

Cultural Resources Survey

Lee's Summit, Missouri

Prepared for

The City of Lee's Summit

By

Historic Preservation Services

August 2002

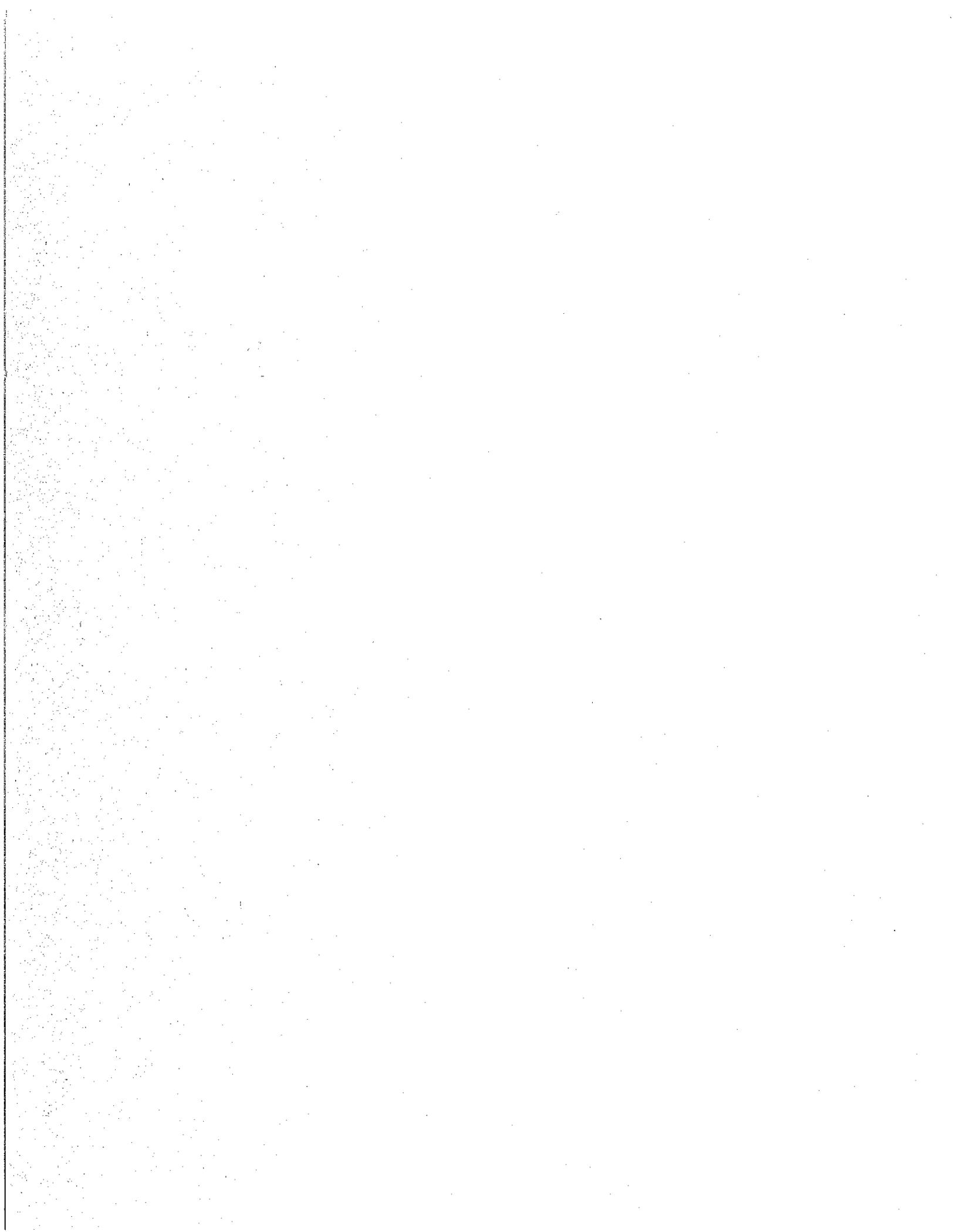
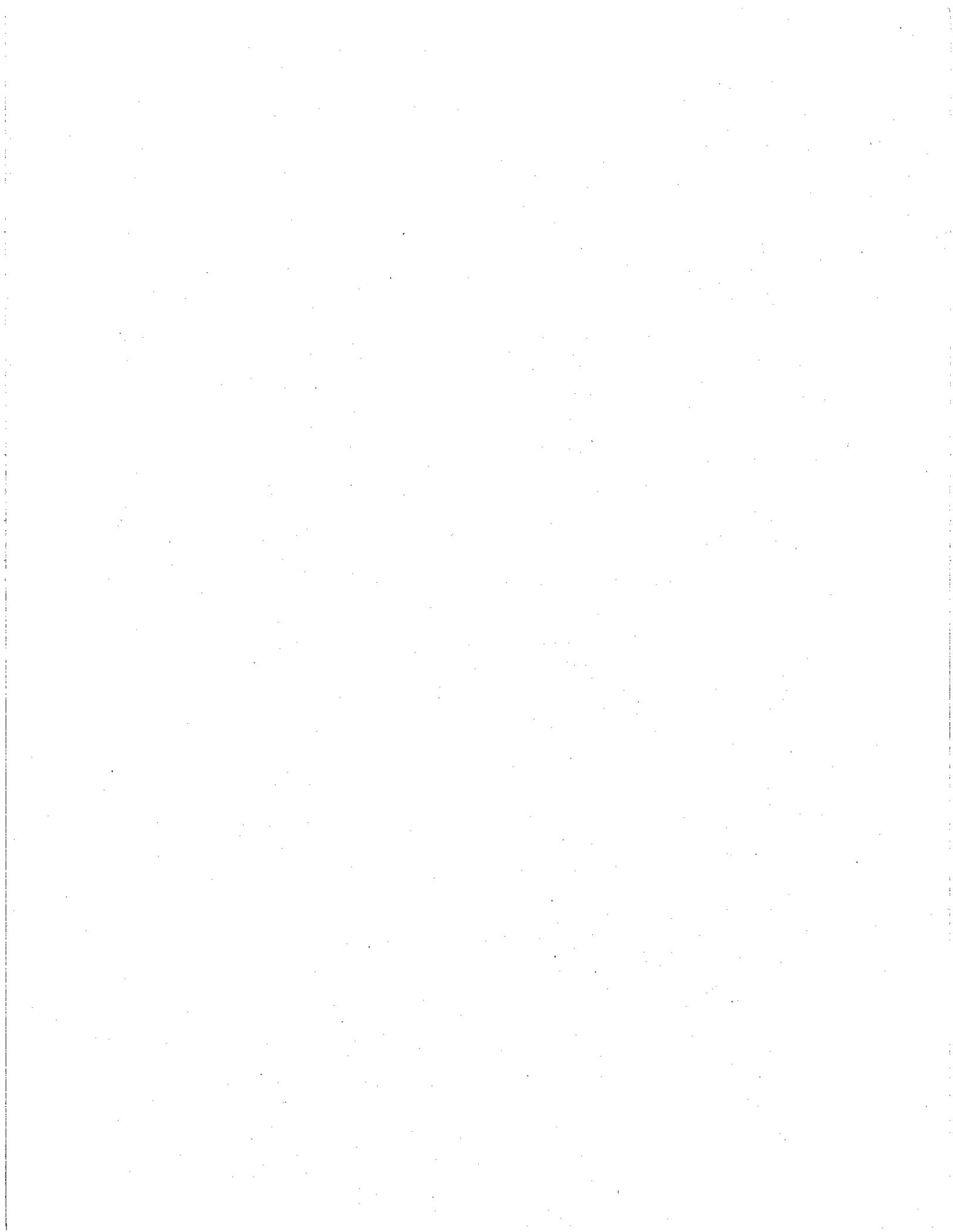


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Survey Coordinator
City of Lee's Summit

Michael Gorecki

Historic Preservation Commission

Annette Braam, Chair

Julie Cawby, Vice-Chair

Dan Dannalson

Mark Eubank

Mark Hecker

Judy Partin

Cheri Rabourn

Dan Pack, City Council Liaison

Marcia Rosenquist, Planning Commission Liaison

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INTRODUCTION

The City of Lee's Summit, Missouri contracted the firm Historic Preservation Services, LLC (HPS) to complete a cultural resources survey of selected areas of Lee's Summit. The State Historic Preservation Office, Missouri Department of Natural Resources, administered grant funds from the U.S. Department of the Interior, National Park Service Historic Preservation Fund. The goal of the survey was to identify and evaluate architectural and historic cultural resources in the survey area and to ascertain any individual properties and/or groups of properties that may be potentially eligible for listing in the National Register of Historic Places or in the Lee's Summit Register of Historic Places. In addition, the designation of resources and information gathered in the survey is a necessary component of future city and neighborhood planning activities.

HPS staff conducted survey activities between August 2001 and January 2002. Anne Schwenk created and maintained the project database and entered information from the previously completed surveys. Architectural Historian Kerry Davis entered baseline data for the new survey areas, prepared building descriptions and evaluations of integrity. Cathy Ambler researched the history of individual properties in the new survey areas and prepared the historic context for this report. Brad Finch of F-Stop Photography photographed all surveyed resources. HPS Partner Elizabeth Rosin wrote histories for individual buildings in the new survey areas, analyzed data and developed recommendations, supervised the work of the other staff members, and authored this report.

The survey includes commercial, institutional, residential, and rural properties. Appendix A shows the properties surveyed within Old Town Lee's Summit and Appendix B shows the rural properties surveyed. The survey is divided into three sub-project areas.

- Twentieth Century Subdivisions — This portion of the project involved the survey of 234 previously unsurveyed properties in six subdivisions developed immediately following World War II. These neighborhoods are immediately south of downtown Lee's Summit on both the east and west sides of town. The survey area was limited to residential properties within these six subdivisions.

- 1991-1994 Resurvey — This portion of the project involved the resurvey of a total of 465 commercial and residential properties in the Strother/Howard, Butterfield, and Hearnes survey areas, plus 45 rural properties located within the Lee's Summit city limits. This scope of work was limited to verifying the integrity of the previously surveyed properties in order to evaluate register eligibility.
- Southeast 3rd Street Survey Area — This portion of the project involved the survey of 23 properties built between 1900 and circa 1965 that were previously omitted from the Strother/Howard survey area. Because several of these properties have been threatened with demolition over the past year, the City asked HPS to include them in this project so that their eligibility for register listing (national or local) could be properly assessed.

METHODOLOGY

HPS completed the Lee's Summit Survey in conformance with the procedures for reconnaissance level survey outlined in the *National Register Bulletin 24, Guidelines for Local Survey: A Basis for Preservation Planning*. Evaluation of resources for significance was in accordance with *National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation*. In addition to these guidelines, the consultants relied on criteria of the Missouri Department of Natural Resources Historic Preservation Program's "Minimal Guidelines for Professional Surveys of Historic Properties" and the "Missouri Historic Property Inventory Form Instructions."

SCOPE OF WORK

The scope of work for the project included the following:

- Preliminary identification of all historically and/or architecturally significant sites, objects, buildings, structures, or districts within the Twentieth Century Subdivisions and Southeast 3rd Street survey areas.
- Preliminary identification of each resource's history and significance, architectural style or design, period, architect, builder, construction types, etc., if known, for resources within the Twentieth Century Subdivisions and Southeast 3rd Street survey areas.
- Verification of integrity for all previously surveyed properties.
- Evaluation and identification of properties and districts that appear to be potentially eligible for listing in the *National Register of Historic Places* and the *Lee's Summit Register of Historic Places*.
- Recommendations for future preservation of identified cultural resources in Lee's Summit.
- Field inspection and photo documentation of all previously surveyed properties and all properties in the new survey areas.
- Compilation of data in a database and preparation of a report and maps that summarize the findings.

- Determination of broad patterns of development, which include historic context, cultural themes, geographical limits, and chronological limits.

FIELD SURVEY

Field survey for the Twentieth Century Subdivisions and Southeast 3rd Street project components included photography and visual inspection of each building within the survey areas to confirm building materials, in particular wall cladding and foundation materials. The consultants relied on this information, as well as that supplied by the photographs, in developing written descriptions of each property. Field survey for the 1991-1994 Resurvey component was limited to photography and verification of integrity of the previously surveyed properties.

ARCHIVAL RESEARCH

In addition to the documentation of architectural styles and the evolution of land use, research focused on the preparation of historical contexts for the time periods in which the survey areas developed and the identification of dates of construction and original property owners for the previously unsurveyed properties. The 1989 *Lee's Summit Survey Plan* and the 1991 and 1994 survey reports substantially developed the contexts for Lee's Summit from 1840 through 1945.¹ HPS expanded the historic context to include the period beginning in 1945 through the suburbanization of the 1960s.

In preparing the context, HPS used the archival and research collections of the Mid-Continent Library, Lee's Summit and Independence branches; the Missouri Valley Room at the Kansas City (Missouri) Public Library; and the Linda Hall Library, University of Missouri-Kansas City. The Jackson County Historical Society, Independence, provided old highway maps and reports. Property ownership records and a Jackson County public works report were found at the Jackson County Courthouse, Independence. Resources available from the City of Lee's Summit included plat maps, a few building permits, and comprehensive plans from 1958 and 1968. Among the most useful resources were two volumes of newspaper notes compiled by Donald R. Hale that covered articles that appeared in the *Lee's Summit Journal* just before and during the survey period. Local historians Frank Graves and Donald Hale provided extensive insight during oral interviews.

ESTABLISHING DATES OF CONSTRUCTION AND PROPERTY HISTORY

Identifying dates of construction and original owners for individual properties proved to be a tremendous challenge. Unfortunately, neither building nor water permits were available for construction activities prior to 1975. When information documenting the date of construction was lacking, the consultants estimated the date based on the similarity of architectural features to other buildings in the survey area and in the region. As a result, many dates of construction are not exact, but estimated to a circa (c.) date which denotes the age to be within five years of the year listed.

TWENTIETH CENTURY SUBDIVISIONS SURVEY

Compounding the absence of building permits, no phone or city directories were located for the post-World War II period. Therefore, HPS used property transactions and building styles to determine approximate dates of construction. Often the name of a known realtor/developer or builder was associated with a property for a relatively short period of time. HPS assumed that the realtor/developer commissioned the construction of the house on speculation and subsequently sold the property to the original owner or that the builder constructed the home during his ownership and sold it to the original building owner. If a specific realtor/developer or builder's name was not associated with a particular parcel, HPS used the timing of real estate transactions and building style to establish an approximate date of construction and to identify the original owners.

SOUTHEAST 3RD STREET SURVEY

Due to the absence of extant building and water permits, HPS used plat maps, fire insurance maps, city and phone directories from 1905-1906, and architectural style to establish a construction date range and, where possible, the identity of the original owners.

