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 Bayles Addition Historic District

other names/site number N/A

2. Location

street & number Bounded by SW Jefferson St., SW 3rd St, SW 5th St., SW 4th St., and SW Walnut Street N/A not for publication

city or town Lee's Summit N/A vicinity

state Missouri code MO county Jackson code 095 zip code 64063

3. State/Federal Agency Certification

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

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

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

___ national ___ statewide _x_ local

Mark A. Miles Dec 19, 2012

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

Missouri Department of Natural Resources

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

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

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

___ other (explain:) _____

Signature of the Keeper Date of Action

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	
95	6	buildings
1		sites
		structures
		objects
96	6	**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; Historic Residential Suburbs in the United States, 1830-1950

Number of contributing resources previously listed in the National Register

None

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC/single dwelling
DOMESTIC/secondary structure

Current Functions
(Enter categories from instructions.)

DOMESTIC/single dwelling
DOMESTIC/secondary structure

7. Description

Architectural Classification
(Enter categories from instructions.)

MODERN MOVEMENT/Ranch
MODERN MOVEMENT/Minimal Traditional
LATE 19TH & 20TH C. REVIVALS/Colonial Revival
LATE 19TH & 20TH C. REVIVALS/Tudor Revival

Materials
(Enter categories from instructions.)

foundation: CONCRETE
walls: WOOD
STUCCO
STONE
VINYL
roof: ASPHALT
WOOD/Shingle
other: WOOD
VINYL

Bayles Addition Historic District
Name of Property

Jackson County, MO
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

Period of Significance
1948-1965

Significant Dates
N/A

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

Cultural Affiliation
N/A

Architect/Builder
Blooser Construction Co., builder

9. Major Bibliographical References

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

Previous documentation on file (NPS):

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

Primary location of additional data:

_x_State Historic Preservation Office
____Other State agency
____Federal agency
____Local government
____University
_x_Other
Name of repository: Lee's Summit Historical Society

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 29 acres

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

	Zone	Easting	Northing		Zone	Easting	Northing
1	15	379847	4307808	3	15	380493	4307461
2	15	380330	4307786	4	15	379827	4307482

Verbal Boundary Description (On continuation sheet)

Boundary Justification (On continuation sheet)

11. Form Prepared By

name/title David L. Taylor, Principal
organization Taylor & Taylor Associates, Inc. date June, 2012
street & number 9 Walnut Street telephone 814-648-4900
city or town Brookville state PA zip code 15825
e-mail tta.david@gmail.com

Additional Documentation

Submit the following items with the completed form:

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

Property Owner:

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

name More than fifty
street & number _____ telephone _____
city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Summary

The Bayles Addition Historic District (Photos1-13; Figs. 1-4) is located in an exclusively residential area west of the central business district in the city of Lee's Summit, a community of 91,000 located in Jackson County, in west-central Missouri, 20 miles southeast of Kansas City. This district consists of a 29-acre parcel that was platted in 1948 (Fig. 2) as the Bayles Addition to the City of Lee's Summit. Within the district are 102 resources, all but one of which are buildings. One contributing site is present, a small triangular planting bed (Photo 13) in the center of the intersection of Southwest Mission Road and Southwest Third Terrace. Among the 101 buildings in the district, 95 are contributing and 6 are non-contributing. Contributing elements are those which date from the 1948-1965 period of significance and retain integrity while non-contributing elements post-date the period of significance. The district as a whole along with its contributing component elements meet the registration requirements and thresholds for integrity set forth for the property types, *Single-Family Residential Property Types, circa 1865-1960* and *Suburban Subdivision Property Types, circa 1920-1960.* These property types are described in Section F of the Multiple Property Documentation Form "Historic Resources of Lee's Summit, Missouri," (NR 2005) hereafter referred to as the MPDF and incorporated by reference into this document.[1] In addition to the Lee's Summit MPDF, this district also represents the property type *Post-World War II and Early Freeway Suburbs* described in the National Register MPDF "Historic Residential Suburbs in the United States, 1830-1950." This MPDF formed the basis for the National Register Bulletin *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places.*[2] It is also incorporated by reference into this document.

Elaboration

The plat of the Bayles Addition Historic District is comprised of eight blocks each containing between five and sixteen individual lots (Fig. 3). The blocks with the largest number of lots are Blocks 1, 2, 3, and 5, with 16 lots each. Thereafter the number of lots in each block decreases, with Block 8 containing 13 lots, Block 6 containing 12 lots, and Block 4 containing 9 lots, accounting for a total of 108 individual building lots within the subdivision. A few properties occupy double lots.

[1] Sally F. Schwenk, "Historic Resources of Lee's Summit, Missouri." Jefferson City: Missouri Department of Natural Resources, 2005.
[2] David L. Ames and Linda Flint McClelland, *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places.* (Washington, DC: Department of the Interior, 2002).

The following streets are found within the district: moving from north to south are Southwest Third, Southwest Fourth, and Southwest Fifth Streets.[3] Moving from west to east are Southwest Walnut, Southwest Highland, Southwest Lakeview, and Southwest Madison Streets, which intersect the aforementioned numbered streets at right angles. Warns Street is one block long and runs north-south between Southwest Mission Road and Southwest Jefferson Street. Southwest Jefferson Street forms the eastern boundary of the district and extends on an angle from southeast to northwest. Southwest Mission Road—the district's sole curvilinear road--curves northward from Southwest Fifth Street near the district's eastern boundary and Southwest Third Street Terrace extends for one block linking Southwest Mission Road and Southwest Madison Street. Rights-of-way are nearly uniform throughout the district; Southwest Jefferson Street has a right-of-way of sixty feet; all of the other streets in the district have rights-of-way of fifty feet.

Typically of a planned and regulated subdivision, uniform front, side, and rear lot setbacks were required on the original plat and 5-foot utility easements are present, typically extending along the rear property lines. Other deed restrictions which address the district's significance under community planning/development are addressed in Section 8.

The Bayles Addition Historic District is topographically flat, with well-tended yards and mature shade trees. All streets in the district are asphalt-paved and street lighting relies on lighting units mounted on utility poles.

Architecturally, the Bayles Addition consists of a preponderance of Ranch-style houses and Minimal Traditional homes and a small number of Colonial and Tudor Revival-style domestic architecture. The houses in the district are typically one story in height and have low-pitched hipped or side-gable roofs finished in asphalt shingles. Many roofs have chimneys located on the gable ends or on the interior slopes of the roofs.

The overwhelming majority of the fenestration in this district is flat-topped, with both original wood sash as well as replacement units; in some instances exterior storm windows are present. 1/1 windows are found within the district along with 6/6 and 8/8 units and the occasional casement window. When

[3] For addressing purposes, the city is divided into four quadrants. This entire district lies in the southwest quadrant, hence the "Southwest" prefix.

multi-light replacement units have been installed, they do not employ true divided lights but appear to occupy the original openings. Doors are typically of wood, characteristically of a single-leaf form.

Many of the houses in the district have front porches which extend along all or part of the façade of their respective buildings. Some porches are recessed beneath an extension of the main roof. In several cases, porches employ arcaded support systems and in a few cases modern wood porches are present.

Typical of the 1940s-1950s years of the district's principal development, a great many houses have integral garages located at one of the gable ends. Some of these are 1-bay in width and some are of two bays. Associated outbuildings include detached garages which appear to date from within the period of significance, some which appear to post-date the period of significance, along with several utilitarian sheds of indeterminate age and usage.

Resource Inventory

The following properties are located in the Bayles Addition Historic District. The relative locations of each are shown on the district map accompanying the nomination. The dates of construction were assembled from local real estate listing data and from the assessment records of the Assessment Office of Jackson County.[4]

205 SW Third Street; 1956; contributing
Substantial 1-story Ranch-style house of wood construction, finished principally in weatherboard. Side-gable roof with a gable-end-oriented integral garage occupying the northernmost bay on the facade. Centered on the façade is a stone-finished gable-end entry bay whose stone finish extends to form a railing for a small front porch. Windows are flat-topped, 6/6, with window units set singly and in pairs.

207 SW Third Street; 1950; contributing
1½-story Minimal Traditional-style house with elements of the Colonial Revival style, including the bowfront bay which is centered on the façade. The exterior is finished principally in weatherboard except for the middle section of the façade that contains the bowfront bay and the main entrance; this part of the façade is finished in ashlar stone as is a chimney which penetrated the ridgeline of the roof near the west gable end. Windows are flat-topped, 6/6 and 8/8. A recessed front porch is beside the bowfront bay, shielded by a section of the main roof which is supported by plain wood posts and has a fascia with applied curvilinear trim boards, a motif which extends across the balance of the façade. Set back on the east gable end is an integral garage with a side-gable roof and an overhead garage door.

209 SW Third Street; 1950; contributing

[4] http://www.jacksongov.org/assessment/, accessed March-May, 2012.

1-story Ranch-style house finished in red brick and stone, with a multiple hipped roof with gablets at the peaks and deep eaves. The façade is organized with set-back sections at both ends, followed by paired flat-topped windows, and then an ashlar stone-finished center bay which incorporates a distinctive curved glass block window under the porch, which is shielded by the extension of the main roof.

