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 Third Street Residential Historic District

other name/site number N/A

street & town Roughly comprised of the 400 block of SE Third Street between SE Grand & SE Howard N/A not for publication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	
19	5	buildings
		sites
		structures
		objects
19	5	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

1

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)

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman
MODERN MOVEMENT: Minimal Traditional
OTHER: Massed-Plan, Side-Gabled Folk House
OTHER: American Foursquare
OTHER: Bungaloid

Materials
(Enter categories from instructions)

foundation Limestone
walls Weatherboard
BRICK
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

circa 1908 -c.1946

Significant Dates

N/A

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

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

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

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

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

10. Geographical Data

Acreage of Property approximately 5.6 acres

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

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

Verbal Boundary Description
(Describe the boundaries of the property.)
The boundary of the Southeast Third Street Residential Historic District is indicated by the black line on the attached boundary map.

Property Tax No. N/A

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

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

11. Form Prepared By

name/title Sally Schwenk, Historian

organization Sally Schwenk Associates, Inc. date September 2009

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: CONCRETE
Walls: Shingle
Vinyl

SUMMARY DESCRIPTION STATEMENT

The Southeast Third Street Residential Historic District is located in the City of Lee's Summit, Jackson County, Missouri. This 5.6-acre district is in a residential area that lies at the east edge of the historic downtown commercial area. The majority of the properties face onto Southeast Third Street with a single property facing onto Southeast Grand Avenue. There are twenty-five buildings in the District, including sixteen residences and eight automobile garages and one outbuilding. The residences, which were erected in an area that was part of the 1905 annexation area date from circa 1910 to circa 1962. There are nineteen contributing buildings, which date from circa 1908 to circa 1946. Eleven are residences and eight are garages. There are five non-contributing buildings, of which four are residences and one is an outbuilding. One residence, the Todd George House, is listed in the National Register of Historic Places (2/12/2010) and is not included in the district building count

The District as a whole and its contributing buildings meet the registration requirements and integrity thresholds for the "Single-Family Residential Property Types, circa 1865-1960" established in Section F of the Multiple Property Documentation Form "Historic Resources of Lee's Summit, Missouri" (the MPDF). The residences range in size from small early twentieth century cottages and bungalows to relatively large houses. The architectural styles of the contributing properties include Late 19th and Early 20th Century American Movements' Bungalow/Craftsman style category and the Modern Movement's Minimal Traditional style. National Folk House forms found in the District include the American Four Square House (Prairie Box); Bungalow/Bungaloid; and Massed-Plan, Side-Gabled National Folk House forms identified by Virginia and Lee McAlester in *A Field Guide to American Houses*. The structural system of each contributing building reflects its period of construction and includes balloon frame and platform framing. They feature a variety of original cladding materials including brick, wood clapboard, and shingles. Of note, due to the date of construction is the use of thin veneer cladding of brick and stone. A number of the residences have asbestos, aluminum, Masonite, or vinyl siding covering the original siding.

As a contiguous grouping of early twentieth century residences, the District retains its historic architectural integrity and continues to communicate information about its historic development. The contributing buildings retain sufficient original massing, spatial relationships, proportions, fenestration patterns, textures and ornamentation to communicate their period of construction. Each contributing property also successfully conveys 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 components of the District remain substantially unchanged since the period of significance. As a result the majority of the components that make up the District's historic character possess integrity, even if some are individually undistinguished.[1]

ELABORATION

SETTING

The Southeast Third Street Residential Historic District is located in a larger residential neighborhood at the east edge of Lee's Summit's historic commercial downtown. The District is part of an area including Southeast Third Street which was annexed into the city in 1905. The District is located along Southeast Third Street between Southeast Grand Avenue and just east of Southeast Howard Avenue. The streets are arranged in a grid pattern that aligns with north-south and east-west cardinal points, unlike the earlier downtown railroad depot and commercial area, which platted in the nineteenth century on a grid that parallels the Missouri Pacific Railroad line that runs in a northwest-southeast direction.

The larger neighborhood that surrounds the District consists of similar residential resources dating to the same general period of time, as well as mid-twentieth century infill housing. Many residential properties in the general area, particularly those adjacent to the District boundary, do not meet National Register criteria for integrity.

The properties in the Southeast Third Street Residential Historic District were platted on a street grid system without alleys. Most properties feature a driveway leading from the street to an automobile garage at the rear of the lot. The properties all have rectangular parcel boundaries and generally have similar setbacks along the street. The width of the lots varies from sixty to eighty feet. Sanborn Fire

[1] *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 Interagency Resources Division, 1991), 46.

Insurance Company maps indicate that prior to the 1920s, many of the lots on the north side of Southeast Third Streets were large agricultural parcels that accommodated numerous outbuildings. After annexation of the area the owners subdivided the parcels into lots, beginning around 1908. Those located on the north side of Southeast Third Street had deep narrow lots. The District has a relatively flat grade with no terraces or retaining walls. Wide grass verges separate the concrete curb and the narrow concrete sidewalks throughout the District. The streets are paved asphalt and the driveways are concrete 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.

ARCHITECTURAL STYLES

The residential resources within the District include a variety of architectural styles and National Folk House building forms that reflect a continuum of single-family domestic design that spans the early twentieth century era of residential development in Lee's Summit. The contributing buildings date from circa 1908 to circa 1946 and retain physical forms and architectural elements that reflect the design trends popular during the time of their construction. Most of the contributing houses are wood frame and are one to two-and-a-half stories in height. Architectural styles of contributing resources include Late 19th and Early 20th Century American Movements' Bungalow/Craftsman style and the Modern Movement's Minimal Traditional style. In addition, a number of houses reflect the Bungalow/Bungaloid, American Four Square House, and Massed-Plan, Side-Gabled National Folk House forms. As a grouping, the majority reflect local adaptations of popular pattern book styles

CONTRIBUTING AND NON-CONTRIBUTING PROPERTY LISTING BY ADDRESS

01. 400 SE 3rd St. Non-contributing to district Photograph # 2

Building Date: c.1920/Altered

Architect/Builder: Unknown

This one-story building has a side-clipped-gable roof with wide eaves and a three-bay façade. Two blind wall dormers rise over each end bay. Fenestration includes paired, tall, narrow, fixed-sash windows recessed within projecting sidewalls. The entrance is unpronounced between the center and east end bay. Other than the side-clipped-gable roof, the remodeled residence does not reflect a historic style feature or National folk house form. Oral tradition indicates that the house was moved from a lot fronting onto Green Street.

02. 401 SE 3rd St. Contributing to district Photograph # 4

National Folk House Form: American Four Square House

Building Date: c.1910

Architect/Builder: Unknown

This property is a classic example of an American Four Square House which is also often referred to as the Prairie (Style) Box. Roughly square in plan, the dwelling is two stories high, three bays wide, and two bays deep. The shallow, hip roof has wide, unadorned boxed eaves. A wide set of wood stairs leads from the front walk to the full-width porch that spans the front of the dwelling. The porch has a shallow hip roof. The unpainted square porch posts and a porch railing with flat, two-inch balusters carried between upper and lower channels is not historic. Similar two-inch planks form a solid skirt below the floor of the porch. The one-over-one light, double-hung sash windows have flat board surrounds with simple molded capitals. Aluminum one-over-one light storm windows cover the original sashes. The main, center entrance features the historic multi-light wood door flanked by sidelights. The foundation has concrete parging. With the exception of the loss of the original porch roof supports and balustrade, the building retains the character defining elements of the American Four Square house: Square floor plan with a hipped roof, symmetrical fenestration, and full-width, hipped roof porch. According to Virginia and Lee McAlester's *A Field Guide to American Houses*, this is an example of one of four principal subtypes, and is sometimes referred to as the Prairie Box. [2]

03. 402 SE 3rd St. Contributing to district Photograph # 2

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

Building Date: c.1911

Architect/Builder: Unknown

This small house is very similar in size, scale, and design to the residences at 417 and 504 SE 3rd Street. The side-gabled roof has modest knee braces under the wide eaves, and the façade incorporates three symmetrical bays. Smooth round Tuscan columns support the prominent projecting gable-front, center-bay, entrance porch, which has concrete steps and floor. Fenestration includes paired, six-over-one light, double-hung wood sash windows with decorative shutters.

[2] Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A Knopf, 1986), 438-439.

A small brick chimney rises at the west end of the rear roof slope. The porch columns and multi-light upper sash reflect influences of Colonial Revival style in the early twentieth century. The dimensions of the concrete masonry unit foundation and entrance stair cheek walls also date the building to the early twentieth century. (The foundation is painted.) A gable-front, single-car garage is adjacent to the northwest corner of the house. The primary alteration to this dwelling is the application of vinyl siding. This change is reversible and has been applied in a sensitive manner that meets the National Register guidelines for secondary siding. The house retains unaltered its distinctive one-story massed plan side gable form distinguished by a depth of two rooms, [3] as well as original Colonial Revival style references in the window sashes and the Tuscan columns, this providing visual associations with the early twentieth century architectural style that dominates the stylistic continuum of the residential district.