1991-1994 RESURVEY

Archival research for these properties was completed during the original survey. No further research was completed as part of this project.

¹ All four reports were prepared by Deon Wolfenbarger, Three Gables Preservation, Kansas City, Missouri and are on file with the City of Lee's Summit Planning & Development Department.

COMPILATION OF DATA

HPS created a database in Microsoft Access 7.0 to compile the survey information and prepared a template of fields for the Missouri Historic Property Inventory Form. The database fields include records for each building's physical features (plan, height, materials, style, etc.) as well as historical information (date of construction, ownership, environment, etc.). When linked with the digital records from future surveys, this database will enhance the understanding of historic resources in Lee's Summit. The database was coordinated with the City's parcel identification information system so that it can be linked to geographic information systems (GIS) and mapping software to facilitate analysis and to more easily create visual presentations of the data. To more accurately address a number of parcels that contain multiple addresses, the data was further coordinated with more specific parcel address information in the City's GIS system.

For the Twentieth Century Subdivisions and the Southeast 3rd Street survey components, all information entered into the database was newly collected. For properties in the 1991-1994 Resurvey, HPS entered into the database all of the information on the existing survey forms, supplementing only updated information about integrity and register eligibility. HPS also reviewed the architectural styles and vernacular types assigned to each property to ensure consistency in nomenclature for all survey components.

DATA ANALYSIS

The consultants analyzed four categories of data to identify contiguous historic districts and/or individual properties that are potentially eligible for National Register listing. The four categories address issues important in determining the significance of a property for listing in the National Register. The categories are:

- Architectural Integrity
- Date of Construction
- Original Building Use/Function
- Architectural Style/Property Type

A detailed description of the four areas of analysis and results is included in the "Survey Results" section of this report and in the Appendix.

HISTORICAL AND ARCHITECTURAL ANALYSIS

After compiling and reviewing the results of the field survey and completing the archival research, HPS identified broad patterns of development in the City of Lee's Summit. At the same time, analysis of architectural styles and property types began with the review of photographic documentation and database information gathered from the surveys. HPS assigned architectural styles and vernacular property types for all buildings in the Twentieth Century Subdivisions and the Southeast 3rd Street survey areas. *A Field Guide to American Houses* by Lee and Virginia McAlester and *The Buildings of Main Street* by Richard Longstreth provided guidelines for identifying property types by architectural style, building forms, and function, as well as assuring the use of terminology consistent with National Register nomenclature. For properties in the 1991-1994 Resurvey areas, HPS reviewed the previously assigned style/building type and modified those that were inconsistent with National Register nomenclature. Review of the survey data revealed not only the architectural styles and vernacular building forms; it also provided information to enhance the understanding of development patterns and trends.

In order to make management recommendations, the consultants conducted preliminary evaluations of all inventoried properties according to the criteria and standards for historic resources established by the Secretary of the Interior. This included a preliminary assessment for individual eligibility for listing in the Lee's Summit or National Registers of Historic Places and as potentially contributing elements to a local or National Register historic district.

Properties listed in the Lee's Summit or National Registers of Historic Places must meet certain criteria of historic significance. Historic significance is the importance of a property to the history, architecture, archaeology, engineering or culture of a community, a state, or the nation. To be listed, properties must have significance in at least one of the following areas.

- Criterion A: Association with events, activities or broad patterns of history.
- Criterion B: Association with the lives of persons significant in our past.
- Criterion C: Embody distinctive characteristics of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

- Criterion D: Have yielded, or be likely to yield information important in prehistory or history.

EVALUATION OF INTEGRITY

All properties eligible for listing in the local or National Register, whether for individual significance or as contributing elements to a district, must retain sufficient architectural integrity to convey the period of time in which they are significant.² There are seven areas of integrity, and a property must retain integrity in a majority of these areas.

- Location: The place where the historic property was constructed or the place where the historic event occurred.
- Design: The combination of elements that create the form, plan, space, structure, and style of a property.
- Setting: The physical environment of a historic property.
- Materials: The physical elements that were combined during a particular period of time and in a particular pattern or configuration to form a historic property.
- Workmanship: The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling: A property's expression of the aesthetic or historic sense of a particular period of time.
- Association: The direct link between an important historic event or person and a historic property.³

Based on visual inspection, each building receives an integrity rating of Excellent, Good, Fair, or Poor that reflects primarily how much of the building's original design, workmanship, exterior materials, and overall feeling of a past period of time remain. The following criteria serve as the basis for rating architectural integrity:

EXCELLENT

- The majority of the building's openings are unaltered or were altered in a sensitive and appropriate manner, using similar materials, profiles and sizes as the original building elements;
- The exterior cladding material has not been altered;

² A contributing property to a historic district does not have to meet the threshold for individual significance, but it must contribute to the significance of the district. Properties contributing to a district that is significant in the area of architecture must retain a higher degree of architectural integrity than properties in a district significant for associations with an important individual or with historical events or patterns of history.

³ *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin, National Park Service, U.S. Department of the Interior. 1997, rev., 44-45.

- Significant decorative elements are intact;
- Design elements intrinsic to the building's style are intact;
- The overall feeling or character of the building for the time period in which it was erected is intact. Changes over a period of time are sympathetic and compatible to the original design in color, size, scale, massing and materials;
- Character-defining elements from the time period in which the building had significant associations with events or important individuals remain intact; and
- If over fifty years in age, the building is individually eligible for listing in the local or National Register of Historic Places or would be a contributing element to a historic district.

GOOD

- Some alteration of original building openings or spaces has occurred using new materials and profiles but not causing irreversible damage to the original configuration of openings and spaces;
- Significant portions of original exterior cladding material remain;
- Significant decorative elements remain intact;
- Alterations to the building are reversible and the historic character of the property could be easily restored;
- Additions to a secondary elevation are in an appropriate manner, respecting the materials, scale and character of the original building design;
- The historic feeling or character of the building is slightly weakened by change or lack of maintenance;
- One or more ancillary buildings in a rural complex have been demolished, slightly impacting the ability of the property to convey its historic functions and associations; and
- The building would be a contributing element to a historic district and/or it might be independently eligible for register listing if restored in conformance with the *Secretary of the Interior's Standards for Rehabilitation*.

FAIR

- The majority of the building's openings were altered in an inappropriate manner using new materials, profiles and sizes;
- Exterior cladding material has been altered or added, however there is some indication upon visual inspection that if removed, enough of the original cladding material might remain that the property could be restored to its original appearance;
- Additions were made in a manner respecting the materials, scale and character of the original building design and, if removed, the essential form of the building remained intact;
- Historic feeling or character of the building is compromised, but the property could be restored although reversal of alteration and removal of inappropriate materials could be costly;

- More than one building in a rural complex has been demolished, impacting the ability of the property to convey its historic functions and associations; and
- If restored in conformance with the *Secretary of the Interior's Standards for Rehabilitation*, and if the property has association with a district's area of significance, the property might be a contributing resource to a historic district.

POOR

- The majority of the building's openings, such as windows and doors, were altered in an inappropriate manner using new materials, profiles and sizes;
- Exterior materials were altered;
- Alterations are irreversible or would be extremely difficult, costly and possibly physically damaging to the building to reverse;
- Later additions do not respect the materials, scale or character of the original building design;
- The overall historic feeling and character of the building is significantly compromised;
- The majority of buildings in a rural complex have been demolished to the point that the complex no longer conveys its original function and associations; and
- Further investigations after removal of non-historic materials and alterations may reveal that the structure retains greater architectural integrity than originally apparent and should be reevaluated.

HISTORIC CONTEXT

In order to comprehend fully the evolution of Lee's Summit, it is important to review a brief history of the community and its historical development patterns. This review helps establish patterns and connections to development trends that were occurring regionally and nationally in land use, building patterns, and financing methods. It also illustrates the community's transformation from an agrarian and railroad community to a suburban subunit of the metropolitan Kansas City area.

The National Park Service defines historic context as "... a broad pattern of historical development in a community or its region, that may be represented by historic resources."⁴ Understanding the context of Lee's Summit's historic development makes it possible to then evaluate the city's landscapes and commercial and residential building forms for their potential listing in the National Register of Historic Places and/or in the Lee's Summit Register of Historic Places. Surveys are also planning tools that help communities learn more about how historical change over time has affected the community. They are useful in planning and evaluating community resources, for example, which might be threatened.

While some of the subdivisions surveyed for this project have not achieved fifty years of age, the benchmark for evaluating historical significance, the post-World War II era is one of the most significant housing boom periods in American history and these subdivisions are now receiving deserved attention from the National Park Service. The park service will issue a new bulletin in 2002 to guide those interested in evaluating and documenting these subdivisions for potential listing in the National Register of Historic Places.⁵

The summary of the development of Lee's Summit prior to 1945 is based on Deon Wolfenbarger's 1994 "Lee's Summit, Missouri Final Report: Historic Resources Survey." Her work in Lee's Summit included the development of the Lee's Summit Survey Plan in 1989, which established three contexts for the city:⁶

⁴ National Register Bulletin #24, Guidelines for Local Surveys: A Basis for Preservation Planning.

⁵ David Ames and Linda Flint McClelland, "Suburban Landscapes: The Federal Housing Administration's Principles for Neighborhood Planning and the Design of Small Houses," draft excerpt from *Guidelines for Evaluating and Documenting Historic Residential Suburbs*. National Park Services, Washington, DC, January 2002. <http://www.cr.nps.gov/nr/publications/bulletins/01workshop/sub_landsc.htm> This bulletin will be significantly modified with more information and should be available from NPS sometime during 2002.

⁶ Wolfenbarger later modified dates so that both the railroad and agricultural contexts extended to just after World War II. She found the initial time periods too restrictive, although the historic contexts and geographic boundaries remained the same. Deon Wolfenbarger, "Lee's Summit, Missouri Final Report: Historic Resources Survey," 1994, pg. 2.

- Early Agrarian Settlement in Southeastern Jackson County: 1840-1865
- The Railroad and Development of Lee's Summit: 1865-1900 (extended to 1945)
- Agricultural Goods and Processing in Lee's Summit: 1865-1900 (extended to 1945)

These contexts review the chronology of early developmental patterns for the community and historical themes that preceded World War II. Additional information has been added to these contexts when it clarifies or adds new information.

EARLY AGRARIAN SETTLEMENT IN SOUTHEASTERN JACKSON COUNTY: 1840-1865

Lee's Summit is located in Jackson County southeast of Kansas City. Once part of a hunting area used by the Osage Indian tribe, the federal government established Fort Osage in 1808 in the northern part of Jackson County, overlooking the Missouri River, and encouraged white families to settle near the fort. The Osage were "removed" in 1825, and title to their land was relinquished by treaty.

Many early settlers arrived during the 1830s, although most came in the 1840s and 1850s. They found the area ideal for farming with rolling prairie, fertile soil, plenty of streams, and stands of timber. Most settlers were from a southern cultural tradition and came from states such as Kentucky, Virginia and Tennessee, as well as from southern settlements in Indiana, Ohio, and eastern Missouri.⁷ Many left the area during the Civil War after Brigadier General Thomas C. Ewing issued Order Number 11 in 1863, which forced residents to leave Jackson County or settle at military stations. The order was enforced as a result of the border wars between Kansas and Missouri ruffians during Kansas' struggle for statehood. Just days after Quantrill's August raid on Lawrence, Kansas, Ewing wrote the order and enforced it. The cruelty of the order caused great bitterness among the county's residents. Many homes were burned and possessions stolen in Jackson, Cass, Bates, and part of Vernon counties. The fires from burning homes, hay, fields, and woods gave the area the name "Burnt District."⁸

Population figures from 1880 show Lee's Summit as a town with about seven hundred residents.⁹ This was a significant increase in population from when the town was founded fifteen years earlier. The town was platted in 1865, just after the end of the Civil War, but it was several more years before many of the area's former residents returned to their Missouri homes in or around Lee's Summit.

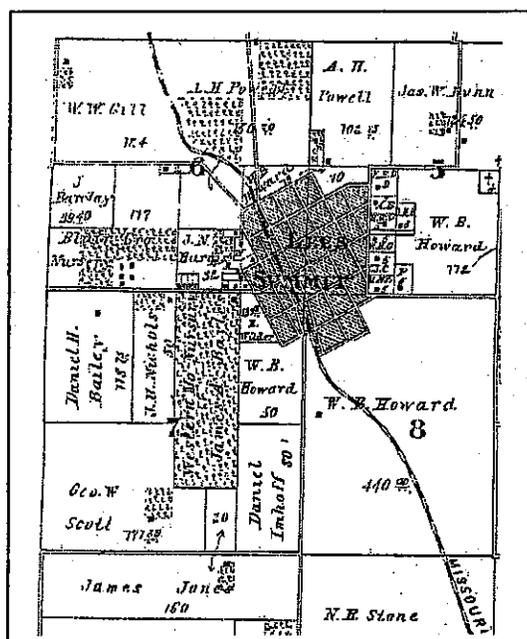
⁷ Wolfenbarger, pg 3.

⁸ Leslie, Edward E. *The Devil Knows how to Ride*. New York, NY: Random House, 1996, pg. 258-62.

⁹ *Lee's Summit Centennial, 1865-1965*. Lee's Summit, MO: Chamber of Commerce, 1965, pg. 6.

Transportation at the time was very difficult. Figure 1, from the *1877 Illustrated Historical Atlas of Jackson Co. Missouri*, shows the meager road network that existed twelve years after the town was founded.¹⁰ A few section line roads are visible, but the dominant means of transportation in the area was the railroad (then called the Atlantic and Pacific Rail Road). It was an essential lifeline for local farmers needing to reach area markets with their most important livestock product – hogs.¹¹

Figure 1: LEE'S SUMMIT, CIRCA 1877



THE RAILROAD AND DEVELOPMENT OF LEE'S SUMMIT: 1865-1945

In 1842, William B. Howard and his wife claimed land in the Lee's Summit area and built first a log home and later, in 1854, a much finer house. Originally from Kentucky, the family returned to Kentucky during the Civil War. At war's end, Howard returned to his Missouri farm and laid out the seventy-acre town of Strother in 1865. About twenty acres were platted into town lots, half of which were given to the railroad (which became the Missouri Pacific Railroad, now the Union Pacific). Mr. Howard named the town after his wife's family, and the town remained "Strother" until it was incorporated in 1868.¹²

¹⁰ Philadelphia, PA: Brink, McDonough and Co.

¹¹ The 1877 Atlas provides 1876 agricultural census data by Section, Range, and Township, pg. 11.

¹² *Comprehensive Plan, City of Lee's Summit, Missouri, 2001*, pg. 4.

