also stated that one of the things she thought was interesting was the second owner, Warren B. Schackelford, implemented the Leaner Water Drill. That the drill is on display at the Mineral Museum. Mr. Kassab owned the store Kassab's on Main Street for many years.

Mrs. Koelkebeck stated she had a question about the change to add the Historic overlay. What impact will that have on your living in the house? Financial changes, things you can or can't do.

Mrs. Hale stated no, she stated that it just needed to be recognized as an historical landmark.

MRS. KOELKEBECK MOVED, SECONDED BY MR. MCCULLOUGH THAT CASE 035-18, BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL MOTION CARRIED, WITH MR. CORTEZ, MR. RAMSOUR, MRS. KOELKEBECK, MRS. STEELE, AND MR. MCCULLOUGH VOTING "AYE". (5 IN FAVOR, 0 NAYS, 2 ABSENT).

Z&P Meeting: September 10, 2018
City Council Meeting: October 1, 2018

STAFF PLANNING REPORT

CASE 035-18 A request to apply District HP (Historic Overlay District) and list as a local landmark, the Robert D. McIntosh House

APPLICANT Michele Hale

LOCATION 602 N. Pearl Avenue on the Southeast corner of Pearl Ave and E Street

PRESENT ZONING R-1 (Single Family Residential)

REQUESTED OVERLAY ZONING DISTRICT HP (Historic Overlay District)

STAFF ANALYSIS

This is a request by Michele Hale to nominate the Robert D. McIntosh House as a local historic landmark. The building is on lot 183 of the North Heights Addition, located on the Southeast corner of North Pearl Ave and West E Street. The currently existing structure was built circa 1909.

The original owner of the house was Robert D. McIntosh. The house was later owned and lived in by the prominent Warren B. Shackelford, a prominent Joplin mine operator and general manager for the Admiralty Zinc Company and Tri-State Zinc and Lead. Shackelford was an advocate of miner safety and worked to introduce improvements in the industry in that regard. The house was also owned and lived in by Ralph L.& Lillian Kassab. Ralph L.& Lillian Kassab were prominent downtown merchants, philanthropists and investors in the Joplin Community.

The house has the characteristics of an American Four Square including square or "box" shape, appropriate number of stories, low slope hipped roof, central dormer, and front porch. The porch pillars of the house are circular column instead of square which is not typical of the style.

American Four Square is not an architectural style but a type, however, is significant as an example of single family construction as part of an architectural period of style transition.

Per 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)

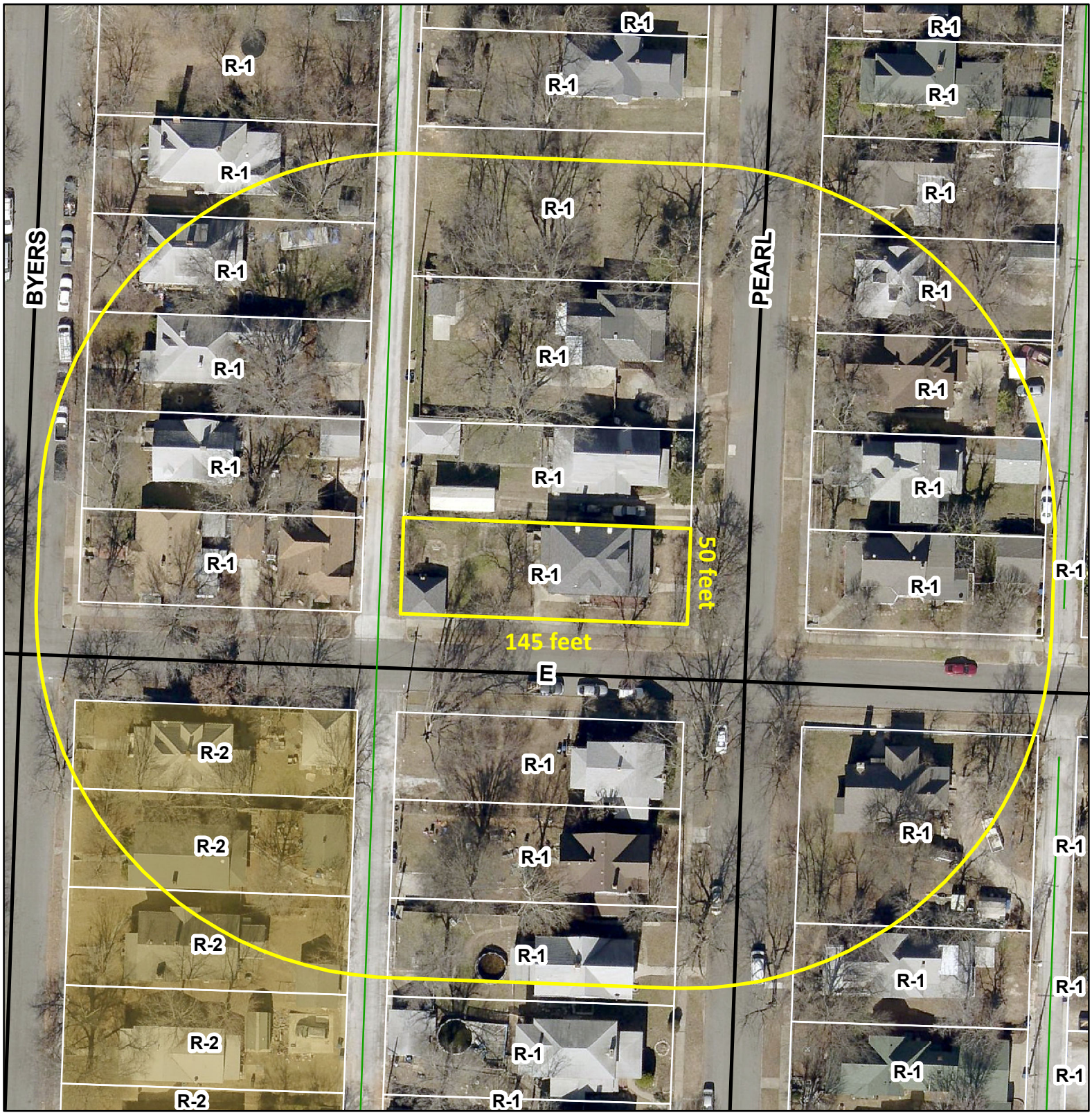
After review, staff believes the Robert D. McIntosh House meets Criteria C and D.

The Historic Preservation Committee recommended approval of this case.

Staff recommends approval of Case 035-18.

ENCLOSURES

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



Case 035-18: 602 N. Pearl Ave. -- A request to apply District HP (Historic Overlay District) to the Robert D. McIntosh House -- Michele Hale

HISTORIC JOPLIN PRESERVATION COMMISSION

STAFF REPORT

APPLICANT:

Michele Hale

OWNER:

Britt Dobbs

ADDRESS AND LANDMARK NAME:

602 N Pearl, Joplin, MO 64801
Robert D. McIntosh House

PRESENT USE:

Single Family Home

HISTORIC USE:

Single Family Home

PHYSICAL DESCRIPTION:

Date of Construction: Circa 1909

Architectural Style: American Foursquare

Construction: House contains the square box design of the American Foursquare home. Similarly, the two and one-half stories low pitched roof, center dormer, and front porch spanning the front façade are consistent with the style. Materials include brick, plaster and lather, composite shingles and a limestone foundation.

Site: Located on lot 183 of North Heights Addition.

HISTORICAL SIGNIFICANCE:

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

Not applicable to this nomination

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

   Not applicable to this nomination

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

   The Robert D. McIntosh house is associated with two prominent Joplin residents, Warren B. Shackelford and Ralph L. & Lillian Kassab.

   Warren B. Shackelford was a prominent Joplin mine operator and general manager for the Admiralty Zinc Company and Tri-State Zinc and Lead. Shackelford was an advocate of miner safety and worked to introduce improvements in the industry in that regard.

   Ralph L. & Lillian Kassab were prominent downtown merchants, philanthropists and investors in the Joplin Community.

   Finding: The building meets the requirements of criteria 3 for its association with Warren B. Shackelford and Ralph L. E Lillian Kassab.

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 house has the characteristics of an American Four Square including square or "box" shape, appropriate number of stories, low slope hipped roof, central dormer, and front porch. The porch pillars of the house are circular column instead of square which is not typical of the style.

   American Four Square is not an architectural style but a type, but is significant as an example of single family construction as part of an architectural style period of transition.

   Finding: The building meets the requirements for criteria 4.

