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 Southwest Third and Southwest Madison Historic District

other names/site number Browning Row

2. Location

street & number 202 Southwest Third Street through 300 Southwest Third Street N/A not for publication

city or town Lee's Summit N/A vicinity

state Missouri code MO county Jackson code 095 zip code 64063

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this _x_ 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 _x_ 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 _x_ local

Mark A. Miles Dec 20, 2012

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

Southwest Third and Southwest Madison Historic District
Name of Property

Jackson County, MO
County and State

5. Classification

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

- [x] private
- [ ] public - Local
- [ ] public - State
- [ ] public - Federal

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

- [ ] building(s)
- [x] district
- [ ] site
- [ ] structure
- [ ] object

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

Contributing	Noncontributing	
9	1	buildings
		sites
		structures
		objects
9	1	**Total**

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

Historic Resources of Lee's Summit, Missouri

Number of contributing resources previously listed in the National Register

None

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC/single dwelling
DOMESTIC/secondary structure

Current Functions
(Enter categories from instructions.)

DOMESTIC/single dwelling
DOMESTIC/secondary structure

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19TH & EARLY 20TH C. REVIVALS/Colonial Revival
20th-c. AMERICAN MOVEMENTS/American Foursquare
LATE 19TH & EARLY 20TH C. REVIVALS/Prairie

Materials
(Enter categories from instructions.)

foundation: STONE
walls: WOOD
STONE
VINYL
roof: ASPHALT
other: WOOD

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.
- [x] 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

Period of Significance
1889-1926

Significant Dates
N/A

Significant Person
(Complete only if Criterion B is marked above.)
N/A

Cultural Affiliation
N/A

Architect/Builder
N/A

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 # _____
____recorded by Historic American Landscape Survey # _____

Primary location of additional data:

x State Historic Preservation Office
____Other State agency
____Federal agency
____Local government
____University
____Other
Name of repository: _____

Southwest Third and Southwest Madison Historic District
Name of Property

Jackson County, MO
County and State

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property c. 1 acre

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing		Zone	Easting	Northing
1	15	380350	4307850	3			
2				4			

Verbal Boundary Description (On continuation sheet)

Boundary Justification (On continuation sheet)

11. Form Prepared By

name/title David L. Taylor, Principal

organization Taylor & Taylor Associates date June, 2012

street & number 9 Walnut Street telephone 814-648-4900

city or town Brookville state PA zip code 15825

e-mail tta.david@gmail.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 _____

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.

Summary

The Southwest Third and Southwest Madison Historic District (Photos 1-11; Figs. 1-4) is located in a residential area west of the central business district in the city of Lee's Summit, a city of 91,000 located in Jackson County, in west-central Missouri, 20 miles southeast of Kansas City. This c. 1-acre linear district is exclusively residential in character and consists of a row of six detached houses and associated outbuildings, all on the north side of Southwest Third Street. Architecturally, the properties include examples of the Prairie (Photo 9), Free Classic Queen Anne (Photo 7), and Dutch Colonial Revival styles (Photo 4), and of the American Foursquare house type (Photos 2, 5). All of the houses are contributing elements in the historic district, one outbuilding, a newer garage located at 208 Southwest Third Street, is non-contributing due to its age. The district is associated with the "Historic Resources Lee's Summit, Missouri," Multiple Property Documentation Form (NR 2005; hereafter referred to as the MPDF and incorporated by reference into this document).[1] The district meets the MPDF's registration requirements as described in Section F of the MPDF under the category *Single-Family Residential Property Types, circa 1865-1960*.

Elaboration

The Southwest Third and Southwest Madison Historic District is topographically flat, with well-tended yards and uniform setbacks. The six lots exhibit nearly uniform frontages and side and rear dimensions; 204, 206, 208, and 210 Third Street have 77-foot frontages, and 202 Third Street has a frontage of 83 feet. 202 Third Street has a side dimension of 150 feet, 208 and 210 Third Street have lots that are 150 feet deep and the lot at 206 Third Street is deeper than the others, at 278 feet. Southwest Third Street is asphalt-paved and street lighting relies on lighting units mounted on utility poles. Sidewalks extend along the Southwest Third Street perimeter.

The houses in the district are two- and three-stories in height. Exterior finishes include stucco, wood shingle, stone, weatherboard, and, in one instance, vinyl. Roof forms include the hipped, pyramidal, intersecting gable, side-gable, and gambrel; all roofs are clad in asphalt shingles and most roofs are penetrated by chimneys located on the gable ends or on the interior slopes of the roofs.

Fenestration in this district is nearly exclusively flat-topped, with original wood sash is characteristically intact; in some instances exterior storm windows are present. The house at 208 Southwest Third Street (Photos 3, 4) has oval art glass oculi in the pediments of its gable ends and in a dormer centered on the façade. The house at 202 Southwest Third Street (Photo 8) exhibits some transoms glazed with colored glass panels and the house at 206 Southwest Third Street (Photo 5) has attic-level windows with delicate geometric tracery.

Outbuildings associated with the district's six houses include garages dating from within the period of significance, along with one more recently-constructed non-contributing garage.

Resource Inventory

The following properties are located in the Southwest Third and Southwest Madison Historic District. The relative locations of each are shown on the district map accompanying the nomination.