04. 402A SE 3rd St. Contributing to district Not Photographed

Form: Auto Garage

Building Date: Unknown, appears to be prior to 1930

Architect/Builder: Unknown

A gable-front, single-car garage is adjacent to the northwest corner of the house. The roof has tight eaves. Vinyl siding clads the walls.

05. 403 SE 3rd St. Non-contributing to district Photograph # 4

National Folk House Form: American Four Square House

Building Date: c.1911

Architect/Builder: Unknown

This large Four Square house is very similar to its neighbor at 405 SE 3rd Street, with its gable-front roof, wide eaves, and a three-quarter width gable-front porch. The roof and porch gables have eaves returns. The entrance, with a single sidelight, occupies the west end bay. Battered piers support the porch roof, and a balustrade comprised of stout turned posts encircles the porch floor. Fenestration includes: vinyl, one-over-one light, double-hung sashes. The upper portion of the building appears to be covered by a synthetic stucco-like material applied over boards leaving very little reveal of the window frames. A two-story addition extends from the rear wall.

[3] Ibid., 98.

06. 403A SE 3rd St. Non-contributing to district Not Photographed

A gable-front outbuilding is located at the southwest corner of the property. Changes to this building since 2001 include the application of EIFS siding and application of non-historic trim, replacement of windows, and removal of all historic casing trim. The cumulative changes compromise its integrity.

07. 404 SE 3rd St. Contributing to district Photograph # 2

Style: Late 19th and Early 20th Century American Movements Bungalow/Craftsman
Building Date: c.1911
Architect/Builder: Unknown

This Bungalow/Craftsman style brick residence has a full-width porch recessed beneath the prominent front-facing gable. Large, brick columns support the porch roof and a wood matchstick balustrade encircles the porch. The asymmetrical, three-bay façade incorporates the entrance in the center bay. Fenestration includes historic vertical muntins in the upper sashes that create three-over-one lights in the double-hung wood sash windows; a four-pane hopper window is centered in the front gable peak. A wall dormer extends outward at the rear of the east wall to shelter a box bay window. A small brick chimney rises to one side of the ridgeline at the rear of the building. Exposed rafter tails are beneath the wide eaves. This building retains integrity, with the only apparent alteration being the application of vinyl siding to the gable and on the wall of the projecting rear bay on the side elevation. This alteration is reversible and does not hinder the building's ability to convey its historic associations with the Late 19th and Early 20th Century American Movements style's "Bungalow/Craftsman" sub-category. Of note is the retention of the style's identifying features: a low-pitched, gabled roof with wide, unenclosed eave overhang, exposed roof rafter tails, a full-width porch sheltered beneath the main gable-front roof, and square brick columns extending without a break from ground level to the entablature of the porch roof.[4]

08. 404A SE 3rd St. Contributing to district Not Photographed

Form: Auto Garage
Building Date: Unknown
Architect/Builder: Unknown

A gable-front garage with two, single-car bays is at the northeast corner of the lot. The roof has exposed rafter tails. The brick walls to match the house. A small brick chimney rises at the rear of the roof ridge. The garage appears to be more than fifty years in age.

[4] Ibid., 452-453.

09. 405 SE 3rd St. Contributing to district Photograph # 4

National Folk House Form: American Four Square House

Building Date: c.1915

Architect/Builder: Unknown

This tall American Four Square House is very similar to its neighbor at 403 SE 3rd Street, with its gable-front roof, wide eaves, and a three-quarter width gable-front porch. The roof and porch gables have eaves returns. The original entrance, with sidelights flanking the door, occupies the western bay of the two-bay facade. Non-historic turned posts support the porch roof. Fenestration includes one-over-one light, double-hung sash wood windows and a small, square window in the gable peak. Flat board surrounds with simple molded caps form the window trim. A single bay carport/garage is attached to the west wall. Aside from the addition of the carport to one side of the building and the circa 2005 replacement of the original porch posts, this dwelling continues to convey its historic associations and contributes to the significance of the district. Of note is the retention without alteration of the wood frame four-square house form with its gabled front roof and porch roof, the entrance in the side of the primary façade indicating a side stair hall as part of a four-room configuration on each floor; the narrow lap siding, and the somewhat asymmetrical fenestration patterns on the primary façade.

10. 406 SE 3rd St. Contributing to district Photograph # 3

Style: Other: Minimal Traditional

Building Date: c.1940

Architect/Builder: Unknown

This small one-and-a-half story brick house has a side-gabled roof and a two-bay façade that includes the entrance and a tripartite "picture" window with a large fixed sash flanked by smaller windows. Decorative wrought iron posts on short brick piers support the gable-front entrance porch roof. A glass block sidelight flanks the west side of the entrance door. In addition to the picture window, fenestration patterns include paired, one-over-one light, double-hung wood sash windows. A large, rectangular exterior brick chimney rises on the east elevation. A cross-gable wing extends from the rear of the main block. A brick bay window projects from the rear of the west wall and, from the brickwork pattern, appears to be a later addition. Beyond the rear wing is a two-bay garage. Very few changes appear to have been made to the house's original fabric or design. Extant identifying features of the style include the relatively small size of the house, the intermediate roof pitch with close eave and rake, the large exterior chimney on the side elevation, the front-facing

gable roof porch and the wrought iron porch supports.[5] The presence of a "picture" window dates the house to after 1938 when the term was coined to describe the configuration. After U.S. entry into the war in December 1941, building supplies were diverted to war production. Houses under construction were allowed to be completed. The easing of war-time restrictions on constructions materials began in 1946. It is possible the house dates to this early post-war era as well.

11. 406A SE 3rd St. Contributing to district Not Photographed

Form: Auto Garage
Building Date: c.1946
Architect/Builder: Unknown
A detached brick side-gabled, two-bay garage stands behind the house. The roof ridge is aligned north-south. The brick walls match the house.

12. 407 SE 3rd St. Contributing to district Photograph # 5

Style:
National Folk House Form: American Four Square House
Building Date: c.1912
Architect/Builder: Unknown
This American Four Square House has a hipped roof with wide eaves. The original wood clapboards and corner boards remain intact. The fenestration is symmetrical and corresponds with that on each of the side elevations, which have two bays per story and the primary façade. The primary façade faces north and has two bays on the second story created by the windows and three bays on the first floor formed by a central entrance flanked by windows. Vinyl one-over-one light, double-hung sashes, with snap-in muntins replace the original windows. Portions of the original window casing and trim remain visible. The porch has a new wood balustrade and non-historic four-by-four-inch wood posts support the original hipped roof. A hipped roof dormer with a pair of square one-by-one sliding sash is centrally placed on the front roof slope. A small shed addition on the rear elevation abuts a historic, hipped-roof, single-car garage. Alterations to this dwelling include the replacement of windows and some of the porch elements. Despite these changes, the building's retention unaltered of its original size and massing which is typical of the Four Square design as well as retention of the symmetrical fenestration patterns; the continued presence of its original cladding, low-pitched hipped roof, hipped dormer, focal central entrance and single story

[5] Ibid., 477-478.

full-width front porch maintains and conveys its associations with its historic early twentieth century architectural style and its identity as one of four major subtypes of the American Four Square House/Prairie Box. [6]

13. 407A SE 3rd St. Contributing to district Not Photographed

Form: Auto Garage
Building Date: c.1925
Architect/Builder: Unknown
A hipped-roof, single-car garage stands adjacent to the southeast corner of the house. Wood clapboards with corner boards cover the walls. A small square window is in the east side elevation.

14. 408 SE 3rd St. Listed individually in the National Register of Historic Places[7]
George, Todd M., Sr. House Photograph # 3
Style: Late 19th and Early 20th Century American Movements' Craftsman style
Building Date: 1916
Builder: Todd M. George, Sr.
This large, two-and-a-half story side-gabled house is distinguished by its multiple wall materials, first story wrap-around porch, and large, paired brackets under the eaves. The high, quarry-faced ashlar limestone foundation contrasts with the dark brick that covers the walls of the first story. The brick further contrasts with the light stucco that covers the upper story walls. The symmetrical, three-bay façade incorporates the entrance at its center beneath a projecting gable-front entrance porch. The hip roof porch extends around the east side of the dwelling. Sidelights with Prairie/Craftsman styling flank the entrance door. Brick piers with limestone capitals support the porch roof and an open brickwork balustrade connects the piers. A porte-cochere extends from the center of the building's west wall. A quarry-faced ashlar limestone wall topped by brick piers supports the side-gabled, porte-cochere roof. Fenestration includes double-hung sash windows, arranged singly and in pairs, each with a Craftsman style multi-light upper sash.

