Z&P Meeting: November 14, 2016
City Council Meeting: December 5, 2016

STAFF PLANNING REPORT

CASE 050-16	A request to designate the property a Historic Landmark and include in a Historic Preservation Overlay District
APPLICANT	Jill and Jason Sullivan
LOCATION	721 North Sergeant Avenue
PRESENT ZONING	R-1 (Single-Family Residential)
REQUESTED OVERLAY ZONING DISTRICT	HP (Historic Protection Overlay District)

STAFF ANALYSIS

This is a request by Jill and Jason Sullivan to nominate this historic home as a local historic landmark. The property is in the historic Roanoke neighborhood and is commonly known as the Jesse F. Osborne House. The home was constructed in 1910 and is in the American Foursquare/Prairie architectural style. It was built by former Joplin mayor Jesse F. Osborne who was elected as the City's mayor a record five times. Mayor Osborne died in office in 1926. The Osborne Memorial Cemetery in south Joplin was named after him. 721 North Sergeant features two limestone porches and a chimney, as well as three unoriginal sleeping porches that were added in the 1920s. The house was among the first homes built in Roanoke, which was Joplin's first planned subdivision.

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

The criteria include:

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

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

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

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

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

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

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

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

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

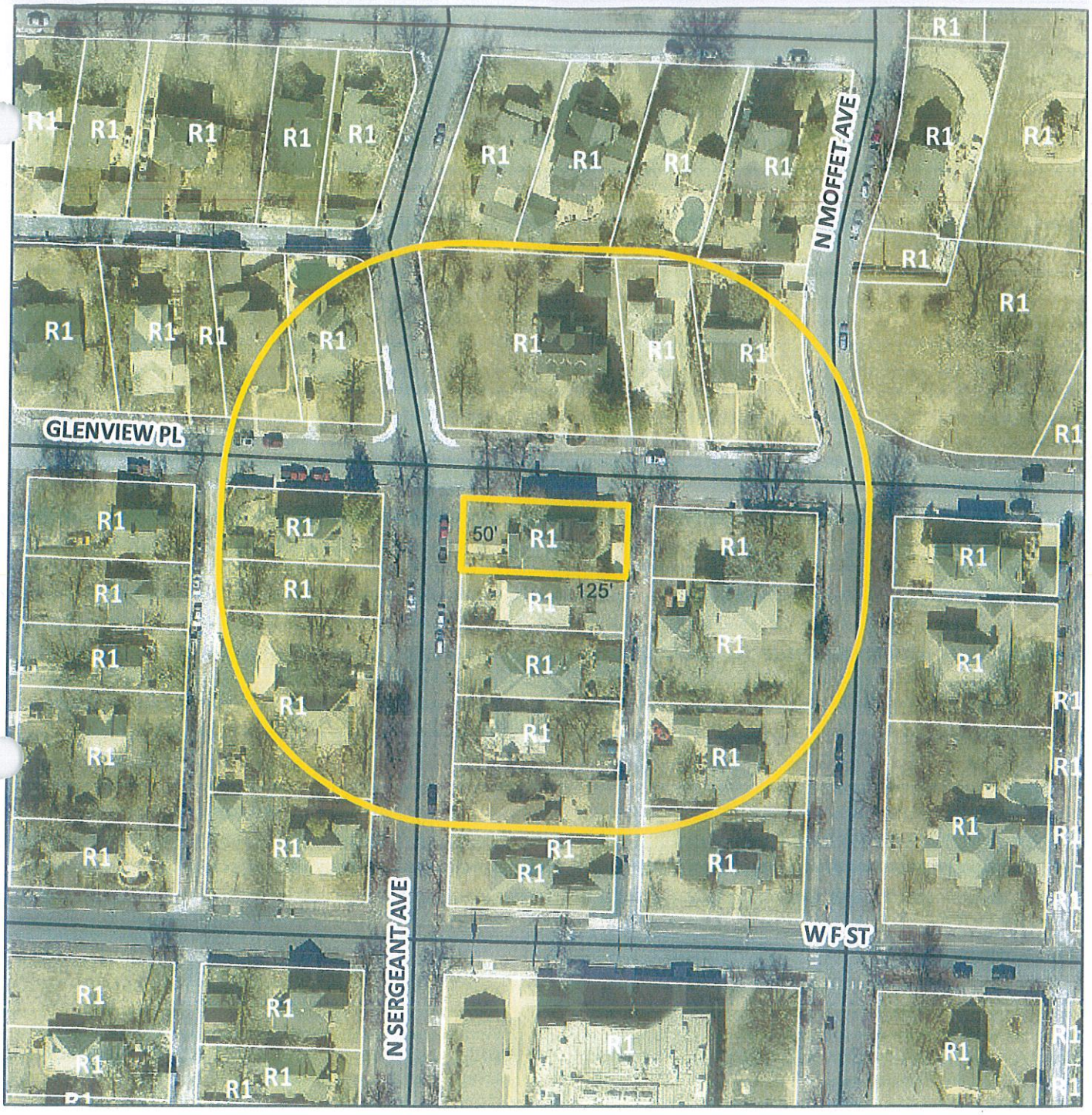
J. Its suitability for preservation or restoration.