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.*

    Not applicable to this nomination.

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 Robert D. McIntosh House, located at 602 N. Pearl Ave, 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: 602 N. PEARL AVE.
Property Name (historic or common): McIntosh House

OWNER INFORMATION
Name: Britt Dobbs Phone: 417-693-8039
Address: 602 N. PEARL AVE. Joplin, MO 64801

FORM PREPARED BY (If other than owner)
Name: Michele Hale Phone: 417-693-8039
Address: 602 N. PEARL AVE. Joplin, MO 64801
Relationship to Owner: fiancé
*A notarized letter of consent from the legal owner is required.

CLASSIFICATION
Present Use: _____
Single household dwelling Historic Use (if known): Single household dwelling
Public or Private: private Occupied or Unoccupied: occupied

ARCHITECTURAL and PHYSICAL DESCRIPTION (attach a separate sheet if needed)
Construction Date: circa 1909
Architect and/or Builder (if known): not known
Building Materials (foundation, walls, roof, etc.): brick, plaster + lathes, composite shingles, limestone foundation
Architectural Style: American Foursquare
Site Description (property and surrounding area): residential, North Heights subdivision

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: _____

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

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: SEE Attachment A

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: Michele Hale

Signature: Michele Hale Date: 22 June 2018

*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.

04/12/2018

Consent Form

I, Britt L. Dobbs give consent to my fiancé, Dawn Michele Hale to speak on my behalf on all matters concerning our residence that we have purchased at, 602 N. Pearl, Joplin, MO 64801. Further, Ms. Hale has my consent to sign for all matters concerning our residence, 602 N. Pearl, Joplin, MO 64801. If there are any questions please contact me at: 417-437-9954

Thank you,

Britt L. Dobbs

Cherie Johnson 04/12/18

CHERIE L. JOHNSON
Notary Public - Notary Seal
State of Missouri
Commissioned for Newton County
My Commission Expires: November 6, 2020
Commission Number: 12403528

County of Jasper



Case 035-18: 602 N. Pearl Ave. -- A request to apply District HP (Historic Overlay District) to the Robert D. McIntosh House -- Michele Hale

HISTORIC JOPLIN PRESERVATION COMMISSION

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

Local Landmark Marker Application Form

Name: Britt Dobbs and Michele Hale

Date: 06-22-2018

Address: 602 N. Pearl, Joplin, MO 64801

Phone: 417-693-8039 / 417-437-9954

Address of Historic Property: 602 N. Pearl, Joplin, MO 64801

Property Owner (if different from above): Britt Dobbs

Historic Title/ Name of Property: _____

Date of Original Construction: circa 1909

Historic District (if applicable): N/A

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

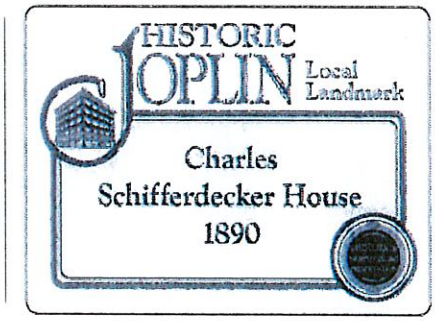
A metal pole will be provided with the installation of the marker, or the property owner may place their own post.

☑ 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: Michele Hale

Date: 22 June 2018

602 N. Pearl

Attachment A – Historical Significance

602 N. Pearl Ave. meets two of the ten criteria to be eligible for Local Landmark status, criteria three and four, as discussed below.

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

***Robert D. McIntosh & Mrs. McIntosh*:** Robert D. McIntosh and family were the first residents at 602 N. Pearl Ave., having been responsible for the home's construction. Although the exact year the house was built it not presently known, it was built between 1906-1909. It is not on the 1906 Sanborn map, but Dr. and Mrs. McIntosh are listed as residing at this address in the 1909 Joplin City Directory (please see attached supporting documentation). Thus, the earliest evidence of the house itself at this time is circa 1909. It is located in Joplin's North Heights neighborhood.

Admittedly, Dr. and Mrs. McIntosh do not appear to have been as prominent as those who later resided at this address. However, they were indeed contributing members of our community: Dr. McIntosh through his dental practice and involvement with the Joplin Free Public Library Board of Directors and Mrs. McIntosh with her involvement serving on the board of the Young Women's Christian Association (please see supporting documentation). It's common practice in historic preservation that buildings or homes be named for their original owner. As such, if finalized, this residence will be known as the McIntosh House.

***Warren B. Shackelford*:** Warren B. Shackelford and family resided at 602 N. Pearl Ave. from 1918-1921. Mr. Shackelford was a prominent mine operator in Joplin and surrounding areas. He was the general manager for Admiralty Zinc Company and Tri-State Zinc and Lead, both companies being the largest producers of lead and zinc in the Midwest. Unlike many other operators of his day, Mr. Shackelford cared deeply about the safety of his employees. As such, he introduced and implemented the Leyner Water Drill, one of which is on display at the Joplin Museum Complex, thus eliminating the dangers of miner's consumption, dust, and other harmful environmental elements in Joplin mines.

He further improved conditions for miners by co-founding and presiding over the Southwest Missouri Mine Safety and Sanitation Association. Also, he helped co-found the Oklahoma, Kansas, and Missouri Safety and Sanitation Association, which became the Tri-State branch of the American Zinc Institute. Finally, he was one of the leading members of the National Zinc Institute and was "one of the best known and most highly respected of the mining operation" (Joplin Globe, Sunday, July 3, 1921). In 1921, Mr. Shackelford traveled to Chicago for an operation and, in the following weeks, died as a result of that operation.

***Ralph L. & Lillian Kassab*:** Ralph L. Kassab and family lived at 602 N. Pearl Ave. from 1933-1954. Mr. Kassab was born in Damascus, Syria and came to the United States in 1903, when he was 20 years old. In 1907, he opened a retail business on Joplin's Main Street. After moving

through several Main St. locations, Kassab's opened at its most familiar location—506 Main St.—in 1961, where it remained until its closure in 1998. During it's time, Kassab's was a highly successful, elegant establishment that specialized in women's fashion.

Due to his success, Mr. Kassab came to be known as a pioneer merchant and one of Joplin's finest business and civic leaders. He was involved with several area charities and organizations, as highlighted in his obituaries (please see attached supporting documentation). The Joplin chapter of the Daughters of the American Revolution award Mr. Kassab with the Americanization Medal, which is given to an adult naturalized citizen who demonstrates "trustworthiness, service, leadership, and patriotism" in the community. He also received special recognition from the Joplin Board of Realtors for "his faith in the future of Joplin" (Joplin News Herald, February 22, 1965. Pg. 1).

Fortunately for Joplin, Mr. Kassab's wife, Lillian, and their three children, Leon, Martha, and Anthony, were, like Mr. Kassab, very active members of our community who greatly contributed to the development of Joplin business, culture, and the quality of life. In a March 2003 *Joplin Industries* article, Diane Humphreys wrote, "The store may be gone, but the poise, the grace, and the caring of community that the Kassab family incorporates into their daily lives flourishes. We as a community feel blessed to have them as our friends, our neighbors, and our business associates."

Criteria 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 house located at 602 N. Pearl Ave., Joplin, Missouri reflects the Prairie School of architecture, which may incorporate the Craftsman style. Together, this may be referred to as the Transitional Period. Specifically, this house embodies the American Foursquare house type of this period.

A reaction to the embellishments and ornateness of the Victorian era, the American Foursquare (a.k.a. the Prairie Box) is known for function, plainness, and simplicity. Characteristics of the American Foursquare include a large, box-shaped structure, usually 2 ½ stories, with the top few feet of the basement walls extending above ground. Other characteristics include a pyramidal, hipped roof, a large central dormer, and a covered front porch that spans the full-width of the house. Often, the entry is offset, though the façade is otherwise symmetrical. An early American Foursquare may have extensions or bays. Ultimately, the basic structure of the form of the house is what qualifies it as an American Foursquare.

Interior characteristics of the American Foursquare include simple, handcrafted woodwork and, at times, built-in storage. The layout is efficient, with four rooms on each floor: an entry/foyer, living room, dining room, and kitchen on the first floor and three bedrooms and a bathroom on the second floor. The third, or half-floor, was typically left open.

The American Foursquare was popular from about 1895-1930. Usually built in urban environments with materials on hand, the American Foursquare may be made of wood, brick, stucco, or other materials. The American Foursquare is important to the history of American domestic architecture, as it is among one of the first uniquely American schools of architecture.

