NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x' in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Howard Neighborhood Historic District

other name/site number N/A

2. Location

street & town Roughly bounded by SE 5th St., SE Green St., SE 7th St., and SE Miller St. N/A not for publication

city or town Lee's Summit N/A vicinity

state Missouri code MO county Jackson code 095 zip code 64063

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Mark A. Miles — MAY 23, 2007

Signature of certifying official/Title Mark A. Miles/Deputy SHPO Date

Missouri Department of Natural Resources
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is: Signature of the Keeper Date of Action

☐ entered in the National Register.
☐ See continuation sheet.
☐ determined eligible for the National Register
☐ See continuation sheet.
☐ determined not eligible for the National Register.
☐ removed from the National Register.
☐ other, (explain:) _____

5. Classification

Ownership of Property
(check as many boxes as apply)

- ☒ private
- ☐ public-local
- ☐ public-State
- ☐ public-Federal

Category of Property
(check only one box)

- ☐ building(s)
- ☒ district
- ☐ site
- ☐ structure
- ☐ object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
53	36	buildings
		sites
		structures
		objects
53	36	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

Historic Resources of Lee's Summit, Missouri

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Function
(Enter categories from instructions)

DOMESTIC/Single Dwelling
DOMESTIC/Secondary Structure

Current Function
(Enter categories from instructions)

DOMESTIC/Single Dwelling
DOMESTIC/Secondary Structure

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN: Queen Anne
LATE 19TH AND 20TH CENTURY REVIVALS: Colonial Revival
LATE 19TH AND 20TH CENTURY REVIVALS: Tudor Revival
LATE 19TH AND EARY 20TH CENTURY AMERICAN MOVEMENTS: Prairie School
OTHER: American Four Square

Materials
(Enter categories from instructions)

foundation Limestone
walls Weatherboard
BRICK
roof ASPHALT
other ASBESTOS

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

☒See continuation sheet(s) for Section No. 7

8. Description

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ **B** Property is associated with the lives of persons significant in our past.

☒ **C** 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.

☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from its original location.

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property.

☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(enter categories from instructions)

COMMUNITY PLANNING AND DEVELOPMENT

ARCHITECTURE

Period of Significance

c.1884-c.1940

Significant Dates

N/A

Significant Persons

(Complete if Criterion B is marked above)
N/A

Cultural Affiliation

N/A

Architect/Builder

Smith, Charles A., architect

Sechler, Carl B., builder

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

☒See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67) has been requested
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey #
☐ recorded by Historic American Engineering Record #

Primary location of additional data:

☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☒ Local government
☐ University
☐ Other Name of repository:

☒ See continuation sheet(s) for Section No. 9

10. Geographical Data

Acreage of Property 25

UTM References
(Place additional boundaries of the property on a continuation sheet.)

	Zone	Easting	Northing
1	1/5	3/8/0/7/2/8	4/3/0/7/4/2/5
2	1/5	3/8/1/0/1/7	4/3/0/7/5/3/2
3	1/5	3/8/1/0/8/3	4/3/0/7/1/6/1
4	1/5	3/8/1/0/0/2	4/3/0/7/0/2/9

Verbal Boundary Description
(Describe the boundaries of the property.)
The boundary of the Howard Neighborhood Historic District is indicated by the black line on the attached boundary map.

Property Tax No. N/A

Boundary Justification
(Explain why the boundaries were selected.)
See Continuation Sheet

☒See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Sally F. Schwenk, Historian; Kerry L. Davis, Architectural Historian

organization Sally Schwenk Associates, Inc. date November 2006

street & number 112 West Ninth Street, Suite 415 telephone 816-221-2672

city or town Kansas City state MO zip code 64105

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets
Maps A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources.
Photographs: Representative **black-and-white photographs** of the property.
Additional items: (Check with the SHPO or FPO for any additional items)

Property Owner
name/title See continuation sheet(s) for Property Owners

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

Architectural Classification (continued)

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman
MIXED
OTHER: Gable-Front Form
OTHER: Gable-Front-and-Wing Form
OTHER: Pyramidal Roof Folk House Form
OTHER: Massed-Plan, Side-Gabled Form

Materials (continued)

Foundation: CONCRETE
Walls: Limestone
Walls: Vinyl
Other: Synthetic Wood Siding

SUMMARY DESCRIPTION STATEMENT

The Howard Neighborhood Historic District is located in the City of Lee's Summit, southeast Jackson County, Missouri. This twenty-five-acre district is in a residential area that abuts the south end of the historic downtown commercial area. The District includes the properties on both sides of Southeast Douglas Street and the east side of Southeast Miller Street generally between Southeast 5th Street and Southeast 7th Street, as well as properties on both sides of the 500 block of Southeast Green Street. There are eighty-nine buildings in the District, including fifty-six residences and thirty-three outbuildings, all but two of which are auto garages. All but six of the residences date from circa 1884 to circa 1940.[1] There are fifty-three contributing buildings, of which thirty-six are residences and seventeen are outbuildings. There are thirty-six non-contributing buildings, of which twenty are residences and sixteen are outbuildings.

The Howard Neighborhood Historic District as a whole and its contributing buildings meet the registration requirements and integrity thresholds for the "Single-Family Residential Property Types, circa 1865-1960" established in Section F of the Multiple Property Documentation Form "Historic Resources of Lee's Summit, Missouri" (the MPDF). The residences range in size from small cottages and bungalows of six rooms or less to relatively large residences. The architectural styles of the contributing

[1] The remaining six residences were built after World War II.

properties include Queen Anne, Colonial Revival, Tudor Revival, Prairie School, and Bungalow/Craftsman styles. National Folk House forms found in the District include the Gable-Front form, Gable-Front-and-Wing form, Pyramidal Roof Folk House form, and Massed-Plan, Side-Gabled form. They have structural systems reflecting their time of construction, including balloon frame, platform frame, and load-bearing masonry walls. They feature a variety of traditional cladding materials including brick, wood clapboard, decorative shingles, and stucco. A significant number of the non-contributing residences have asbestos, aluminum, or vinyl siding covering the original siding

As a contiguous grouping of late nineteenth to early twentieth century residences, the buildings within the District retain a high degree of architectural integrity. All of the buildings retain a high degree of integrity of setting and location. Each contributing property successfully conveys its period of construction and its associations with the development of residential styles, plans, and types popular during the late nineteenth and early twentieth century.

FIGURE 1: GENERAL LOCATION MAP
Lee's Summit, Missouri

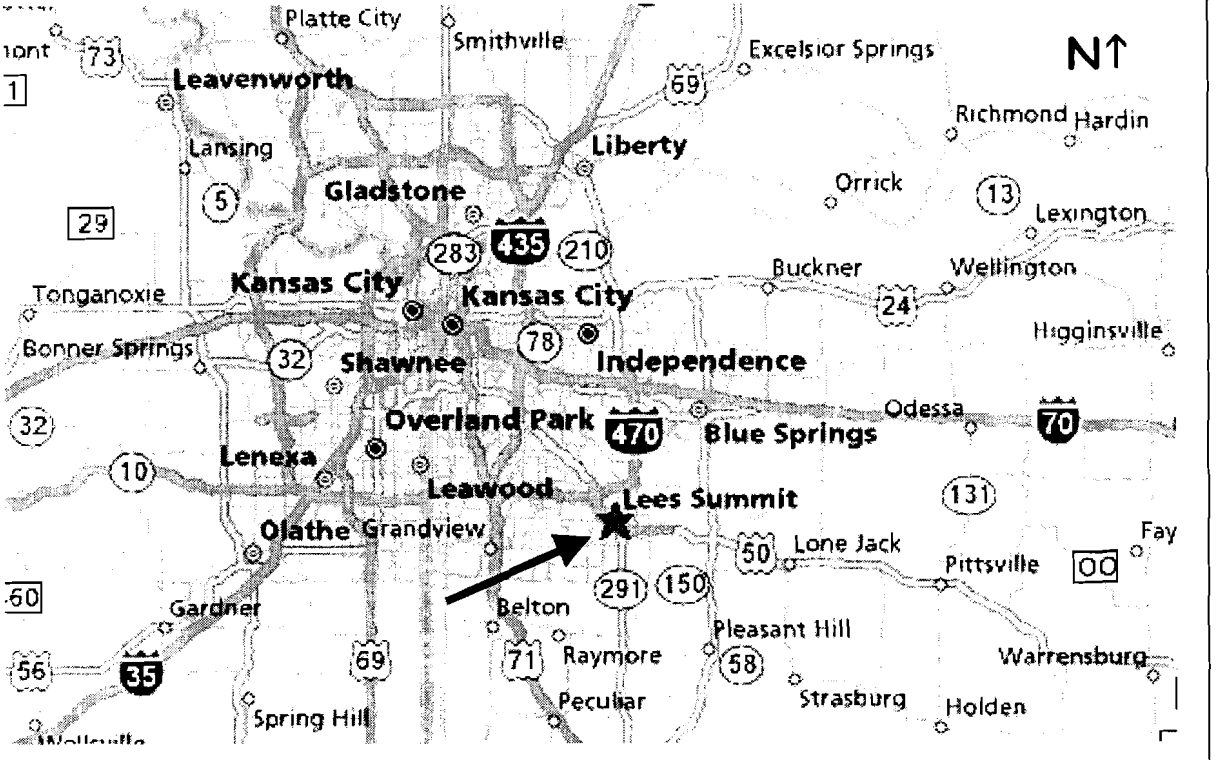

FIGURE 2: SETTING MAP
Howard Neighborhood Historic District

ELABORATION

SETTING

The Howard Neighborhood Historic District is located in a larger residential neighborhood adjacent to the south of the Lee's Summit historic commercial downtown along 3rd Street. The larger neighborhood that surrounds the District consists of similar residential resources dating to the same general period of time, as well as mid-twentieth century infill and subdivisions. The properties are organized on an alley-street grid system with gravel alleys and paved streets. Despite the alley access, most properties feature a driveway leading from the street to an automobile garage at the rear of the lot. The rectangular lots occur in blocks platted in a traditional urban grid pattern with alleys bisecting each block along its length. The properties generally have similar setbacks. The lot sizes vary. The depth of the lots is approximately 165 feet. Depending on the block, the width of the lots varies significantly from approximately 55 feet to 145 feet. Wide grass verges separate the shallow concrete curb and the concrete sidewalk throughout most of the District. The exceptions are sections of side streets and select areas in the south end of the District where there are no curbs and drainage ditches replace the wide verge.[2]

ARCHITECTURAL STYLE[3]

The residential resources within the District include a variety of architectural styles and folk house building forms that reflect a continuum of single-family domestic design that spans fifty-five years. The contributing buildings date from circa 1884 to circa 1940 and retain physical forms and architectural elements that reflect the design trends popular during the time of construction. Most of the contributing houses are wood-frame and are one- to two-and-a-half stories in height. There are a number of notable examples that include brick or stone masonry construction, particularly in the revival style houses erected in the early twentieth century. Architectural styles of contributing resources include Queen Anne, Prairie School, Bungalow/Craftsman, Colonial Revival, and Tudor Revival styles. Several of these resources exhibit architect-designed high style treatments; however, most reflect local adaptations of popular pattern book styles. In addition, a number of houses reflect National Folk House forms, including Gable-Front; Gable-Front-and-Wing; Pyramidal Roof; and Massed-Plan, Side-Gabled forms.

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[2] The grassy strip between the curb and sidewalk, variously called a terrace or a parkway.

[3] For the convenience of the reader, a listing of the Howard Neighborhood Historic District resources by address begins on page 47 of Section 7. A discussion and listing of contributing outbuildings begins on page 32 of Section 7, and a discussion and listing of non-contributing buildings and outbuildings begins on page 33 of Section 7.

The following descriptions of contributing resources are organized by architectural style to provide an understanding of the variation found in a particular style as well as the different periods of construction. The descriptions by style also aid in an understanding of predominant characteristics of a particular style.

Queen Anne Style

The Queen Anne style is the most common style in the District. There are eight examples of Queen Anne style houses that contribute to its architectural significance. Character-defining features include a complex roof form, often with a dominant front-facing gable; an asymmetrical façade; a combination of decorative wood shingle and clapboard siding; and an overall avoidance of a smooth-walled appearance. All are of wood-frame construction with wood cladding and range from one-and-a-half to two-and-a-half stories in height. Often, Queen Anne houses incorporate delicate turned post porch supports and spindlework ornamentation in porch balusters, gables, and under porch eaves. Additionally, Queen Anne styling can include classically influenced decorative detailing, such as smooth classical Tuscan columns as porch supports, Palladian windows, and pedimental porch and/or roof gables with classical cornice and trim details. The Queen Anne style houses in the District vary in size from simple cottages to large complex houses. All were constructed between circa 1885 and circa 1910.

- **504 SE Douglas St.**

Style:	Queen Anne
Date of Construction:	c. 1910
Number of Stories:	2
Walls:	Clapboard, Decorative Shingle
Roof Shape:	Complex
Photograph Number:	19
Outbuilding(s):	1
Outbuilding Eligibility:	Contributing

  Description:

  This house has a full-width front porch with tapered square supports and low railings with square balusters. Wood paneling covers the porch piers. Flanking the center entrance is a large single fixed window to the south and, to the north, a non-original side entrance (originally a window opening). The second story has two bays defined by a single window and a three-part bay with three double-hung sash windows. The windows are new one-over-one light sashes with molded trim. Decorative dentils extend at the juncture of the eaves and the wall of the house and porch.

The second story is clad with decorative shingles. The north façade has two stacked bays and a side entrance with a gabled roof and triangular brackets. A two-foot-high strip of non-historic siding has recently been applied to a section of the south elevation. A carriage house at the northwest corner of the lot features a cross-gabled roof, three hinged doors, and wood sash windows with six-over-six lights. Despite the non-original wood paneling covering the porch supports and the infill of what was likely a window opening, this building continues to clearly communicate information about its property type and style.

- **607 SE Douglas St.**

Style:	Queen Anne
Date of Construction:	c. 1895
Number of Stories:	1
Walls:	Clapboard, Decorative Shingle
Roof Shape:	Intersecting Gable
Photograph Number:	11
Outbuilding(s):	1
Outbuilding Eligibility:	Contributing

Description:

This Queen Anne cottage has a wrap-around porch that shelters the main entrance into the wing portion of the house. The porch roof is hipped and has paired square wood supports set on brick piers. A historic wood balustrade encircles the porch floor. The historic entrance door is wood paneled. A large window is located in the front gable projection at the first story. The gable walls are decorated with fishscale and diamond shingles and gable end returns. The historic windows with one-over-one light wood sashes are intact throughout and feature molded trim and flat board surrounds. A gable-front two-car garage is located at the rear of the lot. This house is a good representative of its style and property type. The porch alterations date to the early twentieth century and have gained significance in their own right.

- **617 SE Douglas St.**

Style:	Queen Anne
Date of Construction:	c. 1905
Number of Stories:	2
Walls:	Clapboard
Roof Shape:	Hipped
Photograph Number:	9
Outbuilding(s):	1
Outbuilding Eligibility:	Contributing

Description:

This two-story Queen Anne has a full front porch with a hipped roof supported by tapered wood Tuscan columns. The porch floor and steps are wood and are surrounded by a low balustrade. The façade is two bays wide, defined by the main entrance in the north bay and a large wood sash window with one-over-one lights. All windows and doors have molded lintels and flat board trim. The half-light entrance door has a wood-framed screen and the same trim and molded lintel. The front gable is decorated with triangular-shaped shingles and has shallow cornice returns. Plain fascia board trim is under the eaves, and the wall corners feature corner boards. This house is a late vernacular example of the Queen Anne style that retains its architectural integrity from its historic period.