How the community received its name, "Lee's Summit," has remained a puzzle in the town's history. The traditional explanation is that when the railroad donated a boxcar to serve as the first railroad station in the new town, "Lee's Summit" was painted on it. This view holds that the railroad chose the name to honor a local doctor, Dr. Pleasant Lea, who had been shot near the tracks during the Civil War. The spelling of his name was not corrected and, therefore, became "Lee." The "summit" came from its topographical location as the highest summit on the line between St. Louis and Kansas City. While originally platted as "Strother," the town was incorporated as "Lee's Summit" in 1868.¹³

This version of the town's naming has recently been questioned by information found on a poster notice advertising the first sale of the town lots on October 30, 1865. Local historian Donald R. Hale purchased a trunk in 1993 that once belonged to William B. Howard, the town founder. The sale bill was among its contents. Howard's notice advertised the town land sale to be held at "Strother, formerly called Lee's Summit on the Pacific Rail Road in Jackson County, Missouri." If called "Lee's Summit" prior to or early in 1865 as indicated on the sale bill, then the traditional version of the town naming could be incorrect. Hale believes that it is possible that the town had been known as "Lee's Summit" for some time prior to becoming Strother. Frank Graves, another local historian, agrees. Evidence supporting their argument can be found in a December 1865 *St. Louis Democrat* newspaper article that refers to a railroad stop in "Lee's Summit."¹⁴

This explanation is reasonable considering that most of present-day Lee's Summit was located in Prairie Township. This township was not organized until June of 1860 and was known as part of the "lost" townships. An early survey of the county was not completed for various reasons and Prairie Township was unavailable for government land transactions for fifteen to twenty years after the rest of the county.¹⁵

Jackson County railroad historian, Henry Marnett noted that railroads generally named division points along the line where engineers fueled their steam engines with coal or wood and water.¹⁶ He noted that Lee's Summit could very well have been a railroad stop before a town was formed. Once the railroad chose a division point and named it, commercial buildings usually sprang up hastily as well. If the railroad pulled a railroad car into town

¹³ *The Preliminary Guide Plan for Lee's Summit, 1958.* Community Studies, Inc., Kansas City, MO, pg. 1

¹⁴ Donald R. Hale, interview, September 10, 2001; Frank Graves, interview September 10, 2001 and December 7, 2001. The sale notice is in the archives of the Lee's Summit Historical Society. Some have speculated that the "Lee" comes from General Robert E. Lee. The *Louisville Journal* (Kentucky), January 3, 1866 quoted the *St. Louis Democrat*.

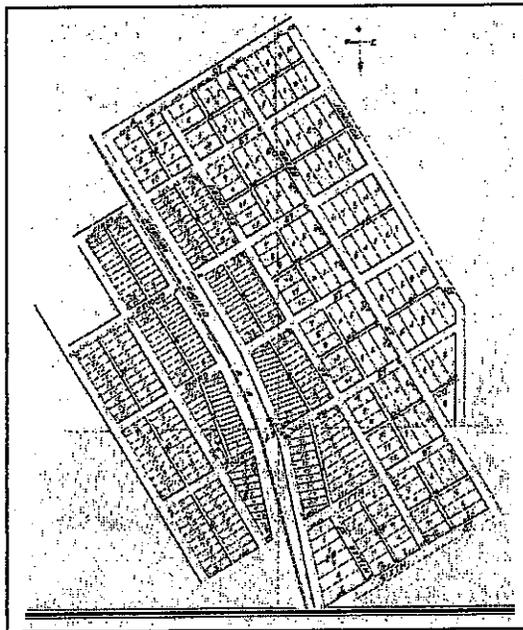
¹⁵ Wolfenbarger, pg 2. Also, see pages 14 and 18 of the *1877 Jackson County Atlas*.

¹⁶ Mr. Marnett, a resident of Raytown, Missouri, is a volunteer at the Jackson County Historical Society. He described how the railroad ran between Kansas City and St. Louis and through Lee's Summit in an interview on January 9, 2002.

to be used for a railroad station after the town was officially founded and it already had "Lee's Summit" written on it, the railroad may have been using the name for some time. The track from Warrensburg to Kansas City (through Lee's Summit) was finished between 1864 and 1865.¹⁷

Where the "Lee" came from remains a mystery. Regardless of how named, Strother's dependence on the railroad shows in the first town plat. The town straddled the railroad line and Mr. Howard bound the town's interests to that of the railroad's by giving the railroad every other lot on both sides of the track.¹⁸ Since western settlers were plagued by poor roads and limited access to markets where they could sell their agricultural products, the railroad assured Lee's Summit's survival.¹⁹ Figure 2, the 1877 town plat, shows the main streets paralleling the tracks from the northwest to the southeast.

Figure 2: TOWN PLAT²⁰



Normally town streets, like the land survey, were laid out by compass points, oriented by Section, Township, and Range. The plat's firm attachment to the railroad's northwest-southeast direction further emphasized the significance of the railroad to the town and

¹⁷ *Lee's Summit Centennial, 1865-1965*. Lee's Summit, MO: Chamber of Commerce, 1965, pg. 61.

¹⁸ A copy of this map is at the Lee's Summit Historical Society.

¹⁹ Reps, John. *The Making of Urban America: A History of City Planning in the United States*. Princeton, NJ: Princeton University Press, 1992, pg. 392. Reps points out that some railroads drew their own town plans with rails running through the center part of towns.

²⁰ *1877 Illustrated Historical Atlas of Jackson Co. Missouri*

perhaps was a financial reward for its services. With the tracks on a high rise between the two main streets, it dominated commerce, movement through town, communications with the surrounding area, and transportation. It was a thread of vitality for the small town and connected it to the outside world. It continues to organize the central city landscape today, claiming an importance that it no longer holds.

Until the automobile became paramount, the town integrated itself well with the railroad. By 1877, the county atlas noted that the town was "of importance as a trading point."²¹ The number of large farms, orchards, and nurseries in the area is evident in Figure 2. By 1880, Lee's Summit was the second largest shipping point in Jackson County after Kansas City.²² Businesses lined the main streets, Market and Main, which ran parallel to the tracks. This commercial business/railroad emphasis continued until about 1910.

Gradually the location of Lee's Summit's main commercial area began to shift. As more vehicles were personally owned and operated, 3rd Street became increasingly important as an east-west transportation corridor. Businesses began to move to 3rd Street, away from the lots directly connected to the railroad. By 1930, the influence of the internal combustion engine was clear. While cars and trucks had not displaced the railroad as the main form of transportation for residents of Lee's Summit, they had motivated the construction of new buildings such as garages and service stations in town. Roads and their condition became increasingly important. As the vehicular traffic passing through Lee's Summit from the surrounding areas increased, the railroad's dominating presence in the community waned.

AGRICULTURAL GOODS AND PROCESSING IN LEE'S SUMMIT: 1865-1945

The foundation for early economic prosperity in Lee's Summit was agriculture. Agricultural traditions begun in the settlement period before the Civil War, continued after the war ended. At first, farmers in the Lee's Summit area grew mostly corn and raised mostly hogs, both southern agricultural staples. While much of the Lee's Summit area lay abandoned for nearly four years after Order 11 was issued, the war years enabled the fruit trees planted by early settlers to mature. When the settlers eventually returned to their farms, it was easy to slip back into horticulture because the fruit trees were in full production. While the main farm products at the time remained corn and hogs, it is clear that the orchards and nurseries were also large producers by 1877.²³

²¹ 1877 *Illustrated Historical Atlas of Jackson Co. Missouri*, pg. 18.

²² Wolfenbarger, pg. 4.

²³ The agricultural census of 1876 did not take into consideration the production of horticulture products.

The area around Lee's Summit was known as the center of the state's apple belt. Farmers who grew other crops or raised livestock also planted apples or other fruit as an additional source of income. With abundant crops of pears, plums, peaches, berries and grapes, the area was well suited to meet the produce demands of Kansas City and other communities around the Missouri River. The short distance from Lee's Summit to these markets was significant for growers of perishable products.

James A. Bayles, for whom the Bayles Addition would be named, was one farmer who took advantage of the growing conditions and market demand for horticultural products. Bayles arrived in the area in the 1870s and established the Western Missouri Nursery. He grew several varieties of peaches, apples and pears, but eventually concentrated on the commercial production of apples.

The richness of the soil and the excellent location made mixed farming around Lee's Summit successful. The area became well known for livestock breeding and dairy production. Longview Farm, for example was known for both its horse and milk cattle breeding programs. Highland Farm was a nationally recognized Hereford breeding farm. Chapman Dairies was one of several dairies processing milk. It collected and distributed milk for Longview Farm and about four hundred other farmers.²⁴

Population figures show Lee's Summit's slow, steady growth before World War II. Between 1865 and 1945, such growth provided a mostly stable rhythm to the town's everyday life.²⁵

Figure 3: LEE'S SUMMIT POPULATION, 1880-1950

<u>1880</u>	<u>1890</u>	<u>1900</u>	<u>1920</u>	<u>1930</u>	<u>1940</u>	<u>1950</u>
693	1369	1453	1467	2035	2263	2554

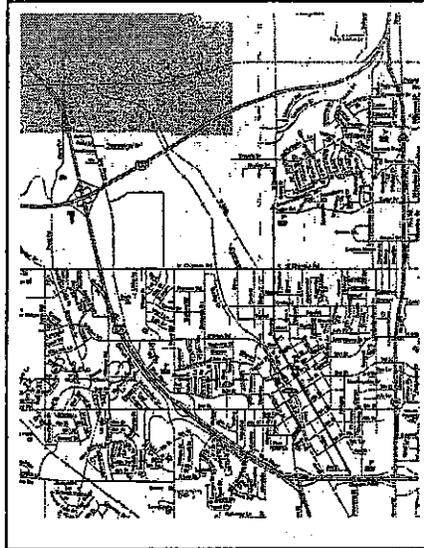
To accommodate the growing population, Lee's Summit eventually expanded to add several new residential areas. In 1867, when most of the town's original lots were sold, William B. Howard, founder of "Strother" (Lee's Summit), platted the first new addition, Howard's First Addition, to the east and northeast of downtown. Other new residential development occurred further north of the central business district. Of the eight additions or subdivisions platted between 1877 and 1889, six were north of downtown. These new building lots accommodated the community's demand for many years, as housing filled in around the edges of the area and in-filled remaining vacant lots at the heart of the city.

²⁴ Wolfenbarger, pg. 10.

²⁵ *Lee's Summit Centennial, 1865-1965*. Lee's Summit, MO: Chamber of Commerce, 1965, pg. 6.

The town's older residences lined South Market Street and Douglas Street, which ran north to Independence. These streets appear on Figure 4 as darkened lines.²⁶

Figure 4: CITY OF LEE'S SUMMIT, 2001-2002 STREET MAP



Other communities experienced the same patterns of pre-World War II growth as Lee's Summit. With a slowly growing population, lots in early additions remained available for new houses over decades, not just a few years. Today these areas exhibit a mixture of architectural styles, from simple vernacular hall-and-parlor and I-house forms, to large architecturally significant Victorian homes, to ranches dating from the 1950s and 1960s. From about 1880 to 1940, eclecticism in architecture stressed accurate historical interpretations of European styles, but these Italian Renaissance, Chateausque, Beaux Arts, Tudor, and Colonial Revival forms were lost in the popularity of the new modernism expressed by the Craftsman bungalow and Prairie styles.²⁷

Promoted as truly "American," builders compared Craftsman and Prairie architecture to Victorian designs that they scorned as too "European."²⁸ These new house forms also captured the spirit of urban reformers, developers, and realtors who were looking to build

²⁶Wolfenbarger, pg. 7. These were W. B. Howard's Second Addition, Myrtle Park Addition, Hearne's Addition, Hearne's 2nd Addition, and Hearne's 3rd Addition. Douglas was known as "Bankers' Street" by locals and many large homes were built there around 1900. Frank Graves interview, December 7, 2001.

²⁷McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York, NY: Alfred A. Knopf, 1991, pg. 319.

²⁸Clark, Clifford Edward. *The American Family Home*. Chapel Hill, NC: University of North Carolina Press, 1986, pg. 147.

better homes to preserve the nuclear family, bolster the economy, provide affordable housing, and encourage community participation.²⁹

Prairie and Craftsman designs dominated the first two decades of the nineteenth century both nationally and in Lee's Summit. The Butterfield Addition, filed in 1909, was one of the last additions filed in Lee's Summit for nearly a decade. Only three plats were added during the 1920s and then subdivision activity nearly stopped during the Great Depression and World War II.³⁰ As a result, the character of Lee's Summit's historic neighborhoods was substantially established by World War I.

The city made only two annexations between 1865 and 1945: one when the city was incorporated in 1868, which included Howard's First Addition (1867); and one in 1905, which incorporated several residential areas that were then outside the city limits.³¹ Figure 5 shows the additions around the commercial core. The small dots indicate the 1868 addition and the larger dots the 1905 addition. These annexations increased the size of the city from about seventy acres (the original town plat) to one square mile (six-hundred-and-forty acres). However, the annexations did not significantly affect population statistics. While these areas may have included existing residential enclaves, it is possible they were scarcely populated at the time of the census. Between 1900 and 1920, Lee's Summit easily managed its growth and the population's requirements for new housing.

The Butterfield Addition, surveyed in 1994, is a good example of a residential development prior to World War I that exhibits some of the nation's emerging sense of suburban planning. The land had once been part of the Lee's Summit Star Nurseries and its products contributed to the town's agricultural base until at least 1906.³² The Jesse Butterfield family was engaged in the nursery business and was responsible for the division of the property and filing the plat. At the time, the Butterfield Addition was located at the western boundary of Lee's Summit.³³

²⁹ Wright, Gwendolyn. *Building the Dream: A Social History of Housing in America*. Cambridge, MA: MIT Press, 1981, pg. 194.

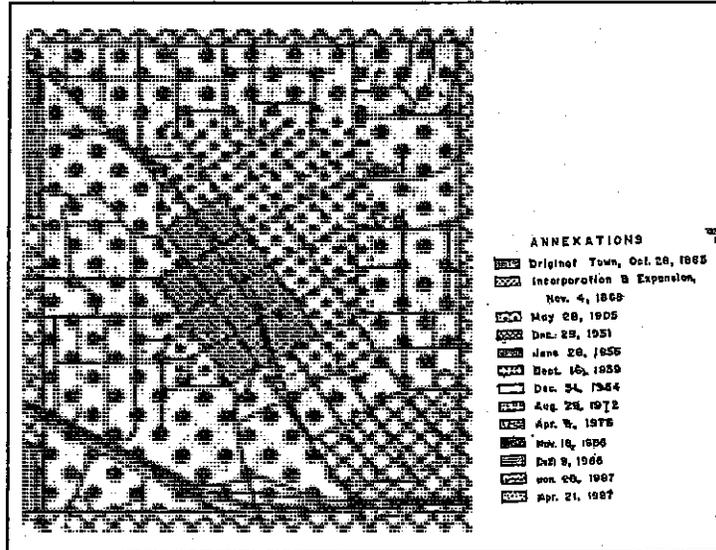
³⁰ Wolfenbarger, pg. 9. Also, note that the lack of new housing starts helped create, in part, the momentum for the housing boom post-World War II. The three additions significant to this survey were: Collins Heights filed in 1923, Onahome filed in 1927, and Morningside Acres filed in 1929.