Attachment B – Bibliography

Following is a list of resources consulted to prepare this nomination:

- *A Field Guide to American Houses* by Virginia Savage McAlester
- old house web: http://www.oldhouseweb.com/blog/the-american-foursquare/
- Joplin City directories (see "Attachment D – Supporting Documentation")
- Ancestry Library Edition (see "Attachment D – Supporting Documentation")
- Joplin News Herald (see "Attachment D – Supporting Documentation")
- Joplin Globe (see "Attachment D – Supporting Documentation")
- "Joplin Industries" publication (see "Attachment D – Supporting Documentation")
- 1906 Joplin Sanborn maps (see "Attachment D – Supporting Documentation")

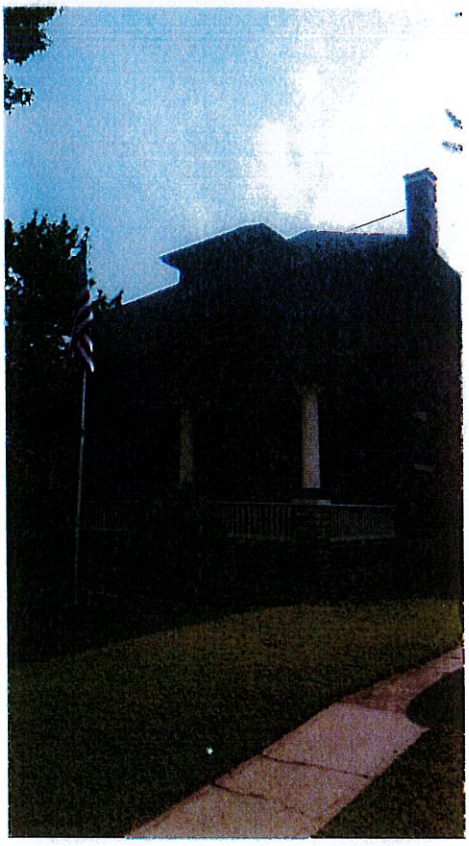
Attachment C – Photographs

Exterior photographs of 602 N. Pearl Ave., Joplin, Missouri, North Heights Neighborhood. As observable, this home is indeed an American Foursquare.





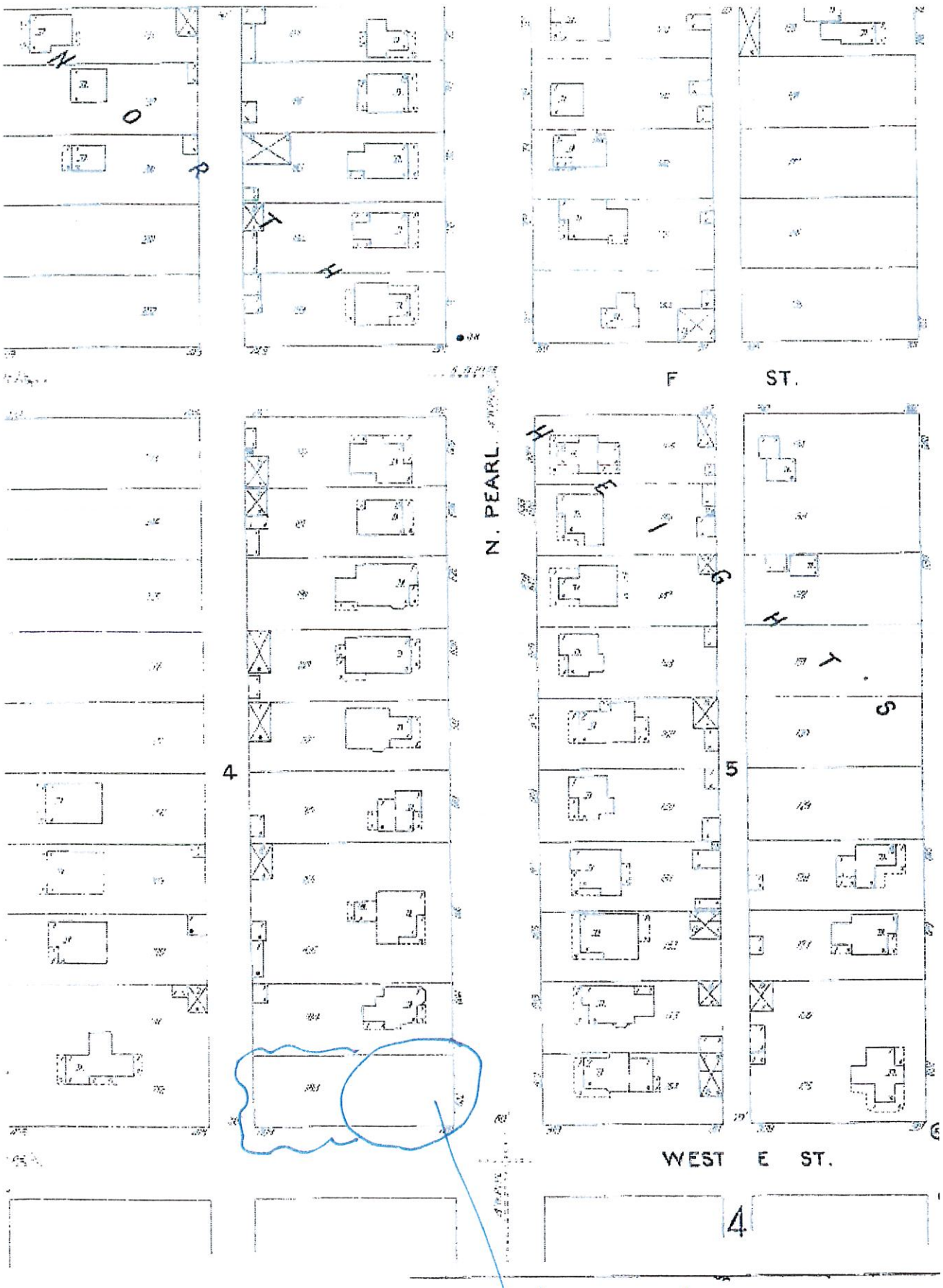




Attachment D – Supporting Documentation

Please see the enclosed supporting documentation for the nomination of 602 N. Pearl Ave., Joplin, Missouri, North Heights Neighborhood, as a Local Landmark:

- 1906 Sanborn map (1 page)
- 1909 Joplin City Directory listing for McIntosh (1 page)
- 1920 Joplin Globe magazine edition listing R.D. McIntosh as a member of the Joplin Free Public Library Board of Directors (1 page)
- 1914 Joplin News Herald listing Mrs. McIntosh as a member of the Young Women's Christian Association Board of Directors (1 page)
- 1920 Joplin City Directory listing for Shackelford (1 page)
- "Prominent mine operator dies in Chicago hospital," Joplin Globe, July 10, 1921, pg. 1 (2 pages)
- 1953 Joplin City Directory listing for Kassab (1 page)
- "Kassab's a Main Street fixture since 1907," Joplin Globe, July 18, 1991 (1 page)
- 1992 newspaper advertisement for Kassab (1 page)
- "The way we were," Joplin Globe, January 23, 2008, (1 page)
- "Pioneer merchant succumbs," Joplin News Herald, February 22, 1965, pg. 1 (2 pages)
- "R.L. Kassab services set today," Joplin Globe, February 23, 1965, pg. 3A (1 page)
- Obituary for Lillian Kassab, Joplin Globe, January 12, 1985, pg. 4B (2 pages)
- "Through the lens of time…Kassabs," *Joplin Industries*, March 2003



1906 San Bon

House not there in 1906.

