United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Southeast Grand Avenue and Fifth Street Residential Historic District

other names/site number N/A

2. Location

street & number Roughly comprised of E side of SE Grand between SE 4th & SE 5th & N side of SE 5th between SE Grand & SE Howard N/A not for publication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

3. State/Federal Agency Certification

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

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide X local

Mark A. Miles March 7, 2011

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

Missouri Department of Natural Resources

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register ___ determined eligible for the National Register

___ determined not eligible for the National Register ___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper Date of Action

5. Classification

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

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

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

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

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

Contributing	Noncontributing	
15	5	buildings
		sites
		structures
		objects
15	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

None

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC/single dwelling

Current Functions
(Enter categories from instructions.)

DOMESTIC/single dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

Queen Anne
Italian Renaissance
Colonial Revival
LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS
OTHER: I-House
MIXED

Materials
(Enter categories from instructions.)

foundation: STONE/limestone
walls: WOOD/weatherboard
STONE/limestone
roof: ASPHALT
other: CONCRETE

Southeast Grand Avenue and Fifth Street Residential Historic District
Name of Property

Jackson County, Missouri
County and State

8. Statement of Significance

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

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

[ ] B Property is associated with the lives of persons significant in our past.

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

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

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

Property is:

[ ] A Owned by a religious institution or used for religious purposes.

[ ] B removed from its original location.

[ ] C a birthplace or grave.

[ ] D a cemetery.

[ ] E a reconstructed building, object, or structure.

[ ] F a commemorative property.

[ ] G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance
Architecture
Community Planning and Development

Period of Significance
Circa 1900- 1941

Significant Dates
N/A

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

Cultural Affiliation
N/A

Architect/Builder
Stonebrecher (A)
Sechler, Carl (B)

9. Major Bibliographical References

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

Previous documentation on file (NPS):

____preliminary determination of individual listing (36 CFR 67 has been requested)
____previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark
____recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record # _____
____recorded by Historic American Landscape Survey # _____

Primary location of additional data:

_X_State Historic Preservation Office
____Other State agency
____Federal agency
_X_Local government
____University
____Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

Southeast Grand Avenue and Fifth Street Residential Historic District
Name of Property

Jackson County, Missouri
County and State

10. Geographical Data

Acreage of Property 7 acres

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

	Zone	Easting	Northing		Zone	Easting	Northing
1	15	381020	4307982	3	15	381074	4307933
2	15	381074	4307980	4	15	381078	4307933

11. Form Prepared By

name/title Sally Fullerton Schwenk, Historian

organization Sally Schwenk Associates, Inc. date October 15, 2010

street & number 112 West 9th Street, Suite 510 telephone 816-221-2672

city or town Kansas City state MO zip code 64105

e-mail sschwenk@ssapreservation.com

Additional Documentation

Submit the following items with the completed form:

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

Property Owner:

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

name Multiple

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Architectural Style (continued)
OTHER: Massed-Plan, Side-Gabled Folk House
Materials (continued)
Foundation: CONCRETE
Walls: WOOD/Shingle
STUCCO
Vinyl
Roof: METAL

SUMMARY DESCRIPTION STATEMENT

The Southeast Grand Avenue and Fifth Street Residential Historic District is located in the City of Lee's Summit, Jackson County, Missouri. This irregular seven-acre district is in a residential area that lies one to two blocks southeast of the historic downtown commercial area. The majority of the properties face onto Southeast Grand Avenue or Southeast Fifth Street, with a single property facing onto Southeast Howard Avenue and another property located in an interior lot accessed from Southeast Howard Avenue. There are twenty buildings in the District, including eleven residences and nine automobile garages. The residences date from circa 1900 to circa c. 1941 which is the period of significance of the District. There are fifteen contributing buildings; nine are residences and six are ancillary buildings. There are five non-contributing buildings, of which two are residences and three are ancillary outbuildings. 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 cottages and bungalows to large, two-story houses. The architectural styles of the contributing properties include Queen Anne, Craftsman/Bungalow, Colonial Revival, Italian Renaissance, as well as Mixed styles. National Folk House forms found in the District include an I-House and Massed-Plan, Side-Gabled National Folk House forms. The structural system of each contributing building reflects its period of construction and includes balloon framing and platform framing. The buildings feature a variety of original cladding materials including stone, stucco, wood clapboard, and shingles. A few of the residences have asbestos, aluminum, or vinyl siding that covers 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. All of the buildings retain integrity of setting and location. Each contributing property successfully conveys its period of construction, its associations with the patterns of residential development in Lee's Summit, and the evolution of residential architectural styles, plans, and types popular during the early twentieth century in Lee's Summit, Missouri.

ELABORATION

SETTING

The Southeast Grand Avenue and Fifth Street Residential Historic District is located in a larger residential neighborhood at the southeast edge of Lee's Summit's historic commercial downtown, which runs along Third Street. The District is located along Southeast Grand Avenue, roughly between Southeast Fourth Street and Southeast Fifth Street, and continues east along the north side of Southeast Fifth Street to

Southeast Howard Avenue, which forms its eastern boundary. The streets are arranged in a grid pattern aligned with the cardinal points, unlike the downtown commercial area, which was platted on the original town site's nineteenth century grid that parallels the Missouri Pacific Railroad line, running in a northwest-southeast direction.

The larger neighborhood that surrounds the District consists of similar residential resources dating to the late nineteenth and early twentieth centuries, as well as mid-twentieth century infill housing. Many residential properties in the area, particularly those adjacent to the District boundary, do not meet National Register criteria for integrity. Seven other residential enclaves, located in the larger residential neighborhoods surrounding the downtown commercial area, are listed in the National Register of Historic Places. Those residential districts currently listed in the National 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), the Northeast Green and First Streets Residential Historic District (2008), the Southeast Green Street Historic Cottage District (2010) and the Southeast Third Street Historic Residential District (2010). All share historic associations with the National Register-listed Lee's Summit Downtown Historic District (2005) in their historic patterns of development.

The properties in the Southeast Grand Avenue and Fifth Street Residential Historic District are organized on a street grid system without alleys. Within the District, Southeast Fourth Street (originally Collins Street) accesses Grand and Howard Avenues on the west and east boundaries of the District respectively. Most properties feature a driveway leading from the street to an automobile garage at the rear of the lot. All but one of the parcels are rectangular lots and are unique among the National Register residential districts in the Old Town Area as the width and depth of the lots vary significantly in size, reflecting the sequence of various plats and later subdivisions during the period of significance. The lot sizes vary from 50 x 80 feet to 180 x 240 feet.

The District has a relatively flat grade. There are low stone walls at the curb beginning at 315 Southeast Grand Avenue and continuing in front of the residences at 401 - 407 Southeast Grand Avenue. At other locations on Southeast Grand Avenue and Southeast Fifth Street, wide grass verges separate the shallow concrete curb and the narrow concrete sidewalks. The properties at 407 and 415 Southeast Grand Avenue and 300, 304 and 306 Southeast Fifth Street contain large two-story residences on large deep lots; the residences and ancillary buildings are set back approximately eighty feet from the street. The lot at 308 Southeast Fifth Street is part of the large parcel that contains the residence at 306 Southeast Fifth Street and its large garage structure. Southeast Howard Avenue is a secondary side street and has no curbs or sidewalks. The streets are paved asphalt, and the driveways are asphalt, concrete or gravel. Mature deciduous trees occur in the verges and appear randomly in the yards. Other landscaping is informal and varies from house to house.

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 residential development in Lee's Summit. The contributing buildings date from circa 1900 to 1941, 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 Queen Anne, Bungalow/Craftsman, Colonial Revival, Italian Renaissance, and Mixed styles. The District also includes local adaptations of popular styles found in home builder's pattern books; a few of houses reflect the I-House and Massed-Plan, Side-Gabled National Folk House adaptations, also featured in pattern books of the period of their construction.

The following descriptions of contributing resources are organized by architectural style to provide an understanding of the variation found in a particular style as well as the different periods of construction.

Queen Anne Style

There are three examples of the Queen Anne style in the District, all of which contribute to its significance, and reflect variations of the turn-of-the-century Queen Anne stylistic treatments. Character-defining features of this style found in the District include: a complex roof form, often with a dominant front-facing gable; an asymmetrical façade; a combination of decorative wood shingle and clapboard siding; and an overall avoidance of a smooth-walled appearance. All are of wood-frame construction, and are one-and-a-half stories in height. Porch supports are round Tuscan columns or early twentieth century slender, tapered square posts. Queen Anne style dwellings found in the District include both simple cottages and one relatively large house. All were constructed between circa 1905 and circa 1908.

Bungalow/Craftsman Style

There are three Bungalow/Craftsman style houses in the District, two or which are contributing. Character-defining features include: low-pitched double-gable or gable-front roofs; wide eave overhang, often with exposed rafter tails; large front porches that feature tapered or square columns and wood balustrades; and double-hung, wood sash windows, two with a four-light upper sashes defined by vertical muntins. The residence at 405 SE Grand Avenue remains largely unaltered and contributes to the significance of the District. This residence dates to circa 1923. It represents one of the style's principal sub-types — the Front-Gabled Roof — as defined in *A Field Guide to American Houses* by Virginia and Lee McAlester.

Italian Renaissance

The District includes a single example of this style, 407 SE Grand Avenue, the only identified example of this style in Lee's Summit. Constructed around 1923, it exhibits the character-defining low-pitch, hipped roof with widely overhanging eaves supported by decorative brackets, imitation tile metal roof, an accentuated entry area with arched porch, and symmetrical façade arrangement. Considerably less common than Craftsman or Prairie style residences, Italian Renaissance houses are typically architect-designed, landmark houses. However, the style does appear in popular builder's pattern books of the era.

