Z&P Meeting: November 13, 2017
City Council Meeting: December 4, 2017

STAFF PLANNING REPORT

CASE 034-17 A request to apply District HP (Historic Overlay District) and list as a local landmark, Memorial Hall

APPLICANT Jill Sullivan

LOCATION 212 W. 8th St.

PRESENT ZONING R-3 & C-2 (Apartment House District and Central Business District)

REQUESTED OVERLAY ZONING DISTRICT HP (Historic Overlay District)

STAFF ANALYSIS

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:

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;

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 the 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; and/or

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)

After review, staff believes Memorial Hall meets several criteria including:

Criteria 1: Its character, interest, or value as part of the development, heritage, or cultural characteristics of the community, county, state, or country; (see Attachment A)

Criteria 3: Its identification with a person or persons who significantly contributed to the development of the community, county, state, or country; (see Attachment A)

Criteria 5: Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state, or country; (see Attachment A)

Criteria 8: Its unique location or singular physical characteristics that make it an established or familiar visual feature; (see Attachment A)

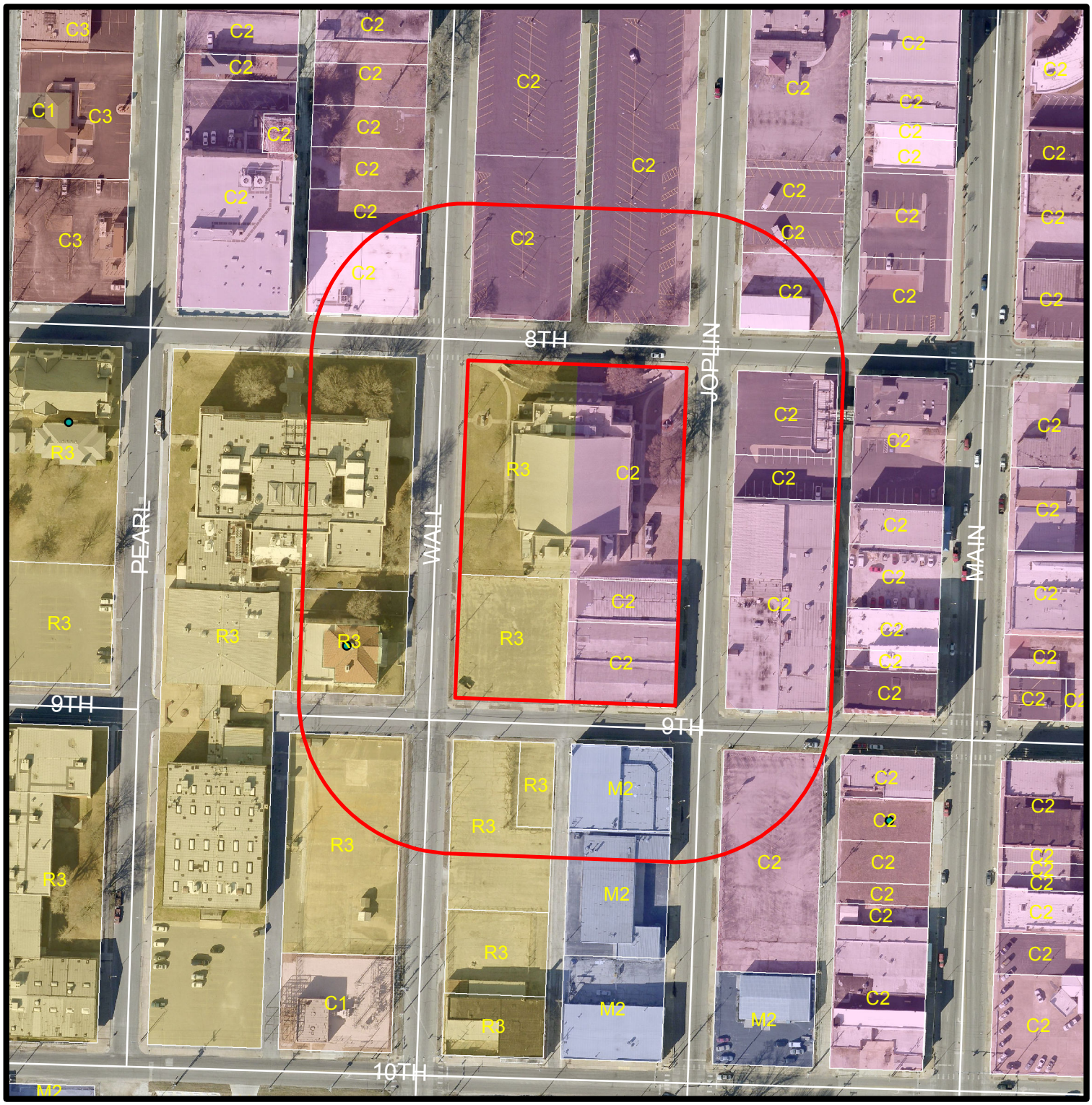
Criteria 10: Its suitability for preservation or restoration. (see Attachment A)

The Historic Preservation Committee recommended approval of Case 034-17.

Staff recommends approval of Case 034-17.

ENCLOSURES

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



a. <u>Case 034-17:</u> 212 W 8th Street – A request to apply District HP (Historic Overlay), and nominate as a local landmark, the building known as Memorial Hall– Jill Sullivan.