³¹ Several other additions were platted between 1877 and 1905, but almost all were outside the city limits. It is possible, as Wolfenbarger points out, that Lee's Summit had a larger population in the 1880s than the statistics show.

³² Wolfenbarger, pg. 9.

³³ Summit Start Nurseries had taken over the Blair Brothers Nursery, which is shown in Figure 1.

Figure 5: 1868 AND 1905 ANNEXATIONS³⁴



This addition's characteristics reflect early twentieth century residential patterns. The concept of building a proper home for the ideal family was a well-developed cultural value long before the platting of Lee's Summit's subdivisions. From about 1870 to 1900, national values about the consummate home and lifestyle had pretty well crystallized: single-family houses should be located away from the city core and freestanding on some amount of land.³⁵ With this prescribed environment and a house full of the latest technological achievements such as heating plants, modern kitchens and baths with proper ventilation and sewage removal, the family would flourish. Modernized with science, these homes became laboratories that promoted better health and families and more satisfied homemakers.³⁶ Although it would take some time for such additions to become standard in Lee's Summit, Butterfield did express national trends.

The addition was composed of single-family houses each set on a green space. These houses were constructed over a relatively short period of time during a home building boom in the 1920s. They were positioned regularly on the lots and were consistent in their size and preference for bungalow forms. In this, the houses focused daily life around family activities in a semi-retreat from the rest of the world.

While most of the town's pre-World War II additions continued to follow the traditional grid pattern, Butterfield had one curved street, Lakeside, a "boulevard" that conformed more to

³⁴ City Annexation map is courtesy of the Lee's Summit Planning and Zoning Office.

³⁵ Sies, Mary Corbin. "Toward a Performance Theory of the Suburban Ideal, 1877-1917," *Perspectives in Vernacular Architecture*, Vol. IV. Columbia, MO: University of Missouri Press, 1991, pg. 199.

³⁶ Wright, pg. 159.

the topography of the land than traditional rigid grid lines.³⁷ This was a transitional form of subdivision. It was not strictly designed for the grid, yet it was not quite the flowing, curvilinear streetscape configuration with multiple cul-de-sacs that would develop nationally a bit later. Butterfield's Addition gave a slight nod to contemporary subdivision designs as it absorbed a once agricultural landscape in its creation. This exchange of agricultural lands for housing developments was inevitable. Lee's Summit's new subdivisions, especially after World War II, could only carve their space from the many farms that had once encircled the community.

Farmers were not as successful during the 1920s and, for many, selling their agricultural land was appealing. With the advance of new technologies, farm machinery became more complicated and expensive and most farmers wanted a truck or car to transport their products to market, especially in nearby Kansas City. Production increased through the use of chemical fertilizers, which lowered farm prices. During the 1920s, millions of acres were taken out of farm use nationally while production continued to climb.

Prior to World War II, new housing began appearing around the city's fringe. Rather than just adding infill to old residential areas, as had occurred previously, additions and subdivisions were platted as new neighborhoods. In spite of this trend, individuals were still responsible for building most homes on single lots. Builders worked for homeowners and for small-time speculators in the construction market. Sometimes builders were speculators.

One such person, active in Lee's Summit in the 1920s and 1930s, was Harrison Metheny. Although Metheny was not a builder, he financed the construction or remodeling of both residential and commercial buildings. He built several downtown buildings, including a movie theater, and remodeled a structure for a bowling alley. In the late 1930s, he was known for renovating houses, moving them, and building several new ones. Two decades later, Harrison Metheny platted Metheny's Addition, a subdivision of the larger Morningside Acres. Metheny was a typical small developer, and his approach to doing business in the housing market prior to World War II reflected national trends.³⁸ Most lots were sold to prospective owner-residents who contracted a builder, or to speculators like

³⁷ The original town grid lay with the direction of the railroad southeast to northwest, not the compass points. Early in the town's history, the streets are "corrected" and only the heart of the downtown and an early housing area east of downtown remained oriented to the railroad.

³⁸ Harrison Metheny also ran a car agency in town. Frank Graves, interviewed December 7, 2001, noted that he was a man involved in many things. For example, he delivered mail on a rural mail delivery route for the postal service for many years. Hale, Donald R. *History of Lee's Summit, Volume One, 1830-1945*. Independence, MO: Blue and Grey Bookshop, 1999, pgs 177, 181, 203, 242, 290, 310, 330 and 431. These *Lee's Summit Journal* articles cover various Metheny projects between 1925 and 1945.

Metheny who might buy lots and build one or two houses at a time. The system of financing precluded doing otherwise until after 1934.

Knowing how construction was financed prior to the Great Depression helps explain housing patterns near downtown Lee's Summit and in its early subdivisions. Around 1900, most people paid for their homes outright instead of financing them. Mortgages for those with less cash were available only for a short term and holders had to renew them every three, five, or sometimes ten years. If mortgages were renewed often, the holder could be subject to changes in the money market, which is what happened during the Great Depression. When banks or savings and loans had no money available for lending, mortgage holders were foreclosed. They found themselves unable to renew their mortgages or to make the large final payments that would have allowed them to keep their homes. It was not uncommon for people who had almost paid for their homes in full to lose them in foreclosure under these circumstances.

If one could get a first mortgage, it was still for less than fifty percent of the value of the property, so the amount of up-front cash required remained substantial. This made it difficult for a developer to finance the development of a complete subdivision unless he owned the property to begin with. If developers had to buy land to subdivide, they would do so with cash or a short-term mortgage, but they could not afford to hold the property and invest in housing too.³⁹ The installation of sewer and water, roads and street lights generally fell to the developer as well, further increasing their investment before any houses were constructed. In Lee's Summit, many early subdivisions were platted by people who already owned the property or were ready to sell family agricultural land. Sometimes property was sold at a public auction, which helped buyers determine market value. Landowners sold lots to prospective owner-residents who then contacted a builder or to speculators or builders who bought a few parcels and built a few houses at a time.

Regardless, it took cash or the creative use of mortgages for homebuyers to find adequate financing. Sometimes individuals would put a down payment on a lot and, after paying off the mortgage over several years, they would use the lot for collateral for a mortgage to construct a house. But this slow pace meant that subdivisions were not built out for many years.⁴⁰ For developers holding property they owned, this process was easier; those borrowing money to purchase land needed buyers quickly.

The Federal Housing Act (FHA), passed in 1934 during the Great Depression, changed the way in which homes were purchased and financed. Designed to stimulate employment in

³⁹ Ames and McClelland, 52.

the building industry, the provisions of the FHA made long-term amortized mortgages with low down payments available to both homeowners and builders. It also allowed income tax deductions for mortgage payments. With insured deposits in savings and loans (FSLIC), financial institutions were less reluctant to lend money for mortgages lest they jeopardize their depositors' money.⁴¹ This encouraged the development of large-scale projects, such as neighborhood subdivisions. Down payments decreased from more than thirty percent of the project to about ten percent. At the same time, mortgage interest rates also dropped. The FHA provided builders who constructed over 100 houses a year with credit so they could offer loans to prospective buyers.⁴² All combined, by the time World War II began, these conditions encouraged more and more Americans to consider buying homes since it had become, in many cases, cheaper to buy than rent in a big city.

The FHA also encouraged better large-scale planning for new residential neighborhoods and promoted wider use of mass-produced building materials and construction techniques. FHA loans established minimum construction standards that became accepted in the building industry and its planning standards, which were published in "how-to" bulletins such as "Planning Profitable Neighborhoods," illustrated for builders the benefits of platting residential areas following the FHA's newly established ideals.⁴³ The 1949 Housing Act further guaranteed developers and bankers a higher profit on large housing developments targeted to the middle class.

The FHA guidelines encouraged large-scale developments managed by one person or by a group who would purchase the land, design the subdivision, and construct the houses (owner/operators). While the FHA was very successful at changing how suburbs were developed, at the same time it also was responsible for encouraging restrictive covenants to maintain homogenous populations within new subdivisions. These covenants were upheld in court and became a norm even though, in 1948, the United States Supreme Court determined restrictions based on race were unenforceable.⁴⁴ Discrimination in housing effectively continued until the Civil Rights Act of 1968, which forbade discrimination in the sale or rental of practically all U.S. housing.⁴⁵

⁴⁰Ibid. Also, see Kenneth T. Jackson's *Crabgrass Frontier*. New York, NY: Oxford University Press, 1985, pgs. 196-97.

⁴¹ Mitchell, J. Paul. "The Historical Context for Housing Policy." *Federal Housing Policy and Programs, Past and Present*, edited by J. Paul Mitchell. New Brunswick, NJ: Rutgers - The State University of New Jersey, 1985, pg. 8.

⁴² Goldfield, David R. and Blaine A. Brownell, *Urban America: A History*, Boston, MA: Houghton Mifflin, 1990, pg. 343.

⁴³ "Planning Profitable Neighborhoods," Federal Housing Administration, Technical Bulletin, No. 7, 1938.

⁴⁴ [Http://www.cr.nps.gov/NR/publications/bulletins/01workshop/sub_landsc.htm](http://www.cr.nps.gov/NR/publications/bulletins/01workshop/sub_landsc.htm). Printed, page 7 of 7.

⁴⁵ Mason, Joseph B. *History of Housing in the U.S., 1930-1980*, Houston, TX: Gulf Publishing Co., 1982, pg. 135.

Ironically, the success of the FHA and the Housing Act drove people out of the cities into the suburban fringes, making Lee's Summit even more attractive to outsiders willing to commute to their jobs. With FHA loans unavailable in some of Kansas City's older and more crowded areas, residents were forced to buy homes in suburban areas. The FHA sought quality in residential areas and Lee's Summit met its criteria of relative economic stability; protection from adverse influences (hazards, smoke, floods, etc.); adequate civic, social, and commercial centers; adequate transportation; adequate utilities and conveniences; general appeal; and some level of taxes and special assessments. These same measures were used to judge the quality of residential neighborhoods in the urban core, and many areas fell short of the agency's goals. Aided by the 1949 Housing Act, which initiated Urban Renewal, white flight continued to the suburbs. As people left Kansas City's older neighborhoods, they continued to move further away from the city so that by the late 1950s and 1960s they were settling in Lee's Summit.⁴⁶ With such conditions in the housing market, the construction and sale of single-family detached houses outside Kansas City became big business.

Such a migration away from the city could not have happened without good roads. While the railroad provided market transportation early in Lee's Summit's history, by about 1910, roads, especially paved ones, had become an important priority for local and county governments. The public's demand for better roads increased and the county did its best to accommodate after voters approved a \$6 million bond in 1928 and a \$3.5 million bond in 1931. The county produced a report in 1932, "Results of County Planning," which provided residents with a rich pictorial reminder of the roadwork the county had successfully completed. Figure 6 shows the impressive results. The report noted that the county had delivered on its pledge to make a system of highways that made every section of the county accessible to the public.⁴⁷ The heavy dark lines indicate roads paved by the 1928 bond issue, and the checkered roads indicate roads paved by the 1931 bond issue. The report reminded readers that in 1905, the county had only 180 miles of macadamized road; by 1926, 320 miles were paved and 740 miles were oiled and graded.⁴⁸ The plan addressed the public's demand for good roads; roads helped the truck farmers by bringing customers to their stands along the roadways and it helped them move products to market. For Lee's Summit, improved roads meant increased access to everything. Wayside businesses and services for the automobile spread as commerce expanded along local roads.⁴⁹ What began

⁴⁶ See Jackson, pgs. 204-28 and Goldfield and Brownell, pgs. 330-31. The practice of refusing to grant loans in areas that lacked the qualifications the FHA wanted is called "red-lining."

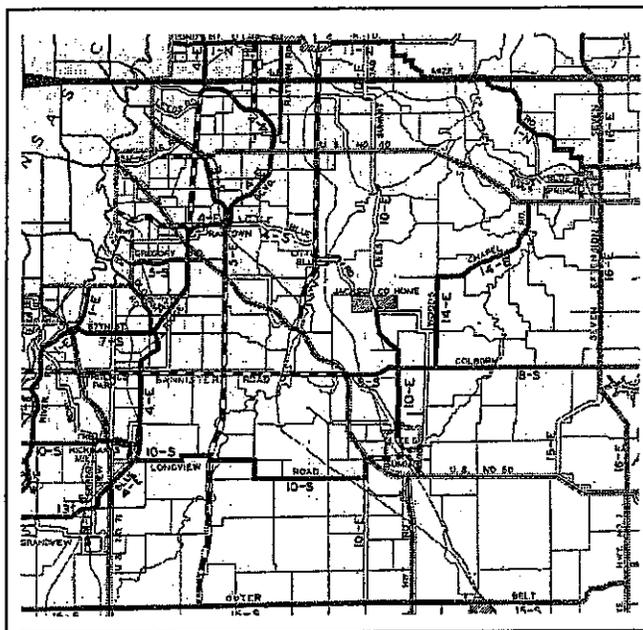
⁴⁷ *Results of County Planning: Jackson County, Missouri*. Kansas City, MO: Holland Engraving Company, 1932.

⁴⁸ Wolfenbarger, pg. 11. Oiled roads were considered improved. Every year the City of Lee's Summit oiled the downtown streets to reduce the dust and to maintain them.

⁴⁹ Liebs, Chester. *Mainstreet to Miracle Mile: American Roadside Architecture*. Boston, MA: Little, Brown and Company, 1985, pgs. 20-21.

as farm-to-market roads eventually led families looking for new homes to Lee's Summit after World War II.

Figure 6: MAP OF 1930s ROADS NEAR LEE'S SUMMIT



Like a wheel, a city grows mainly by spinning outward from its commercial core. Crucial to this growth by the 1930s were the roads and streets that enabled people to come and go in and around the city's core. Early in its history, desirable residential patterns around Lee's Summit's downtown area allowed homeowners to walk to work and partake easily of commercial and community activities. In the Automobile Age, this proximity was no longer necessary. With the automobile, moderately reasonable roads such as 3rd Street allowed people to travel from their homes on the city fringes to work or anywhere in Lee's Summit or Kansas City.