213 SW Third Street; 1950; contributing
1-story Minimal Traditional-style side-gable-roofed house with an unusually steep pitch compared to others in the district. The pediments of the gable ends are finished in scalloped wood. The main entrance is offset on the asymmetrical 5-bay house, and is shielded by a shed-roofed hood supported by Doric columns of wood. Above the porch is a prominent center gable. Windows are flat-topped, 6/6, and rest on soldier course sills.

305 SW Third Street; 1950; contributing
1-story brick-finished Minimal Traditional House with a hipped roof and a forward-projecting gable-end-oriented section on the west end of the façade. To the east of this wing is a bay window, followed by a recessed sitting area with a wood porch which extends beyond the plane of the façade. Windows are flat-topped, principally with sliding glass units.

307 SW Third Street; 1950; contributing
1-story Minimal Traditional-style house finished in brick and vinyl siding, with a hipped roof and forward-projecting gable-end windows on both the east and west end of the façade. Centered on the façade is a 4-unbit casement window, beside which is the main entrance. Other windows are flat-topped, 6/6, with replacement sash

403 SW Third Street; 1950; contributing
1-story Minimal Traditional-style house finished in red brick and wood, with an irregular profile and an integral gable-end 2-car garage on the east elevation. Multiple gable roof system and a forward-projecting section on the façade with large windows and a red brick fireplace chimney.

405 SW Third Street; 1960; contributing
1-story Split Level house finished in red brick and vinyl, with the center section somewhat shorter that that on the east gable end. Windows are flat-topped, 6/6, with replacement sash units. The center section is brick-finished, though outer units are finished in vinyl. A veneer of brick is on the façade at basement level on the west side.

411 SW Third Street; 1960; contributing
2-story Colonial Revival-style house finished in vinyl siding, with a side-gable roof over the main section, that also has a full portico on the 3-bay façade. The centered entry on the façade is suggestive of a central-passage interior plan. An exterior gable-end buff brick chimney is on the west elevation and a 1-story side-gable wing is on the east elevation, with an integral garage at the rear.

SW Third Terrace at SW Mission Road; 1948; contributing site
This is a triangular planting bed at the intersection of SW Third Terrace and SW Mission Road. It contains a mature tree and shrubbery along with a utility pole and street signage.

200 SW Third Terrace; 1952; contributing
1-story Ranch-style house with a red brick veneered façade and side elevations finished in stucco. The façade incorporates a recessed entry with the main entry door flanked by sidelights. A substantial central chimney of brick penetrates the ridgeline of the roof. Windows are flat-topped, 1/1, with original sash.

204 SW Third Terrace; 1952; contributing
1-story Minimal Traditional-style house of wood construction, finished in vinyl siding with a side-gable roof and a forward-projecting gable-end-oriented wing on the west end of the façade, creating an L-shaped footprint. On the east side of the façade, a modern wood porch accesses the main entry. Windows are flat-topped, 1/1, with replacement units. A 1-story gable-end-oriented 1-car garage is appended to the east elevation by a breezeway.

205 SW Third Terrace; 1950; contributing
Repetitive to 203 SW Mission Road, this is a 1-story side-gable-roofed Ranch-style house of wood construction, finished in asbestos shingles, with a slightly forward-projecting gable-end-oriented garage bay on the right side. Windows are flat-topped, with 6/6 replacement sash, including a row of three windows beside the main entry on the façade. A small masonry stoop serves as the front porch.

206 SW Third Terrace; 1954; contributing
1-story intersecting hip-roofed Minimal Traditional-style house finished in asbestos shingles, with a U-shaped profile created by a gable-end-oriented garage wing on the west side and a 1-story residential wing on the east side. Portions of the façade are finished in stone that appears original to the house. Windows are flat-topped with sliding glass units.

207 SW Third Terrace; 1952; contributing
1-story Ranch-style house of wood construction, finished in asbestos shingle siding, with a side-gable roof and forward-projecting gable-end-oriented wings on both ends of the façade, resulting in a U-shaped footprint. The wing on the right contains a 1-car garage with an overhead door. Scalloped wood shingles are present in the pediment of the other projecting wing. Windows are flat-topped, 1/1, including an oversized fixed window centered on the façade and flanked by conventional 1/1 sash units. In the recess of the U-shaped façade is a masonry stoop.

208 SW Third Terrace; 1952; contributing
1-story U-shaped Minimal Traditional-style house with the main portion finished in red brick and the forward-projecting gable-end-oriented wings on either side finished in asbestos shingle siding. The wing on the west side of the garage contains a 1-bay garage. Centered on the façade is the main entry with a modest non-historic deck. Windows are flat-topped 1/1, with original sash, including a 3-unit window on the façade with a large fixed-light window flanked by conventional 1/1 sash.

209 SW Third Terrace; 1952; contributing
1-story Ranch-style house of wood construction, finished in asbestos shingle siding, with a side-gable roof and a slightly projecting 1-car garage bay on the right side. The pediments of the gable ends are finished in scalloped wood. A part of the façade near the center is finished in stone veneer. A masonry porch is centered on the façade, partly shielded by the overhang of the roof. Windows are flat-topped, 1/1, with replacement sash; a row of three windows is centered on the façade.

210 SW Third Terrace; 1952; contributing
1-story Ranch-style house with a side-gable roof and the side elevations finished in weatherboard while the façade is finished in painted stone. A recessed center bay on the façade has a small porch and the westernmost bay contains an integral 1-car garage with an overhead door. Windows are flat-topped with replacement 6/6 windows lacking true divided lights.

211 SW Third Terrace; 1952; contributing

1-story Ranch-style house of wood construction, finished in asbestos shingles, with a side-gable roof and a slightly forward-projecting garage wing on the right side. The main entrance is offset on the façade and is accessed by a 1-bay modern wood porch with a railing. On the left side of the façade is a 3-unit window with an oversized fixed center window flanked by 1/1 sash; this part of the façade is capped with a stylized gable.

212 SW Third Terrace; 1950; contributing
1-story Minimal Traditional-style house of wood, retaining original weatherboard siding, with a hipped roof and a hip-roofed wing on the east elevation, creating an L within which is a segmental-arched arcaded porch which accesses the main entry. On the west end is an integral original 2-car garage with overhead garage doors. Windows are flat-topped, including an oversized fixed-light unit flanked by conventional 1/1 windows on the porch.

213 SW Third Terrace; 1952; contributing
1-story wood frame house finished in vinyl siding, with a side-gable roof and a slightly shorter side-gable wing on the right side, penetrated by windows and having the appearance of a sunroom. The main entrance is centered on the main part of the house and is shielded by a gable-front open porch supported by plain wood posts and enclosed within a solid wood railing. Windows are flat-topped, with 6/6 and 4/4 replacement sash.

214 SW Third Terrace; c. 1948; contributing
1-story painted brick-finished Minimal Traditional-style house with a side gable roof and a forward-projecting gable-end-oriented wing on the left side, creating an L, within which is an open segmental-arched arcaded porch. A stepped-back side-gable-roofed section is on the north elevation. Windows are flat-topped, generally 1/1, set singly and in pairs.

215 SW Third Terrace; 1954; contributing
1-story side-gable Ranch-style house of wood construction, finished in principally weatherboard, with the lower part of the house finished in a veneer of stretcher courses of brick capped with a soldier course. A hip-roofed wing on the right side creates an L-shaped footprint and in the angle of the L is the main entry accessed from a masonry porch shielded by an extension of the main roof. A substantial red brick fireplace chimney is offset on the slope of the roof.

204 SW Fourth Street; 1952; contributing
1-story side-gable-roofed Ranch-style house of wood, finished in weatherboard, with a gable-end-oriented projecting wing offset on the west side of the façade, beyond which is an integral 1-car garage with an overhead door and a single-leaf entry door accessing the garage. The pediments of the gables are finished in scalloped wood siding. The main entry on the façade is accessed from a concrete stoop and windows are flat-topped, set singly and in pairs, some with non-historic fixed exterior shutters.

205 SW Fourth Street; 1960; contributing
1-story Minimal Traditional-style house finished in board-and-batten, with a side-gable roof and an integral garage in the westernmost of the five bays of the façade. The main entrance is offset on the façade, with a single-leaf entry door accessed by a small masonry stoop; beside the entry is a 3-part window with a fixed-light center window flanked by 1/1 sash units. Other windows are principally 2/2.

206 SW Fourth Street; 1952; contributing
1-story side-gable-roofed Ranch-style house of wood construction, finished in asbestos shingle siding, with a gable-end-oriented 1-car garage on the west side, connected to the main house by a side-gable-

roofed breezeway. Windows are flat-topped, including an oversized single-light window offset on the façade, flanked by conventional 1/1 windows.

208 SW Fourth Street; 1954; contributing
1-story Ranch-style house of wood construction finished in original weatherboard, with a hipped roof and an integral hip-roofed garage with an overhead garage door that is set back on the west elevation. The façade incorporates an oversized fixed-light window flanked by conventional 1/1 window units. All windows are flat-topped, 1/1, with original sash retained. Extending across the western part of the façade is a non-historic porch.

209 SW Fourth Street; 1957; contributing
1-story Ranch-style house of wood, finished in wood shingles, with a side-gable roof and a forward-projecting hip-roofed wing on the east elevation. In the angle of the L-shaped façade is the main entry which is shielded by an extension of the porch roof that is supported by a plain wood post and enclosed within a modern wood balustrade. Windows are flat-topped, 1/1 and beside the front door is a 3-part window with a fixed-light center window flanked by 1/1 sash units.