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

After review, staff believes the church nomination meets criteria (C) and (H).

The Historic Preservation Committee recommended approval of Case 050-16.

Staff recommends approval of Case 050-16.



Case 050-16: 721 North Sergeant Avenue – A request to designate the property a Historic Landmark and include in a Historic Preservation Overlay District – Jill and Jason Sullivan.

Case 05-D-16

City of **Joplin** Planning and Community Development

602 S. Main Street, Joplin, MO 64801 (417) 624-0820 Extension
510
FAX No. (417) 625-4738

HISTORIC LANDMARK NOMINATION FORM

1. NAME OF LANDMARK (Common or Historic):

   Jesse F. Osborne House

2. ADDRESS:

   721 N. Sergeant Ave.

3. NAME AND ADDRESS OF OWNER (A Notarized Letter of Consent from Legal Owner is Required)

   Jason & Jill Sullivan, 721 N. Sergeant, Joplin MO 64801

4. PRESENT USE(S): residence

5. ORIGINAL USE (If Known) residence

6. PHYSICAL DESCRIPTION:

   a. Date of Construction: 1910

   b. Style or Form: American Foursquare/Prairie

   c. Construction (Brick, Frame, etc.): A belt-course separates the wood siding on first floor from the wood shingles on the second floor. House accented with two limestone porches and chimney. The three "sleeping porches" are not original to the house but were probably added in the 1920s.

   d. Site (Brief Description of Immediate Area): single lot at the southeast corner of Glenview Street and Sergeant Avenue in the Roanoke subdivision. Surrounded by houses of generally the same time period.

7. HISTORICAL SIGNFICANCE:*

Criterion 3: This house was built by Jesse F. Osborne, mayor of Joplin, who had the distinction of being elected to the city's top job a record five times. He died in office in 1926. The *Joplin Globe* reported "His death brought to an end one of the most colorful and successful political careers in the history of Joplin and Jasper County. He was, for more than 25 years, an outstanding leader in democratic politics and for nearly as many years figured in the political and

official life of the city." He was defeated two times, and each time, he came back to beat the man who defeated him. The fifth time he was elected, he had been persuaded to come out of retirement to run against the Klan's candidate. Osborne was elected on an anti-Klan platform. Osborne Memorial Cemetery in south Joplin was named after him.

Criterion 8: This house is among the first homes built in Roanoke, Joplin's first planned subdivision. In 1907, real estate developers began building fine homes in north Joplin on desolate mining land formerly owned by Granby Mining Company. Everyone scoffed at the speculative venture, claiming that no one would want to live in such a rough, ugly area. But the skeptics were proven wrong, as a Roanoke address soon became the most prestigious in town.

*Historical Signficance must meet one or more of the Code Criteria as outlined in Attachment "B".

8. BIBLIOGRAPHY: (Include all sources used in the research for nomination)

Gibbons, Charles. *Angling in the Archives*. 1996.
Joplin city directories, 1909, 1910, 1911.
Joplin Globe. September 1910.
Owner's Abstract for 721 N. Sergeant.
Sanborn Fire Insurance maps, 1900, 1906, 1954.
Shaner, Dolph. *Roanoke: Joplin's Beautiful Residence District*. 1944.
Simpson, Leslie. *From Lincoln Logs to Lego Blocks: How Joplin Was Built*. 1999.

