

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Registration Form**

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

historic name George, Todd M. Sr., House

other name/site number N/A

street & town 408 SE 3rd Street N/A not for publication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

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

Mark A. Miles December 22, 2009
Signature of certifying official/Title Mark A. Miles/Deputy SHPO Date

Missouri Department of Natural Resources
State or Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

I hereby certify that the property is:

Signature of the Keeper

Date of Action

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

George, Todd M. Sr., House
Name of Property

Jackson County, MO
County and State

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.)

- private
- public-local
- public-State
- public-Federal

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

Contributing	Noncontributing	
1	0	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
1	0	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 in Lee's Summit, Missouri"

N/A

Historic Function
(Enter categories from instructions)

Current Function
(Enter categories from instructions)

DOMESTIC: Single Dwelling _____

DOMESTIC: Multiple Dwelling _____

COMMERCE: Professional _____

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Craftsman _____

foundation LESTONE _____

walls BRICK _____

STUCCO _____

roof SYNTHETICS _____

other _____

Narrative Description

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

See continuation sheet(s) for Section No. 7

George, Todd M. George, Todd M. Sr., House
Name of Property

Jackson County, MO
County and State

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 our history.
- B PERSONS significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

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

See continuation sheet(s) for Section No. 8

Bibliography

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

Previous documentation on file (NPS):

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

Areas of Significance

(enter categories from instructions)

POLITICS/GOVERNMENT

COMMUNITY PLANNING AND DEVELOPMENT

ARCHITECTURE

Period of Significance

1916-1954

Significant Dates

N/A

Significant Persons

(Complete if Criterion B is marked above)

George, Todd M. Sr.

Cultural Affiliation

N/A

Architect/Builder

George/Todd M. Sr., Builder

See continuation sheet(s) for Section No. 9

George, Todd M. Sr., House
Name of Property

Jackson County, MO
County and State

Acreage of Property Less than one acre

UTM References

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

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

2 / / /
Zone Easting Northing

3 / / /
Zone Easting Northing

4 / / /
Zone Easting Northing

Verbal Boundary Description

(Describe the boundaries of the property.)

Please See Continuation Sheet

Property Tax No. N/A

Boundary Justification

(Explain why the boundaries were selected.)

Please See Continuation Sheet

See continuation sheet(s) for Section No. 10

name/title Sally Schwenk, Historian
organization Sally Schwenk Associates, Inc. date July 2009
street & number 112 West Ninth Street, Suite 510 telephone 816-221-2672
city or town Kansas City state MO zip code 64105

Submit the following items with the completed form:

Continuation Sheets

Maps A USGS map (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs: Representative **black-and-white photographs** of the property.

Additional items: (Check with the SHPO or FPO for any additional items)

name/title 3 Chicks Investing, LLC
street & number 408 SE 3rd Street telephone 816-875-1189
city or town Lee's Summit state MO zip code 64063

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

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

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Number 7 Page 1

George, Todd M. Sr., House
Jackson County, Missouri

NARRATIVE DESCRIPTION

The 1916 residence of Todd M. George, Sr. at 408 SE 3rd Street is in a transitional residential neighborhood with commercial intrusions to the west and north. This neighborhood evolved along the main streets of Lee's Summit in the late nineteenth and early twentieth centuries. The two-and-a-half story residence is an excellent example of the Late 19th and Early 20th Century American Movements' Craftsman style residence. The building design incorporates a number of roof forms including side gable, front gable, shed, hip, and flat roof systems. The large, side-gabled roof main block of the house features multiple wall materials and large, paired brackets under the eaves. The high, quarry-faced limestone foundation contrasts with the dark brown/black brick that covers the walls of the first story. This brick wall surface further contrasts with the light stucco that covers the upper-story walls. The symmetrical, three-bay primary façade incorporates the entrance at its center beneath a projecting gable-front entrance porch. The asymmetrical porch with its hip roof extends from the gable roof entrance to wrap around the east side of the dwelling. Brick piers with limestone capitals support the porch roof and an open-work brick balustrade connects the piers. A *porte-cochere* extends from the center of the building's west wall and covers a paved drive. A stone stairway leads from the driveway area under the *porte-cochere* to a stair landing providing access to a side entrance. Fenestration includes double-hung sash windows, arranged singly and in pairs, each with Craftsman style multi-light upper sashes.

EXTERIOR

Setting

The house sits in a transitional, commercial/residential neighborhood noted for its deep lots. Commercial development exists to the north and west. A residential design office building is directly adjacent on the east. The original lot has been subdivided and the residence sits on Lot 1 of the subdivision. (See Figure 1: Plat Map and Figure 2: Setting c. 1916). Across the street to the south is a block of houses dating to the early twentieth century that retains its historic residential integrity. Southeast 3rd Street is sixty feet wide and sidewalks run along both sides of the street.

Primary Elevation/South Elevation (See Photograph 1)

The primary façade of the two-and-a-half story house has three vertical bays defined by paired windows, an entrance, and a single window on the first floor and single windows on the second floor. The first-story windows flank the central entrance, which has sidelights with Prairie/Craftsman styling. Above the entrance on the second story are two small windows centered in the bay and above them is a gable-front dormer with two windows that correspond in location with those directly below. The dormer roof has exposed rafter tails and its walls have a stucco finish. Paired brackets are symmetrically placed below the

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Number 7 Page 2

George, Todd M. Sr., House
Jackson County, Missouri

main roof line of the side-gable main roof. The second story has a stucco wall finish. An enclosed multi-window second floor sleeping porch with a flat roof projects from the east side of the house and rests on the eastern portion of the one-story wrap-around-porch which extends beyond the east elevation of the house. A *porte-cochere* projects from the west elevation of the house. The raised foundation and porch piers are quarry-faced limestone with smooth limestone caps. The first-story walls are a dark black/brown brick, as are the square brick porch columns resting on limestone piers. Square limestone capitals cap the columns. The open brickwork balustrade runs between limestone rails.

East Elevation (See Photograph 2)

The east elevation is defined by the side porch area, which has been enclosed and features single windows on the south and east elevations. Exposed rafters denote the deep eaves of the side gable. A pair of windows on the attic level is centered in the gable. Two pairs of windows occur in the sleeping porch's east wall and are wood, double-hung sash windows with Craftsman muntins in the upper sashes. To the rear of the porch is a side entrance that appears to have incorporated a service porch at one time. The design and materials of the window and door accessing the service porch area appear to have been altered during conversion to apartments in the late 1950s. Above the entrance on the second story is a single window. The windows inserted into the front/side porch are wooden one-over-one light double hung sash units but do not match the original windows; conversations with the family do not indicate knowledge of the enclosure date. It is possible that they date to the late 1950s period when the building was converted into apartments. The open side service porch area on the north end of the elevation now has a concrete porch floor and a door and window that, by their style and materials appear to have been added when the building was converted into apartments.

