NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

historic name Southeast Green Street Historic Cottage District

other name/site number N/A

street & town 311-330, and 400 and 401 Southeast Green Street

N/A not for publication

city or town Lee's Summit N/A vicinity

state Missouri code MO county Jackson code 095 zip code 64063

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 27 Aug 2010

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:) _____

5. Classification

Ownership of Property
(check as many boxes as apply)

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

Category of Property
(check only one box)

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

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

Contributing	Noncontributing	
7	4	buildings
		sites
		structures
		objects
7	4	Total

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

Historic Resources of Lee's Summit, Missouri

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Function
(Enter categories from instructions)

DOMESTIC/Single Dwelling
DOMESTIC/Secondary Structure

Current Function
(Enter categories from instructions)

DOMESTIC/Single Dwelling
DOMESTIC/Secondary Structure

7. Description

Architectural Classification
(Enter categories from instructions)

OTHER: Massed-Plan, Side-Gabled Folk House
LATE VICTORIAN: Italianate
LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman

Materials
(Enter categories from instructions)

foundation CONCRETE
walls Weatherboard
Shingle
roof ASPHALT
other ASBESTOS

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

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

8. Description

Applicable National Register Criteria

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

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

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

☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

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

Criteria Considerations

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

Property is:

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

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

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

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

☐ **F** a commemorative property.

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

Areas of Significance

(enter categories from instructions)

COMMUNITY PLANNING AND DEVELOPMENT

ARCHITECTURE

Period of Significance

C. 1918 - 1922

Significant Dates

N/A

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

George, Todd, Sr., Builder.

Narrative Statement of Significance

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

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

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

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

10. Geographical Data

Acreage of Property **Less than one acre**

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

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

Verbal Boundary Description
(Describe the boundaries of the property.)
The boundary of the Southeast Green Street Historic Cottage District is indicated on the submitted USGS Map and the black line on the attached boundary map.

Property Tax No. N/A

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

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

11. Form Prepared By

name/title Sally Schwenk, Historian

organization Sally Schwenk Associates, Inc. date May 2010

street & number 112 West Ninth Street, Suite 510 telephone 816-221-2672

city or town Kansas City state MO zip code 64105

Additional Documentation

Submit the following items with the completed form:

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

Property Owner

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

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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

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

Materials (continued)

Foundation: Limestone
Walls: Vinyl

SUMMARY DESCRIPTION STATEMENT

The Green Street Historic Cottage[1] District is located in the City of Lee's Summit, Jackson County, Missouri. [See Figures 3 & 4: Location and Setting Map] This .98-acre district is in a residential area that lies at the southeast edge of the historic downtown commercial area. All of the properties face onto Southeast Green Street. [See Figure 4: Setting Map] There are eleven buildings in the District, including ten residences and one automobile garage. The period of significance, c. 1918 to 1922, reflects the period of development of a cottage neighborhood by Lee's Summit real estate developer and house builder, Todd M. George, Sr. According to a 1923 newspaper article, Todd M. George, Sr., erected six to eight of the cottages in 1922. Two of the small residences date to the turn-of-the-twentieth-century. Of the eleven buildings in the District, four residences are non-contributing buildings. The District as a whole and its contributing buildings meet the registration requirements and integrity thresholds for the "Single-Family Residential Property Types, circa 1865-1960" established in Section F of the Multiple Property Documentation Form "Historic Resources of Lee's Summit, Missouri" (the MPDF). The houses are all small, one-story, single-family dwellings. The architectural styles of the contributing properties include one example of a late Italianate style cottage and several Late 19th and Early 20th Century American Movements' Bungalow/Craftsman styles. National Folk House forms found in the District include the Massed-Plan-Side-Gabled and Gable-Front-and-Wing National Folk House forms as identified by Virginia and Lee McAlester in *A Field Guide to American Houses*. The wood frame structural system of each contributing building includes balloon frame and platform framing. The contributing resources feature a variety of original cladding materials including wood clapboard and wood shingles. A number of the residences have asbestos, aluminum, Masonite, or vinyl siding covering the original siding. As a contiguous grouping of early twentieth century cottages, the District retains its historic architectural integrity and continues to communicate information about its historic development. All of the buildings retain integrity of setting and location at the time George was active in developing new housing in the District and in the adjacent neighborhood including their original massing, spatial relationships,

[1] A small, frame one-story house and, beginning in the 1850s variously described as an informal dwelling house, small house or humble dwelling. Herbert Gottfried and Jan Jennings, *American Vernacular Buildings and Interiors 1870-1960 (*New York: W. W. Norton & Co. Inc., 2009), 46.

proportion, pattern of fenestration, and various levels of original texture of materials and ornamentation. Each contributing property successfully conveys its period of construction and its associations with the development of residential styles, plans, and types popular during the early twentieth century in Lee's Summit, Missouri. Moreover, the spatial and visual relationships among the various building and spatial components of the District remain substantially unchanged since the period of significance. As a result, the majority of the properties that make up the District's historic character possess integrity, even if some are individually undistinguished.[2]

ELABORATION

SETTING

The Green Street Historic Cottage District is located in a larger residential neighborhood located at the southeast edge of Lee's Summit's historic commercial downtown. The District is located along Southeast Green Street between Southeast Alley and Southeast Fourth Street. The streets form a grid pattern that aligns with the Missouri Pacific Railroad line that runs in a northwest-southeast direction. The larger neighborhood that surrounds the District has mixed uses. To the northwest and west are commercial buildings and surface parking lots, to the southeast and east are late nineteenth and early twentieth century residences. Many of the houses in the area, particularly those adjacent to the District boundary, do not meet National Register criteria for historic architectural integrity. The small district is one of seven other residential enclaves in the larger residential neighborhoods surrounding the downtown commercial area that meet National Register integrity criteria for historic districts.[3]

The properties in the Southeast Green Street Historic Cottage District were platted on a street grid system with alleys running east-west. All of the properties have rectangular parcel and lot boundaries, and generally have similar setbacks (approximately 15 feet) along the street. The properties north of Fourth

[2] *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), 46.

[3] Those residential districts currently listed in the Nation Register of Historic Places include the Lee's Summit Howard Neighborhood Historic District (2007), the Northeast Douglas Street Residential Historic District (2008), the Northeast Forest Avenue and Northeast Green Street Residential Historic District (2008), and the Northeast Green Street and 1st Streets National Register Residential Historic District (2008). In addition, the proposed Southeast Grand Avenue and Southeast Fifth Street Residential District and the Southeast Third Street Historic Residential District identified in previous survey appear to meet National Register criteria and the historic contexts and architectural property types established in the MPDF. All share historic associations with the National Register listed Lee's Summit Downtown Historic District (2005) in their historic patterns of development.

Street have the same lot width. The platting of the lots south of Fourth Street dates to the late nineteenth century. Most properties feature a driveway leading from the street to a surface parking area at the rear of the lot. Only one property retains an historic automobile garage which is at the rear of the lot. A number of small non-historic sheds occur near the rear of the houses. The width of the lots varies from 45 to 75 feet; the depth varies from 60 feet to 90 feet. [See Figure 2] The District has a relatively flat grade with no terraces or retaining walls. Grass verges on the west side of the street separate the shallow concrete curb and the concrete sidewalks throughout the District. Narrow concrete walks lead from the sidewalk to the entrance porches. The street is paved asphalt overlay and the driveways are concrete, asphalt or gravel. Mature deciduous trees occur in the verges and appear randomly in the front yards. Other landscaping is informal and varies from house to house. Wood telephone poles have metal bracket streetlights.

Sanborn Fire Insurance Company maps and a 1904 plat map indicate that prior to the 1920s, the lots immediately south of and adjacent to what is designated today as Southeast Alley were vacant except for the Cumberland Presbyterian Church sanctuary building facing Fourth Street at the northwest corner of Fourth and Green Streets. [See Figure 5] Directly across Fourth Street from the church to the south a large residence appears on the Sanborn Fire Insurance Company maps from 1888 and 1898. A new building with the present configuration appears in the 1904 plat book at 400 Southeast Green Street. The 1927 Sanborn map shows a residence with the same footprint as the existing footprint at 402 Southeast Green Street. [See Figure 6]

ARCHITECTURAL STYLES

The residential resources within the District include a variety of small cottages and bungalows that reflect early twentieth century residential development in Lee's Summit and retain physical forms and architectural elements that reflect the design trends popular during the time of their construction and available through widely circulated plans in home builder's pattern books and popular house and garden magazines. All of the houses are wood frame and are one story in height. Architectural styles of contributing resources include Bungalow/Craftsman and Italianate. In addition, a number of houses reflect popular plan variations of the Massed-Plan, Side-Gabled and Gable-Front-and-Wing National Folk House forms.

Italianate Style

The District's one example of the late Italianate style can be classified as the relatively common Asymmetrical Subtype. Character-defining features of the subtype are a compound plan that typically forms an L-shaped footprint, and either a cross-hipped or cross-gabled roof. Very simple, turn-of-the-twentieth-century vernacular interpretations of the Italianate style gable-and-wing cottages often lack the decorative brackets and window hoods of the more "high-style" versions. The integrity of the one-story late Italianate style residence at 326 Southeast Green Street reflects a simple, one-story cottage version of the style and contributes to the District's associations with cottage style residential architecture.

Late 19th and Early 20th Century American Movements Bungalow/Craftsman Style

Three Bungalow/Craftsman style houses in the District remain largely unaltered and contribute to the significance of the District. They represent two of the style's principal sub-types — the Front-Gabled Roof and the Cross-Gabled Roof — as defined in *A Field Guide to American Houses* by Virginia and Lee McAlester. Character-defining features of both subtypes include low-pitched roofs; wide eaves overhang; partial-width porches with front-facing gables; craftsman porch columns; double-hung sash wood windows with vertical muntins in the upper sash; and wide window and door casings. Other features found on some of the bungalows include exposed rafters and knee brace supports.

NATIONAL FOLK HOUSE FORMS

Massed-Plan, Side-Gabled Houses[4]

This category of house (also commonly referred to as "Central Passage Double Pile" house), expands the Hall-and-Parlor footprint to a mass that is two rooms wide and two rooms deep. The side-gable form is usually one or one-and-a-half stories in height, varying principally in roof pitch and the size and placement of entrances and porches. There are two contributing examples of this house form in the District, each of which exhibit modest design references to the contemporaneous Craftsman style through the incorporation of wide eaves and tapered square porch posts. Other typologies of these cottage style Craftsman dwellings include a compact rectangular floor plan, wide door and window casings, and full or

[4] *Craftsman Style Guide*, 4. [publication online]available at www.ci.glendale.ca.us/planning/CraftsmanSurvey/Craftsman%20style%guide-PDF%20Version.pdf; Internet; accessed 18 February 2010.

partial width porches.