- **500 SE Green St.**

Style:	Queen Anne
Date of Construction:	c. 1890
Number of Stories:	2½
Walls:	Clapboard, Asbestos
Roof Shape:	Complex
Photograph Number:	24
Outbuilding(s):	0

Description:

This Queen Anne house features a complex roof form and a wrap-around porch with turned post supports, balusters, and a spindlework frieze. A belvedere caps the roof. Decorative fishscale shingles clad all gables. The front window is newer and has a molded lintel. The front entrance has a wood-framed glass storm door with a transom above. The wood clapboards are exposed on

the first story under the wrap-around porch; asbestos siding covers the remainder of the exterior walls. The north façade features an exterior brick chimney with a corbeled cap and a one-story bay. A one-story back extension contains an enclosed porch with wood shingles. There are decorative brackets under the roof eaves. A pedimented entrance at the front porch has fishscale shingles in the gable. The historic tall, narrow, one-over-one light wood sash windows with flat board trim are intact throughout. This Queen Anne house retains sufficient architectural integrity to identify its style and property type. The alteration of a window opening and the partial asbestos cladding do not compromise its overall ability to clearly communicate its historic associations.

- **501 SE Green St.**

Historic Property Name:	Episcopal Parsonage
Style:	Queen Anne
Date of Construction:	c. 1902
Number of Stories:	1½
Walls:	Clapboard, Decorative Shingle
Roof Shape:	Complex
Photograph Number:	25
Outbuilding(s):	1
Outbuilding Eligibility:	Contributing

Description:

This Queen Anne cottage features a hipped roof with lower cross gables and a wrap-around porch with non-historic turned post supports and balusters. A wood frame storm door and half-light entrance door occupy the entrance into the rear of the wrap-around porch. The front gable features scallop shingles and a window. All windows have one-over-one light or six-over-six light wood sashes with plain board trim and aluminum storm sashes. The south façade has a side entrance. This house retains the character-defining features associated with the Queen Anne style — irregular roofline, irregular massing, shingle decorations, and varying window sizes.

- **503 SE Green St.**

Historic Property Name:	L. B. Powell Residence
Style:	Queen Anne
Date of Construction:	c. 1895
Number of Stories:	1½
Walls:	Clapboard, Decorative Shingle

Roof Shape: Intersecting Gable
Photograph Number: N/A
Outbuilding(s): 0

Description:

The asymmetrical façade of this house has a full-width porch that wraps around the south elevation and features turned porch supports and spindle railings. The wood door has an oval center glass. The porch has a low-pitched hipped roof with composition shingles. The front gable has decorative shingles and a center window with molded trim. The south elevation features a bay window. The windows have one-over-one light wood sashes with molded trim and decorative shutters. This house retains the character-defining features of the Queen Anne style, including irregular wall surfaces, varying windows, and decorative shingles in the gable ends. Despite the non-original rear addition that is clearly differentiated from the original house form, it retains sufficient architectural integrity to contribute to the District.

- **512 SE Green St.**

Style: Queen Anne
Date of Construction: c. 1900
Number of Stories: 1½
Walls: Clapboard
Roof Shape: Complex
Photograph Number: N/A
Outbuilding(s): 0

Description:

This house has a hipped roof with lower cross gables that feature a slight bellcast shape. The historic full-width porch has a hipped roof and new square post porch supports. The primary façade has five bays defined by alternating single windows and entrance doors. The window openings throughout feature plain board surrounds and molded lintels. The center front gable has two wood frame windows with fixed-panes. The roofline features fascia board trim and returns. The removal of non-original elements including siding, shutters, and a porch enclosure revealed the historic clapboards and trim, including dentillation, fascia trim, and a beaded board porch ceiling. The rear addition and non-historic square post porch supports do not detract from the building's overall ability to convey its style and period of construction.

- **509 SE Miller St.**

Historic Property Name:	Blackwell-Shaw-Wilson Residence
Style:	Queen Anne
Date of Construction:	c. 1885
Number of Stories:	2
Walls:	Clapboard, Vinyl
Roof Shape:	Intersecting Gable
Photograph Number:	1, 2
Architect/Builder:	M. B. Ocker, Builder
Outbuilding(s):	1
Outbuilding Eligibility:	Non-Contributing to District

Description:

This Queen Anne house has a full-width Craftsman-era front porch with battered post supports on rough-cut stone piers and a low wood balustrade. The porch has a very shallow hipped roof. The wood frame multi-light door has an ornamental iron storm door. The second story features the original tall, narrow window openings arranged both singly and in pairs. Each window opening contains a vinyl one-over-one light sash window with flat board trim and bulls-eye corner blocks. A shed roof with decorative brackets shelters the pair of windows in the south end bay. The south elevation has a three-part bay window and, directly above, a small second-story spindlework porch with a gable roof. The north elevation has a box bay and a side porch with turned spindle supports. Vinyl siding sensitively clads the west (primary) façade wall and does not cover character-defining trim or decorative embellishment. Of note is the highly articulated embellishment of the front gable wall, which features a combination of wall treatments, including faux half-timbering, fishscale shingles, and a bulls-eye block motif. Additional details include the decorative verge board along the eaves and the corner boards with bulls-eye block capitals. A brick chimney surmounts the center of the ridge. This house retains good integrity for its style and period of construction. Although not original, the early twentieth century Craftsman-inspired porch is a common alteration to nineteenth century houses and has gained significance in its own right. The replacement windows and vinyl siding on the façade diminish the house's integrity; however, these alterations are sensitive to the original fabric, trim, and openings. They do not compromise the overall ability of the house to convey its historic integrity.

Prairie School Style

There are five Prairie School style residences in the District, all of which contribute to the District's historic significance. All date to the period of circa 1905 to circa 1916. The character-defining features of Prairie School style residences include low-pitched hipped roofs; wide overhanging eaves; large square porch supports; and an overall emphasis on horizontal lines. All are examples of the American Four Square form, which is the most common Prairie School style sub-type.[4] These examples typically feature hipped roofs with prominent hipped dormers; three-quarter or full-width front porches; and wide overhanging eaves.

- **512 SE Douglas St.**

Style:	Prairie School
National Folk House Form:	American Four Square
Date of Construction:	c. 1907
Number of Stories:	2½
Walls:	Stone
Roof Shape:	Hipped
Photograph Number:	13
Architect/Builder:	William B. Howard, Builder
Outbuilding(s):	1
Outbuilding Eligibility:	Contributing

Description:

Stone steps lead to a center entrance featuring a half-light wood paneled door with sidelights. The full-width porch has four square stone pillars that support a low-pitched hipped roof. Each window opening has a stone sill and a splayed stone lintel with a keystone. The windows have double-hung wood sashes with six-over-one lights on the first story and multi-light (crossed diagonal muntins)-over-one lights on the second story. All have aluminum storms. Hipped dormers are located on each roof slope. The roof eaves are wide and slanted. The porch extends to the south to form an uncovered terrace area surrounded by a stone wall and low piers. The south elevation has a three-part bay on the first story. A stone chimney is located on the north roof slope. A two-story addition with stucco walls was added to the rear elevation in 2006. A detached two-car garage with double doors is located at the rear of the lot and is accessed from 6th Street. The garage features a

[4] Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2003), 443.

hipped roof and a pedestrian entrance that contains a paneled wood door. One of the few stone homes found in Lee's Summit, this house has many design features of the Prairie style. The horizontal emphasis, in particular, can be found in the low-pitched roof with extremely wide overhanging eaves. Despite the new rear addition, the house retains a high degree of architectural integrity.

- **604 SE Douglas St.**

Historic Property Name:	Allen Jones Residence
Style:	Prairie School
National Folk House Form:	American Four Square
Date of Construction:	1916
Number of Stories:	2½
Walls:	Clapboard
Roof Shape:	Hipped
Photograph Number:	12
Outbuilding(s):	1
Outbuilding Eligibility:	Non-Contributing to District

Description:

This house features a hipped roof with pressed metal ridge coping and a centered hipped dormer with a six-light fixed window. Two additional dormers are on the north and south, each with paired six-light windows. The full-width porch has square wood supports that are grouped in twos and threes, and a front gable roof with massive returns. The porch floor is poured concrete with a decorative pebble finish that extends to include the adjacent sidewalk. Behind the porch gable are two small six-light windows with a ledge and brackets below. The second-story windows are wood frame and have one-over-one lights. The south façade has a box bay with a multi-light casement window and a separate gable roof. An exposed brick chimney is on this side and another chimney is visible on the north roof slope. Additional notable details include the different clapboard widths on the first and second stories, the shingle cladding in the porch gable, the faux beams exposed under the wide eaves, the full-light entrance door with sidelights, and the intact wood sashes throughout. This intact Prairie School style example of an American Four Square plan has a very high degree of architectural integrity and would be individually eligible for listing in the National Register of Historic Places.

- **503 SE Miller St.**

  Style: Prairie School
  National Folk House Form: American Four Square
  Date of Construction: c. 1915
  Number of Stories: 2½
  Walls: Stucco
  Roof Shape: Hipped
  Photograph Number: N/A
  Outbuilding(s): 1
  Outbuilding Eligibility: Contributing

  Description:
  This two-and-a-half-story house features a shed roof front porch with a pediment over the entrance that incorporates cornice returns. Large stucco-clad piers and a slight arch under the roof characterize the porch, which has a new square post balustrade. The window openings contain one-over-one light wood sashes with aluminum frame storm sashes. Flat board trim surrounds all of the windows. Single dormers with hipped roofs are located on the front roof slope; shed roof dormers are located on the side roof slopes. An exposed brick chimney is on the north elevation. The south elevation has a shallow gabled projection with an entrance facing the front with a new wood deck. This Prairie School style American Four Square plan retains all of the key character-defining features of its style and property type. Although the porch railing is non-historic, this change does not compromise the building's overall integrity. The date of the stucco cladding is unknown. Although apparently not original and possibly historic, the wall treatment does not obscure the building's window surround or eaves trim, nor does it detract from the key character-defining features of the building's style and property type, including the wide eaves, horizontal emphasis, and porch elements. Smooth wall surface is not uncommon for Prairie style houses, and this house continues to clearly communicate information about its historic associations with the residential development of the District.

- **513 SE Miller St.**

  Historic Property Name: J. B. Sampson Residence
  Style: Prairie School
  National Folk House Form: American Four Square
  Date of Construction: c. 1905
  Number of Stories: 2½

Walls:	Stone, Synthetic Wood Siding
Roof Shape:	Pyramidal
Photograph Number:	N/A
Outbuilding(s):	1
Outbuilding Eligibility:	Non-Contributing

Description:

This house features a rough-cut stone first story and wide reveal synthetic clapboards on the second story. The three-quarter-width front porch on the west (primary) façade and the single-bay side porch on the south elevation each feature massive stone supports and rough-cut balustrades. The porch on the west (primary) façade has a shallow hipped roof; the side porch on the south elevation has a pedimented gable roof. The off-center entrance has a wood door with oval glass and a wood frame storm door. The two windows on either side have one-over-one light sashes. The second story has two similar windows with three small leaded windows with paneled wood surrounds in between. Pedimented gable dormers with returns and engaged columns are present on every roof slope and have paired windows. The eaves are wide and overhanging and have decorative exposed beams and dentil trim under fascia board trim. The north elevation has a second-story box bay with a pedimented gable roof and leaded-glass window. Additional details include an ashlar stone watertable. This house retains good integrity and clearly conveys its style, property type, and period of construction. Despite the loss of some leaded glass in the upper sashes and the application of wide-reveal siding on the upper-story walls, the building continues to communicate information about its historic architectural associations.

- **601 SE Miller St.**

Historic Property Name:	Spencer Residence
Style:	Prairie School
National Folk House Form:	American Four Square
Date of Construction:	c. 1915
Number of Stories:	2
Walls:	Brick, Stone
Roof Shape:	Pyramidal
Photograph Number:	3
Outbuilding(s):	1
Outbuilding Eligibility:	Non-Contributing

Description:

This two-story brick house has a three-quarter-width front porch on the west (primary) façade and a half-width side porch on the north elevation. Each porch has square brick columns with stone caps and trim, rough-cut stone balustrades, low-pitched hipped roofs, and exposed faux beams and decorative brackets under wide eaves. The entrance has a full-light wood door with sidelights and all of the windows have flush stone sills and lintels. The window openings contain either one-over-one light or multi-light (diamond shaped muntins)-over-one light wood sashes. Hipped roof dormers are on each roof slope and a tall brick and stone chimney is on the north elevation. The east (rear) elevation incorporates a shingled addition. This house retains good integrity and clearly conveys its style, property type, and period of construction.

Bungalow/Craftsman

Of the five examples of Craftsman Bungalow style houses in the District, four retain sufficient integrity to contribute to the District's significance. These residences date from circa 1915 to circa 1926. They represent two principal sub-types — the Front-Gabled Roof and the Side-Gabled Roof — as defined in *A Field Guide to American Houses*. Character-defining features include low-pitched roofs; wide eaves overhang, often with exposed rafter tails; decorative beams or braces under the eaves; and full- or partial-width porches supported by square or tapered columns.

- **408 SE Douglas St.**

Historic Property Name:	Shawhan Residence
Style:	Bungalow/Craftsman
Date of Construction:	c. 1915
Number of Stories:	1½
Walls:	Stucco
Roof Shape:	Gable-Front
Photograph Number:	22
Outbuilding(s):	1
Outbuilding Eligibility:	Non-Contributing to District

Description:

This former residential bungalow is now a business, yet it retains many of its original features. The full-width porch has square columns with molded cornice that rise from square rubble piers. The concrete steps lead to a slightly off-center entrance with a non-historic full-light door. To the right

of the entrance is a wood frame, double-hung wood sash window with twelve-over-one lights; to the left of the entrance is a pair of wood frame, double-hung wood sash windows with eight-over-one lights. Exposed rafter tails and triangular knee braces are visible under the eaves. The design also features a large square rubble stone exterior chimney. This building is a good representative of its property type and style. It retains a high degree of architectural integrity, including its character-defining porch design and wood sash windows.

- **414 SE Douglas St.**

Historic Property Name:	Poos Residence
Style:	Bungalow/Craftsman
Date of Construction:	1926
Number of Stories:	1
Walls:	Stucco
Roof Shape:	Clipped Gable
Photograph Number:	22
Outbuilding(s):	1
Outbuilding Eligibility:	Contributing

Description:

This bungalow has a full-width front porch with tapered square stucco-clad columns with brick pier supports. Historic stucco covers the original brick walls. The porch wall is brick with an open weave brick pattern. Concrete steps lead up to a center entrance featuring a wood frame, multi-light glass door. On either side of the entrance are sets of paired double-hung sash windows with four-over-one lights. The porch has a low-pitched clipped gable roof. The original four-over-one light wood sashes are intact throughout. A five-light window is in the top center of the front gable, behind the porch. The original wood storm windows are intact. A Craftsman two-car garage with a clipped gable roof and two vehicular bays is located at the rear of the lot, facing onto 5th Street. This house was constructed in 1926 and replaced an earlier residence at the same location. The building retains a high degree of architectural integrity and is a good example of the Craftsman style.

- **511 SE Douglas St.**

Style:	Bungalow/Craftsman
Date of Construction:	c. 1915
Number of Stories:	1
Walls:	Stucco, Brick
Roof Shape:	Side-Gabled
Photograph Number:	N/A
Outbuilding(s):	0

Description:

This side-gabled bungalow has an off-center partial-width porch with large, square stucco-clad supports. All the eaves have exposed rafter tails and there are triangular knee braces in the gable porch roof. Five wood frame windows with six-over-one lights line the front. All of the windows and the front wood door surrounds feature grooved red brick laid in header and soldier courses. This brick also forms a belt course. An exposed brick chimney with corbels is on the north elevation. The south elevation features a bay with separate gable roof and tripartite windows with six-over-one lights. This house is a typical example of the Craftsman bungalow style and retains a high degree of architectural integrity.