West Elevation (See Photograph 3)

The west elevation has four bays on the first floor created by three windows and one door. The defining feature of the west elevation is the *porte-cochere* which has a side-gable roof and deep eaves. As noted, previously, an ashlar wall incorporating quarry-face piers supporting square brick columns support the end of the drive-through feature. Stone steps access a side door entrance. A wood matchstick balustrade defines the stairs and entrance landing. The area under the *porte-cochere* roof is paved as is the area to the north and and south lawn.

North Elevation/Rear (Photograph 4)

A single dormer with a shed roof is centered in the rear roof slope. Below, on the second story, are three wood double-hung sash windows with multi-pane upper sashes spaced equidistant from each other. On the first floor in the west bay of the elevation is a wood double-hung sash window with multi-pane upper sashes and two double-hung sash metal replacement windows; all are set in openings with smooth

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Number 7 Page 3

George, Todd M. Sr., House
Jackson County, Missouri

limestone lintels. A non-historic enclosed entrance addition leads to a rear entrance in the east end bay of the elevation that appears to have been cut into a historic window opening. The concrete block enclosure has a shed roof, a metal casement window on the east side, and a door on the north side of the addition. Access is at ground level.

Defining Arts and Crafts/Craftsman architectural elements include the use of paired and single square brackets under the eaves, exposed rafter tails in the central gable dormer on the primary facade and in the side gables on the east and west elevations, and muntins in the upper sashes that consist of two vertical members and one horizontal member at the top of the pane.

INTERIOR

Public areas of the center hall plan house remain intact. (See Figures 3 and 4 and Photographs 5, 6, and 7). The central main entrance opens into a stair hall with the stairway located along the back wall of the hall. To the east is the living room, which features a large quarry-face limestone fireplace. To the west of the hall is the dining room. All three rooms feature stained woodwork and ceiling beams. All of these rooms retain their original window and door trim and wood flooring as well. The side porch on the east has non-historic windows filling original openings. With the exception of the room accessed by the side entrance on the west, the remainder of the "back of house" has been altered. On the first floor, alterations include the installation of a bathroom accessed by the back hall leading from the dining room, and alterations to the original kitchen and pantry spaces, which include enclosure of the door to the first stair landing on the south wall.

The second-floor stairway hall remains intact featuring the original entrances to the bedrooms and windows on this landing. The wood trim remains intact. The historic appearance of the original east bedroom and sleeping porch also remain intact. The other second-floor spaces that open off the stair hall have been altered to accommodate multiple apartment units. The demising walls of the west two bedrooms flanking a small bathroom have been removed. The smaller window of the bathroom and changes in the flooring are the only indication of the original configuration. The original spaces to the north (rear) of the east bedroom were altered to incorporate a kitchen and a bathroom.

HISTORIC ARCHITECTURAL INTEGRITY

The Todd M. George house is an example of architectural and functional property types identified in the Multiple Property Documentation Form (MPDF) "Historic Resources of Lee's Summit, Missouri," which establishes the property types and historic architectural integrity thresholds to nominate properties for

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Number 7 Page 4

George, Todd M. Sr., House
Jackson County, Missouri

listing in the National Register of Historic Places. The building meets the historic architectural integrity threshold for an individually significant property established in Section F of the MPDF for "Single-Family Residential Property Types, circa 1865-1960."

The building retains its integrity of location; the greatest loss of historic integrity is in the setting. Originally located on a large parcel, subsequent subdivision and construction changed during the period of significance and in later years. However, some of these changes in setting over time have achieved significance as a representative example of the evolution from semi-rural residential buildings originally built on large acreage with ancillary buildings to become part of streetscapes of narrow deep lots that evolved in Lee's Summit before and immediately after World War I. In particular, the large paved parking lot at the rear of Lot 1 impacts the residential setting. Although renovation of the houses to the west affected the original design and materials of some of these buildings, the retention of the original residential size, scale, massing and building footprints continues to reflect the historic relationships between buildings and spatial relationship of features and open spaces along the streetscape. The new construction on the adjacent lot to the east retains the same set-back reinforcing the traditional setback of the streetscape. The height and design references traditional residential design found in the streetscape, but the scale does not. The paved portion of what was once part of the front lawn of the Todd George house for resident parking is a notable departure from the original design. The continued retention of the streetscape's sidewalks, paths, driveway aprons, and vegetation patterns reinforce the continued residential context.

The design of the residence is significantly unaltered. It retains its original exterior form and spatial relationships with the streetscape, the significant elements of its center hall plan and associated spatial relationships and all the exterior original Craftsman architectural elements. The only alterations to the original design are a small, one-story concrete block (CMU) covered entrance addition to the rear elevation and the enclosure of the first floor side porch openings with windows and board infill. Although divided into apartments, the interior spatial relationship and design treatment of the central stair hall on both floors, the living room, the dining room, and the side porch remain. On the second floor the original dimensions and architectural features of the east bedroom and sleeping porch remain as well as the entrances to the bedroom and both spaces on the west side of the house. With a few exceptions at the rear of the house and in the enclosed first-story side porch, all of the original windows remain intact, as well as the primary entrance. The defining architectural elements of the Arts and Crafts/Craftsman design remain intact as well.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Number 7 Page 5

George, Todd M. Sr., House
Jackson County, Missouri

The original exterior materials remain as well, including the limestone foundation and piers, the first-story brick cladding and the stucco finish on the second story and attic dormers. As such, the building continues to reflect the choice and combination of materials of the builder and its incorporation into established Craftsman finishes and fixtures. The woodwork of the public rooms and hallways as well as all windows remains intact.

As a result of the retention of the essential physical features of its architectural style and period of construction, the rarity of two-story Craftsman houses in Lee's Summit's early twentieth century neighborhoods,¹ the property expresses both the aesthetic of the Arts and Crafts Movement and the particular period it first enjoyed popularity in the design of houses.