Colonial Revival

One house, in the District, 415 SE Grand Avenue, is an early post-World War I example of the then

widely popular Colonial Revival style. It is relatively large, two-story version of the side-gabled roof sub-type. The 1927 house features a symmetrical façade with an accentuated entrance, paired and banded windows, double-hung sash windows with multi-pane glazing in the upper sashes, and a projecting entrance porch. This design was found in popular builder's pattern book variations.

Mixed Style

The Mixed architectural style classification refers to buildings that reflect three distinct styles from different periods. The building at 300 Southeast Fifth Street meets this classification for its incorporation of stylistic elements from the Tudor Revival style, and features of the Prairie Style and Craftsman treatments found in Late Nineteenth and Early Twentieth Century American Movements' styles.

NATIONAL FOLK HOUSE FORMS

Massed-Plan, Side-Gabled Folk 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 two examples in the District, one of which retains sufficient integrity to contribute to the District's local significance.

I-House Form

A two-story version of the Hall-and-Parlor house, the I-House features the same two-room wide and one-room deep plan, a side-gable roof, and a rectangular footprint. Common across America during the pre-railroad period, this house form experienced renewed popularity during the post-railroad era as well. The relatively long confining winters of the Midwest contributed to the popularity of this larger house form in the region. Rear extensions were common, as were variations in porch size and location. There is a single example in the District.

OUTBUILDINGS

Ancillary structures provide critical evidence of the development of Lee's Summit's neighborhoods. Their functional clues augment both the visual character of the setting and an understanding of the primary structures. Most of the historic residential ancillary structures in the District are garages. Of the six contributing outbuildings within the District, four are historic automobile garages and one is a historic carriage house. These structures are typically simple, one-story wood-frame buildings with rectangular plans. The garages have one or two vehicular bays in the primary façade. Roof shapes vary and include gable-front and hipped roof treatments.

DISTRICT INTEGRITY

The Southeast Grand Avenue and Fifth Street Residential Historic District as a whole and its contributing buildings individually 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 streetscapes that include infill housing that dates from the post-World War II period.

In addition to the District's reflection of the variety and evolution of early twentieth century architectural styles, the retention of the historic visual 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 or asbestos shingle siding. As the National Register of Historic Places guidelines state, however, property can still be eligible if the significant form, features and detailing are not obscured by non-historic materials. Those with modern or secondary siding that are listed as contributing have modern or secondary 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 subsequent layer(s) of non-original cladding material.

One non-contributing residence lacks historic architectural integrity due to the application of secondary siding over character-defining window and door trim. The other non-contributing residence appears to have been moved to the site after World War II. The non-contributing outbuildings in the District have either a construction date after World War II, or are unable to convey historic associations. There are a number of resources adjacent to the District boundary that were not eligible for inclusion within the boundary due to the application of secondary siding, obscuring their character-defining architectural 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. Finally, the integrity of the District's early twentieth century architectural resources allows it to successfully communicate important information about the City's development patterns, particularly in relation to development after the 1905 annexation which included the area of the District.

PROPERTY LISTING BY ADDRESS

01. 315 SE Grand Ave. **Contributing to district**
Style: Queen Anne Free Classic[1] **Photograph No. 9**
Building Date: c.1907
Architect/Builder: Unknown
This Free Classic, front-gabled roof plan incorporates gable-front wall dormers on the side elevations, giving the impression of a cross-gable roof. The primary façade faces west, and has three bays defined by the first-story fenestration. The bays include a fixed-sash, half-window with art glass glazing, an entrance with a wood-paneled door (both of which indicate an interior side stair

[1] Virginia and Lee McAlister, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1986), 263, 265 and 281.

hall), and a large, wide window containing a shallow, fixed sash of art glass over a single-light sash. A full-width front porch spans the first story with wood Tuscan columns supporting the hipped porch roof. Wood spindles form the balustrade, and the porch floor is wood. A large recessed arch under the front-facing gable has eaves returns. A hipped-roof box bay, centered under the arch, incorporates paired, six-over-one light, wood windows separated by a mullion. Similar arches with paired windows on the south elevation and a single window on the north elevation occur in the wall dormers. A bay window with a hipped roof is at the rear of the first story on the south elevation, and a small, one-story side-gabled addition with a concrete block foundation extends from and connects to the original two-story recessed rear ell. Two chimneys rise above the pressed metal roof's ridge line, one of brick, the other of firebrick. A flat wood belt course on the side elevations intersects with the cornice of the porch roof, visually separating the second from the first story. The horizontal lap siding is narrower above the belt course than the lap siding that clads the first story of these elevations.

02. 317 SE Grand Ave. **Non-contributing to district**
Style: Bungalow/Craftsman **Photograph No. 9**
Building Date: c.1907
Architect/Builder: Unknown
This side-gabled house has three façade bays and a full-width front porch set under the main roof. The form of this transitional house, with its central hipped-roof dormer, shows the transition of massed-plan, side-gabled, folk house to the bungalow form.[2] The porch features Tuscan columns and a historic matchstick balustrade. A bay window is at the north end bay. A hipped-roof dormer is centered on the front roof slope. Although the porch elements and building form, lack of new additions and alterations to these elements, and the spatial relationship with adjacent residences contribute to and understanding of its architectural associations and date of construction, the replacement of windows and the non-historic secondary siding are significant integrity issues. The non-historic windows are either vinyl or aluminum, one-over-one light units. A hipped-roof dormer contains a band of three, tall, narrow, vinyl windows with snap-in muntins. The secondary vinyl siding conceals all of the historic trim elements, further compromising the building's ability to convey its historic associations. If the siding is removed, the building could be reevaluated for potential eligibility.

03. 401 SE Grand Ave. **Contributing to district**
National Folk House Form: Massed-Plan, Side-Gabled **Photograph No. 8**
Building Date: c.1923
Architect/Builder: Unknown
This side-gabled cottage is three bays wide. A full-width, front porch is formed by a shed extension of the main roof. Square wood posts support the porch roof. The entrance occupies the central bay. Four-pane sidelights flank the front door. The outer bays each have a pair of six-over-six light, double-hung, wood windows. The vinyl siding was applied sensitively, and reveals the historic window and door casing trim which define early Craftsman stylistic influences. The existing porch elements date to the 1990s, however they are in keeping with the historic character

[2] Ibid., 98.

of the house, and do not hinder its ability to convey its historic associations.

04. 401A SE Grand Ave. **Non-contributing to district**
Building Form: Outbuilding
Building Date: 1991
Architect/Builder: Unknown
This gable-front, "mother-in-law's" cottage has vinyl siding, and stands at the rear of the lot. The building date is not within the period of significance of the district.

05. 405 SE Grand Ave. **Contributing to district**
Style: Bungalow/Craftsman[3] **Photograph No. 8**
Building Date: c.1923
Architect/Builder: Unknown
This house faces west and has a low-pitched, double gable-front roof with wide eaves and exposed rafter tails. A partial-width entrance porch projects from the south half of the front façade. Slender, battered piers support the porch's gable-front roof; a matchstick balustrade runs between each post. Fenestration includes the original wood windows that feature four-over-one light (vertical muntins), double-hung sash windows, arranged in pairs, and triple ribbon windows. An exterior brick chimney is on the south elevation. The cladding on the walls in the gables is narrow, horizontal lap siding. The residence's exterior appears to remain unaltered from the period of its construction.

06. 405A SE Grand Ave. **Non-contributing to district**
Building Form: Garage
Building Date: c. 2005
Architect/Builder: Unknown
This recently constructed, non-historic gable-front, two-car garage opens onto a paved driveway at the rear lot line that accesses SE Fourth Street.

07. 407 SE Grand Ave. **Contributing to district**
Style: Italian Renaissance **Photograph No. 8**

Building Date: c.1923
Architect/Builder: Unknown
This two-story house has a low, hipped metal roof that imitates the look of a tile roof. Decorative brackets located on the wide, flat, wood cornice appear to support the eaves. Stucco clads the exterior walls. The primary façade includes a central entrance, accentuated with a wide, round-arch door surround supported by tapered Tuscan columns, and contains a double-leaf, multi-light door flanked by sidelights. Painted geometric designs are centered under the arch. Flanking the entrance are paired, eight-over-eight light, wood, double-hung sash windows under a cloth awning that stretches the width of the opening. Second story fenestration includes a pair of small, wood, six-over-one light, double-hung sash windows flanking a diamond-shaped wood panel located above the entrance, and two single, large, six-over-one light, double-hung sash windows flanking each

[3] Ibid., 457.

side of the central pair of windows. Window and door casings are wide, flat wood. A low, brick wall with stone or concrete capping delineates the footprint of the raised entrance terrace; a central flight of wide stairs with brick cheek walls accesses the terrace from a raised concrete platform connected to the concrete walk that leads to the street. Square stone pillars flank the point where the concrete walk and driveway meet the sidewalk. On the south façade, a one-story porch enclosed with multi-pane windows and doors has a flat roof with a matchstick balustrade with end posts capped by wood finials. A *porte cochere* extends from the north side wall. A two-bay garage is at the end of the driveway. It has a low-hipped, metal roof that looks like clay tile and stucco wall cladding. The house is set back from the curb approximately 90 feet; the lot is approximately 300 by 240 feet. Previous survey identified this residence as the only Italian Renaissance style building in Lee's Summit.

08. 407A SE Grand Ave. **Contributing to district**
Building Form: Auto Garage
Building Date: c.1923
Architect/Builder: Unknown
This two-car garage has a hipped roof that matches the main house roof. Stucco clads the walls. Two single-car vehicular bays are in the primary (west) elevation. Decorative brackets are under the eaves.