HISTORIC JOPLIN PRESERVATION COMMISSION
602 S Main Street, Joplin, MO 64801 (417)624-0820

~~HPC~~ Case No. 034-17

Meeting Date 11-13-17

LOCAL HISTORIC LANDMARK NOMINATION FORM

LOCATION
Address: 212 W. 8th St.
Property Name (historic or common): Joplin Memorial Hall

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 Sullivan Phone: 417-365-1420
Address: 721 N. Sergeant Ave Joplin MO 64801
Relationship to Owner: City Commissioner — historic preservation
*A notarized letter of consent from the legal owner is required.

CLASSIFICATION
Present Use: Memorial, Entertainment / Recreational
Historic Use (if known): Same as above
Public or Private: public Occupied or Unoccupied: Occupied for events

ARCHITECTURAL and PHYSICAL DESCRIPTION (attach a separate sheet if needed)
Construction Date: 1924-1925
Architect and/or Builder (if known): August A. Alfred Michaelis
Building Materials (foundation, walls, roof, etc.): Steel, stone, brick
Architectural Style: Renaissance Revival
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: Please See "Attachment A"

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: Please 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: _____

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: Please See "Attachment A"

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: Please See "Attachment 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: _____

10. Its suitability for preservation or restoration: please See "Attachment H"

(*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: Jill Sullivan Date: 4-5-2017

Attachment A

Historical Significance

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

In a special election in 1923, voters approved a bond issue to build Memorial Hall. The campaign was led by the American Legion's Robert S. Thurman Post. Once funding was secured, the Michaelis Brothers—prominent Joplin architects—were hired to design the building. In October 1925, veterans from three wars were represented in the dedication ceremony: World War I veterans by Col. E.M. Stayton; Spanish-American war veterans by Mercer Arnold; and Civil War veterans by A.J.D. Barnes. The first entertainment in the hall was the "king of Jazz" Paul Whiteman and his orchestra.

Memorial Hall is a valuable part of Joplin history that "began as a memorial to those who fought and died for America's freedoms" (Globe 11/9/1989). In addition to memorializing our community's veterans, Memorial Hall has served the community by providing a place for entertainment and recreation for multiple generations—from our city's founders to present day. Memorial Hall has been used as an opera house, a convention center, a lecture hall, as well as been host to political rallies, sports events, dance recitals, and more.

This great hall continues to serve our community and to honor veterans who fought to preserve our freedoms. Thus, we owe it to our veterans—and to ourselves—to preserve Memorial Hall and carry on its legacy.

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

Foremost, Joplin's Memorial Hall is associated with those who it honors—our communities' veterans. The contributions that veterans have made to the development of our community, county, state, and country are obvious. Without these contributions we wouldn't have had the opportunity to create or develop community and culture as it is now known.

Secondly, Joplin's Memorial Hall is associated with two prominent Joplin architects, the Michaelis Brothers, which is addressed below under Criteria 5.

Criteria 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.

Born in Palmyra, Missouri to August Charles and Joanna Michealis, the brothers moved to Joplin in the 1890s. The Michaelis Brothers opened their architectural firm in 1903, after Alfred's

return from architectural school. Interestingly, August was a completely self-taught architect who started out as a carpenter.

The Michaelis Brothers designed numerous buildings that shaped the City of Joplin. Their designs include Memorial Hall, the Carnegie Library, Joplin City Market, the first St. John's Hospital, Joplin High School, the Weyman Block, Campbell Building, Schifferdecker/Spencer Building, Miners Bank, the Clarketon Hotel, the Model Building, Christman's, Joplin Furniture, and more. They also designed and built houses for many prominent early-day citizens, including John F. Wise, Patrick Murphy, E.D. Porter, and others. Unfortunately, at least 13 of the buildings/residences designed by the Michaelis Brothers have been demolished.

Sadly, Alfred Michealis died from a 50-foot fall in Memorial Hall close to the building's completion in 1925; he was 44 years old. After the accident, August Michaelis closed his office and left Joplin. August returned to Joplin in 1937 and opened Michealis Cafeteria. He died 5 weeks later.

In addition to designing wondrous buildings and homes with a variety of architectural styles in Joplin, the Michaelis Brothers also worked in Webb City and Carthage.