¹ Historic Preservation Services "Cultural Resources Survey Lee's Summit, Missouri"(Kansas City, Missouri: City of Lee's Summit, Missouri, 2002. Photocopied), 56.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Number 8, Page 6

George, Todd M. Sr., House
Jackson County, Missouri

STATEMENT OF SIGNIFICANCE

The George, Todd M., House, located at 408 SE 3rd Street in Lee's Summit, Jackson County, Missouri, is eligible for listing in the National Register of Historic Places under Criterion B for its associations with former mayor and real estate developer and builder, Todd M. George, Sr.; 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 property has direct associations with the historic contexts "Residential Development: 1860-1960," "Railroad Market Center: 1865-1945," and "Architectural Styles and Vernacular Property Types: 1860-1960" developed as part of the MPDF and meets the MPDF registration requirements and the architectural and functional property types' integrity thresholds established in Section F of the MPDF. The property is locally significant under Criterion B for its associations with Todd M. George, Sr. under National Register Data Categories for Areas of Significance "Community Planning and Development" for his influence on the development of the physical structure of Lee's Summit and for his associations with the category "Politics/Government," for his activities on the local level as an elected official and political activist relating to "the political process"² as it affected the development of Lee's Summit's infrastructure. The Late 19th and Early 20th Century American Movement Craftsman style house is also locally significant in architecture as a rare, local and tangible example of a Craftsman house style and reflects the evolution of residential designs in the late nineteenth and early twentieth centuries in Lee's Summit. The architectural property type is documented in Sections E and F of the MPDF. The period of significance is 1916 - 1954, the period Todd M. George, Sr. erected and lived in the house. During this period George was a leading real estate developer and builder who played a significant role in the physical development of Lee's Summit, Missouri. He also resided at the house during the time he served as the town's mayor in 1916, 1928, and 1930-31.

ELABORATION

COMMERCIAL AND POLITICAL ACTIVITIES OF TODD M. GEORGE, SR.: 1903- 1954

Early Life

Todd Menzies George, Sr., born in Versailles, Woodford County Kentucky in 1887, lived in the Lee's Summit area eighty-six years at the time of his death in 1969. He was one of the ten children (five girls and five boys) of

² *National Register Bulletin 16A: How to Complete the National Register Registration Form.* (Washington D.C.: U.S. Department of the Interior National Park Service, 1991), 40-41.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Number 8, Page 7

George, Todd M. Sr., House
Jackson County, Missouri

Martha Ann Todd George³ and Richard Bohannon George who came to Lee's Summit in 1882. The family lived on Elkton Farm in Southeast Jackson County, Missouri.⁴

Todd George's first work away from the family farm was at the Kansas City Stockyards. In 1900, he moved to the Texas Panhandle where he worked on a large ranch. The next year he returned home and established a real estate and insurance business.

Commercial and Community Development Endeavors

Various entries in newspaper publications document Todd M George, Sr.'s initial role as both a real estate developer and builder active in a number of enterprises. One of the earliest newspaper articles mentioning George's activities appeared in 1903 and noted that with \$650 in borrowed capital, Todd George purchased the abandoned Cumberland Presbyterian Church at the northwest corner of 4th and Green Streets, a parcel which included a large 10-room house. He demolished these buildings and erected seven new homes.⁵ The *Lee's Summit, Missouri Business and Professional Directory* of 1905-06 lists George as a Real Estate and Insurance Agent.⁶

Within a five-year period between 1905 and 1910, newspaper accounts mention that George opened a roller skating rink, erected a "handsome new cottage," and purchased the Eli Johnson blacksmith and wagon repair on the southeast corner of Douglas and 3rd Streets for development purposes as part of an effort to establish one of the community's early automobile shops.⁷ Other endeavors include the 1909 purchase of the iron-clad blacksmith shop at the southwest corner of Douglas and East 3rd Street and replacing the building with the two-story brick building that housed the Rexall Drug Store.⁸

Todd George also became involved in community activities at this time, which, in part, reflected his interest in city improvements and development. As early as 1905 in a newspaper article, he publically decried the absence of a city hall or an opera house in Lee's Summit.⁹ He served as a member of the volunteer fire department. He

³ Martha Ann Todd George was one of the founders of the Lee's Summit Presbyterian Church.

⁴ Richard Bohannon George also founded the Bank of Lee's Summit, and, with his son, William Buford George, ran the bank for many years

⁵ "Urban Renewal – Who Has the Answer," Todd George Collection C3770, Folder 17 and Folder 30. Western Historical Manuscript Collection, Kansas City, Missouri.

⁶ Donald R. Hale. *The History of Lee's Summit, Missouri. Volume I.* (Lee's Summit, MO: Lee's Summit Historical Society, 1999), 65. At this time he met and befriended reformed outlaw, Cole Younger. He wrote two books about his friendship with Younger in 1959 and 1963.

⁷ *Ibid.*, 65, 66, and 79.

⁸ "Urban Renewal – "

⁹ Hale. Volume 1, 64.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Number 8, Page 8

George, Todd M. Sr., House
Jackson County, Missouri

was noted by 1911 as a supporter of road improvements and eventually received the support of every firm in Lee's Summit in the lobbying effort to build better all-weather roads.¹⁰

At this time his business interests focused mainly on insurance and real estate development. The variety of George's business endeavors is evident in published accounts of his activities. In 1917, Todd George and his business partner, Frank R. Snyder, purchased twenty acres of land fronting east of the Lone Jack and Independence Road¹¹ and platted the Snider Ridge Sub-division.¹² Quarantined during the 1918 influenza epidemic, George renewed his business activities the next year with financing that came, in part with the sale of the Lee's Summit Auto Supply and Repair Company and the George Building.

By 1922, he had the financial wherewithal to donate \$1,000 toward the purchase of Howard Park. Another large development project at this time was Summit Park, two blocks north of Lee's Summit's city limits. Here, he and his partner, Dr. Ragsdale, subdivided the property into one- to two-and-a-half-acre home sites "suitable for truck gardening" growing berries, and establishing a "general country residence." The partners sold the lots in a public auction in 1924.¹³

In the 1920s, Todd George erected many of the brick buildings in Downtown Lee's Summit including the 1903 Landmark Building, a two-part commercial block building at 16 SE 3rd Street. A newspaper article noted that new buildings erected by George after January 1924 included two residences and four brick store rooms (i.e. warehouses). At that time, he was also an investor in small passenger car railroad business and a fledgling motor truck transport business, both of which operated between Lee Summit and Kansas City, Missouri. As such, he controlled local truck freight and railroad passenger rates. He remained in the transportation business and, as late as 1924, operated a twelve-passenger motor bus business. During this same period he served as sales manager of the Census of Lee's Summit project, and he purchased and renovated the Peake Building. In 1928, a report noted George building "five new modern five-room bungalows on both sides of Green Street."¹⁴

Throughout the 1920s and 1930s, Todd George developed several of the residential subdivisions in Lee's Summit that appeared on the fringes of the then city boundaries. This included the Red Wing Subdivision and George's housing development adjacent to Lake Prairie Lee. George was one of six individuals who gave the largest portion of land as a gift to the Jackson County Court and the Works Progress Administration (WPA) during the Great Depression for the construction of a Lake Prairie Lee. At this time he paid off the mortgage on his property

¹⁰ Ibid., 108, 115, 122, 130.

¹¹ Later named Douglas Street (Lee's Summit Road).

¹² Hale. Volume 1., 130.

¹³ Ibid., 112.