15. 409 SE 3rd St. Contributing to district Photograph # 4

Style: Late 19th and Early 20th Century American Movements' Bungalow/Craftsman
Building Date: c.1920

[6] Ibid., 438-439.
[7] The Todd M. George house was listed in the National Register on 2/12/1010.

Architect/Builder: Unknown

This gable-front Craftsman style bungalow has a symmetrical façade dominated by a full-width porch formed by the extension of the principal gable-front roof. Heavy, stucco-clad tapered piers support the porch roof at each corner. A solid stucco balustrade wall encircles the porch floor. The primary façade features an entrance containing a non-historic door and a large double-hung wood sash window. Other fenestration includes four- or six-over-one light, double-hung wood sash windows with vertical muntins in the upper sashes and a six-pane hopper window in the center of the front gable peak. Knee braces "support" the eaves of the front gable. A shed dormer with a pair of double-hung sash wood windows is at the rear of the west roof slope. Aluminum gutters obscure the exposed rafter tails. This building has a high degree of architectural integrity due to the retention of its unaltered one-and-one-half front-gabled roof and building form which incorporates a low-pitched gable roof with wide, unenclosed eave overhang; decorative gable braces; full-width porch supported by tapered square columns; and original windows and stucco wall surface.

16. 409A SE 3rd St. Contributing to district Not Photographed

Form: Auto Garage
Building Date: c.1920
Architect/Builder: Unknown

A gable-front, single-car garage is located at the southwest corner of the lot. Ship-lap, tongue-in-groove wood clapboard siding with wall corner boards, covers the walls.

17. 411 SE 3rd St. Non-contributing to district Photograph # 5

Style: Modern Movement: Ranch Style
Building Date: c.1960
Architect/Builder: Unknown

This low, wide house has a cross-hipped roof with wide eaves forming a shallow L-shaped plan. The asymmetrical façade includes two bays on the long arm and one bay on the short projecting arm. The entrance is located at the junction of the two wings, perpendicular to the front wall. Fenestration includes six-over-six light, double-hung sashes arranged singly and in pairs. Decorative shutters flank the front façade window openings. Horizontal Masonite siding covers the walls, except for an area of buff-colored brick beneath the two bays on the east end of the primary (north) elevation. This building retains a high degree of integrity, with no apparent alterations to the original design or materials. However, it is infill housing that occurred after the district's period of significance and it is not known if it is 50-years in age.

18. 413 SE 3rd St. Non-Contributing to district Photograph # 6

National Folk House Form: Bungalow/Bungaloid
Building Date: c.1920
Architect/Builder: Unknown

This large bungalow has a cross-gabled roof with wide eaves and decorative rafter tails. The main wall of the dwelling is recessed beneath the projecting front gable of the principal roof, forming the full-width porch supported by non-historic square wood posts that rest on short brick piers. A non-historic matchstick balustrade encircles the porch floor. The center two bays of the four-bay façade contain wood and glass entrance doors. In addition to the two doors which are asymmetrically placed in reference to the windows, are two windows of comparable size that are wood frame, and have three-over-one light, double-hung sashes. A new, one-over-one light, double-hung sash window has been installed in the front gable peak, and a wide picture window is in the east elevation. A three-part bay window with a shed roof projects from the center of the west side wall. Alterations to this building include adaptation to four living units and the non-historic replacement windows and the non-original front porch elements.

19. 415 SE 3rd St. Contributing to district Photograph # 6

National Folk House Form: Massed-Plan, Side-Gabled
Building Date: c.1915
Architect/Builder: Unknown

This one-and-a-half story house has a clipped-gable roof with wide eaves. The dimensions of the concrete masonry unit foundation (CMU) indicate construction during the early twentieth century. The roof ridge is aligned parallel with the street. The entrance, at the center of the three-bay façade, is sheltered by a barrel-shaped hood integrated into the roofline. A very shallow, shed dormer with a pair of three-light hopper windows rises from the center of the front roof slope. The roof extends up and at the rear slope, a second clipped-gable roofline covers an interior upper-story area. Fenestration includes six-over-one light, double-hung wood sashes arranged singly and in pairs. Windows have flat wood surrounds with simple molded caps. A roof has been added to a side pergola of exposed rafter tails connecting to a recessed door, creating a side porch. A non-historic door opens to the roof of this porch which has on this level, a wrought iron railing. This alteration and the addition of secondary siding comprise the few alterations made to this building. The secondary siding has been applied over the original in a sensitive manner meeting National Park

Service Guidelines.[8] The building clearly conveys its historic associations, in particular its folk house form and unique roof treatment. A gable-front garage is located at the southwest corner of the lot.

20. 415A SE 3rd St. Contributing to district Not Photographed
National Folk House Form: Auto Garage
Building Date: c. 1940
Architect/Builder: Unknown
A two-bay gable-front garage is located at the southwest corner of the lot. The shallow pitched roof has moderate eaves. Asbestos shingle siding clads the walls. It is typical of garage designs dating to the 1930s and 1940s.

21. 417 SE 3rd St. Contributing to district Photograph # 6
National Folk House Form: Massed-Plan, Side-Gabled
Building Date: c.1920
Architect/Builder: Unknown
This small house is very similar in size, scale, and design to its neighbors at 402 and 415 SE 3rd Street. The clipped-gable roof has wide eaves with a ridgeline aligned parallel with the street. The entrance is centered in the symmetrical three-bay façade, sheltered beneath a gable-front porch supported by square tapered wood posts. (These elements reference the rare side-gabled Craftsman house with a central entry porch, but the remainder of the building lacks signature Bungalow/Craftsman features.) Full sidelights flank the entrance door. Fenestration includes paired, non-historic six-over-one light, double-hung sashes with snap-in mullions. The openings have flat, wood surrounds with simple molded caps. An exterior brick chimney rises at the east end of the front roof slope. With the exception of the window units, this building remains significantly unaltered and its National Folk House Form and design elements clearly communicate its architectural associations and early twentieth century construction date. A small, non-historic shed is at the rear of the property.

[8] *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."

22. 501 SE 3rd St. Contributing to district Photograph #7

Style: Late 19th and Early 20th Century American Movements' Bungalow/Craftsman
Building Date: c.1915
Architect/Builder: Unknown

This one-and-a-half-story house has a side-gabled roof with a front-gabled wall dormer rising from the center of the front slope. The full-width porch has a shallow, front-gabled roof. Square porch posts, arranged in groups of two and three, rest on single wood bases with recessed panels located on brick piers that extend to ground level from the porch floor level. A low matchstick balustrade runs between the column bases; the porch skirt matches the balustrade Knee braces occupy all of the gables and eaves returns adorn all of the wide eave lines. The entrance is located at the west end of the symmetrical three-bay façade. Window fenestration includes three-, four-, and six-over-one light, double-hung sash wood windows, arranged singly, in pairs, and in a band of three. The upper sashes all feature typical Craftsman vertical muntins. A shallow gable box bay window projects from the west wall. The wall covering is textured stucco. Decorative shutters flank each window opening in the primary (north) façade. A two-bay gable front garage is at the southeast corner of the lot. The building shows little alteration. It is unknown whether the stucco cladding is original; it is applied in such a way that the window frame reveals are exposed. The presence of such a high degree of the bungalow form and Arts and Crafts features as enumerated above allow this residence to communicate its architectural influences and period of construction and, therefore, its associations with the early twentieth century architecture for which the district is significant.

23. 501A SE 3rd St. Contributing to district Not Photographed

Form: Auto Garage
Building Date: c.1940
Architect/Builder: Unknown

This gable-front garage has two, single-car bays in the primary (north) elevation. The roof has tight eaves. A window is in the west elevation. The clapboard walls have corner boards. All but the overhead garage doors appear to be historic. The form and materials is typical of garage designs dating to the 1940s and 1950s. Although constructed at a different time from the associated residence, the two car feature reflects changes, particularly in the post-World War II era, to two-car families, a pattern in early twentieth century neighborhoods in Lee's Summit and other communities in the county and the region that has gained significance in its own right.

24. 215 SE Grand Ave. Contributing to district Photograph # 1

National Folk House Form: Bungalow/Bungaloid
Building Date: c. 1915
Architect/Builder: Unknown

This house has a side-gabled roof with wide eaves. The front roof slope extends forward to form the porch roof, which is supported by slender Tuscan columns. The entrance is at the center of the three-bay façade, flanked on each side by single windows with decorative shutters. The window fenestration consists of single windows with one-over-one light, double-hung wood sash windows and flat wood surrounds with simple molded caps. Other than the addition of secondary asbestos shingle siding, few alterations have been made to this building. The secondary siding has been applied in a sensitive manner over the original in such a manner that the character-defining bungaloid form and features as well as trim elements are not obscured. With the exception of the application of secondary siding, the building, by virtue of its lack of any alterations, clearly conveys its historic associations with the bungalow form. The symmetrical fenestration, one-over-one-light double hung sash windows and Tuscan columns continue to reference early twentieth century revival features. A gable-front garage is located at the southeast corner of the lot.