By the late 1920s, locals commuted to jobs outside Lee's Summit. A 1932 newspaper article observed that people were driving to work in Kansas City and didn't have to have a home in the densely populated city center.⁵⁰ The article did not mention the number of commuters, but the number commuting by car during the Great Depression was probably still relatively small, though some may have worked at local farms that had the potential to offer seasonal employment. Unity Farm was founded north of Lee's Summit in 1920 on the Thurston

⁵⁰ Hale, Volume One, pg. 35.

farm and construction and day workers could reach it via the old Kansas City-Lee's Summit Road or the railroad.⁵¹ Longview Farm, just west of town, also employed locals.

The county road map from the early 1930s is certainly dominated by black lines near Kansas City, but Highway 50 and improved 10E and 10S (Longview Road) made it reasonably easy to move throughout the region. Highway 50 was a major thoroughfare not only for Lee's Summit residents traveling north, but also for Kansas City residents heading southeast toward the Ozarks. Lee's Summit was nestled amid roads that would eventually encircle the city.

The ability to travel by car helped wealthy Kansas City residents find the Lee's Summit area. Searching for weekend or vacation cottages and summer homes, they purchased land and moved to residential lakes. The privately developed Lake Lotawana was one of several such lakes in the area. Lake Lotawana was platted in 1928 by Milton Thompson, owner of Highland Farms. Thompson had previously been involved with a similar residential lake near Blue Springs, Missouri called Lake Tapawingo. Lots at Lake Tapawingo sold quickly to influential Kansas City businessmen who wanted to have their own place near the water, but a place still somewhat close to the city. Eventually, the houses serving as weekend retreats at Lake Lotawana became year-round family residences.⁵²

While such outlying developments did not directly affect Lee's Summit at the time, the trend helped shift the community's traditional agricultural way of life to a more diverse and complex economic base that was interwoven with that of Kansas City and other neighboring communities. Such developments were also a prelude to Lee's Summit growing popularity as a suburb of Kansas City in the late 1950s. Lee's Summit's portion of the metropolitan area population would steadily increase as commute times decreased and as its small town atmosphere and proximity to Kansas City made it an increasingly appealing place to live. As Kansas City residents sought new homes, they looked for clean air, green grass, space, better schools, and the amenities they thought would be found in Lee's Summit's suburban living.⁵³

⁵¹ *Pictorial History of Lee's Summit and Southeastern Jackson County*, Lee's Summit Journal, 1999, pg. 34. The farm was originally intended for Unity workers to use for vacations and weekend retreats. In 1953, Unity Farm incorporated to Unity Village. It is also easy to underestimate the value of the railroad. As Kenneth Jackson points out in *Crabgrass Frontier*, pg. 17, the 1920s was the golden age of railroad commuting in the East. Lee's Summit would have benefited greatly from its frequent and inexpensive passenger service that could have taken passengers to Kansas City in one hour.

⁵² Stalling, Francis Genevieve. *Lake Lotawana, The "Promised Land,"* Blue Springs, MO: Blue Springs Examiner, 1986, pg. 1. Lake Lotawana was not the only one of these residential lakes: Prairie Lee Lake was another. Frank Graves, interviewed December 7, 2001, said that Lake Tarsney was also a private hunting and fishing lake for some of the wealthy residents of Lee's Summit.

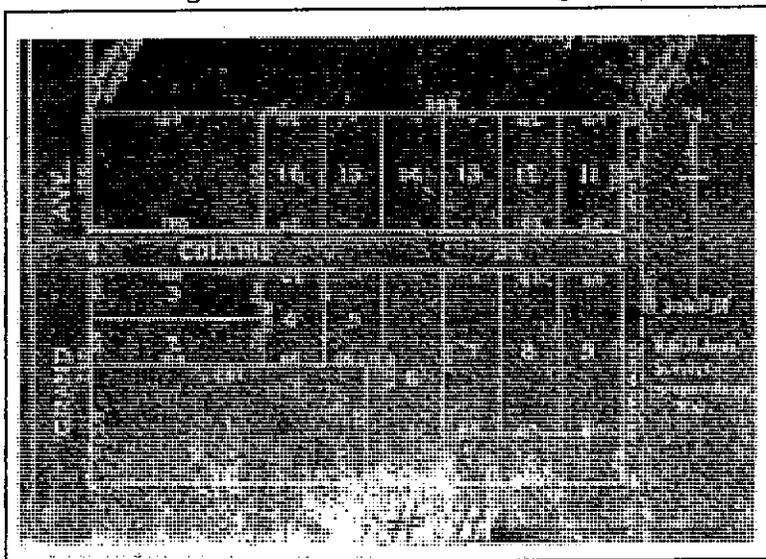
⁵³ Mason, pg. 63.

SUBDIVISION DEVELOPMENT, 1923-1929

COLLINS HEIGHTS, 1923

While the Butterfield Addition showed traits of sophisticated suburban design in 1909, three other suburbs in the survey area were also platted during the 1920s, but they were grid plats filed near the downtown area. William K. Collins and Mr. and Mrs. Ernest and Orienne Cooper filed the plat for Collins Heights (S5, T47, R31) in December of 1923. Mr. Ernest Cooper began as a banker at the Bank of Lee's Summit in about 1900 and later, among other community activities, he served as the chairman of the Eastern Jackson County Board of Education Commissioners. His family immigrated to Lee's Summit from Kentucky in 1886 and he lived in the community his entire life.⁵⁴ Reverend William K. Collins owned the property that he and his wife platted with the Coopers. In 1928, Coopers built a house in the addition on the same site as the old Collin's home.⁵⁵ Although Mr. Cooper's name appears on the registered plat, most of the addition was jointly owned by his wife, Orienne, and William K. Collins and his wife.

Figure 7: Plat for Collins Heights



The addition was located just east of downtown, on the north-south grid, bounded by Grand and Howard avenues with 4th Street ("Collins St." on the plat) running through the middle of the properties. Collins Heights apportioned sixteen parcels most of which fronted on 4th Street. Within this rectilinear subdivision, nearly all the parcels are sixty-two-feet wide, with the exception of one parcel on the corner of Grand Avenue. These are rather narrow lots very close to the commercial area. While platted in the 1920s, the chain of property ownership shows very little activity in the addition until the mid-1950s and early 1960s.

⁵⁴ *Lee's Summit Journal*, August 21, 1947.

Viola, purchased the whole addition much later in 1943.⁵⁷ At the time of the sale, Roza Corder was the single owner of record, and she sold the entire addition, including her home – a two-unit apartment. In 1945, the Williams sold all of the lots to Dr. Philip Saper, a local physician. The addition remained largely undeveloped until after World War II. Corder Avenue was not opened to through traffic until 1953.⁵⁸

The 21-lot addition is bounded by 4th and 5th streets on the north and south and bisected by Corder Avenue. The lots are small, 50-feet wide, and range from 150-feet to approximately 182-feet deep. Since the lots were so narrow, many owners purchased single lots and portions of additional lots so their homes would have a more spacious setting. While smaller lots were acceptable before the war, housing ideals changed after the war and homeowners wanted larger lots. The Onahome Addition is a rectilinear subdivision that is representative of small subdivisions at the time.

About one-fourth of the homes in the Onahome Addition were probably built as spec houses by realtor, Lloyd Boten in the 1960s. Boten had an office at 14 and 16 East Third Street and was once president of the Lee's Summit Real Estate Association.⁵⁹ After World War II, realtors frequently speculated in housing not only by financing the building of the house and selling it, but helping purchase and plat land for subdivisions.

MORNINGSIDE ACRES, 1929

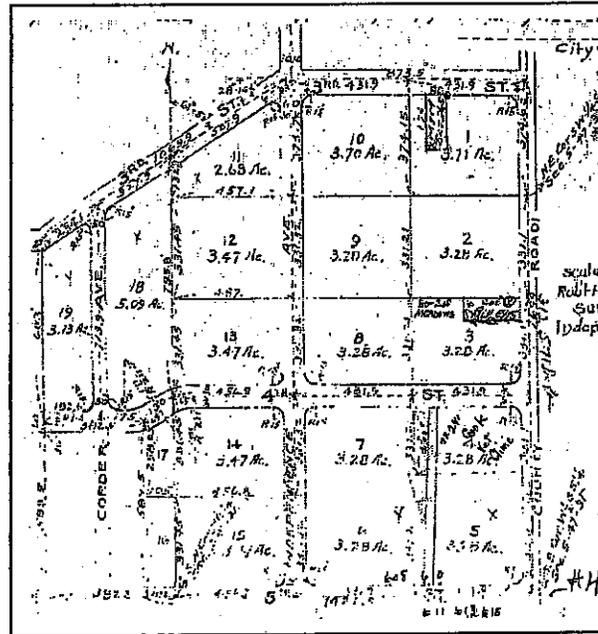
A third addition added in the 1920s was Morningside Acres (S5, T47, R31), a large block of land on the east side of Lee's Summit bounded by 3rd Street on the north and 5th Street on the south. The eastern boundary is highway M291 and the western edge is, in part, next to the Onahome Addition. This subdivision covers approximately sixty acres and was platted by Fred R. and Gertrude M. Hoover in May of 1929. Most of the nineteen lots were large, over three acres, and invited further subdividing. Additional divisions through the sale of whole or partial lots generally took place after World War II, as did home construction. Until then, this area remained somewhat undeveloped. In the 1950s and early 1960s, five replats of these large lots changed the more spacious nature of the 1929 plat and placed houses more densely within the area. Morningside Acres was essentially rectilinear in pattern.

⁵⁷ Transaction 713-489 and 743-634, Jackson County property transfer records. Also, see Hale, Volume One, pg. 378.

⁵⁸ *Lee's Summit Journal*, February 5, 1953. At a city council meeting, Dr. Philip Saper requested to open the street to provide access to several lots.

⁵⁹ Hale, Donald R. *History of Lee's Summit, Missouri, Volume Two, 1946-1965*, Independence, MO: Blue and Grey Bookshop, 2000, pgs. 189, 190, 359.

Figure 9: PLAT FOR MORNINGSIDE ACRES



SUBURBANIZATION AND CITY GROWTH: 1945-1965

When World War II began, the community's interests lay in helping with the war effort. In addition to serving on ration boards and helping the Red Cross, residents went to work in Kansas City at the Pratt-Whitney engine plant at 95th Street and Troost; at the Kansas City Chevrolet plant in the Leeds District near 39th Street, which made shells; and at the Lake City ammunition depot, which was east of Independence. Some even worked in Fairfax, Kansas north of Kansas City where airplane engines were manufactured.⁶⁰

In wartime cities, housing was in short supply and all through the war, private housing starts were deferred as building materials went into the war effort. With relatively few outlets for consumer goods, people were saving and by the end of the war, there was substantial pent-up demand for housing and a supply of money. Returning veterans anxious to reclaim a more normal life, married their sweethearts, began to have children, and wanted their own homes.

The war was a boon to builders too. The new skills they learned during the war enabled them to build faster and more cost effectively. They learned to use prefabricated products, heavier and more efficient power tools, prepackaged windows and doors, and factory-built

⁶⁰ Donald Hale, interview September 20, 2001.

cabinets. They recognized the value of building products, such as asphalt shingles, so that when the war was over they were ready to build more standardized houses with mass-produced and prefabricated components.⁶¹

As a thank you to returning servicemen, the Veterans Administration home loan program passed congress easily in the 1944 Servicemen's Readjustment Act.⁶² Much like the FHA mortgage guarantee, which was financed by an insurance premium, the VA loan program was different in that it was an actual government subsidy because veterans did not have to make a down payment. Like the FHA, Veterans Administration loans made it possible for more veterans to own homes in Lee's Summit although there was an obvious housing shortage.

In January 1946, the Chamber of Commerce discussed the shortage and proposed the formation of a Lee's Summit Development Company to build houses for servicemen returning home. The group proposed to raise money by selling stock in \$500 units, but local historians do not remember if the company ever actually formed. In March of the same year, O. A. Palmer and associates bought the Kenton homestead farm adjoining 3rd Street. Their stated intent was to plan a subdivision of modern five-room houses for "GI boys."⁶³ Mr. Palmer, like Harrison Metheny, had been a small-scale speculator in the housing market before the war.

Perhaps the first to take advantage of both new war-developed technologies and a lot on Mr. Palmer's plat was the family of veteran Frank Glasscock. According to the *Lee's Summit Journal*, the Glasscocks were the first in Lee's Summit to build a prefabricated house. Construction of the five-room efficiency house began on August 6, 1946. The home was purchased from the local lumber company run by W. R. McKee. It fell within the GI priority program created by President Truman's Veterans' Emergency Housing Program. The program was not successful because it was confusing and difficult to administer, but it did not matter for long because builders were able to move ahead with residential construction once wartime restrictions were lifted.⁶⁴

Affected again by the 1951-1953 Korean Conflict, housing materials were once again in short supply.⁶⁵ This conflict probably depressed opportunities for home ownership in the community because of the people who moved into Lee's Summit in the 1950s, nearly eighty

⁶¹ Mason, pg. 46-47.

⁶² Jackson, pg. 204, 233.

⁶³ *History of Lee's Summit, Missouri*, January 1946, pgs. 44 and 46. From the files of the *Lee's Summit Journal and Ledger, 1865 - 1990*. Also, see Hale, Volume Two, pg. 5.

⁶⁴ *Lee's Summit Journal*, August 8, 1946. See Mason, pgs. 45-46. Frank Graves, interview December 7, 2001.

⁶⁵ Mason, pgs. 61-62.

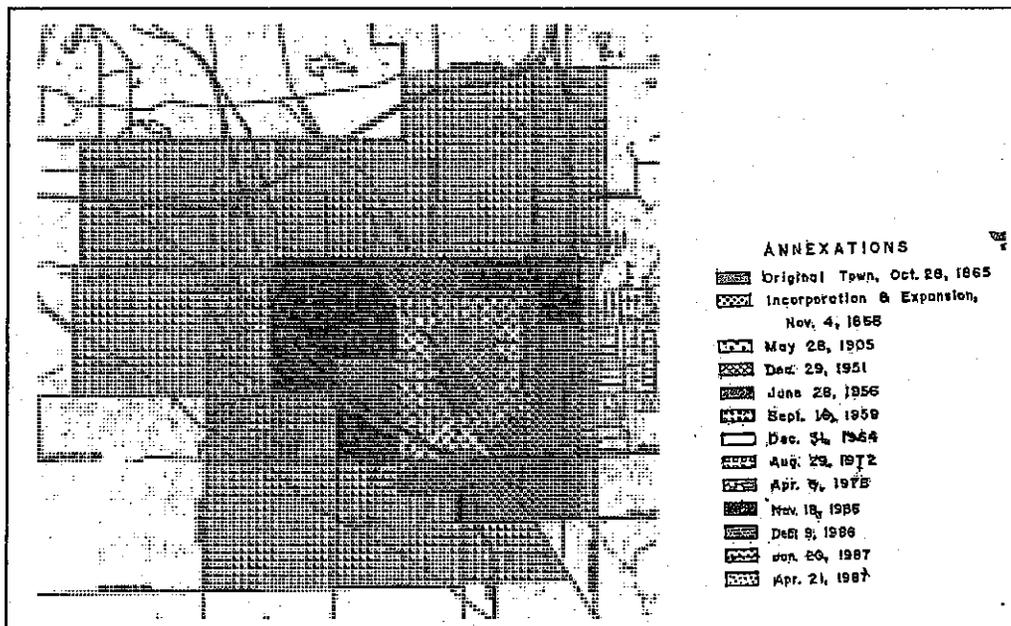
percent came after 1953. Population figures from just after World War II until 1990 show the trends.