Gable-Front-and-Wing National Folk House

Two houses are a variation of the Gable-Front-and-Wing folk house form dating to circa 1900. This popular form prevailed between 1870 and 1920 and featured a recessed side-gabled wing at a right angle to the house's gable front. A shed roof porch traditionally occupied the L made by the two wings. The roof ridge of the same height throughout indicates construction at one time as one unit. As noted previously, one dwelling reflects Italianate styling. (Through the years, carpenter builders applied popular stylistic elements to this folk house's elevations and porch detailing. Between 1890 and 1920 the form began to lose stylistic ornamentation.) The other example is a simple turn-of-the-twentieth century folk house cross gable subtype with an early enclosure of the front porch and an extension of the side wing that, because of siding and alterations is a non-contributing property.

DISTRICT HISTORIC ARCHITECTURAL INTEGRITY

The Southeast Green Street Historic Cottage District as a whole and its contributing buildings meet the registration requirements and integrity thresholds for the "Single-Family Residential Property Types, circa 1865-1960" established in Section F of the Multiple Property Documentation Form "Historic Resources of Lee's Summit, Missouri." The District retains its historic architectural integrity dating to the period from 1918 to 1922 that distinguishes it from adjacent streetscapes that have lost integrity through commercial development, alteration or loss of historic materials or that include infill housing that dates from the post-World War II period.

In addition to the District's reflection of the cottage architectural styles and folk house forms of the period of significance, the relationship between the residences based on their location, streetscape, building materials, workmanship, scale, and massing creates a distinct cohesiveness and identity. Most of the contributing houses retain their historic wood windows, although many now have metal storm window units. However, It is important to note in assessing whether the District as a whole communicates its historic associations and period of development, that the non-contributing dwellings that have integrity issues retain their historic size, scale, form, plan features and spatial relationships. Three of the four non-contributing properties are so classified because secondary siding covers the wide window and door trim that characterizes Craftsman style dwellings.

The most common integrity issue is the presence of secondary vinyl, Masonite, or asbestos shingle siding. The National Register of Historic Places guidelines state, ". . . If the historic exterior building material is covered by non-historic materials (such as modern siding), the property can still be eligible if the significant form, features and detailing are not obscured."[5] Those with secondary siding that are listed as contributing have non-original siding that does not obscure their significant form, features, and detailing, and it has been documented by close visual inspection of key areas of the building that the original siding remains intact beneath the subsequent layer(s) of non-original cladding material. In particular and as noted, the retention of and exposure of the original wide window and door casing in cottages that incorporate Craftsman design elements is important.

The four non-contributing residences in the District have construction dates within the period of significance but have lost sufficient architectural integrity under National Register guidelines[6] that they are unable to fully convey their historic appearance through the retention of character defining architectural elements. In addition to the non-contributing buildings within the District, there are a number of older residential buildings adjacent to the District that are not eligible for inclusion within the boundary due to the application of secondary siding that obscured some of their character-defining elements. If, in the future, the non-original siding is removed and the original siding and character-defining features remain intact, these properties may be re-evaluated as contributing resources to the District or as the basis to amend the District Boundaries.

PROPERTY LISTING BY ADDRESS

01. 311 SE Green St. Non-contributing to district Photograph # 4

National Folk House Form: Massed-Plan, Side-Gabled

Building Date: c.1922

Architect/Builder: Todd M. George, Sr., Builder

This small side-gabled house has wide eaves and a ridgeline aligned parallel to the street. The shed roof entrance porch projects from the center bay and features slender, battered wood support posts and a non-historic matchstick railing. Single, four-over-one light, double-hung wood sash windows with decorative shutters flank a center main entrance. The secondary siding conceals the original trim around the door and window openings and, according to National Register guidelines, thus

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

compromises the simple building's ability to convey its historic architectural associations. If the siding were removed, the building merits reevaluation for eligibility for listing in the National Register as a contributing building. It is one of three contiguous buildings sharing the same form and plan on the east side of Southeast Green Street.

02. 313 SE Green St. Non-contributing to district Photograph #4
National Folk House Form: Massed-Plan, Side-Gabled
Building Date: c. 1922
Architect/Builder: Todd M. George, Sr., Builder
This small side-gabled house has no eaves and the front shed roof slope extends forward to form a full-width porch across the primary façade. Non-historic four-by-four square wood posts support the porch roof. A single window and a non-historic three-part bay window flank the center entrance. Since a cultural resource survey conducted in 2002, the house reflects significant alterations, including the loss of the porch elements, the introduction of a bay window, the removal of the brick chimney, and the application of secondary siding. This house no longer conveys its historic associations. It is one of three contiguous buildings sharing the same form and plan. A small non-historic shed is at the rear of the house.

03. 315 SE Green St. Contributing to district Photograph #5
National Folk House Form: Massed-Plan, Side-Gabled
Building Date: c.1922
Architect/Builder: Todd M. George, Sr., Builder
This side-gabled house has a ridgeline aligned parallel to the street. An extension of the central portion of the front roof slope forms a shallow shed roof porch with non-original square, four-by-four inch wood support posts and a replacement wood railing. The porch floor is wood and the steps are concrete. Wood shingles clad the upper walls with clapboard on the lower walls. Vertically divided four-over-one light, double-hung, wood sash windows with molded lintels flank the center entrance. This building continues to clearly communicate its historic associations. It is one of three contiguous buildings sharing the same form and plan. A small non-historic shed is adjacent to the northeast corner of the house.

04. 322 SE Green St . Contributing to district Photograph #3
Style Craftsman/Bungalow
National Folk House Form: Massed-Plan, Side-Gabled

Building Date: c. 1922
Architect/Builder: Todd M. George, Sr., Builder
This house has a side-gabled main roof with a ridgeline aligned parallel with the street. A projecting gable-front porch with asbestos shingle-clad tapered support posts set on painted brick piers projects from the center bay. A four-light hopper window is in the front gable of the porch. The center entrance contains a wood paneled and glass door with sidelights. A single, vertically divided four-over-one light, double-hung, wood sash window with plain board casing trim and molded lintels is on either side of the center entrance porch. A small, non-historic shed is at the rear of the house. The secondary siding has been applied over the original cladding in a sensitive manner and the character-defining historic window and door trim is intact and clearly visible.[7] The house continues to contribute to the significance of the District. [See Figure 9]

05. 324 SE Green St. Non-contributing to district Photograph #3
National Folk House Form: Massed-Plan, Side-Gabled
Building Date: c. 1922
Architect/Builder: Todd M. George, Sr., Builder
This side-gabled house is very similar to the residence next door at 322 Southeast Green Street. Other than the tapered porch supports and the arrangement of the double gable-front primary elevation, it lacks Craftsman architectural characteristics. The design features a centered gable-front entrance porch with sidelights flanking the entrance door. The fenestration pattern and entrance location match that at 322 Southeast Green Street. However, a new door replaces the original wood and glass paneled entrance door, new one-over-one vinyl windows replace the original wood four-over-one windows, new wood steps and porch balustrades are not consistent with the designs of the era of construction and non-historic synthetic vertical siding clads the walls covering the rectangular hopper window in the porch gable. The size, scale, massing, and porch footprint contribute to the historic character of the District, however the accumulation of alterations compromises its ability to sufficiently convey its historic associations.

06. 326 SE Green St. Contributing to district Photograph #6
Style: Italianate

[7] *National Park Service Bulletin 15 How to Apply the National Register Criteria for Evaluation*, 47. The publication notes in the discussion of integrity in reference to non-historic exterior materials. "If the historic exterior building material is covered by non-historic material (such as modern siding), the property can still be eligible *if* the significant form, features and detailing are not obscured."

Building Date: c.1918
Architect/Builder: Unknown
This one-story "L-shaped" Gable-and-Wing cottage has a cross-hipped roof with wide eaves. A hipped roof porch occupies the inner portion of the L and features the original square support posts with decorative brackets and a non-original matchstick balustrade. The fenestration consists of the historic tall, narrow one-over-one light double-hung wood sash windows with plain board casing trim and molded lintels. Two entrances, each with transom sash, are visible, but the one into the front portion of the house is covered. The secondary asbestos shingle siding has been applied sensitively, revealing all the key design elements, and does not compromise the building's ability to communicate its turn-of-the century stylistic associations. The 1904 plat map and Sanborn Fire Insurance Company maps dating from 1888, 1898, 1909 and 1918 do not show a residence at this location. The 1927 Sanborn map shows a dwelling with the same footprint and different lot platting. The building's narrow windows, porch elements and Italianate styling obviously predate a post- World War I construction date. The number of Craftsman bungalows and cottages in the District match the number of residences newspaper accounts attribute to houses erected by Todd M. George, Sr. in 1922. It is possible this building was moved to the current location between 1918 and 1927 by the developer.[8] The movement of small residences was quite common in Lee's Summit, particularly the adjacent neighborhoods surrounding the historic commercial center.

07. 328 SE Green St. Contributing to district Photograph 2, 6
National Folk House Form: Massed-Plan, Side-Gabled
Building Date: 1922
Architect/Builder: Todd M. George, Sr., Builder

[8] Ibid., 18 and 29. In such a case the building would meet Criteria Consideration B for moved properties because it makes an "especially significant contribution to the district" as an example of evolution of cottage architecture in Lee's Summit during or just before the period of significance, showing the continuity of cottage architecture as a distinct property type in size, scale, materials, and gable-and-wing folk house form erected for middle- and working-class residents in Lee's Summit. As such it is part of the "pattern of features common to this particular class of residential resources" (cottage architecture), reflects "the variation of features within the class" as well as "the evolution of the class" and "the transition of designs within the class." Thus location and setting are not what conveys its significance, but the fact that the developer/owner may have deliberately selected the cottage to be part of a larger ensemble of one-story working-class cottages. Moreover, the comprehensive survey and resurvey of the residential neighborhoods surrounding the commercial downtown indicates that within the building and development patterns of Lee's Summit, moving of small wood houses was a common practice.