210 SW Fourth Street; 1952; contributing
1-story Ranch-style house of wood construction, finished in weatherboard, with a side-gable roof and a forward-projecting gable-end-oriented wing on the east side of the façade, creating an L-shaped footprint. In the angle of the L on the façade is a shed-roofed segmental-arched arcaded front porch set on a concrete slab and enclosed within a wood railing. An oversized multi-light window flanked by conventional windows looks onto the porch. An integral 1-car garage is in the east gable end.

212 SW Fourth Street; 1952; contributing
1-story Minimal Traditional-style house of wood construction, with a side-gable roof and a gable-end-oriented projecting 1-car garage wing on the west corner of the façade. The exterior is finished in both vinyl siding and in a veneer of red brick which extends below the windows on the façade. Windows are flat-topped, 1/1, with replacement sash units.

214 SW Fourth Street; 1952; contributing
1-story Ranch-style house of wood construction with a side-gable roof and an integral 1-car garage in the east end. A brick fireplace chimney penetrates the slope of the roof near the east end of the main house. Windows are flat-topped, with replacement 1/1 sash and a 3-part window unit is centered on the façade.

300 SW Fourth Street; 1954; contributing
1-story Ranch-style house of wood construction with much of the exterior finished in original weatherboard; a section of the façade near the center is finished in stone. The building has a side-gable roof. A concrete stoop accesses the main entry door which is offset on the façade. Windows are flat-topped, 1/1, along with a 3-bay window unit near the center of the façade. On the west end is an original integral 1-car garage with an overhead door.

400 SW Fourth Street; 1950; contributing
1-story Ranch-style house of wood construction with a hipped roof and a fireplace chimney offset on the slope of the roof. Portions of the exterior are finished in original weatherboard and sections of the façade exhibit a red brick veneer. A recessed front porch is shielded by an extension of the main roof near the center of the façade and an integral 1-car garage is on the east end of the house. Windows are flat-topped 1/1, set singly and in pairs, with original sash and some non-historic exterior fixed shutters.

406 SW Fourth Street; 1952; contributing
1-story Ranch-style house of wood construction, finished in wood shingles, with a hipped roof penetrated by a brick fireplace chimney near the middle. The roof projects to shield an open porch enclosed within a cast metal railing. Windows are flat-topped 1/1, with a 3-part window unit on the porch. An integral garage is on the right side.

500 SW Fourth Street; 1952; contributing
1-story side-gable-roofed Ranch-style house of wood construction, finished in asbestos shingle siding, with a front porch centered on the façade and shielded by an extension of the roof. The porch rests on a concrete stoop and is supported by plain wood posts. An integral 2-car garage is on the right side. Windows are flat-topped with awning sash.

502 SW Fourth Street; 1952; contributing
1-story wood frame Ranch-style house with a multiple hipped roof and a forward-projecting wing on the left side of the façade which creates an L-shaped footprint. A concrete stoop accessing the main entry door is in the angle of the L, shielded by an extension of the roof. Windows flat-topped, 1/1, with original sash, set singly and in groups. An integral 1-car garage is on the left end and the building is set at an angle addressing its corner lot siting.

208 SW Fifth Street; 1952; contributing
1-story side-gable Minimal Traditional-style house of wood, finished in vinyl with an asymmetrical façade incorporating an offset main entrance door and flat-topped 1/1 and sliding windows set singly and in groups. The westernmost bay of the façade may have originally contained an integral garage; this area now serves as living space and appended to the house is an open-sided wood carport with plain wood posts, diagonal bracing and stylized curved brackets.

210 SW Fifth Street; 1952; contributing
1-story Minimal Traditional-style house with a central side-gable-roofed section flanked on each side by slightly shorter side-gable sections. The main entrance is offset on the west side of the center section, beside which is a fixed-light center window flanked by casement units The easternmost section contains an integral garage with an overhead door.

302 SW Highland Street; 1955; contributing
1-story side-gable Minimal Traditional-style house of wood construction, finished in vinyl siding, with a prominent gable on the southern part of the roof on the façade and a recessed front porch on the northernmost area of the façade. Windows are flat-topped, with windows set singly and in pairs, with some replacement units and a 3-part window with a fixed-light center window flanked by 1/1 sash units. An integral garage with an overhead door is at the north end.

> **Rear, 302 SW Highland Street; 1955; contributing**
> 1-story detached side-gable-roofed shed of wood construction, finished in weatherboard, with double-leaf entry doors and small fixed windows

303 SW Highland Street; 1960; contributing
1-story hip-roofed Minimal Traditional-style house of wood, with portions of the façade having a veneer of brick; side elevations are finished in board-and-batten. An engaged hip-roofed front porch extends across a portion of the façade, supported by wood posts with stylized brackets. The northernmost bay consists of an integral 1-car garage with an overhead garage door.

304 SW Highland Street; 1952; contributing

1-story side-gable Minimal Traditional-style house of wood construction, finished in weatherboard, with a slightly forward-projecting front-gable bay centered on the main part of the house; this bay contains a 3-part window with a fixed-light center window flanked by 1/1 sash units and the pediment is finished in scalloped wood trim. The main entrance is on the northernmost bay of the main house beyond which is an integral garage set back from the façade, with an overhead garage door.

305 SW Highland Street; 1950; contributing
1-story side-gable-roofed Minimal Traditional-style house of wood construction, finished in weatherboard. The roof extends northward from the north gable end to shield an engaged porch which is supported by wood posts with caps. Windows are flat-topped, set singly and in pairs, with original multi-light replacement sash, 6/6 and 12/12.

307 SW Highland Street; 1952; contributing
1-story hip-roofed Minimal Traditional-style house of wood construction finished in aluminum siding, with a 3-bay façade; the southernmost bay contains a recessed corner porch supported by cast metal posts. Windows are flat-topped, including a 3-part window on the façade with an oversized fixed center window flanked by 2/2 windows on each side. An attached garage is set back on the south side, with an overhead garage door.

308 SW Highland Street; 1954; contributing
1-story Ranch-style house of wood construction, finished in wood shingles, with an intersecting hipped roof with deep eaves. Asymmetrical 5-bay façade with the main entry door and flat-topped 1/1 windows, set singly and in pairs, some with exterior fixed shutters. A modern open deck with a railing accesses the main door.

310 SW Highland Street; 1952; contributing
1-story Minimal Traditional-style house with a façade of painted brick and side elevations finished in weatherboard. The 5-bay façade is asymmetrically massed, with the main entrance off-center, shielded by an extension of the roof and supported by stylized wood pillars. Windows are flat-topped, principally 1/1; a 3-part window on the façade has a fixed-light center window flanked by 1/1 sash units.

Side, 310 SW Highland Street, contributing
1-story wood frame side-gable garage with overhead garage door.

311 SW Highland Street; 1951; contributing
1-story stucco-finished Minimal Traditional-style house with a side-gable roof and an asymmetrical 5-bay façade consisting of flat-topped windows, set singly and in groups, with 1/1 sash. The main entrance is offset on the façade, with a single-leaf door shielded by a small gabled hood with scalloped wood trim in the pediment, supported by cast metal posts.

313 SW Highland Street; 1954; contributing
1-story Minimal Traditional-style intersecting hip-roofed house of wood, finished in weatherboard, with an L-shaped façade with the main entrance in the angle of the L. The main entrance is accessed from a small wooden stoop. The northern part of the house consists of a 2-car garage with a single overhead garage door. Windows are flat-topped, 1/1.

300 SW Jefferson Street; 1965; contributing
Substantial single-story polychrome brick-finished multiple-hip-roofed house located on a corner lot, with an asymmetrically-set main entrance shielded by a hip-roofed extension of the main roof. Windows are

flat-topped, including a 3-unit casement window with diamond panes on the façade and north elevation and a bow-front bay window on the south elevation.

310 SW Jefferson Street; 1976; non-contributing
1-story hip-roofed Ranch-style house of wood, finished in vinyl siding, with an asymmetrical façade incorporating a single-leaf entry door accessed from a small concrete stoop. Windows are set singly and in pairs, 6/6, with true divided lights and fixed exterior shutters

312 SW Jefferson Street; 1950; contributing
1-story Ranch-style side-gable-roofed house with a forward-projecting gable wing on the south side of the façade creating an L-shaped footprint. On the north side of the façade is a single-light oversized window flanked by conventional 1/1 sash. The main entry door is near the center of the façade, in the angle of the ell accessed from a treated wood stair and small porch.

314 SW Jefferson Street; 1950; contributing
1-story Ranch-style side-gable-roofed house with a forward-projecting gable wing on the south side of the façade creating an L-shaped footprint. On the north side of the façade is a single-light oversized window flanked by conventional 1/1 sash. The main entry door is near the center of the façade, in the angle of the L and incorporates a compatible modern wood stoop.

400 SW Jefferson Street; 1960; contributing
Modest 1-story Minimal Traditional-style side-gable-roofed house of wood, finished in board-and-batten, with a 3-bay façade and centered entry with a single-leaf door. The outer bays of the façade contain paired 1/1 windows. A modern treated wood deck is on the rear.