09. 415 SE Grand Ave. **Contributing to district**
Style: Colonial Revival[4] **Photograph No. 7**
Building Date: c. 1930
Architect/Builder: Stonebrecher (architect) / Carl Sechler (builder)
This Colonial Revival house with a side-gabled roof has a symmetrically-balanced façade with four bays. In the center of the main block of the building's primary façade is an entrance with single-leaf, multipane door flanked by multipane sidelights. The entrance is accentuated by a flat-roofed porch, the width of the entrance that it features. Porch supports are Tuscan columns; a matching balustrade caps the porch roof. A pair of narrow, double-hung sash windows is located above the door, and opens onto the porch roof. Flanking the entrance on the first story are triple window units. Identical paired windows flank the pair of narrow windows on the second story. All windows are non-historic, six-over-six lights, with snap-in muntins. The two-story wing on the south side forms the fourth bay, and incorporates paired, six-over-six light windows on each story. A brick chimney is on the south elevation. The foundation is limestone and the wall cladding is lap siding. The building retains its exterior architectural integrity, and is an excellent example of the Colonial Revival style that became so popular after the turn of the century, but is relatively uncommon in Lee's Summit.

10. 415A SE Grand Ave. **Contributing to district**
Building Form: Auto Garage **Photograph No. 7**
Building Date: c. 1930
Architect/Builder: Unknown
This gable-front, two-car garage has wide-reveal, wood clapboard siding, and features a gable

[4] Ibid., 320-324.

return over the automobile bays. A shed roof addition with an entrance door is on the north side of the garage. A cupola ventilator is centered on the roof ridge. Its siding appears to be original, and matches that of the house. Wood paneled overhead doors occupy the two single vehicular bays.

11. 300 SE 5th St. **Contributing to District**
Style: Mixed **Photographs No. 5 & 6**
Building Date: c.1905
Architect/Builder: Unknown
This large, landmark stone house reflects the influences of the Late 19th and Early 20th Century American Movements' Craftsman and Prairie styles, and also incorporates elements of the Late 19th and Early 20th Century Revivals' Tudor Revival style. Virginia and Lee McAlester in *A Field Guide to American Houses* classify these styles as part of the Eclectic Movement in American residential architecture, popular from 1880 – 1940.[5] The wide, open eaves with exposed rafters and large, square stone porch pillars reflect the influences of the Craftsman (Arts and Crafts) style. The shallow-pitched, hipped main and porch roofs, asymmetrical massing, and overall horizontality underscored by the one-story partial-width porch and the *porte cochere* reflect Prairie School style influences. Tudor Revival elements appear in the use of rough-cut, irregular-coursed stone wall cladding, and the parapet dormers. An entrance flanked by large eight-over-one light, double-hung sash windows forms three vertical bays in the west elevation facing Grand Avenue. The simple entrance features an eight-light door with leaded glass sidelights sheltered under a small entrance porch with heavy bracket roof supports. A stone porte-cochere incorporated in the south elevation facing Southeast Fifth Street extends at an angle from the southeast corner of the house, leading to a partial-width porch that shelters an entrance with an eight-light wood door. A bay window on the first story of this elevation defines the west end bay of the elevation. The asymmetrical fenestration includes single, eight-over-one light, double-hung sash wood windows. Two bay windows are in the first story of the south elevation. A carriage house is located at the east end of the lot. This house retains excellent historical architectural integrity, displaying no alterations or additions, and clearly conveys its historic associations with the residential development of Lee's Summit.

12. 300A SE 5th St. **Contributing to district**
Building Form: Carriage House **Photograph No. 5**
Building Date: c.1903
Architect/Builder: Unknown
This one-and-one-half story carriage house has a steep hipped roof with a cross gable centered in the south elevation. Board-and-batten siding clads the walls. Hinged wood paneled doors with upper lights occupy the vehicular bay at the west end. The two single windows retain their wood windows.

13. 304 SE 5th St. **Contributing to district**
Style: Queen Anne Free Classic **Photograph No. 3 & 4**
Building Date: c.1910
Architect/Builder: Unknown

[5] Ibid., 319.

This one-and-one-half story Free Classic cottage has a hipped roof with lower cross gables. The asymmetrical roof form features a front-facing gable covering half of the porch span. The full-width porch features slender, Craftsman tapered wood columns supporting a hipped porch roof. The wood balustrade has narrow round tapered balusters. The main entry is at the east end of the porch and has a decorative wood paneled and multipane door. A metal sheathed chimney is centered on the roofline. The front-facing, steep gable has a varied shingle pattern and contains a one-over-one light, double-hung window. The windows have their historic casing trim and molded lintels. The walls are clad in lap siding. The porch foundation trellis skirting remains intact. A small detached automobile garage is located at the northwest corner of the lot.

14. 304A SE 5th St. **Contributing to district**
Building Form: Auto Garage
Building Date: c.1923
Architect/Builder: Unknown
This single-car garage has a hipped roof with wide eaves and exposed rafter tails. The historic hinged wood paneled door with four pane fixed sashes at the top occupies the vehicular bay in the south elevation. Shiplap, tongue-in-groove siding clads the exterior walls.

15. 306 SE 5th St. **Contributing to district**
Style: Queen Anne Free Classic **Photographs No. 3 & 4**
Building Date: c.1900
Architect/Builder: Unknown
This side-gabled house has three bays in the main block and a bay formed from a one-story addition to the east side of the house. The primary façade faces south, and features a full-width wood porch with wood steps and floor. Tuscan columns on square piers support a low-pitched hipped roof. A matchstick balustrade runs between the columns. The off-center entrance contains the original wood door with oval glass. The two windows on the porch have shallow leaded glass, fixed sashes over a single pane and feature molded lintels. The centered front dormer has a gable roof with eaves returns, and pilasters framing paired windows that have angled, cross muntins in the upper sash. Dentil trim occurs under the main roofline eaves. Each side gable has decorative wood shingles and a half-round window with paired, nine-over-one light windows below. Dentils cap the molded lintels. A brick interior chimney is centered in the front roof slope above the gable-front dormer. Narrow, horizontal lap siding covers the walls.

Recessed on the east elevation is a one-story enclosed porch addition with a flat roof. One-over-one light, double-hung sash windows occupy the addition's elevations with a door in the north bay of the east elevation. The west elevation has a box bay with three windows and a hipped roof. A rear one-and-a-half story addition with a gable-front dormer on the east side features a lower roofline than the main house and extends from the rear (north) elevation. A historic three-bay garage is at the east end of the lot. Similar to the house at 505 SE Green Street, this house is an example of a cottage form utilizing Queen Anne and classical Colonial Revival detailing (columns, dentils, etc.).

16. 306A SE 5th St. **Contributing to district**
Building Form: Auto Garage/barn **Photograph No. 3**
Building Date: Unknown

Architect/Builder: Unknown
This outbuilding has one large framed opening in the south elevation that incorporates three vehicular bays with hinged, double-leaf wood doors. The flat roof has a shaped parapet. Shiplap, tongue-in-groove wood siding clads the walls. A flat roof supported by wood posts forms a double width car port on the east elevation of the structure.

17. 406 SE Howard Ave. **Contributing to district**
National Folk House Form: I-House **Photograph No. 2**
Building Date: c. 1935
Architect/Builder: Unknown
This building is located on Lot 7, which was once part of the larger pre-1905 annexation parcel of M. McClanahan [Figure 4] and faces Southeast Howard Avenue. It occupies land owned by E.H. Graves in 1931. [Figure 5] This one-and-one-half story house has a side-gabled roof aligned parallel with the street. A three-quarter width porch spans the south end of the primary (east) elevation. The porch features Tuscan column supports and a matchstick balustrade. A multi-light wood door occupies the central entrance. The primary façade has three bays defined by fenestration. The first-story window openings contain historic, one-over-one light, double-hung wood sashes. The second-story has small, horizontal window openings with single-light wood hopper sashes. The window and door openings retain the historic casing trim. The siding appears to be secondary asbestos shingles that leave the original trim exposed. The building and garage do not appear on the 1935 Sanborn Fire Insurance Company map of Lee's Summit (Sheet 5), but appear on the 1935-1945 Sanborn map. This indicates a construction after 1934 and prior to 1941, when a moratorium on construction supplies officially went into effect with the U.S. entry into World War II.[6]

18. 406A SE Howard Ave. **Contributing to district**
Building Form: Auto Garage **Photograph No. 2**
Building Date: c. 1935
Architect/Builder: Unknown
This gable-front, single car garage has wood shingle siding. The double-leaf doors are vertical boards and it opens outward. The garage faces Howard Street and is on the back of the lot. It has a gravel driveway.

19. 408 SE Howard Ave. **Non-Contributing to district**
Style: Craftsman/Bungalow **Photograph No. 9**
National Folk House Form: Massed-Plan, Side Gable
Building Date: Unknown
Architect/Builder: Unknown
This building is located on a unpaved private drive leading from Southeast Howard Avenue. [Figure 3] It does not appear on Sanborn Fire Insurance Company maps prior to 1945, although survey data documents the style was popular in Lee's Summit from about 1910 to the onset of the Great Depression. Asbestos shingle siding came into common usage in the late 1930s. It is possible

[6] As early as 1938 certain construction supplies were earmarked exclusively for government use in preparation for U.S. entry into the war in Europe

it was moved to the site after World War II. It is included in the District because of its interior location and exclusion would not meet the National Park Service boundary guidelines; but because of the discrepancy of its date of location and possible period of construction it is not listed as contributing to the District. This one story cottage features a front gable porch that extends forward from the body of the house from a cross gable that covers the portion of the house that is one room in depth. An enclosed rear addition has a rear gable and slopes upward to meet the ridge of the main body of the house. The rear addition has an asymmetrical arranged entrance on the east side flanked by two windows that are not the same distance from the door; one is full-length and another half-sized. The front porch supports are brick piers with a concrete cap and at the porch balustrade line, supporting square brick columns the width of the pier. A wood balustrade with square posts, rails and balusters encloses the porch. The primary facade is symmetrical and composed of a central entrance flanked by narrow, one-over-one light, double hung sash windows. The secondary siding of asphalt shingles leaves the original wide trim (which is typical of the Craftsman stylistic treatment) exposed.