This house has a side-gabled roof with a ridgeline aligned parallel to the street. An extension of the front roof slope forms the roof of the full-width porch that features the historic tapered square posts and matchstick balustrade. The porch floor is poured concrete. The center entrance contains a mid-twentieth century wood door with a single diamond pane at the top. Single, four-over-one lights with vertical muntins form the wide double-hung, wood sash windows that flank the main entrance. A brick chimney is centered on the rear roof slope roofline. The secondary asbestos siding was applied in a sensitive manner, revealing the original character-defining window and door trim. The house continues to clearly convey its historic associations. [See Figure 7]

08. 330 SE Green St. Contributing to district Photograph #2

Style: Bungalow/Craftsman

Building Date: 1922

Architect/Builder: Todd M. George, Sr., Builder

This bungalow has a gable-front roof with a shallow pitch and very wide eaves. Triangular knee braces and exposed rafter tails are under the eaves. The partial-width porch is at the south end of the primary façade and features heavy square posts supporting the open gabled porch roof. Fenestration flanking the entrance consists of a single window and a band of three wood windows, each with vertically divided three- and/or four-over-one light, double-hung sashes. The plain board casing trim has molded lintels. This house clearly conveys its historic associations and contributes to the significance of the District. [See Figure 10]

09. 400 SE Green St. Non-contributing to the district Photograph #1

National Folk House Form: Gable-Front-and-Wing

Building Date: c.1918

Architect/Builder: Unknown

This house has an intersecting gable and a moderate eave overhang. The original shed roof porch at the junction of the two wings appears to have been enclosed and incorporate historic windows. A screened porch addition is on the southeast elevation. The foundation is limestone. The main, stoop entrance is in the center of the northeast elevation and has a set of rounded concrete steps. The fenestration is asymmetrically arranged and windows occur singly and in pairs. The original tall, vertical, wooden two-over-two, double-hung sashes are intact with their historic casing trim. The asbestos siding has been applied in a sensitive manner, revealing the historic trim. However, this and other alterations and additions compromise the building's ability to sufficiently convey its historic architectural associations. Removal of the asphalt siding, exposure of original elements and

restoration of the porch could merit reevaluation of the residence as a contributing element to the District. The 1898 Sanborn Fire Insurance Company map shows a square footprint for the house at this location. The *1904 Plat Map of Kansas City and Environs* shows a footprint similar to that of the current residence.

10. 400A SE Green St. Contributing to district
Building Form: Auto Garage
Building Date: c.1925
Architect/Builder: Unknown
This gable-front auto garage has a single vehicular bay in the primary (northwest) elevation. Wood shingles clad the walls. An overhead wood-paneled door occupies the vehicular bay and features a row of windows.

11. 402 SE Green St. Contributing to district Photograph #1
Style: Craftsman Bungalow
Building Date: c.1922
Architect/Builder: Unknown
This house has a double-gable-front roof with wide eaves and exposed rafter tails. The center-bay, gable-front porch has square wood supports with modest block capitals. The wood porch has concrete steps and a matchstick railing. The windows are one-over-one light, double-hung wood sashes with non-historic storm units. The wood entrance door is historic and features eight lights. Simple flat fascia board trim is under the eaves of the porch. The house clearly conveys its historic associations and contributes to the District and resembles the houses erected by Todd M. George, Sr. at 322 and 324 Southeast Green Street.

STATEMENT OF SIGNIFICANCE

The Southeast Green Street Historic Cottage District located in Lee's Summit, Jackson County, Missouri, is eligible for listing in the National Register of Historic Places under Criterion A for the area of COMMUNITY PLANNING AND DEVELOPMENT and Criterion C for the area of ARCHITECTURE as documented in the Multiple Property Documentation Form "Historic Resources of Lee's Summit, Missouri" (the MPDF). The District has direct associations with the historic contexts "Residential Development: 1865-1960," "Railroad Market Center: 1865-1945," and "Architectural Styles and Vernacular Property Types: 1865-1960" developed as part of the MPDF and meets the MPDF registration requirements. The architectural and functional property types in the District meet the integrity thresholds established in Section F of the MPDF. The District comprises a small grouping of contiguous cottages located in Howard's Addition platted in 1867 and partially replatted after World War I in an area southeast of the downtown commercial area. The District remains substantially unaltered after its period of significance and clearly reflects the evolution of Lee's Summit's residential neighborhoods during the first decades of the twentieth century. The District is locally significant in the area of Community Planning and Development for its reflection of the community's residential building patterns associated with the economic growth when the town flourished as a rural railroad market center during the late nineteenth and early twentieth century. It visually contributes to an understanding of the physical orientation and patterns of residential land use unique to towns founded along rail lines in the mid-nineteenth century, in particular construction and development of 19th century parcels and lots well into the twentieth century. The District's significance in architecture is due to the presence of popular architectural styles and folk house cottages that reflect the evolution of residential designs in the early twentieth century in Lee's Summit. The range of architectural property types utilized for these modest cottages includes pattern book adaptations of popular styles and traditional National Folk House forms as documented in Sections E and F of the MPDF. The period of significance is from circa 1918 to 1922, the estimated period of construction and development based on Sanborn Fire Insurance Company maps and newspaper accounts of the development of the lots in the District by Todd M. George, Sr. The District does not include any construction after this time. The period of significance acknowledges historic alterations in response to specific functional trends and accepts the buildings that experienced such alterations within the period of significance as contributing elements to the District.

ELABORATION

COMMUNITY DEVELOPMENT PATTERNS

The District and the contributing resources are significant "Single-Family Residential Property Types, circa 1865-1960" as documented in Section F of the MPDF and they meet the integrity thresholds established for the property type. Under Criterion A, they include the following areas of significance as outlined in the MPDF.

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

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

The District lies in Howards (First) Addition,[9] in an area between Southeast Alley Street and 5th Street along Southeast Green Street two blocks southeast of Lee's Summit's downtown commercial area and east of the Missouri Pacific Railroad tracks. Howards Addition[10] is on a street grid that parallels the Missouri Pacific Railroad line that runs in a northwest-southeast direction rather than a true north-south, east-west grid that corresponds with the land survey grid referencing compass points oriented by section, township, and range. Thus, the orientation of the District's streets and alleys reflects its early platting date and distinguishes it from later additions that are platted on a grid oriented to the compass points. The grid includes the alley running east-west parallel to Third and Fourth Streets. All of the properties in the District face Southeast Green Street

As noted in the MPDF, development patterns in Lee's Summit mirrored those of railroad towns established in Western Missouri in the mid-nineteenth century. Distinguishing characteristics of this pattern were a commercial center that flanked the rail lines, with residential development fanning out from the neighborhoods surrounding the commercial center.[11] Like all rural railroad market centers, key

[9] Howards Addition (First) filed in 1867 included blocks on both sides of the Missouri Pacific Railroad tracks.
[10] Deon Wolfenbarger, "Historic Resources Survey Phase I Lee's Summit, Missouri." 31 July, 1991. Prepared for the Community Development Department of the City of Lee's Summit, Missouri, 20.

roads and streets connected with the county road system, providing wagon access to the railroad lines. The District is one of a series of extant non-contiguous residential enclaves in a five-block area surrounding the commercial downtown that, due to their historic architectural integrity, communicate shared architectural and community development associations and are listed or have been determined eligible for listing in the National Register for their local significance as residential historic districts.

Typical of many small rural communities, development in subdivisions platted during the late nineteenth century often occurred over an extended period of time. As a result, development in the older residential neighborhoods of the community did not occur in a geographically sequential manner. The District, with its early twentieth century cottages reflects this development pattern.

The District is unique in Lee's Summit because of the number of early twentieth century houses erected by one builder, Todd George Sr. who erected eight cottages in the District as part of a speculative development project. One of the earliest newspaper articles mentioning George's activities in the neighborhood appeared in 1903 and noted that with $650 in borrowed capital, Todd M. George Sr. had purchased the abandoned Cumberland Presbyterian Church[12] at the northwest corner of Fourth and Green Streets, a parcel[13] which included a large 10-room house [Figure 5]. The *1904 Plat Book of Jackson County and Environs* and Sanborn Fire Insurance Company maps dating from 1888 to 1918 show this church building. The 1904 plat book also shows the newly acquired Cumberland Presbyterian Church a block away at the southeast corner of Fourth Street and Douglas Street.[14]

The church building at Fourth and Green Streets was located in Lot 1 of the block and the large house appears to refer to the Green house in Lot 6 directly northwest of Lot 1. A newspaper article and Sanborn Fire Insurance Company maps indicate that George demolished these buildings sometime between 1918 and 1922 when he subdivided the lots and erected "six or eight new cottages facing onto Southeast Green

[11] Sally F. Schwenk, Multiple Property Documentation Form "Historic Resources of Lee's Summit, Missouri," 17 August 2005, U.S. Department of the Interior, National Park Service, National Register of Historic Places, Washington, DC., E26, After the arrival of the railroad in western Missouri, three distinct types of town plans emerged: those with commercial streets oriented to river traffic; those with a public square; and those with a central main street that either ran parallel to or perpendicular to the railroad tracks.
[12] The new sanctuary building appears at the southeast corner of Douglas and Fourth Streets in the *1904 Plat Map of Kansas City and Environs.*
[13] It is unclear what lots comprised the larger parcel; the church building which faced onto 4th Street was located on Lot 1.
[14] The 1898 Sanborn Fire Insurance Company map shows this as the earlier location of the Christian Church.

Street"[15] [Figure 6]. At the time George acquired the church property on the west side of Southeast Green Street between Third and Fourth Streets, the 1904 *Plat Map of Jackson County and Environs* shows that, with the exception of Lot 1, which held the sanctuary building, and Lot 6 which held the Green Family farmhouse, the remainder of these two lots were vacant open spaces. On the east side of Southeast Green Street between Third and Fourth Streets the orientation of the lots was the same. [16] According to the Sanborn Fire Insurance Company maps from 1888 through 1918, these lots remained undeveloped. The 1927 map shows that George subdivided Lot 1 into five lots facing Southeast Green Street occupied by residences. A comparison of the 1918 and 1927 Sanborn maps also documents the subdivision of the vacant space directly across the Green Street into three lots facing Green Street which contained residences.

The Sanborn maps show the lots at 400 and 402 Southeast Green Street have building footprints as early as 1888. The footprint of the house at 400 Green Street (which is the width of two lots) changes by the time of publication of the 1904 plat map. The footprint of the house at 402 Green Street does not change until after the publication of the 1918 Sanborn map. The similarity of the footprints to the current residences indicates construction dates contemporaneous with the map changes. As noted in the MPDF this was not unusual in the city's patterns of development. A comparison of the footprints of the houses in the 1904 plat book and Sanborn maps with those of the existing houses indicates that early twentieth and mid-twentieth century houses often replaced nineteenth century homes.