[1] Sally F. Schwenk, "Historic Resources of Lee's Summit, Missouri." Jefferson City: Missouri Department of Natural Resources, 2005.

202 SW Third Street; 1889; contributing (Photo 8)

A gable-front-and-wing house, this is a 2-story L-shaped National Folk-style vernacular[2] house of wood construction, finished in weatherboard with a full portico in the angle of the ell on the west side of the façade. The portico is supported by wood pillars with shallow paneling but otherwise lacking notable ornament. The placement of the front door suggests a central-passage interior plan. Windows are flat-topped, 1/1, with molded heads with drip labels. One window has a transom with rectilinear colored glass lights. Fixed exterior shutters are anchored outside the window frames although original shutter hinges remain.

Garage; c. 1920; contributing

1-story front-gable wood frame garage with an extended front to accommodate larger vehicles. Pediments of the gable ends are trimmed with sawtooth wood shingles.

This house was erected for Elijah Thorton Browning proprietor of the Browning Dry Goods Company and a one-time mayor of Lee's Summit. Browning (1852-1901) was from Pendleton, Kentucky and settled in Lee's Summit. His dry goods business became one of the community's leading stores in the late nineteenth century. In 1875 he married to Sally Ann Wandelohr (b. 1855); she was also known as Anna and the couple would eventually have 7, the youngest of whom, Charles, was only seven years of age at the time of his father's death. The 1904 *Jackson County Atlas* depicts the property and the surrounding 3.41 acres as being owned by the E. T. Browning Estate. The house remained home to his widow into the 1930s and was later occupied by Elizabeth Browning, his daughter.

204 SW Third Street; c. 1900; contributing (Photo 7)

This is an eclectic 2½-story house of wood construction, with a prominent steeply-hipped roof penetrated by a hipped dormer on the west elevation. It would meet the design requirements for what Virginia and Lee McAlester describe as Free Classic Queen Anne.[3] The eaves are broad and are trimmed with a dentil band and an offset gable is on the west side of the façade, finished in decorative square-butt wood shingles and penetrated by a single-hung window with delicate geometric tracery similar to that found in a dormer next door at 206 SW Third Street. The first story is finished in conventionally-dimensioned weatherboard and the second in narrower weatherboard, providing the building with a distinctive multi-faceted finish. A hip-roofed veranda wraps around a portion of the façade and east elevation and is supported by slightly battered wood posts with caps and is enclosed within a paneled solid wood balustrade. The corners are finished with stylized pilasters with plain caps and a finish board extends around the house between the levels of the first and second story. A single-story bay window is on the west elevation and a 2-story bay window is on the east elevation. Windows are flat-topped with some exhibiting replacement sash. Bands of original decorative windows are on both the first and second story.

Outbuilding; c. 1900; contributing (Photo 6)

At the rear of the lot is a side-gable-roofed 1½-story outbuilding with a center gable on the façade and overhead garage doors.

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[2] The term "vernacular" as it is used here conforms to the definition Ward Bucher's **Dictionary of Building Preservation**: "a building built without being designed by an architect or someone with similar formal training; often based on traditional or regional forms." This term is not to be interpreted as a pejorative, since so many more buildings built nearly everywhere reflect local building traditions and the skill of local builders rather than the work of formally-trained architects.

[3] Virginia and Lee McAlester, *A Field Guide to American Houses.* (New York: Alfred A. Knopf, 1998), 276-281.

206 SW Third Street; 1904; contributing (Photos 5, 11)

Distinctive 2½-story American Foursquare with the first story finished in random ashlar stone with grapevine mortar joints. The upper story is finished in original square butt wood shingles. A hip-roofed stone porch extends across the 2-bay façade and extends eastward to form an open patio. An oriel window is located part way up the east elevation, likely opening onto a landing within. A 2-story porch is on the rear (north) elevation. On the façade, the hipped roof is penetrated by a hipped dormer with paired windows incorporating delicate geometric tracery similar to that found in a window next door at 204 SW Third Street.

This was the home of Willis Browning, one of Elija Thornton Browning's sons, who was associated with his father's dry goods business.

208 SW Third Street; 1924; contributing (Photos 3, 4)

Dutch Colonial Revival style wood frame house of two stories with a side-gable gambrel roof penetrated by three substantial gable dormers on the façade. Each of the dormers has partial returns of the cornice and the centermost, the largest, has a 3-part window above which is an oval oculus glazed with art glass. The exterior surfaces are of weatherboard on the first story and wood shingles on the second. Partial returns of the cornices are on the gable ends which are penetrated by two windows on each floor. In the pediments of each gable end is another art glass oculus, matching that in the dormer on the façade. The main entrance is centered on the façade, with a modest frontispiece, and is flanked on each side by oriel windows, each with three 9/1 windows. A non-historic deck enclosed within a board enclosure is on the rear. This was the home of Joseph H. Powell.

Garage; c. 1980; noncontributing

This is a non-historic side-gable-roofed wood frame garage with two overhead garage doors, one larger than the other.

210 SW Third Street; c. 1910; contributing (Photos 1, 2)

2½-story stucco-finished American Foursquare with a nearly square footprint and a flared hipped roof penetrated by matching flared hipped dormers. The dormers are finished in wood shingles and are penetrated by multi-light casement windows. The three-bay façade has an offset single-leaf door on the west side, flanked by sidelights. The second story of the façade is 3 bays as well, with a centered smaller 3-unit casement windows and the outer bays exhibiting conventional 1/1 sash. A gable-front arcaded front porch extends across the façade, also finished in stucco, and enclosed with a solid stuccoed railing.