602 N. Pearl

14

& Putman
JEWELERS
MAIN
Home 528

STER, Manager
Office
Phone 181 Red
Res.
Phone 750
Phone 225 Red
LIPSE

CHAS. W. EDWARDS
REAL ESTATE, LOANS
AND MINING PROPERTIES
HOME PHONE 289. BELL PHONE 845. 3-6 WORTH BLDG. COR. FOURTH AND MAIN

McFarland Mabel maker Mrs L E Hill r 610 Hill
McFarland Mary wid John nurse r 1010 e 5th
McFarland Mary wid John G dressmkr 610 Hill
McFerran Nellie r 629 Main
McGabock Wm (c) porter Palace Bar r Galena Kas
McGaha Sara J Mrs r 607 n Wall
McGaha Wm S team r 718 n Byers
McGannon Edw C cond M P Ry r 1516 Wall
McGAURAN KATHERINE J bkpr Joplin Daily Globe r 929 Pearl
McGAURAN MARGARET bkpr Daily News Herald r 929 Pearl
McGauran Mary L r 829 Pearl
McGauran Patrick team r 929 Pearl
McGee Alfred G miner r 2430 Maiden Lane
McGee Edgar L brake M K & T Ry r 2931 Sergeant
McGee Edw bartdr Madeira & Co r 308 w 6th
McGee Elinore (c) r 315 Penn
McGee F clk b Hotel Turner
McGee James (c) porter Johnson & Loomis r 315 Penn
McGee Joseph W carp r ns 28th 1st e Connecticut
See also McKee

R. H. RUDD
ALL KINDS ..OF.. INSURANCE
OFFICE 101-102 MINERS BANK BLDG. BOTH PHONES 564

McGehee Adaline wid Lafayette r 1114 Central
McGehee Elza ore buyer M & H Zinc Co r 2008 Jackson
McGehee James lab b 15th sw cor New Hampshire
McGEHEE LUTHER postmaster 3d sw cor Joplin r 1114 Central
McGillis Jas G lab r 602 w 6th
McGilton Leon tchr High School r 621 Moffet
McGinnis John C clk K C S Ry
McGinnis Matthew J r 1912 Wall
McGinnis Wm O clk Landauer & Co r 115 Gray
McGlochlen A Jackson painter P A Whitwell & Co r 1035 w 2d

A. B. McCONNELL REAL ESTATE CO.
FIRST NATIONAL BANK BUILDING
411 Main Street Both Phones 178

McIrew Mary M wid Geo r 214 Wall
McGuire Hugh mach r rear 410 Grand
McGuire Mary L forelady Scotts Joplin Overall Co r 101 n Moffet
McHenry Hudson O grocer r 1901 Bird
McINDOE HUGH (McIndoe & Thurman 264 Bartlett bldg) r 431 n Moffet
McINDOE & THURMAN (Hugh McIndoe A W Thurman) atty 264 Bartlett bldg
McIntosh Andrew J team r 2340 Pearl
McIntosh Robt D dentist 530 Main r 602 n Pearl
McInturff Celia Mrs r 41 Collins bldg
McIntyre John D mining r 2122 Kentucky
See also McAntire
McKee Arthur H miner r 1713 C
McKee Bertha E Mrs r 710 Elm
McKee Brader chairman Smith Funk & Sansom r 710 Elm
McKee Bros (C C & T O McKee) hardware 1416 Main
McKEE CHAS EDW ice 213 Joplin tel Home 1827 Bell 785 r 2312 Connor
McKee Claude carp b 1423 Joplin
McKee Claude C (McKee Bros 1416 Main) r 1333 Virginia

P. FRED ROMARE
Manufacturer of Harness and Dealer in Vehicles
817 MAIN ST. BOTH PHONES 922 JOPLIN, MO.

McKee Frankie P r 1333 Virginia
McKee Glenn clk B F Wurzel Clo Co r Webb City
McKee Grace dressmkr 218 Penn
McKee Harry H dentist 202 n Moffet
McKee Hartwell T clk McKee Bros 1416 Main r 1333 Virginia
McKee Henry H r 202 n Moffet
McKee Jacque Miss r 710 Elm
McKee Oscar E mining timber r 1620 Moffet
McKee Robt B student r 710 Elm
McKee Saml L printer 516 Main r 1333 Virginia
McKee Thos O (McKee Bros 1416 Main) r 1333 Virginia

Halyard Hdw. Co.
Miners' Supplies, Builders' Hardware, Double Diamond Belting
221-223 Main Street
Phones 43
Joplin, Mo.

VanDeventer School of
MUSIC

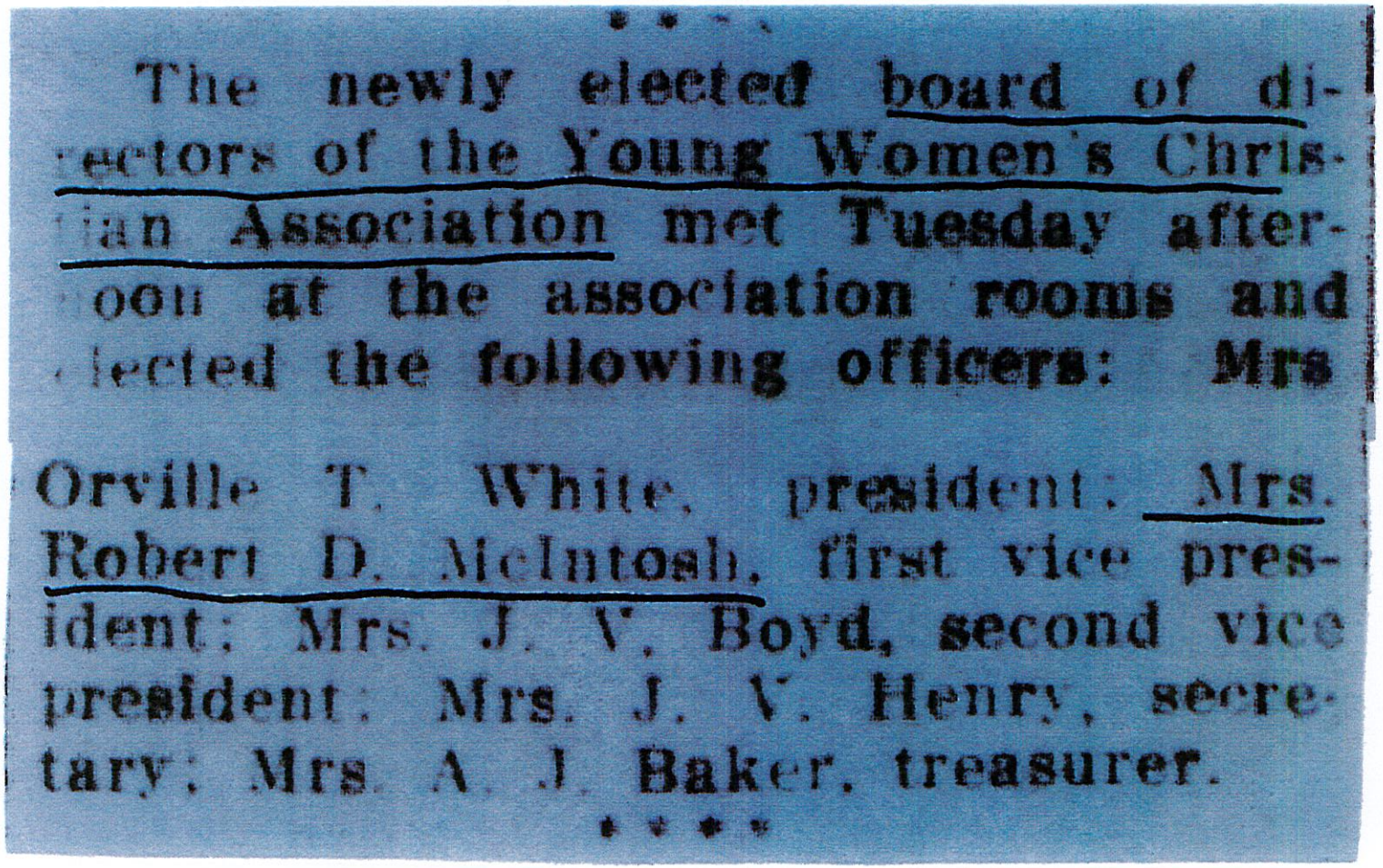
Listing for McIntosh residence @ 602 N. Pearl.

1909 Joplin City Directory

Joplin Globe 1920 Magazine Edition
1 Sep 1920

Directors of the Joplin Free Public Library are: Guy T. Humes, president; John J. Wolfe, vice president; Mrs. W. P. Leon, secretary; P. R. Coldren, William Fleischaker, Don C. Grafton, R. D. McIntosh, Mrs. Frank M. Myers and Mrs. F. C. Ralston

Joplin News Herald
1 Feb 1914, 3 bottom of col 1



* * * *

The newly elected board of directors of the Young Women's Christian Association met Tuesday afternoon at the association rooms and elected the following officers: Mrs Orville T. White, president; Mrs. Robert D. McIntosh, first vice president; Mrs. J. V. Boyd, second vice president; Mrs. J. V. Henry, secretary; Mrs. A. J. Baker, treasurer.