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

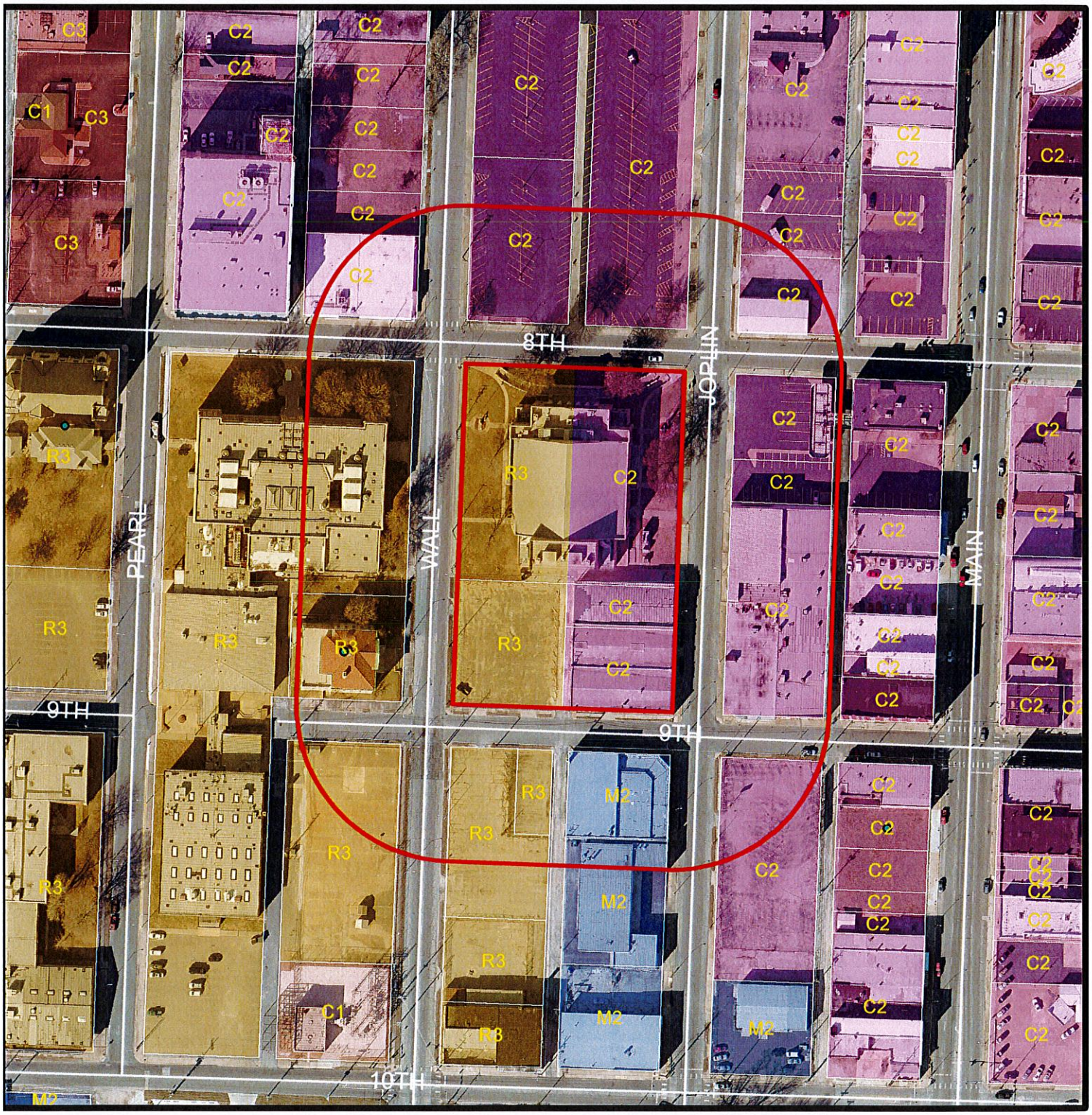
Memorial Hall is a familiar, long-established visual feature of downtown Joplin.

Criteria 10: Its suitability for preservation or restoration.

Although the building is not original in its entirety (due to multiple renovations or upgrades), it is very suitable for restoration and preservation. In fact, the Missouri State Historic Preservation Office completed an Historic Property Eligibility Assessment based on information provided to them by the City of Joplin and determined that it may meet the following criteria for being placed on the National Register of Historic Places:

- Property is associated with events that have made a significant contribution to the broad patterns of our history (Criteria A);
- Property embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction (Criteria C).

It was further determined that the Joplin Memorial Hall's areas of significance are 1) Entertainment/Recreation and 2) Architecture.



300 150 0 300 600

Feet

a. <u>Case 034-17:</u> 212 W 8th Street – A request to apply District HP (Historic Overlay), and nominate as a local landmark, the building known as Memorial Hall– Jill Sullivan.

Attachment B

Bibliography

Numerous articles and Joplin Globe Spotlights were references for this nomination. Please see the list below and the scans on the following pages

- Spotlight on Joplin blurbs printed in the Joplin Globe newspaper
- "Hall is memorial to local veterans," *Joplin Globe*, 11/9/1989
- SHPO Historic Property Eligibility Assessment
- Program for 1927 opera at Memorial Hall
- Historic image/rendering of Memorial Hall with "A.C. & A.S. Michaelis Architects"
- Obituaries for Alfred and August Michaelis
- Excerpt (by Leslie Simpson) from the *Joplin Keepsake Album*
- "Local Buildings stand as tribute to architect's talent," *Joplin Globe*, 8/22/1991
- Post Art Library's archival record on August Michaelis
- Photograph of August Michaelis

SPOTLIGHT ON JOPLIN

7/26/06

■ The campaign for the bond issue for Memorial Hall — which passed in a July 1923 special election — was led by the American Legion's Robert S. Thurman Post. Post commander W.D. Myers told the Globe it was a fitting monument to the soldiers and sailors, and would be of service to the community. The hall was built on the site of the old Central School, between Joplin and Wall avenues on the south side of Eighth Street.

Entertainment - Memorial Hall

SPOTLIGHT ON JOPLIN

10/15/06

■ Memorial Hall's dedication in October 1925 was attended by veterans from three wars. World War I veterans were represented by Col. E.M. Stayton, state commander of the American Legion, who was the service's main speaker. Mercer Arnold, a Joplin attorney, spoke on behalf of the Spanish-American War veterans. The Civil War veterans were represented by A.J.D. Barnes, the News Herald reported.