25. 215A SE Grand Ave. Contributing to district Photograph No. 1

Form: Auto Garage
Building Date: c. 1925
Architect/Builder: Unknown

A gable-front garage is located at the southeast corner of the lot. A single vehicular bay is in the primary (west) elevation. The roof has moderate eaves. Asbestos shingle siding clads the walls, matching the house. The foundation appears to be concrete block (CMU). The overhead paneled door is not historic. The presence of a single car garage is an important component of the evolution of early twentieth century streetscapes in the District and in Lee's Summit. As in the associated residence, the secondary siding does not conceal the character defining historic form, features and detailing of the building.

DISTRICT INTEGRITY

The Southeast Third Street Residential Historic District as a whole and its contributing buildings meet the registration requirements and integrity thresholds for the "Single-Family Residential Property Types, circa 1865-1960" established in Section F of the Multiple Property Documentation Form "Historic Resources of Lee's Summit, Missouri." The District retains its historic architectural integrity distinguishing it from adjacent streetscapes that have lost integrity through alteration or loss of historic materials or that include infill buildings that date from the post-World War II period. The integrity of the District and its location along a major arterial street successfully communicates important information about the City's development. In addition to the District's reflection of the evolution of architectural styles, the relationship between the residences and outbuildings based on their location, streetscape, building materials, workmanship, scale, and massing creates a distinct cohesiveness and identity. Most of the contributing houses retain their historic wood windows, although many now have metal storm window units.

The most common integrity issue is the presence of secondary vinyl, Masonite, or asbestos shingle siding and replacement of porch roof supports and balustrades. 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."[9] Those with secondary siding that are listed as contributing have secondary siding that does not obscure their significant form, features, and detailing, and has been documented by close visual inspection of key areas of the building that the original siding remains intact beneath subsequent layer(s) of non-original cladding material.

The four non-contributing residences and a non-contributing outbuilding in the District either have construction dates after 1960 or have lost their architectural integrity and are unable to convey their historic associations with the early twentieth century neighborhood. There are a number of resources within or adjacent to the District that are listed as non-contributing resources or were not eligible for inclusion within the boundary due to the application of secondary siding that obscured their character-defining elements. If, in the future, the non-original siding is removed and the original siding and character-defining features remain intact, these properties may be re-evaluated as contributing resources to the District or as the basis to amend the District Boundaries.

[9] Ibid.

STATEMENT OF SIGNIFICANCE

The Southeast Third Street Residential Historic District located in Lee's Summit, Jackson County, Missouri, is eligible for listing in the National Register of Historic Places under Criterion A for the area of COMMUNITY PLANNING AND DEVELOPMENT and Criterion C for the area of ARCHITECTURE as documented in the Multiple Property Documentation Form "Historic Resources of Lee's Summit, Missouri" (the MPDF) which has been accepted by the National Park Service for use in Multiple Property Submissions for the City of Lee's Summit, Missouri. The 25-building District 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. The architectural and functional property types in the District meet the integrity thresholds established in Section F of the MPDF. The District comprises a grouping of contiguous residential resources erected in the first half of the twentieth century in the four hundred and five hundred blocks of Southeast Third Street directly east of Lee's Summit's historic Old Town commercial center. The District, which is in an area annexed into the city limits in 1905, clearly reflects the evolution of Lee's Summit's residential neighborhoods from the first decades of the twentieth century through the end of World War II. It is one of a number of extant discontiguous late nineteenth century and early twentieth century neighborhood enclaves that meet National Register criteria, and which surround the historic downtown commercial district.[10] The Southeast Third Street Residential Historic District is locally significant in the area of Community Planning and Development for its significant associations with the community's residential building patterns related to the economic growth when the town flourished as a rural railroad market center during the early to mid-twentieth century. It visually reflects the physical orientation and patterns of residential land use unique to towns founded along rail lines in the mid-to-late nineteenth century. The District's significance in architecture is due to the presence of popular architectural styles and National Folk House forms that reflect the evolution of residential designs in the early twentieth century in Lee's Summit. The range of architectural property types includes several high style residences, and numerous early National Folk House forms, as

[10] 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 identified in previous survey appears to meet National Register criteria and the historic contexts and architectural property types established in the MPDF. All share historic associations with the Lee's Summit Downtown Historic District in their historic patterns of development.

documented in Sections E and F of the MPDF. Many of these buildings reflect the influences of popular pattern book styles. The residences date from circa 1910 to circa 1962. There are nineteen contributing buildings, which date from circa 1908 to circa 1946. Therefore, the period of significance is from circa 1908 to circa 1946, which coincidentally begins with the date of subdivision into residential lots and ends at the conclusion of World War II, a period that includes the construction of the District's only Minimal Traditional style house, a style that gained popularity in the 1930s and 1940s. By 1950, residential construction within the District and in adjacent areas does not reflect significant community development patterns and consisted of sporadic and random construction of infill housing. The period of significance acknowledges historic alterations in response to specific functional and design trends and accepts the buildings that experienced such alterations within the period of significance as contributing elements to the District.

ELABORATION

COMMUNITY DEVELOPMENT PATTERNS

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

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

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 east of Southeast Grand Avenue and west of Southeast Howard Avenue in an area three blocks east of East Main Street and the Missouri Pacific Rail Road tracks in Lee's Summit's downtown commercial area. All but one of the properties face onto Southeast Third Street; a single property faces onto Southeast Grand Avenue. As noted in Section 7, the District is one of a series of residential enclaves in a five-block area surrounding the commercial downtown between Central Street on the west and Beacon Avenue on the east 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.
As noted in the MPDF, residential 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 to create neighborhoods surrounding the commercial center.[11] Like all rural railroad market centers, key roads and streets connected with the county road system, providing wagon access to the railroad lines. Douglas Street, which runs northwest-to-southeast two blocks west of the west boundary of the District, ran parallel to the rail lines to the east and was historically the most significant north/south connector street in Lee's Summit. Formerly called "Hearne Street" north of Vine Street, it is and was an extension of "Lee's Summit Road," which ran north from Lee's Summit to the Jackson County governmental seat in Independence, Missouri. Early on, residential development occurred along Douglas Street in the area north of the downtown commercial area and spread along side streets adjacent to Douglas Street.

Southeast Third Street and Grand and Howard Avenue, parts of which include the District, are part of a grid pattern that runs in a true north-south, east-west grid that corresponds with the land survey grid laid out by compass points oriented by section, township, and range. This orientation is different from Lee's Summit's nineteenth century neighborhoods adjacent to the downtown commercial area where the streets run parallel the Missouri Pacific Railroad line, which runs in a northwest-southeast direction. Thus, the orientation of the District's streets reflects its rural development outside the city limits in the nineteenth century and twentieth century subdivision dates after annexation.[12]

The District's origins as a residential neighborhood were part of a larger pattern of development that occurred after the 1905 annexation of the area surrounding the downtown commercial center. [See Figure 4: Annexation Map of Lee's Summit] The 1905 annexation expanded the corporate limits of Lee's Summit to the size of approximately one square mile. Between the 1905 annexation and the end of the residential building boom of the 1920s, developers in Lee's Summit platted four additions between 1907

[11] Sally F. Schwenk, Multiple Property Documentation Form "Historic Resources of Lee's Summit, Missouri," 17 August 2005, E26, U.S. Department of the Interior, National Park Service, National Register of Historic Places, Washington, DC. After the arrival of the railroad in western Missouri, three distinct types of town plans emerged: those with commercial streets oriented to river traffic; those with a public square; and those with a central main street that either ran parallel to or perpendicular to the railroad tracks.
[12] Ibid., E13-16. Contexts associated with growth as a railroad market center and associated population growth trends.

and 1910, and filed three more plats between 1923 and 1929.[13] 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, sometimes among already existing houses. With the exception of important civic buildings, master carpenters and masons contracted by property owners designed the buildings in Lee's Summit. Both the residential and commercial buildings erected in the community in the late nineteenth and early twentieth centuries reflect the presence of competent tradesman and were strictly "builders' vernacular," most often based on plan book designs and the local carpenter's preferences.