* * * *

Joplin News Herald

12

U.S. City Directories, 1822-1995 for Luda K Shackelford
Missouri · Joplin · 1920 · Joplin, Missouri, City Directory, 1920
Save

Scruggs Joseph S furn rooms 102 N Main av r same
Scruggs Mollie wid John r 1204 Iowa av
Scruggs Thelma stripper McKeeMarks Cig Co r 638 Pearl
Seaford Jack (Jennie) miner r 2317 Harlem av
Sealer Edward porter r 1211 Valley
Seals Tommy Miss bkpr Pennington Drug Co r 1925 Moffet
Seamands Clara r 1129 Murphy
Seamands Opal opr Rice-Oberman Mfg Co r 1129 Murphy
Seamands Pearl opr Rice-Oberman Mfg Co r 1129 Murphy
Seamands Susie opr Rice-Oberman Mfg Co r 1128 Murphy
Seamands Tish wid Isaac r 1129 Murphy
Seanor Agnes Miss r 103 Ridgeway Apts
Seanor George L (Varda) fore Frisco Ry r 1723 Murphy av
Sears Howard M (Mattie) carrier P O r 1601 Sergeant
Sease Albert W (Maude) miner r 312 N Oak av
Sease Elmer student r 517 W 3d
Sease Jeanette W wid Elmer r 517 W 3d
Seaton John W (Bessie) appr United Iron Wks r 1335 Iowa av
Seaver John L (Julie) farmer r 3102 Indiana
Seay Howard (Lillian) mine opr r 1918 Moffet av
Seay James trav B F Sapp Leather Co r 1918 Moffet av
Seay James R grocer 1810 Byers av r 1918 Moffet av
Seay Pansy Mae Miss tchr r 1918 Moffet av
Sebastian Fred chauf r Elks Club
Sebern Amos merchant r 929 N John av
Second Baptist Church Rev Joseph J Cooper pastor 19th ne cor Connor
Secrest Beulah Miss steno Central Foundry Co r R F D No 2
Serrist Kathryn cashr Newman's r Bell Center
Security Benefit Assn Eureka Council 299 (formerly Knights & Ladies of Securities) J M Myall agt 640 Joplin
Sedburg Sophia E Mrs r 712 W 1st
Seddon Percy E r 53 Gentry Apts
Seed Wm H (Jane E) promoter r 516 W 9th
Seely Myrtle wid Ellsworth r 706 May
Seelye Clara C Mrs r 1925 Jackson av
Sehrt Robert mech Packard Joplin Branch r 522½ Main
Seibel John W (Jeanette) mech Main St Garage r 2039 Kentucky
Seiber Helen Miss r 218 N Wall av
Seiber Lenore Miss r 218 N Wall av
Seibert Arthur (Theo) porter Thornton's r 1412 Furnace
Seibert George W (Eula) emp Frisco Ry r 2330 Murphy av
Seibert Martha N r 2330 Murphy av
Seldenstricker Mary Mrs r 415 Kentucky
Seigel Paul driver Leon H Hand r 1102 Broadway
Seivert Wm G (Margaret) tailor r 214 Pearl
Seivery Peter driver Joseph Wilmer r 1396 Missouri av
Seivery Vincent baker Joseph Wilmer r 1319 Penn
Self Wm (Virginia) supt Central Foundry Co r Web City
Selig Louis (Vena) lab r 507 E 15th
Seltzer Wm S (May H) fore McKee Marks Cig Co r 2005 Virginia
Senior Ira W (Hattie) driller r 2621 E 8th
Senior John M (Ida) driller r 505 McConnell av
Sensebaugh Pearl E emp Junge Baking Co r 2218 Joplin av
Senter Emily wid Levi M r 110 Michigan av
Sentlinger Bess Mrs r 2119 E 7th
Serage Chas B (Lola) sales r 1520 Kentucky av
Serage Fred B (May) sec Jarvis Undertaking Co r 1627 Penn
Serage Georgia Miss nurse r 1627 Penn
Serage Geraldine Miss bkpr r 1627 Penn
Serage Harold clk Oakley-Pate Seed Co r 1520 Kentucky
Sergeant see also Sargent
Sergeant Carrie F wid Wm G r 302 Jackson
Sergeant John N oil r 302 Jackson
Sergeant Martha Miss student r 635 N Byers av
Sergeant Paul J eng Empire Dist r 302 Jackson
Sergeant Walter (Olive) dist agt Cherokee Fuel Co r 635 N Byers av
Service Garage (C E and Roy J Daugherty) 127 Joplin
Sesler Guy (Alta) chauf r 31st and Moffet
Seton John B miner r 819 Picher
Seton Lena Miss r 819 Picher
Settle Leonard M (Antonia) grocer 2302 Main r 2215 same
Seventh Day Adventist Church 1713 Jackson
Seventh Street Cigar Store Jesse A Meinker mgr 636½ Main
SEVENTEENTH STREET VULCANIZING CO (George and John Pflug) 1829 Main phone 316
Severa Peter L (Lilly) baker r 1304 Missouri av
Severa Vince L (Zora) baker r 1310 Grand av
Seward Annette Miss steno r 1005 North
Seward Ira eng r 1005 North
Seward Louis C (Freely) lab r 1005 North
Seward Mark r 1005 North
Sewell Archie (May) clk W E Havens r 112 W 20th
Sewell Dollie Mrs r 209 Virginia av
Sex Earl (Rhoda) mark Joplin Supply Co r Chitwood
Sex Frank smelter r 220 N Maple av
Sex Samuel D (Mary A) Eagle Picher Lead Co r 1821 Pearl av
Sexton Wm miner r 209 Virginia av
Seymour Wm C (Fern) lab r 727 Kentucky av
Shackelford Agnes M emp Rice-Oberman Mfg Co r Royal Hgts
SHACKELFORD EDWARD H (Agnes N) v-pres Rexbard Mfg Co r Royal Hgts
Shackelford Frank H (Effie A) with W B Shackelford r 410 Wall
Shackelford Warren B (Luda K) gen mgr Admiralty Zinc Co r 602 N Pearl av
Shade Archie G (Rachel) carp r 3116 Joplin
Shade B Frank (Marietta) house mover r 1022 Illinois av
Shade Gussie M wid Jim r Chitwood
Shade Harry F clk Frisco Ry r 1022 Illinois av
Shade Hettie Miss r 1022 Illinois av
Shade Reuben (Ruby) carp r 1022 Illinois av
Shade Wm A carp r 1022 Illinois av

COGLIZER & COMPANY
Old Reliable Manufacturers of CANVAS GOODS
Telephone 388
WHISTLE ROTTLING CO. OF JOPLIN
Wheeler & Leffen Drug Co.
PAINTS VARNISHES · WINDOW GLASS
ZENS STATE BANK
INTEREST PAID ON TIME DEPOSITS
626 MAIN ST. PHONE 470

Listing for Shackelford residence @ 602 N. Pearl Ave.

Source: 1920 Joplin City Directory

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(602 N. Pearl

Joplin Globe
10 July 1921, 1

PROMINENT MINE OPERATOR DIES IN CHICAGO HOSPITAL

Warren B. Shackleford Succumbs After Two Years' Illness—Connected With Big Companies in District.

Warren B. Shackelford, general manager of the Admiralty Zinc Company and a prominent resident of the Tri-State zinc and lead field for the last thirty years, died in Chicago yesterday morning, after going there for an operation about three weeks ago.

It was at first reported that an operation performed had been highly successful, but it was said yesterday that an investigation, in fact has merely served to disclose the hopelessness of any successful results from any surgery and that none had been attempted. Cancer of the liver is understood to have been the cause of death. He had been in ill health about two years.

In District Thirty Years.

Mr. Shackleford came to the Tri-State field about thirty years ago, coming here from St. Joseph. For a time he engaged in mining for himself and in 1907 became associated with the S. Y. Ramage Mining Company and acted as general manager for that firm for about eight years. Most of the operations of the Ramage Company were in the sheet-ground fields of Webb City, though in the latter part of the period a mine in the West Joplin camp was opened up and successfully operated for some time.

Leyner Drill info

It was as manager for this concern that Mr. Shackleford first introduced water Leyner drills in this district, an improvement that did much toward eliminating the danger from miner's consumption that had become an increasing menace with the development of the sheet-ground zinc mines of the field.

Always taking an active interest in the welfare of his employes, Mr. Shackleford was one of the originators and one of the first presidents of the Southwest Missouri Mine Safety and Sanitation Association, which had its headquarters at Webb City. Later he also helped found the Oklahoma - Kansas - Missouri Safety and Sanitation Association, which ultimately became the Tri-State branch of the American Zinc Institute, with headquarters in Picher, Okla. He was also one of the leading members of the National Zinc Institute and maintained a keen interest in the development of the zinc industry even after his fatal illness prevented him from active participation in the different organizations working to that end.

organizations he co-founded for miners' benefit

Good N Read

19

tlcipation in the different organizations working to that end.