By the time of publication of the 1927 Sanborn map, there are five houses between Southeast Alley and Fourth Streets on narrow lots facing the west side of Green Street that occupy Lot 1 once occupied by the Cumberland Presbyterian Church building and which Todd M. George, Sr. purchased in 1903. The two houses at 322 and 324 Southeast Green Street are obviously the work of the same builder and reflect influences of the bungalow form and Craftsman styling. A side-gable-massed-plan cottage at 328 Southeast Green Street reflects Craftsman stylistic influences as does the pattern book Craftsman Bungalow at 330 Southeast Green Street. These four houses, as well as the obvious similarity of the house a block away at 402 Southeast Green Street, which closely resembles the houses at 322 and 324

[15] "Urban Renewal – Who Has the Answer," Todd George Collection C3770, Folder 17 and Folder 30. Western Historical Manuscript Collection, Kansas City, Missouri, and Donald R. Hale, *The History of Lee's Summit, Missouri. Volume I*. Reprint. (Independence, MO: Lee's Summit Historical Society/Blue and Gray Book Shoppe, 2002), 165. Hale (on page 163) cites a number of 1923 articles noting other "buildings" and new "bungalows" by George, but is not specific to any particular location.

[16] The original platting had the narrow end of these lots on the northwest and southeast of the long narrow lots with the width exposed to Green Street. The church and farmhouse faced the narrow portions of the lots.

Southeast Green Street, appear to share the same period of construction and similar pattern book stylistic influences. It is also clear that the three massed-plan-side-gabled cottages across the street to the east at 311, 313 and 315 Southeast Green Street were the work of the same builder and, according to the Sanborn maps, also have construction dates between 1918 and 1927. The similarity of design in the cottages on Southeast Green Street reflected the speculative development patterns that occurred in the early twentieth century. A sure sign were houses often built as pairs or trios each showing slight external differences such as different porches or timbering but fundamentally the same internal layout.

The Italianate cottage at 326 Southeast Green Street appears to predate the other residences, but does not appear at this location until after 1918 and prior to 1927. It is possible it was moved to the site from another location just prior to or during the period of significance of the District. Its location and setback, size and massing are compatible with the other cottages on the streetscape. [Figure 6] Omitting the gable-and wing Italianate cottage at 326 Southeast Green Street and the gable-and-wing cottage at 400 Southeast Green Street, the remaining eight houses, all reflecting various Craftsman pattern book architectural features and construction dates between 1918 and 1927, thus appear to be the "six to eight" "cottages" built in 1922 by Todd M. George on Green Street as reported in a 1923 newspaper article.[17]

This type of development was significant in Lee's Summit. Because there were relatively few periods of rapid community growth, large-scale block-by-block speculative development was not an important part of Lee's Summit's community development patterns prior to World War II. Instead, carpenters and contractors erected houses for their clients on vacant lots among already existing houses. In a majority of instances, the future owner contracted for the construction of the residence. Moreover, George and a partner had other development projects at this time in the immediate neighborhood. During the same period, they purchased the mill pond at Fourth and Douglas streets a block away from the Southeast Green Street houses, drained the pond and filled it with dirt to prepare for construction of residences.[18] At the same time George purchased frame cottages between Douglas and Green Street, north of Third Street and replaced them with fire-proof, brick commercial buildings.[19]

The significance of George's development along Green Street is underscored by the fact that only four new additions were platted within the city between 1907 and 1920. Three more plats were added between

[17] Hale, 165.
[18] Ibid., 163.
[19] "Urban Renewal – " It is possible that the cottage at 326 Green Street and other cottages near Douglas and Fourth Street were moved from lots developed by George for commercial buildings at this time.

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,[20] one of which was apparently Todd M. George.[21].

Twentieth Century Residential Building Patterns: The Emergence of the Small House

The cottages in the District reflect a pattern found in the neighborhoods that developed after the turn-of-the-twentieth-century in Lee's Summit and other communities in the shift in the size of middle-class residences. Smaller Craftsman houses and folk house forms such as those found in the District began appearing on lots in older neighborhoods. As noted by architectural Historian Gwen Wright, between 1873 and 1913 the form of the American middle-class house underwent a major transformation from an "exuberant, highly personalized display of irregular shapes, picturesque contrasts and varieties of ornament" . . . "to a restrained and simple dwelling, with interest focused on its scientifically-arranged kitchen."[22]

The growing preference for smaller homes had its roots in a change in philosophy by the middle class in lifestyle choices that included the ideal of living "close to nature" in "simple but artistic houses."[23] The predilection for smaller houses is reflected in the Ray H. Bennett Lumber Company of North Tonawanda, New York 1920 catalog,

> *Today, more than ever before, people are seriously considering how they shall live. They realize that the inspiration of home, next to religion, is the greatest in life ... The dainty cottage, the inviting bungalow, the comfortable Colonial, the cosy [sic] story and a half, these are the leading homes to-day ...*[24]

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[20] Deon Wolfenbarger, "Lee's Summit, Missouri Historic Resources Survey: Phases 11 & III," 15 August 1994, Prepared for the City of Lee's Summit, Missouri Community Development Department, 16.

[21] According to Donald R. Hale, George played a significant role in the physical development within the small community of Lee's Summit; within the one square mile of the city limits between 1905 and 1958, George is credited with erecting over 130 buildings. Hale, 104.

[22] Anthony D. King, *The Bungalow the Production of a Global Culture* (New York: Oxford University Press, 1995), 143, siting G. W. Wright, *Moralism and the Model Home. Domestic Architecture and Culture Conflict in Chicago 1873-1913* (Chicago: University of Chicago Press, 1980), 3.

[23] Ibid., 143

[24] *Bennett Homes Better Built Ready Cut. 1920 (*North Tonawanda NY: Ray H. Bennett Lumber Co., Inc., 1920), 1. [publication online] available at http://www.antiquehome.org/HousePlans/1920-Bennett; Internet; accessed 18 February 2010.

This ideology applied particularly to the popularity of the bungalow as early as the first decades of the twentieth century. *Radford's Artistic Bungalow*, one of many such books published in 1908 expresses the back-to-nature approach in home design.

> *The bungalow is the renewal in artistic form of primitive "love in a cottage" sentiment that lives in some degree in every human heart. Architecturally, it is the result of the effort to bring about harmony between the house and its surroundings, to get as close as possible to nature.*[25]

From a causative standpoint, smaller houses were indicative of the decrease in the average size of the American family in the late nineteenth century from five children in 1870 to an average of three-and-a-half children in 1900.[26] From a financial standpoint, these smaller houses indicate a decrease in the square footage in homes to absorb the increased cost of technological improvements such as indoor plumbing and central heating and ventilating systems. Among the economic factors contributing to a smaller house was the rise of a middle class that could afford to leave their rented quarters and contract directly with the home builder to erect a modest detached dwelling, and the advent of home financing mechanisms from lending institutions geared for the middle classes.

The back-to-nature movement also provided a rationale for inexpensive housing to blue collar workers and white collar clerks, salesmen and middle managers. Advances in prefabricated building produced bungalows that could be constructed by local carpenters for as little as $400. One-story cottage dwellings could be constructed for between $700 and $1,100 compared to over double the price for two-story houses. The cost of the mail order plan was five dollars.[27] The small bungalow plan promoted in dozens of cottage pattern books met the economic interests of both owners and developers. As noted by a prolific bungalow pattern book publisher, Fredrick T. Hodgson, the bungalow was " . . . the best type of cheap frame house which had been erected in this country since the old New England farmhouse went out of fashion."[28]

The District's significant "Single-Family Residential Property Types, circa 1865-1960" as documented in Section F of the MPDF meet the integrity thresholds established for the property type. Under Criterion C, they include the following areas of significance as outlined in the MPDF.

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[25] King, 142.
[26] Schwenk, E29.
[27] King., 144.
[28] Ibid.

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

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

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

ARCHITECTURAL STYLES

Cottage Architecture

The small wood frame cottage and bungalow residences erected for working-class owners define the District's unique appearance. As such, the residences in the District meet National Register Criterion C in their "embodiment of distinctive characteristics of a type of construction related by period of construction and the influence of a master builder/developer. They represent a significant and distinguishable entity some of whose components may lack individual distinction," but, as a whole, "provide a pattern of features common to a particular class of resources" – early twentieth century cottages – and reflect "the individuality and variations of architectural features within this class" relating to the influence of the Arts and Crafts Movement and with the influence of architectural pattern book houses in the early twentieth century.[29]

These cottage dwellings were the product of the earlier machine age technology that led to the mass production of wood mill work in the nineteenth century and have their origins in the emergence in the mid-nineteenth century of the cottage dwelling as a distinctive architectural form that changed the character of the everyday built environment of rural farmsteads, villages, towns and cities in North America.[30] Disseminated by inexpensive plans purchased through pattern books ordered by thousands of homebuilders, the cottage neighborhood significantly altered the visual character of towns and cities for over a century. The key element in their significance was that these modest single-family dwellings delivered over an extended period of time, the ". . . same value to different audiences, no matter the form, plan, arrangement or visual attributes."[31]

[29] *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* 17 and 18.
[30] Gottfried and Jennings, 45.
[31] Ibid., 46.

The early twentieth century dwellings in the Southeast Green Street Historic Cottage District are simple in form, convenient and economical in arrangement, tasteful yet unassuming in detail. They reflect the desire of Americans at this time for a comfortable affordable home. Like the more modest of the early twentieth century cottages, they include a single living room opening directly from a small entrance porch or verandah, a kitchen, one to three bedrooms, a bathroom, and two or more built in closets. If the plan included a dining room, it was usually entered from the living room through a wide opening. A swinging door linked the kitchen with the dining room. With the exception of the corridor connecting bedrooms and baths, the disappearance of vestibules and hallways is of note. Kitchen design varied. In more modest designs, the kitchen might consist of an empty space with room for a wood stove, a table (which doubled as a work surface) and chairs, a built-in sink and drain board. Other furnishings might include a free-standing cupboard such as a Hoosier cabinet,[32] a sink fitted up for two laundry tubs, an ice box and a hot-water heater. During the 1920s, kitchen design for middle-class homes focused on efficiency, modernity and sanitation. Innovations like the electric or gas range, built-in cabinetry and a variety of small electric appliances became commonplace at a time of shrinking supply of domestic servants and an increase in the number of women in the urban work place.

The modest houses in the District fall into two distinct architectural classifications, high style and vernacular folk house forms. There are five Craftsman/Bungalow style houses, one gable-and-wing late Italianate style house, four massed-plan-side-gable National Folk houses, and one gable-and-wing folk house. All are important as a grouping and individually as rare survivors of their period of construction in Lee's Summit and are residential styles and designs popular throughout the nation during the early twentieth century.

