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 Northeast Forest Avenue and Northeast Green Street Residential Historic District

other name/site number N/A

2. Location

street & town 108, 110, 114 NE Forest Avenue, and 310, 312 NE Green Street N/A not for publication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 July 19, 2008

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:)

Northeast Forest Avenue and Northeast Green Street Residential Historic District
Name of Property

Jackson County, MO
County and State

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	
5	1	buildings
		sites
		structures
		objects
5	1	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)

OTHER: Gable-Front-and-Wing Folk House
OTHER: Gable-Front Folk House
LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman

Materials
(Enter categories from instructions)

foundation	Limestone
walls	Weatherboard
	Stucco
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. 1895–c.1920

Significant Dates

N/A

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

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 Approximately 1.5 acres

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

	Zone	Easting	Northing
1	1/5	3/8/0/5/3/4	4/3/0/8/8/1/1
2	/	/ / / / /	/ / / / / / /
3	/	/ / / / /	/ / / / / / /
4	/	/ / / / /	/ / / / / / /

Verbal Boundary Description
(Describe the boundaries of the property.)
The boundary of the Northeast Forest Avenue and Northeast Green Street Residential 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 Kerry Davis, Architectural Historian and Sally Schwenk, Historian

organization Sally Schwenk Associates, Inc. date February 2008

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.

Materials (continued)

Walls: Decorative Wood Shingle

SUMMARY DESCRIPTION STATEMENT

The Northeast Forest Avenue and Northeast Green Street Residential Historic District is located in the City of Lee's Summit, Jackson County, Missouri. This 1.5-acre district is in a residential area that lies five blocks north of the historic downtown commercial area. The properties are clustered at the intersection of Northeast Forest Avenue and Northeast Green Street and face onto these streets. There are six buildings in the District, including five residences and an outbuilding. The residences date from circa 1895 to circa 1955. There are five contributing buildings, which date from circa 1895 to circa 1920; four are residences and one is a shed. There is a single non-contributing building.

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

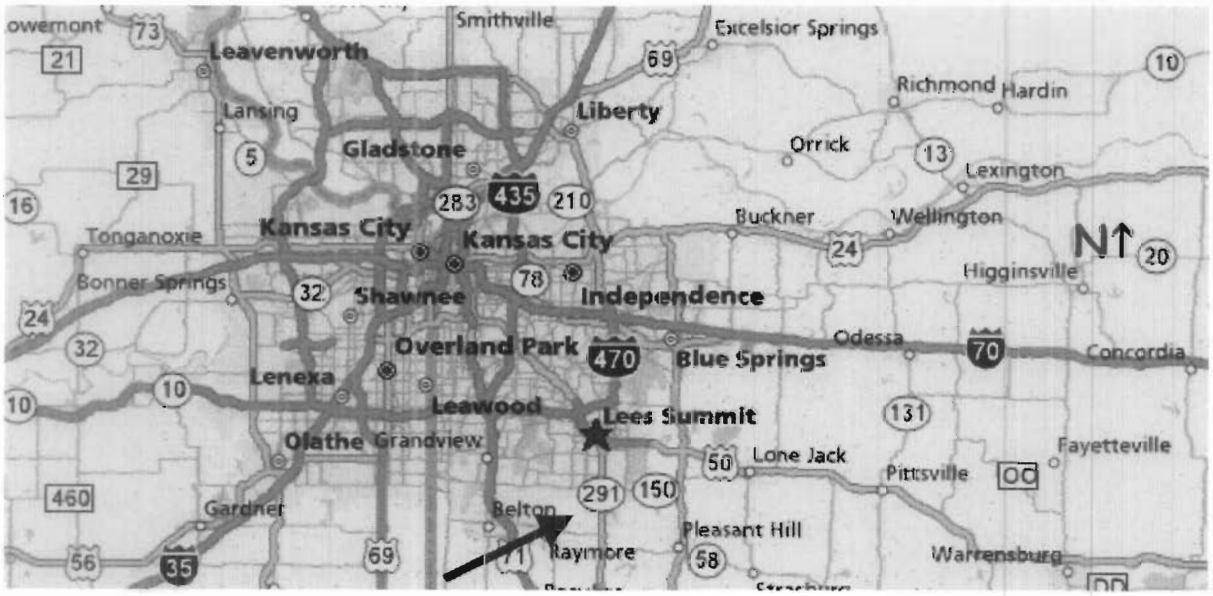
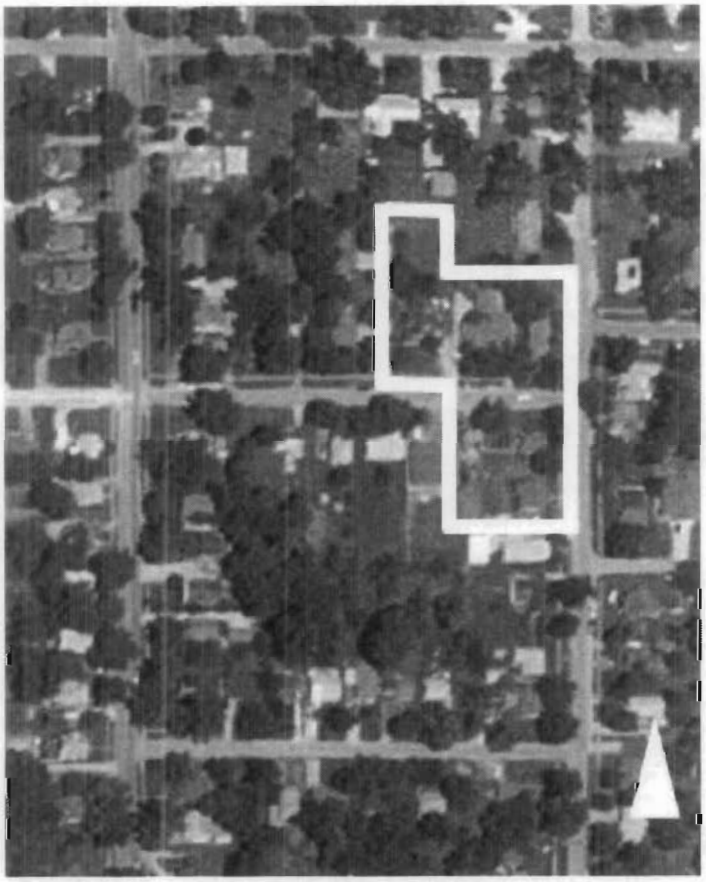