406 SW Jefferson Street; 1950; contributing
1-story Minimal Traditional-style house of wood construction, finished principally in board-and-batten, with a side-gable roof and a forward-projecting gable-end wing on the south part of the façade and an integral garage on the northern end. Between the garage and the southern wing is a recessed porch, shielded by the edge of the main roof. Within this porch is the main entrance door along with a 3-unit window incorporating a fixed-light center window flanked by conventional 1/1 units.

408 SW Jefferson Street; 1950; contributing
Repetitive to 412 SW Jefferson Street, this 1-story Minimal Traditional-style house is of wood construction, finished principally in asbestos shingle siding, with a side-gable roof and a forward-projecting gable-end garage wing on the south part of the façade. The pediment of the garage wing is finished in wood shingles. An engaged shed-roofed porch occupies the balance of the façade, with an original balustrade.

410 SW Jefferson Street; 1952; contributing
1-story Minimal Traditional-style house of wood construction, finished in board-and-batten and in asbestos shingle siding, with a side-gable roof and a forward-projecting gable-end wing on the south part of the façade. Within this wing is a 3-unit window incorporating a fixed-light center window flanked by conventional 1/1 units. Set back from the façade on the north part of the house is an integral side-gable-roofed 1- car garage.

412 SW Jefferson Street; 1948 (information from owner); contributing
Repetitive to the house at 408 SW Jefferson Street, this 1-story Minimal Traditional-style house is of wood construction, finished principally in asbestos shingle siding, with a side-gable roof and a forward-

projecting gable-end garage wing on the south part of the façade. The pediment of the garage wing is finished in scalloped wood. An engaged shed-roofed porch occupies the balance of the façade, with a replacement modern wood balustrade; the façade of this section is finished in narrow vertical strips of wood.

414 SW Jefferson Street; 1952; contributing
1-story Minimal Traditional-style side-gable-roofed house of wood construction finished partly in stucco and partly in weatherboard. A front porch is recessed on the northern part of the façade and is shielded by the main roof of the house that is supported by wood posts with stylized curvilinear brackets and enclosed within a sawn balustrade.

416 SW Jefferson Street; 1954; contributing
1-story Minimal Traditional-style house of wood construction, finished in board-and-batten, with a multiple hipped roof and a forward-projecting section in the middle of the façade that creates a T-shaped footprint. On the north side of the façade is a modern wood porch of treated wood, with a plain balustrade. Windows are principally flat-topped, 1/1, with replacement sash. In the forward-projecting center section is a 3-unit window incorporating a fixed-light center window flanked by casement units

Rear, 416 SW Jefferson Street, 1954; contributing
1-story hip-roofed garage of wood construction, finished in board-and-batten to match the house, with two overhead garage doors.

304 SW Lakeview Blvd.; 1952; contributing
1-story Minimal Traditional-style house of wood construction, finished in vinyl siding, with a side-gable roof and a centered front-gable entry bay finished in a veneer of stone. Windows are flat-topped, including 1/1 units and paired oversized fixed-light windows on either side of the entry bay.

305 SW Lakeview Blvd.; 1954; contributing
1-story wood frame Ranch-style house with a slightly projecting wing on the south side, creating an L-shaped footprint. In the angle of the L is a recessed porch whose lower wall is finished in red brick. A somewhat shorter integral 2-car garage is on the north gable end, with paired original overhead doors. Windows are flat-topped, with multi-light windows set singly and in groups.

306 SW Lakeview Blvd.; 1952; contributing
Distinctive in the neighborhood, this is a 1-story stucco-finished picturesque Tudor Revival-style house with a side-gable roof and a forward-projecting front-gable entry bay centered on the main portion of the house. This bay is finished with stylized half-timbering and has a row of stylized modillions under the eaves. Windows are flat-topped, including multi-light casement units and 6/6 units. Set back from the main house on the north gable end is an integral 1-car garage, finished is asbestos shingle siding, with the original overhead garage door.

307 SW Lakeview Blvd.; 1950; contributing
A close variant of the adjacent house at 311 SW Lakeview Blvd., this is a 1-story side-gable-roof Ranch-style house finished in wood shingles, with a forward-projecting gable-front wing on the south side, creating an L-shaped footprint. In the angle of the L is a front porch shielded by an extension of the main roof and supported by wood posts with caps. A slightly shorter integral 1-car garage is on the north elevation, with an overhead garage door.

308 SW Lakeview Blvd.; 1953; contributing

1-story Minimal Traditional-style house finished in red brick, with a broad hipped roof with louvered gablets at the peak. An integral 2-car garage with overhead doors is on the northernmost bay of the façade and a recessed porch is centered on the façade. Windows are flat-topped, with casement and 1/1 units.

310 SW Lakeview Blvd.; 1950; contributing
1-story Minimal Traditional-style house of wood construction, with the exterior finished in aluminum siding. A slightly-forward projecting integral 1-car garage is on the north gable end. The main entrance features a single-leaf entry door enframed within a modest frontispiece. Windows are flat-topped, retaining original 6/6 sash, and are set singly and in pairs.

311 SW Lakeview Blvd.; 1954; contributing
A close variant of the adjacent house at 311 SW Lakeview Blvd., this is a 1-story side-gable-roof Ranch-style house finished in wood shingles, with a forward-projecting gable-front wing on the south side, creating an L-shaped footprint. In the angle of the ell is a front porch shielded by an extension of the main roof and supported by wood posts with caps. A substantial red brick fireplace chimney penetrates the slope of the roof on the façade and a slightly shorter integral 2-car garage is on the north elevation, with paired original overhead garage doors.

Rear, 311 SW Lakeview Blvd., non-contributing
Gable-end-oriented modern modular wood shed with a low-pitched gable roof, a single-leaf access door and paired side windows.

312 SW Lakeview Blvd.; 1976; non-contributing
1-story hip-roofed Ranch-style house with the façade finished in brick and the secondary elevations in vinyl siding. A hip-roofed forward-projecting section is on the north elevation. The principal entrance is near the center of the façade, with a recessed stoop and a single-leaf entry door. Windows are flat-topped, with fixed-light and 1/1 units.

313 SW Lakeview Blvd.; 1952; contributing
1½-story L-shaped house of wood construction, finished in principally wood shingles, with a recessed porch in the angle of the ell, supported by wood posts and trimmed with stylized curvilinear brackets. Lower portions of parts of the house are finished in a veneer of red brick. An exterior gable-end red brick chimney is on the north elevation. Windows are flat-topped and retain their original 8/8 and multi-light casement sash units.

Rear, 313 SW Lakeview Blvd.; 1952; contributing
1-story wood frame front-gable garage, singled in wood shingles to match the house, with 2 garage bays, one with an original overhead door and the other with a modern overhead door.

315 SW Lakeview Blvd.; 1950; contributing
1-story L-shaped Minimal Traditional-style house of wood construction, built on a corner lot and finished in vinyl siding, with the main entry in the angle of the L-shaped façade, accessed by a masonry stoop. Windows are flat-topped, including a 3-part unit with an oversized fixed center portion flanked by conventional 1/1 sash units. A basement-level garage is accessed from SW Fourth Street.

304 SW Madison Street; 1950; contributing
This is a 1-story 3-bay Colonial Revival-style side-gable-roofed house of wood construction, finished in weatherboard, with an exterior gable-end red brick chimney on the south elevation and a modern second-story wood porch set back on the north side. A centered forward-projecting gable-end-oriented entry bay

on the façade has a single-leaf entry door enframed within a broken pediment frontispiece. Windows are flat-topped, 8/8, with fixed exterior shutters.

Rear, 304 SW Madison Street; 1950; contributing
1-story gable-end-oriented garage of wood construction with original weatherboard siding and overhead garage door.

306 SW Madison Street; 1950; contributing
A near twin to 312 SW Madison Street, this Minimal Traditional-style house has a 1-story side-gable-roofed section on the north side and a gable-end-oriented 2-story section on the south side. Appended to the 2-story section is a 2-story side-gable-roofed section with sliding glass doors on the first story.1-car garage. The main entry features a single-leaf entry door shielded by a small shed-roofed extension of the roof and accessed from a concrete stoop. Windows are flat-topped, with both 1/1 and oversized fixed-light units flanked by conventional 1/1 windows.

308 SW Madison Street; 1950; contributing
1-story Minimal Traditional-style house finished in red brick, with a side-gable roofed central section flanked by slightly shorter side-gable-roofed section on the north and south gable ends. The main section is 3-bays in width, with a single-leaf entry door beside which on the north side is an oversized fixed-light window flanked by 4/6 windows. On the south side of the façade is a pair of 6/6 windows and the shorter southern wing contains multiple 6/6 windows.

Rear, 310 SW Madison Street; 1950; contributing
A 1-bay gable-end-oriented garage of wood construction, finished in board-and-batten, with an overhead garage door.

310 SW Madison Street; 1967; non-contributing
1-story intersecting hip-roofed Ranch-style house of wood construction with the southernmost section finished in weatherboard and board-and-batten and the northernmost in a veneer of red brick; both finishes are original. An integral 2-car garage with overhead garage doors is in the northernmost section. Also on the façade is an oversized single-light window and the main entry door, accessed from a concrete stoop.

311 SW Madison Street; 1954; contributing
1-story hip-roofed Ranch-style house finished in red brick with a projecting section on the south part of the façade and a recessed segmental-arched arcaded porch on the north side of the façade. Windows are flat-topped, with units set singly and in pairs, with replacement 6/6 windows lacking true divided lights.