¹⁴ Ibid., 188, 190, 198.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Number 8, Page 9

George, Todd M. Sr., House
Jackson County, Missouri

where the proposed lake was to be erected and increased the mortgage on his home on 408 SE 3rd Street.¹⁵ Also known as Prairie Lee Lake, the water conservation and public recreational project was the first of several lakes erected in this part of Eastern Jackson County as part of the comprehensive road and county development master plan completed in 1932 under the direction of Presiding Judge of the Jackson County Court, Harry S. Truman. In a letter to Jackson County Presiding Judge, Charles F. Curry, in 1964, George noted that he was approached to donate the land and he paid the highway engineer to plat the "small amount of ground" that remained where he built his own roads and developed residences in an attempt to recover his portion of his gift to the county.¹⁶ He remained involved in real estate until the 1960s.

Political Career

Todd George was a staunch supporter of the Democratic Party. As early as 1910, he began to campaign for public office, seeking support for the position of Eastern Judge of the Jackson County (MO) Court.¹⁷ A newspaper article lists Todd M. George "the Land Man" of Lee's Summit, as a probable candidate. A January 1910 article in the *Lee's Summit Journal and Ledger* noted that,

*Mr. George is a young business man of ability, a sterling Democrat, and pretty well known throughout the county, especially this district. He was in the insurance and real estate business for a number of years, but lately sold the insurance part of his business and is now actively engaged in the real estate trade.*¹⁸

George was not a final candidate in the county judge races of 1910, but his political career did begin in 1909 with his appointment by the Jackson County Court as Justice of the Peace of Prairie Township in which capacity he continued to serve until 1916. He served as mayor of Lee's Summit in 1916 and resigned after being elected as Jackson County Treasurer, serving in that capacity until 1921. It is a measure of his political future and emerging role in county politics that Todd George credits his election as Jackson County Treasurer to the backing of wealthy banker and powerful Democratic party political leader William T. Kemper,¹⁹ then President of the Bank of Commerce in Kansas City, "who sponsored my nomination and supported me in the election."²⁰

¹⁵ Letter from Todd M. George, Realtor to Honorable Chas. F. Curry, February 29, 1964. Todd George Collection 3770, Folder 4. Western Historical Manuscript Collection. Kansas City, Missouri.

¹⁶ Ibid. The development is on the south side of the lake and is accessed by Todd George Road.

¹⁷ The county court was an elected administrative body with jurisdiction divided between three judges, one elected from the eastern part of the county, one elected from the western part of the county and one elected by all county voters to be Presiding Judge.

¹⁸ Patty Davis, *A History of Lee's Summit, Mo. From the Files of the Lee's Summit Journal & Ledger 1865-1990* (Lee's Summit MO: *Lee's Summit Journal*, 1990), 22. The quotation in the newspaper appears to be in error. Todd George maintained his insurance business for over fifty years.

¹⁹ William Thornton Kemper, Sr. (November 3, 1866 – January 19, 1938) was the patriarch of a major banking family in the Midwest. He also founded the Kemper Grain Company and the Kemper Loan and Investment Company. Kemper's history

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Number 8, Page 10

George, Todd M. Sr., House
Jackson County, Missouri

During his tenure as mayor in 1916, Todd George was able to establish the city's first water works without the voting of a bond issue or increasing taxes.²¹ He was elected mayor again in 1928 and due to political infighting, the Board of Aldermen impeached him. He, in turn, filed suit against members of the Board regarding secret meetings. The cases were dismissed by the circuit court.²² His leadership was vindicated upon his election as mayor once again in 1930. It was during this period that as mayor he oversaw the funding of and paving of Douglas and 3rd Streets with concrete and curbs from the commercial center to the city limits. As in 1916, this was accomplished without bond issues or voting new taxes.²³ In the 1930s, he founded the *Lees' Summit Democrat* newspaper, a business venture but also devoted, as is indicated in the euphonious title, to the editorial view of the Democratic party.²⁴

History of the Todd M George, Sr. Family Residence²⁵

Todd George erected his family's Craftsman home on a double lot in 1916 for the cost of \$16,000. Married in 1911, Todd and Florie George initially lived across the street in a small house. With his share of the sale of the

was intertwined with Harry S. Truman. Truman's father, John Anderson Truman, traded grain commodities futures alongside Kemper until John Truman lost his fortune. As a young man, Harry worked in the National Bank of Commerce, 1903-1905, where Kemper was a director. In 1934, during Truman's first run for the United States Senate, Kemper bought the assets of the failed Continental National Bank which included the mortgage on Truman's failed haberdashery business and, in turn, allowed Truman to retire it for \$1,000 (while at the same time coincidentally contributing \$1,000 to Truman's campaign). See Robert Hugh Ferrell, *Harry S. Truman: A Life* (Columbia, Missouri: University of Missouri Press, 1996), 87; and David McCullough, *Truman* (New York: Simon and Schuster, 1992). 63-64, 68.

²⁰ "My First Political Speech," Todd George Collection C3770, Folder 30. Western Historical Manuscript Collection. Kansas City, Missouri.

²¹ "Urban Renewal – "

²² With no significant power within the Republican Party in Western Missouri, particularly in rural areas, infighting among Democrats particularly over issues of patronage at the local level was common. Todd George, Sr. was a member of the "goat" faction of the county Democrat party and thus affiliated with Judge Harry S. Truman. In 1922, Truman's first run for public office was for the position of Eastern District Judge of Jackson County. Tom Pendergast's "goat faction" backed him. Truman lost a reelection bid in 1924, because of a split between the two Democratic factions (Pendergast's "goats" and Joe Shannon's "rabbits") regarding job patronage. With Pendergast's support again in 1926, Truman was elected Presiding Judge of Jackson County, a position he held until 1934. Thus, Todd George's role in donating land for Judge Truman's Lake Prairie Lee project, and use of county services to retain sufficient acreage to develop housing near the lake is an important indicator of Truman and George's mutual political support. In the official September 7, 1933 program of the Dedication of the Jackson County Courthouse renovation in Independence, Missouri, a project initiated and overseen by Judge Truman, Todd M. George represented Lee's Summit and served on the appointed publicity committee.

²³ "Urban Renewal – "

²⁴ George served as owner/editor in the 1930s; the paper was absorbed into the *Lee's Summit (MO) Journal*.