Manager of Three Companies.

In 1915 Mr. Shackleford resigned as manager for the company to become general manager of the Admiralty Zinc Company's properties, which had been purchased by the Cosden, Curtis and Aiken interests of Tulsa, Okla. This managership he retained at the time of his death, and also was general manager for the Sinden Zinc Company and for the Queen Esther Mining Company. The Admiralty Company has been one of the largest producers of zinc and lead in the field, having four concentrating plants, two of which have been down and two operating during recent months.

It is not known who will be Mr. Shackleford's successor as manager of these properties. Since his severe illness, M. B. Lawrence has been superintendent in active charge of operations, while E. E. Bland is in charge of the Joplin office of the company.

Here From Webb City.

For many years Mr. Shackleford made his home in Webb City, moving to No. 602 North Pearl avenue, Joplin, about two years ago. He had no children, his sole family survivors being his widow, Mrs. Luda Shackelford, who was with him at the time of his death, and a brother, Frank Shackleford, of Balboa, Cal. He was born in central Indiana, and was 59 years old.

Upon receipt of the news of his death here yesterday, a telegram of sympathy was sent to the widow for the American Zinc Institute by Richard Jenkins, secretary of the Tri-State branch.

F. B. Rogers, secretary of the Elks lodge, received a message from the secretary of a Chicago Elks lodge yesterday afternoon stating that the body of Mr. Shackleford had been forwarded from Chicago and will reach Joplin on the 3:25 o'clock Frisco train this afternoon. An escort from the local Elks lodge will meet the body at the depot. Members of the lodge have been asked to meet at the club house at 3 p. m. for that purpose.

K & W Motor Rebuilders (Al L Walts) 1111 Broadway
Kaas Cherry tobacco wkr Cuban Cigar r815 Pennsylvania
--Henry (Cherry) roofer Morgan Roofing r815 Pennsylvania
Kacquet Christopher A (Helen) slsmn h524 Connor
Kaderly Edison H (Freda M) lawyer (assoc) Bond & Bond h710½ Harlem
--Freda bkpr Meeker Co r710½ Harlem
Kaehler Marvin Al (Lelia R) emp Eagle-Picher r Galena Kans
Kahn Jas D (Celia E) buyer Newman's h2612 E 12th
Kalas Chris (Joplin Hat Wks) h206 N Harlem
Kaltenbach Lola P (wid John A) h1510 W 9th
Kamber Clothes Martin L Usher mgr 719 Main
Kamby Lloyd M slsmn h721 W 7th
Kaminski Eug L (Melda) tchr South Jr High Sch h1906 W 14th
--Melda Mrs opr Fleeta's Beauty Shop r1906 W 14th
--Russell V (Eliz E) tchr Senior High Sch h201 High
Kammermeyer Cora (wid Geo) r701 Pearl
Kammerdiener Lillian typ State Dept of Rev r404 Park
--Milo H (Lillian V) clk County Welfare r404 Park
--Ronald T mailer Joplin Globe Publ r801 Harlem
--Wm H r3025 Main
Kammerer Dorothy r819 Byers
--Genevieve asst librarian Joplin Carnegie Library r819 Byers
--Marie E h819 Byers
--Paul W (Hazel E) electn Empire Distr Co h1105 Connor
Kampman Thelma Mrs nurse Lloyd McPike r1821 Porter
--Wm H (Thelma M) carrier PO h1821 Porter
Kanable Dorothy M sten Realmear Ins Agcy r Webb City
KANE A J (MARY), ADV MGR EMPIRE DISTRICT ELECTRIC CO, r BAXTER SPRINGS, KANSAS, TEL 156
--Clarence E (Frances E) slsmn h802 Murphy
--Isadora L (wid Wallace B) h514 N Sergeant
--Marjorie A bkpr Western Auto r514 N Sergeant
--Polk A (Irene L) gun and locksmith Marcum Sporting Goods h723 Moffet
Kanmore Lue (wid Thos) h333½ N Schiffendicker
Kansas City Life Insurance Co Lon McCracken dist mgr 421 First Natl Bank Bldg
--City Southern Lines John S Hunsaker genl agt railroad 721 First Natl Bank Bldg pass sta 201 N Main frt depot 400 E 3d
--City Southern Transportation Co (truck line) frt depot 400 E 3d
--Coach Lines (Duane Goodhope) 121 W 3d
Kapolchok Edw J (Anna M) driver Campbell 66 Exp h2629 E 5th
Karth Jack R (Madelene T) cab driver h407 E 17th
--Pearl slswn Ward's r1600 N Range Line rd
--Ray (Pearl) driver Fire Dept 1600 N Range Line rd
--Ray R (Lola) h805 Landreth
--Wm H (Katie K) h1517 Hill
Karechin Edw V (Mary M) clk Safeway Stores r2015 Pennsylvania
Karlinger Rudolph J (Fannie) slsmn Arma Elev h2426 Main
Karlstrom Alva L (Vera) opr Joplin Water Wks h2314 Porter av
--Grace L (wid John L) r2314 Porter
Karn Jas W (Stella M) whsemn Thomas Fruit Co h810 Indiana
Karnold Gust (Helen) warehouseman Joplin Prtg r RD 1
Karns Glenn M (Lena L) auto repr 919 27 Main h801 Roosevelt apt 6
Karr Jas A (Mae) patrolman Atlas Powder h1104 Jasper
Karrick Geo W (Margt J) driver United Transports h218 N Porter
Kassab Anthony R emp Kassabs r802 N Pearl
--Gabriel student r817 N Moffet
--Leon R emp Kassabs r802 N Pearl
--Nayleh (wid Mike) h817 N Moffet
--Ralph L (Lillian) pres Kassab's Inc h602 N Pearl
KASSAB'S INC, RALPH L KASSAB PRES, LADIES READY-TO-WEAR, FURS, FUR STORAGE, FUR REPAIR and REMODELING, SPORTSWEAR, BLOUSES, LINGERIE, HOSIERY, 418 MAIN, TELS 3541 and 7551
Katsopodis Philip R (Jean K) asst mgr Twin Oaks Motel h3029 E 10th
Katzfey Rose cutter Meeker Co r2628 E 5th