20. 408A SE Howard Ave. **Non-contributing to district**
Building Form: Auto Garage **Photograph No. 1**
Building Date: Post World War II
Architect/Builder: Unknown
This wide, gable-front, single-car garage has asbestos shingle siding. A multi-panel overhead door fills the vehicular garage opening. The garage faces south and is set back behind the rear elevation of the house at the back of the lot. . It has a gravel drive leading to a concrete platform. The roof slope and width of the building indicate that it dates to the period after World War II. The single-car bay indicates a date in the late 1940s or early 1950s.

STATEMENT OF SIGNIFICANCE

The Southeast Grand Avenue and Fifth Street Residential Historic District located in Lee's Summit, Jackson County, Missouri, is eligible for listing in the National Register of Historic Places for its local significance under Criterion A for the area of COMMUNITY PLANNING AND DEVELOPMENT and Criterion C for the area of ARCHITECTURE as documented in the Multiple Property Documentation Form "Historic Resources of Lee's Summit, Missouri" (the MPDF). The District 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." The architectural and functional property types in the District meet the integrity thresholds and registration requirements established in the MPDF. The District comprises a grouping of contiguous residential resources erected in the first three decades of the twentieth century along Southeast Grand Avenue and Fifth Street in an area annexed into the city limits in 1905. It clearly reflects the evolution of Lee's Summit's residential neighborhoods from the first decade of the twentieth century through the onset of World War II. It is one of a number of extant discontiguous late nineteenth and early twentieth century neighborhood enclaves that meet National Register criteria, and which surround the historic downtown commercial district.[7] The District's historical resources and their spatial relationships remain substantially unaltered. The District is significant in the area of Community Planning and Development for its associations with and reflection of the community's residential building patterns relating to Lee's Summit's role as a rural railroad agricultural market center during the late nineteenth and early twentieth century. The variations in parcel and lot sizes reflect a slow rate of residential growth during a period in which parcel subdivision and infill housing occurred almost continuously in the Old Town area. The District is unique among neighborhoods in the vicinity for its visual reflection of the change in physical orientation and patterns of platting that occurred as a result of the 1905 annexation. The District's significance in architecture is due to the presence of popular architectural styles and forms that reflect the evolution of residential designs in the early twentieth century in Lee's Summit. The range of property types includes high style residences, popular pattern book styles, and National Folk House forms as documented in Sections E and F of the MPDF. Contributing to the architectural significance of the district is the concentration of residences that meet the National Register criteria for individual eligibility. The concentrated grouping of high style, locally uncommon, and highly intact residential buildings is unique among the historic neighborhoods which surround the National Register downtown commercial district. The period of significance is from circa 1900 to 1941, beginning with the estimated date of construction of the earliest contributing residential building and ending at the onset of World War II, and the related cessation in Lee's Summit of home construction. 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

[7] As noted in Section 7, those residential districts currently listed in the National 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), the Southeast Green Street Historic Cottage District (2010), and the Southeast Third Street Residential Historic District (2010).

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.

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 an area approximately one-to-two blocks southeast of Lee's Summit's downtown commercial center. The period of significance of the district is rather broad as it represents the change of the neighborhood over time and includes a variety of architectural residential property types, as was typical of many smaller cities and towns in the region. Within Lee's Summit there was never any great growth pressure during its early twentieth century historic period of residential development to warrant large-scale speculative development of several blocks at a time.[8]

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.[9] Like all rural railroad market centers, key roads and streets connected with the county road system, providing wagon and, later, automobile and truck access to the railroad freight and passenger depots. Douglas Street, which is approximately one block from the western boundary of the District, was historically the most significant north/south connector street in Lee's Summit. 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 areas north and south of the downtown commercial area and spread along side streets adjacent to Douglas Street.

The District's origins as a residential neighborhood were part of development that occurred in the early twentieth century after the 1905 annexation. The District is located in an area of subdivisions of preexisting large parcels platted after 1905 on a grid of streets in a true north-south, east-west orientation that corresponds with the land survey grid laid out by compass points oriented by section, township, and range. This differs from the earlier nineteenth century additions and subdivisions platted in street grids

[8] Deon Wolfenbarger, ―Historic Resources Survey Phase 1, Lee's Summit, Missouri 31 July 1991. City of Lee's Summit, Missouri Community Development Department Preservation, Lee's Summit, Missouri., 31.
[9] 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

that paralleled the Missouri Pacific R.R. tracks, which ran from northwest to southeast and lie west of the District.

The 1905 annexation expanded the corporate limits of Lee's Summit to the size of approximately one square mile. In 1904 the area encompassed by the District included relatively large parcels with one residential building owned by: John T. Lacy (5 acres) at the corner of present day Southeast Third Street and Southeast Grand Avenue, Lizzie Peel (7.25 acres) bounded on the west by present-day Southeast Grand Avenue, M. McClanahan (5 acres) at the corner of Southeast Grand Avenue and Fifth Street; Alvin P. Jones (5 acres) facing Southeast Fifth Street, and J.T. Campbell (5 acres) at Southeast Fifth Street and Howard Avenue. [Figure 4][10]

After the 1905 annexation, subdivision occurred. The Lacy parcel became Lacy's Addition with lots facing onto Southeast Third Street bounded by an alley on the south side. The remainder of the parcel was not subdivided into lots.

The portion of the Lizzie Peel parcel west of Southeast Howard Avenue came into the possession of Orienne Cooper sometime before 1911. Two lots (315 and 317 Southeast Grand Avenue) with residences appear in the 1909 Atlas. On December 27, 1923, William W. Collins and Orienne Cooper filed the plat for the Collins Heights Subdivision which included the remainder of the Peel parcel and lots west of Southeast Howard Avenue. With the exception of the three properties along Grand (401, 405 and 407), which date to the inter-war period, the Collins Heights subdivision remained undeveloped until after World War II.

Subdivision of the pre-1905 annexation parcel owned by M. McClanahan included three lots facing Grand Avenue with a depth of 210 feet owned by 1930 by C. M. Norfleet, S. E. Hunt, and W.F. Bell. These lots were vacated for the construction of the large residence now at 415 Southeast Grand Avenue.[11] In 1931, E. H. Graves owned a z-shaped parcel within the original McClanahan parcel which included the large corner portion at Southeast Grand Avenue and Fifth Street. G. J. Warren and F.M Schick owned two lots to the east facing onto Southeast Fifth Street that once comprised part of the original McClanahan parcel. [Figures 4 & 5]

The District was the location for some of the community's earliest twentieth century residential development. Initially in the late nineteenth century, residential development occurred south of the downtown commercial center along Douglas Street. In the mid-1880s residences appeared north of the commercial district along Douglas Street. In the areas platted north and northwest of downtown, beginning with the founding of Lee's Summit, residential construction occurred over an extended period of more than a century. This was typical of many small rural communities, where development in subdivisions platted during the late nineteenth century often occurred over an extended period of time. This was typical of Lee's Summit; residential building patterns in the older neighborhoods of the

[10] *1904 Plat Book of Jackson County, Missouri* (Minneapolis, MN: Northwest Publishing Co., 1904), 14. Jackson County Historical Society Archives and Research Library. Independence, Missouri.
[11] The residence is located within the boundaries of the lot previously owned by W. F. Bell. It is not clear from the maps available when the residences that appear on the 1935 map on the lots owned by Norfleet and Hunt were razed. These lots now constitute the large side yard of the residence at 415 Southeast Grand Avenue.

community did not occur in a geographically sequential manner. Moreover, after 1929, all subdivision activity in the City ceased for the nearly two decades that encompassed the Great Depression and World War II. Because there were relatively few periods of rapid community growth, large-scale block-by-block speculative development was not a significant part of Lee's Summit's community development patterns prior to the 1950s. 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.

Contributing to the Southeast Grand Avenue and Fifth Street Residential Historic District's distinct sense of place is the unity achieved by the residential orientation to Southeast Grand Avenue and Fifth Street, the continuum and evolution of early twentieth century residential architecture, and mature landscape elements. The effect is the appearance of a streetscape in a small-town Midwestern neighborhood that has evolved over time. In overall layout, scale, and size, all of the early twentieth century houses in the District, both large and small, reflected conservative, comfortable versions of national residential preferences.

Another community pattern of development reflected in the District is apparent in the dates of construction. A comparison of the footprints of the houses in the *1904 Plat Book of Jackson County, Missouri* and Sanborn Fire Insurance Company maps with those of the existing houses indicates that newer houses often replaced some of the District's original residences – a pattern that repeats itself in Lee's Summit's late nineteenth and early twentieth century neighborhoods.

A distinctive feature of the District is the range in size and design of the residences. The one and two-story cottages and small bungalows at 315 through 405 Southeast Grand Avenue and 304 and 306 Southeast Fifth Street reflect a visible pattern in Lee's Summit's neighborhoods that developed after the turn-of-the-twentieth century. Beginning around 1910, there was a shift in the size of middle-class residences. Modest cottage-style houses and Craftsman bungalows began appearing on lots that had been subdivided from larger lots. They reflect a national trend in middle-class housing - 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 are also 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.[12] They also reflect the advent of home financing mechanisms from lending institutions geared for the middle-classes that occurred concurrently with widespread increases in wages that were part of the rise of a middle-class in the early decades of the twentieth century. During this period, middle-class wage earners and white collar middle managers could afford to leave rented quarters, and contract directly with the home builder to erect a modest dwelling.

Another significant contextual association relating to the residences of upper-middle class home owners in the post-World War I period in Lee's Summit is evident in the houses on large lots at 407 and 415 Southeast Grand Avenue and 300 Southeast Fifth Street. As noted by Deon Wolfenbarger in the Phase I Historic Resource Survey of Lee's Summit, during the first decade of the twentieth century, "several fine, large homes" were constructed in the area south of Fifth Street.[13] The tradition of large houses near

[12] Schwenk, E29.
[13] Wolfenbarger, 27.