Entertainment - Memorial Hall

SPOTLIGHT ON JOPLIN

10/23/06

■ The first entertainment attraction to appear in the new Memorial Hall was the "King of Jazz" Paul Whiteman and his orchestra. The News Herald reported in an advance story on Nov. 25, 1925, that the entertainer was appearing under the auspices of the Joplin Civic Music Association.

Entertainment - Memorial Hall

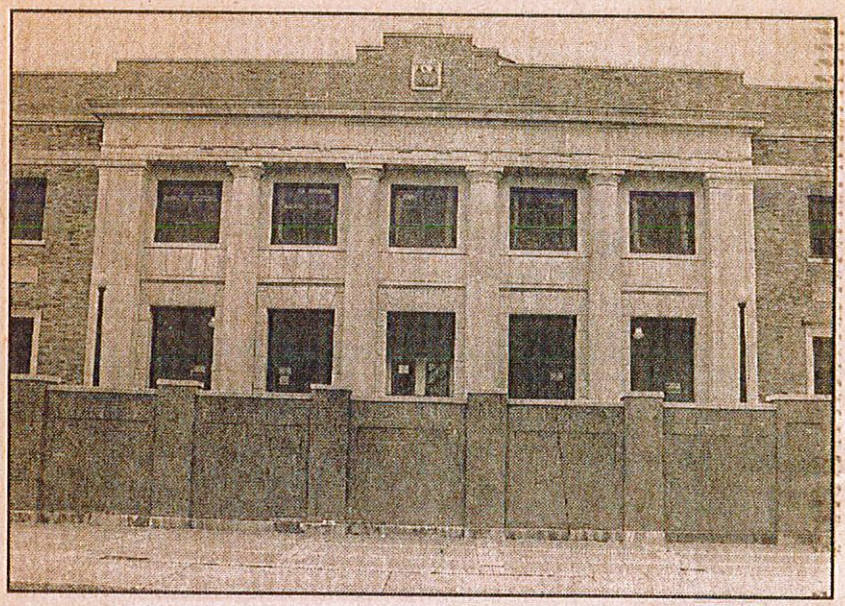
Fax: 623-8598.

SPOTLIGHT ON JOPLIN

7/25/06

■ Voters in a special election in July 1923 approved a bond issue for the construction of Memorial Hall. The Globe reported that the $250,000 bond issue passed by a 3-to-1 margin.

Entertainment - Memorial Hall



Globe Photo/CHARLES SNOW

Memorial Hall, built in 1925, was renovated in 1977.

Hall is memorial to local veterans

The building at 212 W. 8th St. began as a memorial to those who fought and died for America's freedoms. Its sturdy pillars stand as if a symbol of our country's strength, and its doors open to give our community the gift of entertainment.

The proposal to build a memorial to veterans came from the local American Legion post in 1924, according to Joplin Globe files. Memorial Hall was built in 245 working days during 1925. A lasting monument to U.S. veterans who died in combat, the hall also has been an opera house and convention center. At the time of its completion, the hall housed the largest stage in the area and seated 4,110 people.

Construction of the hall was a boon for the many men who needed employment in 1925. Workers were paid $2 a day to dig the basement.

The hall, designed by August Michaelis, cost $250,000. A.S. Greenwell was the contractor, and O. C. Weeks Construction Co. did the building. During construction, Michaelis fell 90 feet from a part of the structure. He was killed instantly.

In 1977 the hall was remodeled at a cost of $1.3 million dollars. Among the renovations were new floors, newly upholstered seats, and a sound system.



Familiar Faces . . . and Places

By Mary Guccione

Entertainers such as Al Jolson and Henri Mancini have performed at the hall, but numerous other performers have cancelled performances. Conventions, political rallies, trade shows, dance recitals and sports events also have been part of the hall's history.

Through the years, however, the building's main purpose has remained the same as when it was first built: to serve as a testimonial to our community's heroes.

Historic Property Eligibility Assessment

State Historic Preservation Office P.O. Box 176 Jefferson City, Missouri 65102

Property: Memorial Hall
212 W 8th St.
Joplin, MO 64801

County: Jasper

Eligibility Assessment:

The property MAY meet the following National Register Criteria:

- [x] **Criteria A: Property is associated with events that have made a significant contribution to the broad patterns of our history.**
- [ ] **Criteria B: Property is associated with the lives of persons significant in our past.**
- [x] **Criteria C: Property embodies the distinctive characteristics of a type, period or method of construction or represents the work of the master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.**
- [ ] **Criteria D: Property has yielded or is likely to yield information important in prehistory or history.**

Areas of Significance:

Entertainment/Recreation Architecture

Additional Comments:

Thank you for submitting the Eligibility Assessment for Memorial Hall located at 212 West 8th Street in Joplin, Jasper County. Based on the information provided, staff finds this building is likely eligible for the National Register of Historic Places under Criteria A for Entertainment/ Recreation. Staff has some concerns regarding alterations to the interior spaces of the building, are there any other similar properties in the area, also how frequently were events hosted, what type of entertainment was provided, and how successful was Memorial Hall during the period of significance? These questions would all need to be addressed in the nomination. Further, the property may also be eligible under Criteria C for its architectural styling. However, a comparison to other similar styled buildings in Joplin would be required. Also additional information regarding the exterior alterations would need to be addressed in the nomination. There may also be a case for "work of a master" for the work of the Michaelis brothers; however we would need to know more about any other buildings they may have constructed.
We appreciate the opportunity to review this property and look forward to hearing from you. Thank you again for your submission and interest in preserving Missouri's cultural heritage.