Kay Earl (Moina K) farmer h1107 Katherine
--Herman R jr emp Mo Steel Castings r928 Jackson
--Homer S (Thelma) electn Covert Elec Machy h2618 Quincy
--Mary E Mrs h213 N Sergeant
--Rosemary clk Thurston Chem Co r1107 Katherine
Kay's Beauty Salon (Mrs Kath Norman) 111½ Main
KATHEY STORE, PERCY R PHILP MGR, CREDIT CLOTHING, 310 MAIN, TEL 1287
Keagy Cyrus G (Fern F) meat cutter Nu-Way Stores h320 Oak
--Helen K (wid Robt B) h732 Pearl
--Theresia (wid Herbert S) h314 S Cox
Kearney Harry L (Vella A) slsmn Griffin Grocery Co h3044 E 9th
Kearns Harold ydmn Bob Miller's Restaurant r214 W 9th
Keaton Nathan G City Policemn r618 Moffet
Kee Emma M Mrs servmn Singer Sew Mach r412 N Cox
--Eug mech State Hwy Dept h304 Patterson
--Norman (Emma M) h412 N Cox
Keech Zelpha N (wid David A) r1801 Illinois
Keefer Fred M (Ethel) carp h1919 E 7th
--Robt G (Lela I) carp h1710 Indiana
Keele Prince (Beatrice) porter Trailways Bus Depot h1402 Furnace
Keeler Karl T (Pauline) driver Best Cleaners h1609 Gabby Street Blvd
Keeling Betty Jo switchbd opr Freeman Hosp r2130 Picher
--David (Natalie) h409 Empire
--Mildred G Mrs nurse Freeman Hosp h2130 Picher
--Natalie Mrs bcmo Community Dairy Prod r409 Empire
Keen Jack (Lola M) emp Eagle-Picher h206 W 43d
Keenan Catherine G (wid Patrick) h730 St Charles
--Keith Y (Johnetta) driver Joplin Rendering Plant h1034 Waggoner
--Orville P (Kathleen) h502 Cox
Keene F A formn Mo Steel Castings r RD 2
Keener Lester (Frances) h903 Virginia
--Rex F (Gladys I) h2808 Virginia
Keesee Earl T (Eunice) driver Joplin Cement h720 Park
Keeler Donald C (Norma J) reprmn Tel Co h1520 Gabby Street Blvd
--Jane L studt r930 N Sergeant
--Norma J clk Tel Co r1520 W 26th
Keeton Aubrey E (Thelma) driver Campbell 66 Exp h2612 Moffet
--Jess W (Mary) fireman Mo Pac h812 Pennsylvania
--Lloyd M (Joy A) lineman Empire D E h320 McCoy
--Mary R studt r1820 Pennsylvania
--Wm F (Mona D) slsmn Air-Way Branches Inc h1820 Pennsylvania
Keifer Ernest V (Emma R) whsemn Southwestern Sash & Door h312 N McCoy
--Glenn E (Mary E) mach duPont h1714 Glover
Keiler Edith Mrs h110 Moffet apt 3
Keith Chas C (Pearl) director Div of State Mine Insp h1718 Jackson
--Edgar N (June) h2202 N St Louis
--Everett E (Irene) dfc mgr Sunshine Biscuit h328 N Jackson
--Mary opr Miller Mfg r627 Moffet
--Pearl Mrs slswn Carl's Shoe Store r1718 Jackson
Keithley L D (Nadine) gro 117 McKinley h2421 Pennsylvania
--Earl D (Alta R) mech R&S Mtr Sls h2203 E 32d
Kell Esther Mrs tchr Emerson Sch r1712 Grand
--Harry F (Esther) h1712 Grand
--John H r1712 Grand
--Otto (Rose) supvr bldgs and grounds Bd of Educ h925 Range Line rd
Keller Chas U (Priscilla, Keller's Barbecue) h1802 Empire
--Chas W (Bertha R) h1032 Sergeant
--Elix B Mrs h712 Sergeant
--Fannie Mrs h218 E 12th
--Fern Mrs nurse Freeman Hosp h821 Wall
--Frank J (Lottie T) section lab KCS h1923 Byers
--Geo H (Lou F) pntg contr 1314½ Main h2115 Connor
--Harold C (Mary) pntr Geo H Keller r2115 Connor
--Harry r627½ Main

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2534 Byers

Kassab @ 602 N. Pearl

602 N. Pearl

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Kassab's a Main Street fixture since 1907

Familiar Faces . . . and Places

By Mary Guccione

In 1903 a young Syrian by the name of Ralph Kassab left his home and family and boarded a ship for America, packing dreams of fortune and freedom.

"He was born in Damascus, Syria, and was educated there," says his son, Anthony Kassab. "He spoke three languages, Arabic, French and English. The Turks ruled over Syria so the national religion was Moslem and my family came from a Christian background."

At the time, Kassab, the youngest of nine children, was working for an importer/exporter.

"He kept seeing all this merchandise shipped to America so he figured that is where he needed to go, so he borrowed money from his employer and left."

Kassab, whose name means "winner" in Arabic, arrived on American ground in 1903, but didn't step foot in Joplin until 1907. It was in Joplin he realized he could have what dreams of America had always promised him: a business of his own, freedom to practice his Christian religion, and a land where he could be successful.

The first retail clothing store opened by Kassab in 1907 was called The Oriental Shop, located on Main Street, south of the present Pearl Brothers Hardware. Kassab stocked his store with imported silks, laces and brass. Between 1907 and 1939, Kassab moved his store several times, never leaving Main Street.

In 1939, he moved his clothing store to 418 Main where the present Basket Case is located. He changed the name of the store to Kassab's and ventured into a full line of ladies wear.

In 1921, he married Lillian Wardi, also a Syrian immigrant nearly 20 years his junior.

"In those old days the immigrants thought they had to have something to start with before they could ask a woman to marry him. She was almost 20 years younger and died almost 20 years later," says Anthony.

Ralph and his wife had three children, Leon, Anthony and Martha. As soon as the children were old enough, they began helping in the store. In their early teens, Leon and Anthony delivered merchandise by bicycle. They later worked in the back room, making their way to the cash registers by their later teens. Anthony and Martha designed props for window displays.

As Anthony shuffles through dozens of pictures, he points out windows he and his sister designed, pictures of what the downtown area looked like nearly a century ago and a worn photograph of his father.

"He was a very energetic man. He was gentle and his primary interests were his family, his church and his business."

"Back then," adds Anthony, "the streets were dirt, they had not been paved and at night a big truck would come down and water the street to settle the dust. The sidewalks were wooden."

In 1957, Ralph suffered a severe heart attack, allowing Anthony and Leon to take over full management in 1958.

Three years later, the brothers bought the S.S. Kresge Building and moved their store to their present location, 506 Main. This time they not only carried ladies wear, but opened a millinery also, carrying a full array of hats.

"Jackie Kennedy pretty much killed the hat. She used to wear those tiny pill boxes on her head and then she would appear without a hat at all," he recalls as he watches a customer try on one of their few hats. Kassab contends the hat is coming back.

Anthony says after 84 years in business, they are now catering to their eighth generation.

"We were serving our second generation when I was in high school."

In 1969, the Kassab brothers bought out the Leffen General Store, located next to them. They knocked a wall down and added a sports wear section to their store. They jumped from 2,500-square-feet to 8,500.

Through the years the Kassab family has seen the rise and fall and rise again of the downtown area they call home. They have seen new businesses come and old businesses change ownership. They feel fortunate to still be here.

"We have stayed here so long because I would say first of all family tradition, then our devotion to quality, value and personal service."

Anthony says he believes his father, who died in 1965, would be proud of the accomplishments his children have made.

"I think he would also be amazed in the change of America's buying habits. So many things in this culture have changed and this (their store) is one thing that hasn't."

Anthony and Leon have no plans of retiring soon, not only because they are too young to retire, but also because they have no successors to the store.

"There are no successors in line of the family. Nothing lasts forever. This is something in existence that is very unique and special that people don't see anymore."



Photo courtesy of Kassab's

Ralph Kassab and employees pose in their store in 1907.

7/12/98

Holiday Hours: Mon., Tues., Wed., Fri. 10:00-5:30, Sat. 10:00-5:00 Open Thurs. Evenings

1907-1992

Kassab

85 years

In 1907—Teddy Roosevelt was president, the "Gibson Girl" look was the rage, Oklahoma was admitted to the Union as the 46th State, Ralph Kassab opened his first store on Joplin's Main Street.
Kassab's is believed to be the oldest business in Joplin under the same ownership.
We are proud of our heritage of fashion leadership, quality and personal service.
We will be using our 85th Anniversary signature. (above)
We will also celebrate with special offerings and events to show our appreciation to you.
Fashion is fun, fashion is excitement and as it changes, be assured that Kassab's will provide you with the best and beautiful in the fashions you desire and the service you expect.