Southeast Fifth Street persisted through the onset of the Great Depression. The large houses in the district located on large parcels are unique in their size in comparison with the majority of residences in late nineteenth and early twentieth century neighborhoods that surrounded the commercial downtown area.

ARCHITECTURAL STYLES

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

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

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

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.

The residences in the District define its unique appearance and range in size from one-story cottages and bungalows of six rooms or less to large residences. The vast majority of the buildings within the District are wood frame with wood siding.[14] Many of the District's earliest residences are important as rare survivors of their period of construction. The Late Victorian Queen Ann Free Classic style small residences, the Massed-Plan National Folk House forms and the Craftsman houses and bungalow in the District all reflect popular residential designs found in Lee's Summit in the first decades of the twentieth century prior to World War I. The larger inter-war residences erected after World War I and prior to World War II are among the distinct minority of large late nineteenth and early twentieth century residences erected in the community. All are residential styles and designs popular throughout the nation during the early twentieth century and are discussed as to architectural property type and as individual architectural property types in Section 7 of this document.

All of these buildings have significant associations with residential architectural development patterns relating to Lee's Summit's role as a regional railroad market center. As documented in the MPDF, 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. 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 development of the City's residential architecture. They individually, and as a group, embody distinctive characteristics of a type, period, or method of construction that occurred in the first decades of the twentieth century prior to World War I and in the period between the end of World War I and the

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

onset of World War II, including patterns of features common to each particular architectural property type and era of construction. The pre-World War I Queen Anne Free Classical residences occur in sufficient numbers to demonstrate the individual variations of features that occurred within that class of architectural property types as well as the evolution of that class. The pre-World War I residences and those erected in the inter-war years also reflect the transition between architectural property types. For example, the residences of upper-middle-class home owners in the post-World War I period in Lee's Summit are evident in the houses on large lots at 407 and 415 Southeast Grand Avenue and 300 Southeast Fifth Street. These houses reflect a national and local shift in domestic architectural fashions after World War I toward the period styles previously favored and principally seen in architect-designed residences. This shift to revival styles drew on the complete historical spectrum of European and Colonial American housing styles and dominated domestic building during the 1920s and 1930s.[15]

INDIVIDUAL PROPERTY HISTORICAL ASSOCIATIONS[16]

Based on comparison of the 1904 plat map, the 1909 Sanborn Fire Insurance Company map, the 1911 plat map and the 1931 plat map[17] it can be ascertained that the following properties are part of a series of subdivisions of a larger parcel owned by Lizzie Peel which appears in a 1904 plat map; the property later came into the possession of Orienne Cooper sometime prior to 1911. William W. Collins and Orienne Cooper filed the plat for the Collins Heights Subdivision of the original Peel parcel on December 27, 1923. With the exception of the two lots at 315 and 317 which were subdivided around 1911 and three properties along Grand (401, 405 and 407), which date to the inter-war period, the 1923 Collins Heights subdivision remained undeveloped until after World War II.

315 SE Grand Ave. Contributing to district

Building Date: Between 1904 and 1908

Built on property that was originally part of a parcel owned by Lizzie Peel which appears in a 1904 plat map [Figure 4], it appears from an examination of plat maps that the lot was platted sometime prior to 1909 by Mrs. Ernest Cooper; the plat map of that date lists E.F.T. as the owner of the lot and the Sanborn Fire Insurance Company Map of 1909 shows the footprint of the house at this location. This house was thus constructed between 1904 and 1908. In 1931, J. Ray is listed as the owner of the house and lot.

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[15] McAlester, 319.

[16] Individual property histories were compiled by Deon Wolfenbarger of Three Gables Preservation during the Phase 1 Cultural Resource Survey of Lee's summit conducted for the City of Lee's Summit Historic Preservation Commission, Community Development Department which was completed in 1991. The individual histories are recorded on individual survey inventory forms for each property on file with the City and State Historic Preservation Office located in the Missouri Department of Historic Resources.

[17] *1904 Plat Book of Jackson County, Missouri*,, 14. Jackson County Historical Society Archives and Research Library, Independence, Missouri; *Sanborn Fire Insurance Map of Lee's Summit, Jackson County, Missouri. October 1909* (New York: Sanborn Map Co., 1909.) Kansas City (Missouri) Public Library. Database online. Available at http://proxy.kclibrary.org:2269/; Internet; accessed 10 November 2004; *1911 Plat Book of Jackson County, Missouri*(Kansas City, MO: Berry Publishing Company. 1911), n.p. Jackson County Historical Society Archives and Research Library. Independence, Missouri; *Atlas of Jackson County, Missouri.* (Kansas City, MO: Gallup Map & Supply Co., 1931). Jackson County Historical Society Archives and Research Library. Independence, Missouri.

317 SE Grand Ave. Non-Contributing to district
Building Date: Between 1904 and 1908
Built on property that was once part of a parcel owned by Lizzie Peel which appears in a 1904 plat map, the single lot was part of a re-platting that occurred before 1909 by Mrs. Ernest Cooper. The Sanborn Fire Insurance Company Map of 1909 shows the footprint of the house at this location. This house was constructed between 1904 and 1910. From 1910 to at least 1931, S. R. Porter owned the property.

401 SE Grand Ave. Contributing to district
Building Date: c. 1923
This small dwelling appears to date to the time of the 1923 platting of the Collins Heights Addition. Subsequent property owners were James H. Harris, Walter B. Jones and J. B. Cooper. In 1954, the Joseph B. Cooper estate purchased the property and sold it in 1959 to Edward V. Stuart. Nancy Zug purchased the property in 1976, and Jo Lynn Draper was owner of record in 1982.

405 SE Grand Ave. Contributing to district
Building Date: c.1923
The style of this house suggests that it may have been built in 1923 shortly after the platting of the Collins Heights subdivision. Fred Martin purchased the property from Collins and Cooper. Later owners were: Vivian C. White (owner of the White and Burton Garage), Mattie D. White, Iva L. Young, Clyde R. Baker, Ernest C. Benoit and William H. Koch.

407 SE Grand Ave. Contributing to district
Building Date: c.1923
Built on property that was once part of a parcel owned by Lizzie Peel which appears in a 1904 plat map, the architectural style of this substantial dwelling suggests that it was built shortly after the platting of the Collins Heights subdivision. It was the home of Orienne and Ernest Cooper. Mr. Cooper was president of the Bank of Lee's Summit. In 1964, Stewart L. Black purchased the property.

Based on review of the 1904 plat map, the 1909 and 1935-45 Sanborn Fire Insurance Company Maps, and the 1931 plat map[18], the following properties are part of a series of subdivisions of the 1904 M. McClanahan parcel.[19]

415 SE Grand Ave. Contributing to district
Building Date: 1927
Designed by a Kansas City architect named Stonebrecher, the date of construction of the house is 1927. The lot is one of three lots subdivided from the McClanahan parcel, and was owned by

[18] 1904 Plat Book of Jackson County, Missouri, 14. Sanborn Fire Insurance Map of Lee's Summit, October 1909 , Sanborn Fire Insurance Map of Lee's Summit, Jackson County, Missouri. 1935-1945, and the Atlas of Jackson County, Missouri.
[19] Note for clarification in comparing maps: the current right-of-way for SE Howard Avenue runs along the eastern boundary of the McClanahan property.

W.F. Bell. The Colonial Revival design is attributed to a Kansas City architect with the surname of Stonebrecher. The contractor was a local builder, Carl Sechler, who reportedly had a 15-man crew working on the house. Carl Sechler was the youngest son of M. Sechler, a builder. From 1910 to 1935, Carl constructed over 100 homes in Lee's Summit as well as the high school and the First Methodist Episcopal Church.[20] The original owner of the house was Frank Bell, president of Farmer's Trust Bank in Lee's Summit.

300 SE 5th St. Contributing to district

Building Date: c.1905

Constructed c. 1905 on the former property of M. McClanahan, the residence appears as the property of Eugene H. Graves by 1931. Graves came to Lee's Summit from Boston in the 1880s and started out as secretary of the Lee's Summit Nursery. He was later proprietor of the Jackson County Nursery Company on Third Street, and was part of the large nursery industry centered on Lee's Summit.

304 SE 5th St. Contributing to district

Building Date: c. 1910

Sometime between 1911 through at least 1931, G.J. Warren lived at a residence at this location. The design of the residence suggests a date of construction prior to World War I.

306 SE 5th St. Contributing to district

Building Date: c.1910

By 1911, the property belonged to J.W. Blackwell, vice president of the Lee's Summit Department Store. The 1931 Atlas of Jackson County shows the house as the property of F. M. Schick, who built and operated a number of businesses on Douglas. The property includes the current lot with an address of 308 SE 5th Street. The garage to 306 is on this portion of the parcel with significant green space behind.

406 SE Howard Ave. Contributing to district

Building Date: c.1935

This I-house Folk House form does not appear on the 1935 Sanborn Fire Insurance Company map; it appears on the 1935-45 map. The assigned date of construction is, therefore, sometime before U.S. entry into World War II, as construction ceased with the freeze on building supplies.

408 SE Howard Ave. Non-contributing to district

Building Date: Unknown

The residential style dates to the period from around 1910 to 1925 when Arts and Crafts bungalows were built in Lee's Summit. However it does not appear on Sanborn Fire Insurance Company maps dating from 1900 to 1945. The street does not appear as a named and designated street. It is possible the house was moved onto the lot and a garage constructed at that time.