Figure 10: LEE'S SUMMIT POPULATION 1948—1990

1948 ⁶⁶	1950	1954	1957	1960	1970	1980	1990
2,400	2,554	3,529	5,100	8,267	16,230	28,742	46,486

Figure 12 shows the three annexations of 1951, 1956 and 1959 that added land that was either developed, in the process of being developed, or planned for development. When compared to Figure 6, the dark and filled-in areas surrounding the light-dotted, rectangular commercial core are obvious.

Figure 11: ANNEXATIONS 1951-1959



These annexations probably account for some of the increased population during the 1950s because they take in a very large amount of land. The 1951 addition brought in land wanted for a new high school, a proposed new 71-bypass, and an area for an industrial site.⁶⁷ The 1956 annexation brought into the city limits land south of Highway 50 near the Hwy 71 Bypass and the city extended sewer and water facilities to a new manufacturing

⁶⁶ *Lee's Summit Centennial, 1865-1965*. Lee's Summit, MO: Chamber of Commerce, 1965, pg. 6. Also, see the *2001 Comprehensive Plan for Lee's Summit*, pg. 64. The non-census year numbers come from the *Preliminary Guide Plan for Lee's Summit*, 1958. Community Studies, Inc., Kansas City Missouri, pg. 20.

⁶⁷ *Lee's Summit Journal*, September 20, 1951.

plant there called Communications Accessories Corporation.⁶⁸ Some land was added directly north and some along Highway 50 on the west side of Lee's Summit. In 1959, Lee's Summit, spurred by the greatly anticipated construction of the Western Electric plant, annexed the rest of the large dotted area.⁶⁹

Residents of Lee's Summit were noticing some of the community's growth in 1954. When the community increased by nearly a thousand residents in about four years, the school board, chamber of commerce, Lions, and PTA met to discuss the effects of this growth on the city and outlying areas. The meeting was also called because of a new proposal to build 1,500 homes and all were to be connected to the city water and sewer facilities.⁷⁰ The residents had reason to be concerned even though the housing proposal was eventually abandoned. Water had been in short supply during the summer and residents had been asked to conserve by not watering their yards. Even with moderate upgrades in the waterline in 1947 and a new sewer disposal plant completed in 1954, the extensive proposal and demand for new services appeared to be stretching the limits of what the city could provide.

A sense of the change in Lee's Summit is shown in its population statistics: between 1940 and 1950, population had increased only about thirteen percent. Between 1950 and 1960, population increased about two-hundred-and-twenty-three percent.⁷¹ This was a time of prosperity in Lee's Summit and in the United States. Full employment, rising incomes, and population growth all helped to spark consumer spending and boom conditions in housing. American's view of the good life was woven into the whole concept of suburban development as they pushed the boundaries of most metropolitan area communities outward. In practical terms, a reporter in 1959 observed that over the past three years, the town had added thirteen new streets (with as many more planned) and seven new subdivisions with seven more in the late-planning stages or under construction.⁷²

Probably the most significant house type built in Lee's Summit's new subdivisions was the Ranch house. Inspired by casual California lifestyles, the design of these horizontal, one-story houses with rambling floor plans were drawn from the Prairie style houses designed by Frank Lloyd Wright and others. They represented American's desire for a more informal lifestyle and flexible interior space. Americans were shifting from living in the fronts of

⁶⁸ *Lee's Summit Journal*, Oct. 4 1956, reporting the October 2nd City Council Meeting. Also, see *the Preliminary Guide Plan for Lee's Summit*, 1958, pg. 2.

⁶⁹ Western Electric Plant became AT&T but the buildings are now the Summit Technology Campus.

⁷⁰ Hale, Volume Two, pg. 154. The date of the meeting was September 27, 1954.

⁷¹ *2001 Comprehensive Plan*, pg. 5

⁷² *Lee's Summit Journal*, June 11, 1959. Listed were Village Fair, Francis Addition, White House Addition, Metheny Addition, a triangle near Wilson, Grand and Eastridge, and Lakeview; already planned were Gray Addition, Redwing Addition, Peterson Addition, and South Lea Development.

their homes, to the back or side where there was more privacy and a backyard "living room." Split-level versions were extremely popular as well because they created even more living space, were contemporary in appearance, and could be constructed on any terrain. Often accompanying the house with a washer and dryer, garage, patio, and yard with a lawn mower were higher local taxes, school bonds, and sewer bonds.⁷³ As people moved further and further from the downtown core, the strip malls and roadside commercial developments also came along with new demands for city infrastructure.

In 1958, Lee's Summit was strikingly different than before the war. In the late 1950s, the community was known for its proximity to the internationally known Unity School of Christianity, several area residential and recreational lakes, the James A. Reed Conservation area, and to enough major highways to allow nearly sixty percent of its population to work outside of Lee's Summit.⁷⁴ Its ties to agriculture were breaking. The community had processed hogs at local businesses such as Rice Sausage Company, which began business in 1936, or at Oldham's Farm Sausage, which dated from nearly the same time period. It once shipped produce and livestock over the rails into other local community markets; at home, most retail commercial activity was for farmer's purchases. But as its economic base shifted to include work outside the community, the remaining ties to an agricultural past began to disappear. Symbolically, in 1959, the last of the stockyards near the railroad were torn down because they were no longer needed or valued. For a once-thriving agricultural area, in 1958 only slightly more than two percent of local residents were engaged in agriculture.⁷⁵ Most new Lee's Summit residents were looking for the amenities the community offered, although they were employed elsewhere.

The road dominated transportation. In 1958, the town's first planning document recommended that the Missouri Pacific reroute its through trains south of town using the Rock Island Railroad tracks. Thus, trains would no longer run through the middle of the community.⁷⁶ Although this was not done, for a town whose existence once depended on the railroad, this recommendation pointed out the railroad's decline.

The era of railroad significance for the town lasted until just after World War II. A freight line continued operation into the 1970s and Amtrak passenger service stops at the train station today. However, what was once welcomed as a symbol of commerce and connection

⁷³ Mason, pgs. 62-63. In 1960, Lee's Summit voted for sewer and water improvement bonds.

⁷⁴ Mason, pgs. 3-5, 16.

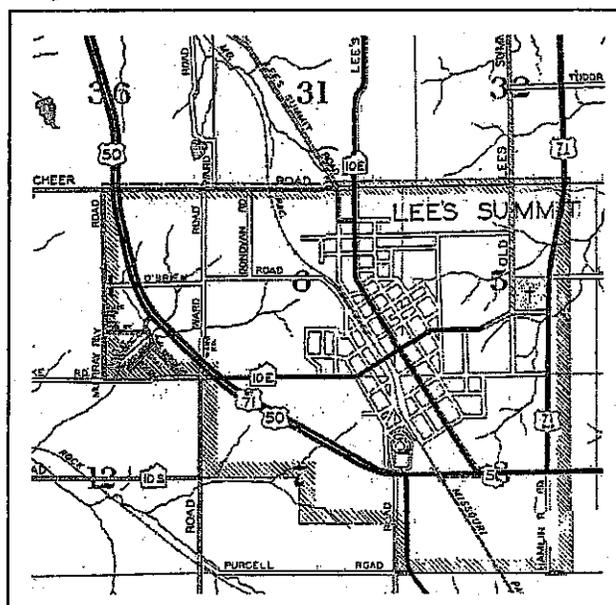
⁷⁵ *Preliminary Guide Plan* 1958, pg. 13, 15. Of those who lived and worked in Lee's Summit in 1958, about one-third worked in manufacturing, mainly at Westinghouse, Unity, and Bendix; twenty percent worked in retail or wholesale; and about fifteen percent worked in governmental positions.

⁷⁶ *Preliminary Guide Plan*, 1958, pg. 61-63.

with the broader world had become more of a nuisance to be tolerated as the automobile determined the town's future.

By 1958, US Highway 50 was a four-lane road and 10E (Douglas), 3rd Street, and US Highway 71 bypass were carrying much of Lee's Summit's daily traffic. Figure 13 shows the road system, which encircled Lee's Summit creating more egress and access points.

Figure 12: 1958 COUNTY HIGHWAY MAPS⁷⁷



Other transportation was commuter bus service to Kansas City (Greyhound and Continental) and the passenger railroad, which had five trains stopping daily in Lee's Summit.⁷⁸ Nationally, the interstate system, which started in urban areas, reached outlying areas in the late 1950s and early 1960s. Access to roads such as Interstate 70, some distance north of town, provided residents with access to the nation.

The influx of new residents in Lee's Summit during the 1950s helped change the community. New residents brought different habits and spending patterns with them. While they tended to buy less often in Lee's Summit, they had higher median incomes, fewer employed wives, and fewer were retired. While fewer worked in Lee's Summit, they had larger families and they were somewhat younger than residents prior to 1950. With a declining rural population in the area, the older families' ties were not as strong and the

⁷⁷ Jackson County Missouri Highway Department, Road District No. 5, Prairie Township, Revised June 1, 1958.

⁷⁸ *Preliminary Guide Plan*, 1958, pg. 54.

new arrivals were not as focused on Lee's Summit as much as they were their primary community.⁷⁹

For local historians, the arrival of Western Electric in Lee's Summit was the turning point in the town's history. They feel it symbolized the move from a small, stable, rural community to a community with exploding growth. The Comprehensive Plan for 2001 agreed. The plan also attributed the company's arrival to the shift in the local economic base from agriculture to the Kansas City metropolitan area.⁸⁰ First announced in 1957, the company stated it would be locating near Lee's Summit along Route 50 and Scheer Road. The company proposed to hire 3,000 workers and be in operation by late 1960 or 1961.⁸¹

The plant's location in the town was contingent upon the city's rezoning of the property to permit light manufacturing and its assurance that Ward Road, which crossed the property, would be closed or rerouted if the company felt it was necessary. Western Electric wanted the city to provide adequate sewage removal, water resources, and to provide training space while the plant was being built. With that, the city began to address the company's needs by arranging new contracts for water with the Missouri Water Company and by hiring a contractor to evaluate their current capabilities for both water and sewer services. Lee's Summit had had its share of water problems in the past since it did not have access to its own water supply. Kansas City had been the sole supplier of water for the Lee's Summit area and daily capacity was limited. Western Electric's needs were for most of the city's daily quota. Therefore, Lee's Summit negotiated a new contract with the Missouri Water Company that included building new supply lines to assure both Western Electric's and the city's needs were met.

Besides needing adequate sewer and water, Western Electric requested that the city annex their property to fall within city limits, hence the annexation of 1959.⁸² Although the company had purchased property north of Lee's Summit and adjacent to Highway 50 (see Figure 14), the city council grew concerned during 1958 when Western Electric announced a temporary deferment in its plans to build a plant.⁸³ In 1959, company officials again announced that they would go ahead, but the facility would be smaller than first planned.⁸⁴ However, they changed their minds again in 1960 and finally began construction of the larger plant as originally planned.⁸⁵ Early in 1960, the Lee's Summit's city council sent a letter of intent to provide the utilities needed by Western Electric; so perhaps the city's

⁷⁹ *Preliminary Guide Plan*, 1958, pgs. 27, 31.

⁸⁰ pg. 5.

⁸¹ *Lee's Summit Journal*, August 20 and 27, 1957.

⁸² *Lee's Summit Journal*, November 6, 1958.

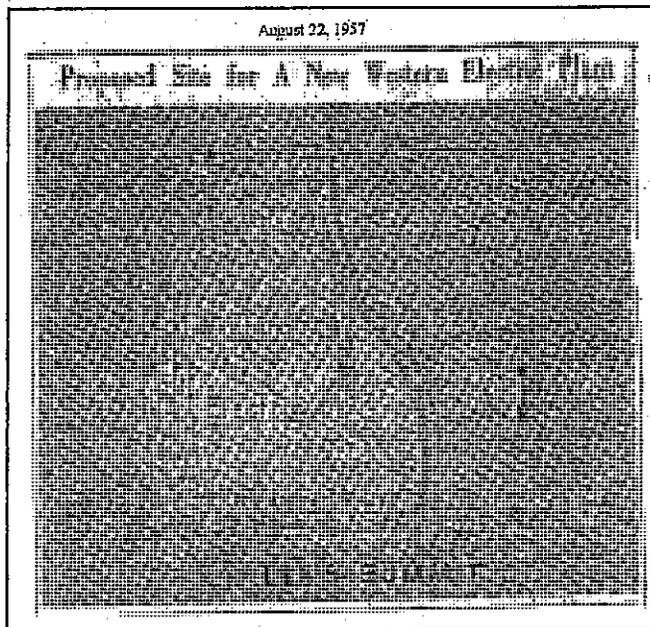
⁸³ *Lee's Summit Journal*, February 27, 1958.

⁸⁴ *Lee's Summit Journal*, August 20, 1959.

⁸⁵ *Lee's Summit Journal*, April 21, 1960.

formal commitment helped the company decide to build a larger facility.⁸⁶ The same year, voters approved bonds to add to and improve water and sewer services. In 1960, the construction of the plant began. By 1961, the company had approximately seven hundred employees; and by 1962, the company had approximately 3,000 employees, although not all of them lived in Lee's Summit.⁸⁷

Figure 13: LOCATION OF THE WESTERN ELECTRIC PLANT.⁸⁸



In 1958, the local newspaper publicized what effect the planned Western Electric Plant was having on Lee's Summit. It claimed that one-hundred-and-fifty-eight major buildings had been proposed; one-hundred-and-fifty new homes had been built alone after August 1957, as had been new churches, a new bank, five new service stations, and a new plant for Communication Accessories.⁸⁹ While the reporter's enthusiasm for Western Electric was clear, its effects were probably less sweeping than the writer claimed. However, with the assurance that a large company was coming to town and the promise of so many new jobs, the situation probably did encourage builders to go ahead with new developments.