9. ATTACH PHOTOGRAPH AS EXHIBIT "A".

The following information will be provided by the person making the nomination:

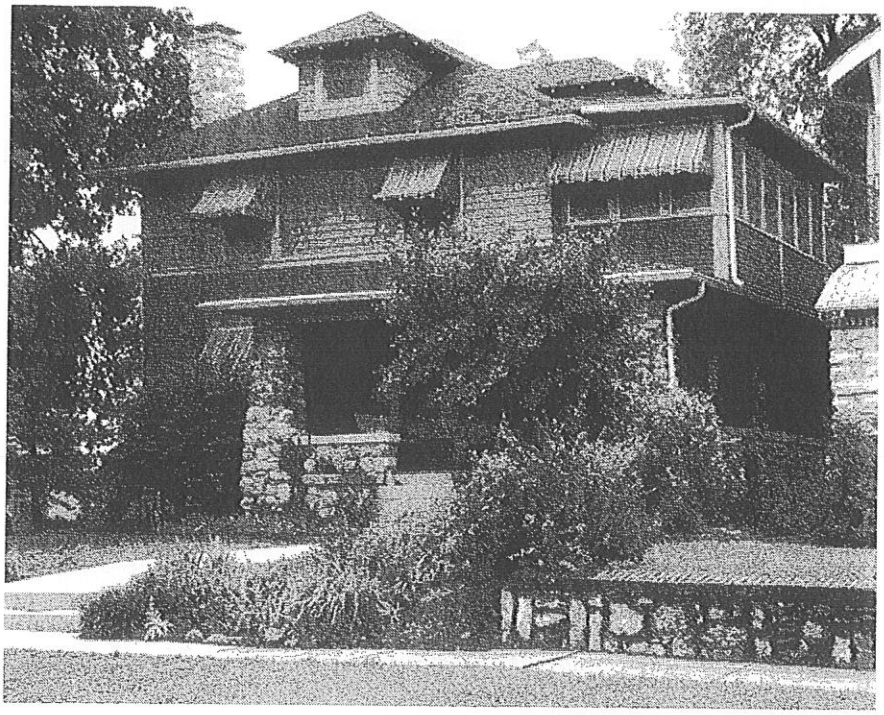
Name: Jill Sullivan

Address: 721 N. Sergeant Ave.

Date: 3/7/2016

Signature: Jill Sullivan

ATTACHMENT "A"



Frontage on Sergeant



Frontage on Glenview

September 1910 advertisement for Roanoke. Top left drawing is Jesse Osborne's house.

THE TOP OF JOPLIN

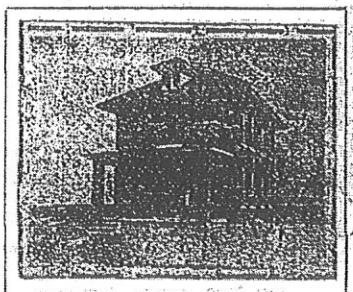
ROANOKE!



Residence of Ex-Mayor Osborne.

As evidence of the desirability of Roanoke Addition and the class of residences that will be built in this beautiful and restricted addition, we produce the homes of Ex-Mayor Osborne, Dr. S. A. Grantham and a brick residence building by R. L. Fink. H. A. Forsythe has chosen a pair of choice lots and plans are now in the hands of an architect for a residence which will be in the course of construction within two weeks.

No praise of the beauty of this addtion can be too extravagant, nor can the possibilities of its development be exaggerated, as its location and accessibilities give assurance of rapidly increasing values.



Brick House Built by R. L. Fink.

This additon has a high elevation and magnificent view, overlooking the entire country for miles, which cannot be equaled by any location in Joplin.



Residence of Dr. Grantham.