FIGURE 2: SETTING MAP
Northeast Forest Avenue and Northeast Green Street Residential Historic District



The 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 include small cottages and bungalows and a large house. The architectural styles and National Folk House forms of the contributing properties include the Bungalow/Craftsman style and the Gable-Front-and-Wing National Folk House form and the Gable-Front National Folk House form. The structural system and wall materials of each contributing building reflect its period of construction and include balloon frame and platform framing with wood clapboard and stucco siding materials. One

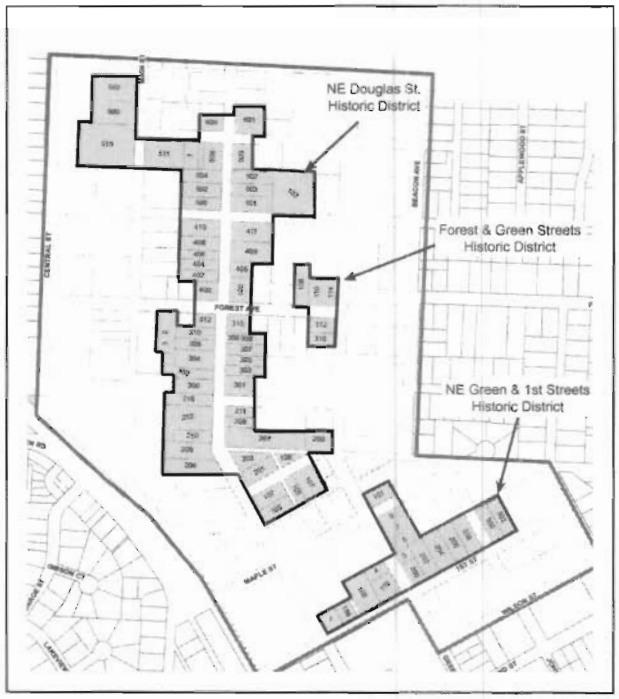
contributing residence has asbestos shingle siding covering a portion of the original siding. As a contiguous grouping of late nineteenth to early twentieth century residences, the District retains its historic architectural integrity and continues to communicate information about its historic development. All of the buildings retain 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 in Lee's Summit, Missouri.

ELABORATION

SETTING

The Northeast Forest Avenue and Northeast Green Street Residential Historic District is located in a larger residential neighborhood five blocks north of the Lee's Summit's historic commercial downtown, which runs along Southeast 3rd Street. The small District is located at the intersection of Northeast Forest Avenue and Northeast Green Street, and includes properties facing onto these streets. The streets are arranged in a grid pattern aligned north-south.

The larger neighborhood that surrounds the District consists of similar residential properties dating to the same general period of time, as well as clusters of mid-twentieth century infill housing. Many residential properties in the area, particularly those adjacent to the district boundary, do not meet National Register criteria for integrity. However, two other areas in the larger residential neighborhoods north of the downtown commercial area retain integrity and are eligible to be nominated as historic districts. They are the Northeast Douglas Street Residential Historic District and the Northeast Green and 1st Streets Residential Historic District. These districts also share many associative characteristics with the Howard Neighborhood Historic District south of the downtown, which is listed in the National Register of Historic Places.