- **702 SE Douglas St.**

Style:	Bungalow/Craftsman
Date of Construction:	c. 1920
Number of Stories:	1
Walls:	Clapboard
Roof Shape:	Gable-Front
Photograph Number:	6, 7
Outbuilding(s):	1
Outbuilding Eligibility:	Contributing

Description:

This gable-front house features an off-center porch with a gable-front roof supported by two tapered square wood posts set on brick piers. Concrete steps lead up to the historic wood frame, four-light door. Flanking the entrance door is a pair of tripartite wood frame windows; each having a combination of two-over-one light and four-over-one light wood sashes. Rafter tails are visible under the eaves and an outside brick chimney is on the south elevation. The south elevation has a

box bay with three windows. Additional details include knee brackets under the wide eaves and the plain board window trim. A one-car gable-front garage is located at the northwest corner of the lot. This house is a good representative of a simple Craftsman style residence made popular by pattern book companies after the turn of the century. It retains a high degree of architectural integrity.

Tudor Revival Style

Constructed around 1929, the single example of a Tudor Revival style house in the District represents the Brick Wall Cladding sub-type as defined in *A Field Guide to American Houses.* Identifying features of this style include steeply pitched roofs; dominant front-facing gables; faux half-timbering; tall, narrow multi-pane windows, commonly grouped; arched entrance openings; and large exterior chimneys.

- **601 SE Douglas St.**

Style:	Tudor Revival
Date of Construction:	c. 1929
Number of Stories:	1
Walls:	Brick, Stucco, Clapboard
Roof Shape:	Intersecting Gable
Photograph Number:	15
Outbuilding(s):	1
Outbuilding Eligibility:	Contributing

Description:

This Tudor Revival home has two steeply pitched front gables with faux half-timbering and brick and stone cladding. The entrance is arched. Stone accents and trims wall edges and wing walls. The windows include both the original six-over-one light wood sashes and new vinyl windows. Four aluminum frame windows enclose a central historic breezeway porch and six-over-one light windows are in the south front gable. An exposed brick and stone chimney is on the north (side) elevation. An enclosed sun porch and a lattice and wood deck have been added to house's the east (rear) elevation. A one-car garage with a gable-front roof, concrete foundation, and wood clapboard siding is located at the rear of the lot and is accessible from 6th Street. This house was constructed in circa 1929 on the site of an earlier residence. Some materials from the demolished house were used in the construction of the new home. This is an excellent, nearly original example of the Tudor Revival style, which is rare in Lee's Summit.

Colonial Revival Style

The District includes six examples of the Colonial Revival style, five of which retain sufficient integrity to contribute to the significance of the District. They represent three distinct sub-types: Hipped Roof with Full-Width Porch; Side-Gabled; and One-Story as defined in *A Field Guide to American Houses.* All were constructed between 1902 and circa 1925. Character-defining features of this style include an accentuated primary entrance, typically featuring a decorative pediment or gabled entrance porch; fanlights and/or sidelights; a symmetrical façade; and the use of such devices as dentils and/or keystones in lintels.

- **500 SE Douglas St.**

Historic Property Name:	Browning Residence
Style:	Colonial Revival
National Folk House Form:	American Four Square
Date of Construction:	c. 1905
Number of Stories:	2½
Walls:	Brick, Decorative Shingle
Roof Shape:	Hipped
Photograph Number:	N/A
Outbuilding(s):	1
Outbuilding Eligibility:	Contributing

  Description:

  This house has a full-width front porch with seven wood Tuscan columns and a low wood balustrade. The off-center entrance has a multi-light wood door. The windows have non-historic vinyl sashes with faux muntins and limestone sills. On the east (primary) façade, a dormer with a bellcast hipped roof has paired windows with one-over-one lights. Two of the original six Tuscan columns continue to support the dormer's roof. An identical dormer is on the north (side) elevation. Simple modillions form a cornice under the eaves. The north (side) elevation features a porte-cochere with wood columns on brick piers and a roof balustrade. At house's west (rear) elevation, the second-story sleeping porch features a historic enclosure. The west (rear) elevation also features a small enclosed one-story porch with a flat roof. A tripartite leaded glass window is in the north (side) elevation and the historic porte-cochere is currently being restored. At the rear of the lot, a two-car garage features two vehicular bays, a hipped roof, exposed rafter tails, and decorative shingles matching those of the house. From this property's style and details, it is certain

that the house was constructed not long after the turn of the century. With design influences from the Prairie School and Colonial Revival styles, this American Four Square plan is a contributing resource to the District.

- **513 SE Douglas St.**

Style:	Colonial Revival
Date of Construction:	c. 1925
Number of Stories:	1
Walls:	Asbestos
Roof Shape:	Side-gabled
Photograph Number:	17
Outbuilding(s):	1
Outbuilding Eligibility:	Contributing

Description:

This small house has an off-center entrance with a porch featuring a triangular pediment with cornice returns, a blind fan light, and non-historic tapered square corner supports that are grouped together on either side of the entrance. The windows contain wood sashes with one-over-one lights and feature flat board trim and decorative shutters. The eaves are overhanging with exposed rafters. The south (side) elevation has a box bay with two windows and a separate gable roof. A gable-front, one-car garage with stucco cladding is at the rear of the lot. This building is a good representative of the Colonial Revival style, which was popular for many decades following the turn of the century. The siding is not original; however, this alteration does not compromise the overall ability of the building to convey its historical associations.

- **600 SE Douglas St.**

Historic Property Name:	J. C. Jones Residence
Style:	Colonial Revival
Date of Construction:	c. 1915
Number of Stories:	2½
Walls:	Brick
Roof Shape:	Hipped
Photograph Number:	13, 14
Architect/Builder:	Charles A. Smith, Architect; Carl B. Sechler, Builder

Outbuilding(s): 1
Outbuilding Eligibility: Non-Contributing to District

Description:

The full-width front porch of this two-and-a-half-story house is set on a brick and stone base that curves around the south side of the house, forming a wrap-around patio and side porch. Large stone columns set on square brick piers and featuring decorative capitals support the porch's hipped roof; a center iron railing leads to a double-door entrance. Stone pilasters flank the door, above which is a stone lintel. The second-story windows have one-over-one lights with splayed stone lintels that feature an exaggerated keystone motif. In the center is a group of three small windows featuring patterned, leaded-glass upper sashes and stone surrounds, ledges, and brackets. The roof dormers, which are present on all four sides, have hipped roofs, paired windows with cross-diagonal top sections, and paneled wood walls. A dentil cornice and flat board frieze decorate the underside of the wide eaves. Projecting brick quoins embellish wall corners of the house. A six-car garage with a hipped roof is located at the rear of the lot. This building is one of the most intact and elaborate houses in Lee's Summit dating to the early twentieth century. It is an excellent representative of the Colonial Revival style. It is individually eligible for listing in the National Register of Historic Places and is a contributing resource to the District.

- **602 SE Douglas St.**

Historic Property Name: Walter B. Jones Residence
Style: Colonial Revival
National Folk House Form: American Four Square
Date of Construction: 1902
Number of Stories: 2½
Walls: Clapboard
Roof Shape: Hipped
Photograph Number: 13
Architect/Builder: Carl B. Sechler, Builder
Outbuilding(s): 0

Description:

This house has a full-width front porch with an off-center entrance that contains a single-light wood paneled door flanked by non-historic decorative shutters. The first story elevations feature a leaded glass stair hall window and a one-over-one light sash window containing a leaded glass pattern in

the upper sash. Tapered square wood porch posts supported by brick piers have curved top brackets. A low balustrade and lattice below the porch floor complete the porch design. The porch roof is flat and features a balustrade. The second-story has a three-part bay with three nine-over-one light windows and narrow clapboard. Another wood frame window with nine-over-one lights is to the right. The front dormer has a hipped roof and paired windows with four-over-one lights. The north and south (side) elevations feature a stacked two-story bay with the top center window containing a leaded glass sash over a single pane sash. A skylight has been added to this elevation. Additional details include dentils under the cornice and decorative pressed metal ridge trim. This house is an elaborate Colonial Revival American Four Square and retains a very high degree of integrity. It sustained a number of early twentieth century (circa 1915) alterations, including a rear addition, a new porch, and a hipped dormer, which have gained significance in their own right and do not detract from the building's ability to convey its historic associations.

- **507 SE Miller St.**

Historic Property Name:	Knepp Residence
Style:	Colonial Revival
Date of Construction:	c. 1904
Number of Stories:	1½
Walls:	Clapboard
Roof Shape:	Side-Gabled
Photograph Number:	1
Outbuilding(s):	0

Description:

This house has a full-width front porch with four slender wood columns with block capitals and square balusters. The porch floor and steps are wood. Flanking the center entrance are a bay window on one side and a one-over-one light window on the other. All windows contain new one-over-one light sashes and retain the original molded lintel and flat board trim. The steeply pitched roof has a hipped roof dormer at the center of the front slope that features dentil trim, paired modillions, and engaged column supports. This dormer has a non-historic front wall of synthetic wood and a band of window sashes. The end gables have a half-round window with molded trim and keystone motif. Dentil trim and paired modillions are under all the eaves. An extension in the back has a shed roof. Of note is the historic wood shingle foundation skirt. Although the windows and a portion of the dormer have been replaced, the overall character of this house is intact. It clearly conveys its style, period of construction, and property type.

Mixed Style

The Mixed architectural style classification refers to buildings that reflect three distinct styles from different periods. The building at 505 Southeast Green Street meets this classification for its incorporation of stylistic elements from the Late Victorian Queen Anne period, the Late Nineteenth and Early Twentieth Century Revival Colonial Revival style, and the Late Nineteenth and Early Twentieth Century American Movements Craftsman Bungalow style.

- **505 SE Green St.**

Style:	Mixed
Date of Construction:	c. 1905
Number of Stories:	1½
Walls:	Clapboard, Decorative Shingle
Roof Shape:	Side-Gabled
Photograph Number:	N/A
Outbuilding(s):	1
Outbuilding Eligibility:	Non-Contributing to District

Description:

This house features stylistic influences including Craftsman, Queen Anne, and Colonial Revival. It has a full-length porch with seven square wood supports that are grouped in threes on the porch ends. All have molded capitals. The porch roof has a slight bellcast shape sloping from the main roofline. The slightly off-center entrance features a paneled wood door with four-pane sidelights and a non-historic decorative iron rail security door. The front windows have leaded glass above a solid pane. Concrete steps with iron railings lead to the porch. A gabled dormer is at the south end, above the entrance. The south (side) elevation has a one-story extension with a ground level step-up entrance and arched stoop with heavy supporting curved brackets. This house retains a high degree of integrity and clearly conveys each of the stylistic influences that classify it as an example of the Mixed style.

NATIONAL FOLK HOUSE FORMS

Gable-Front Form

The simple Gable-Front National Folk House has its origins in the Greek Revival style movement of the mid-nineteenth century. Most examples of this form have rectangular footprints with their narrow elevation facing the street. They are typically one-and-a-half- to two-story houses with a relatively steep roof pitch, making them ideal for narrow urban lots. As a result, it became a dominant folk house form and remained so well into the twentieth century.

- **10 SE 5th St.**

  National Folk House Form: Gable Front
  Date of Construction: c. 1915
  Number of Stories: 1½
  Walls: Clapboard, Decorative Shingle
  Roof Shape: Gable-Front
  Photograph Number: N/A
  Architect/Builder: Unknown
  Outbuilding(s): 1
  Outbuilding Eligibility: Non-Contributing to District

  Description:
  This house has a full-width front porch with a gable roof supported by three non-historic wood posts. The porch floor is wood supported by brick piers, and the concrete steps have an iron railing. The gable of the porch is shingled and has flat board trim underneath and cornice returns. The gable-front roof is shingled and has cornice returns. A shingled gable dormer on the east (side) elevation has returns and the west (side) elevation has a bay. A brick chimney is centered in the roof. The house retains its historic wood sash windows with one-over-one lights and its character-defining cornice returns on the front gable. This house is a good example of a vernacular housing type prevalent after the turn of the twentieth century. The loss of its original entrance door, porch posts, and porch balustrade diminish its integrity; however, it continues to clearly convey its historic associations. It retains sufficient architectural integrity and contributes to the significance of the District.

Gable-Front-and-Wing Form

The Gable-Front-and-Wing National Folk House form features a prominent front-facing gable with a secondary side-gabled block placed perpendicular to the main gable-front block, resulting in the distinctive L-shaped massing. Typically one-and-a-half to two-and-a-half stories in height, these houses usually have minimal ornamentation that is often restricted to plain fascia board or corner board trim.

- **412 SE Douglas St.**
  Historic Property Name: Collins Residence
  National Folk House Form: Gable-Front-and-Wing
  Date of Construction: c. 1890
  Number of Stories: 1
  Walls: Clapboard, Asbestos
  Roof Shape: Intersecting Gable
  Photograph Number: 22
  Architect/Builder: Unknown
  Outbuilding(s): 0

  Description:
  This small L-shaped house has two steps leading up to an entrance with a multi-light, wood framed door. A porch is in the "L" with two square wood columns and a low wood balustrade with square balusters. The front gable has one-over-one light wood sash window with flat board wood trim. A small extension with a shed roof is on the west (rear) elevation. This house appears to be representative of an early folk type of vernacular housing found in Lee's Summit. Despite minor historic alterations, the building clearly conveys it historic associations.

- **503 SE Douglas St.**
  National Folk House Form: Gable-Front-and-Wing
  Date of Construction: c. 1900
  Number of Stories: 1
  Walls: Clapboard, Wood Shingle
  Roof Shape: Intersecting Gable

Photograph Number: N/A
Outbuilding(s): 0

Description:

Wood steps lead to the wood porch of this L-shaped house. A single tapered wood Tuscan column supports the porch's hipped roof. The porch has a new wood floor and balustrade, both of which are recent replacements. The wood paneled door has a single light at the top. The gables are decorated with diamond/fishscale shingles. The windows have one-over-one light wood sashes with plain board trim. The wing has a window with a metal awning and one with a molded lintel. A back extension has a gable roof. The south (side) elevation has a box bay with paired one-over-one light windows. Despite the loss of the original porch steps and balustrade, this building retains good architectural integrity and is representative of folk housing types built in Lee's Summit.

- **508 SE Douglas St.**

Historic Property Name: William B. Howard Residence
National Folk House Form: Gable-Front-and-Wing
Date of Construction: 1884
Number of Stories: 2
Walls: Clapboard
Roof Shape: Intersecting Gable
Photograph Number: 18
Architect/Builder: M. B. Ocker, Builder
Outbuilding(s): 1
Outbuilding Eligibility: Contributing

Description:

This L-shaped house has a wood porch and steps with five spindle supports and brackets and a low spindle balustrade. The entrance door is wood paneled and glass with a transom and molded lintel. The front gable features a two-story stacked square bay with paired wood frame windows with one-over-one lights. The wing portion has paired one-over-one light windows with molded lintels and a door above the porch. Two chimneys are in the center of the gable portion and wing. Back extensions have multi-layer gable rooflines. The historic porch was extended to its existing length and modified to feature the upper-story deck and balustrade in the mid-1990s. A non-historic fence surrounds the property. A recently renovated hipped roof carriage house is located at the rear of the lot. Historic photographs reveal that the bay window is a historic alteration that has gained

significance in its own right and does not inhibit the building's ability to convey its historic associations. Non-historic alterations include the extension of the original porch and its modification to include an upper-story deck with balustrade. Despite these alterations, the building continues to clearly convey its historic associations.

- **508 SE Green St.**
  National Folk House Form: Gable-Front-and-Wing
  Date of Construction: c. 1895
  Number of Stories: 2
  Walls: Vinyl
  Roof Shape: Intersecting Gable
  Photograph Number: 27
  Outbuilding(s): 0

  Description:
  This house is four bays wide and two bays deep. The east (primary) façade is defined by two window openings in the gable front portion and the entrance door and single window in the wing portion. The façade has a one-half-width porch with square column supports and a low-pitched shed roof set within the "L." A paneled wood door and two tall wood frame windows with four-over-four light double-hung sashes and shutters are at porch level. The second story of the "L" has two dormer windows with decorated returns and wood sash windows with two-over-two lights. The gable front shows four double-hung sash windows with four-over-four lights and one-over-one lights. Fascia trim embellishes the walls under the eaves and each window has a peaked lintel board. This house is one of the larger examples of the vernacular Gable-Front-and-Wing property types in Lee's Summit. Although vinyl siding clads the exterior walls, field investigation revealed the original clapboards are intact underneath. In addition, the siding respects the window trim and fascia trim.