Influence of Pattern Book Designs[33]

Perhaps the greatest influence on the final design of cottages in the District were the modest plan book stock designs that were very popular with developers and carpenter house builders interested in quick production of small detached houses. Architectural pattern books came into common use in the United

[32] The Hoosier Manufacturing Co. dates the turn-of-the-twentieth century when kitchens did not have built-in cabinetry. Hoosier adapted the baker's cabinet - a table top with some cabinets above it and flour bins beneath – into a compact, free standing metal compact cabinet that provided storage for staples and working space.
[33] David L. Ames and Linda Flint McClelland, *National Register Bulletin, Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places* [publication online] available at http://www.cr.nps.gov.nr.publications/bulletins/suburbs/part 3.html; Internet; accessed 1 May 2005.

States in the late eighteenth and early nineteenth centuries. Advertised in newspapers and other periodicals and available, by the late nineteenth century, at the local library, pattern books were widely accessible to prospective homebuilders, architects, carpenters, contractors, and developers. In villages and small towns like Lee's Summit, the publications became basic resources for carpenters and builders with varying levels of expertise. Through the use of published designs adapting popular architectural styles, builders and clients were able to choose from a variety of plans. The books combined realistic drawings of houses along with floor plans and diagrams of important ornamental details. Featuring variations on different styles, they provided a variety of choices of floor plans and arrangements of architectural elements.

Several styles gained great popularity as a result of architectural pattern books in the early twentieth century which are represented in the District today. [See Figures 7 – 10] Of particular note was the Craftsman/Bungalow house introduced in the early 1900s by popular house and garden magazines and architectural pattern books, the design enjoyed widespread popularity from about 1905 to 1930. Pattern books produced after World War I reflected a growing emphasis on homes for the middle classes. This reflected the focus of architects, real estate developers, builders, social reformers, manufacturers, and public officials to encourage home ownership and to develop standardized home building practices. One trend that emerged was that of architect-designed plans and specifications for use by contractors in building small houses with as few as six rooms. In addition to plan books, newspapers and magazines featured plans for the modest home. Popular magazines such as *McCall's*, *Better Homes and Gardens*, and *American Home* appealed directly to a growing consumer base for small homes by featuring articles on new house designs, interior decoration, and gardening.

The advent of city water lines and sewage systems during the first half of the twentieth century also changed the appearance of neighborhoods. As barns, wells, sheds, and cisterns disappeared, the detached single-car garage emerged as a dominant feature of the backyard by the 1920s in Lee's Summit. The 1927 Sanborn Fire Insurance Company map shows only three garages in the District, a reflection of the modest cottages and income levels of the working class owners. Again, it was the ubiquitous pattern book that provided instructions on how to build a garage. After 1910, manufacturers of pre-fabricated houses offered a variety of mail-order garages. The earliest garages were single-bay garages and this tradition continued through the first half of the twentieth century in Lee's Summit.

ARGUMENT FOR SIGNIFICANCE

The contributing buildings of the Southeast Green Street Historic Cottage District have significant associations with residential architectural and urban development patterns relating to Lee's Summit's role as a regional railroad market center during the first half of the twentieth century. They derive their architectural significance as a group of cottages that collectively represents the important facet in the evolution and patterns of the City's residential development. As a group, the setting, design, materials, and workmanship of the individual buildings that contribute to the District convey feelings of a distinct period of time and communicate their important associations with speculative residential development that occurred in the early twentieth century in Lee's Summit.

The District reflects the shift in the early twentieth century to smaller houses for the middle-classes and the popularity of pattern book adaptations. As such, the District's residences reflect the particular circumstances of their location and associations. As individual units of a particular style, the residences represent variations on a common stylistic theme. As a collection of styles erected (or located) on lots created by subdivision of an older plat, they demonstrate not only the evolution of middle-class residential styles in the City but building patterns that were common in the early twentieth century. Where once they shared the same distinctive characteristics of their time with other dwellings in the community; today, some of these buildings are important as lone survivors of their stylistic family.

All of these buildings have significant associations with residential architectural and development patterns relating to Lee's Summit's role as a regional railroad market center. They reflect a response to specific market and lending conditions in the middle-class housing market in the post-World War I time period in particular, economic conditions and financing mechanisms of the period that allowed middle-class wage owners to purchase their homes. They derive their architectural significance as a group from their cottage designs, particularly as adaptations of pattern book houses published during the era of their construction.

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GEOGRAPHICAL DATA

BOUNDARY JUSTIFICATION

The boundary of the Southeast Green Street Historic Cottage District encompasses a concentration of historic residential cottage resources that retain their historic architectural integrity individually and as a group and have significant associations with the evolution of residential architecture and the residential development patterns of the community as described in the MPDF "Historic Resources of Lee's Summit, Missouri." The District's boundary corresponds to the lot lines of the included properties and incorporates the open space associated with the public right-of-way, such as streets, verges, and sidewalks. The contributing resources define the historic setting and historic sense of place, both of which are strengthened by the intact historic street network. The residential properties adjacent to the District boundaries and those in the immediate vicinity were considered for inclusion in the District, but were determined ineligible due to lack of historic architectural integrity or age. As noted in Section 7, the District is one of seven groupings of residential enclaves in the larger residential neighborhoods surrounding the commercial downtown National Register District that, due to their historic architectural integrity, communicate shared architectural and community development associations.

PROPERTY OWNERS

	PROPERTY ADDRESS	PROPERTY OWNER NAME AND ADDRESS
1.	311 Southeast Green Street	Albert R. Keauwuhn & Cynthia A. Radner 1508 Woodland Shores Place, Lee's Summit, MO 64086
2.	313 Southeast Green Street	James M. Massey, 313 SE Green Street, Lee's Summit, MO 64063
3.	315 Southeast Green Street	Thomas M. and Rea L. Balnis, 608 E 108th Street, Kansas City, MO 64131
4.	322 Southeast Green Street	LTI Properties, LLC P.O. Box 68, Lee's Summit, MO 64063
5.	324 Southeast Green Street	Gilbert John Walton, Trustee 515 NW Donovan Road, Lee's Summit, Mo 64063

	PROPERTY ADDRESS	PROPERTY OWNER NAME AND ADDRESS
6.	326 Southeast Green Street	Tamara M. Rios 701 SE 11th Street, Lee's Summit, MO 64081
7.	328 Southeast Green Street	Steven J. and Amy L. Taylor 3212 SW Tiara Lane, Lee's Summit, MO 64082
8.	330 Southeast Green Street	Charles W. Nelson 2255 NW Vivian Road, Kansas City, MO 64150
9.	400 Southeast Green Street	Donald H. and Nancy R Davis Trustees 401 SW White Ridge Drive, Lee's Summit, MO 64081
10.	402 Southeast Green Street	Masmore LLC 7720 Cherokee Drive, Prairie Village, Kansas 66208

PHOTOGRAPHIC DOCUMENTATION

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

Date of Photographs: March 2010

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

Photograph Number	Camera View	Street Address/Location
1.	NW	400 - 402 SE Green Street
2.	NW	328-330 SE Green Street
3.	SW	322, 324, 326 SE Green Street
4.	SE	311- 313 SE Green Street
5.	NE	315 SE Green Street
6.	SW	326-328 SE Green Street

FIGURES

FIGURE 1: SOUTHEAST GREEN STREET HISTORIC COTTAGE DISTRICT PHOTOGRAPH LOCATION MAP
FIGURE 2: SOUTHEAST GREEN STREET HISTORIC COTTAGE DISTRICT BOUNDARY MAP
FIGURE 3: GENERAL LOCATION MAP
FIGURE 4: SETTING
FIGURE 5: 1909 SANBORN FIRE INSURANCE COMPANY MAP
FIGURE 6: 1927 SANBORN FIRE INSURANCE COMPANY MAP
FIGURES 7 & 8: SIDE-GABLED-MASSED-PLAN HOUSE
FIGURE 9: SIDE-GABLED-MASSED-PLAN GABLED-FRONT BUNGALOW
FIGURE 10: DOUBLE-GABLED-FRONT BUNGALOW