312 SW Madison Street; 1950; contributing
A near twin to 312 SW Madison Street, this is a Minimal Traditional-style house of wood construction, finished in asbestos shingles, with a 1-story side-gable-roofed section on the north side and a gable-end-oriented 2-story section on the south side. Appended to the 2-story section is an integral side-gable-roofed 1-car garage. The main entry features a single-leaf entry door shielded by a small shed-roofed extension of the roof and accessed from a concrete stoop. Windows are flat-topped, with both 1/1 and sliding units.

313 SW Madison Street; 1952; contributing
1-story side-gable-roofed Ranch-style house of wood construction, with a forward-projecting gable-end-oriented garage wing on the north side of the façade. A small modern deck has been built into the angle of the ell on the south side of the façade. Windows are flat-topped, with original 6/1 sash retained.

201 SW Mission Road; 1957; contributing
1-story Minimal Traditional-style house with an L-shaped footprint created by the side-gable-roofed main section of the house and a gable-end oriented wing on the west side of the façade. This gabled wing incorporates a porch shielded by an extension of its roof. The porch has replacement supports and balusters. Windows are flat-topped, 1/1, along with a 3-unit window in the gable end on the façade.

Rear, 201 SW Mission Road; c. 1980; non-contributing
1-story gable-end-oriented garage of wood construction, with vinyl siding and a modern overhead garage door; appears to be of modern construction

203 SW Mission Road; 1951; contributing
Repetitive to 205 SW Mission Road, this is a 1-story side-gable-roofed Ranch-style house of wood construction, finished in vinyl siding, with a slightly forward-projecting gable-end-oriented garage bay on the right side. Windows are flat-topped, with 6/6 replacement sash, including a row of three windows beside the main entry on the façade. A modern wood deck enclosed within a railing has been built onto the façade.

405 SW Mission Road; 1956; contributing
1-story L-shaped Minimal Traditional-style house of wood construction, with a side gable roof and a forward-projecting gable-end integral garage in the northernmost bay on the façade. Windows are flat-topped, 1/1, with replacement sash units. In the angle of the L on the façade is a shed-roofed open porch supported by plain wood posts with diagonal bracing.

407 SW Mission Road; 1956; contributing
1-story Minimal Traditional-style house finished in board-and-batten, with a side-gable roof and an integral garage in the northernmost of the five bays of the façade. The main entrance is offset on the façade, with a single-leaf entry door accessed by a modern wood stoop; beside the entry is a 3-part window with a larger 1/1 window flanked by conventional 1/1 sash units. Other windows are principally 2/2.

409 SW Mission Road; 1956; contributing
1-story Minimal Traditional-style house finished in vinyl siding, with a side-gable roof and the main entrance is offset on the façade, with a single-leaf entry door accessed by a small masonry stoop; beside the entry door is a 3-part window with a fixed-light center window flanked by 1/1 sash units. Other windows are principally 1/1, with replacement sash units. Windows have fixed exterior shutters.

303 SW Walnut Street; 1957; contributing
1-story side-gable-roofed Ranch-style house of wood construction, with the lower portion of the first story of the façade veneered in random ashlar stone. Other surfaces are clad in vinyl siding. The building has an L-shaped façade and a front porch, shielded by an extension of the roof and supported by cast metal posts, is in the angle of the L. A stone chimney penetrates the roofline and an integral 1-car garage occupies the northernmost bay on the façade.

305 SW Walnut Street; 1953; contributing
1-story Minimal Traditional-style house of wood, finished in vinyl siding, with a side gable roof and a forward-projecting gabled wing on the south end of the façade. An integral garage is on the north end of the facade.

307 SW Walnut Street; 1951; contributing

1-story Minimal Traditional-style house with a side gable roof and an integral 1-car garage occupying the southernmost bay of the 5-bay façade. A slightly projecting entry bay is offset on the façade, shielded by an extension of the main roof. A non-historic but compatible open deck accesses the main entrance door.

309 SW Walnut Street; 1952; contributing
1-story Minimal Traditional-style side-gable-roofed house of wood construction, finished in vinyl siding, with a side-gable roofed garage addition on the north elevation. The main entrance is offset on the façade and is shielded by a projection of the main roof. The porch is enclosed within a solid brick railing.

311 SW Walnut Street; 1952; contributing
1-story Ranch-style house of wood construction, retaining its original weatherboard finish except for a portion of the façade that is finished in a stone veneer which appears to be original to the house. The roof system incorporates intersecting hips and deep eaves and an integral 1-car garage is set back on the north elevation. The main entrance is accessed from a masonry stoop.

401 SW Warns Street; 1954; contributing
1-story Minimal Traditional-style house of wood, finished in vinyl siding, with an integral 1-car garage with an overhead garage door in the northernmost bay of the asymmetrical 4-bay façade. Windows are flat-topped, 1/1, with replacement sash units.

403 SW Warns Street; 1954; contributing
1-story Minimal Traditional-style house of wood construction, finished in weatherboard, with a forward-projecting gable-front integral garage occupying the northernmost bay on the façade. The main entry is beside this garage bay, accessed by a masonry stoop, with a single-leaf entry door shielded by a curvilinear metal awning with cast metal supports. Similar awnings are at the windows, which are flat-topped, 1/1, and are set singly and in pairs.

404 SW Warns Street; 1954; contributing
1-story side-gable-roofed Minimal Traditional-style house of wood construction, principally finished in weatherboard with a 10-course band of brick veneer extending along much of the façade. Beside the main entrance, which is offset on the north part of the façade, is a forward-projecting bay containing two windows. Windows are flat-topped, 1/1, with replacement sash. It appears that former integral garage on the southernmost bay has been converted to living space accessed from the outside by a sliding door. Appended to the southern elevation is an open-sided metal carport.

406 SW Warns Street; 1954; contributing
1-story side-gable-roofed Minimal Traditional-style house, finished in vinyl siding, flat-topped windows and a slightly shorter set-back section on the south; this may be a former integral garage. An open-sided carport is appended to this set-back section.

407 SW Warns Street; 1952; contributing
1-story side-gable-roofed Minimal Traditional-style house of wood, finished in vinyl siding, with an asymmetrically-massed façade consisting of an offset single-leaf entry door, beside which is a 3-part window with a fixed-light center window flanked by 1/1 sash units. The outer bays on the façade contain 1/1 windows. An engaged shed-roofed porch shields the northern bays of the facade, including the entry door.

408 SW Warns Street; 1956; contributing

1-story Minimal Traditional-style house of wood construction, with a side-gable roof and a center gable beneath which is the main entry. Beside the main door is a 3-part window with a fixed-light center window flanked by 2/2 sash units. Other windows are flat-topped, 2/2. A modern deck has been built onto the rear.

409 SW Warns Street; 1954; contributing
1-story Minimal Traditional-style house, finished in weatherboard, with a side gable roof and an engaged shed-roofed porch which extends across the northern three bays of the four-bay façade. The northernmost bay contains an integral garage with an overhead garage door. Windows are flat-topped, with replacement 6/6 sash and, beside the front door, a pair of 1/1 windows.

Rear, 409 SW Warns Street; c. 1990; non-contributing
1-story modern front-gable garage of wood construction, finished in T-11 siding, with an overhead garage door and a single-leaf entry in the gable end.

410 SW Warns Street; 1956; contributing
1-story Minimal Traditional-style house of wood construction, finished principally in asbestos shingle siding, with a side-gable roof and a slightly-projecting integral garage wing occupying the northernmost bay of the façade. Part of the façade near the front door is finished in narrow wood siding, set vertically, and has a fixed 9-light oversized window.

Summary

The Bayles Addition Historic District (Figs. 1-4; Photos 1-13) is locally significant and meets National Register Criterion A for *community planning /development* and Criterion C for *architecture.* With respect to Criterion A, the district is a well-preserved example of a post-World War Two suburban residential subdivision, laid out with specific building size and construction cost requirements as well as racially-driven ethnic restrictions which, in the minds of the original developers, assured a non-diverse ethnic character on the part of those who would own homes in the district. With respect to Criterion C, the district consists of a cohesive and unbroken concentration of Ranch- and Minimal Traditional-style domestic architecture that is interrupted only by two Colonial Revival-style houses and one house executed in the Tudor Revival style. The period of significance of the district begins in 1948, the date which marks the platting of the subdivision and extends to 1965. The closing date of the period of significance is two years past the conventional National Register 50-year guideline, an extension that is permitted since the character of the development in the mid-1960s was no different from that which was occurring in the early 1950s. Indeed, only one house dates from the late 1960s and two from the 1970s. The Bayles Addition Historic District is associated with two of the historic contexts set forth in the Lee's Summit MPDF. The historic contexts associated with this district are *Residential Development: 1860-1960* and *Architectural Styles and Vernacular Property Types: 1860-1960*. The associated property type set forth in the MPDF and found throughout the Bayles Addition Historic District is *Single-Family Residential Property Types, circa 1865-1960* and *Suburban Subdivision Property Types, circa 1920-1960.* As noted in Section 7*,* this district also represents the property type *Post-World War II and Early Freeway Suburbs* described in the National Register MPDF "Historic Residential Suburbs in the United States, 1830-1950." This MPDF formed the basis for the National Register Bulletin *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places.*[5]

Elaboration

A detailed description of the historical development of Lee's Summit and the economic and cultural forces which accounted for the rise of the community are described in detail in the Lee's Summit MPDF. With specific reference to this district, it dates from late in the developmental history of the community. As early as the 1850s, this area of Missouri was noted for its nurseries and orchards. The nominated area was originally part of the holdings of orchardist James A. Bayles, whose business went

[5] David L. Ames and Linda Flint McClelland, *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places.* (Washington, DC: Department of the Interior, 2002).

by the name "Western Missouri Orchard" (Fig. 3). Bayles (1834-1916) came to Lee's Summit in 1870 and established a 120-acre pear orchard, which he continued to operate after relocating to Kansas City in 1891.[6] He acquired the 1854 home of pioneer Josiah Hargis (1820-1881), a 2-story 3-bay central passage house with an Italianate-style bay window on one side. After James Bayles' relocation of Kansas City, his son, Allen Downing Bayles (1864-1945), who had come to Lee's Summit as a youth, operated the orchard. After A. D. Bayles' death the property was offered for sale and a development corporation, the Bayles Addition Development Company, acquired a 66-acre tract from the orchard. In November, 1947, they sold off the buildings on the tract, including an apple house, a chicken house, a horse barn, a hog house, and a cooperage. In February, 1949, the Hargis-Bayles house was demolished to clear the way for the new development.