Garage; c. 1920; contributing

A 1-story hip-roofed stucco-finished garage is behind the house, accessed from Southwest Madison Street. It has a single-leaf door on the south elevation and an overhead door on the west elevation.

This was the home of Thornton Browning another of Elijah Thornton Browning's sons, who was associated with his father's dry goods business.

300 SW Third Street; 1926; contributing (Photos 9, 10)

This is a 2-story nearly square Prairie-style house of wood construction finished in weatherboard, with a hipped roof and broadly overhanging eaves. The house is oriented to Southwest Madison Street but has a Southwest Third Street address. A step-shouldered painted brick chimney is on the exterior of the south elevation. Extending across a portion of the façade is a shallow-pitched hip-roofed porch, supported by paneled wood posts and enclosed within a stylized Chinese Chippendale balustrade; the porch is accessed from a set of wood steps on the Southwest Third Street elevation. Windows are flat-topped, with 4/1 and 3/1 sash, set singly and in bands. Some windows have non-historic fixed exterior

shutters. A hip-roofed oriel is on the north elevation, penetrated by a row of three 9-light casement windows. Beneath the oriel is a basement-level garage, accessed from Southwest Madison Street.

This house was erected for Joseph Noel (b. 1894) who owned the Old Mill and served as Mayor of Lee's Summit 1924-26,1929-1930 and 1938-1945. Noel Street bears his name.

Summary

The Southwest Third and Southwest Madison Historic District meets National Register Criterion C for architecture in that it consists of an unbroken row of domestic architecture representing elements of many of the architectural designs which were popular during the district's 1889-1926 period of significance. The beginning of the period of significance marks the date of construction of the earliest of the resources in the district, the Elijah Browning House at 202 Southwest Third Street and ends in 1926. The closing date refers to the date of construction of the Joseph Noel House at 300 Southwest Third Street, the most recent of the primary resources. As noted above, the district consists of six houses and four associated outbuildings and retains integrity in all of its composite qualities.

The Southwest Third and Southwest Madison Historic District is associated with two of the historic contexts set forth in the Lee's Summit MPDF. The historic contexts associated with this district are *Residential Development: 1860-1960* and *Architectural Styles and Vernacular Property Types: 1860-1960*. The associated property type set forth in the MPDF and found within the Southwest Third and Southwest Madison Historic District is *Single-Family Residential Property Types, circa 1865-1960.*

Elaboration

A detailed description of the historical development of Lee's Summit and the economic and cultural forces which accounted for the community's rise are described in detail in the MPDF. Historically, much of this district is immediately adjacent to Butterfield's Addition, platted in 1909 under the ownership of Jesse Butterfield. The majority of the nominated area was not shown to be platted into lots on the 1909 plat (Fig. 4); it was referred to as "Tract A" and Tract "B." The house at 300 Southwest Third Street was built on Lot 1 of Section 1 of Butterfield's Addition (Fig. 4).

The oldest house in the district is the 1889 E. T. Browning House at 202 SW Third Street. Browning was a local business and political leader whose family members built some of the other houses within the district, hence the name by which the area has been locally known for decades.[4]

National Register Criterion and Architectural Styles

With respect to the Southwest Third and Southwest Madison Historic District, National Register Criterion C for architecture is applicable. The district contains a row of detached domestic architecture representing the Free Classic Queen Anne and Dutch Colonial Revival styles and the American Foursquare house type. As noted above, the district's properties represent the Property Type A, *Single-Family Residential Property Types, circa 1865-1960, as* set forth in the MPDF.

Section E of the MPDF describes the variety of architectural styles found throughout Lee's Summit. Within the Southwest Third and Southwest Madison Historic District, these styles include what Virginia and Lee McAlester describe in *A Field Guide to American Houses* as Eclectic Houses (1880-1940),[5] among which are houses executed in the Colonial Revival and Prairie styles. Within this district, the Colonial Revival mode is represented by the Dutch Colonial Revival-style house at 208 Southwest Third Street (addressed incorrectly in the MPDF) and the Prairie style house at 300 Southwest Third Street. In addition, the National Folk style, as described by the McAlesters, appears at 202 Southwest

[4] Information provided by Kathy Smith, Chairperson, Lee's Summit Historic Landmarks Commission, 2012.
[5] Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1998), 318-395.

Third Street, the Free Classic Queen Anne style at 204 Southwest Third Street, and the American Foursquare house type at 206 and 210 Southwest Third Street.

Clearly, the Southwest Third and Southwest Madison Historic District and its individual components represent the property types set forth in the MPDF, retain integrity individually and as a unit, meet the registration requirement set forth in the MPDF, and consist of a district eligible for the National Register under Criterion C.

Public Documents
U. S. Census Data, 1870-1930, accessed on-line September 15, 2012.

Published Works

An Illustrated Historical Atlas of Jackson County Missouri. Edwardsville, Illinois: Brink, McDonough & Company, 1877.

Bucher, Ward ed. *Dictionary of Building Preservation*. New York: John Wiley & Sons, 1996.

McAlester, Virginia and Lee. *A Field Guide to American Houses.* New York: Alfred A. Knopf, 1998.