²⁵ "The Home of the Todd Menzies George, Sr. Family 408 East Third Street Lee's Summit, Missouri." (Lees Summit: Kent Dicus, n.d.). Photocopied. Dicus is the grandson of Todd M. George, Sr.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Number 8, Page 11

George, Todd M. Sr., House
Jackson County, Missouri

George family property, Elkton Farm, to developer Milton Thompson for the construction of Lake Lotawana, George erected a spacious modern house for his growing family.²⁶

The house stood on a double lot. The first floor had a large living room, dining room, kitchen, pantry, and breakfast room. A half-bath on the first floor was a later alteration of the back-of-house spaces prior to use as an apartment house. The second floor had four bedrooms, a full-bath, and a large sleeping porch on the east side of the house above the porch. The family called the back yard "the lot." It contained several outbuildings including a chicken coop, smoke house, shed, and playhouse for the daughters.²⁷

Florie George died at the home in 1952 and George remained there until he sold the house in 1954 and moved to a small building he erected on South Green Street, where he lived until his death in 1969. Soon after the sale of the house at 408 SE 3rd Street, the new owner divided it into five apartments.

ARGUMENTS FOR SIGNIFICANCE

Associations with a Significant Individual

The property is significant locally under National Register Criterion B in the areas of Community Planning and Development and Politics/Government for its associations with Todd M. George, Sr., an individual who made a significant contribution on the local level to the development of Lee's Summit's "physical structure," and through "activities related to the political process."²⁸ The home meets National Register criteria as it served as the residence of Todd George, from 1916, its date of construction, to 1954.²⁹ This residence included the time period from 1916 through the 1930s associated with George's most important contributions to political process in Lee's Summit and to the physical development of the community as a real estate developer, builder, entrepreneur, newspaperman, and mayor. Moreover, in accordance with National Register guidelines, there are no other extant buildings that he occupied for any length of time during this time period.³⁰ The original city hall building still stands and has associations with him, as well as a long list of mayors elected between 1909 and 1962. Thus, the

²⁶ Ibid., Census records also substantiate this source's information and that Todd Jr. and their first daughter, Hardage Virginia, were born in the smaller house while the other three daughters, Florie Ann, Edith Helen and Martha Carolyne were born in the house at 408 East Third Street.

²⁷ Ibid.

²⁸ *National Register Bulletin How to Complete the National Register Registration Form* (Washington D.C.: U.S. Department of the Interior, National Park Service, 1997), 40.

²⁹ He sold the house in 1954.

³⁰ *National Register Bulletin 15: How to apply the National Register Criteria for Evaluation* (Washington D.C.: U.S. Department of the Interior, National Park Service, 1991), 14-15. Although there are many extant buildings erected by George, he did not occupy any particular office space for any lengthy period

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Number 8, Page 12

George, Todd M. Sr., House
Jackson County, Missouri

length of occupation of the family home is an important determining factor in the documentation of its significant associations.

The property additionally meets the requirement established in the MPDF "Historic Resources of Lee's Summit, Missouri" for "Single-family residences having associations with individuals whose success, talent, and/or ingenuity contributed to the historic development of their community," which has been accepted as a criteria for nominating properties under Criteria B, by the National Register program. As demonstrated in this document's overview of Todd M. George, Sr.'s most important activities as a resident of Lee's Summit, Missouri, his contributions to the community are specific as well as cumulative as both an elected figure, a politician, and as a developer/builder.

Developer/Builder

As a developer who platted subdivisions on the fringes of the city's 1905-1959 boundary in unincorporated areas of Jackson County during the early twentieth century, George's subdivisions at the time of their platting along major county roads and adjacent to a new county recreational lake in the 1920s and 1930s contributed to the future development patterns of the community. It is important to note several important factors that underscore the importance of George's subdivision development as he was one of a handful of land developers active in the Lee's Summit area at this time and at a time when no substantive building boom was occurring.³¹

In 1905, the city's size was approximately one square mile and the boundaries did not change until 1959. Only four additions were platted within the city between 1907 and 1910. None occurred over the next decade. Only three more plats were added between 1923 and 1929, and all subdivision activity within the city came to a halt for the next two decades. These subdivisions within the city limits were platted and developed by only three individuals.³² On the fringes of the city, George's development projects (Snider Ridge sub-division, platted in 1917 on the Lone Jack/Independence Road; Summit Park, platted in 1922 two blocks north of Lee's Summit's city limits; the Red Wing Subdivision just northwest of the city limits, platted in the late 1920s; and his housing development adjacent to Lake Prairie Lee to the northeast in the early 1930s,) were significant in their number as compared to development within the city during this period. A review of county maps for the 1930s, and housing development patterns at this time and thereafter also indicates that platting of these subdivisions were among the earliest in their respective areas.³³ It is also noteworthy that by the early 1920s, the region suffered an agricultural

³¹ For contextual information on residential development see "Residential Development 1865-1960" Section E-29 in the MPDF "Historic Resources of Lee's Summit, Missouri."

³² Deon Wolfenbarger, "Lee's Summit, Missouri Historic Resources Survey: Phases II & III." (Kansas City, Missouri: Three Gables Preservation, 1994), 16.

³³ Plat Books of Missouri, *Plat Map of Jackson County, Missouri* (Rockford, Illinois: W. W. Hixson and Company, 1930). University of Missouri Digital Library, available at Webmaster@digital.library.umsystem.edu; Internet: accessed 22 September 2009; *Results of County Planning Jackson County, Missouri* (Kansas City, Missouri: Holland Engraving, 1933).;

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Number 8, Page 13

George, Todd M. Sr., House
Jackson County, Missouri

depression that affected home building in Lee's Summit and in the early 1930s the economic decline associated with the Great Depression began.

In particular, George's role in the assembly by Jackson County of the land parcel for Lake Prairie Lee was one of his most important contributions to development in Eastern Jackson County and Lee's Summit. Moreover, his role as the only residential developer of adjacent property to the lake at that time is not only significant in the development history of this important recreational asset that is now incorporated in the city limits of Lee's Summit and accessed by Todd George Road, but this exclusive concession by the county court is also testimony to his significant role in Eastern Jackson County in the political machine run by Judge Harry S. Truman.

Equally important in the significant role George played in the physical development within the small community of Lee's Summit, is Todd George's contribution as a builder of a significant number of both commercial and residential buildings. Within the one square mile of the city limits between 1905 and 1958, George is credited with erecting over 130 buildings.³⁴ His purchase and demolition of the old frame cottages between Douglas and Green Street, and replacement of them with brick, fire-proof buildings in the 1920s redefined the city's downtown, physically expanding the focus of the commercial center from the nineteenth century commercial buildings facing the railroad tracks on Main Street to Douglas Street to the east.³⁵ This development was part of a significant pattern in the community's development as it reflected the shift away from the railroad as the only farm-to-market transportation link to truck access via Douglas Street to the county all-weather roads George had championed throughout the early twentieth century.