Contact: Mr. Tyler Overstreet
602 S. Main St.
Joplin, MO 64801

Assessment Date: January 17, 2017

Record Number: EAJP024

This eligibility assessment is provided to assist in determining whether to pursue a National Register nomination and is based on the information provided in the submission. It is not a guarantee of eventual National Register listing.

GUARANTORS

Abernethy, E. C.
Arcularius, C. H.
Bailey, Tom
Belden, F. E.
Bell Motor Co.
Bliedung, E. A.
Boucher, L. S.
Burress, P. E.
Butterfield, H. G.
Childress, Frank
Christman, C. D.
Christman, F. W.
Christman, P. A.
Clark, R. A.
Cole, R. W.
Connor Hotel
Cotton, J. A.
Coyne, Roy
Croy, Otto W.
Dabbs & Cox
Eberly, T. C.
Emerson, Grant
Empire Dist. Elec. Co.
Fleischaker, Wm.
Gateway Creamery Co.
Henderson, C. G.
Hornsby, H. T.
Houk, Wm.
Interstate Grocer Co.
Jackson, Walter
James, G. C.
Joplin Furniture Co.
Joplin Gas Co.
Joplin Globe Pub. Co.
Junge Baking Co.
Kirkpatrick, W. A.
Landreth Mch. Co.
Landreth, W. H.
Lawder, F. W.
LeBow, L. T.
Leffen, W. J. J.
Lennan, T. F.
Leonard, J. M.
Levy, Ben.
Markell, John
Markwardt, Wm.
Meeker, C.
Miners Bank, Joplin
Model Clothing Co.
Moore, Dow
Myers Tri-State S. Co.
Myers, C. R.
Newman Merc. Co.
Ornduff, S. W.
Orr, C. T.
Pate, P. C.
Peerless Mch. Co.
Pennington Drug Co.
Penny Co., J. C.
Potlitzer, Geo.
Powers, H. C.
Rakowsky, Victor
Ralston, F. C.
Ramsay Dry Goods Co.
Ramsay, W. A.
Randall, W. O.
Ratcliffe, J. W.
Richardson, H. A.
Robertson, W. M
Rogers, C. B.
Rosenberg, N.
Shinn, W. H.
Spiva, G. N.
Starr, J. G.
Stone, C. A.
Taylor, P. E.
The Chandelier Shop
Thomas, A. B.
Thurman, A. W.
Troutman's
True, A. C.
Waite, A. H.
Wallower, F. C. & E. Z.
Waterman's
Weeks, F. E.
Whitwell, Percy
Wingert, J. K.
Wolff, E. H.

ONLY TEN DAYS REMAIN

Civic Music Club Membership Campaign positively closes on March 26th.—**3000 is the limit.**—Blanks available here to-night at entrance, or tomorrow and during the campaign at any bank or department store. Attach check for full amount, or $1.00 now, balance by Sept. 1st.

Adult Memberships $5.—Junior Memberships $3.

THE JOPLIN ENTERTAINMENT ASSOCIATION—Inc.

Chartered under the Laws of Missouri. (Not for Profit)

PRESENTS

CHICAGO CIVIC OPERA COMPANY

At

MEMORIAL HALL

Wednesday Evening, March 16, 1927, at 8 o'clock

AIDA

(In Italian)

OPERA IN FOUR ACTS AND SEVEN SCENES

LIBRETTO BY ANTONIO GHISLANZONI

MUSIC BY GIUSEPPE VERDI

The King of Egypt ..... Edouard Cotreuil
Amneris, His Daughter ..... Augusta Lenska
Radames, Captain of the Guard ..... Charles Marshall
Aida, an Ethiopian Slave ..... Claudia Muzio
Ramfis, High Priest ..... Virgilio Lazzari
Amonasro, King of Ethiopia ..... Cesare Formichi
Priestess ..... Florence Misgen
A Messenger ..... Lodovico Oliviero