Based on historic maps and subdivision records, the District appears to have evolved through the subdivision of farmsteads containing nineteenth century single-family residences. The farmer or developer platted uniform 60 foot single and 120 foot double lots. They demolished the nineteenth century farmhouse to make room for smaller houses to be situated on the lots. Farmer John T. Lacy purchased acreage at the southeast corner of Southeast Third Street and Grand Avenue in 1889. In 1908, he subdivided his property to create the Lacy Addition. The addition initially included seven lots fronting on Southeast Third Street. Lots 2 through 6 were further subdivided so that the resulting streetscape contains nine lots instead of the original seven (401 through 417 Southeast Third Street). Between 1904 and 1911, George Gibbons accumulated ownership of the property on the north side of the 400 block of Southeast Third Street and platted 60 foot wide lots. He initially sold of some of the lots but retained ownership of other lots until 1931.

This pattern reflected a shift in the size of middle-class residences in Lee's Summit and other communities beginning around 1910. The presence of early twentieth century Craftsman and Colonial Revival style free classical bungalows in the District reflects a nationwide trend in housing. These smaller houses indicate a decrease in the square footage in homes to absorb the increased cost of technological improvements such as indoor plumbing and central heating and ventilating systems. They also are indicative of the decrease in the average size of the American family in the late nineteenth century from five children in 1870 to an average of three-and-a-half children in 1900.[14] The District's

[13] After 1929 all subdivision activity in the City ceased for the nearly two decades that encompassed the Great Depression and World War II. After the end of World War II, new growth in the 1950s stimulated by the expanding freeway system and the establishment of the Western Electric complex resulted in a number of annexations, and most residential construction occurred in new subdivisions.

American Four Square House (Prairie Box) residences reflect a shift in room arrangements to accommodate central plumbing shafts and gravity furnace ducts that resulted in fewer rooms and passageways than earlier Victorian house types.

As noted in the MPDF other factors contributing to smaller house size were the rise of a middle class that could afford to leave their rented quarters and contract directly with the home builder to erect a modest dwelling, and the advent of home financing mechanisms from lending institutions geared for the middle classes, which spurred this development. Houses built in the early twentieth century in the District included the homes of middle-class white and blue collar workers. In overall layout, scale, and size, all of these early twentieth century houses, both large and small, reflected conservative, comfortable versions of national residential preferences.

CONTRIBUTING PROPERTY HISTORICAL DOCUMENTATION

General Information

Farmer John T. Lacy purchased property at the southeast corner of 3rd Street and Grand Avenue in 1889. In 1908, he subdivided his property to create the Lacy Addition. The addition included seven lots fronting on 3rd Street. Lots 2 through 6 were further subdivided so that the resulting streetscape contains nine lots instead of the original seven. Located on these lots are the residences at 401, 405, 407, 409, 411, 415 and 419 SE 3rd Street.

Between 1904 and 1911, George Gibbons accumulated ownership of the property that would become the north side of the 400 block of 3rd Street. Gibbons subdivided the property and sold lots over a relative extended period of time. Residences within the District located on the land once assembled by Gibbons include 401, 404, 406 and 408 SE 3rd Street and 215 SE Grand Avenue.

401 SE 3rd St. Contributing to district

Building Date: c.1910

This dwelling appears to date to circa 1910. Early owners included David S. Miller, Homer Miller, William Parry, W.F. Tierney, and Edwin V. O'Hara Bishop. In 1964, it was purchased by John W. Kindell and his wife. Sandra Camp purchased the property in 1984.

[14] Gwendolyn Wright, *Building the Dream: A Social History of Housing in America* (Cambridge: MIT Press, 1981), 159.

402 SE 3rd St. **Contributing to district**

Building Date: c.1911

The style of this dwelling and that on the neighboring property to the east suggests that they were built prior to World War I.

404 SE 3rd St. **Contributing to district**

Building Date: c.1911

George Gibbons sold this lot as part of a double lot parcel that included 406 SE 3rd Street to real estate developer and home builder Todd M. George, Sr. The style of this dwelling and that on the neighboring property to the west suggests that they were built prior to World War I.

405 SE 3rd St. **Contributing to district**

Building Date: c.1915

This house and the neighboring house to the west (403) are nearly identical in design and were popular pre-World War I styles. John S. Snouse and wife purchased Lot 2 and subdivided it. Based on subsequent land transactions it is unclear who erected the residences on the lots. Either the Snouses or Susan Latimer who was the next owner of this property and had a partial interest in the other subdivided lot at 407 SE 3rd Street were the original owners of the house.

406 SE 3rd St. **Contributing to district**

Building Date: c.1940

George Gibbons sold this double lot (404-406) to Todd M. George, Sr. a real estate dealer and home builder early in the twentieth century. George subdivided the double width lot. He sold this building's lot to Richard Schramm in the 1930s. The style of this dwelling suggests that it was constructed either just before or just after this transaction. Schramm sold the property to Clifton E. Brooks in 1959.

407 SE 3rd St. **Contributing to district**

Building Date: c.1912

Susan Latimer and Fannie Yaukee were the first to own interest in this lot after the subdivision. They sold the property/lot to Clyde Norfleet, who may have erected the house on the lot. The style of this dwelling suggests that it was constructed after the subdivision was platted and prior to World War I.

408 SE 3rd St. Listed in the National Register of Historic Places

George, Todd M., Sr., House

Building Date: c.1912

Family records indicate the house was completed in 1916 and designed/built under the direction of Todd M. George, Sr. George Gibbons sold this double lot to Todd M. George in 1915 or 1916. George lived in the house until he sold it in 1954. The new owner converted it to apartments.

409 SE 3rd St. Contributing to district

Building Date: c.1920

William Carr purchased this lot from Lacy. The style of the dwelling suggests a construction date within a decade after the subdivision was platted.

413 SE 3rd St. Contributing to district

Building Date: c.1920

A series of individuals owned this property prior to 1980. They included C.N. Spencer, Joseph McMahon, Ruby Cook, Fletcher E. Maddox, Aileen Dailey, and Ethel Maddux.

415 SE 3rd St. Contributing to district

Building Date: c.1915

This property had a series of owners. Prior to 1960, M. Stribling, Fred Laupbill, and Mr. and Mrs. Leroy D. May owned the property. The style of the dwelling suggests a construction date in the 1910s.

417 SE 3rd St. Contributing to district

Building Date: c.1920

D.F. Langsford purchased the property from Lacy, and subsequently John L. Langsford was recorded as the owner. The style of the dwelling suggests a construction date around 1920, probably during the Langsford ownership. Anne M. Nelson purchased the property in 1976 and sold it the following year to William O. Stanton and his wife. In 1979, Mr. and Mrs. Paul Stanton were listed as owners.

501 SE 3rd St. Contributing to district

Building Date: c.1915

According to county atlases, this property was part of a large parcel owned by William Woods in the decade after 1900. The 1904 atlas shows a house in the vicinity of 501 SE 3rd Street and, according to the 1905 *Hoye's City Directory*, Woods owned a house on SE 3rd Street. In 1917, Lidia Williams is listed in county records as the property owner. The style of the existing house appears to date from the second decade of the twentieth century. It is possible that this Craftsman/Bungalow replaced Wood's earlier house coinciding with the purchase of the property by Williams. Before 1931, Williams sold a lot adjacent to her dwelling (503) to Robert Aldrich. She sold the remaining portions by 1961. That year, the property owners, Robert L. and Gladys W. Aldrich, Joseph A. and Mabel Grants and Oral J. and Marjorie R. Griffen, platted the entire adjacent acreage as Grants Addition.

215 SE Grand Ave. Contributing to district

Building Date: c.1915

All of these residential buildings have significant associations with community development patterns relating to Lee's Summit's role as a regional railroad market center. They reflect the work of builders and developers who responded to specific market and lending conditions in the middle-class housing market as it evolved in Lee's Summit during the late nineteenth and early twentieth centuries; in particular, economic conditions and financing mechanisms of the period that allowed owners to contract for the construction of their houses after they purchased a lot from a subdivider.

ARCHITECTURAL STYLES AND NATIONAL FOLK HOUSE FORMS

The District's significant "Single-Family Residential Property Types, circa 1860-1960" as documented in Section F of the MPDF meet the integrity thresholds established for the property type. Under Criterion C, they include the following areas of significance in Architecture as outlined in the MPDF. [15]

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

[15] Individual variations in defining architectural stylistic features are assessed in Section 7.

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.

Eclectic Early Twentieth Century Houses

Virginia and Lee McAlester classify the houses found in the District as part of the eclectic movement that drew on the full spectrum of architectural tradition in which "many different styles vie with one another in a sort of friendly competition within which the sharpest lines are drawn between historical or 'period' styles and 'modern' styles that eschew earlier precedents."[16] In particular, the District is an important representation of the middle-class house adapted from the first wave of architectural modernism which, in the form of Craftsman (408 and 501 SE 3rd Street) and Prairie styles (and vernacular adaptations thereof (407 Se 3rd Street), dominated American houses built during the first two decades of the twentieth century.[17] National Folk House adaptations of the Arts and Crafts bungalow and the American Four Square house reflect these stylistic influences as does the Craftsman influences found in the Massed Plan Side Gabled National Folk House form. (415 and 417 SE 3rd Street)

After World War I, residential architectural shifted back to period styles, in part because of changing technology. In the early 1920s, inexpensive techniques for adding a thin veneer of brick or stone to the exterior of traditional wood-framed houses produced Anglo-American, English, French and Mediterranean period houses. The vernacular modern adaptation of the Tudor style as related to the brick Minimal Traditional style appears in one example in the District (406 SE 3rd Street).