- **602 SE Green St.**
  National Folk House Form: Gable-Front-and-Wing
  Date of Construction: c. 1895
  Number of Stories: 2
  Walls: Clapboard
  Roof Shape: Intersecting Gable

Photograph Number: N/A
Outbuilding(s): 0

Description:

This two-story residence appears to have a stone foundation with concrete block added for reinforcement. A porch with a low-pitched hipped roof is built into the "L" and has turned post supports and decorative eaves trim and brackets. During a circa 2000 restoration of the house to its original single-family function, an entrance was moved from the wing to lead into the gable front section; the space of the original entrance was filled and covered with clapboards to match the original. All windows have one-over-one light wood sashes with flat board trim and molded lintels. The front gable has one window above and one below. The "L" has one window above and one to below to the right. A brick chimney is centered in the roof's rear slope. A small shed roof extension is on the back portion of the "L." Although a simple representative of a folk housing type, this structure retains features from the historic period of its construction. Despite the relocation of the entrance door, this configuration is not uncommon and does not compromise the overall ability of the house to convey its historic significance.

Pyramidal Roof Folk House Form

While side-gable roofs typically cover massed-plan folk houses of rectangular shape, those with more nearly square plans commonly have a pyramidal (equilateral hipped) roof. Like most folk house forms, the roof pitch and the size and location of porches vary, and the architectural ornamentation is minimal. Two examples in the District exemplify this house form.

- **507 SE Douglas St.**
  Historic Property Name: Short Residence
  National Folk House Form: Pyramidal Roof
  Date of Construction: c. 1900
  Number of Stories: 1½
  Walls: Clapboard
  Roof Shape: Pyramidal
  Photograph Number: N/A

Outbuilding(s): 1
Outbuilding Eligibility: Non-Contributing to District

Description:

This house has a center entrance with a paneled wood door that has six lights at the top. The porch roof is hipped and has tapered wood Tuscan column supports and a low balustrade with square balusters. Two wood sash windows with one-over-one lights are on either side of the entrance. The house features hipped roof dormers with paired one-over-one light windows on the west (primary) façade and the south (side) elevation. The windows feature molded lintels throughout. Corner boards with molded capitals decorate the wall corners. An enclosed porch on the east (rear) elevation was finished with board-and-batten and has aluminum frame windows. This property retains a high degree of architectural integrity and is a good representative of a vernacular folk housing type.

- **615 SE Miller St.**
National Folk House Form: Pyramidal Roof
Date of Construction: c. 1905
Number of Stories: 1
Walls: Clapboard, Wood Shingle
Roof Shape: Pyramidal
Photograph Number: 4, 5
Architect/Builder: William B. Howard, Builder
Outbuilding(s): 0

Description:

This pyramidal roof house has a wood porch with three wood Tuscan columns with block capitals that support the porch's low-pitched hipped roof. The front windows flanking the door have flat board trim. The window openings each contain one-over-one light wood sashes. The gables have decorative shingles and cornice returns. Fascia board trim is used under the eaves and a brick chimney is located in the ridge center. This building retains a high degree of architectural integrity from its period of construction and is an excellent example of its property type.

Massed-Plan, Side-Gabled Folk House Form

This category of house is also commonly referred to as "Central Passage Double Pile" house. Massed-Plan dwellings expand the Hall-and-Parlor footprint to a mass that is two rooms wide and two rooms deep. The side gable form is usually one or one-and-a-half stories in height, varying principally in roof pitch and the size and placement of entrances and porches. There are four examples of this house form in the District.

- **615 SE Douglas St.**
  National Folk House Form: Massed-Plan, Side-Gabled
  Date of Construction: c. 1920
  Number of Stories: 1
  Walls: Clapboard
  Roof Shape: Side-Gabled
  Photograph Number: 10
  Outbuilding(s): 1
  Outbuilding Eligibility: Contributing

  Description:
  The west (primary) façade of this house has three bays defined by a center entrance flanked by paired windows with six-over-one lights. The windows' historic wood sashes are intact throughout and feature plain board surround trim. Sheltering the entrance, the original one-bay gabled porch stoop has Tuscan columns and a concrete floor and steps. The wood entrance door features full-height sidelights. Rafter tails are under the porch and the overhanging eaves. The north elevation has a box bay with a hipped roof and an enclosed screened-in rear porch. A one-car gable-front garage is located at the southeast corner of the lot. This property represents a simple version of a Craftsman-influenced vernacular house form. The house retains its integrity from its period of construction and is a contributing resource to the District.

- **502 SE Green St.**
  National Folk House Form: Massed-Plan, Side-Gabled
  Date of Construction: c. 1940
  Number of Stories: 1
  Walls: Wood Shingle
  Roof Shape: Side-Gabled

Photograph Number: 26
Outbuilding(s): 1
Outbuilding Eligibility: Contributing

Description:

This house is three bays wide and two bays deep. The east (primary) façade is defined by a center step-up entrance stoop, which is sheltered by a small gabled roof supported by knee brackets. Flanking the entrance are two sets of paired wood sash windows with one-over-one lights and aluminum storm sashes. The walls are covered with painted wood shingles and the roof has no eaves. A small brick chimney is located at the ridge center. The west (rear) elevation features an enclosed porch addition with a shed roof. This simple home is representative of the property types commonly built in the years prior to and directly after World War II, as is the neighboring house to the south (506 Southeast Green Street), the design of which mirrors this building. It retains a high degree of integrity.

- **506 SE Green St.**
  National Folk House Form: Massed-Plan, Side-Gabled
  Date of Construction: c. 1940
  Number of Stories: 1
  Walls: Wood Shingle
  Roof Shape: Side-Gabled
  Photograph Number: 26
  Outbuilding(s): 1
  Outbuilding Eligibility: Contributing

  Description:

  This house is three bays wide and two bays deep. The east (primary) façade is defined by a center step-up entrance stoop, which is sheltered by a small gabled roof supported by knee brackets. Flanking the entrance are two sets of paired vinyl sash windows with one-over-one lights and aluminum storm sashes. The walls are covered with painted wood shingles and the roof has no eaves. A small brick chimney is located at the ridge center. The west (rear) elevation features an enclosed porch extension with a shed roof. This simple home is representative of the property types commonly built in the years prior to and directly after World War II, as is the neighboring house to the north (502 Southeast Green Street), the design of which mirrors this building. It retains a high degree of integrity.

- **617 SE Miller St.**
  National Folk House Form: Massed-Plan, Side-Gabled
  Date of Construction: c. 1925
  Number of Stories: 1
  Walls: Clapboard
  Roof Shape: Side-Gabled
  Photograph Number: 4
  Outbuilding(s): 0

  Description:

  The west (primary) façade of this side-gabled house is three bays wide, defined by a center entrance flanked by single window openings on each side. A gable-front porch shelters the center bay and features non-historic square wood posts that support the roof of the porch. The house has overhanging eaves, fascia board trim, and exposed rafter tails. The windows have wood sashes with six-over-one lights and decorative shutters. Rafter tails are visible under the eaves along the front and porch. This house retains good integrity and clearly communicates its property type and period of construction.

FUNCTIONAL PROPERTY TYPES

Contributing Outbuildings

Of the seventeen contributing outbuildings within the District, fifteen are historic automobile garages. These garages are typically simple, one-story wood-frame buildings with rectangular plans and one or two vehicular bays in the primary façade. Roof shapes vary and include gable-front, hipped, and clipped gable. Contributing examples retain the original wood clapboard siding and vehicular bays. Other contributing ancillary structures include two carriage houses. Both of the carriage houses are one-and-a-half stories tall, have large hinged or sliding doors in their primary façade, and feature large dormers in both the front and rear roof slopes.

- **109A SE 5th St.** — Auto Garage
- **414A SE Douglas St.** — Auto Garage; Photograph Number: 23
- **500A SE Douglas St.** — Auto Garage; Photograph Number: 21
- **504A SE Douglas St.** — Carriage House; Photograph Number: 20
- **508A SE Douglas St.** — Carriage House; Photograph Number: 18

- **512A SE Douglas St.** — Auto Garage
- **513A SE Douglas St.** — Auto Garage
- **601A SE Douglas St.** — Auto Garage; Photograph Number: 16
- **605A SE Douglas St.** — Auto Garage
- **607A SE Douglas St.** — Auto Garage
- **615A SE Douglas St.** — Auto Garage
- **617A SE Douglas St.** — Auto Garage
- **702A SE Douglas St.** — Auto Garage; Photograph Number: 7
- **501A SE Green St.** — Auto Garage
- **502A SE Green St.** — Auto Garage
- **506A SE Green St.** — Auto Garage
- **503A SE Miller St.** — Auto Garage

NON-CONTRIBUTING BUILDINGS

The following thirty-six residences and outbuildings lack either sufficient age or have lost their architectural integrity and are unable to convey their historic associations. Those with secondary siding that does not obscure their significant form, features, and detailing may become contributing properties upon documentation that the original siding remains intact beneath subsequent layer(s) of non-original cladding material. The following buildings are listed in order by address.

- **8 SE 5th St.**
  National Folk House Form: Massed-Plan, Side-Gabled
  Date of Construction: c. 1900
  Number of Stories: 1
  Walls: Vinyl
  Roof Shape: Intersecting Gable
  Photograph Number: N/A
  Outbuilding(s): 1
  Outbuilding Eligibility: Non-Contributing to District

Description:

The primary façade of this side-gabled house has four bays and includes a historic wing addition to the west. A three-quarter-width porch has a front gable roof supported by tapered wood Tuscan columns. In the primary façade, three wood frame windows have one-over-one lights and decorative shutters. The wood paneled half-light entrance door has a full glass storm door. The porch is open underneath and is set on concrete blocks. The application of vinyl siding obscures the building's original siding and compromises its ability to convey its historic architectural associations; however, much of the historic design features appear to be intact and, if it can be verified that the original siding remains intact underneath, it may become eligible to contribute to the District in the future.

- **109 SE 5th St.**

Style:	Colonial Revival
National Folk House Form:	N/A
Date of Construction:	c. 1945
Number of Stories:	1½
Walls:	Wood Shingle
Roof Shape:	Side-Gabled
Photograph Number:	N/A
Outbuilding(s):	1
Outbuilding Eligibility:	Contributing

Description:

The Cape Cod form of this house is three bays wide and two bays deep. An entrance occupies the center bay of the primary façade and is flanked by non-historic tall, narrow single fixed-sash windows arranged in pairs and sets of three. Two gabled dormers are located on the front roof slope, and the rear roof slope has been extended with a full-width dormer. On the west (side) elevation, a one-car, gable-front garage is connected to the house by an open breezeway. The alteration of window openings in the primary façade compromises the building's ability to convey its historic associations and it is a non-contributing resource to the District.

- **108 SE 6th St.**

  National Folk House Form: Massed-Plan, Side-Gabled
  Date of Construction: c. 1945
  Number of Stories: 1½
  Walls: Vinyl
  Roof Shape: Side-Gabled
  Photograph Number: N/A
  Outbuilding(s): 0

  Description:

  The Cape Cod form of this house is three bays wide and two bays deep. An entrance occupies the center bay of the primary façade and is flanked by non-historic sliding sash windows. Two gabled dormers are located on the front roof slope. The alteration of original window openings and vinyl siding compromise this building's ability to convey its historic associations and it is a non-contributing resource to the District.

- **109 SE 6th St.**

  Style: Modern Movement
  Date of Construction: c. 1960
  Number of Stories: 1
  Walls: Synthetic
  Roof Shape: Intersecting Gable
  Photograph Number: N/A
  Outbuilding(s): 0
  Outbuilding Eligibility: N/A

  Description:

  This mid-twentieth century house features an intersecting gable roof and synthetic siding. This building was constructed outside the period of significance.

- **110 SE 6th St.**

  Style: Ranch
  Date of Construction: c. 1960
  Number of Stories: 1
  Walls: Brick, Wood

Roof Shape: Hipped
Photograph Number: N/A
Outbuilding(s): 0

Description:

This Ranch style house features a cross-hipped roof and the primary façade is three bays wide, defined by a central entrance and two window openings with soldier brick sills and decorative shingles. The east window opening contains a pair of windows and the west window opening contains a tripartite picture window. This building was constructed outside the period of significance and does not contribute to the significance of the District.

- **505 SE Douglas St.**
National Folk House Form: Bungaloid
Date of Construction: c. 1915
Number of Stories: 1
Walls: Stucco
Roof Shape: Gable-Front
Photograph Number: N/A
Outbuilding(s): 0

Description:

This bungalow's original porch, which has a low-pitched hipped room, has been enclosed. The bungalow style is still evident with the overhanging eaves with exposed rafter tails. The front gable dormer has two hopper windows, each of which has three lights; in the middle is a wood frame window with three-over-one lights. An aluminum frame window is to the side. The north (side) elevation has an exposed brick chimney. The enclosed porch and other alterations detract from this building's architectural integrity and it no longer contributes to the significance of the District.

- **509 SE Douglas St.**
Style: Ranch
National Folk House Form: Apartment Building
Date of Construction: c. 1965
Number of Stories: 1
Walls: Synthetic Wood Siding

Roof Shape: Hipped
Photograph Number: N/A
Outbuilding(s): 0

Description:
The primary façade of this modern six-unit apartment building has three symmetrical bays, defined by a centrally located arched passageway that is flanked by two single windows. The ground-level apartment units extend toward the rear of the lot in two parallel three-unit wings. The eaves have a wide overhang. This building was constructed outside the period of significance and it does not contribute to the significance of the District.

- **515 SE Douglas St.**
National Folk House Form: Side Hall Plan
Date of Construction: c. 1910
Number of Stories: 2
Walls: Asbestos
Roof Shape: Pyramidal
Photograph Number: 17
Outbuilding(s): 0

Description:
This house is two bays wide and three bays deep. A one-bay porch shelters the entrance in the north end bay of the primary facade. The porch features two tapered square wood paneled porch supports with balustrade surrounding the flat porch roof. A decorative brick patio extends from the porch along the front wall to the south. New vinyl windows with one-over-one light sashes have replaced the original windows, which had six-over-one light sashes. An exposed brick chimney is on the north (side) elevation. The significant amount of remodeling that has occurred to this house compromises its ability to convey its historic associations and it is a non-contributing element to the significance of the District. Removal of the non-original siding may reveal intact detailing and original siding, which would aid in dating this house and may allow it to become eligible for contributing status in the future.

- **605 SE Douglas St.**

  Historic Property Name: Godman Residence
  National Folk House Form: Gable-Front-and-Wing
  Date of Construction: c. 1890
  Number of Stories: 2
  Walls: Vinyl
  Roof Shape: Intersecting Gable
  Photograph Number: 15
  Outbuilding(s): 1
  Outbuilding Eligibility: Contributing

  Description:

  This L-plan house has concrete steps and a porch with non-historic decorative iron porch supports beneath a full-width shed roof. The entrance contains a non-historic door. The original tall wood sash windows with two-over-two lights are intact and have aluminum frame storm sashes. The south (side) elevation has a box bay with paired windows and a small hipped roof. A brick chimney is located at the center of the cross-gabled roofline. A one-car gable-front garage is located at the southeast corner of the lot. The essential character-defining form and original windows of this house are intact; however, the non-historic porch and the application of vinyl siding inhibit its ability to communicate information about its historic associations. It is currently a non-contributing element to the significance of the District. Removal of the non-historic siding that reveals the original wall material and trim elements may allow this house to be reclassified as a contributing element to the District.