The Bayles Addition Development Company (also referred to as the Bayles Development Company) was incorporated in October, 1947 and was capitalized at $35,000. The company consisted of five shareholders, each of whom held twenty shares and constituted the company's board of directors. C. Russell Acuff was the president and George E. Rhodes served as vice president. They were joined on the board by W. F. Stafford, Walter G. Nichols, and George H. Walburg. The shareholders left their imprint on the neighborhood in the naming of Warns Street, between Blocks 7 and 8, the spelling of which was derived using the surname initials of the incorporators.

The Articles of Incorporation for the development company set forth the following stated purpose:

> To purchase, acquire, hold, improve, sell, convey, assign, release, mortgage incumber [*sic*], lease, hire, and deal in real and personal property of every name and nature and to loan money and take securities for the payment of all sums due to the corporation, and to sell, assign, and release such securities.

The plat for the Bayles Addition was recorded at the Jackson County Court House on June 23, 1948 and the subsequent development of this subdivision would occur during the decade of the greatest increase in the city's land mass—through annexation—and in population ever seen in the community; census data records that in 1950 the population stood at 2,554 and in 1960 at 8,267.[7] The company wasted no time in beginning construction. By early March, 1949, six houses had been completed. The development company began to hold open houses and to advertise the homes for sale in the local

[6] *History of Lee's Summit, Missouri, From the Files of the Lee's Summit Journal* and *Ledger,1865-1990*. From the collection of the Lee's Summit Historical Society. P. 432.
[7] Internet website http://en.wikipedia.org/wiki/Lees_Summit,_Missouri, accessed June 18, 2012.

newspaper (Fig. 4). A characteristic advertisement touted the new neighborhood as being in "the beautiful Bayles Addition" and noted that the model home was a "modern home completely furnished, just To show you its 'livability.' You'll love it! Even if you aren't thinking of a new home, we want to show you this one—we're proud of it."[8] Sales seem to have proceeded briskly. A typical transaction noted in the local newspaper was that of Bill and Hope Schneider, who moved from California to work at the Unity School of Christianity and bought a new house in the Bayles Addition.

A characteristic transfer is the 1951 conveyance from the development company to David and Irene Hughes.[9] The Hugheses agreed to pay the Bayles Addition Development Company $300 for their lot, in monthly installments of $25 per month payable to the Bank of Lee's Summit, at an interest rate of eight percent. The deed appeared over the seal of the Bayles Addition Development Company, over the signatures of C. R. Acuff, President and George E. Rhodes, Secretary.

In addition to those homes built on speculation by the development company, individuals such as the Hugheses purchased building lots and built their own homes as well. Among the earlier was Mrs. Irene Henson, whose new house at 203 Southwest Mission Road was completed in April, 1951. Other new homes in the neighborhood recorded in the newspaper were 313 Southwest Lakeview Street, built for William McKee, and the house at Southwest Fourth and Southwest Lakeview Streets, noted as being completed in February, 1952.[10] Door-to-door mail delivery to the new neighborhood began in May, 1952; mail had previously been dropped at the end of a pre-existing route.

The Bayles Addition Development Company continued to build speculatively. In February, 1954, the local newspaper reported that the Blooser Construction Company of Topeka, Kansas, would be building fifty-four new homes as rentals in the southern reaches of the Bayles Addition along Southwest Madison, Southwest Walnut, and Southwest Highland Streets. Each house would have three bedrooms and an attached garage and would rent for $85 per month.

The development company spun off a subsidiary, Lee's Summit Homes, Inc. to serve as rental manager. In May, 1955, W. S. Barron & Son, a local realtor listed forty-four homes for sale along Southwest Highland Street, Southwest Mission Road, Southwest Madison, and Southwest Walnut

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[8] *Lee's Summit Journal*, March 13, 1949.
[9] Property Abstract, Lee Summit Historical Society, Lee's Summit Missouri.
[10] *History of Lee's Summit, Missouri*. **Op. Cit.**

Streets. Sales of houses continued steadily and the neighborhood was nearly built-out by the early 1960s.

Applicable National Register Criteria

With respect to National Register Criteria for Evaluation and with reference to the MPDF, this district's Criterion A significance is vested in the area of community planning/development. The district consists of a carefully planned neighborhood with surveyed building lots, setback restrictions, and utility easements. In addition to these planning tools, each buyer was bound by a declaration of covenants that was recorded with the individual deed and ran with the land until 1978, whereupon they would be renewed in ten-year increments and would remain in effect unless a majority of the property owners in the subdivision voted otherwise. The covenants included:

- the requirement that only detached dwellings of not more than two stories be erected, with a garage for not more than two cars.
- buildings built in Lots 1-5 were required to have a value of not less than $5,000 with a footprint of not less than 800 s. f. for a 1-story building and 600 s. f. for 1½-story buildings
- buildings built in Lots 6-8 were required to have a value of not less than $4,000 with a footprint of not less than 750 s. f. for a 1-story building and 600 s. f. for 1½-story buildings
- temporary structures were prohibited

A significant attempt to ethnically engineer the neighborhood was set forth in the section of the covenants which stated "No persons other than those of the Caucasian race shall own, use, or occupy any of the said lands or any of the buildings thereon except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant." In many areas of the country such racially-driven restrictions were not uncommon and were even upheld in the courts, even though in 1948—coincidentally the year that the Bayles Addition was laid out--the United States Supreme Court ruled that such restrictions were not enforceable. In reality, it would not be until the passage of the Civil Rights Act in 1968—twenty years after the Bayles Addition was laid out--that equal housing opportunities became the law of the land.

With respect to this district, National Register Criterion C, for architecture, is applicable as well. The Bayles Addition Historic District consists of a concentrated, cohesive neighborhood of domestic architecture dating from the late 1940s into the early 1960s representing principally the Ranch and

Minimal Traditional styles. As noted above, the district's properties represent the Property Type I, *Single-Family Residential Property Types, circa 1865-1960,* as set forth in the MPDF.

Section E of the Lee's Summit MPDF describes the variety of architectural styles found throughout Lee's Summit. Within the Bayles Addition Historic Districts, these styles include what Virginia and Lee McAlester describe in *A Field Guide to American Houses* as Modern Houses (c. 1935 to present).[11] Among these are houses executed in the Ranch and Minimal Traditional styles which characterize the district. The Ranch- and Minimal Traditional-style houses are joined by one Tudor Revival-style house and by two houses executed in the Colonial Revival style.

Clearly, the Bayles Addition Historic District and its individual components represent the property types set forth in the MPDF, retain integrity individually and as a unit, meet the registration requirement set forth in the MPDF, and is eligible for the National Register as a historic district on a local level under Criteria A and C.

[11] Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1998), 477-485.

Published Works

Ames, David L. and McClelland, Linda Flint. *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places.* Washington, DC: Department of the Interior, 2002.

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

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

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

Historic Preservation Services. *Cultural Resource Survey of the City of Lee's Summit.* Lee's Summit: 2002.

Unpublished Manuscripts

History of Lee's Summit, Missouri, From the Files of the Lee's Summit Journal and *Ledger,1865-1990.* From the collection of the Lee's Summit Historical Society.

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

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

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

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

Collections

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

Verbal Boundary Description

The boundaries of the Bayles Addition Historic District consist of that area depicted on the map submitted with the nomination documents, prepared by the City of Lee's Summit GIS Department, at a 1:100 scale. These boundaries conform to the plat (Fig. 3) prepared in 1948 with the opening of the new subdivision.

Boundary Justification

The boundaries for this district include only that area which was included in the 1948 Bayles Addition to the City of Lee's Summit. While contiguous areas may date from the same general time period, the significance of this district is vested in its role in the community planning and developmental history of the city and thus only this addition is included within the nomination.