Influence of Pattern Book Designs[18]

Perhaps the greatest influence on the final design of these architectural models as reflected 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.

[16] McAlester, 319.
[17] Ibid.

Beginning in the 1890s, a fundamental change occurred in the perception of the ideal family and its housing needs. New ideals of simplicity and efficiency in houses led to a more informal hierarchy of rooms and reflected the desire for a more relaxed lifestyle. Technological innovations such as the introduction of central heating, gas hot water heaters, indoor plumbing, and electricity increased the cost of construction. In response to these costs, builders reduced floor space and standardized plans to offset the rising cost of home construction in an effort to put home ownership within reach of the middle class. These standardized plans became entrenched in American residential building practices through the use of pattern books.

Architectural pattern books were not new; they came into common use in the United 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. 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. Because of the straightforward lines and simplicity of design, the American Foursquare, also popular from about the turn of the twentieth century to 1930 was especially popular in pattern books. Both designs were actively marketed in prefabricated home kits. [See Figure: 5]

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

[18] 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.

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.

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

Each of the Bungalow/Craftsman style houses in the District remains largely unaltered and contributes to the significance of the District. These residences date from circa 1912 to circa 1920. They represent two of the style's principal sub-types — the Front-Gabled Roof and the Side-Gabled Roof — as defined by McAlester. Character-defining features include low-pitched roofs; wide eaves overhang; full-width porches that feature tapered columns on brick piers and wood balustrades. They retain their original windows with vertical muntins.

Other: Modern Minimal Traditional Style

According to McAlester, when domestic building resumed after World War II (1941-1945), variations of the modern styles that had just begun to flourish in the pre-war years began to supplant designs based on historical precedent. The earliest of these, the Minimal Traditional style, represents a transition from Tudor and Craftsman architecture of the 1920s and 1930s and first appeared in the 1930s. Like Tudor house, they were usually clad in stone or brick veneer and featured tight eaves and multiple overlapping gables (or a dominant front gable) and at least one large chimney. They differed from the Tudor prototype in a more moderate or low pitch roof and the omission of most traditional Tudor or Arts and Crafts detailing. These houses also reflected the increased dependence upon electrical innovation and greater attention to mechanical aspects of housing such as forced air heating. The post-World War II small Minimal Traditional style house was also a precursor for the limited sizes[19] and styles found in the first post-World War II suburban subdivisions than a reflection of more spacious Tudor houses of the 1900-1920s. There is one example of this style in the District and it contributes to the District's significance.

NATIONAL FOLK HOUSE FORMS

[19] Rationing of building materials continued under the Truman Administration into the years immediately after World War II and square footage was often dictated under federal mortgage guarantee policies, a practice that continued through the Korean War.

Massed-Plan, Side-Gabled House

This category of house is also commonly referred to as "Central Passage Double Pile" house. Massed-Plan dwellings expand 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 three contributing examples of this house form in the District.

Bungaloid House Form

An additional wave of interest in the gable-front shape grew from high style houses of the early twentieth century Craftsman movement. Between 1910 and 1930, this treatment inspired many modest Bungaloid folk houses that lacked stylistic references. Bungaloid houses exhibit elements of the bungalow form without the elements of formal Craftsman or Colonial Revival free classical styling. The bungalow typically featured a gable-front, side-gabled, or cross-gabled roof penetrated by a minimal number of dormers. Limited stylistic references usually occurred in the front porch columns and railing and included both classical as well as Arts and Crafts elements. Two contributing houses in the District exemplify this house form.

American Four Square House (Prairie Box)

With origins in the Prairie School style, the vernacular adaptation, the American Four Square House, first made its appearance in the 1890s and enjoyed great popularity as a middle-class dwelling, becoming an established fixture of residential neighborhoods prior to the onset of World War I. The American Four Square House, sometimes referred to as the Prairie Box, is a two-and-a-half-story dwelling with a square or slightly rectangular massing. The most common interior usually featured four square rooms (three bedrooms and a bathroom) above three square rooms (parlor, dining room and kitchen) and an entrance hall with stairs tucked unobtrusively to the side on the first floor. Economical and practical to build, the design incorporated a raised basement and usually a one-story porch across the front. The most popular roof forms were the gable-front roof and the hipped roof, often with side and rear attic dormers. Commonly built in wood frame variations, they also incorporate stucco, brick, and/or stone wall cladding on the first story. The American Four Square House eventually incorporated a variety of architectural stylistic features, most having references to either the Prairie School/Arts and Crafts Movement, particularly in low pitched hip roof, porch supports, window glazing and surrounds, door detail, and dormer type or Colonial Revival style free classical features, such as cornice returns, dentil or modillion cornices, and round Tuscan columns. There are four examples of the American Foursquare House in the District, three of which are contributing resources.

Automobile Garages

The growing use of the car by the middle class made the detached garage a standard outbuilding by the 1920s in Lee's Summit. 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 garage emerged as a dominant feature of the backyard. Property owners erected the earliest garages behind the house at the end of a driveway. 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. However, the two-car garage, with two separate door openings, was an established design by 1930. In both cases the suggested width of the bay opening was 8 feet and a building depth from 17 to 20 feet.[20] All of the early twentieth century garages found in the District reflect this pattern. Although attached garages began to appear in stock plans for small houses by the end of the 1920s, they did not appear in Lee's Summit until after World War II.

ARGUMENT FOR SIGNIFICANCE

The contributing buildings of the Southeast Third Street Residential Historic 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 from the number and variety of residential building types and styles that collectively represent an important facet in the evolution and patterns of the City's residential development. The District reflects a significant continuum of single-family residential architectural styles popular during the first decades of the twentieth century. 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 the City's past pattern of residential development that occurred in the early twentieth century. These patterns reflect a growing middle-class preference to locate residences away from the contamination of commercial and industrial areas located near railroad tracks and the concurrent desire for the convenience of locating along or near major arterial streets accessing a growing network of paved local, county, and state roads.

[20] Charles George Ramsey and Harold Reeve Sleeper, *Architectural Graphic Standards* (New York: John Wiley & Sons, Inc., 1932), 201.

All of the residences share a common construction period contemporaneous with early twentieth century residential development in Lee's Summit. The District reflects both the rare use in the community of highly articulated popular styles of their period of construction and a proclivity to erect vernacular folk house 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 executed by local home builders. As a collection of styles erected in a finite time period, they demonstrate the evolution of middle-class residential styles in the City 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. Whether expressing conservative design traditions or the latest architectural fashion of the time, the high degree of historic architectural integrity that distinguishes the vast majority of the buildings clearly allows them to communicate their associations with community residential development of the early twentieth century.

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GEOGRAPHICAL DATA

BOUNDARY JUSTIFICATION

The boundary of the Southeast Third Street Residential Historic District encompasses a concentration of historic residential resources that retain their historic architectural integrity individually and as a group and have significant associations with the evolution of residential architecture and the residential development of the community as described in the MPDF "Historic Resources of Lee's Summit, Missouri." The District's boundary corresponds to the lot lines of the included properties and incorporates the open space associated with the public right-of-way, such as streets, 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.