FIGURE 1: SOUTHEAST GREEN STREET HISTORIC COTTAGE DISTRICT PHOTOGRAPH LOCATION MAP

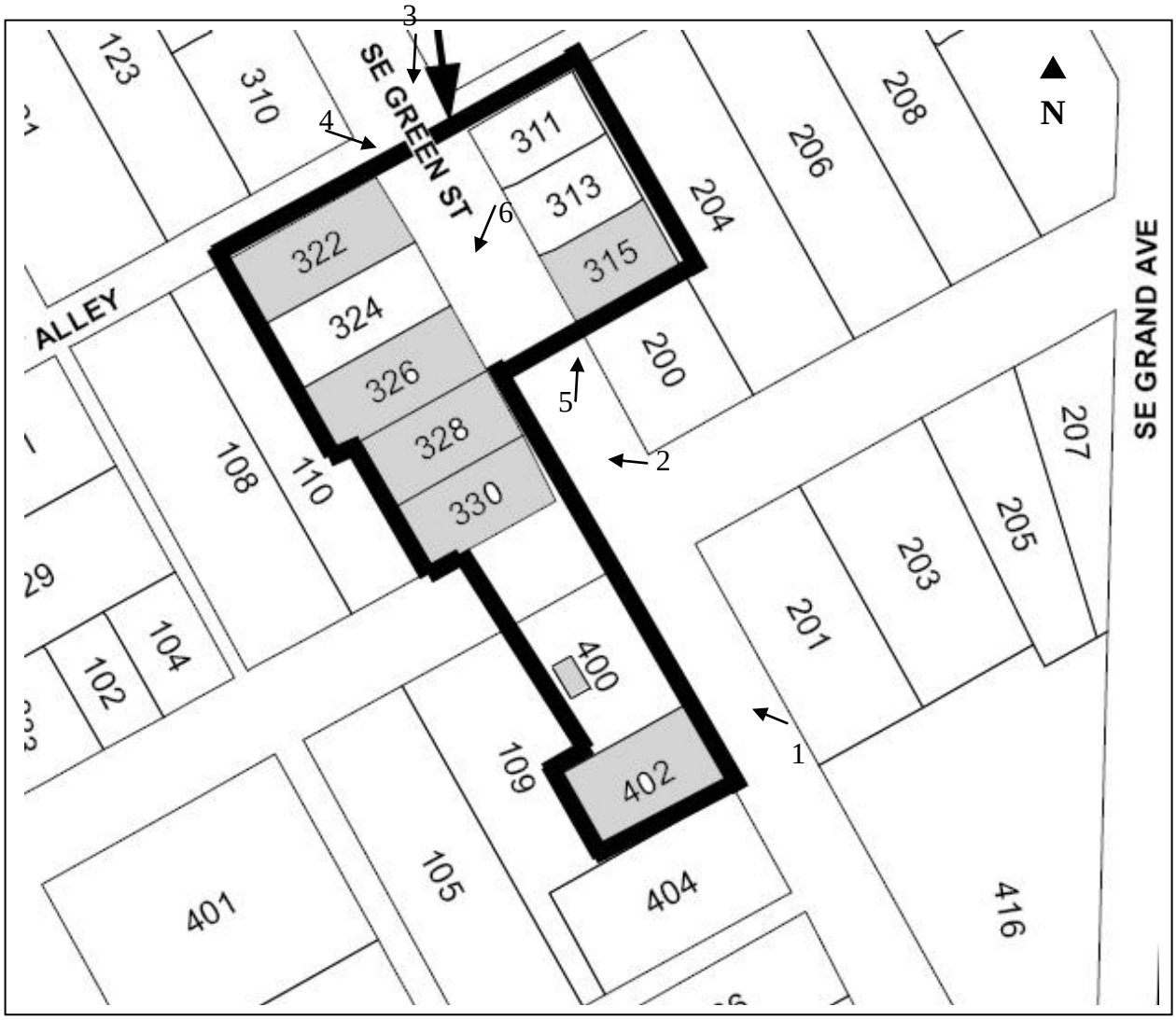


FIGURE 2: SOUTHEAST GREEN STREET HISTORIC COTTAGE DISTRICT BOUNDARY MAP

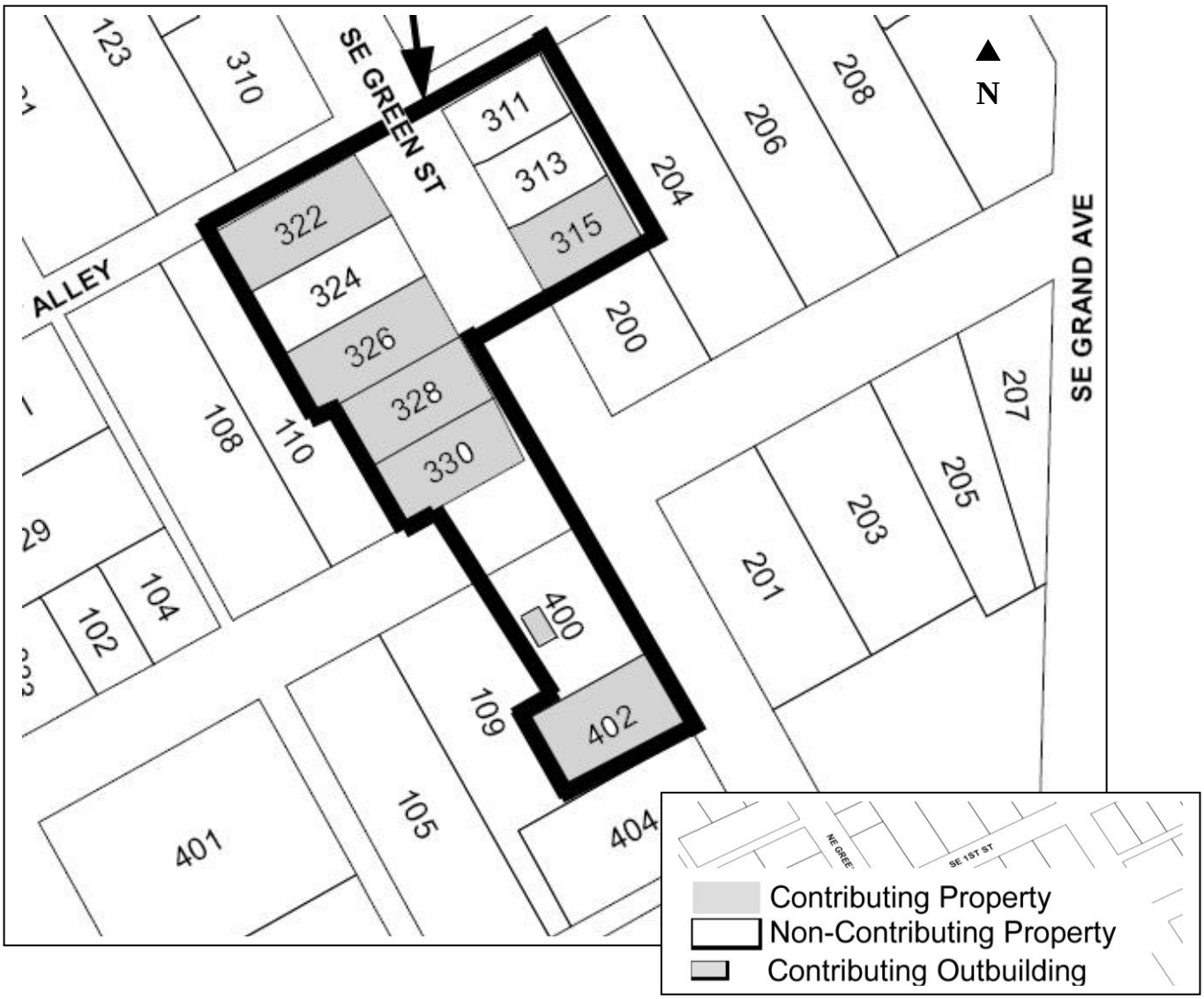


FIGURE 3: GENERAL LOCATION MAP

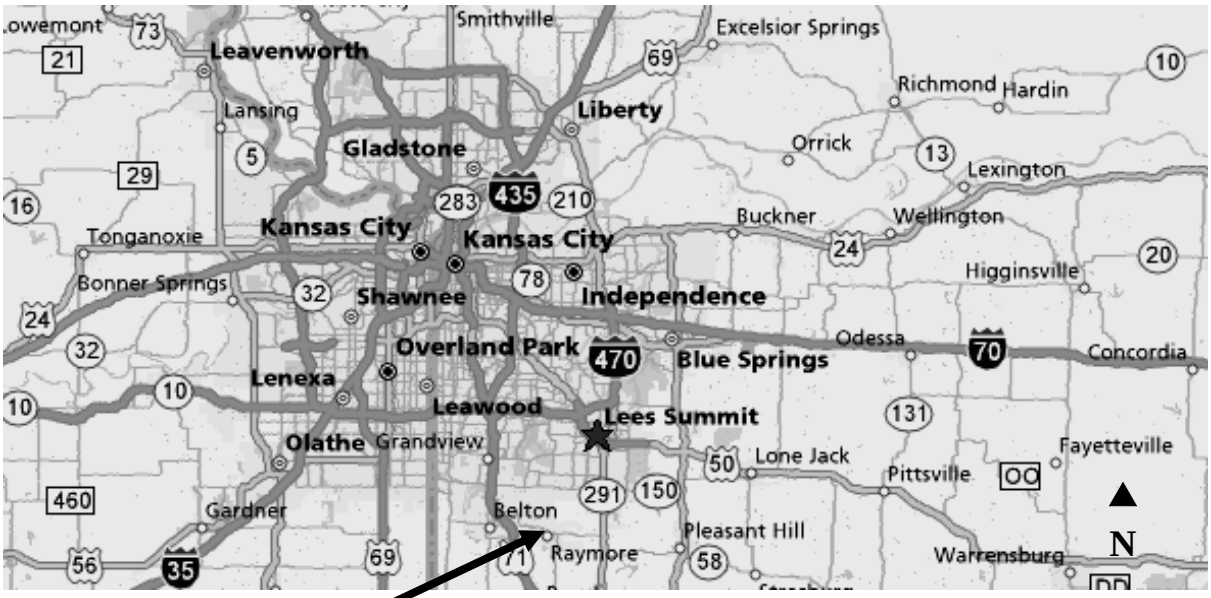


FIGURE 4: SETTING

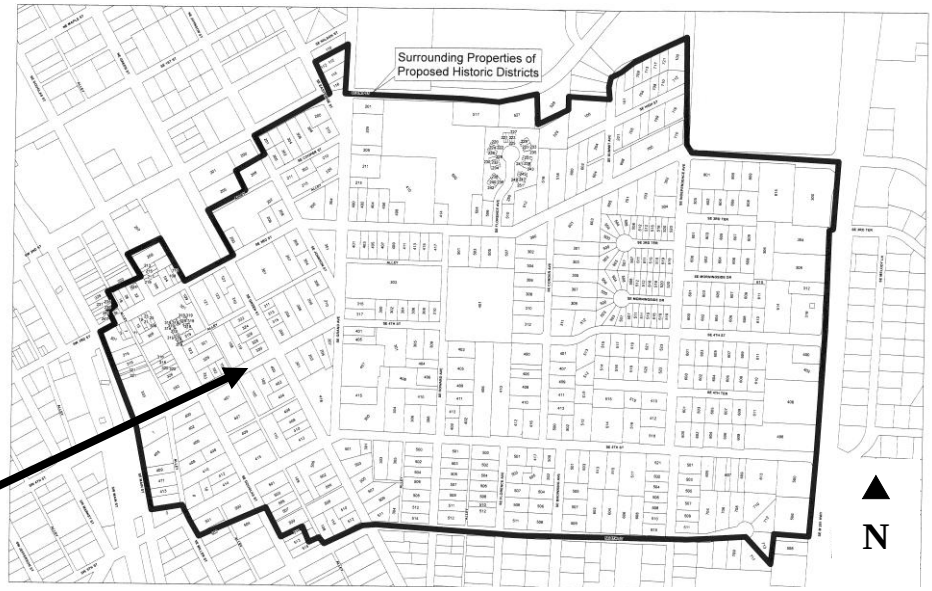


FIGURE 5: 1909 SANBORN FIRE INSURANCE COMPANY MAP

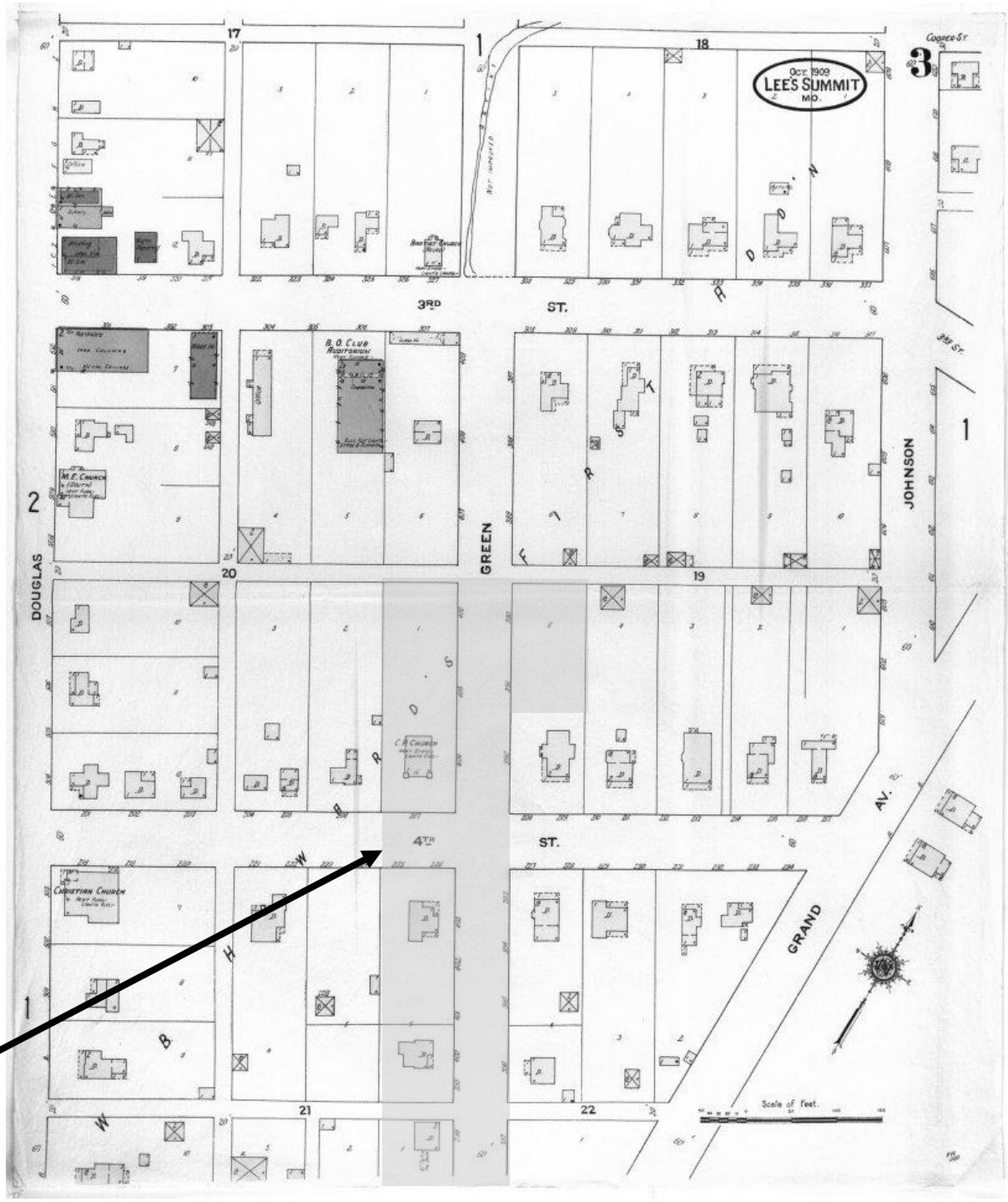
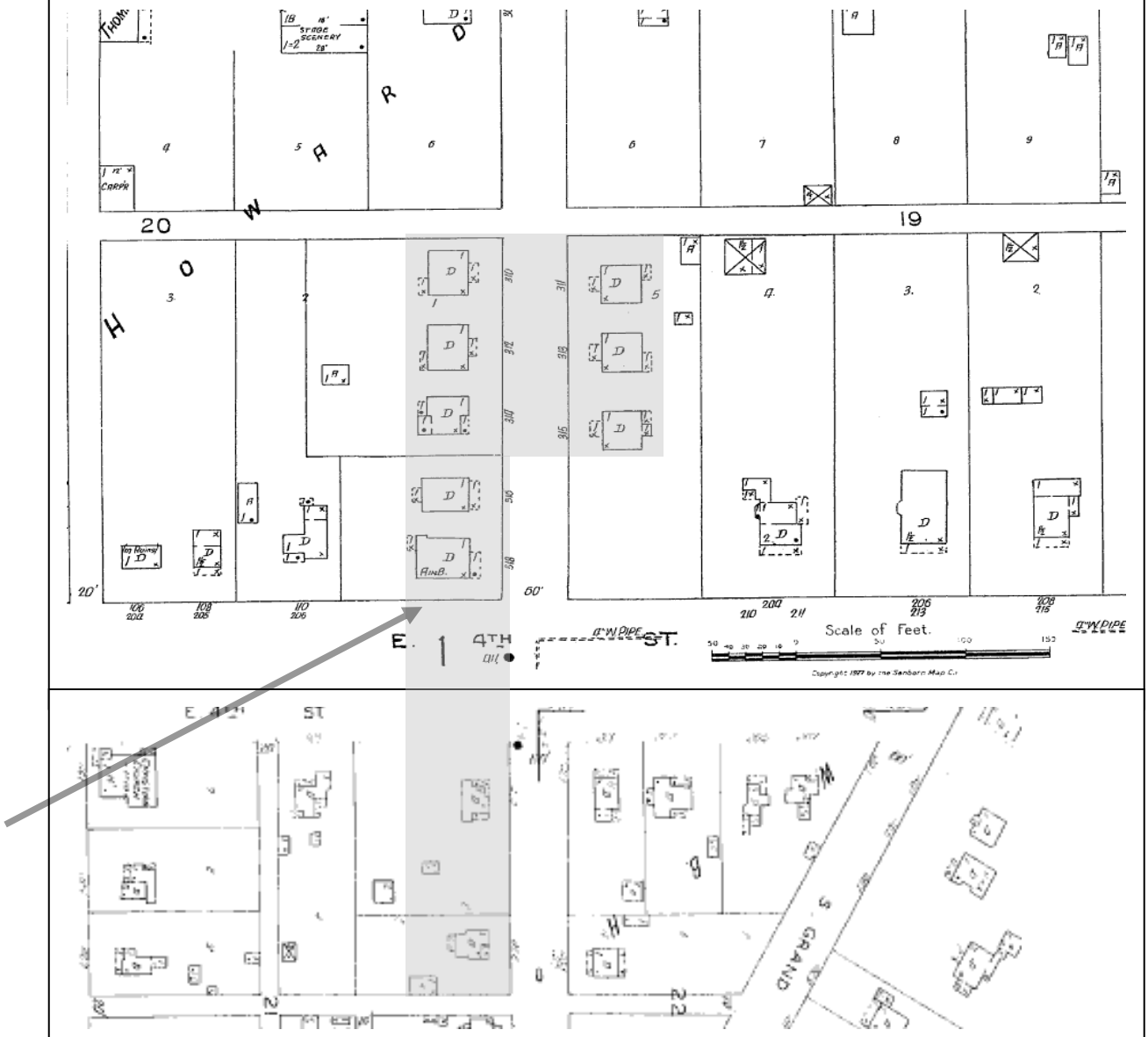


FIGURE 6: 1927 SANBORN FIRE INSURANCE COMPANY MAP



HERE is a complete five-room dwelling with all the beauty of simplicity of design. It has appealed so strongly to home builders and has met their needs so satisfactorily that you will find Gretnas scattered throughout the length and breadth of the land. It has been and is one of our very best sellers. The demand for it is constant. It is particularly desirable where ground space is not too expensive, as its width of thirty feet really requires a lot of forty feet or wider. Its long porch, sash door and casement windows give charm to the exterior, while the large living room, bed rooms, dining room and kitchen furnish as convenient and desirable an interior arrangement as can be had in a home costing much more money. Throughout you have the same excellent construction that is found in every Aladdin house, yet the lines of construction are so simple that scores of Gretna owners have built their entire house without any assistance from carpenters. The Gretna is distinctly a house for the home-loving man of moderate means, because without sacrificing attractiveness, convenience, or essentials, the cost has been brought within the reach of all. Either floor plan shown will be supplied at the same price. See General Specifications on pages 12 and 13 and Terms on page 2.

Floor Plan—The Gretna, No. 1

Floor Plan—The Gretna, No. 2

To Lovers of Gardens: Aladdin's Department of Service has compiled a pamphlet of shrubs, flowers and plants which will be sent you on request. We can supply you with trees and shrubs at a very great saving in cost, and to customers we also furnish plans for arranging your garden and expert instructions for taking care of it. Send for this pamphlet.