- **606 SE Douglas St.**

  National Folk House Form: Composite
  Date of Construction: c. 1905
  Number of Stories: 1
  Walls: Synthetic Wood Siding
  Roof Shape: Complex
  Photograph Number: N/A
  Outbuilding(s): 0

Description:

This house has an entrance with a non-historic door. A wood deck is to one side of the entrance. A molded lintel surrounds two aluminum frame double-hung sash windows. Other features are an exterior tapered brick chimney with a corbel top. Around 1995, all of the original windows and doors were replaced, vertical plywood siding was installed, and a one-car gable-front garage was added to the primary façade. The cumulative non-historic alterations to this house compromise its ability to convey its historic associations. It is a non-contributing element to the significance of the District.

- **608 SE Douglas St.**

Style:	Queen Anne
Date of Construction:	c. 1905
Number of Stories:	1½
Walls:	Clapboard
Roof Shape:	Complex
Photograph Number:	N/A
Outbuilding(s):	1
Outbuilding Eligibility:	Non-Contributing to District

Description:

This house features a circa 2000 full-width wrap-around porch with a hipped roof, turned balusters, and support posts, as well as a corner conical roof veranda. The front and side gables have patterned wood shingles and the south (side) elevation has a stacked two-story bay. The window openings each contain vinyl sashes with one-over-one lights. A non-historic gable-front two-car garage is located at the rear of the lot. The new porch elements and vinyl sashes compromise the original character of this building. Because of the otherwise good integrity of the building, if the porch were removed, the house may become eligible for listing as a contributing resource to the District; however, currently, the house is a non-contributing resource to the significance of the District.

- **609 SE Douglas St.**

Historic Property Name:	Silar-Turkington Residence
National Folk House Form:	Gable-Front-and-Wing
Date of Construction:	c. 1910

Number of Stories:	1
Walls:	Aluminum
Roof Shape:	Intersecting Gable
Photograph Number:	11
Outbuilding(s):	1
Outbuilding Eligibility:	Non-Contributing to District

Description:

This house has a circa 2000 unpainted wood porch built into the "L" of the plan. The non-original mid-twentieth century entrance door is to the side, leading into the gable-front section of the house. The windows throughout are vinyl with one-over-one lights. Aluminum siding covers the exterior walls and conceals the original trim. A newer exposed brick chimney is on the gable-front (west) façade. The north elevation has a gable in the roofline. A shed roof extension is on the back of the house. The south (side) elevation has a three-window bay with a small hipped roof. A circa 1954 gable-front two-car garage is located at the rear of the lot. The cumulative alterations, including the use of vinyl siding and vinyl windows, compromise the building's ability to convey its historic associations. It is a non-contributing element to the significance of the District.

- **610 SE Douglas St.**

Style:	Queen Anne
Date of Construction:	c. 1900
Number of Stories:	1½
Walls:	Asbestos
Roof Shape:	Complex
Photograph Number:	8
Outbuilding(s):	1
Outbuilding Eligibility:	Non-Contributing to District

Description:

This Queen Anne cottage features a hipped roof with lower cross gables and has two entrance doors from the half-width porch: one into the gable front, the other into the wing. Wood Tuscan columns support the porch's low-pitched hipped roof. The historic one-over-one light wood sash windows with molded trim, sills, and lintels are intact. A hipped roof dormer is set behind the wing roofline. The non-original siding obscures the character-defining wall materials of this Queen Anne cottage. It is, therefore, a non-contributing resource to the significance of the District. Removal of the non-

original siding may reveal that the original materials and trim are intact beneath, which could allow this building to become eligible for listing as a contributing element to the significance of the District.

- **611 SE Douglas St.**

National Folk House Form: Gable-Front-and-Wing
Date of Construction: c. 2000
Number of Stories: 1½
Walls: Vinyl
Roof Shape: Intersecting Gable
Photograph Number: 11
Outbuilding(s): 0

Description:

This house features an intersecting gable and a flush west (primary) façade wall that is three bays wide and is defined by a central entrance and two window openings. A one-car garage is located at the north end, sheltered by shed roof addition. This building was constructed outside the period of significance. It does not contribute to the significance of the District.

- **612 SE Douglas St.**

National Folk House Form: Composite
Date of Construction: c. 1900
Number of Stories: 1½
Walls: Asbestos
Roof Shape: Gable-Front
Photograph Number: 8
Outbuilding(s): 1
Outbuilding Eligibility: Non-Contributing to District

Description:

The steeply pitched gable-front roof has a curved recess with returns and overhanging eaves, conveying a Free Classic Queen Anne inspiration. The roofline extends to the south to include a shed addition. The first story has two wood sash windows with one-over-one lights. A modern Craftsman-inspired porch with a hipped roof spans much of the east (primary) façade and features battered posts and a wood balustrade. A two-story rear addition features aluminum windows with

one-over-one lights. The north roof slope has a gabled dormer with cornice returns. A modern entrance door occupies the center bay of the east (primary) façade. A non-historic two-car garage with a shed roof is located at the rear of the lot. The cumulative alterations to this house, which include side additions and the application of asbestos shingle siding, compromise its ability to convey its historic associations and it is a non-contributing element to the significance of the District. Removal of the non-original siding may reveal that the original wall materials and trim are intact beneath, which could allow this building to become eligible for listing as a contributing element to the significance of the District.

- **613 SE Douglas St.**

Style:	Bungalow/Craftsman
Date of Construction:	c. 1915
Number of Stories:	1
Walls:	Stucco
Roof Shape:	Gable-Front
Photograph Number:	N/A
Outbuilding(s):	1
Outbuilding Eligibility:	Non-Contributing to District

Description:

This bungalow has an off-center half-width porch with a gable roof that is supported by non-historic square wood posts. The porch elements are all unpainted wood with a lattice balustrade. The historic wood front door has multiple lights. Rafter tails are visible under the eaves and triangular roof braces are used. The front window is a non-historic vinyl sash with one-over-one lights. All windows have flat board trim and molded lintels. Sculpted metal coping is used on the steeply pitched roof gable. The south (side) elevation has a box bay under the same roofline with three windows. A one-car gable-front garage with non-historic siding and a new door is located at the rear of the lot. Recent alterations to the front porch, which is an important element in a Craftsman Bungalow house, combined with the replacement of the original windows compromise this building's ability to contribute to the significance of the District. It is a non-contributing resource to the District.

- **700 SE Douglas St.**
  National Folk House Form: Bungaloid
  Date of Construction: c. 1920
  Number of Stories: 1
  Walls: Clapboard
  Roof Shape: Clipped Gable
  Photograph Number: 6
  Outbuilding(s): 0

  Description:

  This house features a front-facing clipped gable roof with an intersecting gabled wing. The primary façade is four bays wide, defined by two sets of paired vinyl sash windows with four-over-four snap-in muntins, an entrance door, and a single window. The windows have plain board trim and decorative shutters. A half-round three-pane window is in the gable peak. A small shed awning extends over the wood paneled door. A new wood porch stoop, railings, and steps lead to the entrance; to the right is a single aluminum window with six-over-one lights. The south elevation has a gable roof dormer. Attached to the rear of the house is a garage with a gable roof facing onto 7th Street. Additional details include the non-historic entrance steps and the historic clapboard cladding. The loss of the original windows, the new entrance porch, the addition, and the non-original enclosure of this bungalow's porch compromise this house's ability to communicate its historic associations and it does not contribute to the significance of the District.

- **510 SE Green St.**
  National Folk House Form: Gable-Front
  Date of Construction: c. 1890
  Number of Stories: 2
  Walls: Aluminum
  Roof Shape: Intersecting Gable
  Photograph Number: N/A
  Outbuilding(s): 0

  Description:

  Originally a gable-and-wing plan, this Gable-Front house is two bays wide and four bays deep. A non-historic wrap-around porch spans the east (primary) façade and the south (side) elevation. The complete, circa 2000 renovation included the replacement of all the windows and the application of

synthetic wood siding. The accumulation of alterations, including the application of new siding, the non-historic porch and windows, the removal of a wing, and moving the house approximately twenty feet to the east compromise the architectural integrity of this building. It is no longer able to contribute to the significance of the District.

- **600 SE Green St.**
  National Folk House Form: Composite
  Date of Construction: c. 1885
  Number of Stories: 1
  Walls: Aluminum
  Roof Shape: Intersecting Gable
  Photograph Number: N/A
  Outbuilding(s): 1
  Outbuilding Eligibility: Non-Contributing to District

  Description:
  This building has been covered with aluminum siding and the original windows have been removed. A two-pane plate glass window is located in the center of the east (primary) facade. The entrance is on the right side of the primary facade. The porch has thin wrought iron supports. Historic elements are still to be found in the cruciform floor plan and the limestone foundation. Removal of the aluminum siding and the restoration of the original windows might enable this building to become eligible for listing as a contributing resource to the District; however, currently it is a non-contributing resource.

- **501 SE Miller St.**
  National Folk House Form: Side Hall Plan
  Date of Construction: c. 1930
  Number of Stories: 2
  Walls: Vinyl
  Roof Shape: Side-Gabled
  Photograph Number: N/A
  Outbuilding(s): 0

Description:

This two-story house is two bays wide and two bays deep. The west (primary) façade is defined by the main entrance in the north bay and a pair of windows in the south bay. The windows throughout contain vinyl replacement sashes with six-over-six snap-in muntins. A non-historic wrap-around porch spans half the width of both the west and north elevations. The cumulative alterations to this house, including the replacement porch and windows and the application of vinyl siding combine to compromise its integrity. Field investigation has revealed that the historic siding materials (originally clapboards and later wood shingles) are intact. Removal of the vinyl siding and restoration of the porch and windows might result in this building's eligibility status for listing as a contributing resource to the District to be reconsidered in the future. Currently the building is a non-contributing resource to the District.

NON-CONTRIBUTING OUTBUILDINGS

- **8A SE 5th St.** — Auto Garage
- **10A SE 5th St.** — Auto Garage
- **408A SE Douglas St.** — Auto Garage
- **507A SE Douglas St.** — Auto Garage
- **600A SE Douglas St.** — Auto Garage
- **604A SE Douglas St.** — Auto Garage
- **608A SE Douglas St.** — Auto Garage
- **609A SE Douglas St.** — Auto Garage
- **610A SE Douglas St.** — Auto Garage
- **612A SE Douglas St.** — Auto Garage
- **613A SE Douglas St.** — Auto Garage
- **505A SE Green St.** — Auto Garage
- **600A SE Green St.** — Auto Garage
- **509A SE Miller St.** — Auto Garage
- **513A SE Miller St.** — Auto Garage
- **601A SE Miller St.** — Auto Garage

DISTRICT INTEGRITY

The Howard Neighborhood Historic District as a whole and its contributing buildings meet the registration requirements and integrity thresholds for the "Single-Family Residential Property Types, circa 1865-1960" established in Section F of the Multiple Property Documentation Form "Historic Resources of Lee's Summit, Missouri." The District retains a high degree of historic architectural integrity, distinguishing it from adjacent streetscapes that have either lost integrity or represent later periods in residential development in the community. While the houses in the District reflect the evolution of architectural styles, it is the relationship between them based on their location, streetscape, building materials, workmanship, scale, and massing that creates a distinct cohesiveness. Most houses retain their historic wood windows, although many now have metal storm window units. Porch alterations are common, many of which took place during the period of significance and have gained significance in their own right.

The most common integrity issue is the presence of secondary vinyl, aluminum, or asbestos shingle siding. The National Register of Historic Places guidelines state, "If the historic exterior building material is covered by non-historic materials (such as modern siding), the property can still be eligible if the significant form, features and detailing are not obscured."[5] A significant number of resources within and adjacent to the District are listed as non-contributing or were not eligible for inclusion within the boundary due to the application of secondary siding. If, in the future, the non-original siding is removed and the original siding is intact underneath, these properties may be reevaluated for eligibility and may be found to retain sufficient integrity to be reclassified as contributing elements to the District.

[5] *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington D.C.: U.S. Department of the Interior, National Park Service, 1991), 47.

PROPERTY LISTING BY ADDRESS

1. **8 SE 5th St.** ***Eligibility:*** Non-Contributing to District
   National Folk House Form: Massed-Plan, Side-Gabled

2. **8A SE 5th St.** ***Eligibility:*** Non-Contributing to District
   Functional Property Type: Auto Garage

3. **10 SE 5th St.** ***Eligibility:*** Contributing to District
   National Folk House Form: Gable Front

4. **10A SE 5th St.** ***Eligibility:*** Non-Contributing to District
   National Folk House Form: Auto Garage

5. **109 SE 5th St.** ***Eligibility:*** Non-Contributing to District
   Style: Colonial Revival

6. **109A SE 5th St.** ***Eligibility:*** Contributing to District
   Functional Property Type: Auto Garage

7. **108 SE 6th St.** ***Eligibility:*** Non-Contributing to District
   National Folk House Form: Massed-Plan, Side-Gabled

8. **109 SE 6th St.** ***Eligibility:*** Non-Contributing to District
   Style: Modern Movement

9. **110 SE 6th St.** ***Eligibility:*** Non-Contributing to District
   Style: Modern Movement: Ranch

10. **408 SE Douglas St.** ***Eligibility:*** Contributing to District
    Style: Bungalow/Craftsman

11. **408A SE Douglas St.** ***Eligibility:*** Non-Contributing to District
    Functional Property Type: Auto Garage

12. **412 SE Douglas St.** ***Eligibility:*** Contributing to District
National Folk House Form: Gable-Front-and-Wing

13. **414 SE Douglas St.** ***Eligibility:*** Contributing to District
Style: Bungalow/Craftsman

14. **414A SE Douglas St.** ***Eligibility:*** Contributing to District
Functional Property Type: Auto Garage

15. **500 SE Douglas St.** ***Eligibility:*** Contributing to District
Style: Colonial Revival

16. **500A SE Douglas St.** ***Eligibility:*** Contributing to District
Functional Property Type: Auto Garage

17. **503 SE Douglas St.** ***Eligibility:*** Contributing to District
National Folk House Form: Gable-Front-and-Wing

18. **504 SE Douglas St.** ***Eligibility:*** Contributing to District
Style: Queen Anne

19. **504A SE Douglas St.** ***Eligibility:*** Contributing to District
Functional Property Type: Carriage House

20. **505 SE Douglas St.** ***Eligibility:*** Non-Contributing to District
National Folk House Form: Bungaloid

21. **507 SE Douglas St.** ***Eligibility:*** Contributing to District
National Folk House Form: Pyramidal Roof

22. **507A SE Douglas St.** ***Eligibility:*** Non-Contributing to District
National Folk House Form: Auto Garage

23. **508 SE Douglas St.** ***Eligibility:*** Contributing to District
National Folk House Form: Gable-Front-and-Wing

24. **508A SE Douglas St.** ***Eligibility:*** Contributing to District
Functional Property Type: Carriage House

25. **509 SE Douglas St.** ***Eligibility:*** Non-Contributing to District
Style: Modern Movement: Ranch

26. **511 SE Douglas St.** ***Eligibility:*** Contributing to District
Style: Bungalow/Craftsman

27. **512 SE Douglas St.** ***Eligibility:*** Contributing to District
Style: Prairie School
National Folk House Form: American Four Square

28. **512A SE Douglas St.** ***Eligibility:*** Contributing to District
Functional Property Type: Auto Garage

29. **513 SE Douglas St.** ***Eligibility:*** Contributing to District
Style: Colonial Revival

30. **513A SE Douglas St.** ***Eligibility:*** Contributing to District
Functional Property Type: Auto Garage

31. **515 SE Douglas St.** ***Eligibility:*** Non-Contributing to District
Style: Other

32. **600 SE Douglas St.** ***Eligibility:*** Contributing to District
Style: Colonial Revival

33. **600A SE Douglas St.** ***Eligibility:*** Non-Contributing to District
Functional Property Type: Auto Garage

34. **601 SE Douglas St.** ***Eligibility:*** Contributing to District
Style: Tudor Revival

35. **601A SE Douglas St.** ***Eligibility:*** Contributing to District
Functional Property Type: Auto Garage