PROPERTY OWNERS

	PROPERTY ADDRESS	PROPERTY OWNER NAME AND ADDRESS
1.	400 SE 3rd Street	James A and Tanya Green, P.O. Box 878, Lee's Summit, MO 65063
2.	401 SE 3rd Street	Troy Shawn & Tanya M. Parker 401 SE 3rd Street, Lee Summit, MO 64063
3.	402 SE 3rd Street	M.E. Wimstatt, 402 SE 3rd Street, Lee's Summit, MO 64063
4.	403 SE 3rd Street	Lynn D Garrett, 403 SE 3rd Street, Lee's Summit, MO 64063
5.	404 SE 3rd Street	Donna R. Furr, 404 SE 3rd Street, Lee's Summit, MO 64063
6.	405 SE 3rd Street	Carlos and Heather Alvarado, 405 SE 3rd Street, Lee's Summit, MO 64063
7.	406 SE 3rd Street	Maxine Stephens Trustee, 406 SE 3rd Street, Lee's Summit, MO 64063
8.	407 SE 3rd Street	Richardson Enterprise LLC, 832 NE Emily, Lee's Summit, MO 64086
9.	409 SE 3rd Street	Lee's Landing Properties LLC, 2270 NW Summerfield Drive, Lee's Summit, MO 64081
10.	411 SE 3rd Street	Stephen H. Fox and Cynthia L. Fox, 411 SE 3rd Street, Lee's Summit, MO 64063
11.	413 SE 3rd Street	Douglas and Marion Jarnagan, 2607, Mohican, Independence, MO 64057
12.	415 SE 3rd Street	CCG Properties, P.O. Box 6792, Lee's Summit, MO 64064
13.	417 SE 3rd Street	Paul W. & L. Diane Stanton, 417 SE 3rd Street, Lee's Summit, MO 64063

PROPERTY ADDRESS	PROPERTY OWNER NAME AND ADDRESS
14. 501 SE 3rd Street	Linda L. Grieb, 501 SE 3rd Street, Lee's Summit, MO 64063
15. 215-217 SE Grand	James A. & Tanya Green, P.O. Box 878, Lee's Summit, MO 64063

PHOTOGRAPHIC DOCUMENTATION

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

Date of Photographs: March 3, 2010

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

Photograph Number	Camera View	Street Address/Location
1.	NE	209-215 SE Grand Avenue
2.	NE	400, 402, 404 SE 3rd Street
3.	NE	406 & 408 SE 3rd Street
4.	SE	401, 403, 404, 407, 409 SE 3rd Street
5.	SW	411, 406, 407 SE 3rd Street
6.	SE	413, 415, 417 SE 3rd Street
7.	SW	501 SE 3rd Street

LIST OF FIGURES

FIGURE 1: PHOTOGRAPH MAP
FIGURE 2: NATIONAL REGISTER DISTRICT BOUNDARY MAP
FIGURE 3: LOCATION MAP
FIGURE 4: ANNEXATION MAP
FIGURE 5: PATTERN BOOK CRAFTSMAN HOUSE PLAN
FIGURE 6: PATTERN BOOK AMERICAN FOUR SQUARE HOUSE PLAN