Sanborn Map Company. *Sanborn Fire Insurance Maps, Lee's Summit, Missouri.* New York: Sanborn Map Company, 1893, 1989, 1909, 1918, 1927.

Unpublished Manuscripts
Schwenk, Sally F. "Historic Resources of Lee's Summit, Missouri." National Register Multiple Property Documentation Form. Jefferson City: Missouri Department of Natural Resources, 2005

Wolfenbarger, Deon. "Historic Resources Survey: Phase I, Lee's Summit, Missouri." Lee's Summit: City of Lee's Summit, Missouri, 1991.

_____. "Lee's Summit, Missouri, Historic Resources Survey: Phases II & III." Lee's Summit: City of Lee's Summit, Missouri, 1994.

_____. "Lee's Summit, Missouri Final Report: Historic Resources Survey." Lee's Summit: City of Lee's Summit, Missouri, 1994.

Collections

Lee's Summit Historical Society, 222 SE Main Street, Lee's Summit, Missouri

Verbal Boundary Description

The boundaries for the Southwest Third and Southwest Madison Historic District consist of that area depicted on the map submitted with the nomination documents, prepared by the City of Lee's Summit GIS Department, at a 1:100 scale.

Boundary Justification

The boundaries for this district include only that contiguous row of properties in this neighborhood which are chronologically linked and retain integrity. As illustrated in Fig. 1, the downtown and modern commercial development lies to the east and the properties which are nearby on the other sides of the nominated area date from a significantly later period and represent distinctively different architectural styles from those in the Southwest Third and Southwest Madison Historic District.

PHOTO LOG

Name of Property: Southwest Third and Southwest Madison Historic District

City or Vicinity: Lee's Summit

County: Jackson **State:** MO

Photographer: David L. Taylor

Date Photographed: June, 2011

Description of Photograph(s) and number:

1 of 11 Streetscape, Southwest Third Street looking northwest, with 210 Southwest Third Street in the ` foreground

2 of 11 210 Southwest Third Street, façade, looking northwest and showing stucco finishes, dormered hipped roof, porch, contributing garage behind, etc.

3 of 11 Streetscape, Southwest Third Street, looking southwest, with 208 Southwest Third Street in foreground

4 of 11 208 Southwest Third Street, detail of façade, showing shingled dormers, art glass oculus, etc., looking southwest

5 of 11 206 Southwest Third Street, perspective view, looking southwest and showing original stone and shingled finishes, oriel, open patio on façade, etc.

6 of 11 204 Southwest Third Street, outbuilding at rear of lot, looking north

7 of11 204 Southwest Third Street, façade, looking north and showing overall form and finishes, including differing weatherboard finish, shingled pediment in gable, wrap-around veranda, etc.

8 of11 202 Southwest Third Street, perspective view looking northwest, and showing L-shaped façade with full portico fenestration, etc.

9 of 11 300 SW Third Street, southeast perspective view looking northwest and showing deeply overhanging Prairie-style eaves, original weatherboard finishes, front porch, and overall form.

10of11 Streetscape, looking northeast from southwest corner of historic district at intersection of Southwest Third and Madison.

11of11 Streetscape, looking northeast from approximate center of historic district.

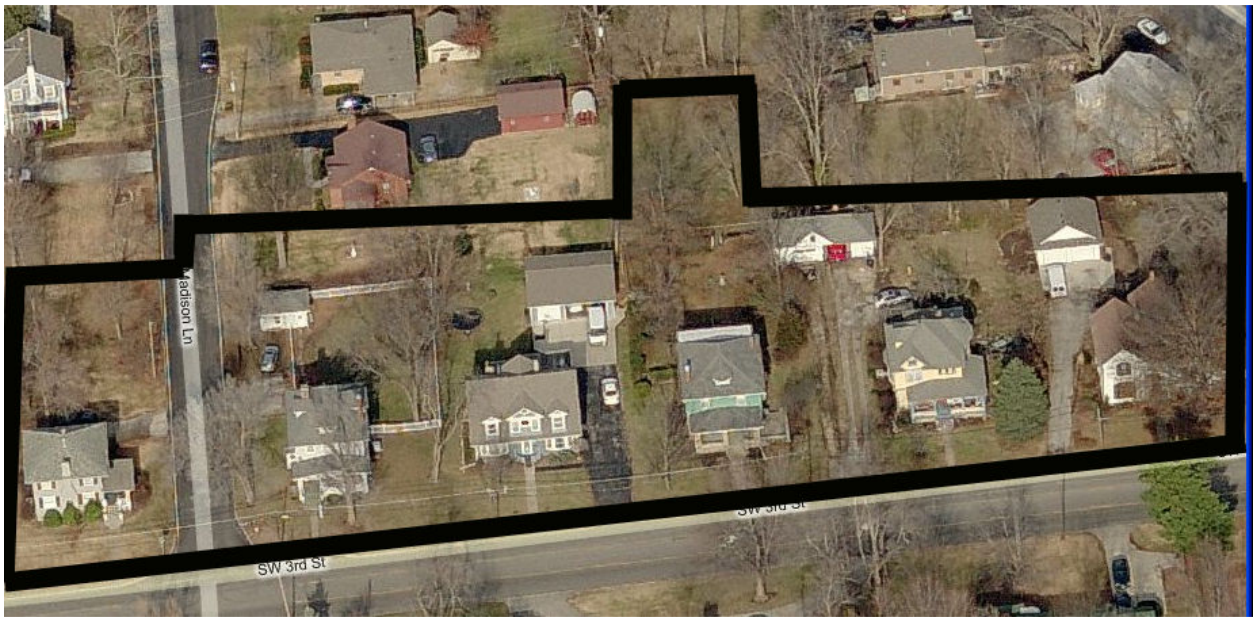


Figure 1 This aerial view illustrates the character of the Southwest Third and Southwest Madison Historic District, showing its residential composition, the siting of the dependencies along the rear of the houses, etc. The central business district is out of the view to the right [from Bing Maps, http://www.bing.com/maps, accessed January 25, 2012]