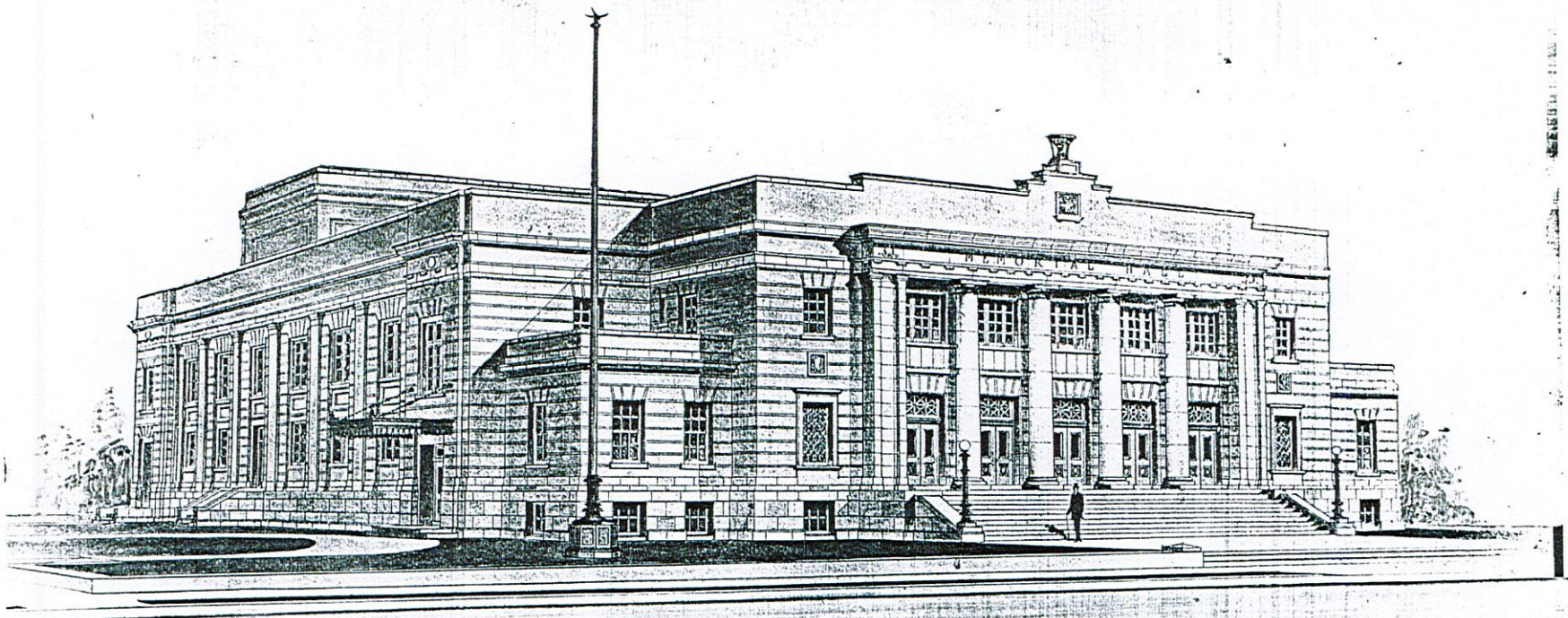
INCIDENTAL DANCES BY MLLES. SHERMONT AND SAMUELS AND CORPS DE BALLET

Conductor .....Giorgio Polacco

SYNOPSIS OF SCENES

ACT I—Scene 1. Palace in Memphis. Scene 2. The Temple of Ptha
ACT II—Scene 1. Amneris' Chamber. Scene 2. Public Square at Memphis.
ACT III—Near the Temple of Isis.
ACT IV—Scene 1. Hall in Palace. Scene 2—Temple of Vulcan, the Crypt.

Memorial Hall



A. JOPLIN MISSOVRI

A.C. & A.S. MICHAELIS ARCHITECTS JOPLIN MO

7-30-25 Joplin Globe

VOL. XXIX. NO. 306.

A. S. MICHAELIS, ARCHITECT, FALLS 50 FEET TO DEATH

Joplin Man Drops From Gallery Loft to Stage Floor at Memorial Hall, Which He Designed.

Alfred S. Michaelis, widely known Joplin architect, was instantly killed at 8:30 o'clock last night when he fell fifty feet from the gallery loft to the wood flooring on the stage of Memorial hall, a structure of his own design nearing completion at Eighth and Wall streets.

No one saw the fall. The person who last talked to Michaelis, W. N. Adams, night watchman, saw him enter the building several minutes before he was found dead. Adams, his wife and daughter, had just entered the building to look it over, he said when he heard the body strike the floor. He found Michaelis with jaw, left arm and right leg broken. His neck also was believed broken. An ambulance of the Hurst Undertaking Company was called.

Seized With Dizziness?

Versions vary as to the cause of the fall. One is that Michaelis was suddenly seized with dizziness while on the gallery loft above the stage. It is believed that he had climbed to the loft, which is only eight feet from the ceiling, on an inspection trip. The possibility of his having stopped and fallen also was advanced.

Kelly Greenwell, brother of A. S. Greenwell, contractor for the building, believed that dizziness might have been the cause. He talked to Michaelis only the day before when Michaelis was forced to sit down to overcome a spell of nausea, he said.

Mr. Michaelis designed Memorial hall, which will stand as a crowning architectural achievement of his life. Fate decreed that he should die at the scene of his own creation. Had he lived only a short time longer, he would have seen the beautiful building, tribute of Joplin to her soldier dead, in a completed state.

He was 44 years old. He and his brother, A. C. Michaelis, constituted a widely known firm of architects. The Memorial hall design, submitted by the firm, was chosen from eleven drawn by some of the best known architects over the country.

Mother Recently Died.

Mr. Michaelis died only twenty-three days after the death of his mother, Mrs. Johanna Michaelis. She was 86 years old. Burial was in Palmyra, Mo., the former home of the family.

The early boyhood of the dead man was spent in Palmyra. He was born there August 31, 1880, and came to Joplin when about 12 years old. At eighteen he went to Chicago where he studied architecture under master designers. He had been designing for twelve years. He had lived in Joplin about twenty-two years.

He was widely known in state and county Masonic circles. He was a past grand master of Fellowship lodge, No. 315, and was at one time an officer in Rose Croix chapter. No. 1. Mr. Michaelis resigned in October, 1924, the office of district deputy grand master of the 44th district of Missouri. He was also a Scottish Rite Mason.