Politician and City Mayor/Administrator

Todd George served as mayor of Lee's Summit three times. His contributions as an elected official were in the political process involved in the management of the city's fledgling public infrastructure. In the early twentieth century, professional city administrators and staff were unknown in small cities such as Lee's Summit. Mayors supervised city staff and agencies (as did the county's elected officials). As part of this political administrative process, Todd George was a very successful administrator. During his first term beginning in 1916, he spearheaded the development of a \$50,000 water plant that established a city-wide water delivery system³⁶ without raising taxes or issuing bonds that required repayment with interest. This was a significant administrative and financial accomplishment in a town of only 1400 residents and important in assuring the community's

and M.E. Ballou, *Jackson County its Opportunities and Resources* (Kansas City, Missouri: Jackson County Chamber of Commerce, 1926.

³⁴ Donald R. Hale. *The History of Lee's Summit, Missouri. Volume III* (Lee's Summit, MO: Lee's Summit Historical Society, 1999), 104

³⁵ "Urban Renewal - "

³⁶ Davis, 24; and Hale. Volume III, 134.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Number 8, Page 14

George, Todd M. Sr., House
Jackson County, Missouri

continued role as an important railroad market center competing with nearby railroad towns of Greenwood, Lone Jack and Blue Springs for business growth.³⁷ (His later role in development of the Lake Prairie Lee reservoir in the 1930s assured the city a water source for decades to come.) During his terms of office as mayor, he also initiated street and sidewalk paving programs. In particular, the city-funded paving program in the early 1930s accomplished without issuing bonds or raising taxes at a time of economic recession and then a national depression, is remarkable. These efforts constituted the largest paving program in the community's history until the rapid growth of the city in the 1950s, and provided over \$100,000 in paved streets and sidewalks along Douglas Street to the city limits and along 3rd Street to the city limits.³⁸

Also important to his success as an elected official was his role as an active member of the local Democratic Party's political efforts to approve funding for all-weather roads beginning in the first decades of the twentieth century and continuing through the implementation of the Truman Court's comprehensive county road and highway plan of the 1930s. As part of this long-term political process, George's associations gained through office as a Justice of the Peace and then County Treasurer as well as the support of powerful political allies and sponsors such as William T. Kemper and Judge Harry S. Truman assisted in his successes as mayor of Lee's Summit. His advocacy through his ownership and management of the *Lees' Summit Democrat* enhanced his power as a decision influencer and continued to promote the political agenda of Harry S. Truman and the "Goat" faction of the Democratic party in Jackson County. As such, his advocacy and loyalty in behalf of the Truman machine in Eastern Jackson County gained him support for community development projects from Truman's County Court.

These activities and accomplishments clearly establish Todd George as an individual "who gained importance within his profession"³⁹ as a developer and home builder and as a politician as required by National Register guidelines. During the early twentieth century, no other individual developer or home builder had a greater impact on community development patterns. He shaped the appearance of the city's built environment through construction of a significant number of both commercial and residential buildings as well as played a critical role in the development of a recreational lake and water reservoir. His multiple terms as mayor and active participation in the county and city political processes relates directly to his success as a *de facto* city administrator/manager who initiated significant public works projects that benefitted the development of Lee's Summit.⁴⁰

³⁷ Blue Springs was at this time negotiating with Lake City for underground piped water service.

³⁸ Davis, 35.

³⁹ National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation. (Washington D.C.: U.S. Department of the Interior National Park Service, 1991), 15.

⁴⁰ In the late nineteenth century Oliver Houx Lewis served two non-consecutive terms. Lee's Summit farmer and land owner, Joe S. Noel served as mayor in 1924-26, 1929-1930 and 1938-1945.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Number 8, Page 15

George, Todd M. Sr., House
Jackson County, Missouri

Architectural Significance

The Todd M. George House is significant under Criterion C for its local significance in architecture as a rare two-story, high-style Craftsman style residence in the community. As such, it meets the following areas of significance established in Section F of the Multiple Property Documentation Form "Historic Resources of Lee's Summit, Missouri:

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

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

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

As noted in Section 7, the Todd M. George, Sr. house is an example of architectural and functional property types identified in the Multiple Property Documentation Form (MPDF) "Historic Resources of Lee's Summit, Missouri." The building meets the historic architectural integrity threshold for an individually significant property established in Section F of the MPDF for "Single-Family Residential Property Types, circa 1865-1960."

The Todd M. George house is an excellent example of the upper middle-class residences that contributed to the architectural patterns of small rural market centers such as Lee's Summit. The Late 19th and Early 20th Century American Movement style with its Craftsman design elements erected in 1916 reflects a popular early twentieth style in the region. Its side-gabled main roof form and central gable dormer on the primary façade is indicative of about one-third of Craftsman houses erected in the United States. These features, as well as use of brick and stucco wall cladding constitutes a subtype most commonly found in northeastern and midwestern states. Other character-defining features of the style are the wide eaves on the end gables and the presence of exposed paired roof beams at the horizontal juncture of the roof and wall, the exposed rafter tails supporting the wide eaves of the central dormer, the multiple roof planes, and the short column above a pier supporting the porch roof. Of particular note in this example are the Arts and Crafts influences, is the arrangement of muntins in the upper sashes and the use of a single pane in the lower sash of the double-hung windows.⁴¹ The book *Jackson County Missouri: Its Opportunities and Resources*, published in 1926, verifies that a very high percentage of the

⁴¹ Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1986), 453-455.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Number 8, Page 16

George, Todd M. Sr., House
Jackson County, Missouri

residences of affluent farmers and businessmen erected during this period featured stylistic influences of the Arts and Crafts Movement.

Moreover, the presence of the exterior features and materials fully documents the available residential building crafts and techniques used in the vernacular adaptation of a high-style, pattern book residence during the first decades of the twentieth century. For example, the limestone masonry work conducted off-site at a quarry and later installed on-site by stone masons reflects a period of transition that occurred in the first half of the twentieth century in which stone masonry saw its most radical changes due to the shift from draft animal and/or human powered extraction, sawing and surface finishing to the incorporation of new power sources and technologies in the mining, finishing and installation of limestone. The common use of the internal combustion engine for hauling vehicles and the use of cranes and forklifts to install large limestone blocks, the utilization of motor powered mortar mixtures, and the employment of compressed-air drills and gas and electric powered abrasive saws changed the appearance of limestone construction, visually affecting the degree of precision in sizing, final finishing and installation methods. In particular, the construction date of 1916 of a small residential project such as the Todd M. George Sr. house reflects the craftsmanship of stone masons – quarry sawyers and workshop banker masons, and on-site fixer masons who used late nineteenth century technology not the emerging technology commonly found in later residential construction beginning in the 1920s. As a result, the size and composition of the ashlar limestone foundation blocks and their finish as well as mortar type and pointing reflect the craftsmanship of human labor. The presence of a limestone foundation, itself, indicates the period before poured-in-place concrete became common in the early 1920s in the Kansas City area.