[20] His four brothers were also in the construction business, and, beginning in 1905, some of them operated Sechler Brothers contractors

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GEOGRAPHICAL DATA

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5	15	381078	4307899	7	15	381084	430 7863
	Zone	Easting	Northing		Zone	Easting	Northing
6	15	381086	4307898	8	15	81187	4307858
	Zone	Easting	Northing		Zone	Easting	Northing
9	15	381179	4307745				
	Zone	Easting	Northing				
10	15	381011	4307750				
	Zone	Easting	Northing				

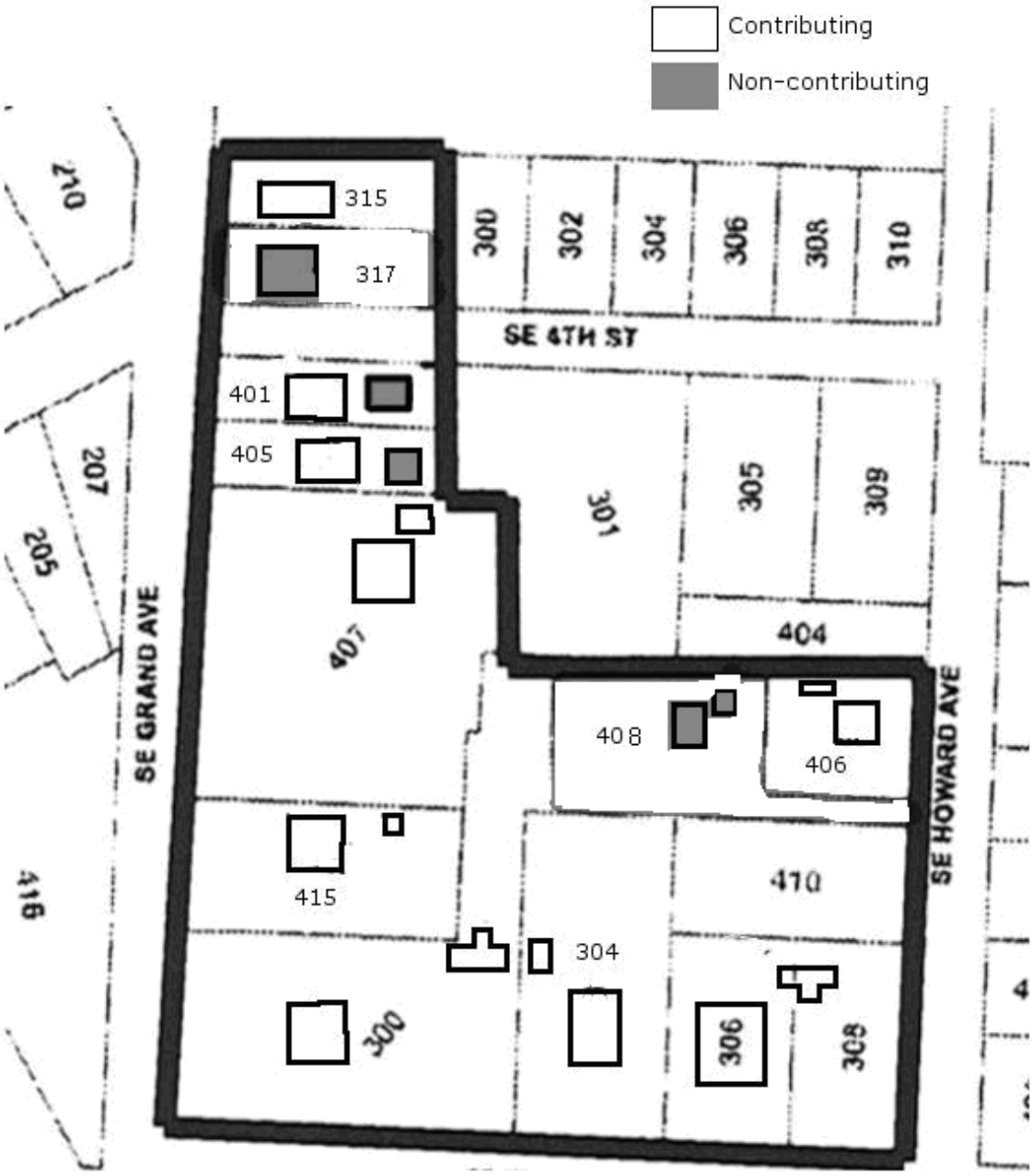
VERBAL BOUNDARY DESCRIPTION

The boundary of the nominated district is shown as the solid black line on the accompanying map entitled "Historic District Boundary Map."

BOUNDARY JUSTIFICATION

The boundary of the Southeast Grand Avenue and Fifth 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, alleys, 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 were less than fifty years of age. As noted in Section 7, the District is one of seven groupings of buildings adjacent to the commercial downtown that, due to their historic architectural integrity, communicate shared architectural and community development associations and are listed in the National Register of Historic Places.

HISTORIC DISTRICT BOUNDARY MAP



Scale: 1" = 160'

PHOTOGRAPHIC DOCUMENTATION

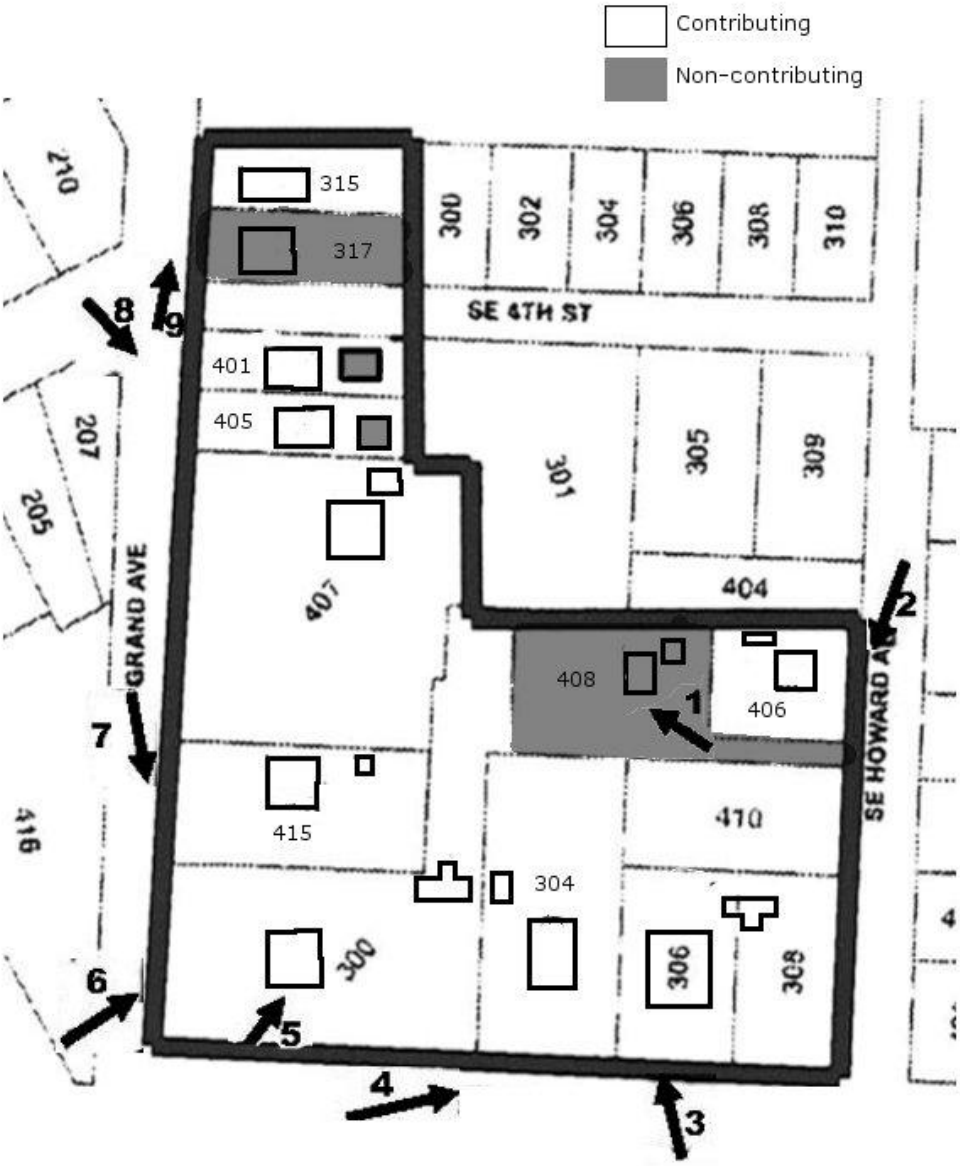
Photographer: Brad Finch
F-Stop Photography
Kansas City, Missouri 64116

Date of Photographs: March 3, 2010

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

Photograph Number	Camera View	Street Address/Location
1.	NW	408 SE Howard Avenue
2.	SW	406 SE Howard Avenue
3.	NW	306, 304 SE 5th Street
4.	NE	304, 306 SE 5th Street
5.	NE	300 SE 5th Street
6.	NE	300 SE 5th Street
7.	SE	415 SE Grand Avenue
8.	SE	401, 405, 407 SE Grand Avenue
9.	NE	315, 317 SE Grand Avenue

PHOTOGRAPHIC MAP



Arrow Indicates Camera View

LIST OF FIGURES

Figure 1: Location Map
Figure 2: Setting Map
Figure 3: Site Map
Figure 4: South Part of Lee's Summit, MO Plat Map, 1904.
Figure 5: 1931 Plat Map of Jackson County, MO.