PHOTO LOG

Name of Property: Bayles Addition Historic District

City or Vicinity: Lee's Summit

County: Jackson **State:** MO

Photographer: David L. Taylor

Date Photographed: June, 2011

Description of Photograph(s) and number:

1 of 13 Streetscape, SW Third Terrace, looking west with 209 SW Third Terrace in the foreground

2 of 13 Streetscape, SW Madison Street at SW Third Terrace, looking west with 308 SW Madison Street in the foreground

3 of 13 Streetscape, SW Highland, looking south, with 311 SW Highland Street in the foreground

4 of 13 Streetscape, SW Highland Street, looking north, with 304 SW Highland in the foreground

5 of 13 Streetscape, SW Walnut Street, looking south, with 305 SW Walnut in the foreground

6 of 13 Streetscape, SW Lakeview Blvd., looking north, with 313 SW Lakeview Blvd. in the foreground

7 of 13 Streetscape, SW Mission Road, looking north, with 405 SW Mission Road in the foreground

8 of 13 Streetscape, SW Warns Street, looking north from SW Fifth Street, with 409 SW Warns Street in the foreground

9 of 13 Streetscape, SW Fourth Street, looking west at Warns Street, with 206 SW Fourth in the foreground

10 of 13 Streetscape, Jefferson Street, looking northwest with 416 Jefferson Street in the foreground

11 of 13 Streetscape, SW Jefferson at SW Fourth Street, looking northwest, with 314 SW Jefferson in the foreground

12 of 13 Streetscape, SW Third Street, looking west, at SW Jefferson Street

13 of 13 Planting bed at intersection of SW Mission and SW Third Terrace, looking west

Figures:

Figure 1: 2012 aerial view of Bayles Addition Historic District and surrounding area

Figure 2: 1877 Jackson County Atlas map showing portions of area that became Bayles Addition HD

Figure 3: 1948 plat of Bayles Addition

Figure 4: 1949 Newspaper ad for open house in Bayles neighborhood

[Figure 5] Bayles Addition Historic District map

Figure 1 This aerial view illustrates the densely-developed character of the Bayles Addition Historic District, showing its residential composition. The central business district lies to the right. [from Bing Maps, http://www.bing.com/maps, accessed June 15, 2012]

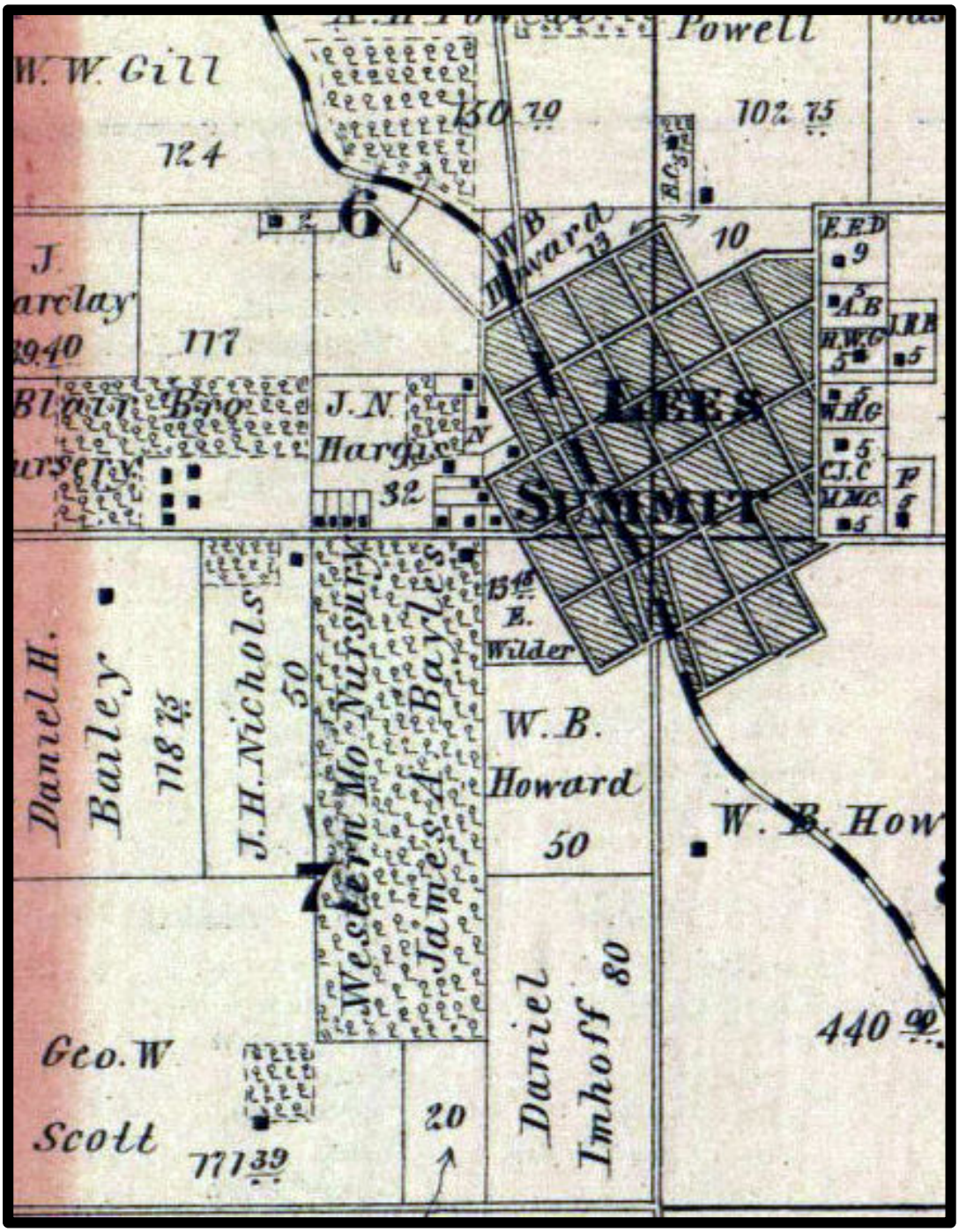


Fig. 2 Above is a segment from the 1877 *Jackson County Atlas*. The illustration depicts James A. Bayles' "Western Missouri Nursery," portions of which would become the Bayles Addition to the City of Lee's Summit. At the time of publication of the *Atlas*, the subject property was a portion of the unincorporated Prairie Township.

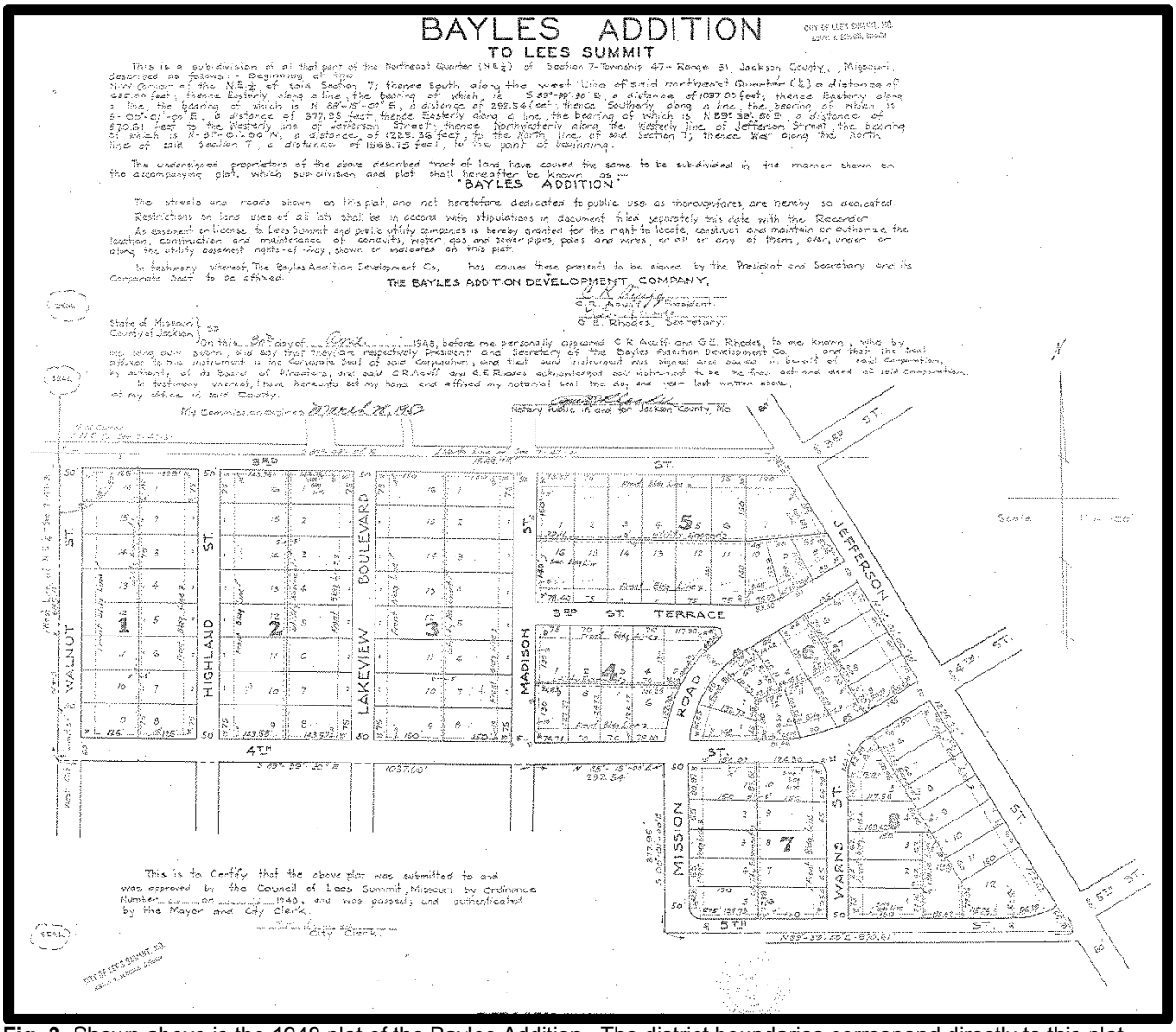


Fig. 3 Shown above is the 1948 plat of the Bayles Addition. The district boundaries correspond directly to this plat. [courtesy of the City of Lee's Summit]