The type of brick chosen by George for his home also reflects available materials and masonry practices found in the early twentieth century. The appearance and composition of brick always reflects a particular time period as all properties of structural clay products are affected by the composition of the raw materials used and the fabrication process employed during the period of manufacture. These factors affect important characteristics such as color, texture, size variation, absorption, compressive strength, and durability. The color and texture of the brick used in the Todd M. George, Sr. house is different from that found in earlier nineteenth century houses and later residences in Lee's Summit. (For example, in buildings built during the 1950s-1970s, a higher degree of uniformity of brick and accuracy in masonry installation was typical and attainable due to the advent of national standardization of color, size, materials, etc.) Moreover, the use of a wood framed independent walls and porch columns covered with several varieties of regionally produced brick units, provides evidence of the technological practices dating to the 1890s when one brick covering wood framing replaced load bearing walls (and columns) of two to three bricks in depth. This technique found in the George residence, preceded the shift in the 1920s to the brick masonry veneer wall consisting of thin clay-based brick units installed on a structurally independent wood or masonry wall. In this later context, the brick masonry is primarily decorative, not structural.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Number 8, Page 17

George, Todd M. Sr., House
Jackson County, Missouri

Another example of the building's ability to reflect the period of construction is the type of insulation. Most insulated buildings that utilized concrete block, brick, adobe, stone, veneers or some combination thereof featured interior insulation in the form of rigid insulation boards covered with plaster (as in the lath and plaster of the George residence) or later, drywall and/or the use of fiberglass batts between wooden wall studs.

Because of its excellent historic architectural integrity, the property successfully retains associations with the residential building patterns of Lee's Summit in the late nineteenth and early twentieth centuries and embodies distinctive characteristics of a type and period of construction and has important associations with a specific style, patterns and features found in residences located in Lee's Summit in the early twentieth century. At the same time, this two-story version is unique in the community, where the vast majority of Craftsman houses erected in the early twentieth century were one-story bungalow plans. As such, it embodies distinctive characteristics of a type, period, and method of construction as well as its association with its owner/builder, Todd M. George, Sr. during the time he made significant contributions to the history of Lee's Summit as required by National Register criteria.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Number 9-10, Page 18

George, Todd M. Sr., House
Jackson County, Missouri

SELECTED BIBLIOGRAPHY

- Ballou, M.E. *Jackson County its Opportunities and Resources*. Kansas City, Missouri: Jackson County Chamber of Commerce, 1926.
- Clark, Clifford Edward. *The American Family Home*. Chapel Hill, NC: University of North Carolina Press, 1986.
- Davis, Patti. *A History of Lee's Summit, MO. From the Files of the Lee's Summit Journal & Ledger 1865-1990*. Lee's Summit MO: Lee's Summit Journal, 1990.
- Hale, Donald R. *The History of Lee's Summit, Missouri Volume One, 1830-1945*. Lee's Summit, MO: Lee's Summit Historical Society, 1999.
- Hale, Donald R. *The History of Lee's Summit, Missouri Volume Three*, Lee's Summit, MO: Lee's Summit Historical Society, 1999.
- Historic Preservation Services. "Cultural Resources Survey Lee's Summit, Missouri." Kansas City, MO: City of Lee's Summit, Missouri, 2002.
- Lee's Summit Centennial, 1865-1965*. Lee's Summit, MO: Chamber of Commerce, 1965.
- McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1986.
- Miller, Richard Lawrence. *Truman: Rise to Power*. New York: McGraw Hill, 1986.
- Missouri Department of Natural Resources. "Historic Resources of Lee's Summit, Missouri." 30 June 2005; available from <http://www.dnr.mo.gov/shop/nps-nr/645000932>; Internet; accessed 15 June 2009.
- Plat Books of Missouri, *Plat Map of Jackson County, Missouri*. Rockford, Illinois: W. W. Hixson and Company, 1930. University of Missouri Digital Library, available at Webmaster@digital.library.umsystem.edu.; Internet: accessed 22 September 2009.
- Results of County Planning Jackson County, Missouri*. Kansas City, Missouri: Holland Engraving, 1933.
- Rifkind, Carole. *A Field Guide to American Architecture*. New York: New American Library, 1980.
- _____. *Contemporary American Architecture*. New York: Penguin Group, 1998,
- Wolfenbarger, Deon. "Historic Resources Survey: Phase I, Lee's Summit, Missouri." 1991.
- _____. "Lee's Summit, Missouri Historic Resources Survey: Phases II & III." 1994.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Number 9-10, Page 19

George, Todd M. Sr., House
Jackson County, Missouri

“The Home of the Todd Menzies George, Sr. Family 408 East Third Street Lee’s Summit, Missouri.” Lees Summit, MO: Kent Dicus, n.d.

Todd George Collection 3770. Western Historical Manuscript Collection. University of Missouri at Kansas City. Kansas City, Missouri.

“Todd M. George, Sr.” Obituary. *Kansas City (MO) Star*. 23 July 1969.

GEOGRAPHICAL DATA

VERBAL BOUNDARY DESCRIPTION

The black lines indicating the boundaries for Lot 1 on the Figure 1 plat map of the George, Todd M. House. ⁴²

BOUNDARY JUSTIFICATION

The boundary of the George, Todd M. Sr. House legally encompasses the property nominated. The other portion of the original parcel (Lot 2) lacks historic integrity due to demolition, alterations and construction. The house and the ground of Lot 1 retain integrity and are significantly associated with the functional and architectural single-family residences as described in the Multiple Property Documentation Form “Historic Resources of Lee’s Summit, Missouri.” The property’s boundary corresponds with legal boundaries.

⁴² The record source for the description of the subject property boundaries is the Missouri Warranty Deed recorded as document Number 2000-1-0036365 and the Deed of Trust Recorded in Book 1-215 at page 822 at the Recorder’s Office of Jackson County Missouri at Independence.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Number Photographic Documentation, Page 20

George, Todd M. Sr., House
Jackson County, Missouri

PHOTOGRAPHIC DOCUMENTATION

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

Date of Photographs: June, 2009

Location of Digital Files Sally Schwenk Associates, Inc.
112 West 9th Street, Suite 510
Kansas City, Missouri 64105

Photograph Number	Description	Camera View
1.	Primary façade, south elevation	North
2.	East elevation after removal of non-historic storm windows	Northwest
3.	West elevation with <i>porte-cochere</i>	Northeast
4.	North elevation (rear)	South
5.	First floor entrance/stair hall	Northeast
6.	Living Room	Southeast
7.	Dining Room	Southeast

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Number Figures, Page 22

George, Todd M. Sr., House
Jackson County, Missouri

FIGURE 2: GEORGE, TODD M., HOUSE CIRCA 1916
Courtesy of the Lee's Summit Historical Society