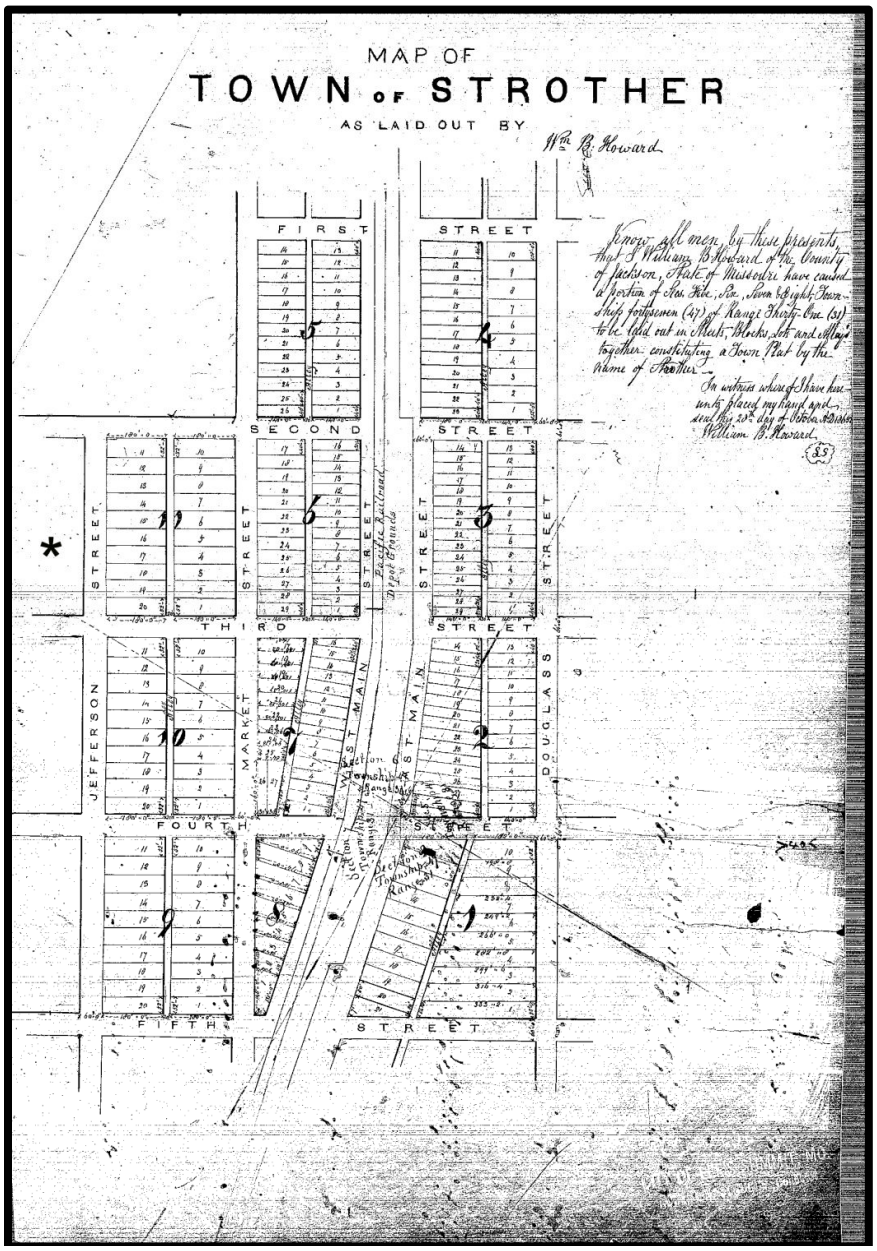


Figure 2 The plat above of the Town of Strother is signed by pioneer settler William B. Howard; Howard named the settlement after his wife's family surname. The location of the Southwest Third and Southwest Madison Streets Historic District lies just outside the original plat, northwest of the intersection of S. W. Jefferson and S. W. Third Street, and is indicated by the superimposed asterisk. [courtesy of the City of Lee's Summit]