Figure 1: Location Map

Figure 2: Setting Map

Old Town Lee's Summit National Register Eligible Twentieth Century Residential Districts

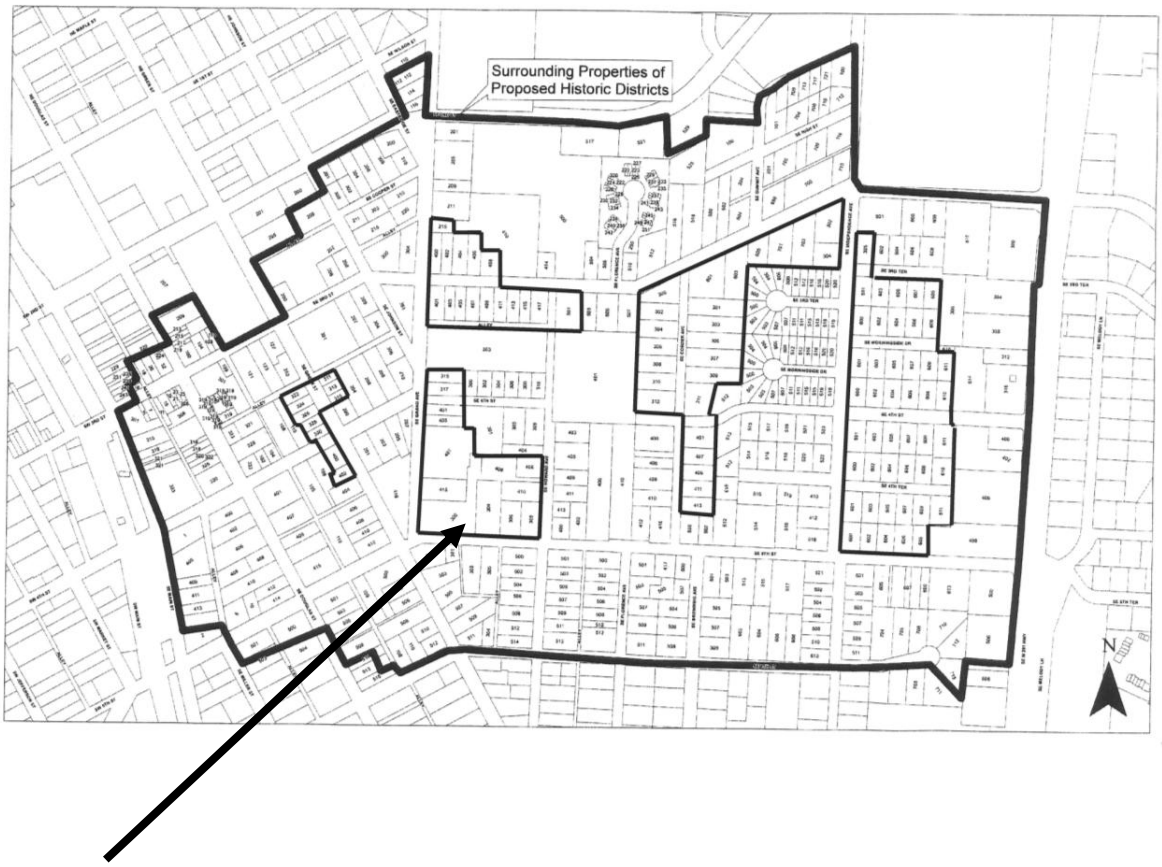
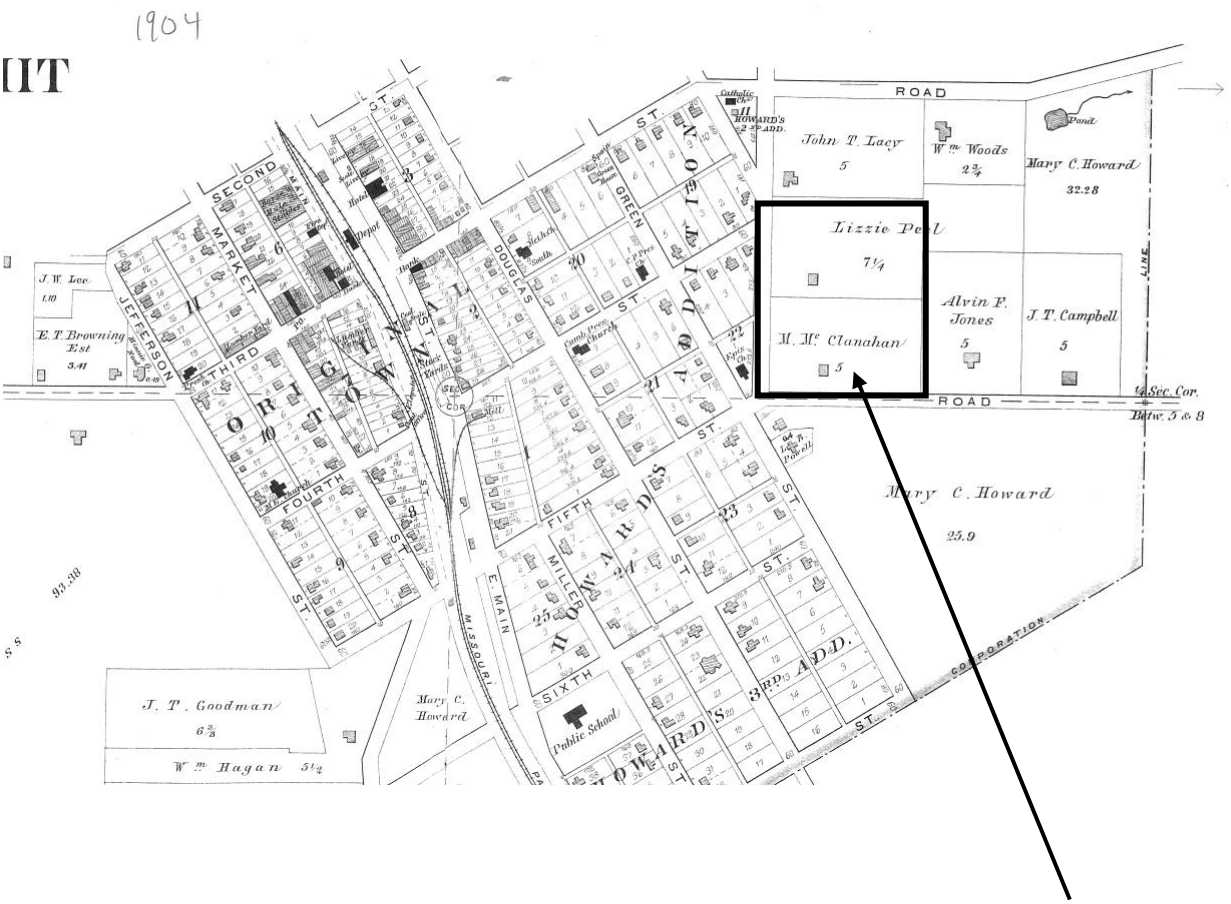


Figure 3: Site Map

Figure 4: 1904 Plat Map of Lee's Summit



Initial plats affected by later subdivision

FIGURE 5: 1931 Plat Map of Lee's Summit
RELATIONSHIP OF HISTORIC DISTRICT TO HISTORIC DOWNTOWN