As plans for Western Electric progressed, the city continued to review an increasing number of new residential plats. Many were considerably larger than those platted before the war and Kansas City developers were responsible for many of them. During the early

⁸⁶ *Lee's Summit Journal*, March 1, 1960.

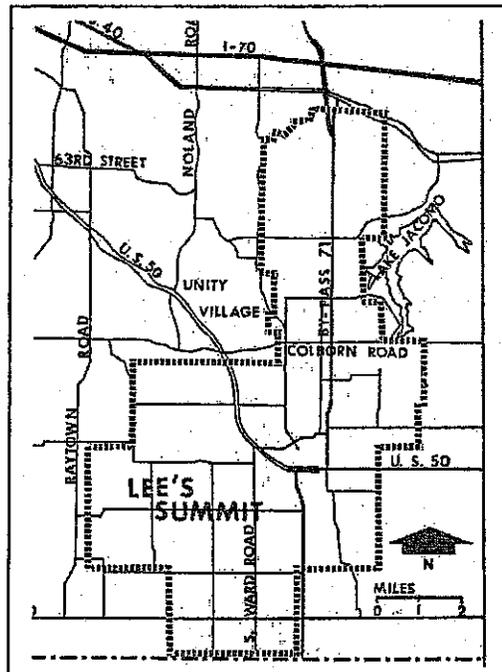
⁸⁷ *Lee's Summit Journal*, August 17, 1961 and February 15, 1962.

⁸⁸ *Lee's Summit Journal*, August 22, 1957.

⁸⁹ Hale, Volume Two, pg. 226.

post-World War II years, the trend of outsiders buying Lee's Summit area properties grew obvious as farm properties were sold and resold around the city. For example, in 1946, Mr. and Mrs. Luke O'Brien sold their farm west of town to Howard A. Yost, a furniture dealer from Kansas City.⁹⁰ In 1948, Ralph Smith of Kansas City sold his farms on Highway 50 east of Lee's Summit to Dudley M. Kratz of Kansas City and Delmar Davis of Preyon, Texas.⁹¹ In 1950, Mr. and Mrs. O. A. Palmer sold a thirty-six-acre farm, which was once the George Lawrence dairy farm, to a building contractor in Kansas City.⁹² In 1957, the Highway Lane Farm was sold to the Logan Moore Lumber Company, also a Kansas City firm. In the 1960s, large companies such as J. C. Nichols were purchasing farms still further outside Lee's Summit and planning developments on large tracts of its 2,400 acres.⁹³ These transactions represented the speculators and future developers who would eventually exchange their investment in land for profits from construction.

Figure 14: LEE'S SUMMIT CITY LIMITS, 1964.⁹⁴



Western Electric assured growth north of Lee's Summit and the seep of residential and commercial sprawl beyond the city boundaries. In December 1964, city residents voted to increase the land area of the town from fourteen square miles to nearly more than sixty-

⁹⁰ *Lee's Summit Journal*, October 3, 1946

⁹¹ *Lee's Summit Journal*, December 2, 1948.

⁹² Hale, Volume Two, pg. 82.

⁹³ *Lee's Summit Journal*, February 14, and February 18, 1957. Hale, Volume Two, pg. 318.

⁹⁴ Figure is from *Comprehensive Plan*, 1968, pg. 6.

seven square miles of the area surrounding the community.⁹⁵ Figure 14 shows the boundaries, which remain nearly the same today.

Lee's Summit historians remember the annexation as a means of keeping Kansas City from completely "swallowing up" or surrounding the town.⁹⁶ The outward suburbanization of both cities, however, assured that the boundaries of the metropolitan area communities would probably meet.

By the mid-1960s, Lee's Summit residents were doing well. Their average income was somewhat higher than the national average and they were also somewhat younger with young families. Consequently, the city was challenged to provide services that would meet the increase in demand for housing, schools, recreation areas, and services of all types.⁹⁷ But perhaps more importantly, by 1965, Lee's Summit had transitioned from a moderately independent, small agricultural community prior to World War II into a significant sub-unit of the Kansas City metropolitan area dependent on a large regional area for its economic base. The city's future employment and growth would continue to be largely dependent upon continued growth of the Kansas City region.⁹⁸ Lee's Summit's post-World War II subdivisions that were surveyed for this project contributed to this transition as a majority of the workforce opted to live in the community and work outside of it.

POST-WORLD WAR II SUBDIVISION DEVELOPMENT

BAYLES ADDITION, 1948

The first addition in the survey area platted after World War II was the Bayles Addition. It is bounded by 3rd and 4th streets with a small part on 5th Street, to the north and south, respectively; and by Jefferson and Walnut streets (S7, T41, R31) to the east and west, respectively. This property was once one of the best-known farms in Lee's Summit, with its stately antebellum home along 3rd Street. Originally known as the Hargis place, James A. Bayles purchased the property in 1869. The Bayles family owned the Western Missouri Nursery, which can be seen in Figure 2. Many Civil War stories circulated about the property, but especially the house because locals attributed some of its exterior damage to the war.⁹⁹ Bayles Addition Development, Inc. purchased sixty-six acres of the original one-hundred-and-twenty-acre nursery that extended from Jefferson Street west to the city limits and south to Highway 50.

⁹⁵ The promise of new jobs and the potential demand for city services encouraged the city to hire a consultant to write a planning report, the "Preliminary Guide Plan for Lee's Summit, 1958."⁹⁵

⁹⁶ *A History of LS, MO, from the Files of the Lee's Summit Journal and Ledger, 1865-1990*. December 1964, pg. 59.

⁹⁷ *Lee's Summit Missouri, Comprehensive Plan, 1968*, pg. 28.

⁹⁸ *Lee's Summit Missouri, Comprehensive Plan, 1968*, pg. 32.

⁹⁹ *Lee's Summit Journal*, March 3, 1949.

time and actively participating in local business, civic and church work. He was also one of the directors at the Bank of Lee's Summit.¹⁰⁵

William Merle Siler, a builder working in the addition, had a reputation as a quality local builder and was constructing houses in other additions as well.¹⁰⁶ Since Siler also owned several lots in the addition, he probably built them for speculation. Another builder in the Bayles Addition was Melvin Ziegler. He also owned land and built houses there from about 1951-1952.

Compared to many of the smaller pre-World War II subdivisions with twenty or so parcels, Bayles Addition was planned for one-hundred-and-seven lots. This addition was more of a large neighborhood development and a transitional subdivision type because it is a modified grid in which the grid is maintained but there are some curving streets. Mission Road sweeps gracefully through the addition to connect with the original angled town plat. Both Mission Road and part of 4th Street vary from a standard street grid, much like Lakeview Boulevard did in the Butterfield Addition. While the creation of Lakeview Boulevard in 1909 was probably just a nod to evolving subdivision planning ideals, after the FHA issued its desirable standards for subdivision development in 1936, those seeking the agency's stamp of approval paid attention to them.¹⁰⁷

These desirable traits were only guidelines, but developers incorporated them into new subdivision plans nationwide. The guidelines included the careful adaptation of subdivision layout to topography and natural features (hence curving streets); adjustment of the street plan and street widths and grades to best meet the traffic needs; elimination of sharp corners and dangerous intersections; long blocks that eliminated unnecessary streets; carefully studied lot plans with generous and well-shaped house sites, parks, and playgrounds; establishment of community organizations of property owners; and incorporation of features that add to the privacy and attractiveness of the community.¹⁰⁸ Bayles Addition met most of these considerations and its two curving streets were unusual in Lee's Summit, which had grown based mostly on a grid pattern. Located just west of downtown and between 3rd Street and Jefferson Street (the access to Hwy. 50), it was ideally located for homeowners with cars; they could optimize their access to various working and shopping locations as well as the highway out of town.

Bayles Addition was not fully within the FHA's list of desirable traits, but it symbolized the changes that Lee's Summit would see in post-World War II subdivisions, especially in its size. While the FHA preferred owner/operator developments, local builders were still an important part of the development process

SWAIN'S ADDITION AND WILLEY'S ADDITION (1951)

While the Bayles Addition symbolized the slow move toward design ideals the FHA liked to see, some locals platted new housing areas in just the same way they had before the war —

¹⁰⁵ Obituary in *Lee's Summit Journal*. He died Jan. 7, 1953.

¹⁰⁶ Frank Graves interview December 7, 2001.

¹⁰⁷ Subdivisions have a long history in the United States. Ideas about their proper design have been evolving since the late 19th century.

¹⁰⁸ [Http://www.cr.nps.gov/NR/publications/bulletins/01workshop/sub_landsc.htm](http://www.cr.nps.gov/NR/publications/bulletins/01workshop/sub_landsc.htm). Printed page 3 of 7.

by platting their own property into small lots. Two of these were Swain's Addition (Figure 17) and Willey Addition (Figure 18). Mr. and Mrs. George A. Swain platted six lots in their subdivision (S7, T47, R31).¹⁰⁹ Swain's was a small addition located between the Collins Heights (1923) and Onahome (1929) additions; between 4th and 5th streets to the north and south, and with Howard Street to the west (S5, T47, R31). All six lots faced Howard Street with the exception of lot number one, which faced 5th Street.

Marion C. and Leona Willey divided three lots from their property that they purchased in 1943.¹¹⁰ Mr. Willey ran the Chevrolet-Oldsmobile Agency in Lee's Summit for a number of years. The Willey Addition was comprised of one large and two small lots facing Jefferson Street. These lots were south of town on an already important local road that was then known as Harrisonville-Lee's Summit Road and is now Jefferson Street.

These rectilinear subdivisions were fairly close to downtown in older open areas of the community. Swain's Addition was infill near Collins Heights and the Willey Addition was along a major traffic way close to the downtown commercial area. These small plats reflect more urban grid patterns than those encouraged by the FHA.

Figure 16: Plat for Swain's Addition

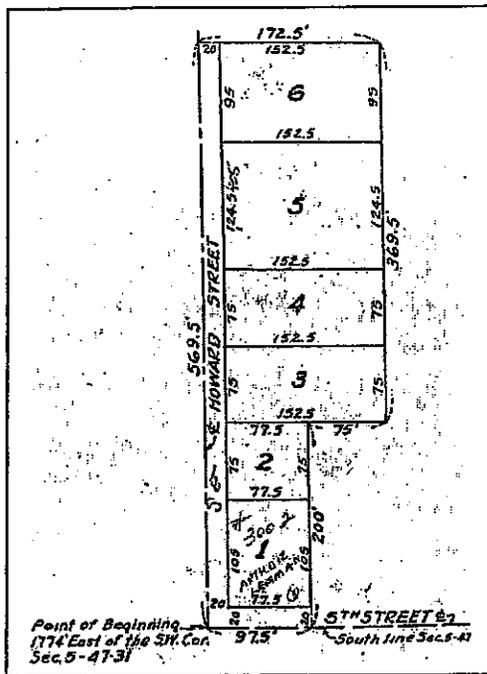
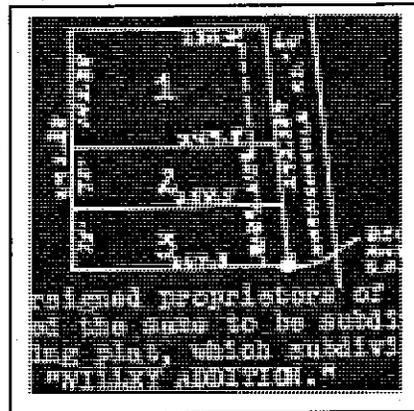


Figure 17: Plat for Willey's Addition



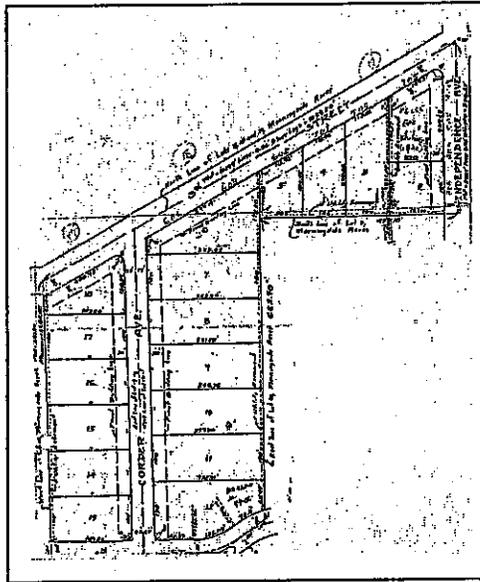
¹⁰⁹ The local historians do not remember the Swain's. There was a Swain Tire Shop in Lee's Summit just after the war, but neither Mr. Graves nor Mr. Hale could remember if this was the family associated with the addition.

¹¹⁰ Hale, Volume Two, page 377.

REPLAT OF LOTS 11, 18, AND 19 OF MORNINGSIDE ACRES (1954)

Within the survey area, one of the most active additions aside from the Bayles Addition was Morningside Acres, which was first platted in 1929 (S5, T47, R31). The first plat created very large lots of about three acres. As demand for housing increased in the 1950s, the lots were replatted into several new subdivisions. Ernest L. and Kathleen Sherard purchased lots 11, 18 and 19 in 1953 and replatted them into eighteen smaller properties. The Sherards lived on 10E Highway, on what was known locally as the Fields Farm. Many of the lots were then either purchased or given to their son-in-law and daughter, Mr. and Mrs. Jesse F. Bender. Clyde Perdue, a local builder, constructed many of the homes in this area and either worked with the Benders or purchased the properties to build houses on speculation. This addition is located at the northwestern corner of Morningside Acres along 3rd Street and 5th Street, intersecting with Independence and Corder avenues. These parcels are a type of rectilinear subdivision.