36. **602 SE Douglas St.** ***Eligibility:*** Contributing to District
Style: Colonial Revival

37. **604 SE Douglas St.** ***Eligibility:*** Contributing to District
Style: Prairie School
National Folk House Form: American Four Square

38. **604A SE Douglas St.** ***Eligibility:*** Non-Contributing to District
Functional Property Type: Auto Garage

39. **605 SE Douglas St.** ***Eligibility:*** Non-Contributing to District
National Folk House Form: Gable-Front-and-Wing

40. **605A SE Douglas St.** ***Eligibility:*** Contributing to District
Functional Property Type: Auto Garage

41. **606 SE Douglas St.** ***Eligibility:*** Non-Contributing to District
National Folk House Form: Composite

42. **607 SE Douglas St.** ***Eligibility:*** Contributing to District
Style: Queen Anne

43. **607A SE Douglas St.** ***Eligibility:*** Contributing to District
Functional Property Type: Auto Garage

44. **608 SE Douglas St.** ***Eligibility:*** Non-Contributing to District
Style: Queen Anne

45. **608A SE Douglas St.** ***Eligibility:*** Non-Contributing to District
Functional Property Type: Auto Garage

46. **609 SE Douglas St.** ***Eligibility:*** Non-Contributing to District
National Folk House Form: Gable-Front-and-Wing

47. **609A SE Douglas St.** ***Eligibility:*** Non-Contributing to District
Functional Property Type: Auto Garage

48. **610 SE Douglas St.** ***Eligibility:*** Non-Contributing to District
Style: Queen Anne

49. **610A SE Douglas St.** ***Eligibility:*** Non-Contributing to District
Functional Property Type: Auto Garage

50. **611 SE Douglas St.** ***Eligibility:*** Non-Contributing to District
National Folk House Form: Gable-Front-and-Wing

51. **612 SE Douglas St.** ***Eligibility:*** Non-Contributing to District
National Folk House Form: Composite

52. **612A SE Douglas St.** ***Eligibility:*** Non-Contributing to District
Functional Property Type: Auto Garage

53. **613 SE Douglas St.** ***Eligibility:*** Non-Contributing to District
Style: Bungalow/Craftsman

54. **613A SE Douglas St.** ***Eligibility:*** Non-Contributing to District
Functional Property Type: Auto Garage

55. **615 SE Douglas St.** ***Eligibility:*** Contributing to District
National Folk House Form: Massed-Plan, Side-Gabled

56. **615A SE Douglas St.** ***Eligibility:*** Contributing to District
Functional Property Type: Auto Garage

57. **617 SE Douglas St.** ***Eligibility:*** Contributing to District
Style: Queen Anne

58. **617A SE Douglas St.** ***Eligibility:*** Contributing to District
Functional Property Type: Auto Garage

59. **700 SE Douglas St.** ***Eligibility:*** Non-Contributing to District
National Folk House Form: Bungaloid

60. **702 SE Douglas St.** ***Eligibility:*** Contributing to District
Style: Bungalow/Craftsman

61. **702A SE Douglas St.** ***Eligibility:*** Contributing to District
Functional Property Type: Auto Garage

62. **500 SE Green St.** ***Eligibility:*** Contributing to District
Style: Queen Anne

63. **501 SE Green St.** ***Eligibility:*** Contributing to District
Style: Queen Anne

64. **501A SE Green St.** ***Eligibility:*** Contributing to District
Functional Property Type: Auto Garage

65. **502 SE Green St.** ***Eligibility:*** Contributing to District
National Folk House Form: Massed-Plan, Side-Gabled

66. **502A SE Green St.** ***Eligibility:*** Contributing to District
Functional Property Type: Auto Garage

67. **503 SE Green St.** ***Eligibility:*** Contributing to District
Style: Queen Anne

68. **505 SE Green St.** ***Eligibility:*** Contributing to District
Style: Mixed

69. **505A SE Green St.** ***Eligibility:*** Non-Contributing to District
Functional Property Type: Auto Garage

70. **506 SE Green St.** ***Eligibility:*** Contributing to District
National Folk House Form: Massed-Plan, Side-Gabled

71. **506A SE Green St.** ***Eligibility:*** Contributing to District
Functional Property Type: Auto Garage

72. **508 SE Green St.** ***Eligibility:*** Contributing to District
National Folk House Form: Gable-Front-and-Wing

73. **510 SE Green St.** ***Eligibility:*** Non-Contributing to District
National Folk House Form: Gable-Front

74. **512 SE Green St.** ***Eligibility:*** Contributing to District
Style: Queen Anne

75. **600 SE Green St.** ***Eligibility:*** Non-Contributing to District
National Folk House Form: Composite

76. **600A SE Green St.** ***Eligibility:*** Non-Contributing to District
Functional Property Type: Auto Garage

77. **602 SE Green St.** ***Eligibility:*** Contributing to District
National Folk House Form: Gable-Front-and-Wing

78. 501 SE Miller St. ***Eligibility:*** Non-Contributing to District
National Folk House Form: Side Hall Plan

79. 503 SE Miller St. ***Eligibility:*** Contributing to District
Style: Prairie School
National Folk House Form: American Four Square

80. 503A SE Miller St. ***Eligibility:*** Contributing to District
Functional Property Type: Auto Garage

81. 507 SE Miller St. ***Eligibility:*** Contributing to District
Style: Colonial Revival

82. 509 SE Miller St. ***Eligibility:*** Contributing to District
Style: Queen Anne

83. 509A SE Miller St. ***Eligibility:*** Non-Contributing to District
Functional Property Type: Auto Garage

84. 513 SE Miller St. ***Eligibility:*** Contributing to District
Style: Prairie School
National Folk House Form: American Four Square

85. 513A SE Miller St. ***Eligibility:*** Non-Contributing to District
Functional Property Type: Auto Garage

86. 601 SE Miller St. ***Eligibility:*** Contributing to District
Style: Prairie School
National Folk House Form: American Four Square

87. 601A SE Miller St. ***Eligibility:*** Non-Contributing to District
Functional Property Type: Auto Garage

88. 615 SE Miller St. ***Eligibility:*** Contributing to District
National Folk House Form: Pyramidal Roof

89. 617 SE Miller St. ***Eligibility:*** Contributing to District
National Folk House Form: Massed-Plan, Side-Gabled

Architect/Builder (continued)

Howard, William B., builder
Ocker, M. B., builder

STATEMENT OF SIGNIFICANCE

The Howard Neighborhood Historic District, located in Lee's Summit, Jackson County, Missouri, is eligible for listing in the National Register of Historic Places under Criterion A for the area of COMMUNITY PLANNING AND DEVELOPMENT and Criterion C for the area of ARCHITECTURE as documented in the Multiple Property Documentation Form "Historic Resources of Lee's Summit, Missouri" (the MPDF). The District has direct associations with the historic contexts "Residential Development: 1860-1960," "Railroad Market Center: 1865-1945," and "Architectural Styles and Vernacular Property Types: 1860-1960" developed as part of the MPDF and meets the MPDF registration requirements. The architectural and functional property types in the District meet the integrity thresholds established in Section F of the MPDF. The District comprises the contiguous residential resources in the additions platted between 1867 and 1909 in the area south and southeast of the downtown commercial area, which was within the 1909 town limits. It includes fifty-six residences and thirty-three ancillary buildings on both sides of Southeast Douglas Street and the east side of Southeast Miller Street generally between Southeast 5th Street and Southeast 7th Street, as well as most of the properties on both sides of the 500 block of Southeast Green Street. The District retains a high degree of architectural integrity and reflects the evolution of Lee's Summit's residential neighborhoods from the late nineteenth century through the onset of World War II. The District is locally significant in the area of Community Planning and Development for its reflection of the community's residential building patterns associated with the economic growth when the town flourished as a rural railroad market center during the late nineteenth and early twentieth century. It visually reflects the physical orientation and patterns of residential land use unique to towns founded along rail lines in the mid-nineteenth century. The District's significance in architecture is due to the continued presence of popular architectural styles and folk house forms that reflect the evolution of residential designs in the late nineteenth and early twentieth centuries. The range of architectural property types includes high style architect-designed residences, popular pattern book styles, and a significant concentration of National Folk House forms as documented in Sections E and F of the MPDF "Historic Resources of Lee's Summit, Missouri." The period of significance is from circa 1884 to circa 1940, beginning with the date of construction of the earliest contributing residential building and ending at the onset of World War II, a point in local history when housing construction halted due to

wartime demands for materials. Construction within the District after the end of the war does not reflect significant community development patterns and consisted of sporadic and random in-fill housing. The period of significance acknowledges historic alterations in response to specific functional and design trends and accepts the buildings that experienced such alterations within the period of significance as contributing elements to the District.

ELABORATION

COMMUNITY DEVELOPMENT PATTERNS

The District and the contributing properties are significant "Single-Family Residential Property Types, circa 1860-1960" as documented in Section F of the MPDF and they meet the integrity thresholds established for the property type. Under Criterion A, they include the following areas of significance as outlined in the MPDF.

A-1: Single-family residences that illustrate the initial development of neighborhoods in the late nineteenth and early twentieth century Lee's Summit.

A-2: Single-family residences that, through historic events and associations, are part of a cohesive assemblage consisting of groups of contiguous residential subdivisions that are historically interrelated by design, planning, and/or historic associations.

A-3: Single-family residences that are part of neighborhoods that developed along major thoroughfares and that illustrate the patterns of development of Lee's Summit.

The District lies in an area south and southeast of Lee's Summit's downtown commercial area east of the Missouri Pacific Rail Road tracks. The District includes complete plats and portions of plats filed between 1865 and 1907 for The Original Town of Strother, Howard's First Addition, Howard's 3rd Addition, Howard's 4th Addition, and Thompson's Addition.

As noted in the MPDF, development patterns in Lee's Summit mirrored those of railroad towns established in western Missouri in the mid-nineteenth century. Distinguishing characteristics of this pattern were a commercial center that flanked the rail lines, with residential development fanning out

from the neighborhoods surrounding the commercial center.[6] Like all rural railroad market centers, key roads and streets connected with the rural road system, providing wagon access to the railroad lines. Douglas Street, which forms the spine of the District, ran parallel to the rail lines and became the major north-south connector street leading directly to Lee's Summit Road, which connected with Independence, Missouri to the north. Early on, Douglas Street became a major residential street in the city.

The lots adjacent to the western boundary of the District flank the railroad right-of-way and, unlike later additions, the street grid is oriented to run parallel and perpendicular to the rail lines, which run in a northwest-southeast direction, rather than corresponding with the land survey grid laid out by compass points oriented by section, township, and range. Thus, the orientation of the District's streets and alleys reflects the early platting dates of the subdivisions within the District and distinguishes it from later additions that are platted on a grid oriented to the compass points. The dates of platting, in turn, reflect the period of residential growth associated with the initial gains in population that occurred after rail lines came through the community.[7]

These early residential subdivisions accommodated the community's demand for many years, serving as the location for the majority of the earliest residential development.[8] The residential building patterns in the District, however, did not occur in a geographically sequential manner. Typical of many small rural communities, development in subdivisions platted during the late nineteenth and early twentieth centuries often occurred over an extended period of time. Construction within the District began with the platting of each subdivision in the late nineteenth century and continued in each subdivision well into the twentieth century.

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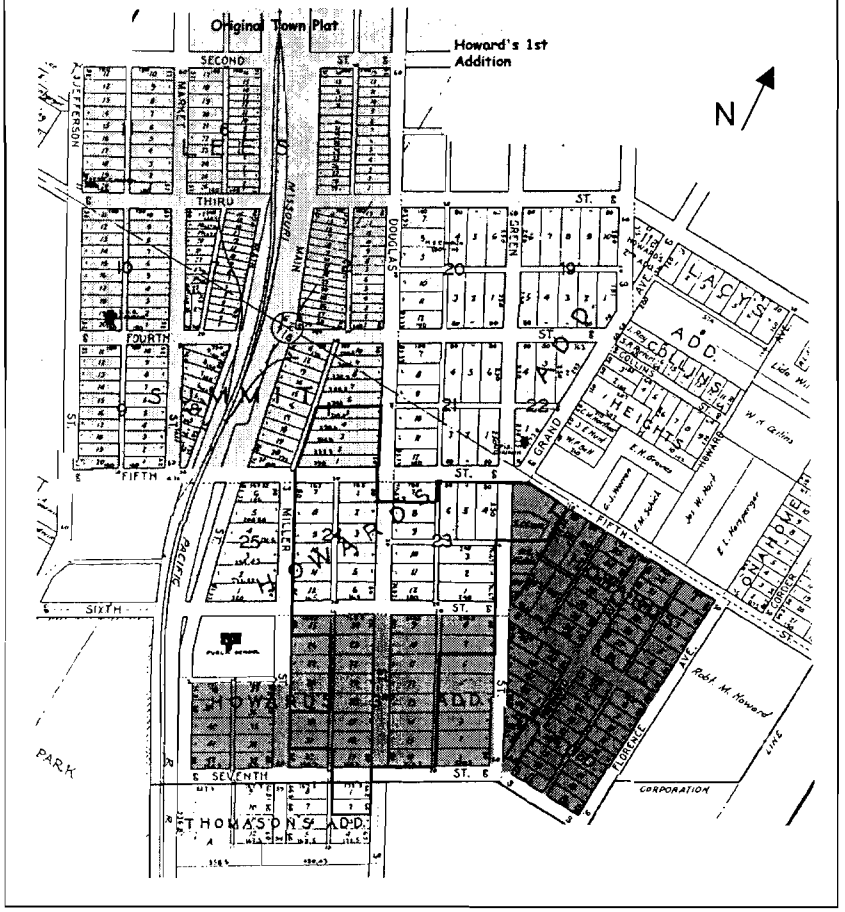
[6] Sally F. Schwenk, Multiple Property Documentation Form "Historic Resources of Lee's Summit, Missouri," 17 August 2005, E26. U.S. Department of the Interior, National Park Service, National Register of Historic Places, Washington, D.C. After the arrival of the railroad in western Missouri, three distinct types of town plans emerged: those with commercial streets oriented to river traffic; those with a public square; and those with a central main street that either ran parallel to or perpendicular to the railroad tracks.

[7] Ibid., E13-16. Contexts associated with growth as a railroad market center and associated population growth trends.

[8] Ibid., E27

Because there were relatively few periods of rapid community growth, large-scale block-by-block speculative development was not an important part of Lee's Summit's community development patterns prior to World War II. Instead, carpenters and contractors erected houses for their clients on vacant lots among already existing residences or demolished an older house and used the foundation for a new residential building. In a majority of instances, the future owner contracted for the construction of the residence.

FIGURE 3: LEE'S SUMMIT ADDITIONS, 1865–1907



Nevertheless, most contractors also engaged in house-by-house or small-scale speculative development. Some of the District's earliest surviving residences are thought to be the work of town founder, real estate developer, and home builder William B. Howard. Another early home builder associated with the District is M. B. Ocker.[9] The District also includes houses erected either by contract or under speculative development by Carl B. Sechler. From approximately 1910 to 1935, C. B. Sechler constructed over one hundred homes in Lee's Summit, as well as the high school and the First Methodist Episcopal Church.[10]

[9] The Ocker family was among the early settlers in Lee's Summit. Census information indicates that M. B. Ocker was born in 1845 and became a carpenter.

[10] Deon Wolfenbarger, "Historic Resources Survey Phase 1 Lee's Summit, Missouri," 31 July 1991 (photocopy), 29, City of Lee's Summit, Missouri Community Development Department.

The District today reflects these development patterns. Each street reflects a variety of housing styles and eras of construction. However, the common use of street widths, sidewalks, and setbacks utilized in the platting of the additions, as well as second generation street trees of a size and growth pattern that closely resembles that found in historic photographs from the turn of the twentieth century, create a distinct sense of place and time.