The properties in the Northeast Forest Avenue and Northeast Green Street Residential Historic District are organized on a street grid system of paved streets and no alleys. Most properties feature a driveway leading from the street to unsheltered off-street parking to the side or rear of the main house. No separate automobile garages with historic associations to the residences remain in the District.[1] The individual rectangular lots vary in size and orientation due to a sequence of various plats and the subdivision of original parcels. The lots are generally 68 to 70 feet wide; however the depth of the lots varies from approximately 137 feet to 208 feet. The twentieth century houses generally have similar setbacks along the street; however, the late nineteenth century house has a noticeably deeper setback. Wide grass verges[2] separate the shallow concrete street curb and the narrow concrete sidewalks throughout the District. The streets are paved asphalt and driveways are concrete or gravel. Mature deciduous trees occur randomly in the front yards. Other landscaping is informal and varies from house to house.

ARCHITECTURAL STYLES

The residential resources within the District include a single architectural style and two folk house building forms that reflect a continuum of single-family domestic design that spans twenty-five years of residential development in Lee's Summit. The contributing buildings date from circa 1895 to 1920 and retain physical forms and architectural elements that reflect the design trends popular during the time of their construction. All of the contributing houses are wood frame and are one to two stories in height. Architectural styles of contributing resources include the Bungalow/Craftsman style, and also reflect local adaptations of popular pattern book styles. In addition, one of the contributing houses reflects the Gable-Front-and Wing National Folk House form. It is the earliest dwelling in the District and reflects one of the earliest residential forms in Lee's Summit.

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.

Bungalow/Craftsman Style

Both of the Bungalow/Craftsman style houses in the District remain largely unaltered and contribute to the significance of the District. These residences date from circa 1915 to circa 1920. They represent two

[1] The garage of the non-contributing Ranch house at 110-112 Northeast Forest Street is connected to the house through a series of additions and the construction of a deck.
[2] Grass areas located between the curb and sidewalk that run parallel to the street.

of the style's principal sub-types — the Front-Gabled Roof and the Cross-Gabled Roof — as defined in *A Field Guide to American Houses* by Virginia and Lee McAlester. Character-defining features include low-pitched roofs; wide eaves overhang; prominent porches that feature sturdy, square or tapered columns on brick piers; and wood balustrades. They retain their original windows with vertical muntins.

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. Like the single example in the District, most Gable-Front folk houses have rectangular footprints with their narrow elevation facing the street and are typically one-and-a-half to two-story houses with relatively steep roof pitch, making them ideal for narrow urban lots. As a result of these features, it became a dominant folk house form and remained so well into the twentieth century.

Gable-Front-and-Wing Form

The single example of 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 a T-plan massing. This two-story wood-frame house is the oldest in the District and among the oldest in the surrounding neighborhood and nearby historic districts. It has a steep roof pitch; narrow windows with one-over-one light sashes and simple lintel drip molds; a hipped roof porch set within the L created by the two wings and wrapping the front-facing gable; and minimal ornamentation that is restricted to fascia board, and corner board trim, and window and door surrounds.

DISTRICT INTEGRITY

The Northeast Forest Avenue and Northeast Green Street Residential 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 its historic architectural integrity distinguishing it from adjacent streetscapes that have lost integrity through significant alterations or loss of historic materials or that include infill housing that dates from the post-World War II period. The integrity of the District successfully communicates important information

about the City's development. In addition to the District's reflection of the evolution of architectural styles, the relationship between the residences and outbuildings based on their location, streetscape, building materials, workmanship, scale, and massing creates a distinct identity separate from the surrounding streetscapes. All of the contributing houses retain their historic wood windows, although many now have metal storm window units. Porch alterations are common, which considering the age of these houses, is to be expected. These changes are minimal and restricted to replacement steps, railings and support posts.

In addition to porch alterations, another common integrity issue in the District is the presence of secondary asbestos shingle siding. In regards to secondary 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."[3] Those with secondary siding that are listed as contributing have secondary siding that does not obscure their significant form, features, and detailing, and it has been documented by close visual inspection of key areas of the building that the original siding remains intact beneath subsequent layer(s) of non-original cladding material.

The single non-contributing dwelling in the District has a construction date after 1941, outside the period of significance. There are a number of resources adjacent to the District that were not eligible for inclusion within the boundary due to the application of secondary siding that obscured their character-defining elements. If, in the future, the non-original siding is removed and the original siding and character-defining features remain intact, these properties may be re-evaluated for sufficient integrity as the basis to amend the District Boundaries for their inclusion.

PROPERTY LISTING BY ADDRESS

1. **108 Northeast Forest Ave., Contributing c.1895 Gable-Front-and-Wing Folk House**
   This two-story, steeply pitched, Gable-Front-and-Wing house exhibits a variant of the folk house form, with the characteristic intersecting gable roof forming a T-plan rather than the typical L-plan footprint. The primary façade has three symmetrical bays. The main body of the house is side-gabled with a central gabled projection. A hipped roof porch, supported by non-original

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

square wood posts, wraps the center and west end bays. A pair of tall, narrow windows with accentuated wood surrounds is at the second level of the central bay and features a wood entablature with block modillions. Additional characters defining architectural features include a decorative hood awning over a first-story window on the east elevation, decorative blocks on the eaves fascia board trim, and a large window in the first-story center bay. This house represents some of the earliest residential development in Lee's Summit and contributes to the significance of the District. Photograph Number 1.