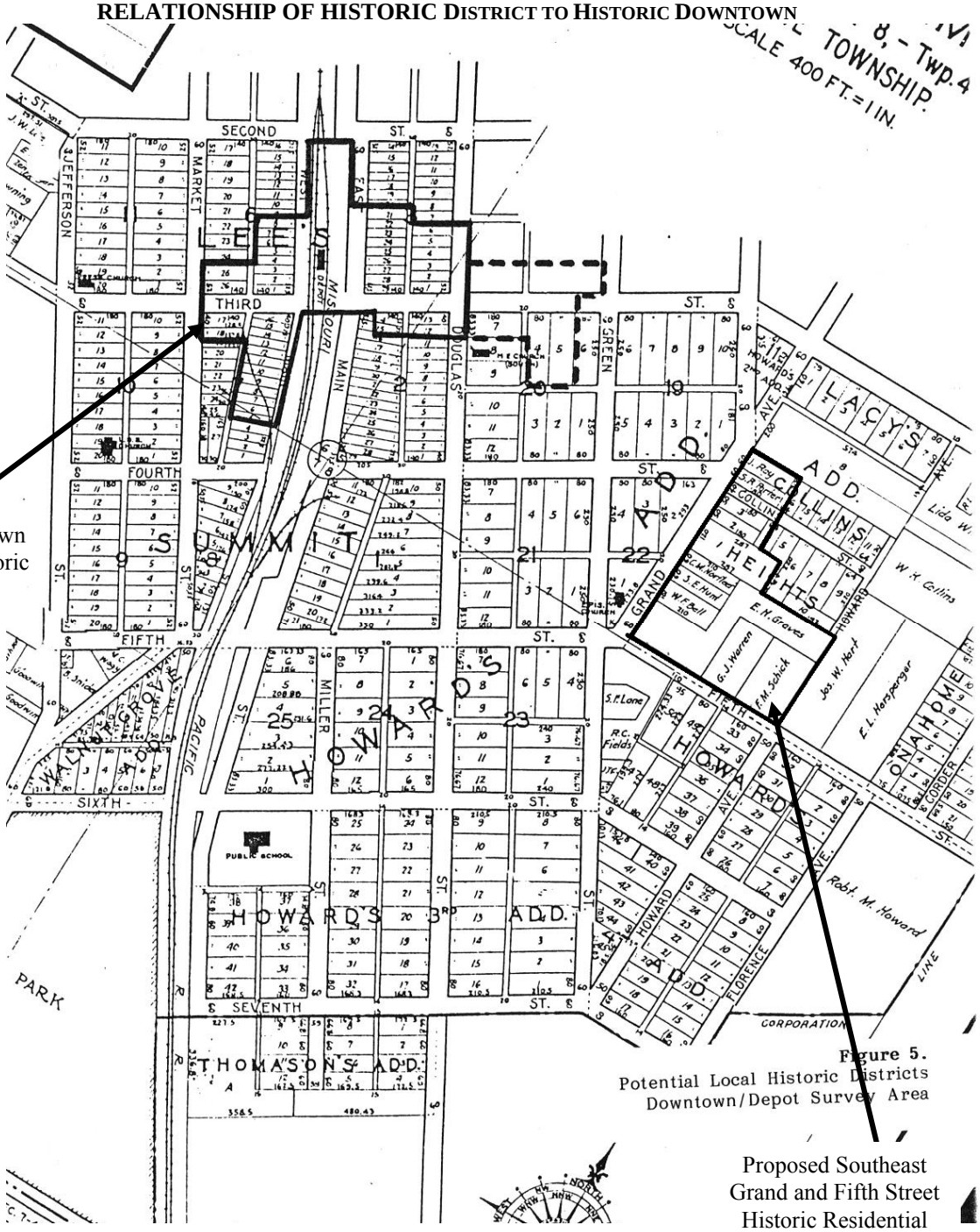
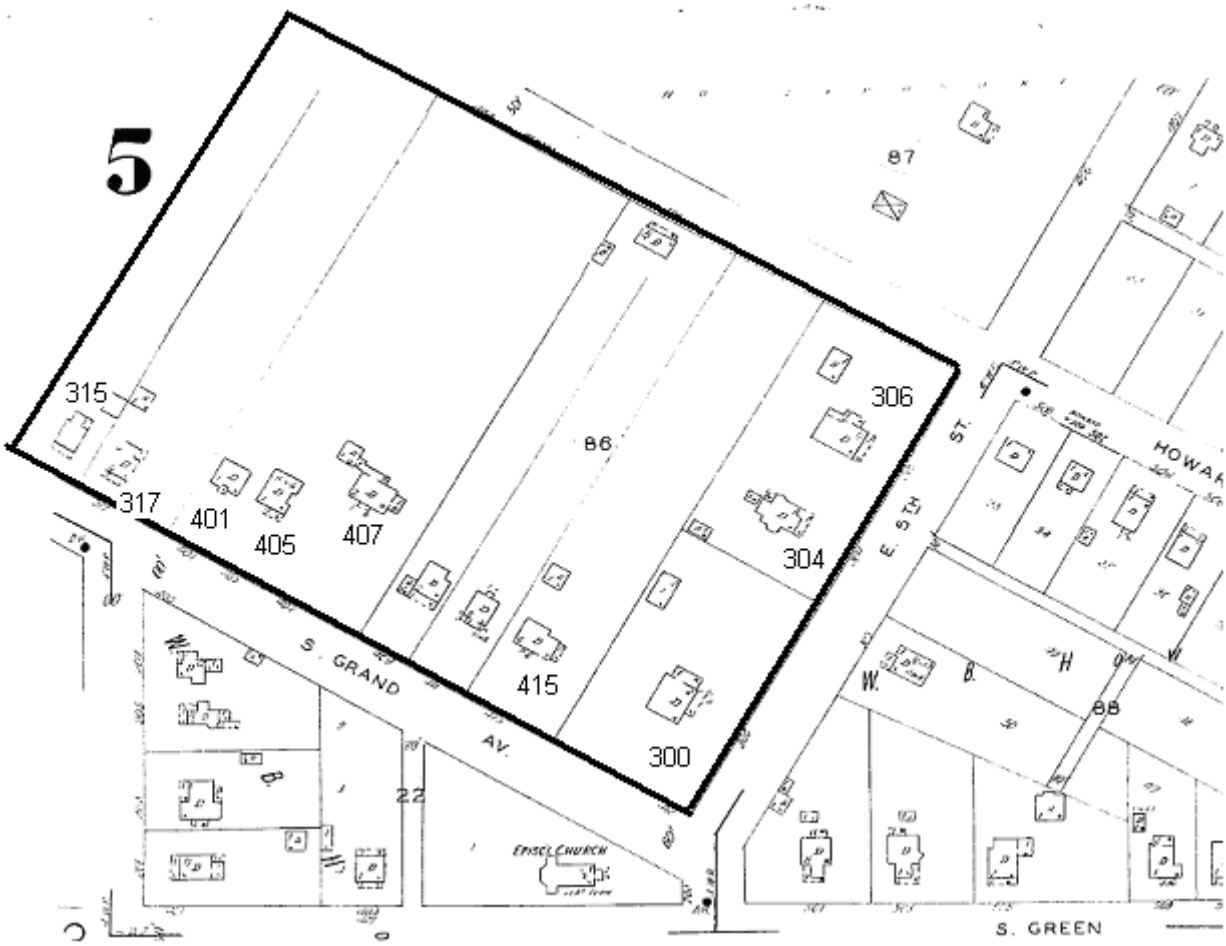
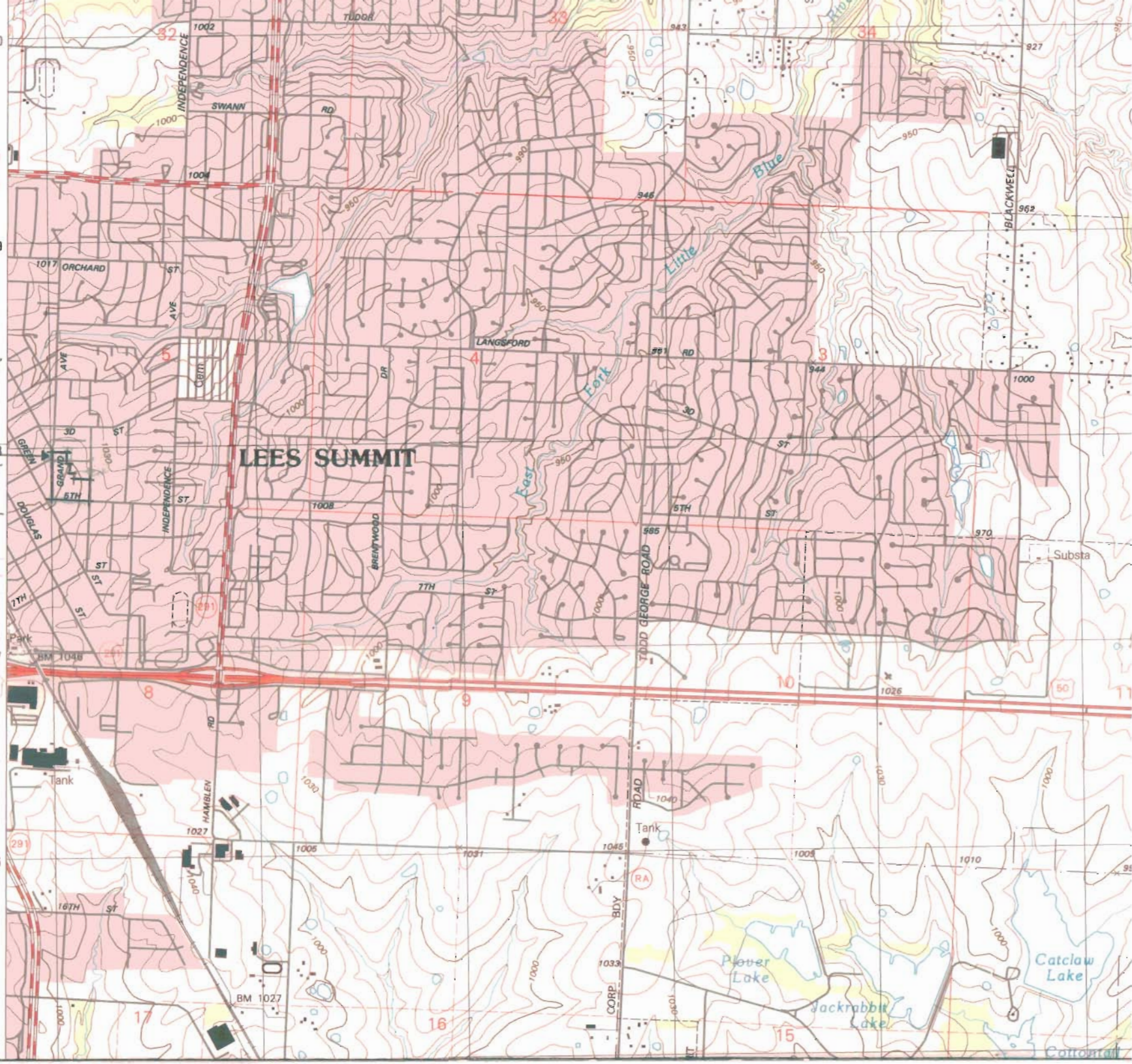


FIGURE 6: 1935-45 Sanborn Fire Insurance Company Map (Addresses Annotated)





Southeast Grand Avenue + Fifth Street
Residential Historic District

UTM References

1. 15S, 381020mE, 4307982mN
2. 15S, 381074mE, 4307980mN
3. 15S, 381074mE, 4307933mN
4. 15S, 381078mE, 4307933mN
5. 15S, 381078mE, 4307899mN
6. 15S, 381086mE, 4307898mN
7. 15S, 381084mE, 4307863mN
8. 15S, 381187mE, 4307858mN
9. 15S, 381179mE, 4307745mN
10. 15S, 381011mE, 4307750mN

Southeast Grand Avenue + Fifth Street Historical Residential District
408 SE Howard Ave, Jackson County, MO
Photo #1

Southeast Grand Avenue + Fifth Street Historical Residential District
406 SE Howard Ave, Jackson County, MO
Photo # 2

Southeast Grand Avenue + Fifth Street Historical Residential District
304, 306 SE 5th St, Jackson County, MO
Photo #3

Southeast Grand Avenue: Fifth Street Historical Residential District
304, 306 SE 5th St, Jackson County, MO
Photo #4

Southeast Grand Avenue + Fifth Street Historical Residential District
300 SE 5th St, Jackson County, MO
Photo #5

Southeast Grand Avenue + Fifth Street Historical Residential District
300 SE 5th St, Jackson County, MO
Photo #6

Southeast Grand Avenue + Fifth Street Historical Residential District
415 SE Grand Ave, Jackson County, MO
Photo #7

Southeast Grand Avenue + Fifth Street Historical Residential District
401, 405, 407 SE Grand Av, Jackson County, MO
Photo #8

Southeast Grand Avenue + Fifth Street Historical Residential District
315, 317 SE Grand Ave, Jackson County, MO
Photo #9