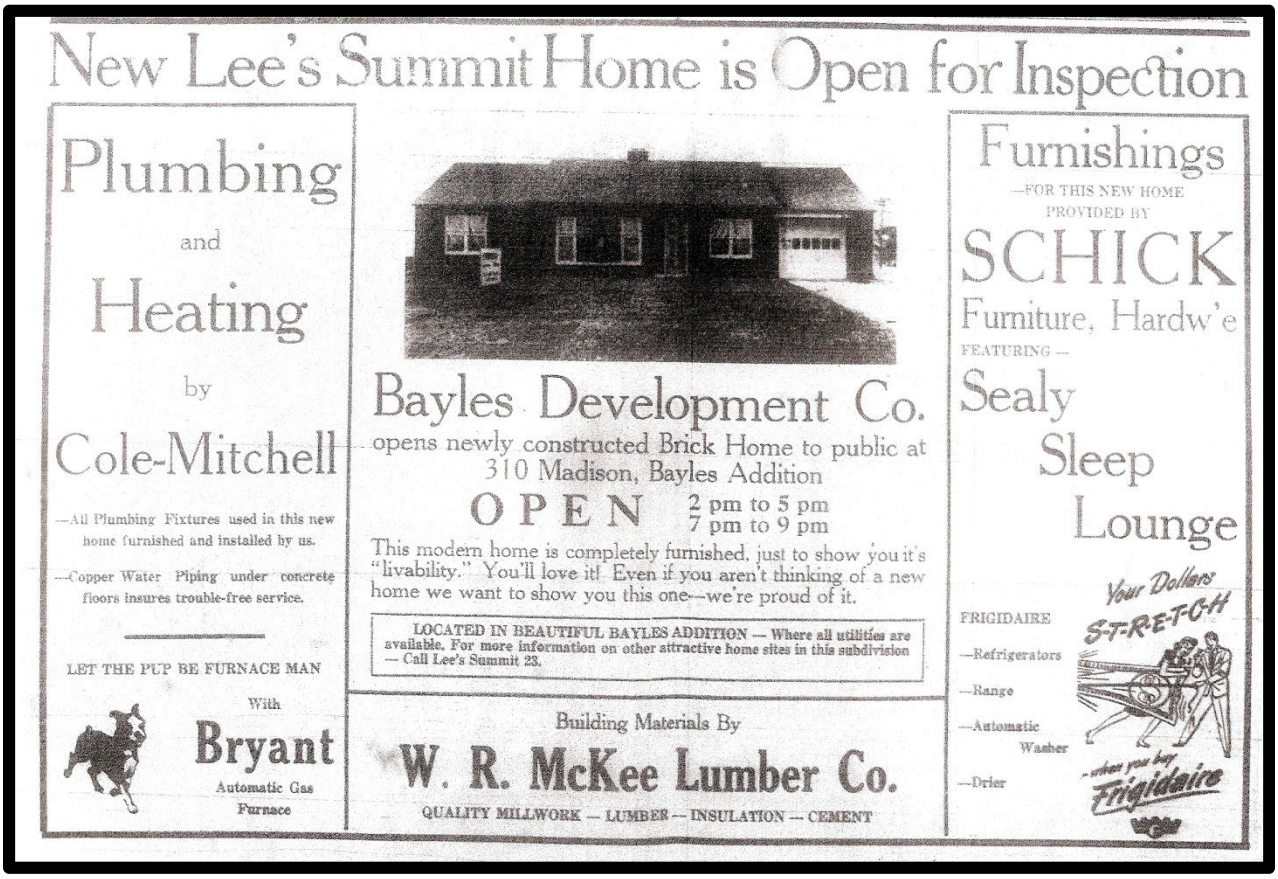
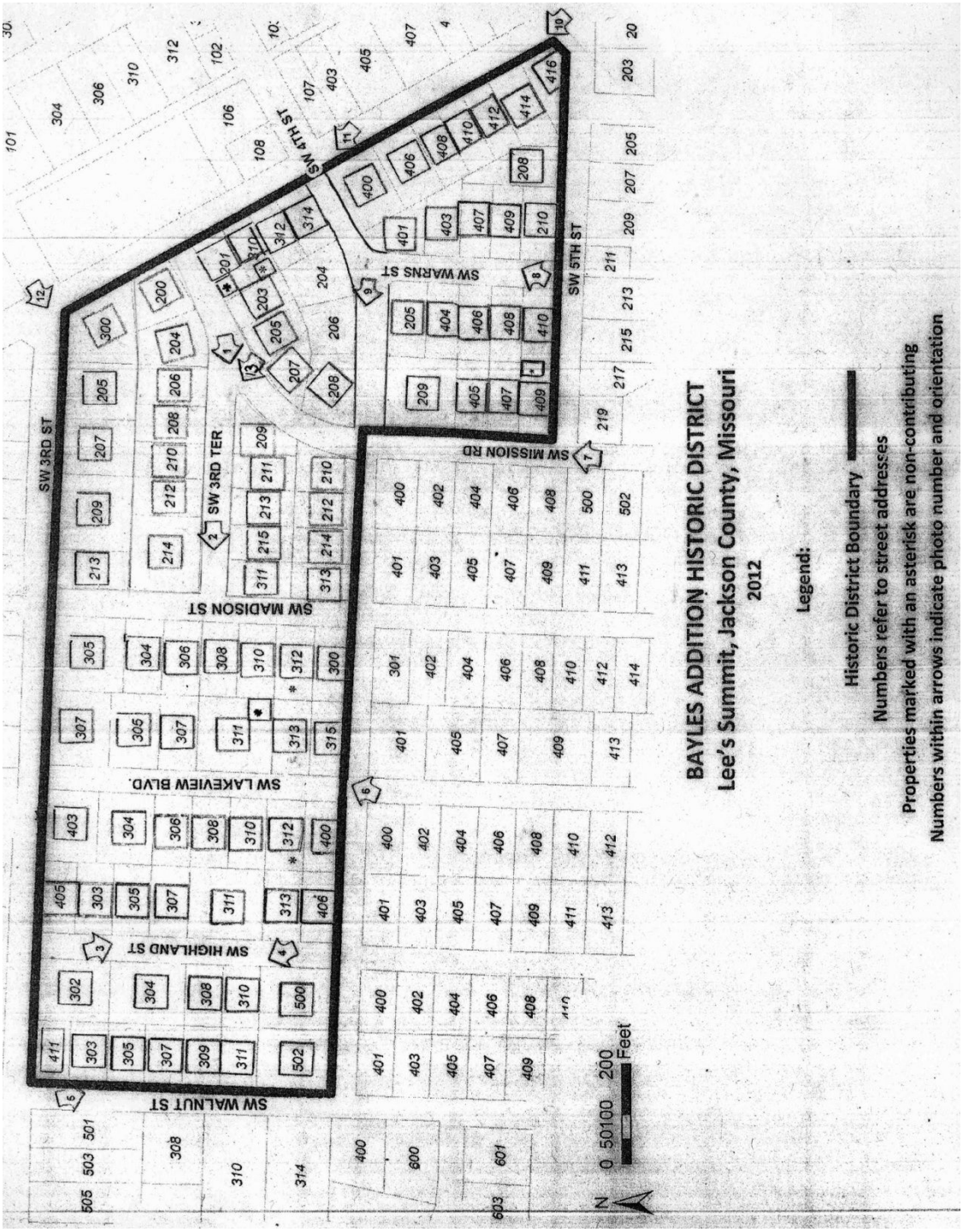


Fig. 4 This advertisement appeared in the *Lee's Summit Journal* on March 3, 1949 and promoted an open house to be held at one of the first houses constructed in the new neighborhood [courtesy of the Lee's Summit Historical Society]


BAYLES ADDITION HISTORIC DISTRICT
Lee's Summit, Jackson County, Missouri
2012
Legend:
Historic District Boundary
Numbers refer to street addresses
Properties marked with an asterisk are non-contributing
Numbers within arrows indicate photo number and orientation
SW 3RD ST
SW 3RD TER
SW MADISON ST
SW LAKEVIEW BLVD.
SW HIGHLAND ST
SW WALNUT ST
SW 4TH ST
SW WARNS ST
SW MISSION RD
SW 5TH ST
N
0 50100 200
Feet

Bayles Addition U.D.
Jackson Co, Mo
UTM Reference
1: 15/380808/4307808
2: 15/380330/4307786
3: 15/380493/4307461
4: 15/379827/4307482

ODGE RAM

SW 33D TERR
SW MISSION RD