2. **110-112 Northeast Forest Ave., Non-Contributing Post World War II Ranch Style Duplex**
This mid-to-late 20th century infill duplex has the typical features of its style, including an overall horizontal profile, a shallow-pitched cross-gabled roof, and stoop entrances. Asbestos shingles and board-and-batten cover the walls. The primary facade has two stoop entrances. Fenestration is arranged singly, in pairs, and in a band of three. A garage wing extends from the rear (north) elevation. Photograph Number 1.

3. **114 Northeast Forest Ave., Contributing c.1915 Craftsman Bungalow**
The primary façade of this one-story bungalow home is dominated by a clipped gable roof and a full-width porch supported by wood piers on brick plinths. The entry is in the center bay and flanked on each side by three-over-one light windows with wood casings. A horizontal three-light hopper window is in the gable peak. Additional character-defining features of the style reflected in this house include the exposed rafter tails and decorative knee brackets, and the wood clapboard siding that is wider near the foundation and narrower toward the roofline. Photograph Number 2.

4. **310 Northeast Green St., Contributing c.1920 Craftsman Bungalow**
This side-gabled Craftsman bungalow has a center-bay gable-front porch supported by square posts. The roof features wide open eaves and decorative knee braces. Windows are generally paired and are double-hung wood sashes with four-over-one lights. Additional character-defining features of the style that are intact on this building include the original wood window and door casings, the historic stucco siding, and the exposed rafter tails. The enclosure of the front porch with wire screening is common, transparent, easily reversible, and does not affect the overall integrity of the house. Photograph Number 3.

5. 312 Northeast Green St., Contributing c.1910 Gable-Front Folk House

A full-width hipped roof porch dominates the primary façade of this one-and-one-half-story, Gable-Front house. The porch features slender Tuscan columns and an open foundation screened with patterned wood members. A square bay window with a shallow hipped roof projects from the center of the upper façade wall and contains a pair of one-over-one wood sash windows. Entry occurs in the north end of the two-bay-wide primary façade; a single window is located in the south end of the façade. Additional character defining architectural features include the decorative shingles on the front gable wall, the original one-over-one wood sash windows with their historic wood casings, the wide eaves, and the three-part bay window on the south elevation. Photograph Number 3.

6. 312-A Northeast Green St., Contributing c.1910 Outbuilding

This one-story shed is located at the rear of the lot (at the west parcel boundary) and has a steeply pitched gable-front roof and board-and-batten siding. The primary (east) elevation is two bays wide, defined by a single pedestrian entry with a board-and-batten door and a window opening with a hinged board-and-batten shutter/door.

312-A Northeast Green

STATEMENT OF SIGNIFICANCE

The Northeast Forest Avenue and Northeast Green Street Residential 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: 1865-1960," "Railroad Market Center: 1865-1945," and "Architectural Styles and Vernacular Property Types: 1865-1960" 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 a small grouping of contiguous residential resources in the nineteenth century Hearne's Addition (First) filed in 1887. The District clearly contributes to an understanding of the evolution of Lee's Summit's residential neighborhoods.[4] 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 centuries. In particular, it represents the early development that occurred north of the commercial center near Douglas Street, which was then the main road between Lee's Summit and the county seat, Independence, Missouri. The District's significance in architecture is due to the presence in a contiguous area of popular architectural styles and folk house forms that reflect the evolution of residential designs in the late nineteenth and early twentieth centuries in Lee's Summit. The architectural property types include popular twentieth century pattern book Craftsman bungalow style and late nineteenth National Folk House forms that appeared early in the City's history as documented in Sections E and F of the MPDF. The period of significance of the District is from circa 1895 to circa 1920, beginning with the estimated date of construction of the earliest contributing residential building and ending with the estimated date of construction of the latest contributing building. The Great Depression and World War II, interrupted construction within the District and residential construction after the end of the war within the District does not reflect significant community development patterns and consisted of random infill housing. The period of significance acknowledges historic alterations in response to specific functional

[4] As noted and illustrated in Section 7, the District is one of three areas in the larger residential neighborhoods north of the downtown commercial area that retain integrity and are eligible to be nominated as historic districts. All three of these districts share many associative characteristics with the Howard Neighborhood Historic District south of the downtown area, which is listed in the National Register of Historic Places.

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 its contributing resources are significant "Single-Family Residential Property Types, circa 1865-1960" 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 centuries in Lee's Summit, Missouri.

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.

The District lies in an area five blocks north of Lee's Summit's downtown commercial area east of the Missouri Pacific Rail Road tracks. The District includes portions of lots 32, 33, and 34 of Hearne's (First) Addition, platted in 1887.

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.[5] Like all rural railroad market centers, key roads and streets connected with the county road system, providing wagon access to the railroad lines. Douglas Street, which runs along the west boundary of the District, ran parallel to the rail lines and was

[5] 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, DC. 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.

historically the most significant north/south connector street in Lee's Summit. Formerly called "Hearne Street" north of Vine Street, it is and was an extension of "Lee's Summit Road," which ran north from Lee's Summit to the Jackson County governmental seat in Independence, Missouri.

Early on, residential development occurred along Northeast Douglas Street in the area north of the downtown commercial area and spread along intersecting side streets, such as Northeast Forest Avenue and Northeast Green Street.

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

The District's origins as a residential neighborhood were part of a larger evolution of development that occurred in the late nineteenth century north of the City's commercial district. The District is clustered at the intersection of Northeast Forest Avenue and Northeast Green Street in an area north of downtown where the street grid shifts from the original town arrangement aligned parallel to the Missouri Pacific Railroad line, which runs in a northwest-southeast direction, to a street pattern that runs in a true north-south, east-west grid that corresponds 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 parcels has associations with the later additions that are platted on a grid oriented to the compass points. The date of platting, in turn, reflects the periods of

residential growth associated with the initial gains in population that occurred after Lee's Summit established itself as a major railroad market center in Jackson County.[6]

The District is located in a nineteenth century addition platted during Lee's Summit's early history. In the original town plat of 1867, Howard's Addition (First) included blocks on both sides of the Missouri Pacific Railroad tracks. Between 1877 and 1889, several subdivisions were platted within what became the official city limits upon the City's incorporation in 1889, as well as just outside the city limits. The District includes part of lots 32, 33, and 34 in Hearne's Addition (First), platted in 1887. The platting of these additions reflects a growth that occurred in the 1880s and includes the following:

- W.B. Howard's Addition (First), platted 1867
- W. B. Howard's Second Addition, platted in 1883, was within the 1889 city limits
- Hearne's Addition (First), platted in 1887, was not within the 1889 city limits
- Hearne's Second and Third Additions, both platted in 1889, were not within the city limits at that time
- Half of the Myrtle Park Addition, which was platted in 1887, was within the city limits.

At the time of the platting of Hearne's Addition (First), Lee's Summit was the second largest grain shipping point in Jackson County after Kansas City.[7] It also served as an important shipping point for cattle and hogs. The 1880 census lists the population of Lee's Summit at approximately nine hundred residents.[8] The growing town contained an active commercial center of around twenty-five business houses representing all kinds of merchandise that lined Market and Main Streets, which ran parallel to the railroad tracks.

Of the eight additions (or subdivisions) platted between 1877 and 1889, six were north of downtown. These new building lots accommodated the community's demand for many years as housing filled in

[6] Ibid., E13-16. Contexts associated with growth as a railroad market center and associated population growth trends.
[7] Deon Wolfenbarger, "Lee's Summit, Missouri Final Report Historic Resources Survey" (Lee's Summit: City of Lee's Summit Historic Preservation Commission, Community Development Department, 15 August 1994, photocopy). 4.
[8] *The History of Jackson County, Missouri,* 342.

around the edges of the area and the remaining vacant lots at the heart of the city. The town's oldest residences lined South Market Street and Douglas Street, both of which ran north to Independence.[9]

Like other early residential subdivisions, the District was in an area where some of the community's earliest residential development occurred.[10] Initially residential development occurred south of the downtown commercial center along Southeast Douglas Street. In the mid-1880s residences appeared north of the commercial district along Northeast Douglas Street, Northeast Green Street, and their intersecting side streets. Thus the District includes an example of some of the earliest residences north of the downtown.

In 1905, the City expanded the corporate limits of Lee's Summit to the size of approximately one square mile. This expansion took in all of the aforementioned additions except for Hearne's Addition (First), platted in 1887, and Hearne's Second Addition, platted in 1889.

Developers platted four additions between 1907 and 1910, and filed three more plats between 1923 and 1929, after which all subdivision activity in the City ceased for the nearly two decades that encompassed the Great Depression and World War II. After the end of World War II, new growth stimulated by the expanding freeway system and the establishment of the Western Electric complex resulted in a number of annexations, and most residential construction occurred in new subdivisions.

Typical of many small rural communities, development in subdivisions platted during the late nineteenth centuries often occurred over an extended period of time. As a result, the residential building patterns in the District, and throughout the older neighborhoods of the community, did not occur in a geographically sequential manner. 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 houses. In a majority of instances, the future owner contracted for the construction of the residence. In the District, the two Bungalow/Craftsman style houses and the Gable-Front house are examples of such "second-generation" houses built after the subdivision of larger lots that were still vacant in 1904.

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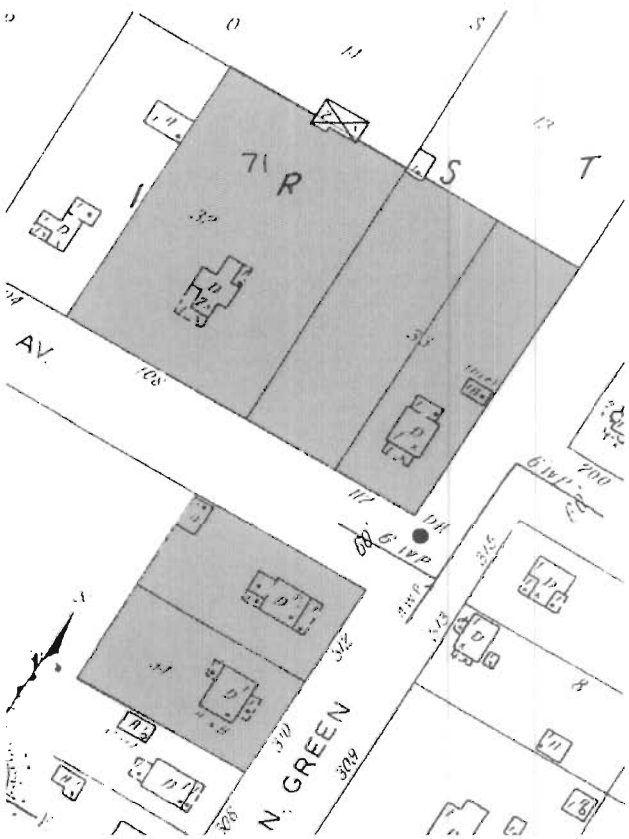
[9] Wolfenbarger, 7. These were W. B. Howard's Second Addition, Myrtle Park Addition, Hearne's Addition, Hearne's 2nd Addition, and Hearne's 3rd Addition. Frank Graves, interview by Cathy Ambler, 7 December 2001, transcript, Historic Preservation Services, LLC, Kansas City, Missouri.
[10] Ibid., E27

In the areas platted north and northwest of downtown between the founding of Lee's Summit and the onset of World War II, residential construction occurred over an extended period of more than a century. As late as the 1950s, new houses appeared on lots platted in the 1880s. As a result, these residential neighborhoods contain a variety of building types and architectural styles.



1935 Sanborn Map – Detail of District

The Northeast Forest Avenue and Northeast Green Street Residential Historic District is one of several extant streetscapes with sufficient historical architectural integrity to visually reflect these development patterns.

The District's architectural and community development contexts with the other neighborhoods platted during the 1870s and 1880s in Lee's Summit. Each of these neighborhoods includes a variety of housing styles and eras of construction that subtly distinguish them from each other. Contributing to the District's distinct sense of place is the unity achieved by mature trees; the similarly sized streets and sidewalks; the generally consistent house setbacks; and the presence of wide grass verges between the curb and the sidewalk. The effect is the appearance of a streetscape in a small-town Midwestern neighborhood that has evolved over time.

Other patterns of development of the District are apparent in the dates of construction. One of the indicators of the age of the residential enclave is the presence of the relatively modest Gable-Front-and-Wing National Folk House form dating from the 1880s and 1890s. 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,

sited on large lots. However, after 1910, smaller Craftsman bungalows began appearing on lots that had been subdivided from larger lots. The presence of these early twentieth century Craftsman bungalows reflects a nationwide trend in housing. These smaller houses indicate a decrease in the square footage in homes to absorb the increased cost of technological improvements such as indoor plumbing and central heating and ventilating systems. They also are indicative of 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.[11]

Other factors contributing to house size were the rise of a middle class that could afford to leave their rented quarters and contract directly with the home builder to erect a modest dwelling, and the advent of home financing mechanisms from lending institutions geared for the middle classes, which spurred this development. In the early twentieth century, properties in the District included the homes of a feed mill worker (renter), a stonemason, a house carpenter (renter), and an electrical contractor, middle class laborers and blue-collar workers. 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.

ARCHITECTURAL STYLES

The District's significant "Single-Family Residential Property Types, circa 1865-1960" as documented in Section F of the MPDF meet the integrity thresholds established for the property type. Although the District is small, under Criterion C, the four contributing resources 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.

[11] Ibid., E29.

The different types of residences in the District define its unique appearance and include a small one-and-a-half story cottage and two bungalows of six rooms or less, as well as a relatively large two-story Gable-Front-and-Wing folk house. All of these buildings are wood frame with wood siding.[12] They also fall into two distinct classifications, high style and vernacular folk house forms. The Gable-Front-and-Wing folk house dates to the 1890s, and is important as a rare survivor of this period of construction in Lee's Summit. The houses dating from World War I era through circa 1920 include the two Craftsman bungalows and the circa 1910 Gable-Front Folk House. All reflect residential styles and designs popular throughout the nation during the late nineteenth and early twentieth centuries.

These 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 subdivider. They derive their architectural significance as a group from the 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.

CONTRIBUTING PROPERTY HISTORICAL DOCUMENTATION

108 Northeast Forest Avenue, Contributing c. 1895 Gable-Front-and-Wing Folk House

This property, originally a part of Hearne's First Addition, platted in 1887, is now located in The Ceder's Addition, replatted in 1978. The home appears on both the 1904 plat map and the 1935 Sanborn Fire Insurance Company map, however no listing of residents was found in the 1888-1889 City Directory. Deed records indicate that S. Sheppard acquired the property in 1890 from Hayes Investment Co., selling it shortly thereafter to Fred Brown (1890). W. Coalbank purchased the property in 1895 and Ida Coalbank owned the property in 1899 and continued to be listed as the owner in 1929. Perry Coalbank, a feed mill worker, rented the house in 1920. Walter Scott Coalbank was the owner following Ida and is listed in the 1905-1906 City Directory as residing in a home on the south side of Forest (as there were no other houses on the south side of Forest at that time, it is likely that this was an error and Coalbank lived in 108 Northeast Forest at the time of his ownership). Later owners include William Short, farm laborer

[12] As noted in Section 7, one of these buildings has secondary siding applied over the original wall materials. However, the secondary siding does not obscure character-defining elements of the style or form.

(1930-1961); Frances Short (1975); Edward Falk (1978); Donald Davis and Christopher Burnett (1978); Tommy Green (1980); and Christopher and Linda Brewer (1988).

110-112 Northeast Forest Avenue, Non-Contributing Post World War II Ranch Style Duplex
This was originally part of Hearne's First Addition, platted in 1887. This house does not appear on the 1945 Sanborn Fire Insurance map.

114 Northeast Forest Avenue, Contributing c. 1915 Craftsman Bungalow
Located in Hearne's First Addition, platted in 1887, this home does not appear on the 1904 plat map, however, it does appear on the 1935 Sanborn map. Records indicate that the property had seventeen owners beginning with the platting of the addition. Early owners include F.M. and E.W. Hayes (1887); Samuel Sheppard (1890); James Fetters (1890); J.C. Jones (1895); Geo. Webb (1905); M. Scott (1905); Charles Keller, stone mason (1920-1930), Clyde Corn, Mayme Hawkins, and Bridgette Parks. The property is listed as 112 Northeast Forest Avenue on the 1945 Sanborn Map and in the 1920 and 1930 federal census information.

310 Northeast Green Street, Contributing, c.1920 Craftsman Bungalow
This property was originally part of Hearne's First Addition, platted in 1887. This house appears on a 1935 Sanborn Map. Edward Miller, an electrical contractor, is shown as owning the house and residing here with his wife and son in 1930.

312 Northeast Green Street, Contributing, c.1910 Gable-Front Folk House
Located within Hearne's First Addition, platted in 1887, this house does not appear on the 1904 plat map, however it does appear on the 1935 Sanborn map. No residents were found for this property in the 1888-89 and 1906-06 city directories. Early owners include H. and A. Jerard, G. Egbert (1917), Edward Miller, and L.K. Bernard. Bertha Sechler is listed as the owner in 1929. Nicholas Yoder, house carpenter, rented the house and resided here with his family in 1930. Later owners include Noah Pine, Edward N. Miller, Edward E. Miller (1974), and Wilson Everman (1976).

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GEOGRAPHICAL DATA

BOUNDARY JUSTIFICATION

The boundaries of the Northeast Forest Avenue and Northeast Green Street Residential Historic District encompass a small concentration of historic residential resources that retain their historic architectural integrity individually and as a group and have significant associations with the evolution of residential architecture and the residential development of the community as described in the MPDF "Historic Resources of Lee's Summit, Missouri." The District's boundary corresponds to the lot lines of the included properties and incorporates the open space associated with the public right-of-way, such as streets, 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 adjacent to the boundaries and in the general vicinity were considered for inclusion, but were determined ineligible for reasons of lack of historic architectural integrity or age. As noted in Sections 7 and 8, the District is one of three groupings of buildings in a five-block area north of the commercial downtown between Central Street on the west and Beacon Avenue on east that, due to their historic architectural integrity and shared architectural and community development associations, meet the National Register criteria for eligibility as historic districts.