Surviving besides A. C. Michaelis is another brother, Robert F. Michaelis of Berkeley, Calif., and a sister, Mrs. Ara Mead, who lived in Joplin at the home of the deceased.

Funeral arrangements have not been made. The body was taken to the J. T. Anderson funeral home.

An inquest will be conducted at 8 o'clock tonight.

Some structures in the district designed by the Michaelis firm are the Joplin Furniture Company building, Christman Dry Goods Company building, the South Joplin Christian church, Christian churches at Pittsburg and Carthage and the Methodist church at Webb City.

EAR IN PRISON FOR

AUGUST MICHAELIS DIES AT AGE OF 73

Retired Architect Came Here With Family in 1890—Funeral Services Saturday.

August C. Michaelis, 73 years old, a retired architect, died at 8:15 o'clock yesterday morning at his home, 511 North Pearl avenue. He had been in ill health six years and seriously ill several days.

Funeral services will be held at 9:30 o'clock tomorrow morning at the Anderson funeral chapel. The Rev. Cliff Titus will be in charge. George Winter will sing, accompanied by Mrs. Winter. Burial will be in Mount Hope cemetery.

Designed Memorial Hall.

Mr. Michaelis came here with his family in 1890. A few years later he and his brother, the late Alfred S. Michaelis, opened offices as architects. They submitted the design for Memorial hall, winning the award in a contest. Alfred S. Michaelis was killed in a fall while inspecting the unfinished building in 1925. The offices were closed a few months later.

Mr. and Mrs. Michaelis moved from Joplin 12 years ago, returning five weeks ago to open the Michaelis cafeteria.

Besides Mrs. Michaelis, he is survived by a daughter, Mrs. Carl Nienstedt, 720 Glenview place; a sister, Mrs. Clara Mead of Carrollton, Mo., and three grandchildren.

Joplin Globe May 21, 1937

August Michaelis

2/16/05

Leslie Simpson writes in the Joplin Keepsake Album that: "August Michaelis inherited from his father, an Alsatian nobleman, the refined taste which would later show up in the Joplin buildings he erected." He was a self-taught architect with a background as a carpenter.

He came to Joplin in 1893, and for the next 32 years designed the most important buildings in the city including St. John's Hospital, Joplin High School, the Model Building and the Carnegie Library.

Alfred Michaelis joined his brother's firm in 1903 and together the brothers built Joplin Furniture, Christman's, South Joplin Christian Church and Memorial Hall.

Architects - Michaelis Brothers

August Michaelis' early creations.

Local buildings stand as tribute to architect's talent

No! wrong (Austin Allen)

He has not been seen on the streets of Joplin since 1937, although many of the buildings he styled from early 20th century trends still stand.

Memorial Hall, Christman's Department store (now Howsmon's Office Supply), the Newman ← no building, and the Model Building (formerly the home of Model Clothing), are just a few of the buildings August Michaelis built while he lived in the area.

Michaelis was born July 3, 1863, in Palmyra, Mo., to August Charles and Joanna Michaelis. His father was an Alsatian, born in Weia, and inherited the title of Baron Dimerot. Historical information obtained from the Joplin Public Library reports that his father was "a cultured man, skilled in music, and with delicate taste for the beautiful in architecture and decoration."

Perhaps his sons inherited their father's love for ornate architecture. The younger August Michaelis received the common school education of the time. He did not attend school for his architectural abilities, but rather taught himself the trade. He worked as an apprentice in a cabinet shop until the age of 20.

In 1883 he began work as a carpenter, staying in the profession for 10 years. In 1893 he moved to Joplin and established himself as an architect.

A Republican and Presbyterian, he married Viola Kee on Sept. 27, 1887. They had two children, Hester Fay and Ralph William Michaelis.

In 1903, upon his return from architecture school, Michaelis' brother Alfred (born in 1880) joined with August to open an office. They designed and built houses for John F. Wise, Patrick Murphy and other town fathers.



Familiar Faces . . . and Places

By Mary Guccione

Michaelis also helped the "one-horse" town turn into a city by building the first high school in 1896 at a cost of $25,000, the Miners Bank, St. John's Hospital, and the Carnegie Library. He went on to receive awards for his work, competing against architects from St. Louis and Kansas City.

In 1925, August Michaelis' wife died. Later that year, his brother died of injuries he received after falling off a scaffolding during the construction of Memorial Hall.

Michaelis closed his office and left Joplin.

In 1937, however, Michaelis, then 73, returned to Joplin and opened Michaelis Cafeteria. He died five weeks after its opening.

Reports of the time described Michaelis' work as having "distinguishing characteristics of utility and dignity."

Familiar Faces . . . and Places appears weekly in The Joplin Globe's Our Neighborhood section. Correspondence may be directed to Mary Guccione, 117 E. Fourth St., P.O. Box 7, Joplin, Mo. 64802-0007.

Maryland mother gives birth to 2 triplets 11 days after first

BALTIMORE (AP) — Two triplets whose birth was delayed so they could grow stronger were delivered 11 days after their premature sister in a rare procedure, an official said last week.

Triplets usually are born at the same time, but Dr. Norman Daikoku said after the first birth that he wanted to give the others as much time to develop as possible, said Amy Strong, a spokeswoman for Union Memorial Hospital.

The woman, who did not want to be identified, was admitted to the hospital in labor July 26.

Doctors gave her anti-contraction drugs to halt the delivery, but a girl was born three days later. She was 13 weeks premature and weighed 2 pounds, 2 ounces.