The late nineteenth century residences in the District provide information about the initial pattern of residential development in Lee's Summit. Until 1887, the majority of residential construction that occurred outside the downtown area took place in the area south of the town's commercial core.[11] The highest percentage of extant resources in this area that retain their architectural integrity from this era are within the District.

Other patterns of development are apparent in the dates of construction and locations of houses in the District. By 1904, almost every lot along Southeast Douglas south of Third Street featured a residence. However, areas south of 5th Street still included vacant lots at prime locations.[12] During the next decade, homebuilders erected several large homes in this area. At this time, there was little development south of 6th Street on Southeast Douglas. Corner lots throughout the District were the most popular and it was not unusual for an early twentieth century property owner to demolish an existing nineteenth century house to erect a new home. Some of these large homes were the first architect-designed homes in Lee's Summit and all are representative of popular styles of their era of construction. A comparison of the footprints of the residences in the *1904 Plat Book of Jackson County, Missouri* with the existing houses indicates that while newer houses often replaced some of the older nineteenth century homes, for the most part, those residences erected before 1904 that are south of 5th Street remain extant today. Closer to the downtown area, north of 5th Street, commercial expansion resulted in extensive demolition and new construction during the early twentieth century.[13]

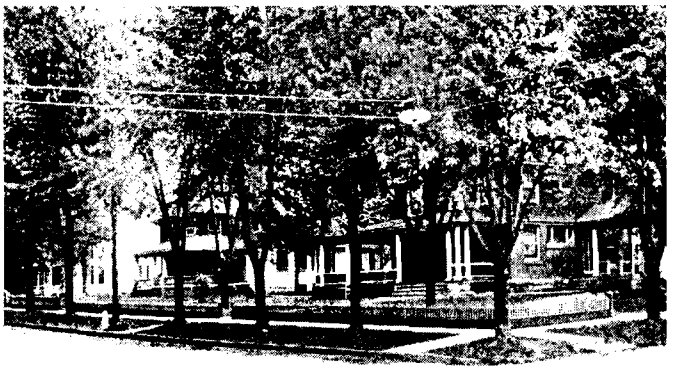
Another visible pattern in the neighborhoods that developed after the turn of the twentieth century is a shift in the size of middle-class residences beginning around 1910. By this time, most of the larger homes in the District were in place, concentrated on double-width lots on the west side of Southeast Douglas

[11] Ibid., 26
[12] *1904 Plat Book of Jackson County, Missouri* (Minneapolis, MN: Northwest Publishing Co., 1904), Jackson County Historical Society Archives and Research Library, Independence, Missouri.
[13] Wolfenbarger, 27.

between 5th and 7th Streets. However, after 1910, smaller Craftsman Bungalow and Massed-Plan, Side-Gabled houses began appearing, such as those on the east side of Southeast Douglas.

The presence of both the American Four Square plan residences and the smaller bungalows and folk houses reflect, in part, a nationwide trend in housing. The smaller houses reflect a decrease in square footage in homes to absorb the increased cost of technological improvements such as indoor plumbing and central heating and ventilating systems. The smaller size of houses at this time also reflects the decrease in the average size of the American family in the late nineteenth century from five children in 1870 to an average of three-and-a-half children in 1900.[14] The American Four Square plans reflect a shift in room arrangements to accommodate central plumbing shafts and air ducts that resulted in fewer rooms and passageways than earlier Victorian house types. Other factors contributing to house size were the rise of a middle class that could afford to abandon rented quarters and to contract directly with the home builder to erect a modest dwelling, as well as the advent of home financing mechanisms from lending institutions geared for the middle classes, which spurred this development. In overall layout, scale, and size, all of these early twentieth century houses, both large and small, reflected conservative, comfortable versions of national residential preferences.

6th and Douglas Streets, circa 1910



500 and 504 SE Douglas Street, circa 1910

[14] Ibid., 29.

Sanborn Fire Insurance Company maps from January 1918 through 1935 show residential development continuing south of 6th Street. Also noteworthy is the appearance by 1918 of numerous garages at the rear of lots adjacent to the alleys. Development southward continued and, by 1935, the development between 6th and 7th Streets and south of 7th Street was almost complete.

The District today reflects these development patterns with each street featuring a variety of housing styles and eras of construction. However, the common use of street widths, sidewalks, and setbacks established in the platting of the additions, as well as second generation street trees of a size and growth pattern that closely resembles that found in historic photographs from the turn of the twentieth century, create a distinct sense of place and time.

ARCHITECTURAL STYLES

The District's significant "Single-Family Residential Property Types, circa 1860-1960" as documented in Section F of the Multiple Property Documentation Form "Historic Resources of Lee's Summit, Missouri" meet the integrity thresholds established for the property type. Under Criterion C, they include the following areas of significance as outlined in the MPDF.

C-1: Single-family residences that introduced or that illustrate technological achievements and new materials in residential design.

C-2: Single-family residences whose size, form, and/or stylistic treatment reflect definite time periods in the development of the property type.

C-3: Single-family residences that illustrate expressions of architectural styles and vernacular adaptations thereof that are rare, notable, or influential to the aesthetic development of the city's architecture.

C-4: Single-family residences that are the work of skilled architects, builders, and/or developers, particularly those noted for their work in relation to residential buildings.

The residences in the District range in size from small cottages and bungalows of six rooms or less to relatively large residences. Many of the earliest residences are important as lone survivors of their period of construction. The architectural styles of the contributing properties include Queen Anne, Colonial Revival, Tudor Revival, Prairie School, and Bungalow/Craftsman styles. Several of these resources exhibit architect-designed high style treatments; however, most reflect local adaptations of popular pattern book styles. National Folk House forms found in the District include the Gable-Front; Gable-Front-and-Wing; Pyramidal Roof; and Massed-Plan, Side-Gabled forms. All are residential styles and

designs popular throughout the nation during the late nineteenth and early twentieth centuries. Most of the simpler homes reflect the great popularity of the Craftsman bungalow or were vernacular expressions of the Prairie School style American Four Square plan. A few are high style Late Nineteenth and Twentieth Century Revival Styles such as the Colonial Revival style residence at 602 Southeast Douglas or the Tudor Revival house at 601 Southeast Douglas (Photograph Numbers 13 and 15).

Among the earliest extant residences are the houses and cottages executed in the Queen Anne style and they reflect a wide range of stylistic treatments for both large houses and smaller cottages. Some of the city's few outstanding examples of residential architecture utilizing stone are also found in the District. Two significant residences, 512 Southeast Douglas (Photograph Number 13) and 513 Southeast Miller (*right*) are good local representations of Prairie School styles incorporating limestone materials. These buildings are part of the largest concentration of high style residential architecture in Lee's Summit, many of which served as the homes of some of the town's most prominent citizens, including merchants, farmers, and bankers. Several of these homes were the designs of architects. One of the most notable of these is 600 Southeast Douglas, which was designed by Kansas City architect Charles A. Smith (Photograph Number 14).

513 SE Miller Street, circa 1915

These residential buildings have significant associations with residential architectural and urban development patterns relating to Lee's Summit's role as a regional railroad market center. They reflect the work of builders and developers who responded to specific market and lending conditions in the middle-class housing market as it evolved in Lee's Summit during the late nineteenth and early twentieth centuries; in particular, economic conditions and financing mechanisms of the period that allowed owners to contract for the construction of their houses after they purchased a lot from a sub-divider. They derive their architectural significance as a group for the number and variety of residential building types and styles that collectively represent an important facet in the evolution and patterns of development of the city's residential architecture.

MAJOR BIBLIOGRAPHICAL REFERENCES

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UTM REFERENCES (continued)

5. 15/380895/4307085

GEOGRAPHICAL DATA

BOUNDARY JUSTIFICATION

The boundary of the Howard Neighborhood Historic District encompass the concentration of historic resources that retain integrity and are significantly associated with the residential development of the community as described in the Multiple Property Documentation Form "Historic Resources of Lee's Summit, Missouri." The District's boundary corresponds to the lot lines of the included properties and includes the open space associated with the public right-of-way in residential neighborhoods, such as streets, alleys, verges, and sidewalks. The contributing resources define the historic setting and historic sense of place, both of which are strengthened by the intact historic street network. The residential properties beyond the boundaries were considered for inclusion, but were determined ineligible for reasons of integrity or age.

PHOTOGRAPHIC DOCUMENTATION

Photographer: Brad Finch
F-Stop Photography
Kansas City, Missouri 64116

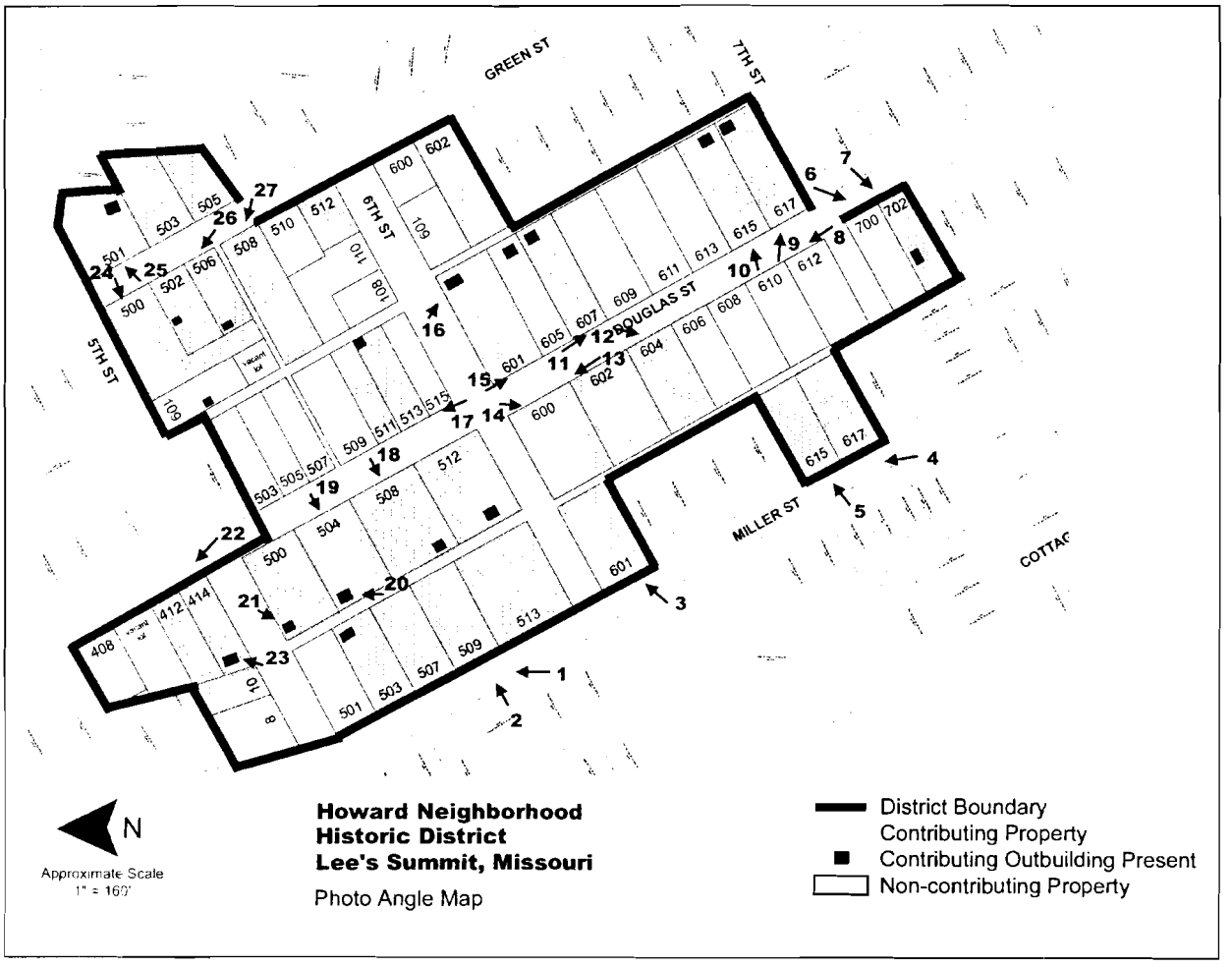
Date of Photographs: June and October 2006

Location of Digital Photographs on CD-ROM: Missouri State Historic Preservation Office
Jefferson City, Missouri 65101

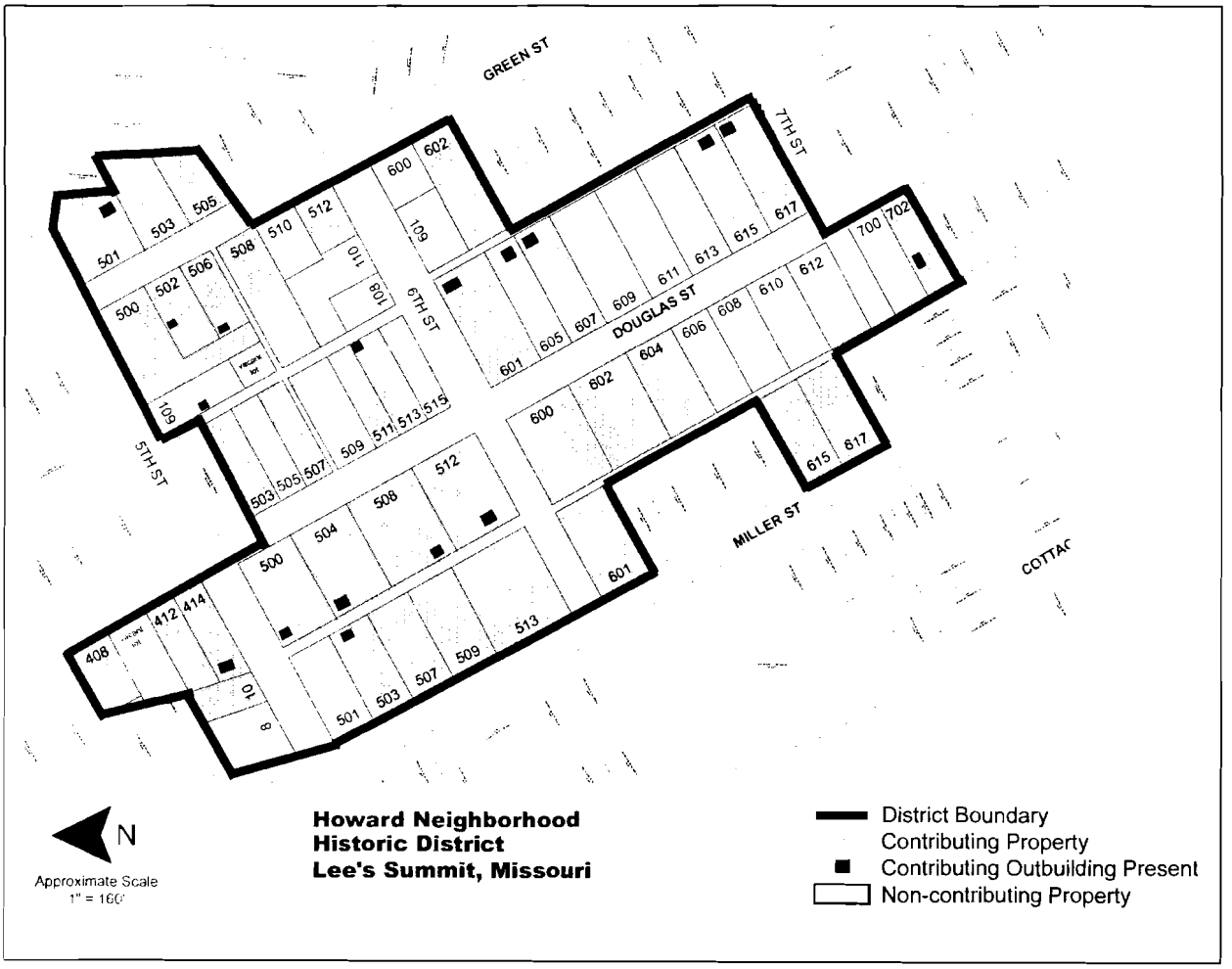
Photograph Number	Camera View	Street Address/Location
1.	Northeast	509 and 507 SE Miller Street (from right to left)
2.	East	509 SE Miller Street
3	Northeast	601 SE Miller Street
4.	Northeast	615 and 617 SE Miller Street (from left to right)
5.	East	615 SE Miller Street
6.	Southwest	700 and 702 SE Douglas Street (from right to left)
7.	West	702 SE Douglas Street
8.	Northwest	612 and 610 SE Douglas Street (from left to right)
9.	Southeast	617 SE Douglas Street
10.	East	615 SE Douglas Street
11.	Southeast	SE camera view from 607 SE Douglas Street
12.	West	604 SE Douglas Street
13.	Northwest	602, 600, and 512 SE Douglas Street (from left to right)
14.	Southwest	600 SE Douglas Street
15.	Southeast	SE Douglas Street (SE camera view from S. 6th Street)
16.	South	601A SE Douglas Street