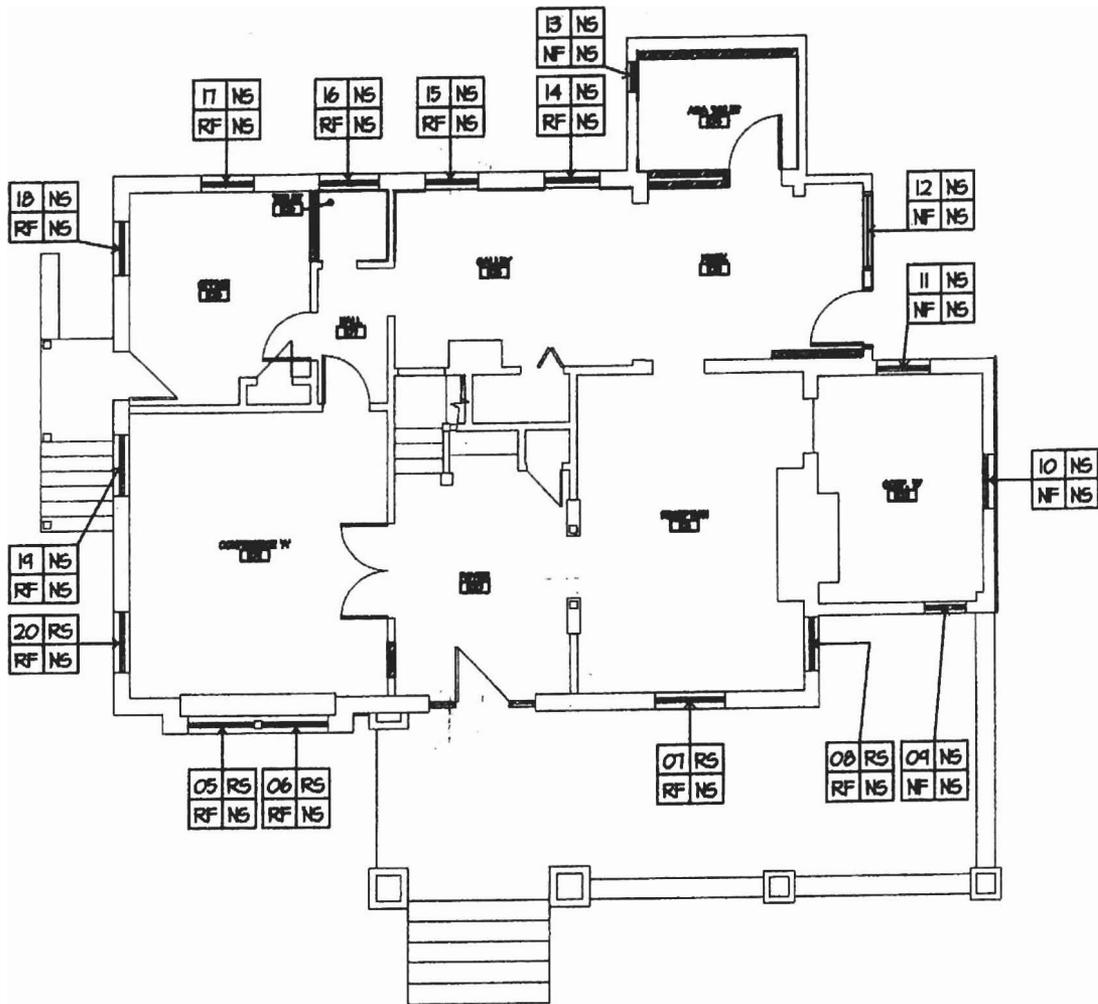


**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Number Figures, Page 23

George, Todd M. Sr., House
Jackson County, Missouri

FIGURE 3: FLOOR PLAN



① **FIRST FLOOR PLAN**
1/8"=1'-0"

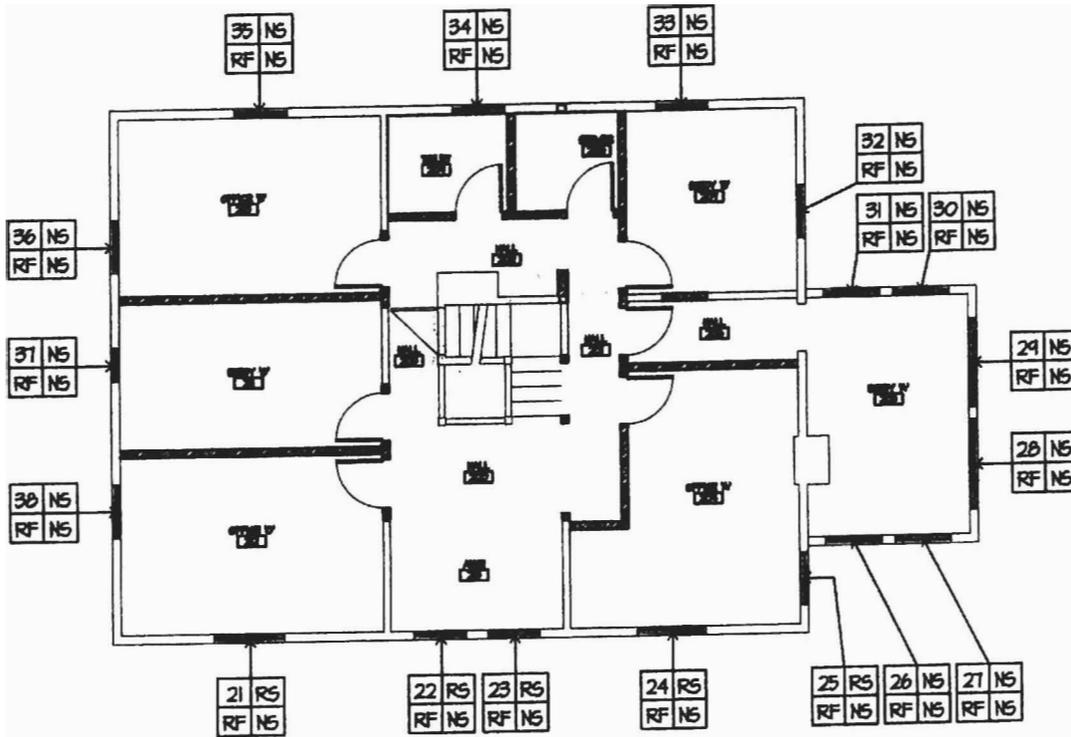
United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Number Figures, Page 24

George, Todd M. Sr., House
Jackson County, Missouri

FIGURE 4: FLOOR PLAN



① **SECOND FLOOR PLAN**
1/8" = 1'-0"







SUMMIT
248-6022











57'30"

412

411

410

T 48 N

T 47 N

409

55'

408

GEORGE TODD M
HOUSE
408 SE 3RD ST
LEES SUMMIT MO

1/5 38110A
ZONE EASTING
43081.32
Northings

LEES SUMMIT