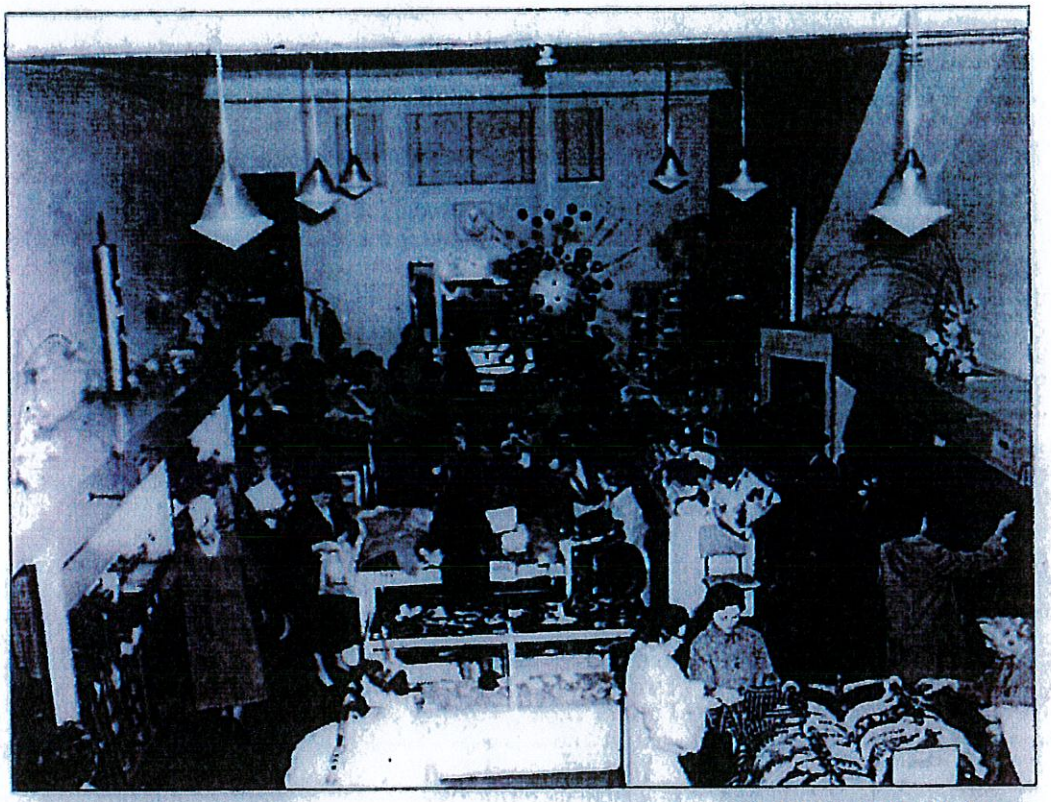
Ralph L. Kassab
1883-1965

Downtown Joplin • Quality • Value • Personal Service • Open Thursday Evenings

12/6/92

1/23/08

The way we were



Courtesy/Joplin Museum Complex

In 1907, Ralph L. Kassab came to Joplin and opened the Oriental Shop at 613 Main St. The specialty shop sold womens' wear plus imported brass, silks, Persian rugs and linens. The downtown store would eventually take the family name and relocate to 506 Main St. For more than 90 years, Kassab's would provide the finest in womens' apparel. This interior photo was taken by Murwin Mosier in 1958 at the store then located at 418 Main St. Special "Sputnik" decorations were created by Martha Thomas to signify the beginning of the space age while reflecting America's preoccupation with Russian space travel.

Joplin News Herald
22 Feb 1965, 1

Pioneer Merchant Succumbs

Ralph L. Kassab, 81, pioneer Joplin business leader, died at 8:30 o'clock Sunday morning at his home, 1467 Crestwood.

Born in Damascus, Syria, March 7, 1883, Mr. Kassab came to this country when he was 20 years old, founding his retail business in Joplin in 1907 at 635 Main street. After occupying several other Main street locations, the present quarters at 506 Main street were opened in August of 1961.

A member of St. Philip's Episcopal church, Mr. Kassab served as vestryman for more than 25 years, holding the offices of senior and junior warden. He was a member of Fellowship lodge No. 345, A.F. & A.M., all York Rite bodies, including the honorary degree of Red Cross of Constantine (the highest degree obtainable), and past commander of the Ascension Commandery No. 38. He was watchman of the shepherds of the White Shrine, a member of Abou Ben Adhem Shrine since 1919, Legion of Honor of Kiwanis International, member of the Chamber of Commerce and also the Joplin Commercial Club, which preceeded the Chamber, Salvation Army board and Twin Hills Golf and Country Club.



RALPH KASSAB

In 1962, Mr. Kassab was recipient of a unique and signal honor conferred upon him by the Daughters of the American Revolution. For the first time since its organization in 1904, the Joplin chapter presented the Americanization Medal, which is given to an adult naturalized citizen who has demonstrated outstanding ability in "trustworthiness, service, leadership and patriotism."

The same year, he received a special award of recognition from the Joplin Board of Realtors for "his faith in the future of Joplin" as exhibited in the building of the current Kassab

(Continued on page 2A)

Pioneer Merchant Succumbs at 81

(Continued from page 1A)

establishment.

Mr. Kassab is survived by his widow, Mrs. Lillian Kassab; a daughter, Mrs. Elroy Thomas, 1437 Crestwood; two sons, Leon Kassab, 722 North Byers avenue and Anthony Kassab, 1221 Crest Drive and nine grandchildren.

Services will be held at 10 o'clock Tuesday morning in St. Philip's Episcopal church. The Rev. David C. Patrick will officiate. Burial will be in Mount Hope cemetery under direction of the Thornhill-Dillon mortuary.

Active pallbearers will be Jerry Connor, Ray Sharp, Larry Hickey, Bart Ramsour, Jimmy W. Thomas, Don Clarkson, Jack Parker and Henry Robertson, Jr. Honorary pallbearers will be Dr. John Koehler, Clarence Craig, Al Ross, Charles Grayston, Don C. McKee, Lauren Reynolds, Jr., Henry Warten, George A. Spiva, Thomas Cusack, Jean Lemmons, Guy Spooner, Rex Titus J. Connor Wise, and Bob Fay.

The family suggested that friends may contribute to the Ralph L. Kassab memorial fund of St. Philip's Episcopal church.

Joplin Globe
23 Feb 1965, 3A

R. L. Kassab Services Set Today

Services for Ralph L. Kassab, 81 years old, pioneer Joplin business leader who died Sunday morning at his home, 1467 Crestwood, will be at 10 o'clock this morning in St. Philip's Episcopal church with the Rev. David C. Patrick officiating. Burial will be in Mount Hope cemetery under direction of the Thornhill-Dillon mortuary.

Active pallbearers will be Jerry Connor, Ray Sharp, Larry Hickey, Bart Ramsour, Jimmy W. Thomas, Don Clarkson, Jack Parker and Henry Robertson, Jr. Honorary pallbearers will be Dr. John Koehler, Clarence Craig, Al Ross, Charles Grayston, Don C. McKee, Lauren Reynolds, Jr., Henry Warten, George A. Spiva, Thomas Cusack, Jean Lemmons, Guy Sponer, Rex Titus, J. Connor Wise and Boy Fay.

Contributions may be made to the Ralph L. Kassab memorial fund at St. Philip's Episcopal church.

Born in Damascus, Syria, March 7, 1883, Mr. Kassab came to this country when he was 20 years old, founding his retail business in Joplin in 1907 at 635 Main street. After occupying several other Main street locations, the present quarters at 506 Main street were opened in August of 1961.

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Mr. Kassab is survived by his widow, Mrs. Lillian Kassab; a daughter, Mrs. Elroy Thomas, 1437 Crestwood; two sons, Leon Kassab, 722 North Byers avenue and Anthony Kassab, 1221 Crest Drive and nine grandchildren.

Joplin Globe
12 Jan 1985
HB



Lillian Kassab

Mrs. Lillian W. Kassab, 82, 1467 Crestwood Drive, died at 12:15 p.m. Friday at St. John's Regional Medical Center where she had been a patient since Thursday.

Mrs. Kassab was born Oct. 15, 1902, at Damascus, Syria, and had lived in Joplin since 1921. She was a member and past president of St. Margaret's Guild of St. Philip's Episcopal Church, a past president of Women of Kiwanis, and a member of St. Philip's Episcopal Church, Joplin Woman's Club, Twin Hills Country Club, St. Ann's Altar Guild, Order of Eastern Star and White Shrine.

She married Ralph L. Kassab on May 15, 1921, in New York City. He died Feb. 21, 1965.

Survivors include two sons, Leon Ralph Kassab, 1451 Crestwood Drive, and Anthony Ralph Kassab, 1221 Crest Drive; a daughter, Mrs. Elroy Thomas, 1437 Crestwood Drive; a brother, George H. Wardi, South Hampton, Long Island, N.Y.; a sister, Mrs. Sam Kassatly, Palm Beach, Fla.; nine grandchildren; and four great-grandchildren.

602 N. Pearl

Services will be at 10:30 a.m. Monday at St. Philip's Episcopal Church, with the Rev. Keith Whitmore officiating. Burial, under the direction of Thornhill-Dillon Mortuary, will be in Mount Hope Cemetery, Webb City.

Pallbearers will be Don Clarkson, Jerry Connor, John Cragin, W.W. Davis Jr., Dr. Hish Majzoub, Ray Sharp, Tom Weidman and Dr. John Windle.

The family will be at 1467 Crestwood Drive.

A memorial has been established at St. Philip's Episcopal Church.

P & Z Case 035-18
Michele Hale
(P & Z Recommended Approval)

COUNCIL BILL NO. 2018-271 ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by designating the property as an Historic Landmark and include in a Historic Preservation Overlay District, property as described below and located 602 N. Pearl Avenue in the City of Joplin, Jasper County, Missouri.

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

ALL OF LOT 183 OF NORTH HEIGHTS ADDITION IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI.

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. 2004-256 is hereby amended by including in a Historic Preservation Overlay District.

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 for thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of _____, 2018, by a vote of _____.

_____
Gary L. Shaw, Mayor

ATTEST:

_____
Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney