

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name SE Third Street and SE Corder Avenue Ranch House District
other names/site number NA

2. Location

street & number Approx. the south side of SE Third east of Independence Ave, along SE Corder Ave north of SE 4th and 5 east lots south of 4th NA not for publication
city or town Lee's Summit NA 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 at the following level(s) of significance:

___ national ___ statewide local

Mark A Miles

August 2, 2011

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

Date

Missouri Department of Natural Resources
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:)

Signature of the Keeper

Date of Action

SE Third Street and SE Corder Avenue Ranch House
District _____
Name of Property _____

Jackson County, Missouri
County and State _____

5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

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

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
20	8	buildings
		district
		site
		structure
		object
20	8	Total

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

Number of contributing resources previously listed in the National Register

Historic Resources of Lee's Summit, Missouri

-0-

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

DOMESTIC/Single Dwelling

DOMESTIC/Secondary Structure

DOMESTIC/Single Dwelling

DOMESTIC/Secondary Structure

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

MODERN MOVEMENT: Ranch Style

foundation: CONCRETE

walls: WEATHERBOARD

BRICK

roof: ASPHALT

other: SIMULATED MASONRY

SE Third Street and SE Corder Avenue Ranch House
District _____
Name of Property _____

Jackson County, Missouri
County and State _____

8. Statement of Significance

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 old or achieving significance within the past 50 years.

Areas of Significance

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1954 - 1960

Significant Dates

1955-1958

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Perdue, Clyde, builder

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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: _____

SE Third Street and SE Corder Avenue Ranch House
District _____
Name of Property _____

Jackson County, MO
County and State _____

_____ recorded by Historic American Landscape Survey # _____
Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property _____ 12 acres _____

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>15</u> Zone	<u>381317</u> Easting	<u>4308090</u> Northing	3	<u>15</u> Zone	<u>318608</u> Easting	<u>4308119</u> Northing
2	<u>15</u> Zone	<u>381608</u> Easting	<u>4308216</u> Northing	4	<u>15</u> Zone	<u>381473</u> Easting	<u>4308119</u> Northing

11. Form Prepared By

name/title Sally Fullerton Schwenk, Historian,
organization Sally Schwenk Associates, Inc. date October 30, 2010
street & number 3800 Baltimore St. STE 3 South telephone 816-221-2672
city or town Kansas City state MO zip code 64111
e-mail sschwenk@ssapreservation.com

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs.**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name See Attached as Section 11
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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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SE Third Street and SE Corder Avenue Ranch House District
Jackson County, Missouri
Historic Resources of Lee's Summit, Missouri MPDF

SUMMARY DESCRIPTION STATEMENT

The SE Third Street and SE Corder¹ Avenue Ranch House District is located in the City of Lee's Summit, Jackson County, Missouri. [Figure No. 1] This irregular twelve-acre district incorporates a post-World War II residential area east of the historic downtown commercial area. [Figure No. 2] The properties face onto SE Corder Avenue or the south side of SE Third Street east of Independence Avenue. There are twenty-eight buildings in the District; twenty-five are residential buildings and three are ancillary garages. The residences date from 1954 to 1960. There are twenty contributing residential buildings, five non-contributing residential buildings and three non-contributing garages. The District as a whole and its contributing buildings meet the general 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) as well as the guidelines for suburban properties in *National Register Bulletin: Historic Residential Suburb: Guidelines for Evaluation and Documentation for the National Register of Historic Places*. The District's assemblage of one-story residences that have a narrow range in size, plans and forms, and period of construction is unique in comparison of contemporaneous early post-World War II subdivisions in Lee's Summit. Further contributing to the homogenous nature of the District is, with the exception of one non-contributing Modern Movement, Split-Level plan building on the edge of the District, the exclusive use of the one-story Ranch House style as interpreted by Lee's Summit developer and homebuilder, Clyde E. Perdue. While the low, one-story building plans feature typical architectural characteristics of plan and form found in Ranch House subdivisions of the 1950s, the residences in the District feature a variety of original cladding materials. With only a few exceptions, they incorporate the use of simulated masonry (PermastoneTM).² The use of these materials and treatments in various combinations and the degree in which these treatments appear in the District, distinguish it from other early post-war subdivisions in Lee's Summit. Wood clapboard or board-and-batten siding is commonly used with the PermastoneTM. Many of the buildings incorporate the use of lap siding, which is, in a number of instances, covered with secondary siding of aluminum or vinyl applied over the original clapboard; the non-historic siding has the appearance of lap siding. Only three of the residences have

¹ The historic name of the street is SE Corder Avenue. A recent change in street name now lists the street as SE Corder Street. To avoid confusion and assure consistency, the historic designation as SE Corder Avenue is used throughout the document.

² Simulated masonry is a term that was developed to describe a variety of products that were made to imitate characteristics of natural stones. These materials are commonly made out of cement, fiberglass, minerals, and a variety of other materials shaped on-site to resemble masonry's texture by a specific mold and applied directly to a building. One of the more prevalent types of simulated masonry was PermastoneTM, one of the first molded stone wall-facings. The mixture of Portland cement, aggregate, mineral colors, crushed quartz and metallic hardeners was provided to licensed, trained dealers, along with the necessary molds. The dealer mixed, molded, and applied to the building directly like stucco. The application required three steps. The variety of color allows for the development of interesting strata and varied stone color.

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brick wall cladding. All but one of the contributing buildings are attributed to Perdue and are variations on Linear, L-shape, and Complex plans utilized by Perdue. Of additional importance is the presence of original landscape design elements that are important in defining post-World War II subdivision development including street dimensions, type of curbing where originally present, drive-ways and aprons, and concrete patios, as well as formal tree plantings. As a contiguous grouping of mid-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 patterns of residential development in Lee's Summit and the evolution of residential architectural styles, plans, and types popular during the post-World War II mid-twentieth century in Lee's Summit, Missouri.

ELABORATION

LOCATION AND SETTING

The SE Third Street and SE Corder Avenue Ranch House District is part of a larger residential area east of Lee's Summit's historic commercial downtown. The District is located roughly between SE Third Street and SE Fifth Street, east of Independence Avenue and is bisected by Corder Avenue. The streets' arrangement references the City's traditional late nineteenth and early twentieth century grid pattern aligned with the cardinal points, unlike the downtown commercial area which was platted on the original town site nineteenth century grid that parallels the Missouri Pacific Railroad line that runs in a northwest-southeast direction. [Figure No. 2]

The larger neighborhood to the west of the District consists of single-family residential resources dating to the early twentieth century. To the north and south is mid-twentieth century, single-family housing of a later time period and consisting of a variety of Modern Movement houses, including Ranch House style dwellings. Adjacent to the east, south of SE Fourth Street, is a mixture of early- to mid-twentieth century single-family residences. Adjacent to the east, north of SE Fourth Street, are two 1980s *cul-de-sacs* (SE Third Terrace and SE Morningside Drive) developed for duplexes. Because of the development of the houses in the District by Perdue, its cohesive appearance differs from that of other contiguous neighborhoods. Those residential properties adjacent to the District boundary, but not included in the District, do not meet National Register criteria for integrity or do not have significant associations individually with the District's period of significance and associations with patterns of development of residential housing in Lee's Summit. [Figure No. 2]

Located along SE Third Street, a paved major collector street and curbing which is sixty feet wide, the size of the lots varies. Those on corner lots have different dimensions than those facing only the street, which are of the same width but of different depths. The lots along one side of SE Corder Avenue, a fifty-foot wide asphalt street,

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differ in depth from those on the other, but the widths are the same, creating a sense of uniformity. There are no vacant lots. All lots are on a grid system. [Figure No. 3 & 7] The absence of sidewalks, curbing and alleys characterize the District's mid-century "suburban" streetscapes. Those lots on Corder Avenue north of SE Fourth Street measure 100 feet wide with those on the east side measuring around 260 feet deep; those on the west side are uniformly 182.5 feet deep. South of SE Fourth Street in what was once the 1927 Onahome Addition the lots are smaller, measuring 50 feet in width and from 150 to 182.5 feet in depth. [Figure No. 6 & 7] The residences along Corder Avenue have a uniform setback. [Figure No. 3] All of the houses have an integrated one- or two-car garage; all but two houses have the garage openings on the primary façade accessed by a straight driveway connected to the street. Concrete sidewalks connect the driveway and the porch; thus, driveways also provide the primary pedestrian access to the houses from the street.

DESIGN AND MATERIALS

General Architectural Stylistic Features and Materials

The Ranch House style residences in the District are one-story buildings with a wide horizontal façade facing the street. They have moderate-to-wide eaves. The low-pitched roofs are gabled or hipped, and the house plans, as noted, include an integrated one- or two-car garage. These buildings reflect a transition in housing design that occurred in the 1940s and 1950s, during which the roof became increasingly shallow in grade and the house form extended horizontally. The District's houses often feature large picture windows with fixed panes, often grouped with flanking sash windows in a tripartite arrangement. Other window openings are typically single or paired and original *faux* shutters are a common decorative element. All but a very few windows are the original double-hung sash windows with two-over-two or two-over-one lights created by use of horizontal muntins. There is one example of the use of a band of three windows with the original double, stacked hopper windows and there are a couple of examples of multi-pane, double-hung sash windows. All of the foundations and entrance porches are concrete. The roofs are composition/asphalt shingle.

A combination of two exterior wall materials delineates the design of the primary facades in all but a few residences. When the primary façade features a combination of materials, the application of materials occurs in horizontal sections which underscore the overall horizontal character of the building. Most often, horizontally placed PermaStone™ of varying hues occupies the lower one-third section of the wall or, where there are gable-front projections, the entire elevation. Other full-wall elevations or the upper two-thirds of primary elevations have vertical wood board-and-batten siding, horizontal lap siding, non-original aluminum siding and/or vinyl siding. Brick veneer is present in three examples, one of which incorporates weeping mortar joints and rough-laid brick and another residence where brick constitutes the only cladding material. Wavy cut horizontal weatherboard sometimes occurs within gable walls. Additional stylistic defining features often include a broad

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interior PermaStone™ clad chimney, wide or moderately wide boxed eaves, porch stoops or shallow, recessed entrance porches, and wrought iron porch supports and railings. With only two exceptions, the houses in the District have no additions.

Classification of Ranch House Plan Types and Sub-types

A windshield survey of Ranch Houses in Lee's Summit³ indicates a high level of diversity of outward appearance of early Ranch Houses, most of which are concentrated in or adjacent to the Old Town area of Lee's Summit in comparison with other historic residences. Yet despite these differences, which are indicative of date of construction, as well as different architectural styles and plan book stylistic adaptations, there are recurring patterns of underlying forms of Ranch Houses, as is common in other communities. In the proposed SE Third Street and SE Corder Avenue Ranch House District, these forms provide the basis of the classification of Ranch House types due to the absence of defined architectural stylistic sub-types and the role of the ground plan and the elevations as the most distinguishing characteristics of the residences. As noted by Virginia and Lee McAlester in *A Field Guide to American Houses*, “

*The chronology of changing architectural fashions or styles provides the framework for identifying American houses. A second basic feature of houses is form or shape. House shape is best analyzed by dividing the three-dimensional house into two separate two-dimensional components. The first is ground plan, the pattern made by exterior of walls when viewed from directly above, the second two-dimensional component is elevation, the pattern made by wall, roof, and details when viewed from ground level.*⁴

Thus house type or sub-type equals plan (plan-shape) plus height (mass-form).⁵ This concept of house type is based on distinctive patterns of interior spaces and exterior forms rather than stylistic conventions. As noted and recommended in the State of Georgia's guide to Ranch House types, the use of house type is particularly useful in classification of Ranch Houses (such as those found in SE Third Street and SE Corder Avenue District) where the forms and floor plans of the houses, rather than stylistic conventions, are the principal character-defining features. Thus the architectural character of these houses literally derives from their combinations of plans and forms. The principal benefit of using this typology is that it allows the subdivision of large groups of otherwise

³ Conducted by Sally F. Schwenk in 2010 to review changes in documentation from an updated survey of twentieth century subdivisions conducted in 2001-2002.

⁴ Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2003), 21.

⁵ A house type/sub-type is sometimes called a plan-form.

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similar houses into smaller, more precisely defined groups, and provides a more refined frame of reference for evaluating architectural significance.⁶

Ranch House style surveys and National Register documentation that categorize Ranch Houses based on plan and form generally features variations of these basic forms:⁷ Linear, L-shape, Complex, Massed, T-shape, U-shape, V-shape, and Y-shape. Of the possible plan-based types, the houses within the District represent three major Ranch House plan types – the Linear Plan, the L-Shape Plan, and the Complex Plan.⁸

Linear Plan

The Linear Plan house, defined by its elongated, rectangular footprint, is nationally the most common Ranch House style form/plan. There are sixteen examples of the Linear Plan in the District. One sub-type of the Linear Plan is the Compact Plan example - a small, simply massed Ranch House where the width of the front of the house is less than twice the length of the side of the house. Integrated car ports or garages make them appear longer and lower. Examples of the compact linear plan in the District are the residences at 305 [Photograph No. 1 and 2], 408, and 411 SE Corder Avenue. [Photograph No. 4]

The more elongated linear plan has a front-to-side ratio of at least 2:1. Examples of the simple elongated linear plan in the District are 303 [Photograph No.1], 306, and 401[Photograph No. 3] SE Corder Avenue. Linear plans may incorporate slightly projecting or recessed elements such as front entrances or carports. Others feature truncated L- or T-shape plans. Despite these characteristics, the overall effect is of a long, linear form, as seen in the form and massing of the residences at 309 SE Corder Avenue (a truncated L-shape wing which incorporates the garage entrance door and a stoop entrance porch in the primary façade of the wing) and the residence at 413 SE Corder Avenue which has a truncated T-shape plan. [Photograph No. 2 and No. 4, respectively]

⁶ Richard Cloues, Ph.D. *Ranch Houses in Georgia: A Guide to House Types (Sub-Types)* (Atlanta: Georgia Department of Natural Resources, 2010), available from http://gashpo.org/assets/documents/ranch_house_types.pdf. Accessed 18 March 2011. The windshield survey conducted in 2010 revealed a preponderance of plan book, contractor/developer generic adaptation; stylistic treatments are unique.

⁷ Ibid., and Cathy Ambler, PhD, "Ranch Acres Historic District, Tulsa, Tulsa County, Oklahoma." National Register of Historic Places Nomination Form, 12 December 2007. State Historic Preservation Office, Oklahoma Historical Society. Oklahoma, City, Oklahoma. The terms used in this nomination provided terminology relating to classifications that was particularly appropriate to the proposed district. The definitions incorporate both sources.

⁸ The District also includes one non-contributing Split-Level House. According to the McAlester, this style, which rose to popularity during the 1950s was "... a multi-story modification of the then dominant one-story Ranch house. It retained the horizontal lines, low-pitched roof and overhanging eaves of the Ranch house, but added a two-story unit intercepted at mid-height by a one-story wing to make three floor levels of interior space." McAlester, 481.

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L-Shape Plan

There are six L-shape Plan Ranch Houses in the District. The intersection of two wings of a house forms the L-shape; they are equal size wings and/or incorporate at least one room. This wing extension is most often expressed in the District as a bedroom bay with paired windows on the front elevation of the wing as its only defining element other than the wall cladding. The projecting wing has either a hip or gable-front roof such as found at 301 and 307 SE Corder Avenue respectively. [Photograph No. 2]

Complex Plan

The Complex Plan has a combination of extensions that form an irregular plan that appeared in common use in the late 1950s. These extensions may be less than one room deep and still alter the massing of the house. However, several projecting rooms are the predominant features that alter the proportions of the house and diminish its linear character and shape with a cross axial emphasis. There are two examples of the Complex Plan Ranch House in the District. The property at 601 SE Third Street [Photograph No. 8] is an unusual example in the District and is also unique for its reflection of high-style Modern⁹ architectural design influences.

Variations in Eave and Roof Ridge Lines and Front Walls

In an attempt to break up an otherwise flat, horizontal form of the Ranch House, various designs often incorporated architectural devices on the elevations expressed through differing arrangements of the eave lines, the ridge line, and the front wall. Within the District, all of the Ranch House style residences (and their plan types) featured at least one of these devices, and a large number combined different variations of these architectural features; the most common was a combination of the broken roof ridge and differentiation in the depth of wall planes. These variations include:

Irregular Front Wall

One of the most common variants includes one or more bays recessed or projecting forward under the main eave line such as the Linear Plan at 303 SE Corder Avenue [Photograph No. 1]. This creates visual sections of the building through the resulting variations in shallow and deeper eaves. Treatments typically include a recessed or projecting garage; a projecting wall under a flush cross-gable; and/or a recessed entrance bay.

Irregular Eave Line

This variation of the Ranch House style features an irregular eave line such as the Linear Plan house at 401 SE Corder [Photograph No. 3]. (This residence also includes a hyphen that has a lower roof ridge.) In some cases the eave line features a flush or slightly projecting cross-gable, or the eaves extend forward, typically over the

⁹ McAlester, 476-480.

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entry or garage, which may project forward slightly as in the residence at 307 SE Corder Avenue [Photograph No. 2]. It is also common for the eave line to vary in multiple locations such as the residences at 409 SE Corder Avenue and 304 SE Independence Avenue [Photograph No. 11].

Broken Roof Ridge

This variation incorporates a break in the ridgeline due to change in height. This variation of ridge height typically occurs at or near the garage at one end, where the garage ridgeline is lower than that of the main dwelling such as the dwelling at 306 SE Corder (Photograph No. 5). Often the front wall of the garage is either recessed or projects forward slightly from the main wall of the dwelling to create a staggered footprint.

ANCILLARY STRUCTURES

The relatively small number of ancillary structures found in the District is typical of early Ranch House subdivisions since garages were incorporated into the residence itself. Ancillary structures and the lack thereof provide critical evidence of the development of Lee's Summit's neighborhoods. During the late nineteenth century and the first decade of the twentieth century, the rear yard served utilitarian purposes. Common structures included an outhouse or septic tank, a chicken coop, a multi-purpose shed, cistern, wells, and carriage barns. With the arrival of the automobile, shelter for the vehicle became necessary, and the detached garage became an important structure associated with back yards and alley entrances in Lee's Summit. With the arrival of city water and sewer systems, outhouses and septic tanks became obsolete.

During the post-World War II period, the garage moved from the rear lot line to be incorporated as an adjunct of the residence. Traditional domestic yard design that distinguished between a formal front yard and a utilitarian back yard changed with these technological advances. Domestic recreational activities that originally took place on the front porch or in the front yard shifted to the rear yard after the disappearance of its most offensive utilitarian functions. Of note in this period was the construction of a concrete patio at the rear of the house.

Because the housing in the District dates to after World War II there are only four properties that have ancillary structures: three non-historic detached garages and three properties with small, non-historic storage buildings. Located south of the house at 603 SE Third Street is a large, non-historic storage building/garage that has a side-gable roof with an unbroken ridgeline and eaves; the primary, three-bay façade incorporates two garage doors in the west two bays. Although the original design of the residence at 703 SE Third Street originally incorporated an integrated garage in a truncated L-shape Linear Plan, a gable-front garage with two single vehicular bays is at the end of a non-historic driveway that accesses SE Third Street. The property at 401 SE Corder Avenue has an integrated garage connected by a hyphen entrance; the door, windows, and concrete foundation are the same period as main portion of the house. Behind the garage space in the residence and accessed by a gravel driveway

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opening onto SE 4th Street, is a non-historic gable-front garage with a single, garage door accessing two vehicular bays. The ancillary structures in the District also include small, non-historic storage buildings at 601 SE Third Street and 306 SE Corder Avenue, and several small, less-than-full-height structures at the rear of the lot at 308 SE Third Street.¹⁰

ARCHITECTURAL INTEGRITY

The District retains the required architectural integrity to convey the period of time for which it is significant and for which it has significant associations in the physical development of Lee's Summit's residential neighborhoods and with post-World War II Ranch House style architecture in the community. The District retains the physical characteristics that convey the sense of past time and place resulting from the cumulative effect of its setting, design, materials, and workmanship.

The District's significance in architecture, in particular, is due to the retention of the original design (which universally included integrated garages), the plan shape and form, materials, and workmanship of its individual houses. In addition to the aspects of house design, the District retains a strong sense of historical setting due to the lack of significant alterations, loss, and new land uses as well as the retention of its original spatial organization, physical infrastructure and landscape components. This includes the retention of the original street dimensions, curbing (or the original absence thereof) and driveway aprons, driveways and paved walkways, division of parcels into house lots, and open space including arrangement of yards. Also of note relating to historic integrity was the retention of construction materials of roadways, walkways, curbing and vegetation patterns relating to pattern of lawns, foundation plantings and shrubs and trees. Of particular note is the presence of aligned mature trees in the front of yards along entire streetscapes.

The cumulative effect of changes in the landscape/hardscape elements of the setting, spatial relationship between residences and other character-defining elements, additions that changed the original residence's massing and scale, introduction of incompatible design elements, changes in wall material and entrance porches, window and door replacement, and alteration and/or removal of other character-defining elements, when present, were weighed for the impact on the ability of the residence to communicate its feelings of a distinct period of time and its association with the District. In assessing the integrity of the Ranch Houses in the District as a whole, the National Register guidelines recognize that all properties change over time and it is not necessary for an individual property or the district as a whole to retain all its historic physical features or characteristics.¹¹ However, each contributing residence retains the essential physical features of its Ranch House style that enables

¹⁰ Due to its size and scale, they are not included in the count of the buildings and structures found in the District.

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it to convey its historic architectural identity. In particular, the architectural significance of the District relates to the degree of retention of integrity of materials in a majority of the residences as required by National Register guidelines for historic suburb districts.¹²

Essential Features

The essential physical features of the District are those character-defining architectural elements that define both *why* the contributing properties, individually and as a whole, are significant as well as *when* they were significant. They are the features without which a property can no longer be identified.¹³ Twenty of the houses in the District meet National Register of Historic Places integrity thresholds as defined for single-family residences in the MPDF "Historic Resources of Lee's Summit, Missouri." In addition to these base criteria, character-defining historic architectural elements that, as a whole, commonly define the Ranch Houses that compose the District include:

- one-story dwelling with horizontal emphasis parallel to the street;
- Ranch House plan-shape type: Linear, L-shape, or Complex Plan
- moderate-to-wide eaves;
- shallow-pitched gable or hip roof;
- an integrated garage;
- large, fixed picture window grouped with flanking sash windows in a tripartite arrangement;
- single or paired double-hung sash windows with horizontal muntins or upper sash multi-light windows;
- decorative *faux* shutters
- use of two wall materials, including wood clapboards, asbestos shingles, vertical board-and-batten and PermaStone™; and
- wide chimneys covered in PermaStone™ and located at the juncture of the living room area and other parts of the house

Other elements that define the District include:

- Ranch House style residences attributed to builder Clyde E. Perdue;
- integrated garages with driveways that access the street in front of the house;
- uniform setbacks on Corder Avenue;

¹¹ *National Register Bulletin No. 15: How to Apply the National Register Criteria for Evaluation*, available from http://www.nps.gov/nr/publications/bulletins/nrb15_8.htm#assessing%20integrity. Accessed 28 December 2010.

¹² *National Register Bulletin: Historic Residential Suburbs. Guidelines for Evaluation and Documentation for the National Register of Historic Places*, available from <http://www.nps.gov/nr/publications/bulletins/suburbs/suburbs-start.htm>. Accessed 28 December 2010.

¹³ *Ibid.*

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- lack of public sidewalks;
- scarcity of ancillary backyard buildings/structures
- mature landscaping;
- uniform spatial relationship between houses on Corder Avenue;
- uniform lot sizes along Corder Avenue streetscapes;
- visual rhythms along the Corder Avenue streetscape; and
- layout and materials of walkways and roads.

Secondary Siding

The most common integrity issue in the District was the presence of secondary siding, applied in whole or in part, on wall surfaces. The National Register of Historic Places program notes in *National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation*, “. . . if the historic exterior building material is covered by non-historic material (such as modern siding), the property can still be eligible if the significant form, features and detailing are not obscured.” This criteria is further explained in the context of suburban neighborhoods in the *National Register Bulletin Historic Residential Suburbs. Guidelines for Evaluation and Documentation for the National Register of Historic Places*, which notes that “. . . replacement siding poses a serious threat to the historic character of residential historic neighborhoods and can have a substantial, cumulative impact on the character of historic neighborhoods, especially those with architectural distinction.” However, the guidelines go on to note that, “. . . classifying all homes with nonhistoric siding as noncontributing is often too strict a measure. A wise approach is to consider the effect siding has on the character of the individual dwelling, and the character of the neighborhood as a whole.”¹⁴

Based on these guidelines for integrity assessment as they apply to a Ranch House District where two different wall materials on the primary façade is common, identification as “contributing to the District” of residences with secondary siding applied on part of the primary façade occurred when the secondary siding: 1) covers the original siding and “visually imitates the historic material,”¹⁵ 2) has been thoughtfully applied without destroying and obscuring significant details, and 3) is not accompanied by other alterations that substantially and cumulatively affect the building's historic character.”¹⁶ The impact of secondary siding on individual resources is noted in the property descriptions in this section.

¹⁴ *National Register Bulletin: Historic Residential Suburbs. Guidelines for Evaluation and Documentation for the National Register of Historic Places*, available from <http://www.nps.gov/nr/publications/bulletins/suburbs/suburbs-start.htm>. Accessed 28 December 2010.

¹⁵ Lap siding on the primary façade covered only portions of the primary façade which, with the exception of two brick ranch houses, consistently had two wall materials throughout the District.

¹⁶ *National Register Bulletin: Historic Residential Suburbs. Guidelines for Evaluation and Documentation For the National Register of Historic Places*, available from <http://www.nps.gov/nr/publications/bulletins/suburbs/text2.htm>. Accessed 28 December 2010

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ARCHITECTURAL DESCRIPTIONS

Property Listing by Address

01. 601 SE Third St.

Style: Modern Movement: Ranch House
Plan Type/Sub-Type: Complex Plan
Architect/Builder: Clyde Perdue

Contributing to district

Photograph # 8
Building Date: 1958

Situated on a corner lot, this low, wide house has a cross-gabled roof. The roofline is lower and the front wall recesses at the north end bay of the asymmetrical, four-bay west façade. A recessed entrance with an adjacent brick screen wall is located to the north of center in the west facade. The asymmetrical, four-bay north façade incorporates single-car garages in the two east end bays where clapboards cover the walls and the front wall projects forward. A stoop entrance is adjacent to the garages. A broad, exterior brick chimney dominates the north façade. Fenestration includes single light sliding sash windows situated at the top of the front wall. Original landscape features include the concrete sidewalk leading from the entrance to SE Corder Avenue and the concrete driveway which accesses SE Third Street and accommodates the width of two cars. Three mature oak trees and two mature maple trees delineate a uniform setback along SE Third Street and SE Corder Avenue, in line with the other mature trees on the block. Several young trees include three redbud trees, a spruce tree, and a maple tree facing SE Third Street, and two redbud trees facing SE Corder Avenue.

02. 603 SE Third St.

Style: Modern Movement: Ranch
Plan Type/Sub-Type: Linear Plan
Architect/Builder: Clyde Perdue

Contributing to district

Photograph # 9
Building Date: 1958

This low, wide house has a hipped roof with wide eaves. The asymmetrical six-bay façade includes a non-historic double-leaf entrance to the west of center. Fenestration includes single and paired six-over-six light, double-hung sash windows with decorative shutters. Original board-and-batten siding covers the walls. A pyramidal ventilator sits atop the ridgeline to the east of center. The integrated garage doors are two single bay openings accessed at the side of the house. A concrete sidewalk connects the driveway to the front door. The concrete driveway curves along the east side of the lot and leads from SE Third Street to the garage. Both of these hardscape features appear to be original or replacement concrete features utilizing the original footprint of these features. The drive continues as a dirt path past the house and leads to a large storage and garage building at the back of the lot. A mature oak tree and a mature walnut tree are in line with the other mature trees on SE Third Street.

03. 603a SE Third St.

Building Type: Garage/Storage Building

Non-contributing to district

Building Date: Unknown

Located south of the house at the rear lot line, the large storage building has a side-gabled roof with an unbroken ridgeline and eaves. The primary façade's three-bays incorporate two, single-car garage doors in the west bays. Vinyl siding clads the walls.

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04. 605 SE Third St.

Contributing to district

Style: Modern Movement: Ranch

Plan Type/Sub-Type: Linear Plan

Architect/Builder: Clyde Perdue

Building Date: 1959

Identical in form to its neighbor at 703 SE Third Street, this low, wide house has a cross-gabled roof with wide eaves and an asymmetrical six-bay façade. Two single-bay garage openings occupy the east end bays. The recessed entrance is at the junction of the two wings. Fenestration includes two-over-two lights with horizontal muntins, double-hung sash windows with decorative shutters, arranged singly and in paired and triple sets. Thin, simulated masonry PermaStone™ creates the impression of horizontally laid field stone and covers the lower half of the front wall; wide secondary siding with the appearance of clapboards covers the upper half. With the exception of the non-historic arrangement in the gable, it is installed in such a manner as to not cover character-defining architectural elements. The plan and form of this Ranch House is repeated within the district and is very distinct and identifiable. The concrete driveway accommodates the width of two cars and appears to retain the footprint of the original driveway with the exception of a widened area near the house that extends along the east elevation. There are no trees in the front yard.

05. 701 SE Third St.

Contributing to district

Style: Modern Movement: Ranch

Plan Type/Sub-Type: L-Shape Plan

Architect/Builder: Clyde Perdue

Photograph No. 10

Building Date: 1959

This low, wide house has a hipped roof with wide eaves and a hipped wing projecting at the west end bay. The asymmetrical five-bay façade incorporates a two-car garage in the east end bay. A small, hipped projection at the eaves forms a stoop porch for the entrance in the center bay. Decorative wrought iron posts support the porch roof. Fenestration includes one-over-one light, double-hung sash windows with decorative shutters, arranged in paired and triple sets. Thin, horizontal PermaStone™ clads the lower half of the front walls; wide clapboards cover the upper half. The non-original asphalt driveway which accommodates the width of two cars appears to follow the original driveway footprint but has been widened near the house to extend east of the façade. The non-original asphalt sidewalk connects the drive with the front door and also appears to follow the footprint of the original concrete walk. There are no trees in the front yard, but a stump of a mature tree is located in line with the other mature trees on the block.

06. 703 SE Third St.

Non-contributing to district

Style: Modern Movement: Ranch

Plan Type/Sub-Type: Linear Plan

Architect/Builder: Clyde Perdue

Photograph No. 10

Building Date: 1959

Identical in form to its neighbor at 605 SE Third Street, this low, wide house has a truncated L-shape formed by a cross-gable roof with wide eaves and an asymmetrical six-bay façade. Vinyl siding clads the building. The gable-front projection that once incorporated two single bay garages now has infill incorporating paired windows and double-leaf doors. The recessed entrance is located at the junction of the two wings. Fenestration includes single and paired one-over-one light, double-hung sash windows, and a fixed pane picture window flanked by narrow one-over-one light, double-hung sash windows. Decorative shutters flank each window opening in the front façade. Thin, horizontal PermaStone™ clads the lower half of the front walls; horizontal secondary siding that simulates clapboards covers the upper half and the gable wall. The asphalt driveway accommodates the width of two cars. It appears to follow the footprint of the original concrete driveway. There are no trees in the front yard. A concrete drive the width of a single car is located on the west side of the lot and accesses SE Third Street and a free-standing garage/storage building. The loss of the integrated garage, a character-defining element of the Ranch House style as erected by Perdue, combined with the artificial siding compromises the integrity of the building.

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- 07. 703a SE Third Street** **Non-contributing to district**
Building Type: Garage **Building Date:** Unknown
Located to the southwest of the house at the rear of the lot is a two-car garage with a gable-front roof. The primary façade incorporates two, single-bay garage doors. Synthetic siding clads the building.
- 08. 300 SE Corder Ave.** **Contributing to district**
Style: Modern Movement: Ranch **Photograph No.** 7
Plan Type/Sub-Type: Complex Plan **Building Date:** 1956
Architect/Builder: Clyde Perdue
This low, wide house has a shallow, cross-hipped roof with wide eaves. The asymmetrical façade includes: an end bay that projects forward that incorporates paired windows; a recessed portion of the primary façade incorporating a bay created by a tripartite picture window with a multi-pane fixed sash window flanked by narrow double-hung sash windows; and the entrance, which has a stoop entrance sheltered by a projecting overhang that is part of the roof system. Vertical wrought iron panels support the projecting roof corners. Viewing the primary façade from left to right is a tripartite picture window on the left. On the right side of the entrance are large paired, double-hung sash windows with one-over-one lights. The end bay of this elevation incorporates a slightly recessed garage with a lower ridgeline. A single window creates the bay incorporating the two-car garage; the garage opening is on the side, secondary elevation. Fenestration includes six-over-six light, double-hung sash windows with decorative shutters, arranged singly, in pairs, and in a tripartite configuration. Thin, horizontal PermaStone™ painted white clads the lower half of the front walls; clapboard covers the upper portion of the walls. The building sits at an angle in the corner lot, facing both SE Third Street and SE Corder Avenue. A raised deck over what appears to be an historic concrete patio is at the rear of the houses. In front of the house there are four mature maple trees with a uniform setback planted along SE Third Street and SE Corder Avenue that are in line with the other mature trees on those streets. On the southeast corner of the lot, there are several young trees and low bushes that surround a water runoff drain.
- 09. 301 SE Corder Ave.** **Contributing to district**
Style: Modern Movement: Ranch
Plan Type/Sub-Type: L-Shape Plan **Building Date:** c.1958
Architect/Builder: Clyde Perdue
This L-shape house has a hipped roof with wide eaves. The asymmetrical three-bay façade incorporates a two-car garage in the north, end bay; a band of four double-hung sash windows with one-over-one lights that defines the central bay that forms the main block of the building; and a hip roof wing projection at the south, end bay. The primary façade elevation of this bay is entirely clad in the original highly contrasting yellow and brown PermaStone™; the original pair of double-hung, one-over-one light, sash windows also define the elevation. The entrance is perpendicular to the main façade at the junction of the two wings. PermaStone™ covers the lower half of the side wall of the projecting bay and the center bay below the windows. Horizontal clapboards cover the remainder of the walls. A wide interior PermaStone™ clad chimney with its narrow side facing the street rises from the front roof slope at the juncture of the garage and the main body of the house. A concrete patio is at the rear of the house. The concrete drive is the original width; a concrete sidewalk connects it to the house. A mature maple tree is in line with the other trees in the district.
- 10. 302 SE Corder Ave.** **Contributing to district**
Style: Modern Movement: Ranch **Photograph No.** 6
Plan Type/Sub-Type: Linear Plan **Building Date:** 1958
Architect/Builder: Clyde Perdue
This house has wide eaves and a cross-hipped roof which creates a truncated L-shape. The asymmetrical five-bay façade incorporates: a projecting wing composed of one bay incorporating a two-car garage and another bay formed a

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recessed entrance; and three bays in the recessed block of the building formed by a band of three windows with the original double-hung sash windows with two-over-two lights formed by a horizontal muntin in each sash, a small single window, and paired windows which replicate the sash in muntin treatment. The entrance porch is raised with steps facing the street. The original slab entrance doors features three small square windows arranged in stair step fashion in the upper part of the door. Buff colored Permastone™ covers the lower half of the façade: lap siding covers the upper portion. The original concrete driveway accommodates the width of two cars; the short sidewalk connects it to the porch steps. A mature maple tree is in line with the other mature trees on the block.

11. 303 SE Corder Ave.

Style: Modern Movement: Ranch
Plan Type/Sub-Type: Linear Plan
Architect/Builder: Clyde Perdue

Contributing to district

Photograph No. 1
Building Date: 1957

This low, horizontal house has a hipped roof with wide eaves. The eave line runs uninterrupted the width of the primary façade. The asymmetrical six-bay façade incorporates several recessed wall planes. Reading from left to right are a deeply recessed one-car garage opening in the north end bay (a full height wrought iron open work panel post supports the corner of the main roof); a slightly recessed bay defined by paired multi-light, double-hung sash windows; a wall plane incorporating a tri-partite picture window with a fixed center sash flanked by narrow, double-hung sash windows with one-over-one lights and the primary entrance with a wide single-leaf door and stepped entrance stoop delineated on the front by a V-shape arrangement of low wrought iron railing; a pair of half-sized, double-hung sash windows; and a pair of full-sized paired windows with double-hung sashes and one-over-one lights. Metal awnings supported by brackets cover the windows and entrance. Pinkish-brown Permastone™ covers the entire façade. A low, broad, interior Permastone™ clad chimney runs perpendicular to the street and rises above the roof at the juncture of the recessed hyphen bay between the single-car garage and the main body of the house. The original decorative wood board shutters with applied diamond-shaped ornamentation remain extant. The house has a small non-historical addition at the rear of the house behind the garage and a rear patio. A small shed is at the back lot line. The original concrete driveway accommodates the width of one car. Two sidewalks connect the driveway to the entrance: one runs along the façade foundation wall, and the second starts at the midpoint of the side of the driveway and leads to the stoop in a curved path. A mature oak tree is in line with the other mature trees on the block, and two young walnut trees are closer to the house.

12. 304 SE Corder Ave.

Style: Modern Movement: Ranch
Plan Type/Sub-Type: L-Shape Plan
Architect/Builder: Clyde Perdue

Non-contributing to district

Photograph No. 6
Building Date: 1957

This low, L-shape Plan Ranch House has a cross-gabled roof with wide eaves. The asymmetrical three-bay façade incorporates: a projecting gable-front wing with a pair of windows clad in variations of rust-colored Permastone™; the main body of the house defined by non-historic band of three windows with one-over-one light, double-hung sash windows and vinyl lap siding; and a one-car garage in the north end bay with Permastone™ cladding. The entrance is in the interior side elevation of the projecting wing at the junction of the two wings. The narrow lap vinyl siding appears covers areas that once had or still retain Permastone™. The raised foundation and porch stoop is concrete. A mature maple tree is in line with the other trees on the block. The asphalt driveway has been widened near the house to accommodate two cars. The use of asphalt and widened driveway, as well as the application of vinyl siding that obscures character-defining wall materials and the size of the replacement windows impacts the integrity of this residence.

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13. **305 SE Corder Ave.**

Contributing to district

Style: Modern Movement: Ranch
Plan Type/Sub-Type: Linear Plan
Architect/Builder: Clyde Perdue

Building Date: 1957

This low, L-shape Plan house has a cross-hipped roof that creates a truncated gable-front L-shape, wide eaves, and an asymmetrical five-bay façade. A slightly recessed two-car garage with paneled door occupies the north end bay. A pair of original two-over-two light, double-hung sash windows with horizontal muntins in each sash forms the next bay. The original hipped roof raised concrete porch with the original decorative iron supports and railings shelters the center-bay entrance. Paired original two-over-two light, double-hung sash windows form the fourth bay. The truncated projecting wing primary elevation has a pair of original two-over-two light, double-hung sash windows and forms the fifth bay. A wide interior chimney with PermaStone™ cladding is at the juncture of the living room space and the projecting bedroom wing; its narrow side faces the street. Other original features include the grey-colored PermaStone™ that covers the lower third of the façade, and the exposed concrete foundation and steps. The only non-original design elements are in loss of material on the upper part of the primary façade and side walls where narrow metal lap siding covers the original lap siding. A rectangular patio is at the rear of the house. The asphalt driveway accommodates the width of two cars and appears to follow the footprint of the original driveway; a short historic concrete sidewalk the driveway to the entrance porch stairs. Two tall cedars are on either side of the driveway entrance, but, due to their location, they do not appear to be a part of the original district landscaping. Two young maple trees are near the house.

14. **306 SE Corder Ave.**

Contributing to district

Style: Modern Movement: Ranch
Plan Type/Sub-Type: Linear Plan
Architect/Builder: Clyde Perdue

Photograph No. 5

Building Date: 1956

This house has a cross-gabled roof that creates a gable-front truncated L-shape extension, wide eaves and an asymmetrical four-bay façade. A one-car garage opening is recessed back from the main body of the house; the garage's ridge line is below that of the main portion of the house. A triple window with stacked hopper windows defines the second bay. A recessed entrance occupies part of the space under the projecting gable-front roof, which has two bays (one is the entrance porch and the other a pair of windows). Metal awnings shade each window openings in the primary façade. Other original character-defining features include the buff/grey colored PermaStone™ that covers the wall of the projecting gable-front wing and the lower third of the remainder of the façade (which is now painted ochre) as well as the wrought iron porch roof support and stair railing. The projecting gable area retains the original vertical boards that feature a scalloped edge over the entrance porch opening. Horizontal clapboard covers the remainder of the wall surfaces. A patio is located at the rear of the house. A small storage shed is at the back of the lot. The single-car width of the original concrete driveway has been widened to accommodate two cars. A mature maple tree is in line with the other mature trees on the block. A young redbud tree also occupies the front yard.

15. **307 SE Corder Ave.**

Contributing to district

Style: Modern Movement: Ranch
Plan Type/Sub-Type: L-shape Plan
Architect/Builder: Clyde Perdue

Photograph No. 2

Building Date: 1957

This low, L-shape house has a cross-gabled roof. The asymmetrical three-bay façade incorporates: 1) a recessed one-car garage at the north end bay that features a shed roof under a gable-end roof is lower than the ridge line of the main body of the house; 2) a bay composed of triple windows with double-hung windows with the original two-over-two lights with horizontal muntins in each sash and which is clad from foundation line to eave with light and dark gray PermaStone™ with rust accents; and 3) a bay composed of a projecting gable-front wing with the original paired windows and PermaStone™ covering the lower portion of the façade and the side, inner elevation of the wing. The

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original stoop entrance is in the side elevation at the junction of the two wings. Lapped siding covers the portions of the wall above the PermaStone™ and the walls surrounding the garage door opening. The original entrance porch has a projecting roof raised above the eaves supported by a wrought iron support. The porch and foundation are painted concrete. Wrought iron railings extend across the front of the house from the garage and from the porch step and porch railing. The concrete driveway has been widened to accommodate two cars. A concrete sidewalk connects the driveway to the porch. A mature maple tree and oak tree are in line with the other trees on the block.

16. **308 SE Corder Ave.**

Style: Modern Movement: Ranch

Plan Type/Sub-Type: Linear Plan

Architect/Builder: Clyde Perdue

Contributing to district

Photograph No. 5

Building Date: 1955

This house has a cross-hipped roof that creates a truncated L-shape and wide eaves. The asymmetrical four-bay façade incorporates: the projecting truncated wing that incorporates the original one-car garage and recessed entrance; two bays in the recessed block comprised of the original fixed sash single pane windows flanked by narrow double-hung sash windows with two-over-two lights formed by a horizontal muntin in each sash; and a bay composed of the original pair of double-hung sash windows with two-over-two lights formed by horizontal muntins in each sash. The raised entrance porch has steps facing the street. The original slab entrance doors features three small diamond-shape windows arranged in stair step fashion in the upper part of the door. Salmon-colored PermaStone™ covers the entire wall of the entrance porch. Non-original lap siding surrounds the garage door bay and extends the width of the remainder of the façade with the exception of a small portion of PermaStone™ near the juncture of the porch. It appears that the artificial siding covers portions of the wall with original horizontal siding. A concrete patio is at the rear of the house. At the rear of the lot are two small structures less than six feet in height on a concrete slab that appear to predate the residence. The asphalt driveway has been widened to accommodate two cars. Two mature maple trees are in line with the other mature trees on the block. Despite the non-historic siding and due to the lack of other alterations and loss of materials, the unaltered plan type and form, the distinctive wide eaves and shallow-pitched hip roof, integrated single-car garage with its original panel door, large fixed picture window, with flanking sash windows, retention of the original windows and entrance door, and original wrought iron porch details, the house and its setting retain a level of cumulative integrity to communicate feelings of its time of construction and design and development associations with other contributing elements of the district.

17. **309 SE Corder Ave.**

Style: Modern Movement: Ranch

Plan Type/Sub-Type: Linear Plan

Architect/Builder: Clyde Perdue

Contributing to district

Building Date: 1957

This low, L-shape house has a very shallow hipped roof and an asymmetrical five-bay façade. A hip roof wing projects forward to form the south, end bay and features a pair of double-hung sash windows with two-over-two lights formed by a horizontal muntin in each sash. Light salmon and light gray PermaStone™ covers this bay's entire elevation. A one-car garage occupies the north, end bay in the recessed wing of the house and this bay also features PermaStone™ covering the area surrounding the garage door. The center three bays consist of a single-leaf entrance door and a concrete porch stoop with wrought iron railing flanked (on the north side) by a pair of double-hung sash windows with the original two-over-two lights formed by a horizontal muntin in each sash and (on the south side) by a single-pane, fixed sash with narrow, double-hung sash windows with two-over-two lights formed by a horizontal muntin in each sash. A low, broad, original PermaStone™ clad chimney rises above the roof ridge to the south of the entrance door. PermaStone™ covers the area below the window sills on the side elevation of the projecting wing and across the center three bays. The foundation is concrete. A set of below-grade concrete basement stairs run perpendicular to the rear wall of the residence. The original concrete driveway accommodates one car. A mature oak tree is near the entrance

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porch, but does not seem to be part of the original district landscaping due to its location. A young maple tree is next to the stump of a mature tree, and in line with the other mature trees on the block. To the north of the drive, is a young redbud tree.

18. 310 SE Corder Ave. Non-contributing to district

Style: Modern Movement: Ranch

Plan Type/Sub-Type: L-shape Plan

Architect/Builder: Clyde Perdue

Building Date: 1955

This low, L-plan house has side-gabled roof and an asymmetrical four-bay façade. A gable-front wing projects from the south end bay. A gable-front, one-car garage occupies the north end bay. The bay adjacent to the garage is recessed, forming an entrance porch; the porch railing and post are not original. The entrance is in the side wall of the main portion of the house. Fenestration includes paired, two-over-two light formed by a horizontal muntin in each sash of the double-hung sash windows, and a single fixed pane picture window flanked by narrow, two-over-two light, double-hung sash windows. Decorative shutters flank the window openings in the façade. The entire house is covered with non-original artificial siding, masking the original wall materials which, in this district, are uniformly differentiated by the use of multiple materials. The exposed foundation is concrete. The concrete driveway has been widened to accommodate two cars. There are no trees planted in the front yard. The uniform application of secondary siding, loss of porch elements, and loss of landscape features combine to negatively impact the historic architectural integrity of the building.

19. 311 SE Corder Ave. Contributing to district

Style: Modern Movement: Ranch

Plan Type/Sub-Type: Linear Plan

Architect/Builder: Clyde Perdue

Building Date: c.1954

This custom built Ranch House has a side-gabled roof and an asymmetrical four-bay façade that creates an elongated plan. The two north end bays of the main block are recess under the main roof to form a shallow entrance porch. A small breezeway connects the side-gabled garage and the main body of the house. The double-garage doors are at the gable end and the double-width concrete driveway accesses SE 4th Street. Fenestration includes the original six-over-six light and eight-over-eight light, double-hung sash windows, arranged singly and in a band of four. Buff-colored brick with weeping mortar faces the lower half of the primary façade wall, and the original vertical board-and-batten siding covers the upper half. A broad, interior chimney rises through the ridge to the north of center. The large corner lot contains two mature oak trees and a mature maple tree that are in line with the other trees on the block. The front yard also includes a young spruce. A mature maple tree and young maple tree are along SE Fourth Street.

20. 312 SE Corder Ave. Contributing to district

Style: Modern Movement: Ranch

Plan Type/Sub-Type: Linear Plan

Architect/Builder: Clyde Perdue

Building Date: 1955

This low house has a cross-gable roof that forms a truncated projecting ell which has a gable-front roof, shallow eaves, and an asymmetrical four-bay façade. Of note are the brick walls which are rare in the District. A two-car garage and a recessed entrance occupy the projecting gable-front ell and constitute the two north, end bays. The recessed entrance porch and steps are concrete. The original door features a diamond-shape window centered in the upper portion. An openwork flat wrought iron post supports the corner of the wide eave extending over the porch recess. The recessed main block of the house has two bays composed of a band of three windows with double-hung sashes and, on the south, end bay, paired double-hung sash windows. Metal awnings with brackets cover the windows, which also have decorative shutters. A concrete patio is at the rear of the house. The original concrete driveway footprint has been

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modified to a U-shaped drive with two entrance/exit points on SE Corder Avenue. Two mature oak trees line-up with the other mature trees on the block. At the southern boundary of the lot is an asphalt foot path that runs to the west from SE Corder Avenue.

21. **401 SE Corder Ave.** **Non-contributing to district**
Style: Modern Movement: Ranch Photograph No. 3
Plan Type/Sub-Type: Linear Plan **Building Date:** c.1958
Architect/Builder: Unknown
Situated on a corner lot, this low, rectangular house has a hipped roof with wide eaves and an asymmetrical four-bay façade that includes a recessed integrated double-car garage and a secondary entrance hyphen. The secondary door, garage windows, and concrete foundation are the same period as main portion of the house. The main entrance occupies the third bay from the south end. Fenestration includes one-over-one light, double-hung sash windows with decorative shutters, arranged singly and in bands of two and three. Secondary siding covers the walls. The main concrete driveway leads to the house from SE Corder Avenue and accommodates the width of two cars. Another gravel drive leads from SE Fourth Street to a free-standing garage. A mature oak is planted in the front yard, in line with the other mature trees on the block. The complete and uniform coverage of the original wall materials with vinyl siding obscures the original materials, which include two types of materials on the primary façade and the addition of a large garage building on the primary elevation facing SE 4th Street, seriously compromise the integrity of the residence and its setting. Should the siding be removed in the future and the original wall materials exposed, the building should be reevaluated for its ability to contribute to the historical integrity of the District.
22. **401 SE Corder Ave.** **Non-contributing to district**
Building Type: Garage **Building Date:** Unknown
This non-historic gable-front garage has a single garage door accessing two vehicular bays.
23. **407 SE Corder Ave.** **Contributing to district**
Style: Modern Movement: Ranch
Plan Type/Sub-Type: Linear Plan **Building Date:** 1955
Architect/Builder: Clyde Perdue
This house has a side-gabled roof with a central bay gable-front roof extension which forms a truncated T-shape. There are four bays that comprise the primary façade. A one-car garage forms the north, end bay. The projecting T-shape gable-front extension forms a second bay composed of a recessed entrance porch with a pair of double-hung sash windows and an entrance. A central fixed picture window flanked by narrow double-hung sash windows constitutes the third bay. The fourth bay is part of the main block of the house and defined by a pair of double-hung sash windows and a ridge line that is lower than that of the remainder of the house. All windows are the original two-over-two light units created by a horizontal muntin in each sash; decorative shutters flank each window opening in the primary façade. Buff colored PermaStone™ covers the lower portion of the walls under the window sills. Above the simulated PermaStone™ masonry is non-original siding with the appearance of wide clapboards. It is installed in such a manner as not to cover original character-defining elements such as the PermaStone™ and window and door trim. The original lap siding, although narrower, is underneath the secondary siding. The only area where profile may have been lost is in the gable area. The foundation is not exposed. A small concrete patio is at the rear of the house. The concrete driveway accommodates the width of one car. A mature maple tree lines up with the other mature trees in the block.
24. **409 SE Corder Ave.** **Contributing to district**
Style: Modern Movement: Ranch Photograph No. 4
Plan Type/Sub-Type: L-shape Plan **Building Date:** 1957
Architect/Builder: Clyde Perdue

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This low, L-shape house has cross-gabled roof with wide eaves. The asymmetrical three-bay façade incorporates the original one-car garage at the north, end bay where the front wall and eaves project forward slightly. The original fixed pane picture window flanked by narrow double-hung sash windows with two-over-two lights created by a horizontal muntin in each sash, defines the center bay. The projecting gable-front wing forms the third bay. Defining characteristics of this bay are the paired original double-hung sash windows with two-over-two light and a façade entirely faced in painted gray PermaStone™. The entrance is in the side interior wall of the projecting gable-front wing at the juncture of the meeting of the two wings. A raised porch roof is over the gable-front roof projection covers the entrance porch. The porch is concrete. A non-original match stick railing defines the porch area. Painted PermaStone™ frames the garage opening. The center bay and side elevations of the projecting gable-front bay have secondary lap siding, as does the gable. Metal awnings shade each window. The single-car width concrete driveway is a recent replacement and has an extension near the house to accommodate another car; the new concrete apron appears to follow the footprint of the original. The concrete sidewalk connects the driveway to the porch. Two mature maple trees are in line with the other mature trees in the district.

25. **411 SE Corder Ave.**

Style: Modern Movement: Ranch
Plan Type/Sub-Type: Linear Plan
Architect/Builder: Clyde Perdue

Contributing to district
Photograph No. 4
Building Date: 1954

This low, rectangular house has a side-gabled roof with a centered, shallow-pitched gable-front projection that spans two bays. The symmetrical four-bay façade includes a one-car garage in the north, end bay. The front wall recesses at the south, end bay which incorporates a pair of double-hung sash windows with the original horizontal muntin two-over-two lights. Under the gable-front portion of the façade are two bays: a recessed entrance porch and a bay defined by the original central, fixed pane picture window flanked by narrow one-over-one sash windows with two-over-two lights created by the use of a horizontal muntin in each sash. Each window has decorative shutters and a metal awning. Tan PermaStone™ faces the lower third of the primary façade; board-and-batten siding covers the upper two-thirds. The concrete driveway accommodates two cars. Two mature walnut trees are in line with the other mature trees on the block.

26. **413 SE Corder Ave.**

Style: Modern Movement: Ranch
Plan Type/Sub-Type: Linear Plan
Architect/Builder: Clyde Perdue

Contributing to district
Building Date: 1954

This house has a shallow-pitch side-gabled roof with a centered, slightly projecting shallow-pitched gable. The area under the gable is clad in yellow PermaStone™ except in the gable area where the original lap siding is intact. The remainder of the elevations retains its original wood lap siding. The asymmetrical four-bay façade includes the original one-car garage in the north, end bay; a bay defined by the original pair of double-hung sash windows with two-over-two lights created by one horizontal muntin in each sash; a fixed-pane picture window flanked by narrow, two-over-two light, double hung sash windows under the gable, and a bay at the south end, slightly recessed from the gable-front bay and defined by a pair of double-hung sash windows with two-over-two lights. The entrance is in the interior side elevation of the gable-front bay. A wood deck erected over the original stoop extends outward to the driveway, and is a reversible alteration. The concrete driveway has been widened on both sides near the garage to accommodate three cars. A concrete sidewalk links the driveway to the porch and continues along the front of the house and the south elevation. Two mature walnut trees are in line with the other mature trees in the streetscape.

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27. **302 SE Independence Ave.**

Non-contributing to district

Style: Modern Movement: Split Level

Building Date: c. 1965

Architect/Builder: Unknown

This three-part Split-Level house has a shallow-pitched cross-gabled roof with wide eaves. The asymmetrical four-bay façade includes the entrance at the junction of the two wings. Fenestration includes tall, narrow, single light, fixed windows arranged singly, and in a band of four in the north end bay. It appears to date to the 1960 or 1970s. Although Clyde Perdue sold the property in the 1950s, it is possible the property dates to a later 1971 purchase. Alterations include replacement of the windows and a 1973 addition. A mature oak is in line with the other mature trees on SE Third Street. A large asphalt parking lot with concrete curbs covers most of the lot to the south of the building. A concrete sidewalk connects the parking lot with the entrance.

28. **304 SE Independence Ave.**

Contributing to district

Style: Modern Movement: Ranch

Plan Type/Sub-Type: Linear Plan

Architect/Builder: Clyde Perdue

Building Date: 1960

This house has a shallow-pitch side-gabled roof with a centered, slightly projecting shallow-pitched gable. The lower one-third of the primary façade is clad in yellow PermaStone™. The remainder of the elevations has horizontal lap secondary siding installed over the original wood lap siding. The asymmetrical five-bay façade includes (when viewed from left to right), a pair of double-hung sash, one-over-one windows; a small single window, two bays composed of triple windows with one-over-one light double-hung sash windows and an entrance stoop incorporated under the gable-front; and a pair of double-hung sash, one-over-one windows above the original below grade, one-car garage. Decorative shutters flank each grouping of windows. The width of the concrete driveway accommodates two cars. Two flights of concrete stairs with wrought iron railings connect the driveway to the main level of the house. A young redbud and a young walnut occupy the front yard.

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STATEMENT OF SIGNIFICANCE

The SE Third Street and SE Corder Avenue Ranch House District located in Lee's Summit, Jackson County, Missouri, is eligible for listing in the National Register of Historic Places for its local significance 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, which has twenty contributing residences and eight non-contributing buildings, is significant for its associations with the suburban patterns of development of the City of Lee's Summit, in particular the development of the community's earliest post-World War II Ranch House subdivisions. The District has direct associations with the historic contexts "Residential Development: 1865-1960," and "Architectural Styles and Vernacular Property Types: 1865-1960" developed as part of the MPDF and meets the MPDF registration requirements. In particular, the District reflects contextual associations with the section, "Post-World War II Subdivision Development,"¹⁷ as well as the section, "American Houses Since 1940,"¹⁸ that are part of the above referenced historic contexts. The architectural and functional property types in the District meet the integrity thresholds established in Section F of the MPDF and in *National Register Bulletin: Historic Residential Suburb: Guidelines for Evaluation and Documentation for the National Register of Historic Places*. The District comprises a grouping of contiguous residential resources erected between 1954 and 1960 along SE Third Street west of Independence Avenue and along SE Corder Avenue in an area annexed into the city limits in 1905 in the area east of the historic downtown commercial district.

The District is locally significant in the area of Community Planning and Development for its associations with the community's residential building patterns relating to the initial post-World War II suburbanization of Lee's Summit. The District incorporates two of six extant mid-to-late twentieth century subdivisions created by the subdivision of preexisting additions platted in the late 1920s. [Figures No. 4 and No.5] Of these six subdivisions, only four meet National Register of Historic Places Criteria. Located along a major preexisting collector street (SE Third Street) and a street platted in 1927 (Corder Avenue), and bounded on the south by another preexisting transportation corridor (SE 5th Street), the District forms a singular entity that is visually differentiated from other early post World War II Ranch House subdivisions developed in Lee's Summit in the 1950s. Its linear L-shape pattern determined by preexisting streets, arrangement of lots created by replatting in the early 1950s, its sequential development in five years by one developer who used only three basic one-story Ranch House plans and use of multiple differentiated wall materials such as PermaStone,TM for both speculative and custom-built

¹⁷ Sally F. Schwenk, Multiple Property Documentation Form "Historic Resources of Lee's Summit, Missouri," 17 August 2005. U.S. Department of the Interior, National Park Service, National Register of Historic Places, Washington, D.C., E-40-57.

¹⁸ Ibid., 68-71.

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Ranch Houses give the District its unique cohesive appearance and differentiate it from other Ranch House subdivisions in Lee's Summit erected in the 1950s. As such, it is significant as an extant example of a known post-World War II developmental transition between the development of new Ranch House subdivisions utilizing the grid pattern of the late nineteenth and early twentieth century that initially and commonly occurred along major corridors and collector streets in Lee's Summit and later suburban Ranch House subdivisions platted on farmland that featured curvilinear street plans. It is also differentiated from the Ranch House subdivisions to the east that were platted in the 1950s and 1960s in the eastern tier of lots that originally constituted the 1929 Morningside Addition [Figures No. 4 & 5]; these subdivisions consist of streets and lots platted specifically by developers on a grid system that did not incorporate preexisting streets (but did access them). Moreover, the District's mid-century development has associations with the shift from late nineteenth and early twentieth century dwellings contracted on a lot-by-lot infill bases to post-World War II residential erected sequentially over a finite time period on undeveloped tracts that generally involved either a single developer-builder or a larger number of developers and builders. Of the various types of post-World War II subdivision development in Lee's Summit, the District is unique for its associations with one developer/builder as compared to the other mid-twentieth century subdivisions in Morningside Addition and surrounding Ranch House neighborhoods, which reflect the collaborative efforts of land owners, real-estate company developers, speculative building contractors and individual carpenter/house builders. As such, the District represents a rare, singular extant example of variations in the pattern of development directly associated with the post-World War II era in Lee's Summit.

The District's significance in architecture is due to the presence of specific early local variations of popular Ranch House plans and forms that constitute an exclusive collection erected by Lee's Summit builder and developer, Clyde E. Perdue.¹⁹ They embody distinctive characteristics of a type of Ranch House plan and form erected during the 1950s utilizing a unique, formulaic assembly of Ranch House style residences through the repeated use of selected materials and forms that creates a distinctly homogeneous appearance. As a result, the District is distinguished architecturally from other Ranch House neighborhoods as a significant and distinguishable entity due to the distinct assemblage of architectural and landscape components. At the same time, it reflects the pattern of features common to the Ranch House style class of residential resources and the individuality and variations of features that occurs within the class. As one of the earliest extant Ranch house subdivisions in Lee's Summit, it is important in understanding the evolution of this class and the transitions which occurred within that class over time. The period of significance is from 1954 to 1960, beginning with the completion of construction of the earliest contributing property and ending with the last known date of construction of contributing properties.

¹⁹ Perdue is a life-time resident of Lee's Summit. Of the ten identified 1950s subdivisions in Lee's Summit, he is associated specifically with the proposed district. Only one or two other houses in these subdivisions are attributed to him.

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ELABORATION

HISTORY OF THE DISTRICT

The SE Third Street and SE Corder Avenue Ranch House District is in an area annexed into Lee's Summit in 1905. The District evolved out of two additions platted in the 1920s²⁰ and subsequent replatting that occurred in the 1950s. In April 1927, Nathan and Roza Corder completed platting of the Onahome Addition [Figures No. 2 and No. 6] on undeveloped land southeast of downtown Lee's Summit. The Onahome Addition was a rectilinear subdivision representative of the small size of subdivisions at that time. SE Fourth and SE Fifth Streets bounded the then 21-lot addition on the north and south; Corder Avenue bisected the addition. The small lots measured 50-foot wide, and ranged from 150-foot to approximately 182-foot deep. The addition remained largely undeveloped until after World War II. Corder Avenue was not opened to through traffic until 1953 when Dr. Philip Saper, the subdivision's owner beginning in 1945, requested at a city council meeting to open the street to provide access to several lots.²¹ When initial housing construction began, the narrowness of the lots, prompted many owners to purchase adjacent lots to create a more spacious setting. This reflected a preference for larger lots that became entrenched after the war. The east side of Corder Avenue in the replatted Onahome addition as developed in the 1950s comprises the south part of the SE Third Street and SE Corder Avenue Ranch House District.²²

The District is also part of the large Morningside Acres Addition platted in May 1929 on a large parcel of land on the east side of Lee's Summit bounded by SE Third Street on the north and SE Fifth Street on the south. [Figure No. 4] Its eastern boundary was highway M291 (Old County Line Road) and the southern and western edges, in certain locations, abutted the Onahome Addition. Platted by Fred R. and Gertrude M. Hoover, this subdivision covered approximately sixty acres. The initial nineteen lots were three-to-five acre rectilinear parcels and were suitable for further subdivision. Additional divisions through the sale of whole or partial lots generally took place after World War II, as did home construction. Beginning in the 1950s, five subdivisions of these large lots changed the more spacious nature of the 1929 plat and placed houses more densely within the area.

²⁰ No development occurred on these 1920s plats.

²¹ *Lee's Summit Journal*, 5 February 1953.

²² Sally F. Schwenk, Multiple Property Documentation Form "Historic Resources of Lee's Summit, Missouri," 17 August 2005. U.S. Department of the Interior, National Park Service, National Register of Historic Places, Washington, D.C., E-34.

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One of these replats was that of Ernest L. and Kathleen Sherard, who, in 1953, purchased lots 11, 18, and 19 of Morningside Acres Addition and filed a subdivision of these lots on April 29, 1954, creating a total of eighteen smaller lots. [Figure No. 7] This area is at the northwestern corner of Morningside Acres Addition between SE Third Street and SE Fourth Street, and includes lots facing SE Third Street and lining SE Corder Avenue. Its eastern boundary is a small portion of Independence Avenue. The replatting of these original three lots created a subdivision that comprises the northern part of the SE Third Street and SE Corder Avenue Ranch House District.

Many of the eighteen lots created by the Sherards were then either purchased by or given to the Sherards' son-in-law and daughter, Mr. and Mrs. Jesse F. Bender. Local developer and builder, Clyde E. Perdue constructed homes for the Benders on these lots or on lots sold by the Benders to prospective home owners. In addition, Perdue and his wife, Irene, purchased lots from the Sherards and the Benders between 1955 and 1958.

The Perdues also purchased six lots in the adjacent 1929 Onahome Addition owned by Dr. Saper., sometimes replatting the lots to create uniform dimensions. The similarities between the houses erected on lots 11, 18, and 19 of the original Morningside Acres Addition and on the Onahome Addition lots reflect Clyde Perdue's role as both developer and home builder. Perdue worked with the owners who purchased lots in the design and construction of their houses, and also built houses on speculation.

Other Contemporaneous Development

In addition to the beginning of housing development in the Onahome Addition (21 lots) in the post-World War II period, and the subdivision and housing development of lots 11, 18, and 19 in Morningside Acres initiated by the Sherards, Benders, and Perdues beginning in 1954 (18 lots), other early post-war subdivision development in the Old Town area of Lee's Summit included:²³

- Bayles Addition, 1948, (107 lots) includes a broad spectrum of mid-century residences from minimal traditional, Ranch House, Split-Level, and high-style contemporary modern.
- Swain's Addition, 1951, (six lots),
- Willey's Addition, 1951, (three lots);
- Bartlett's Addition, 1955, ten lot replat from Morningside Acres Addition's Lot 14;
- Metheny's Addition, 1955, twenty lot replat of Morningside Acres Addition's Lots 8 and 9;
- Gamble's Addition, 1958, twenty-four lot replat of Morningside Acres Addition's Lots 6 and 7; and
- Scott's Addition, 1961, eight lots replat of most of Morningside Acres Addition Lot 10.

²³ Lots 12 and 13 of the original Morningside Acres Addition were not subdivided until 1984, becoming Kingstone Trails Addition, which was a high density duplex housing subdivision. It is the only subdivision within the original boundaries of the 1920s Morningside Acres Addition that does not follow the traditional grid system, instead it reflects the common use, by the 1980s in suburban plats of *cul-de-sacs*.

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**OVERVIEW: DISTRICT ASSOCIATIONS WITH LOCAL AND
NATIONAL SUBURBAN LAND USE DEVELOPMENT PATTERNS IN THE 1950S**

Prior to the mid-twentieth century, most well-established families purchased their homes outright. Those with moderate incomes purchased their homes by installment plans that required a small down payment and modest monthly payments secured through building and loan associations, real estate developers, and even companies such as Sears & Roebuck. It was common for homeowners to secure short-term loans of three to five years that required annual or semi-annual interest payments with a balloon payment of the principal at the expiration date of the loan.

During the Great Depression, a series of federal laws expanded available financing for individual purchases of houses by stimulating private investment in the home building industry through funding assistance for the construction of suburban subdivisions and housing. Among these programs of the 1934 National Housing Act was the Federal Housing Administration (FHA), which provided mortgage insurance on loans made by FHA-approved lenders throughout the United States on single family and multifamily homes. FHA mortgage insurance provided these lenders with protection if homeowners defaulted on their mortgage loans. Loans had to meet certain FHA financial and design requirements. Compared to conventional loans, FHA-insured loans required less cash investment to close and provided more flexibility in calculating household income and payment ratios.²⁴ The FHA loans also established minimum construction standards, which they published in "how-to" bulletins. Publications such as "Planning Profitable Neighborhoods" illustrated for developers and builders the benefits of following the FHA's newly established ideals in platting residential areas. Whether FHA mortgage insurance backed loans or not, the construction standards became accepted in the building industry's planning standards.²⁵

In addition, to these depression era programs, during the first years of the post-war period, home ownership, particularly for white, middle-class families, became a matter of public policy due to the GI Bill and the 1949 Housing Act that guaranteed developers and bankers a higher profit on large housing developments targeted to the middle-class. As a result, the selling of single-family detached houses quickly became big business.

²⁴ HUD.Gov U.S. Department of Housing and Urban Development, "The Federal housing Administration (FHA), available from [http:// portal.hud.gov/hudportal/HUD?src=/program_offices/housing/fhahistory.gov](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/fhahistory.gov). Accessed 31 March 2011.

²⁵ Sally F. Schwenk, Multiple Property Documentation Form "Historic Resources of Lee's Summit, Missouri," E-36-37, E-40.

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The Evolution of the Development Process

In the immediate period after the end of World War II, the development process of suburban housing additions was based on the subdivision of existing platted parcels of land, such as in the case of the SE Third Street and SE Corder Avenue Ranch House District. As in most growing communities, the development process in Lee's Summit started with a parcel or multiple parcels of undeveloped land, often previously used for agricultural purposes, which were large enough to be subdivided into individual lots for detached, single-family homes. The subdivision process also included physical improvements in the form of paved streets, curbs and sidewalks and storm water drainage systems and provision of utilities such as water, sewer, electricity, gas, and telephone lines. Historically, the subdivision process evolved in overlapping stages that can be somewhat defined by the role of the developer.²⁶

The Subdivider

Beginning in the nineteenth century, "subdividers" owned or acquired land, surveyed it, developed a plan, laid out building lots and streets, and improved the overall site. The range of site improvements usually included utilities; paved streets, curbs and sidewalks; storm-water drains; and landscaping. The subdivider sold the lots to prospective homeowners, often with deed restrictions as to setback and other physical features, who would contract with their own builder; to builders buying several parcels at once to construct houses for resale on speculation; or to real estate speculators intending to resell the land when real estate values rose. Land improvement companies often organized investors to oversee the platting and subdivision of larger parcels, especially developers forming new communities along railroad and streetcar lines. However, as was the case in Lee's Summit during the late nineteenth and early twentieth century, most subdividers, operated on a small scale — platting, improving, and selling lots for only a few subdivisions a year.

The 1948 Bayles Addition is one of the earliest examples in Lee's Summit of variations on the Subdivider type of land development. The Bayles Addition Development Inc. was a group of local investors who financed the purchase and platting of the land. William Merle Siler, a local builder purchased some of the lots and constructed speculative housing in the addition; he constructed houses in other additions as well. Siler is one of many

²⁶ The roles of the developer are taken from the prototypes found in David L. Ames and Linda Flint McClelland. *National Register Bulletin, Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*. (Washington D.C.: U.S. Department of the Interior, National Park Service National Register History and Education, 2002); available from <http://www.cr.nps.gov.nr/publications/bulletins/suburbs/intro.html>; Accessed 28 May 2010.

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homebuilders who erected residences in the addition. Because of its size, the Bayles Addition was more of a large neighborhood development than a transitional subdivision type. Today its integrity of plan which utilized the grid plan and curving streets, size, evolution of post-war housing styles and incorporation of some of the recommended design tenets of the FHA's 1936 guidelines for subdivision development, qualify it for listing in the National Register of Historic Places.

The 1951 Swain's Addition and Willey's Additions reflect the other end of the spectrum as examples of local property owners platting their own property into small in-fill lots in the common grid plan utilized prior to World War II. This practice is particularly evident in the subdivision of large open areas near major corridors and located fairly close to Lee's Summit's downtown. It was common for different builders, hired by prospective homeowners, to work in these additions over varying periods of time.

The Home Builder

The various additions sub-divided in the 1950s and early 1960s in the original 1920s Morningside and Onahome Additions reflect the Sub-divider/Home Builder approach to housing development that was common in the late 1940s and 1950s in Lee's Summit. [Figure No. 5] Early subdividers discovered they could improve their lot sales by building houses on a small number of lots and often constructed or hired homebuilders to erect several "spec" and/or model homes on their lots. This arrangement helped assure prospective lot buyers that the subdivider's plan on paper would indeed materialize as a suburban neighborhood. For those potential homeowners without the resources or inclination to privately hire a homebuilder, the transaction that combined purchase of a lot with a house was attractive.

A review of the early post-war additions of the 1950s in Lee's summit provides insight into the subdivision and house building practices at this time in Lee's Summit. Bartlett's Addition, a 1955 ten-lot replat from Morningside Acres Addition's Lot 14, evolved under the ownership of Frank E. and Minnie Bartlett, Richard and Anne Spicer, and Betty and Clifford W. Cooper. Frank Bartlett ran a building firm and represented the ownership group in their dealings with the city. Bartlett's construction company, as well as individual local home builders, erected the homes in the subdivision. Today, alterations, additions and other non-historic intrusions in the small subdivision, preclude listing in the National Register.

Two contiguous subdivisions developed concurrently by different owners using different builders, retain sufficient integrity and continuity of landscape features and housing designs to be nominated to the National Register as a District. Both reflect the combined use of a subdivider ownership entity and the engagement of

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building contractors to develop the properties. Harrison Metheny was a real estate speculator who subdivided Metheny's Addition in 1955 from Lots 8 and 9 of the original Morningside Acres Addition. Metheny hired F. E. Bartlett (Frank) to oversee the sale of lots and the construction of houses and their sale. Bartlett completed the development by 1960. Roy Gamble purchased Lots 6 and 7 in the Morningside Acres Addition and, functioning as the subdivider, platted twenty new lots in 1958. Unlike other early builders, developers and subdividers, Gamble was not a local; he lived in Independence. Gamble sold two blocks of the subdivision to builder George Hirt who erected and sold both duplexes and houses. Gamble also hired other builders as well as sold lots to individual builders to complete the construction in his subdivision

Eugene E. Scott filed a plat in 1956 for six new lots in Lot 10 of the original Morningside Acres Addition. A subsequent replat in 1961 yielded eight lots. The variety of residences indicate sale of lots to individuals who hired their own homebuilder. The historic architectural integrity of the subdivision today precludes listing in the National Register.

The development in the SE Third Street and SE Corder Avenue Ranch House District also combined the subdivider and the home builder development processes typical of the community's earliest post-World War II residential construction patterns; however, the District is unique, with only a few possible exceptions, as the product of one builder. While it was common for homes in these early post-war subdivisions to be built by different builders and sometimes the owners themselves, local home builder, Clyde Perdue, purchased land initially platted in the 1920s and later subdivided by owners/developers in the proposed District. His role encompassed: primary homebuilder adjustment of lot dimensions to uniform and/or complimentary dimensions within the preexisting Onahome Addition and Lots 11, 18, and 19 of Morningside Acres Addition; the application of a consistent infrastructure design on the two major streetscapes; exclusive use of integrated garages; uniform spacing of residences, street line tree plantings, concrete footpaths from driveway to porch stoop; as well as repetitive use of three house form/plans, materials, and design treatments, all of which distinguish the district from contemporaneous development of the same time period in Lee's Summit's Old Town area. Of the subdivisions that retain their historical integrity of the same time period, the SE Third Street and SE Corder Avenue Ranch House District has the most homogeneous appearance, a factor that clearly demonstrates its unique associations with the broader post-war housing development patterns in Lee's Summit.

As such, it joins the other subdivisions constructed in the 1950s Lee's Summit as an important physical example of a transitional period in Lee's Summit's suburban growth patterns in the mid-twentieth century. These 1940s and 1950s subdivisions demonstrate the transition from the older grid pattern where the earliest remained similar to pre-war plats. Taken as a group, however, these newer housing subdivisions generally involved a larger number of developers and home builders and the lots were slightly larger than those platted during the 1920s.

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These subdivisions are the earliest in the city to be planned and designed as a single new development that required the owner/developer to file with the local governmental authority a plat with specific provisions for streets and utilities, as opposed to the simple subdivision of large parcels for speculative marketing to developers who would make infrastructure and design improvements.

To understand the District in the context of other development processes, and thus its unique attributes, it is important to also compare it with other types of suburban development that occurred in Lee's Summit after the platting and development of the District:

- Operative Builder

Beginning in the late 1930s and early 1940s in the United States, developers increasingly erected the homes in the subdivisions they platted and improved. Some of these builder/developers secured FHA-approved, private financing for large-scale development of neighborhoods of small, single-family houses and used the principles of mass production, standardization, and prefabrication to lower construction costs and decrease production time. This form of development occurred in the late 1950s in Lee's Summit.

- Merchant Builders

After World War II, builders began to apply the principles of mass production, standardization, and prefabrication refined during the war to construction of single-family residences on a large scale. By greatly increasing the credit available to private builders and liberalizing the terms of FHA approved home mortgages, the 1948 amendments to the National Housing Act provided ideal conditions for the emergence of large-scale corporate builders who, because of readily available financing, streamlined methods of construction, and an unprecedented demand for housing, invested in the purchase of large tracts of land, designed neighborhoods according to FHA guidelines, and rapidly constructed large numbers of houses. In Lee's Summit, the merchant builders, stimulated by the end of the Korean War, and especially the construction of the Western Electric plant in 1958, built large subdivisions beyond the community's pre-World War II grid system of city streets, county roads, and state and federal highways.

- Community Builders

It was not until the 1970s in Lee's Summit, that real estate entrepreneurs formed development companies and acquired large tracts of land that they developed according to a master plan, often utilizing the professional expertise of site planners, landscape architects, architects and engineers. Proximity of residential enclaves to new schools, commercial shopping areas, and recreation facilities, religious

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structures, as well as convenient access to a growing system of arterial streets were important components of the planned community subdivision type.

SIGNIFICANCE IN POST-WORLD WAR II COMMUNITY DEVELOPMENT PATTERNS

In addition to the District's role as an extant example of the early post-World War subdivider/builder development process featuring the work of a single builder, the District has unique associations with pattern of development during this period that first focused on the further subdivision of pre-war platted parcels that remained undeveloped. In particular, the mid-century replatting of lots in the 1927 Onahome and 1929 Morningside Acres Additions into a Ranch House neighborhood reflects the City's initial suburban land use patterns when most subdivisions were relatively small and suburban neighborhoods tended to expand in increments as adjoining parcels of land were subdivided and the existing grid of streets extended outward.

As such, the District is a direct link between Lee's Summit's earlier twentieth century neighborhoods and the large suburban subdivisions of the 1960s and 1970s. The nascent nature of the District's role in Lee's Summit's post-World War II suburban development is reflected in its location on the fringes of developed neighborhoods, somewhat close to the downtown commercial area within the established SE Third and SE Fifth Street grid of collector streets. It represents the early transition from the late nineteenth and early twentieth practices of erecting infill houses in older residential areas, to the post-war period when developers in Lee's Summit platted additions and subdivisions as new neighborhoods with new infrastructure.

The District's period of significance directly reflects a demand for housing related to the 223 percent increase in the population of Lee's Summit in the 1950s.²⁷ It is one of a limited number of intact examples documenting the variety of initial subdivider/builder form of subdivision activity in Lee's Summit in the late 1940s and 1950s, and is one of three remaining post-war additions comprised of twenty or more residences that accessed existing main thoroughfares. It is one of a limited number of intact residential enclaves that reflect the pattern of the community's initial outward spread of suburban residential development documented in the city's initial cultural resources survey in the early 1990s and in an updated survey conducted in 2001-2002 and verified in 2009-2010. Moreover, the development of the District within a six-year time period by a single home builder created a visually distinguishable entity with a distinct sense of place.

²⁷ Elizabeth Rosin and Sally F. Schwenk, "Cultural Resources Survey Lee's Summit, Missouri," August 2002. City of Lee's Summit, Missouri., 33.

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Finally, the District's important association with suburban development in general and in Lee's Summit in particular, reflects four characteristics typical of American city suburban development between 1946 and the mid-1970s that also apply to Lee's Summit:

1. It filled open land at the edges of built-up sections. In Lee's Summit, the 1950s development surrounded the town's core and then ran in a more north and south direction. By the 1960s, it began to spread to the east and west, filling most of the town's once vacant area between Highway 71 Bypass, Highway 50, and Chipman Road and by 1970, development began to spill outside the ring of roads surrounding the community.
2. The District features a low density residential neighborhood comprised exclusively of detached houses similar in design and size, connotating middle-class values and economic status. It visually departs from the adjacent early twentieth century neighborhoods to the west and northwest where Lee's Summit's residential patterns reflected construction on a lot-by-lot basis, reflecting a variety of styles and economic levels within neighborhoods of contiguous additions. It differs from other post-World War II Ranch House neighborhoods in the immediate vicinity by virtue of the homogeneity created by houses erected by a single builder using three basic plans.²⁸
3. The houses in the District reflect the homogeneity that appealed to home buyers in the postwar period and the guidelines for government homebuilding financing agencies that encouraged it. As such, the District reflects the first implementation in Lee's Summit of the FHA's uniform standards for the design and construction of housing. This early post-war suburban District also has early local associations with government funded highway and road construction which increased people's ability to live farther away from the urban core and commute to jobs in other commercial areas and also encouraged the outward spiral of suburb formation.
4. The District represents the impact of the FHA housing guidelines and the 1949 Housing Act that allowed the middle-class increased access to home ownership. This was manifested in the District's emergence as the community's first packaged subdivision by a developer/builder near existing transportation networks. It is also one of the earliest postwar subdivisions that involved the development of a considerable number of speculative properties.

OVERVIEW: THE RISE AND FALL OF THE RANCH HOUSE STYLE

The Ranch Houses of the District are adaptations of popular builder's pattern books of the 1950s that reflect the replacement of the historical revival style residences popular in the pre-war era with simple, modern Ranch House style. Of note regarding the houses built in the 1950s, is the relatively short period of time before historic stylistic references such as found in the Colonial and Spanish Revival styles and changes in size began to appear

²⁸ The Complex Plan appears in only two residences.

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in the design of Ranch Houses beginning in the 1960s. Thus the residences in the District are notable for their lack of stylistic references, and use of modern building construction forms such as stock windows with vertical muntins and Permastone™ synthetic masonry wall cladding.

In the 1950s, the Ranch House style became the primary housing type during a significant period of national expansion. The low, horizontal design took many forms and occurred in numerous variations — sprawling ramblers under shake-shingle roofs, sleek contemporary architect designs, stripped down working-class tract housing erected on concrete slabs, and custom-designed, middle-class residences. Their incorporation of an integrated garage, combination of wall materials such as board-and-batten siding or lap siding installed above brick facing or synthetic masonry on the lower portion of the primary facade, prefabricated double-hung sash or hopper windows and the ubiquitous picture window defined the post-World War II suburban subdivision.²⁹

The post-World War II Ranch House found in the District evolved out of the work of several California architects loosely based on Spanish Colonial vernacular precedents of the American Southwest and West as modified by the incorporation of Craftsman and Prairie School modernism of the early twentieth century. Also influencing the Ranch House style were the houses erected by immigrants to California in the early to mid-nineteenth century. These settlers quickly established a community sawmill that produced wooden roofs, shingles, frames, posts, doors and window frames. From this tradition, the board-and batten house emerged by the 1860s as the standard wall treatment for houses, barns and sheds throughout the West. The Ranch House also repeated the low-lying quality of the Hispanic *rancho* which was practical and inexpensive to erect.³⁰

Aspects of the Craftsman bungalow form — low pitched roofline and one-story height — also found their way into twentieth century Ranch House style design. (During the early twentieth century the word bungalow referred to any one-story house.) The bungalow's interior floor plan was a precursor to the informal Ranch House's spatial arrangement. In the bungalow plan, hallways and foyers disappeared and the primary entrance opened into the living room, which opened directly onto the dining room.

Another important design influence emerged during the Great Depression when the need for well-designed homes for families of moderate income led Frank Lloyd Wright to create the Usonian house, the exterior lines of which reflected a strong horizontal emphasis. The one-story, flat-roof design featured an L- or U- shape residence constructed of natural materials such as wood, stone and brick in combination with glass and concrete. Wright assigned different functional zones for family activities into a tripartite arrangement, with the kitchen and dining

²⁹ Alan Hess, *The Ranch House*. (New York, NY: Harry N. Abrams, Inc., 2004), 11.

³⁰ Katherine Ann Samon, *Ranch House Style* (New York, NY: Clarkson Potter, 2003), 12-13.

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area at one end, entrance area and living room in the middle, and the bedrooms and bath at the other side of the house — plans that today define the Ranch Houses in the District.

The rise of the Ranch House as the dominant house style of the 1950s also had its roots in the return to civilian life of over six million servicemen and women after the war triggering a nationwide housing shortage. By the mid-1950s, long-term government-sponsored loans to buyers and government backing of loans to developers promoted mass production of Ranch House style homes in subdivisions near major arterial streets and highways.³¹ With government funding came standardized designs based upon a formulaic square foot price and recommended floor plan. Standardized use of materials and prefabricated factory-built building products became common and created an economy of scale for builders.³²

By the early 1950s, the mainstream enthusiasm for the Ranch “dream house” was established as the real estate section of local newspapers, national magazines such as *House Beautiful*, and movie and television settings and plots disseminated the ideal of a suburban lifestyle. The emerging home building industry then constructed Ranch Houses for an already primed mass market.³³ Entire subdivisions of moderate-to-large Ranch House style residences designed by local architects and/or builders appeared prior to and during the era of the more modest tract Ranch House subdivision in most suburban communities. Their distinguishing attributes were often the combination of a variety of treatments applied to the basic Ranch House style’s open plan.³⁴ By the late 1950s, the Ranch House style gained popularity in the custom designed house market such as the homes featured in the Kansas City area’s Parade of Homes.

The Ranch House style dwelling that emerged in the 1950s, such as those found in the SE Third Street and SE Corder Avenue Ranch House District, was a low building that featured a small entrance porch. Living rooms, dining areas, and kitchens blended together in an open plan. Air conditioning, which became more compact and less costly after the war, eliminated the need of earlier houses that were one room deep to maximize catching cooling breezes from as many directions as possible. Ranch Houses were two rooms deep and positioned on lots according to criteria other than prevailing wind direction. Although it had a formal entrance area, the 1950s Ranch House was usually entered by the family through the garage. The attached garage also became an important adjunct to the kitchen as the location for washers, dryers, and the freezer, as well as a workshop area, rather than as the exclusive domain for sheltering the family car.

³¹ Ibid., 14.

³² Mason, 46-47.

³³ Ibid.

³⁴ Hess, 58.

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The Ranch House style residence continued to evolve as a form into the 1960s with the typical house size increasing from 800 to 1,240 square feet.³⁵ This reflected a desire for more space and more division of spaces, such as a separate master bedroom and bathroom suite and more closets. Consequently, where the typical 1950s Ranch House, such as those built by Perdue in the District, incorporated three bedrooms; one and, possibly, a half-bath; a living/dining room; a kitchen; sometimes, a den; and a one- or two-car garage. The 1960s Ranch House typically incorporated four bedrooms and two-and-a-half baths; a living/dining room, kitchen and family room; utility room; study; and a two-car garage.³⁶

ARCHITECTURAL SIGNIFICANCE

Due to its historic architectural integrity of location, design, setting, materials, and workmanship, the SE Third Street and SE Corder Avenue Ranch House District established in 1954-1960, is architecturally significant for its ability to convey feelings of a specific time period and associations with the early local development of Ranch House style residences – “the primary vehicle for the design of suburbia and the housing choice for its time.”³⁷ As such, the District embodies distinctive characteristics of a type, period, and method of construction. It reflects variations developed by one builder, Clyde Perdue, of the popular Ranch House style pattern book plans and forms erected for the middle-classes. The District is an early representative example in Lee's Summit, Missouri, of the distinctively homogeneous appearance which became common in the community's postwar Ranch House subdivisions.

The District's significant “Single-Family Residential Property Types, circa 1860-1960” as documented in Section F of the MPDF 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.

³⁵ Samon, 22.

³⁶ Ibid., 22.

³⁷ Hess, 13.

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The residences in the District define its unique homogeneous appearance. The vast majority of buildings are wood frame with wood siding and masonry veneer, particularly PermaStone™.³⁸ All are variations on the Ranch House style and designs popular throughout the nation during the mid-twentieth century and are discussed as to architectural property type and as individual architectural property types in Section 7 of this document. They reflect methods of construction that incorporated standardized use of materials, such as sheetrock and factory-built, prepackaged cabinets, window (particularly the two-over-two light, double hung sash windows with horizontal muntins) and door units. The use of PermaStone™ reflects technologies utilized on-site by craftsmen. Of note, is the consistent use of PermaStone™ that does not appear to dominate any of the subdivisions constructed between 1948 and 1961 in Lee's Summit.

All of these buildings have significant associations with residential architectural development patterns relating to Lee's Summit's role as an emerging suburb of Kansas City and the suburbanization of Lee's Summit itself. As documented in the MPDF, they reflect the work of developers and builders who responded to specific market and federal home financing legislation and design requirements that occurred in the post-World War II period. In particular, the Ranch House design reflects economic conditions and financing mechanisms of the period that allowed developers and builders to contract for the construction of entire neighborhoods for the first time in Lee's Summit.

The buildings in the District derive their architectural significance as a group from the number and variations in Ranch House designs utilized by Clyde E. Perdue, which collectively represent an important facet in the evolution and patterns of development of the city's residential architecture in the mid-twentieth century. They individually and as a group, embody distinctive characteristics of a type, period, or method of construction that occurred in the immediately after World War II.

INDIVIDUAL PROPERTY HISTORICAL ASSOCIATIONS³⁹

The following properties have associations with the plat filed by Ernest L. and Kathleen Sherard for Morningside Acres, Lots 11, 18, and 19, on April 29, 1954. Local developer and builder Clyde E. Perdue and his wife, Irene,

³⁸ As noted in Section 7, many of these buildings have secondary siding applied over the original wall materials. However, the secondary siding does not obscure character-defining elements of the style or form.

³⁹ Individual property histories were compiled by Deon Wolfenbarger of Three Gables Preservation during a phased Cultural Resource Survey of Lee's Summit conducted for the City of Lee's Summit Historic Preservation Commission, Community Development Department in the early 1990s. The individual histories are recorded on individual survey inventory forms for each property on file with the City and State Historic Preservation Office located in the Missouri Department of Historic Resources.

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purchased many of the properties within the replatted area and between 1955 and 1958⁴⁰ subdivided many of the Sherard parcels, rearranging and/or adding on to the lots. The similarity of the houses on these lots and others on lots documented as associated with the Perdues suggests that all were built by Perdue

- 01. 601 SE Third St. Contributing to district**
Building Date: 1958
The Perdues sold this property to William E. Van Dyke in 1958.
- 02. 603 SE Third St. Contributing to district**
Building Date: 1958
The Perdues sold this property to Leonard D. O'Laughlin and his wife in 1958. The O'Laughlins sold it to Mr. and Mrs. Jonas S. Paulson in 1962, and the Paulsons sold to Charles A. Knoepker and his wife in 1978. Later that year Mr. and Mrs. Gary W. Wilson purchased the property. In 1980 Gerald D. Poindexter and his wife were owners of the property and remained so in 1993.
- 03. 605 SE Third St. Contributing to district**
Building Date: 1959
The Perdues sold this property to Lowell McCullough in 1959. Sammie J. Rhodes and his wife purchased the property in 1964 and sold it in 1968, to Mr. and Mrs. Gary L. Carpenter.
- 04. 701 SE Third St. Contributing to district**
Building Date: 1959
The Perdues sold this property to Hubert E. Boxwell in 1959. George E. Rhodes, Jr., and his wife purchased the property in 1970 and remained the owners in 1993.
- 05. 703 SE Third St. Non-contributing to district**
Building Date: 1959
The Perdues sold this property to Bernard C. DeLine in 1959. Allen D. Baldwin and his wife were the owners in 1968, and remained the owners of record in 1993.
- 06. 300 SE Corder Ave. Contributing to district**
Building Date: 1956
The Perdues sold this property in 1956 to Jack L. Musgrave and his wife. Members of the Musgrave family remained owners of record in 1993.
- 07. 301 SE Corder Ave. Contributing to district**
Building Date: c.1958
Irene Perdue retained ownership of this property in 1969, and this may have been the dwelling the Perdues built for themselves. The following year the owner was Janice E. Murray. She remained the owner of record in 1993.

⁴⁰ Entered as Significant Dates in cover document.

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- 08. 302 SE Corder Ave. Contributing to district**
Building Date: 1958
The Perdues sold this property to Merrill L. Grove and his wife in 1958. Walter L. Hartmann and his wife owned the property in 1959 and remained the owners of record in 1993. The Hartmanns constructed the garage in 1976.
- 09. 303 SE Corder Ave. Contributing to district**
Building Date: 1957
The Perdues sold this property to Earl W. Wood and his wife in 1957. They remained owners of record in 1993. In 1977 the Woods constructed an enclosed porch.
- 10. 304 SE Corder Ave. Non-contributing to district**
Building Date: 1957
The Perdues sold this property to Mr. and Mrs. LaMonte C. Brown in 1957. In 1969, Jerry T. Roberts and his wife owned the property for a few months before selling it to Mr. and Mrs. Everett D. King. John L. King was listed as owner in 1986 and remained the owner of record in 1993.
- 11. 305 SE Corder Ave. Contributing to district**
Building Date: 1957
The Perdues sold this property to Floyd Hopkins and his wife in 1957. Richard E. Burry and his wife purchased it in 1965. They remained the owners of record in 1993.
- 12. 306 SE Corder Ave. Contributing to district**
Building Date: 1956
The Perdues sold this property to Russell H. Ritter and his wife in 1956. In 1962, Mr. Glenn L. Smead and his wife owned the property. Ethyl Smead was listed as owner in 1974, and remained owner of record in 1993.
- 13. 307 SE Corder Ave. Contributing to district**
Building Date: 1957
The Perdues sold this property to Norman F. O'Shea and his wife in 1957. They sold to George W. Brown and his wife in 1959. George Brown constructed an addition to the garage in 1975. In 1991, the Fern Elizabeth Brown trust owned the property.
- 14. 308 SE Corder Ave. Contributing to district**
Building Date: 1955
No survey information was found on this building.
- 15. 309 SE Corder Ave. Contributing to district**
Building Date: 1957
The Perdues sold this property to Jerome L. Heinke and his wife in 1957. They remained the owners of record in 1993.

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16. 310 SE Corder Ave. Non-contributing to district

Building Date: 1955

The Perdues sold this property to Mr. and Mrs. James E. Hook in 1955. They sold it to William A. English and his wife in 1957. In 1962, Mr. and Mrs. Robert E. Stannard owned the property, and in 1974, the property was listed in Robert Stannard's name. In 1975, General Motors Corporation purchased the property and sold it later that year to John D. Ricks and his wife. In 1984, Marlin and Linda Guin purchased 310 SE Corder. Darrell and Carolyn Coffman were the owners of record in 1990.

17. 311 SE Corder Ave. Contributing to district

Building Date: c. 1954

Ernest L. and Kathleen Sherard filed the plat for Morningside Acres, Lots 11, 18, and 19, on April 29, 1954. The Sherard's daughter and son-in-law, Mr. and Mrs. Jessie Bender, purchased some of the lots, which they later resold. Many were sold to Mr. and Mrs. Clyde Perdue, who developed the majority of the subdivision, and a few were sold to other individuals. This property was part of a double lot the Benders purchased in 1955 and contracted with Clyde Perdue to erect a custom-built house in which they participated in the design. They subdivided the parcel in 1969 and sold the east half on which 512 SE 4th Street was constructed that year. E. L. Sherard, one of the original property owners owned this parcel in 1969. His daughter Dorothy L. Bender purchased the property in 1992 and in 1993, the owner was D. Janet L. Organ.

18. 312 SE Corder Ave. Contributing to district

Building Date: 1955

The Perdues sold this property to Richard J. Kraemer and his wife in 1955. Gerry D. Anderson bought the property in 1965 and in 1991, the property was owned by the Gerry D. Anderson trust. Anderson constructed an addition to the garage in 1982.

Nathan and Reza C. Corder filed the plat for the Onahome Addition on April 5, 1927. On April 24, 1927, the Corders sold the lots at public auction, along with a "modern" seven-room house on five acres, which was subsequently demolished. Mr. and Mrs. Thomas Williamson purchased nearly all of the lots in Onahome. They subsequently sold their property to Dr. and Mrs. Philip Saper. Individuals began to buy and develop lots during the Sapers' ownership. The following properties have associations with the history of the Onahome Addition.

19. 401 SE Corder Ave. Non-contributing to district

Building Date: c. 1958

The Sapers sold this double lot to Chester Patterson in 1958. In 1969, Joe Donald Wix and his wife were the owners and remained so in 1993.

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20. **407 SE Corder Ave.** **Contributing to district**
Building Date: 1955
In 1954, local developer Clyde Perdue purchased six adjoining lots from the Sapers, which he subdivided into four parcels. Perdue built the existing dwelling on this property for Mr. and Mrs. Donald M. Pressant, who purchased it in 1955. In 1962, Arthur I. Gailey was the owner, and Mr. and Mrs. William D. Cox purchased the property in 1974.
21. **409 SE Corder Ave.** **Contributing to district**
Building Date: 1957
In 1954 local developer Clyde Perdue purchased six adjoining lots from the Sapers, which he subdivided into four parcels. Perdue built the existing dwelling on this property for Mr. and Mrs. Hazel M. Storms, who purchased the property in 1957. The Storms remained owners of record in 1993.
22. **411 SE Corder Ave.** **Contributing to district**
Building Date: 1954
In 1954 local developer Clyde Perdue purchased lots six adjoining lots from the Sapers, which he subdivided into four parcels. Perdue built the existing dwelling on this property for Sam A. Coomer, who purchased the property later that year. In 1958, Lynn R. Coats and his wife are listed as owners. Mr. and Mrs. John R. Greenwell bought the property in 1960 and sold it in 1978 to Mr. and Mrs. Roy Douglas Bryan.
23. **413 SE Corder Ave.** **Contributing to district**
Building Date: 1954
In 1954 local developer Clyde Perdue purchased six adjoining lots from the Sapers, which he subdivided into four parcels. Perdue built the existing dwelling on this property for Lora N. Shrout, who purchased the property later that year. In 1955, Ernest E. Anderson is listed as owner. Mr. and Mrs. Robert L. Wyman, Jr., purchased the property in 1976 and in 1984, Lillian and Donald Stanley bought it and remained the owners of record in 1993.
24. **302 SE Independence Ave.** **Non-contributing to district**
Building Date: 1959
The Perdues sold this property in 1959 to Mr. and Mrs. Wolf G. Brandt. In 1971, George E. Rhodes and his wife purchased the property and remained the owners of record in 1993. In 1973 the Rhodes' constructed an addition to the dwelling.
25. **304 SE Independence Ave.** **Contributing to District**
Building Date: unknown
The Perdues erected a house on this property in 1960 and sold the sold this property in 1961 to Milton R. Manley and his wife. In 1964, Donald A. Bell and his wife bought the property.

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GEOGRAPHICAL DATA

UTM REFERENCES (CONTINUED)

5	<u>15</u> Zone	<u>381473</u> Easting	<u>4307951</u> Northing	7	<u>15</u> Zone	<u>381410</u> Easting	<u>430 7908</u> Northing
6	<u>15</u> Zone	<u>381419</u> Easting	<u>4307951</u> Northing	8	<u>15</u> Zone	<u>381410</u> Easting	<u>4307902</u> Northing
9	<u>15</u> Zone	<u>381424</u> Easting	<u>4307902</u> Northing				
10	<u>15</u> Zone	<u>381424</u> Easting	<u>4307770</u> Northing				

VERBAL BOUNDARY DESCRIPTION

The boundary of the SE Third Street and SE Corder Avenue Ranch House District is indicated on the USGS map as the district is more than 10 acres.

BOUNDARY JUSTIFICATION

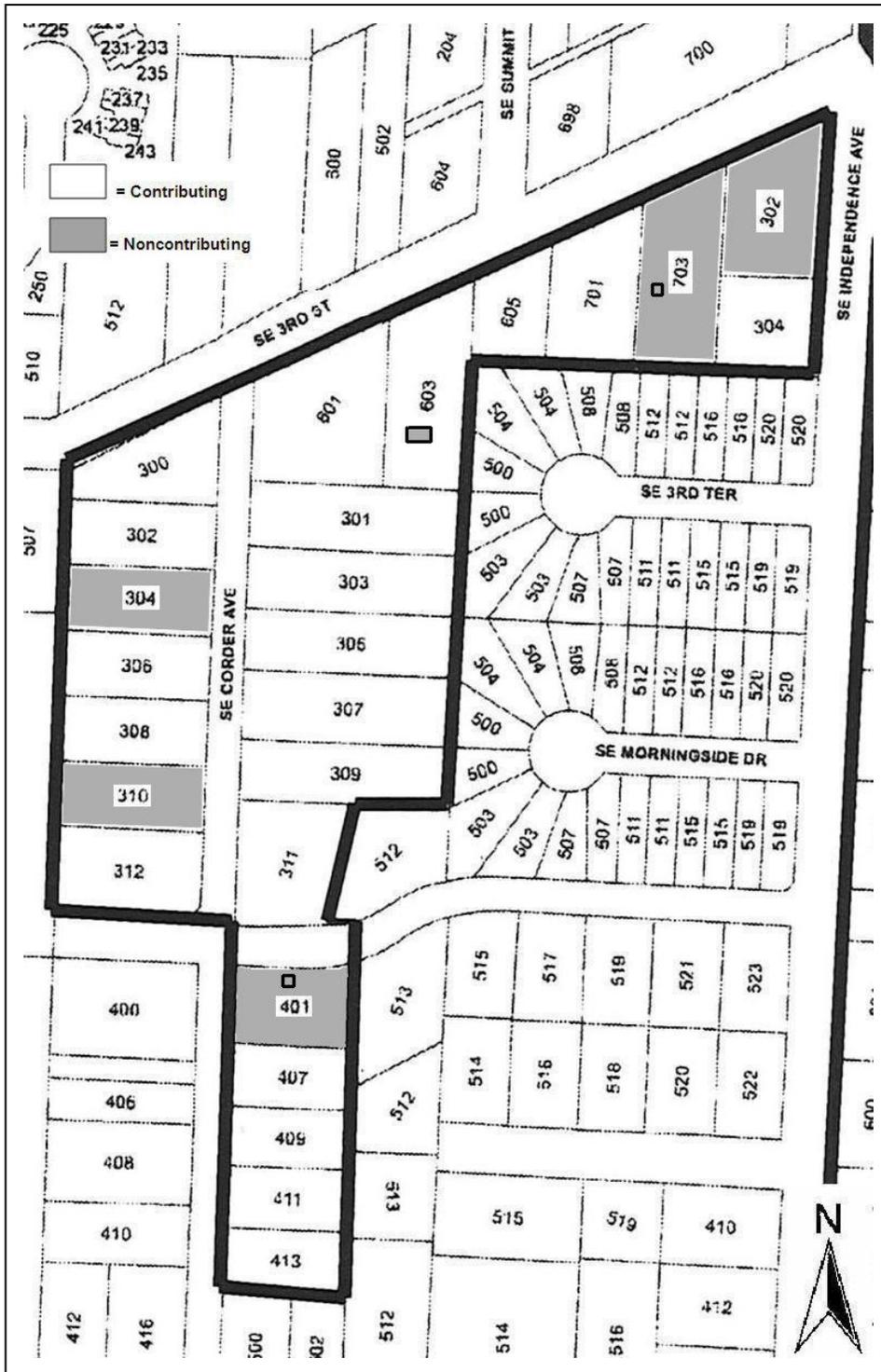
The boundary of the SE Third Street and SE Corder Avenue Ranch House District encompasses a concentration of historic residential resources that retain their historic architectural integrity individually and as a group and have significant associations with the evolution of residential architecture and 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, alleys, verges, and sidewalks. The contributing resources, all of which are attributed to Lee's Summit developer and builder, Clyde E. Perdue, define the historic setting and historic sense of place, both of which are strengthened by the intact historic street network. The residential properties in the area south of SE Fourth Street on the west side of SE Corder Avenue and those adjacent to the District boundaries were considered for inclusion in the District, but were determined ineligible due to lack of historic architectural integrity or were less than fifty years in age.

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SE Third Street and SE Corder Avenue Ranch House District
Jackson County, Missouri
Historic Resources of Lee's Summit, Missouri MPDF

HISTORIC DISTRICT BOUNDARY MAP



Scale: 1" = 100'

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SE Third Street and SE Corder Avenue Ranch House District
Jackson County, Missouri
Historic Resources of Lee's Summit, Missouri MPDF

PHOTOGRAPHIC DOCUMENTATION

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

Date of Photographs: June 3, 2010

Location of Negatives: City of Lee's Summit, Missouri

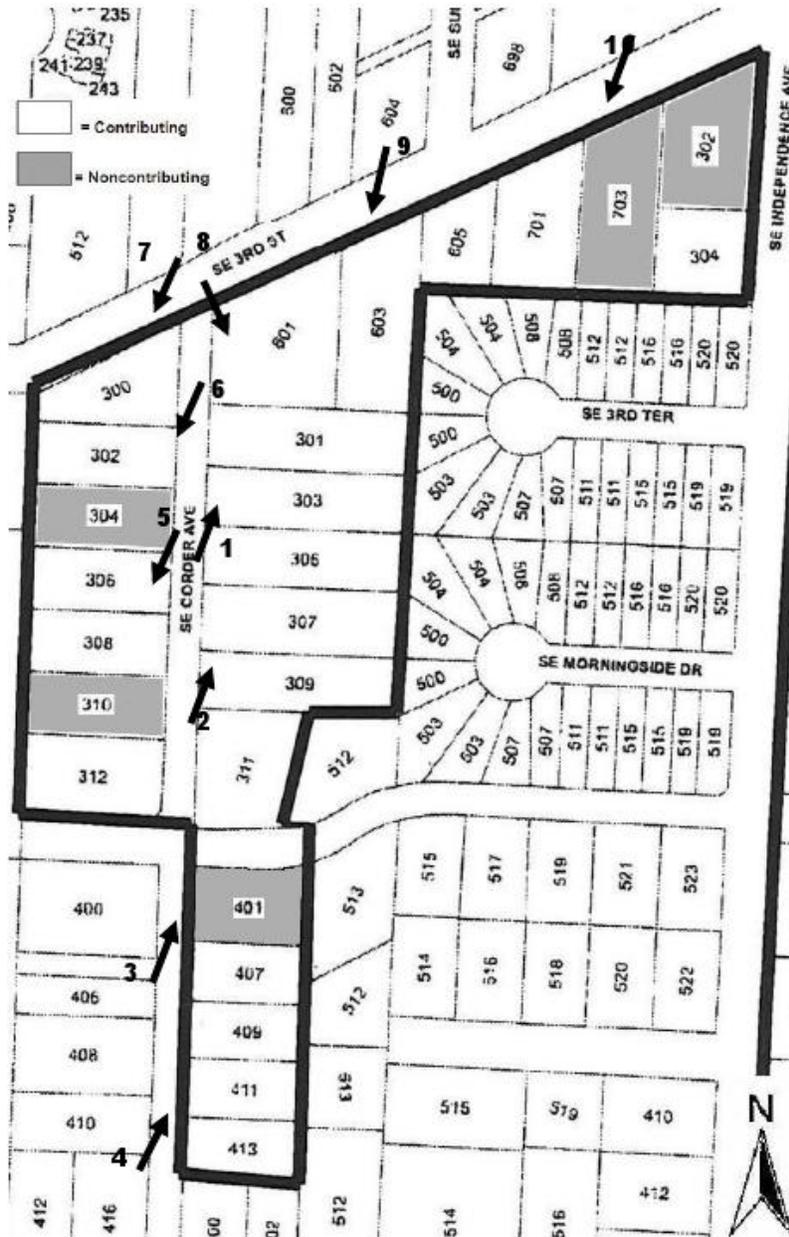
Photograph Number	Camera View	Street Address/Location
1.	NE	303, 305 SE Corder Avenue
2.	NE	305, 307, 309 SE Corder Avenue
3.	NE	401 SE Corder Avenue
4.	NE	411, 413 SE Corder Avenue
5.	SW	308,306 SE Corder Avenue
6.	SW	302, 304 SE Corder Avenue
7.	SW	300 SE Corder Avenue
8.	SE	601 SE Third Street
9.	SW	603 SE Third Street
10.	SW	703, 701 SE Third Street
11.	W	304 SE Independence Avenue

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PHOTOGRAPHIC LOCATION MAP



Scale: 1" = 100'

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- Figure 2: Setting Map
- Figure 3: Environment Map
- Figure 4: 1929 Plant of Morningside Acres
- Figure 5: Subdivision of Morningside Acres Addition 1954-1985
- Figure 6: 1927 Plat of Onahome Addition
- Figure 7: 1954 Replat of Lots 11, 18 and 19 Morningside Acres

FIGURE 1: LOCATION MAP

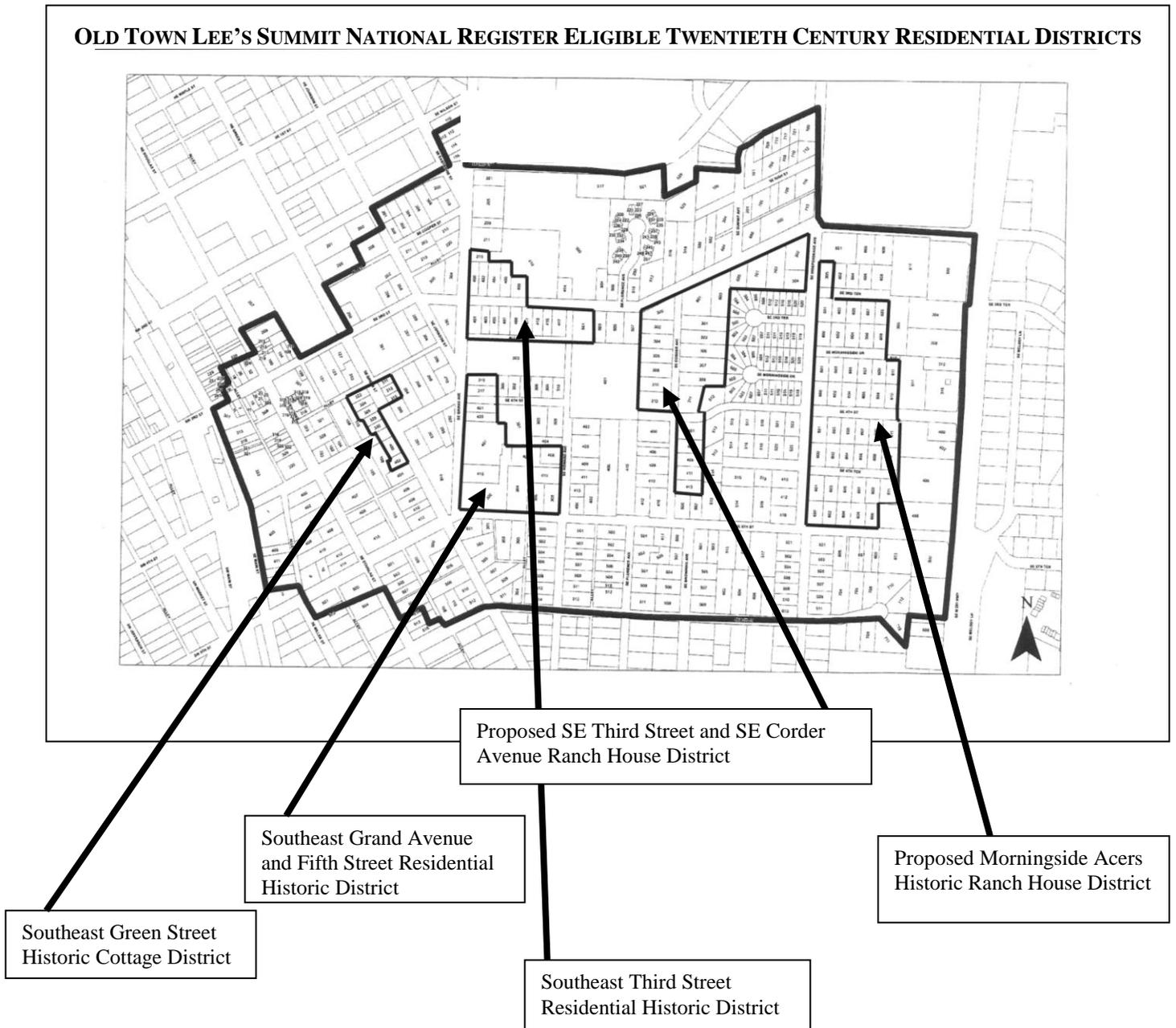


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FIGURE 2: SETTING MAP

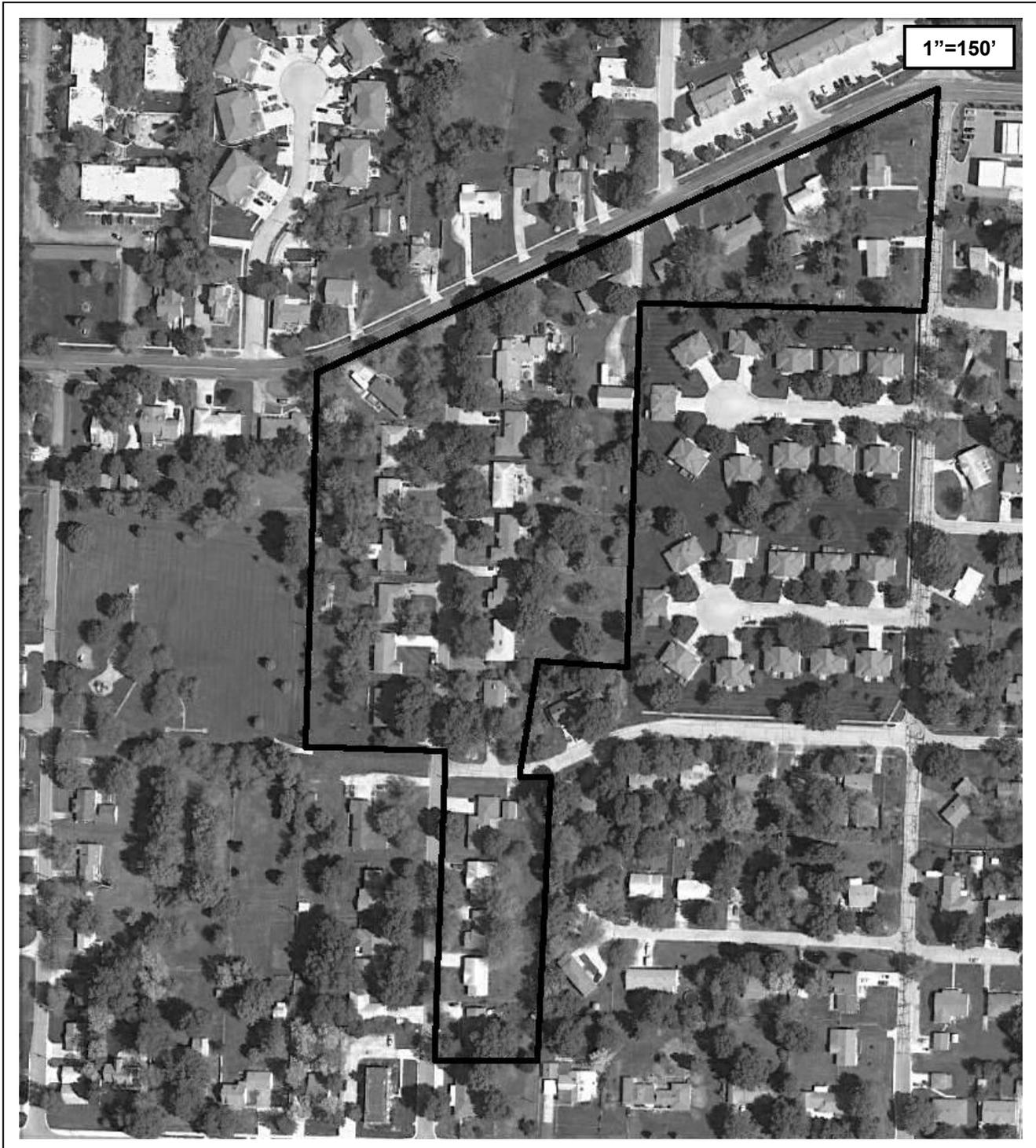


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FIGURE 3: ENVIRONMENT MAP

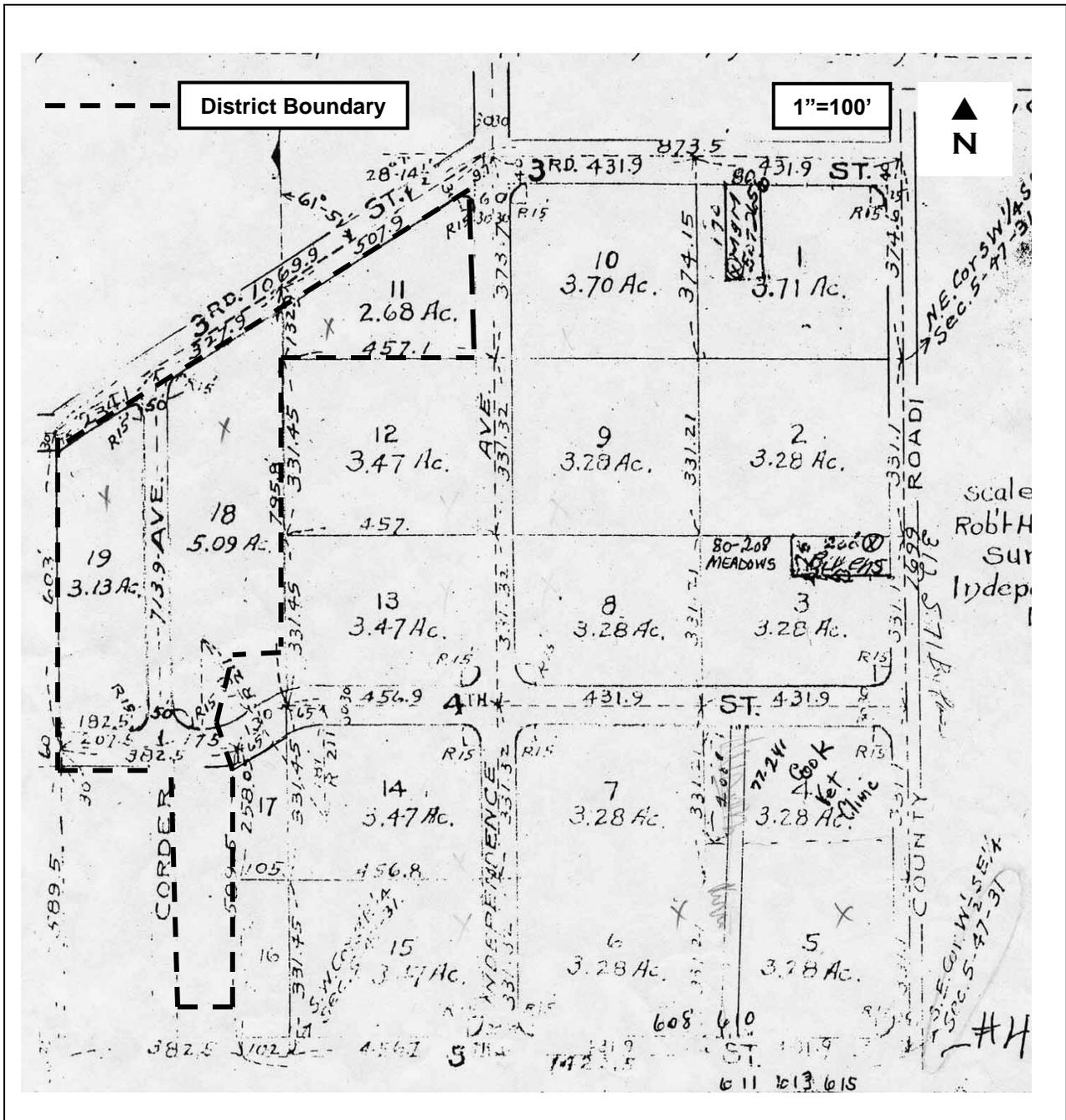


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Jackson County, Missouri
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FIGURE 4: Plat for Morningside Acres 1929

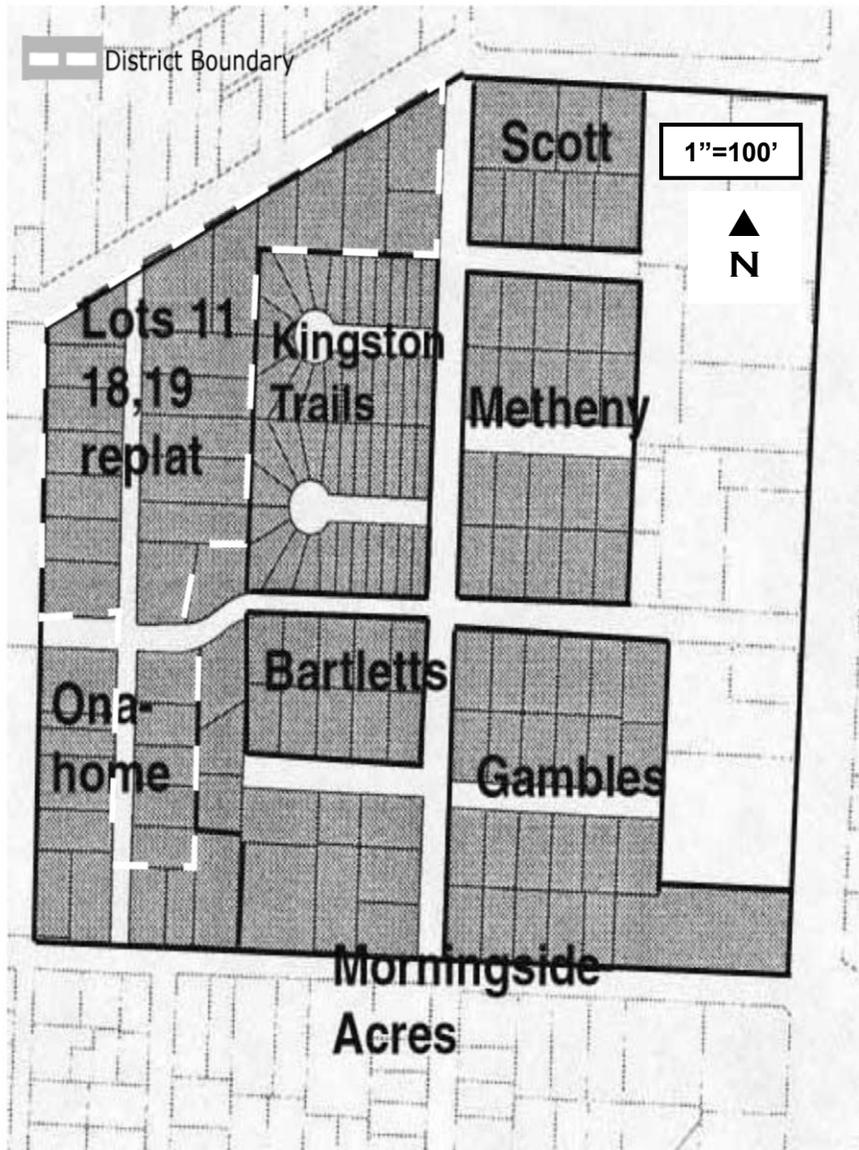


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Jackson County, Missouri
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FIGURE 5: Subdivision of Morningside Acres Plat. 1954 to 1985

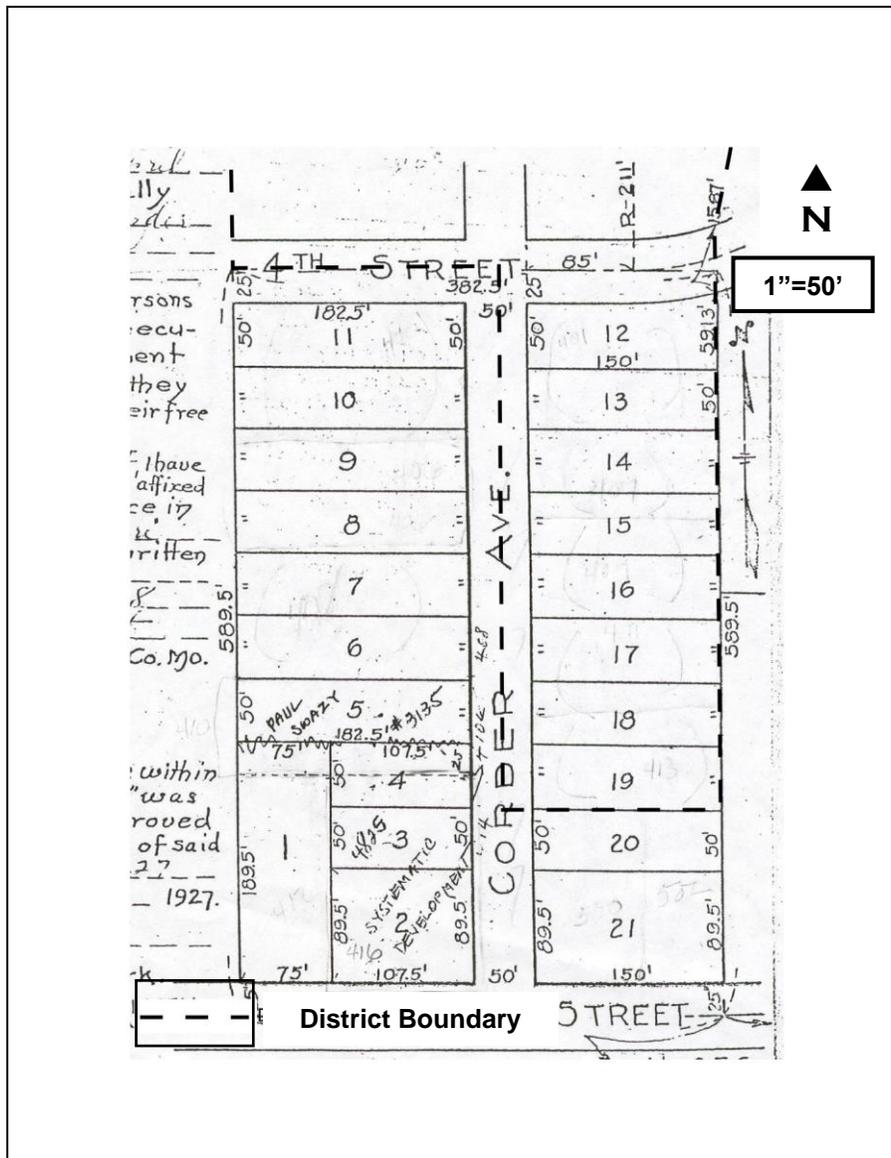


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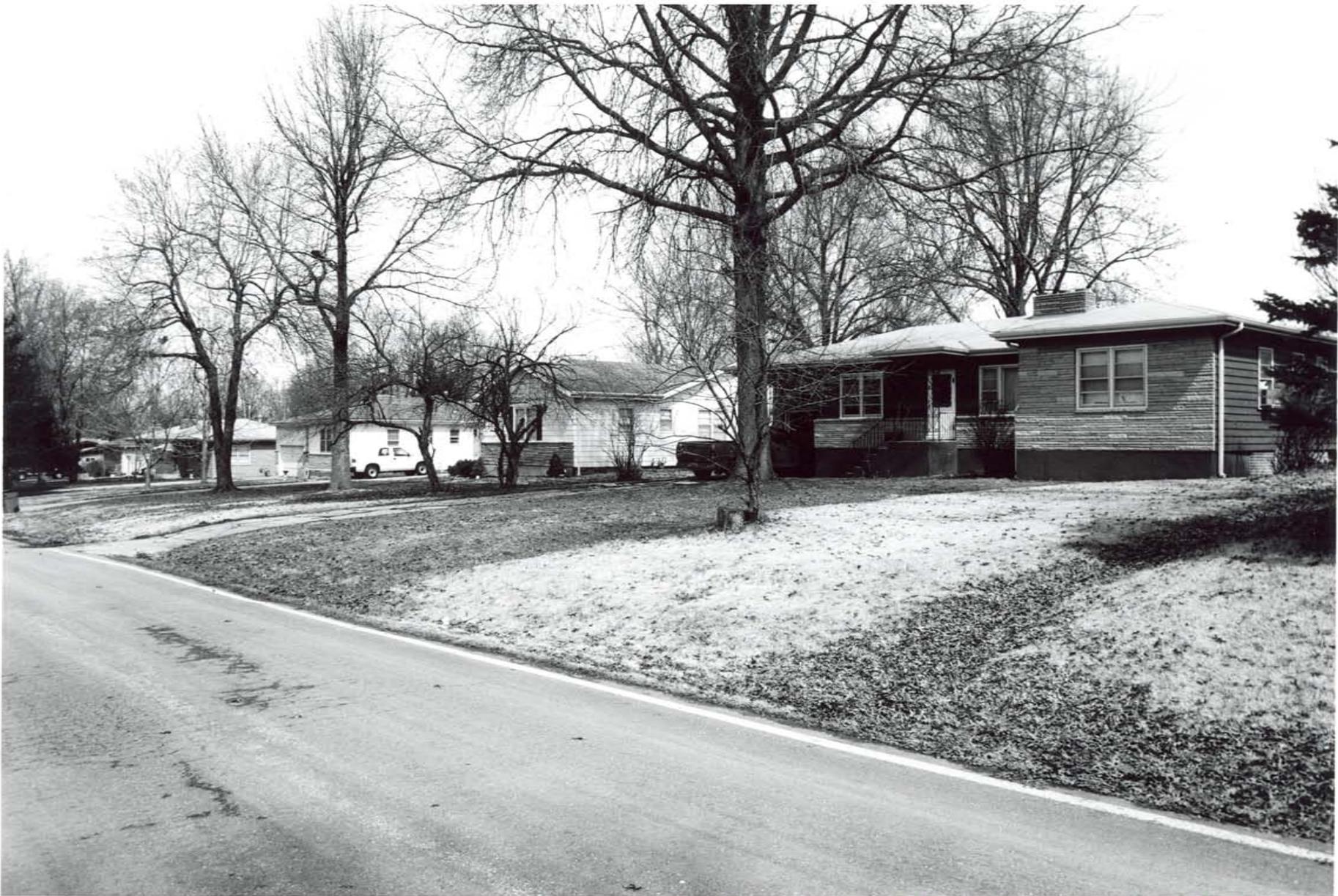
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FIGURE 6: Plat of Onahome Addition 1927





South east Third Street + Southeast Corder Avenue Ranch House District
303, 305 SE Corder Ave, Jackson County, MD
Photo # 1



Southwest Third Street + Southeast Corder Avenue Ranch House District
307 + 309 SE Corder Ave, Jackson County, MO
Photo # 2



Southeast Third Street + Southeast Corder Avenue Ranch House District
401 SE Corder Ave, Jackson County, MO
Photo # 3



Southeast Third Street + Southeast Corder Avenue Ranch House District
411, 413 SE Corder Ave, Jackson County, MO
Photo #4



Southeast Third Street + Southeast Corder Avenue Ranch House District
308, 306 SE Corder Ave, Jackson County, MO
Photo #5



Southwest Third Street + Southwest Corder Avenue Ranch House District
304, 302 SE Corder Ave, Jackson County, MO
Photo #6



Southwest Third Street + Southeast Corder Avenue Ranch House District
300 SE Corder Ave, Jackson County, MO
Photo # 1



Southwest Third Street + Southwest Corner Avenue Ranch House District
601 SE 3rd St, Jackson County, MO
Photo #8



Southeast Third Street + Southeast Corder Avenue Ranch House District
603 SE 3rd St, Jackson County, MO
Photo # 9



Southeast Third Street & Southeast Corder Avenue Ranch House District
703, 701 SE 3rd St, Jackson County, MD
Photo #10



Southeast Third Street + Southeast Corder Avenue Ranch House District
3045 E Independence Avenue, Jackson County, MO
Photo # 11