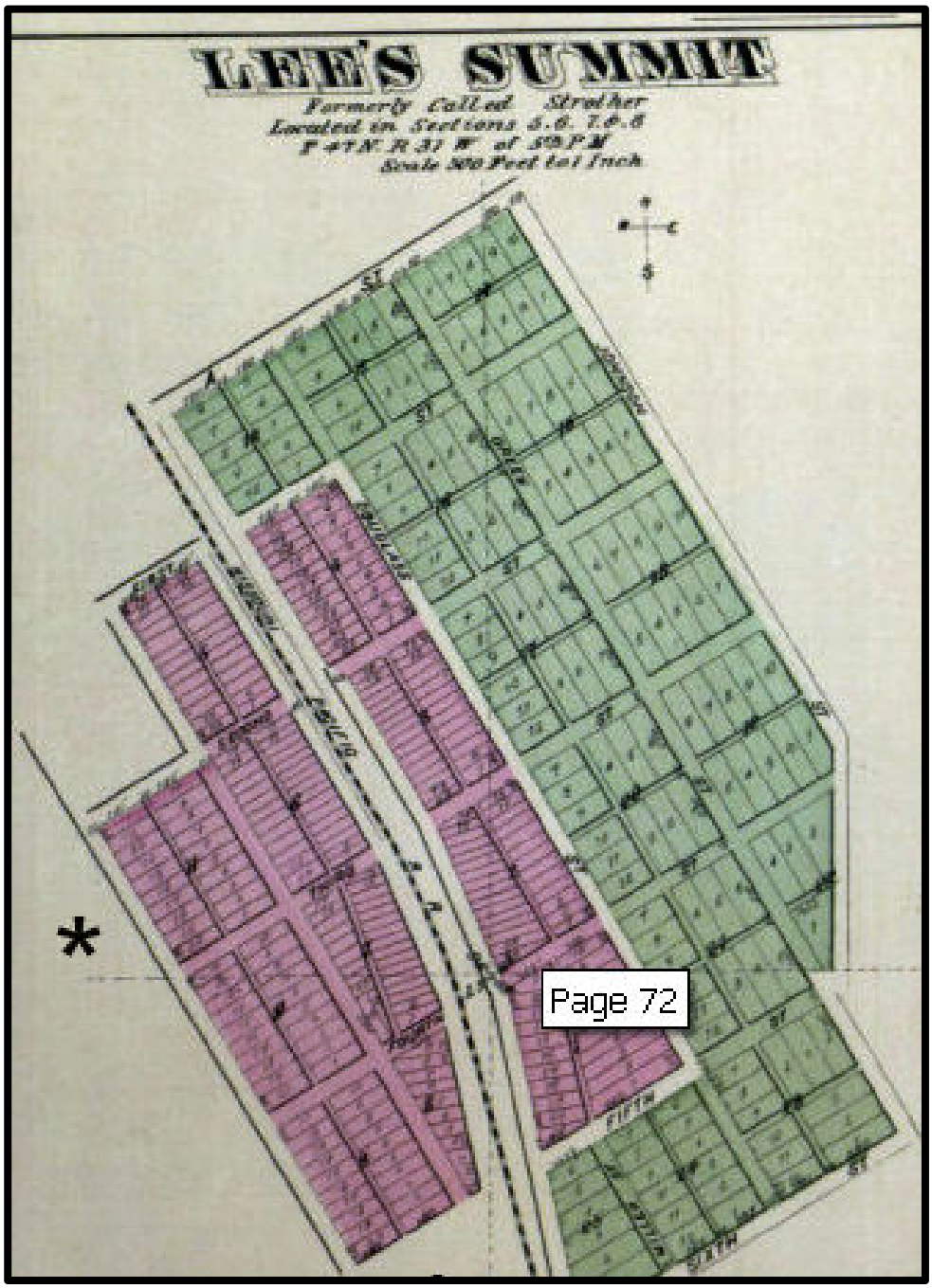


Figure 3 This map from the 1877 *Illustrated Atlas of Jackson County, Missouri,* shows that portion of the community which had been formally platted by that time. The superimposed asterisk near the left border indicates the location of the yet-unplatted Southwest Third and Southwest Madison Historic District. [from Missouri Digital Heritage Collections website, accessed June 3, 2012]