FIGURE 1: SOUTHEAST THIRD STREET RESIDENTIAL HISTORIC DISTRICT PHOTOGRAPH LOCATION MAP

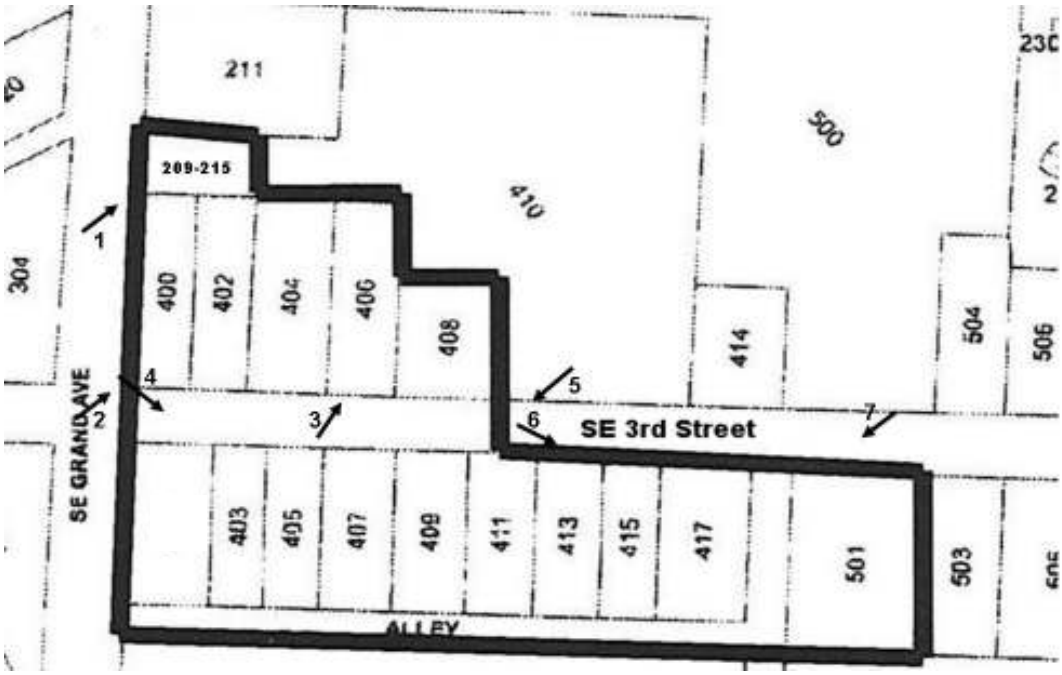


FIGURE 2: SOUTHEAST THIRD STREET RESIDENTIAL HISTORIC DISTRICT PHOTOGRAPH BOUNDARY MAP

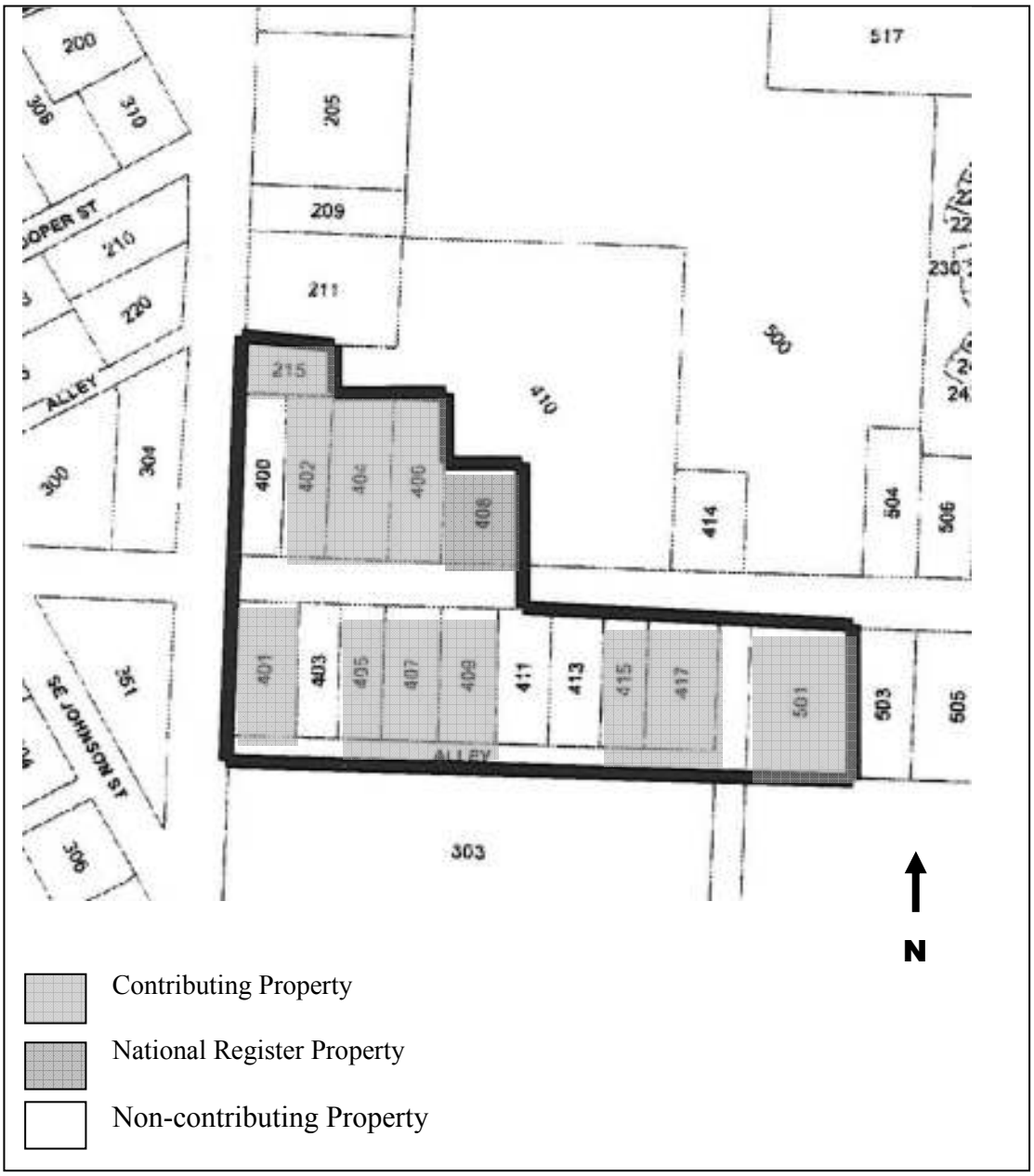


FIGURE 3: GENERAL LOCATION MAP
Lee's Summit, Missouri

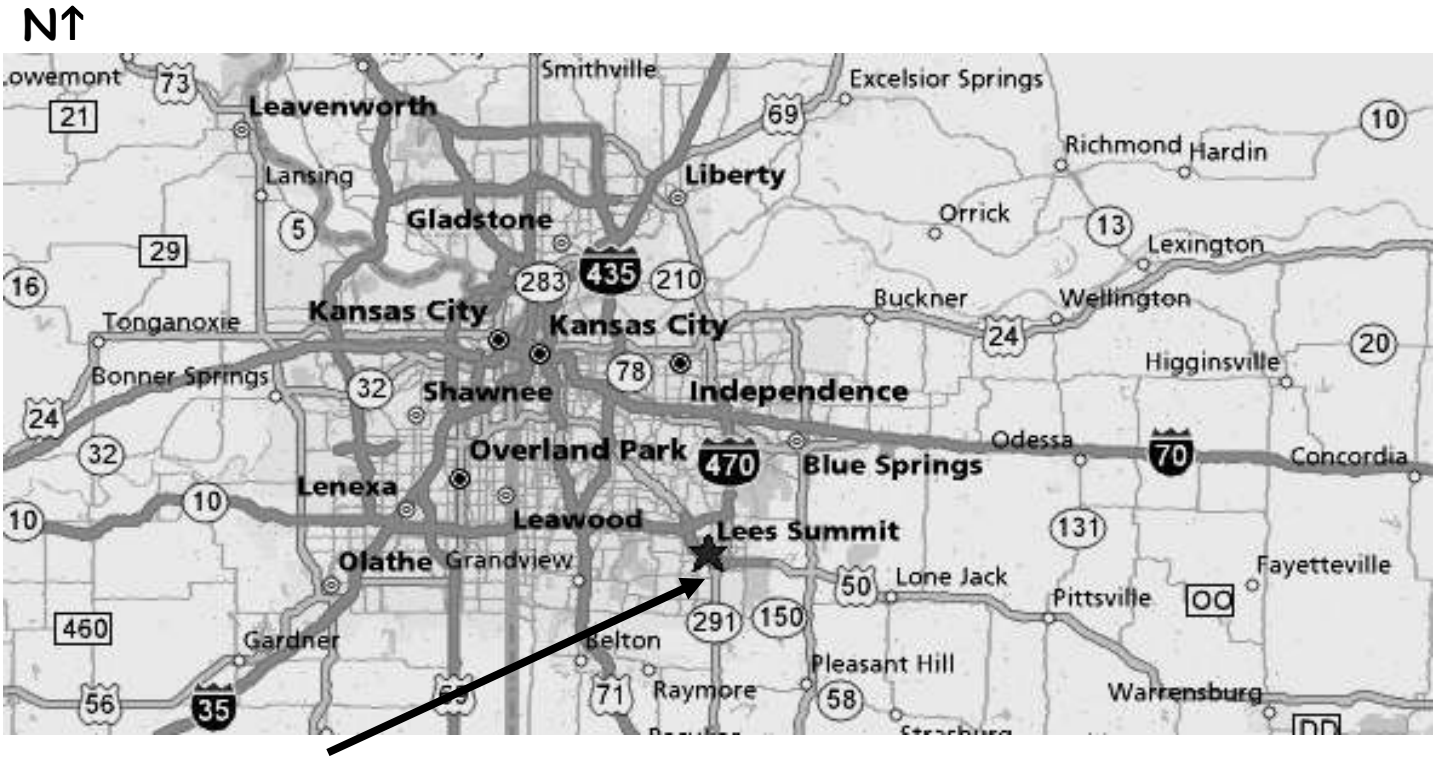
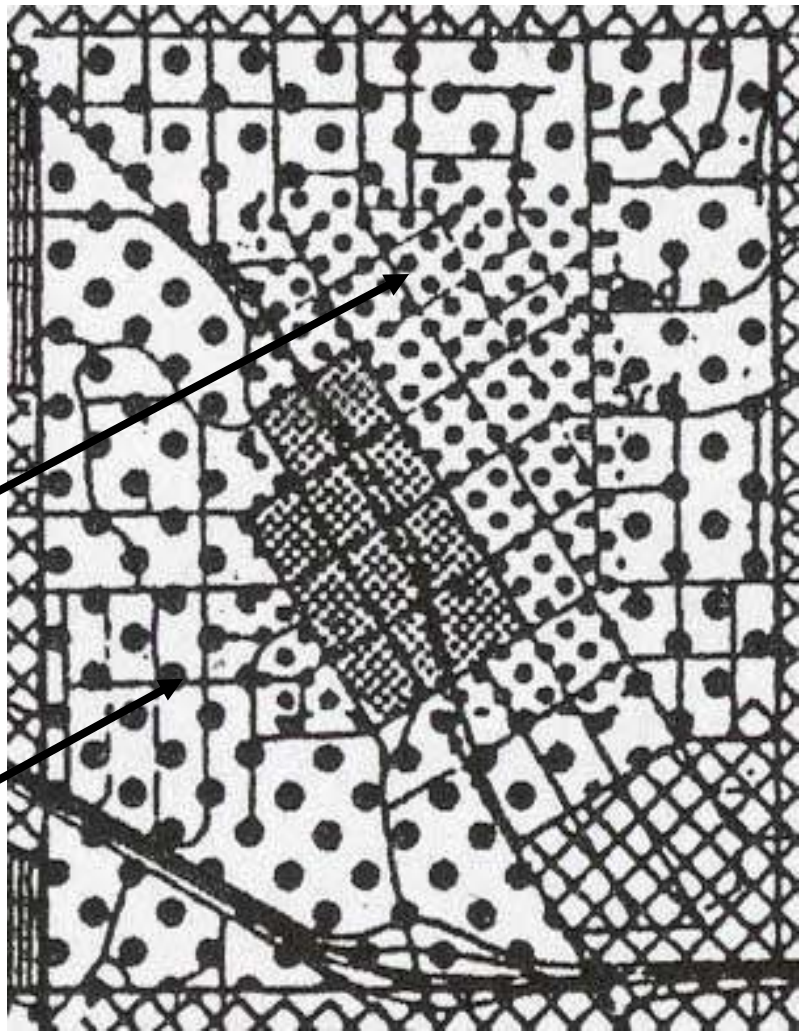


Figure 4: 1868 AND 1905 ANNEXATIONS



Small Dot = 1868 Annexation

Large Dot = 1905 Annexation

N↑

The Brunswick

See prices on inside of front cover.

ONE of our newest designs—THE BRUNSWICK—is aptly described in two words "Beautiful lines." Conceived in the mind of one of the master builders and designers of ALADDIN houses it now comes forth as a worthy upholder of the many traditions that fifteen years of faultless construction have placed on ALADDIN houses before it. And this is not easy for news of the growth and phenomenal success of ALADDIN houses has spread to the four corners of the globe and there is hardly a hamlet or city in the country among the homes of which an ALADDIN cannot be found. So as the years go on ALADDIN is establishing traditions and a prestige that must be upheld, no matter what the effort.

And in offering the Brunswick it is felt that this is being done. A glance at the exterior and the eye not only rests on a house of extraordinary beauty but a broad substantial structure that has all the earmarks of a cozy, comfortable Home. Everything is compact, no space is wasted, and there is no room for improvement anywhere.

For prices refer to inside of front cover. See Terms on page 2 and General Specifications on pages 12 and 13.

Second Floor Plan—The Brunswick.

First Floor Plan—The Brunswick.

81

FIGURE 5: PLAN BOOK DESIGN FOR A CRAFTSMAN BUNGALOW (RIGHT)
Source: Alladin Company Plan Book

Above: 501 SE Third Street.

The Hudson

floor. The woodwork and floors are of beautiful grained lumber, which is subject to any treatment you like. To lovers of simplicity in home architecture the Hudson always appeals strongly.

The builder of the Hudson need have no fears as to the quality of the material in his home. The famous "Dollar-A-Knot" siding is used in the Hudson. The doors and interior finish are of clear Oregon Fir that is a real hard wood yet softer than either oak or birch. It will readily take any hardwood polish and it is soft enough to work easily. We cannot praise the quality of our interior finish too highly.

We have many interesting letters from Hudson owners telling of their experiences, cost of erection, and length of time in building. We will be glad to send you copies of these letters or will send you names and addresses of owners nearest you. In this way you can write and learn at first hand of their complete satisfaction.

For prices refer to inside of front cover. See Terms on page 2. See Specifications on pages 12 and 13.

FIGURE 6: PLAN BOOK DESIGN FOR A FOUR-SQUARE HOUSE (LEFT)
Source: Alladin Company Plan Book

Below: 407 SE Third Street; note similarities to plan book design

SOUTHEAST
THIRD STREET
RESIDENTIAL
HISTORIC DISTRICT

HISTORIC RESOURCES
OF LEES SUMMIT
MISSOURI (MPS)

JACKSON CO.,
MISSOURI

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