The remaining girls, born Friday, weighed 2 pounds, 6½ ounces and 2 pounds, 8½ ounces, respectively.

Michaelis, August C **521 Wall (+)**

Keepsake – p 66, photo
Bio and photo in Architects--Michaelis file. also obits of him and brother Alfred. Born July 3, 1863. son of August C and Johanna of Palmyra MO. Was apprentice in cabinet shop till age 20, then worked as builder and contractor for 10 years. Assumed vocation of architecture. married Viola Kee in Clinton MO 1905. Organized and president of Empire Oil Co, manufacturers of brick, glass, oil. Successful architecture practice in Joplin where he had officesSuperintendent of building construction in Joplin. Largely responsible for Joplin's appearance. Trained as a carpenter and builder. Taught himself architecture. Buildings "distinguished by utility and dignity"
Joplin buildings: Wise house, Wyman block, Campbell Bdg. Schifferdecker and Spencer building, Morgan house, Bartlett building, Joplin high school (1896), American Hotel (1899, formerly Clarketon Hotel), St. John's hospital, Congregational church, First Presbyterian church (1898), Patrick Murphy home, Michaelis home, JA Hewitt home (314 Sergeant), EJ Overly home (1102 Connor), the Model (409 Main), McKinley block, ED Porter home, City Market, Gentry Apts, and Miners Bank (1904). Also 1st ME church – Webb City (photo in Webb



REZONING APPLICATION FORM

Return Form to:
Planning / Community Development Specialist.
Joplin City Hall
602 South Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 511
FAX 417-625-4738

For Office Use Only

Case No.: 034-17
Filing Fee: $450.00
Date Advertised: 10-29-17
Date Notices Sent 10-31-17
Public Hearing Date: 11-13-17

APPLICANT: City of Joplin PHONE:
ADDRESS: 602 S MAIN ST ZIP: 64801
OWNER: PHONE:
ADDRESS: ZIP:
LOCATION OF PROPERTY: 212 W 8th Street.
LEGAL DESCRIPTION:

Present Zoning R3/C2 Requested Zoning: HP Acreage:
Present Use of Property:

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Parking Lot	C2
South	Vacant Lot / Buildings	R3/C2
East	Parking Lot	C2
West	Joplin School	R3

CHARACTER OF THE NEIGHBORHOOD:

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?

2. Are there substantial reasons why the property cannot be used in accord with existing zoning?
   If yes, explain:

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies?

2. Consistent with Future Land Use Map?

THE FOLLOWING MUST ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description of the property proposed to be rezoned.
2. 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 effect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.
3. Owner Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property:_____
2. Classification of Street(s):
   Arterial_____Collector_____ Local _____
3. Right-of-Way Width: _____
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   _____

IS PLATTING OR REPLATTING REQUIRED TO PROVIDE FOR:

1. Appropriately Sized Lots?_____
2. Properly Sized Street Right-of-Way?_____
3. Drainage Easements?_____
4. Utility Easements:
   - Electricity?_____
   - Gas?_____
   - Sewers?_____
   - Water?_____
5. Additional Comments:_____
   _____
   _____

UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:

_____
_____
_____

SIGNATURE: _____DATE:_____

BY: _____

TITLE: _____



Date: 10/25/2017

1 " = 146 '

0 75 150 300 ft

N

DISCLAIMER

This drawing is neither a legally recorded map or a survey and is not intended to be used as one. This map is compilation of records, information, and data located from the City of Joplin, Jasper and Newton Counties, and other State and Federal Offices, and other sources, affecting the area shown, and is to be used for reference purposes only. The City is not responsible for any inaccuracies herein.

ZONING DISTRICT CHANGE

A proposal for a change in district classification (rezoning) may be initiated by the City Council, the Planning and Zoning Commission, or by application of the owner of property affected.

The applicant shall first obtain the proper application form from the Office of the Planning Division of the Public Works Department.

The rezoning application form shall be completely filled out and returned to the Planning/Community Development Specialist with the appropriate filing fee and required information. An application shall not be scheduled for public hearing until the application form has been fully completed, the fee paid, and all required information submitted. Rezoning for properties located along or near the following Planned Development Corridors require a site plan, building elevations, and landscape plan to be submitted with application and fee:

- South Main Street (15th Street to south of 50th Street)
- 20th Street (between Range Line Road and Schifferdecker Avenue)
- 26th Street (between Main Street and Maiden/McClelland)
- Connecticut Avenue (between 18th Street and 32nd Street)
- South Range Line Road (between 10th Street and 32nd Street)

The Planning and Zoning Commission shall hold a public hearing at which time citizens and parties of interest shall have an opportunity to be heard. The Planning Division shall be responsible for having an official notice of the public hearing published in a newspaper of general circulation at least 15 days prior to the hearing. The Planning Division shall be responsible for following the administrative procedures for a zoning district amendment as prescribed in the adopted zoning regulations. The notice shall fix the time and place of the hearing and shall describe generally the change requested. A written notice shall also be mailed to notify surrounding property owners of the public hearing and of their right to file protest petitions and shall explain the protest procedure.

The public hearing may be adjourned from time to time and, upon its conclusion, the Planning and Zoning Commission shall prepare and adopt its recommendation to the City Council. This recommendation shall be submitted along with an accurate record of the public hearing.