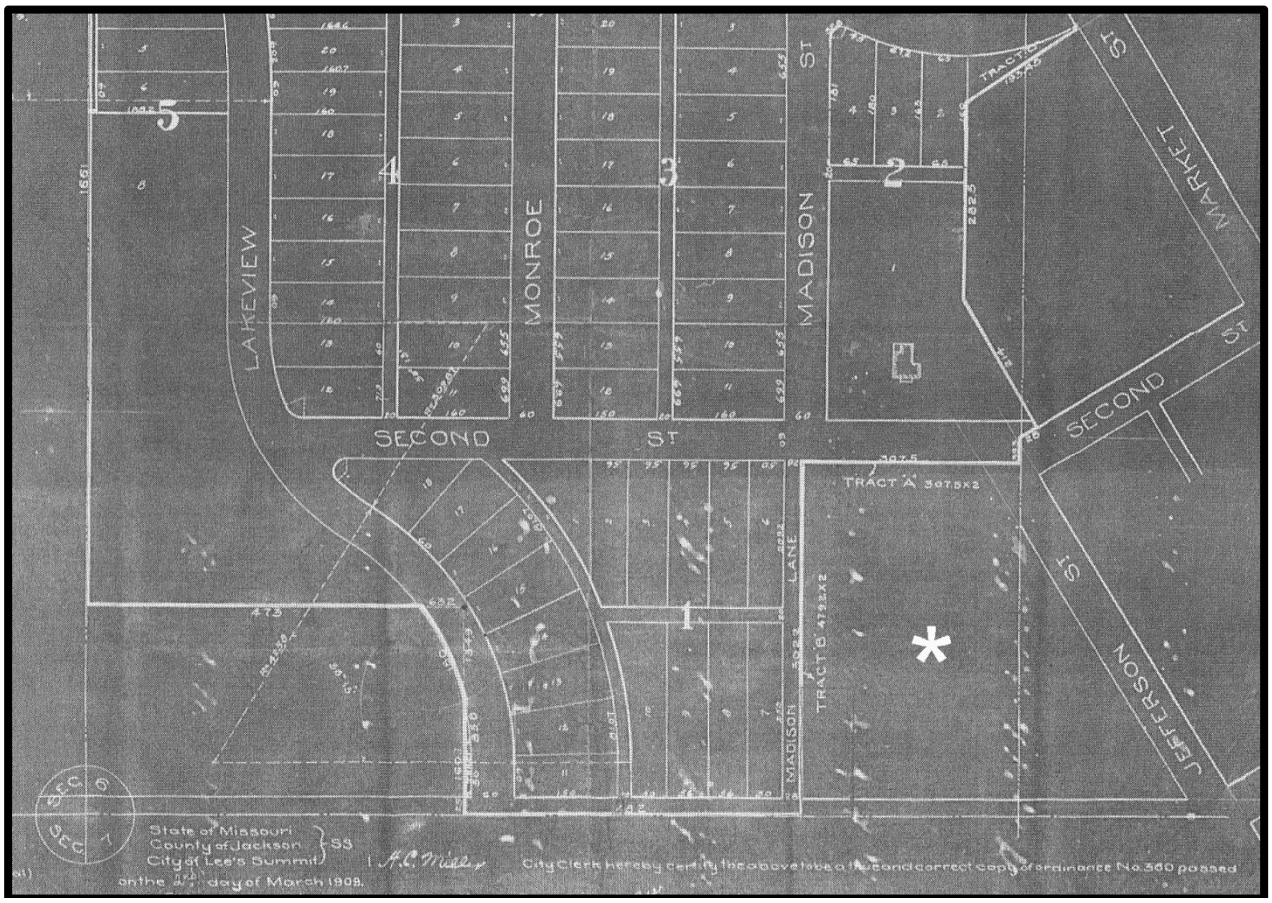
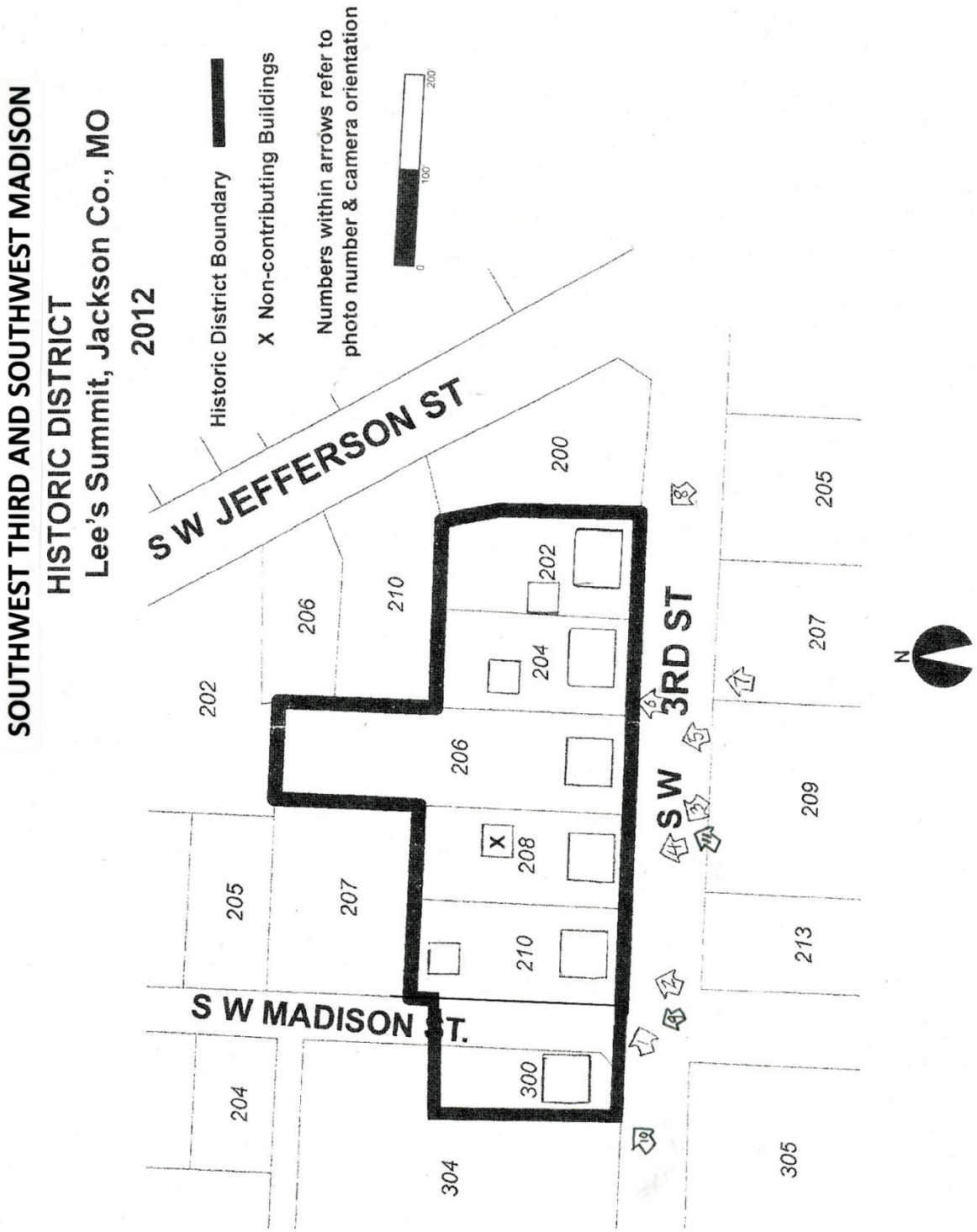
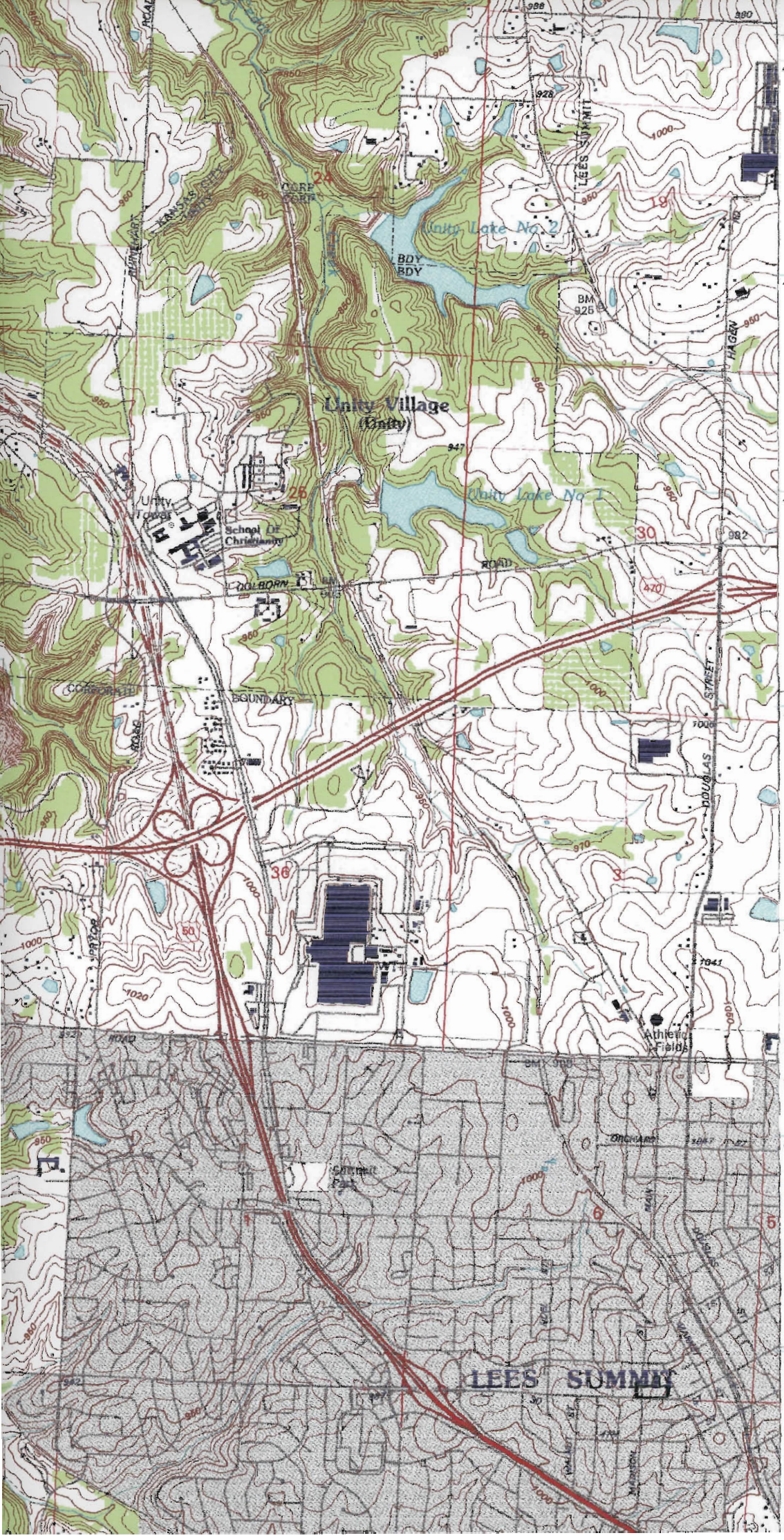


Figure 4 This segment from the 1909 plat map for Jesse Butterfield's Addition shows the area containing the Southwest Third and Southwest Madison Historic District, indicated by the superimposed white asterisk. [courtesy of the City of Lee's Summit]


SOUTHWEST THIRD AND SOUTHWEST MADISON
HISTORIC DISTRICT
Lee's Summit, Jackson Co., MO
2012
Historic District Boundary
X Non-contributing Buildings
Numbers within arrows refer to photo number & camera orientation
0
100
200
S W JEFFERSON ST
S W 3RD ST
S W MADISON ST.
N
200
202
204
205
206
207
208
209
210
213
300
304
305



SW Third & SW Madison
Sts. H. D.
Jackson Co., MO
UTM Reference:
15/380350/4307850

210

SPEED
LIMIT
35