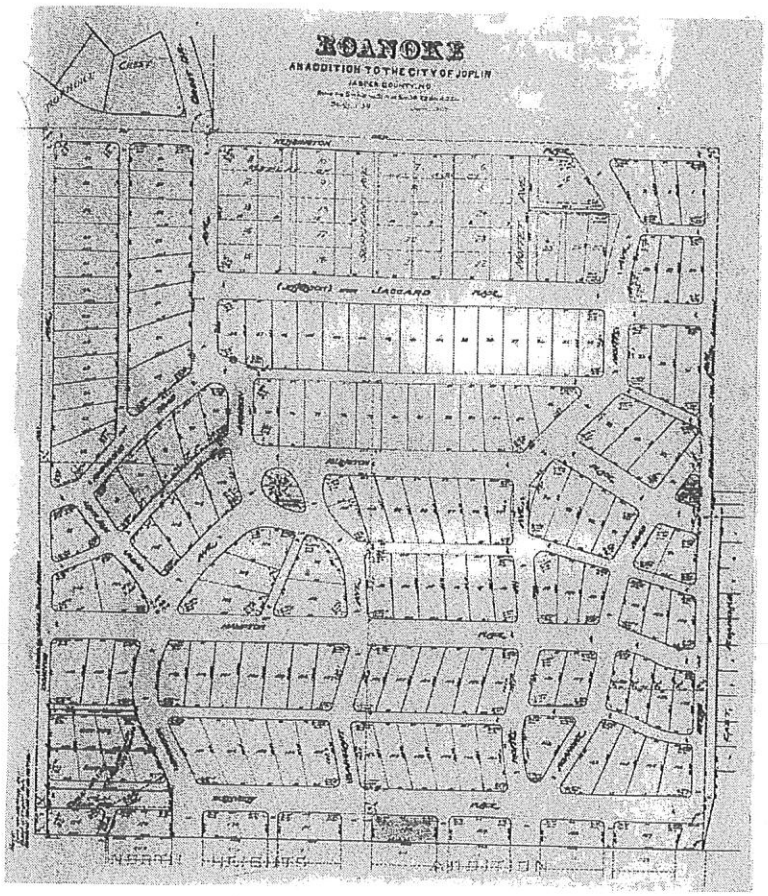
Two blocks from street car line; 10 blocks from Union depot; 12 blocks from Postoffice. Byers ave. east line, G street south line, adjoining North Heights.

Prices, From **$300 to $1,000** Cash or Terms

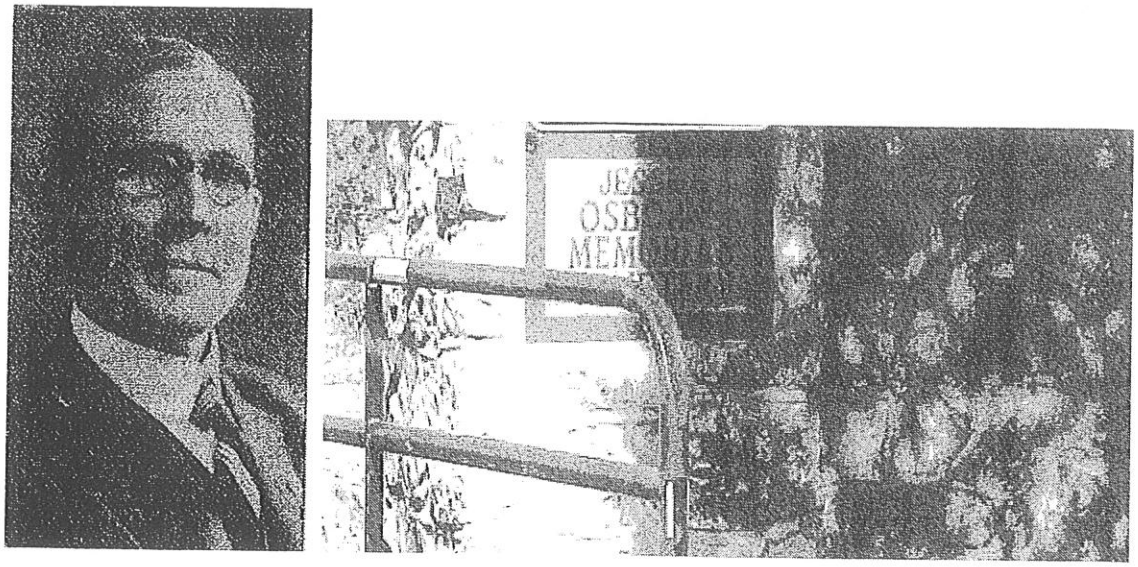
50 Per Cent Cheaper Than Adjoining Property. For Sale by

Michel & Kirkpatrick

115½ W. 4th Street Rooms 5 and 6, Upstairs. Home Phone 1080.



Map of Roanoke with 721 N. Sergeant highlighted in pink.



Jesse Osborne and the cemetery that bears his name.