PHOTOGRAPHIC DOCUMENTATION

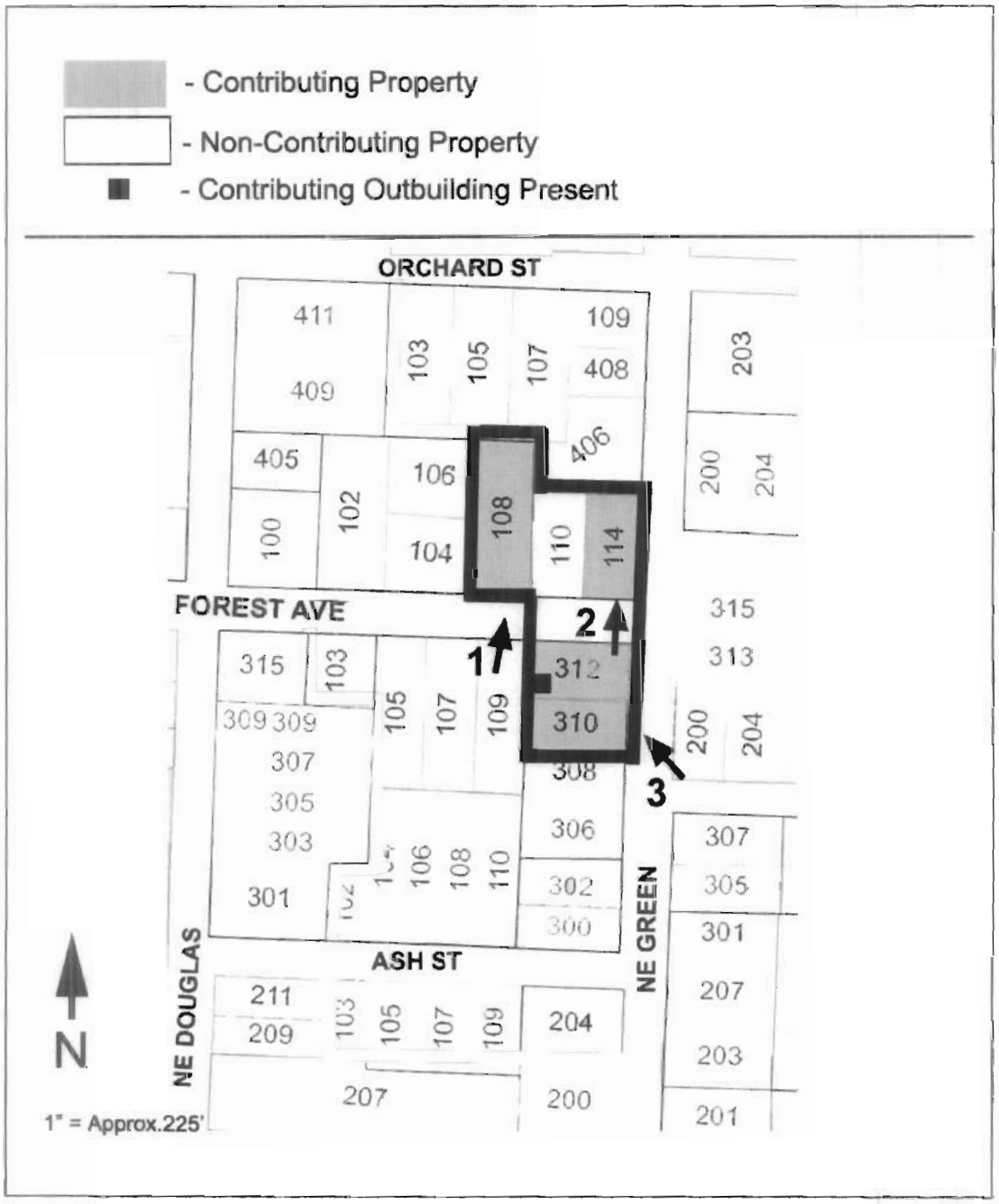
Photographer: Brad Finch
F-Stop Photography
Kansas City, Missouri 64116

Date of Photographs: December 2007

Location of Negatives: Missouri State Historic Preservation Office
Jefferson City, Missouri 65101

Photograph Number	Camera View	Street Address/Location
1.	N	108 and 110-112 Northeast Forest Avenue
2.	N	114 Northeast Forest Avenue
3.	NW	310 (L) and 312 (R) Northeast Green Street

NORTHEAST FOREST AVENUE AND NORTHEAST GREEN STREET RESIDENTIAL HISTORIC DISTRICT BOUNDARY AND PHOTOGRAPH LOCATION MAP



PROPERTY OWNERS

	PROPERTY ADDRESS	PROPERTY OWNER NAME AND ADDRESS
1.	108 Northeast Forest Avenue	Kyle Watts 108 Northeast Forest Avenue Lee's Summit, Missouri 64063
2.	110-112 Northeast Forest Ave.	Jafrae C. Alford P.O. Box 268 Bethel, ME O4217
3.	114 Northeast Forest Avenue	Bridgett D Parks 402 Northeast Grand Lee's Summit, MO 64063
4.	310 Northeast Green Street	Wilson and Shirley R. Everman 312 Northeast Green Street Lee's Summit, MO 64063
5.	312 Northeast Green Street	Wilson and Shirley R. Everman 312 Northeast Green Street Lee's Summit, MO 64063

NORTHEAST FOREST AVE. & NE GREEN ST.
RESIDENTIAL HISTORIC DISTRICT
T 48 N LEE'S SUMMIT,
T 47 N JACKSON CO., MO
UTM REFERENCE:
15/380534/4308811

340