Photograph Number	Camera View	Street Address/Location
17.	North	SE Douglas Street, (NE camera view from S. 6th Street)
18.	West	508 SE Douglas Street
19.	West	504 SE Douglas Street
20.	North	504A SE Douglas Street
21.	Southwest	500A SE Douglas Street
22.	Northwest	414 and 412 SE Douglas Street (from left to right)
23.	North	414A SE Douglas Street
24.	West	500 SE Green Street
25.	East	501 SE Green Street
26.	Northwest	506 and 502 SE Green Street (from left to right)
27.	Northwest	508 SE Green Street

HOWARD NEIGHBORHOOD HISTORIC DISTRICT
PHOTOGRAPH LOCATION MAP



HOWARD NEIGHBORHOOD HISTORIC DISTRICT
BOUNDARY MAP



PROPERTY OWNERS

	PROPERTY ADDRESS	PROPERTY OWNER NAME AND MAILING ADDRESS
1.	8 SE 5th Street	James L. Carter, Trustee 2608 South Lee's Summit Road Independence, MO 64055
2.	8A SE 5th Street	
3.	10 SE 5th Street	Brandon and Michelle Rader 10 SE 5th Street Lee's Summit, MO 64063
4.	10A SE 5th Street	
5.	109 SE 5th Street	Deniece M. and Gary F. Butler 109 SE 5th Street Lee's Summit, MO 64063
6.	109A SE 5th Street	
7.	108 SE 6th Street	Kenneth Lloyd Russell Jr. 108 SE 6th Street Lee's Summit, MO 64063
8.	109 SE 6th Street	Thomas Dix Hewitt 321 SE Willow Way Lee's Summit, MO 64063
9.	110 SE 6th Street	Christopher and Judith Wyrick 110 SE 6th Street Lee's Summit, MO 64063

	PROPERTY ADDRESS	PROPERTY OWNER NAME AND MAILING ADDRESS
10.	408 SE Douglas Street	Gerald G. and Elizabeth A. Fields, Trustees 330 SE Douglas Street, Suite 108 Lee's Summit, MO 64063
11.	408A SE Douglas Street	
12.	412 SE Douglas Street	Ray E. and Donna L. Knight 601 Whiteridge Drive Lee's Summit, MO 64063
13.	414 SE Douglas Street	Les Davis PC 414 SE Douglas Street Lee's Summit, MO 64063
14.	414A SE Douglas Street	
15.	500 SE Douglas Street	Susan K. Ruwwe 500 SE Douglas Street Lee's Summit, MO 64063
16.	500A SE Douglas Street	
17.	503 SE Douglas Street	Paul M. and Genevieve Wendlandt 503 SE Douglas Street Lee's Summit, MO 64063
18.	504 SE Douglas Street	Scott A. Briscoe 504 SE Douglas Street Lee's Summit, MO 64063
19.	504A SE Douglas Street	
20.	505 SE Douglas Street	Gayle L. Rutherford 505 SE Douglas Street Lee's Summit, MO 64063

	PROPERTY ADDRESS	PROPERTY OWNER NAME AND MAILING ADDRESS
21.	507 SE Douglas Street	Mark A. and Abby G. Kinch 507 SE Douglas Street Lee's Summit, MO 64063
22.	507A SE Douglas Street	
23.	508 SE Douglas Street	Benjamin Rao 508 SE Douglas Street Lee's Summit, MO 64063
24.	508A SE Douglas Street	
25.	509 SE Douglas Street	Burnett Investments LLC 4621 Birkdale Court Lee's Summit, MO 64064
26.	511 SE Douglas Street	La Vern M. Grace 511 SE Douglas Street Lee's Summit, MO 64063
27.	512 SE Douglas Street	Mark E. and Nancy J. Hecker 512 SE Douglas Street Lee's Summit, MO 64063
28.	512A SE Douglas Street	
29.	513 SE Douglas Street	Mary Ann Harp 9803 Timber Meadows Drive Lee's Summit, MO 64086
30.	513A SE Douglas Street	
31.	515 SE Douglas Street	James L. and Melinda J. Holcomb 515 SE Douglas Street Lee's Summit, MO 64063

	PROPERTY ADDRESS	PROPERTY OWNER NAME AND MAILING ADDRESS
32.	600 SE Douglas Street	Robert S. Gallo Trustee 600 SE Douglas Street Lee's Summit, MO 64063
33.	600A SE Douglas Street	
34.	601 SE Douglas Street	Adam N. and Tina Garrett 601 SE Douglas Street Lee's Summit, MO 64063
35.	601A SE Douglas Street	
36.	602 SE Douglas Street	Fred L. and Julie A. Grogan 602 SE Douglas Street Lee's Summit, MO 64063
37.	604 SE Douglas Street	Richard Allen and Mary E. Huber 604 SE Douglas Street Lee's Summit, MO 64063
38.	604A SE Douglas Street	
39.	605 SE Douglas Street	Michael D. Hanrahan, Trustee 605 SE Douglas Street Lee's Summit, MO 64063
40.	605A SE Douglas Street	
41.	606 SE Douglas Street	Joseph F. and Jennifer R. Wright 606 SE Douglas Street Lee's Summit, MO 64063

	PROPERTY ADDRESS	PROPERTY OWNER NAME AND MAILING ADDRESS
42.	607 SE Douglas Street	Allison J. Meredith 607 SE Douglas Street Lee's Summit, MO 64063
43.	607A SE Douglas Street	
44.	608 SE Douglas Street	Judy L. Partin 608 SE Douglas Street Lee's Summit, MO 64063
45.	608A SE Douglas Street	
46.	609 SE Douglas Street	Dorothy Turkington McKitterick 24686 Royale RDG Laguna Niguel, CA 92677
47.	609A SE Douglas Street	
48.	610 SE Douglas Street	Kimberly A. Kircher 610 SE Douglas Street Lee's Summit, MO 64063
49.	610A SE Douglas Street	
50.	611 SE Douglas Street	Ronnie D. and Monique P. Penn 611 SE Douglas Street Lee's Summit, MO 64063
51.	612 SE Douglas Street	Larry J. and Teresa A. Cott 612 SE Douglas Street Lee's Summit, MO 64063
52.	612A SE Douglas Street	

	PROPERTY ADDRESS	PROPERTY OWNER NAME AND MAILING ADDRESS
53.	613 SE Douglas Street	Marian K. Simmons and Jane Miller 613 SE Douglas Street Lee's Summit, MO 64063
54.	613A SE Douglas Street	
55.	615 SE Douglas Street	Laurina R. Alexander 425 Washington Street, Apt. 201 Kansas City, MO 64105
56.	615A SE Douglas Street	
57.	617 SE Douglas Street	Kenneth L. and Dixie E. Harper 617 SE Douglas Street Lee's Summit, MO 64063
58.	617A SE Douglas Street	
59.	700 SE Douglas Street	Cheryl A. Douglas 700 SE Douglas Street Lee's Summit, MO 64063
60.	702 SE Douglas Street	Christine Marie Lero 702 SE Douglas Street Lee's Summit, MO 64063
61.	702A SE Douglas Street	
62.	500 SE Green Street	Michel J. Seignette Dekerobert 500 SE Green Street Lee's Summit, MO 64063
63.	501 SE Green Street	Ricky J. and Karen K. Keller 501 SE Green Street Lee's Summit, MO 64063
64.	501A SE Green Street	

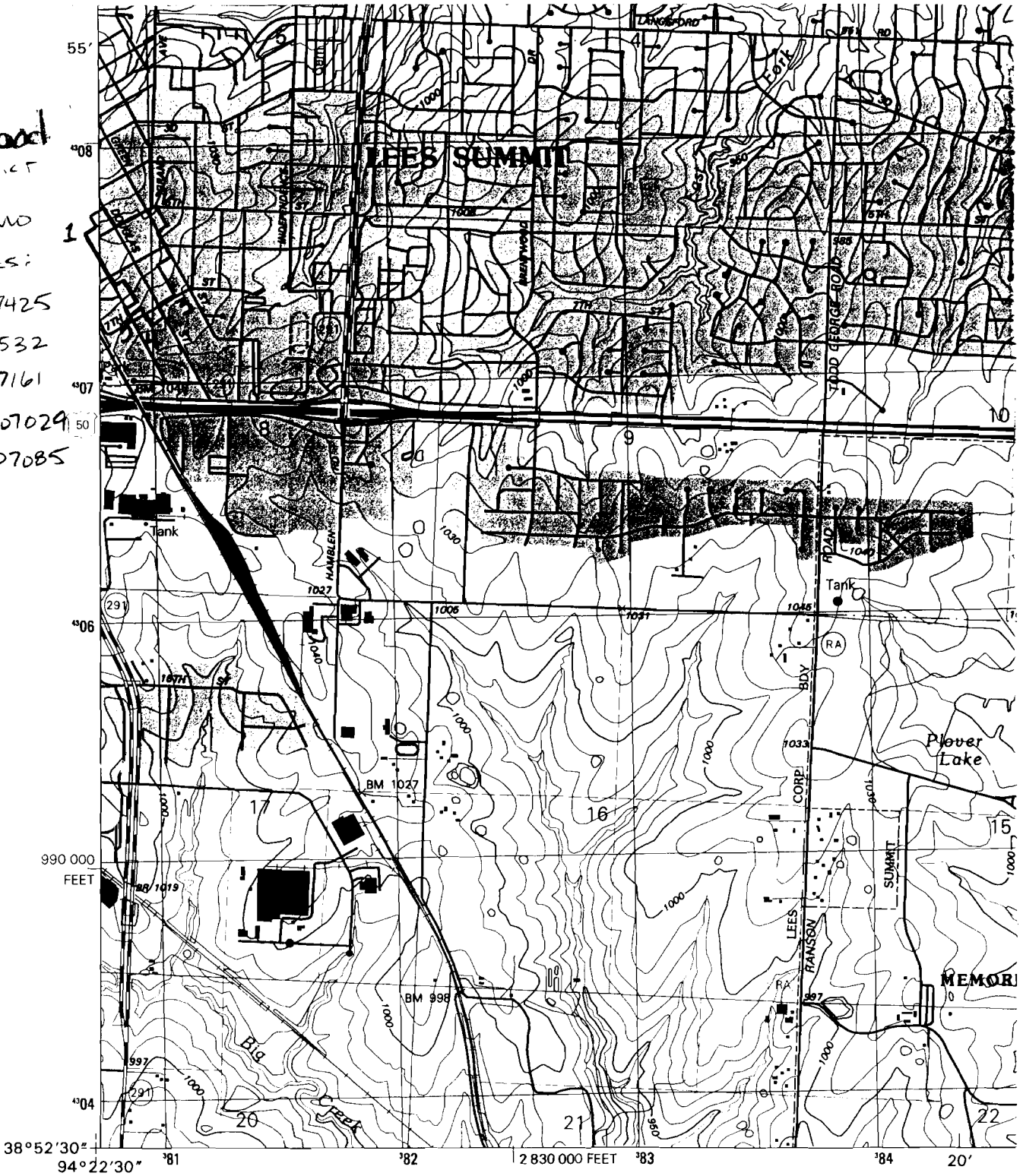
	PROPERTY ADDRESS	PROPERTY OWNER NAME AND MAILING ADDRESS
65.	502 SE Green Street	Fredrick and Joi Hauser 502 SE Green Street Lee's Summit, MO 64063
66.	502A SE Green Street	
67.	503 SE Green Street	Roger and Cynthia Pickard 503 SE Green Street Lee's Summit, MO 64063
68.	505 SE Green Street	Carl Thomas Anderson 505 SE Green Street Lee's Summit, MO 64063
69.	505A SE Green Street	
70.	506 SE Green Street	James and Josei T. Edmonsond 10 Mohave Street Lake Winnebago, MO 64034
71.	506A SE Green Street	
72.	508 SE Green Street	Kurt A. Suchomel 9716 Leslie Avenue Kansas City, MO 64139
73.	510 SE Green Street	John M. and Sharon K. Payne 510 NW Watson Lee's Summit, MO 64063
74.	512 SE Green Street	Gregory A. and Faith F. Taylor 512 SE Green Street Lee's Summit, MO 64063

	PROPERTY ADDRESS	PROPERTY OWNER NAME AND MAILING ADDRESS
75.	600 SE Green Street	Larry D. and WF Onwiler 600 SE Green Street Lee's Summit, MO 64063
76.	600A SE Green Street	
77.	602 SE Green Street	Loran and Jane Van Benthusen 602 SE Green Street Lee's Summit, MO 64063
78.	501 SE Miller Street	Michael J. and Paulette A. Gorecki 501 SE Miller Street Lee's Summit, MO 64063
79.	503 SE Miller Street	Tim M. and Trisha J. Drape 503 SE Miller Street Lee's Summit, MO 64063
80.	503A SE Miller Street	
81.	507 SE Miller Street	Supersport Investments, LLC P.O. Box 2550 Lee's Summit, MO 64063
82.	509 SE Miller Street	Bret A. and Steffany Hedenkamp 509 SE Miller Street Lee's Summit, MO 64063
83.	509A SE Miller Street	
84.	513 SE Miller Street	Christine Treat and Bobby Gene Bushyhead 513 SE Miller Street Lee's Summit, MO 64063
85.	513A SE Miller Street	

	PROPERTY ADDRESS	PROPERTY OWNER NAME AND MAILING ADDRESS
86.	601 SE Miller Street	David E. and Kelly B. Eames 601 SE Miller Street Lee's Summit, MO 64063
87.	601A SE Miller Street	
88.	615 SE Miller Street	Christopher J. and Christen A. Bernard 615 SE Miller Street Lee's Summit, MO 64063
89.	617 SE Miller Street	Dixie L. Mothersbaugh, Trustee 1019 SW Ingleside Place Lee's Summit, MO 64081

Howard
Neighborhood
Historic District
Lee's Summit,
Jackson Co, MO

TM References:
15/380728/4307425
15/381017/4307532
15/381083/4307161
15/381002/4307029
15/380895/4307085



Produced by the United States Geological Survey

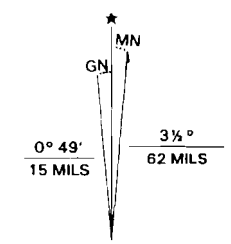
Topography compiled 1934. Planimetry derived from imagery taken 1996 and other sources. Public Land Survey System and survey control current as of 1963

North American Datum of 1983 (NAD 83). Projection and 1 000-meter grid: Universal Transverse Mercator, zone 15
10 000-foot ticks: Missouri Coordinate System of 1983 (west zone)

North American Datum of 1927 (NAD 27) is shown by dashed corner ticks. The values of the shift between NAD 83 and NAD 27 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software

There may be private inholdings within the boundaries of the National or State reservations shown on this map

Houses of worship, schools, and other labeled buildings verfied 1965



UTM GRID AND 2001 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

20%
TOTAL RECOVERED FIBER

509

601

617

615

700

702

615

604

600

NOTICE
WE CALL THE
POLICE
6 TH

501

506

508