The Gretna $399.95

Price, $421.00
Cash discount, 5%
Net price, $399.95

FIGURE 7: SIDE-GABLED-MASSED-PLAN HOUSE

Above: 1916 Aladdin Company Plan Book Illustration

Right: 328 Southeast Green Street Cottage Style Similar Craftsman House Design/Plan

THE Homestead—to use a quaint old English term which is so full meaning—is more than a mere shelter, "a place of permanent family abode." It is a part of ourselves, an expression of our personal tastes and convictions, a place where children may grow and learn and play, where men and women find work and rest and happiness, and where old age may come with understanding, comfort and peace. This is the ideal toward which every American is looking and toward which Aladdin is working. Most people have the ideal, but lack the experience and knowledge to work it out. This modest little home with its restful simplicity has filled the hearts of a great many families. Back of its beauty and its convenience is the Aladdin Golden Rule Service which supplies to you the full knowledge and experience coming out of years of co-operation with many thousands of home-builders and their problems. Don't you think it most reasonable to believe that this service will be almost invaluable to YOU? It seems hardly necessary to add a mention of the interesting double windows with divided lights, the most unusual treatment of columns at the entrance or the many good things about the interior arrangement. These become more and more apparent as you study the plans deeply. And the "goodness" of all the materials making up the whole give the owner the final touch of satisfaction. If you will ask for full detail descriptions and specifications of the Carnation, they will be gladly sent to you. See General Specifications on pages 12 and 13. See Terms on page 2.

The Carnation $787.55

Price, $828.00
Cash discount, 5%
Net price, $787.55

Lumber Interests Boost Prices

Shortly before January 1st, 1916, the lumber interests were busily engaged in boosting lumber prices. They had already raised them about $5 per thousand feet, and at a time of the year when lumber prices are always the lowest. Further advances are promised by them. Aladdin customers escape the hold-up.

Floor Plan—The Carnation

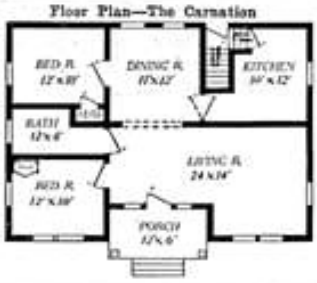


FIGURE 8: SIDE-GABLED-MASSED-PLAN HOUSE

Above: 1916 Aladdin Company Plan Book Illustration

Right: 311 Southeast Green Street Similar Cottage Style Craftsman House With Partial-width Central Entrance Porch

A Home That Wins Hearts

Specifications and Terms

Price, $963.00 Cash Discount, $48.15
Net Price, $914.85
Or $481.50 Down, Balance $21.04 per Month for Two Years
With Plaster or Plasterboard, Add $33.00
Size, 30x36 5 Room Home

Oak Floors and Finish throughout Living Room and Dining Room, $50.45 Net

Height of Ceiling, 9 ft.; Wall Sills, 2x6 inches; Center Sills, 6x8 inches; Floor Joist, 2x8 inches.

Studding, ceiling joists, rafters and **plates**, 2x4-inch stock except hip and valley rafters, which are 2x6-inch.
Joist, ceiling joist, studding are placed on **16-inch centers.**
One-inch **Sheathing** is furnished for **outside walls, sub-floor,** also roof boards.
Bevel siding, 6-inch Clear Red Cedar or Redwood **in good lengths,** making fine appearance.
We furnish Thick White or Red Cedar shingles, of **clear surface.**
Flooring, ¾x3¼-inch clear stock with beautiful grain.
All outside finish is **White Pine** and **Cypress.** These woods are best known to stand bad and wet weather. **Compare** with what **others** furnish.
All outside window and door frames are accurately cut and have Clear White Pine Casing.
Interior finish is Southern Pine. We pride ourselves on furnishing finely finished lumber for inside trim, stair work, etc. We **sort** for the best looking **grains.** All finish work is Clear Kiln-dried, well sanded and will take a **fine polish.** We furnish a **2-member baseboard,** shoe being separate so as to scribe to floor
Sash—All sash are 1¾-inch, primed and glazed with grade A **crystal-clear glass,** the best money can buy.
Doors—Inside doors are 1¾-inch thick; made from the best figured lumber and are all **sanded,** ready to finish. These doors are **all mortised,** ready to fit in lock, saving a big carpenter bill.
Front door is 1¾-inch thick, well manufactured and makes a beautiful entrance. Back and grade entrance doors carry sash glazed with best grade glass and furnish **full light** within.
Builders' Hardware—We furnish hardware for the **Complete House,** including lock sets, hinges, sash locks, window weights and cord, all sized nails, base knobs, closet hooks, building paper, etc. Full supply of **paint** and **oil** is furnished, made specially for Sterling Homes—**two coats outside** and varnish for **two coats inside. Putty** is furnished to fill up nail holes.
Price includes **Built-in Kitchen Cupboard, Linen Closet** with **three built-in drawers** and **Cedar-lined Bedroom Closet.**
All steps from grade to first floor are furnished unless specified cement. **We furnish basement stairs** but do not send basement frames and windows as the cellar frames are usually put in when building foundation, and foundations are very often built before car arrives.
Note particularly **the hundred and four exclusive construction features,** partially listed on Page 27.

The Charlevoix

IN ten days from now, this identical Home—most perfect of its type by vote—can be under course of construction on your lot. And *twenty days* later you can turn your own key in the lock.

This, in part, is what you'll have.

1st. A Home that will win more of your affection and uncover more for your comfort every succeeding minute.

2nd. A Home that no other method can build *half* as well in fifty per cent more time.

3rd. A Home, every piece of which has been selected by experts from the largest empire of direct-selling timber lands in America.

4th. A Home which includes one hundred and ten exclusive advantages in construction and strength. (See page 27 for partial list.)

5th. A Home which includes built-in kitchen cupboard, built-in linen closet with full set of drawers, and large cedar-lined bedroom closet; which has two or more windows in every room (note kitchen); which includes back-steps and basement stairs as additions; which will save plumbing expense by reason of adjacent bath and kitchen; French doors in dining-room.

6th. A Home which costs *less* than any house of similar size containing common, undesirable materials—bringing you a clear saving of $500.

7th. A Home that has been planned, picked, manufactured and perfectly assembled by *System.*

8th. A Home that carries the Sterling Mark and Guarantee.

Write for full particulars at once and please send information blank with your letter.

"Pleased in Every Way"

B—, Michigan.

I want to say a few words regarding the home which I bought from you.

I am very pleased in every way, both in the quality and the manner in which the material went together and treatment received from you.

If I should ever build again, would certainly buy a "Sterling" Home.

Yours very truly,

Charles Voss.

The Sterling Stamp on Your Home Means the Same as on Your Silver

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FIGURE 9: SIDE-GABLED-MASSED-PLAN GABLED-FRONT BUNGALOW

Above: 1916 Sterling Homes Company Plan Book Illustration

Below: 328 Southeast Green Street Similar Cottage Style Craftsman House

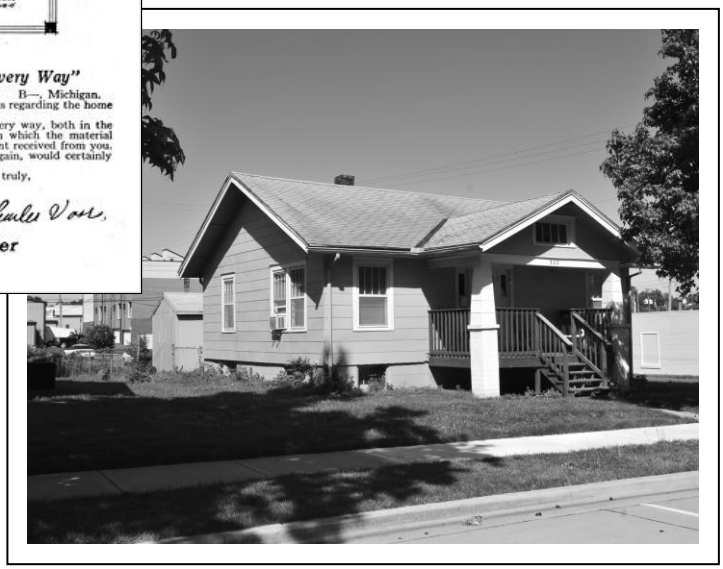


FIGURE 10: DOUBLE-GABLED-FRONT BUNGALOW

Above Left: 1920 Harris Homes Company Plan Book Illustration

Below Left: 330 Southeast Green Street Similar Craftsman Bungalow

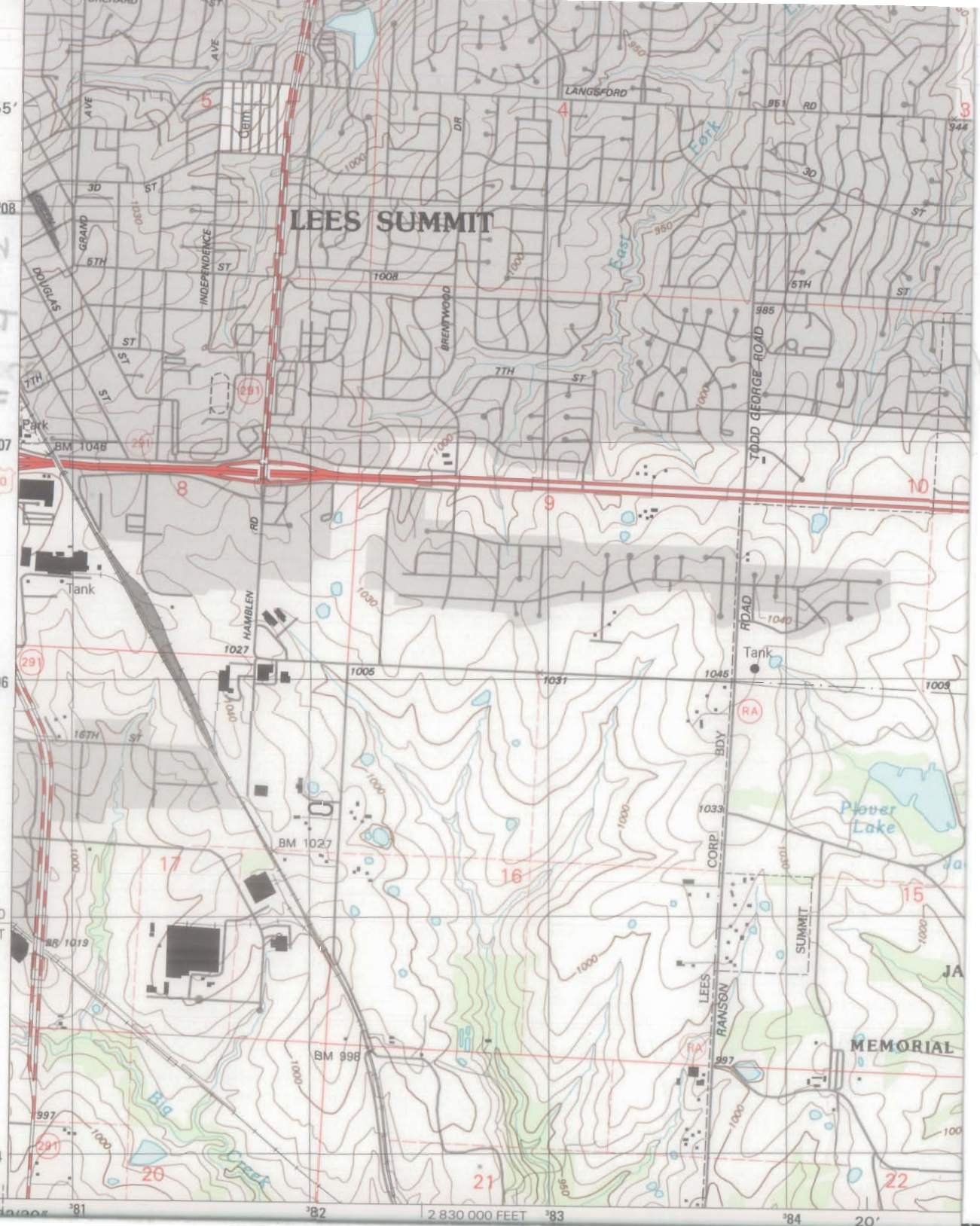
Below Right: 401 Southeast Green Street Similar Center Porch Double Gable Bungalow

SOUTHEAST GREEN STREET HISTORIC COTTAGE DISTRICT

HISTORIC RESOURCES OF LEES SUMMIT, MISSOURI (MPS)

JACKSON CO., MISSOURI

UTM REFS.:
15/380886 E
15/4307907 N



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