Figure 18: REPLAT OF MORNINGSIDE ACRES LOTS 11, 18, AND 19

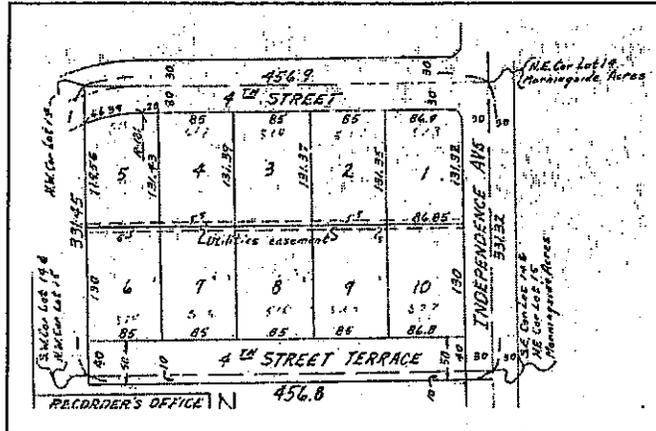


BARTLETT'S ADDITION (1955), REPLAT OF MORNINGSIDE ACRES LOT 14

Bartlett's Addition was a replat of Morningside Acres Lot 14 into ten residential lots (S5, T47, R31). Frank E. and Minnie Bartlett purchased Lot 14 in 1955 and, along with Richard and Anne Spicer and Betty and Clifford W. Cooper, filed a replat of this large lot. Richard Spicer was the owner of the local hardware store, Spicer Hardware Company, and commander of the local American Legion Post. Frank Bartlett ran a building firm and represented the interests of the owners of Bartlett's Addition at city council meetings. For example, when he requested that the city authorize him to open an unplatted roadway in the subdivision in 1956, the city agreed but said it would not accept the road until it was

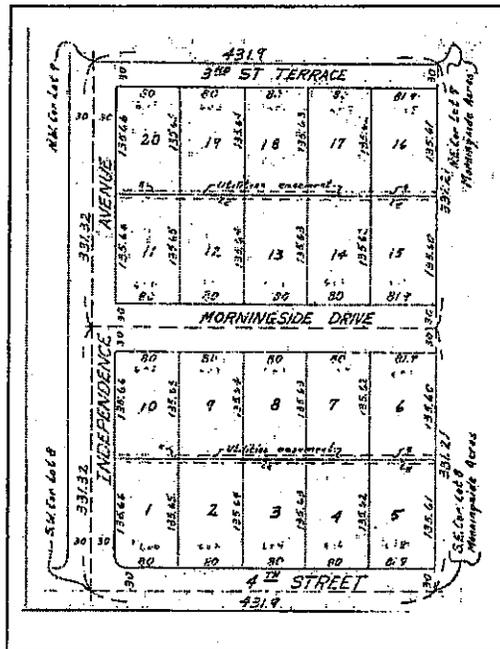
paved.¹¹¹ This addition is nearly in the middle of Morningside Acres and is bounded by 4th Street to the north, 4th Street Terrace to the south, and Independence Avenue to the east. This subdivision has a rectilinear layout.

Figure 19: PLAT OF BARTLETT'S ADDITION



METHENY'S ADDITION (1955), REPLAT OF MORNINGSIDE ACRES LOTS 8 AND 9
 Metheny's Addition was a replat of Morningside Acres Lots 8 and 9 into twenty residential lots (S5, T47, R31). Harrison Metheny and his wife, Edna, purchased these lots in 1954.

Figure 20: PLAT OF METHENY'S ADDITION



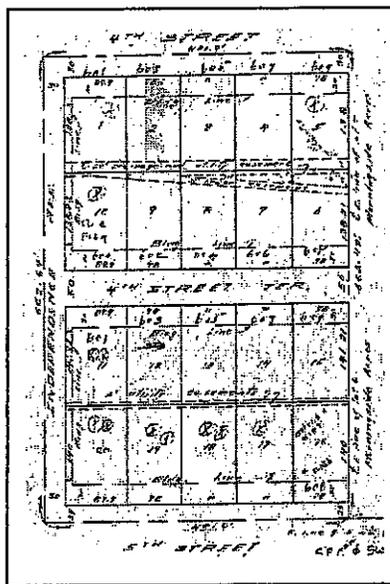
¹¹¹ Lee's Summit Journal, October 4, 1956.

Metheny had been a real estate speculator during the 1930s but rarely on such a large scale. He purchased the large lots 8 and 9 in 1953 and by February 1956 had sold his subdivision land to F. E. Bartlett, who invested in Bartlett's Addition at nearly the same time. Bartlett sold all the new lots by 1960 and most within two years of his purchase. Metheny's Addition is located between 3rd Street Terrace to the north and 4th Street to the south; it is east of Morningside Acres, south of Scott's Addition, and north of Gamble's Addition. Independence Avenue borders Metheny's Addition to the west. This is a rectilinear subdivision.

GAMBLE'S ADDITION (1958), REPLAT OF MORNINGSIDE ACRES LOTS 6 AND 7

Gamble's Addition was a replat of most of Morningside Acres lots 6 and 7. Roy S. and Avaneil Gamble filed the plat in 1958 with twenty new lots (S5, T47, R31). The Gambles were from Independence. In September of 1958, Gamble asked the city council for approval to build duplexes on several sites. At the time, Mr. and Mrs. George Hirt were already in the process of building duplexes on several of their lots in the Gamble's Addition. The council requested Gamble to resubmit his plans, and since the Hirts had already built garages in violation of city ordinance they were asked to move the garages to the back third of the lots or to reach some agreement with the surrounding property owners.¹¹² The addition is at the southeastern corner of Morningside Acres between 4th and 5th streets. It is bordered on the west by Independence Avenue. This subdivision has a rectilinear layout.

Figure 21: PLAT OF GAMBLE'S ADDITION



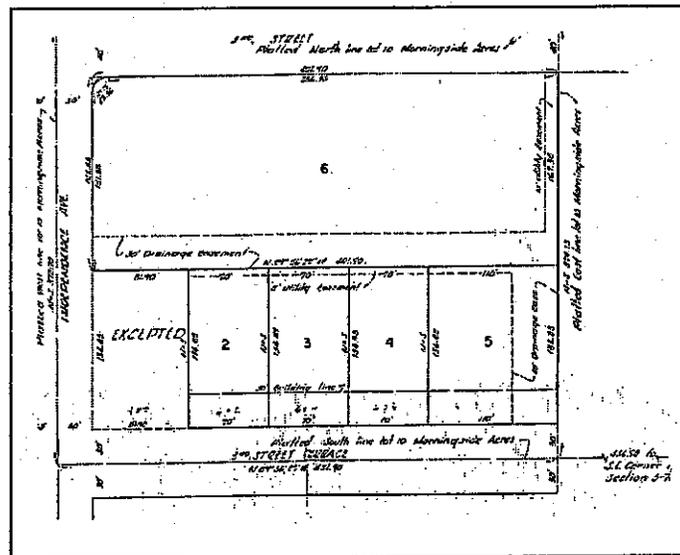
¹¹² Lee's Summit Journal, September 4, 1958.

The development of an addition by an outsider had not occurred within the survey area prior to World War II.¹¹³ Though Independence was not far away, prior development in Lee's Summit had been undertaken mostly by locals, not outsiders. However, this would quickly continue to change as Lee's Summit's population figures began to climb.

SCOTT'S ADDITION (1961), REPLAT OF MOST OF MORNINGSIDE ACRES LOT 10

Scott's Addition was a replat of most of Morningside Acres Lot 10. Eugene E. Scott and Leola B. Scott filed the plat in 1956 with six new lots (S5, T47, R31). The location of these lots was along 3rd Street to the northwestern corner of Morningside Acres and bounded by Independence Avenue to the west, 3rd Street Terrace to the south, and M291. This subdivision has a rectilinear layout.

Figure 22: PLAT OF SCOTT'S ADDITION

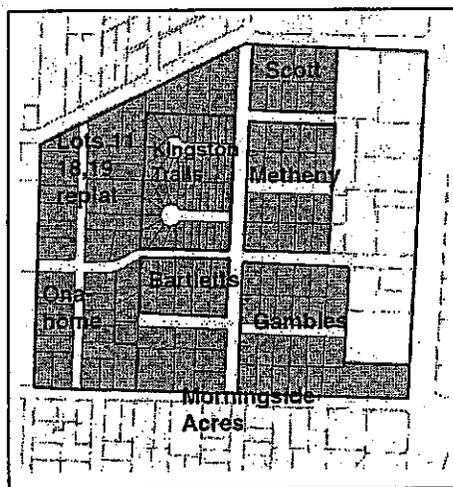


KINGSTON TRAILS (1984), REPLAT OF MORNINGSIDE ACRES LOTS 12 AND 13

Eventually, two other original Morningside Acres lots would be subdivided. Lots 12 and 13 became the Kingston Trails Addition in 1984. With so much city fringe available for residential development, these lots remained less attractive for a small number of single-family homes. The city issued building permits for the duplexes mostly during 1984. Note on Figure 23 that this addition is quite different from the others within Morningside Acres. For example, the lots face cul-de-sacs and are very small compared to those in the subdivisions surrounding Kingston Trails. This high-density addition, filled entirely with duplex houses set on small, closely spaced lots, is the antithesis of the typical low-density development of single-family houses surrounded by open expanses found in Lee's Summit.

¹¹³ Mr. W. F. Stafford, a partner in the Bayles Addition, was from Lone Jack, Missouri, but he had owned several other properties and businesses in Lee's Summit over a number of years and he had been in business with several other Lee's Summit residents.

Figure 23: MORNINGSIDE ACRES SHOWING REPLATS



Lee's Summit suburban history is similar to national patterns both before and after World War II. The pre-war additions of Collins Heights and Onahome represent a traditional grid approach to building new residential areas. They were small in the number of lots and small in size. Local individuals platted and established them as residential areas. Morningside Acres was a larger area than the others but it remained undeveloped until well after World War II. All were somewhat close to downtown and provided easy access to the commercial district. Built just as the car was becoming a primary means of transportation, these additions also allowed Lee's Summit residents to move freely and easily about the small community.

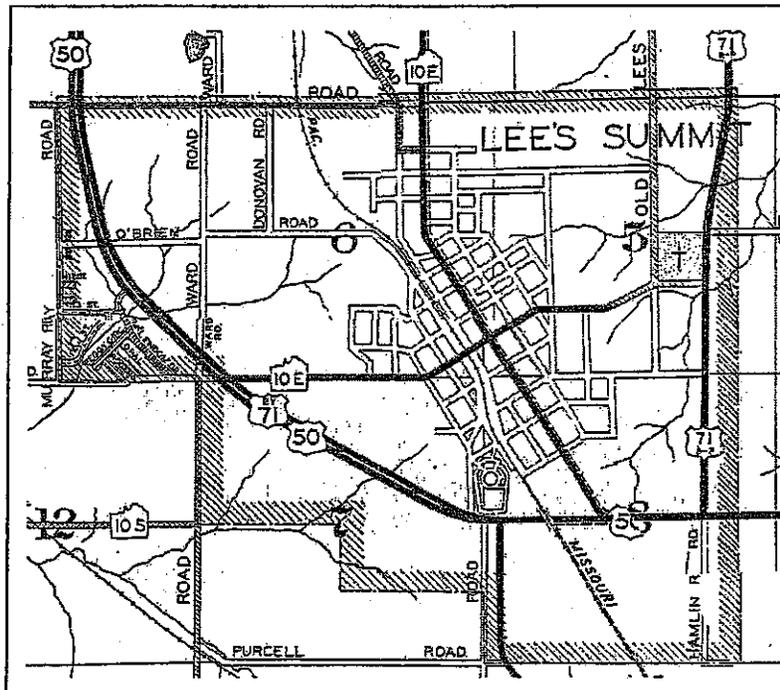
CONCLUSION

The post-World War II subdivisions surveyed for this report: Bayles (1948); Swain's (1951); Willey's (1951); lots 11, 18, and 19 of Morningside Acres (1954); Bartlett's (1954); Metheny's (1955); Gamble's (1958); and Scott's (1961) share many traits with those platted before the Great Depression with some differences. Post-World War II subdivision plats that demonstrated a transition between the older grid pattern that represented more commercial than domestic values were just beginning to appear in Lee's Summit landscaping and street layouts. Some remained similar to the pre-war plats. Taken as a group, however, these newer suburbs generally involved a larger number of developers and the lots were slightly larger than those platted in the survey area during the 1920s. Bayles was a large neighborhood development rather than just a few lots in existing residential areas. Perhaps most interesting were the number of outsiders, not locals, who were beginning to purchase and develop property in Lee's Summit. Together the surveyed

subdivisions present a picture Lee's Summits residential areas at the time of Western Electric's arrival.

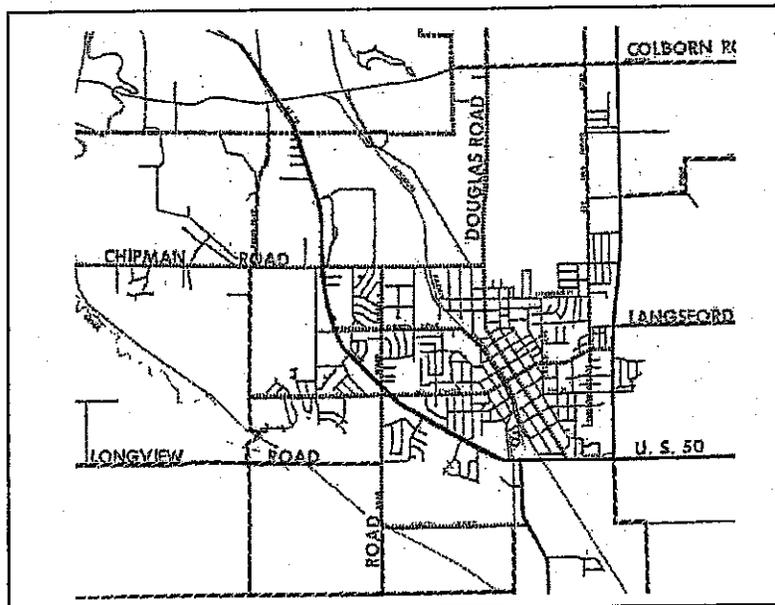
The post-World War II suburbs in this survey area also exhibit five characteristics typical of American city development between approximately 1945 and the mid-1970s. Most filled open land at the edges of built-up sections. Compare this to the extent of street development, for example, between 1958 and 1968 in Figures 24 and 25. The 1950s development surrounded the town's core and ran in a more north and south direction; in 1968, the development had spread to the east and west. Filling most of the town's once vacant area between Highway 71 Bypass, Highway 50, and Chipman Road, development began to spill outside the ring of roads surrounding the community.

Figure 24: 1958 STREETS¹¹⁴



¹¹⁴ Jackson County Missouri Highway Department, Road District No. 5, Prairie Township, Revised June 1, 1958. There probably were more streets than indicated on the county map. The 1958 Preliminary Guide Plan map of streets does not cover quite the same area, but a few more streets can be seen.

Figure 25: 1968 STREETS¹¹⁵



Post-World War II suburbs were also low density, with detached houses on streets designed for automobile use. Architecturally the housing was similar and since it was more readily available, it reduced the suggestion of wealth as families with little cash had access to their own homes. Town residential patterns were usually already structured on economic divisions within the community so, for new residents coming to live in Lee's Summit, areas of new housing were appealing. They could have a new house with neighbors much like themselves. The last characteristic was economic and racial homogeneity. The restrictions that encouraged homogeneity once allowed by the FHA and the natural selectivity of automobile ownership facilitated segregation.¹¹⁶ In another way, they were similar because developers were responsible for the development of roads. With early suburban streets paved with only rock and no curbs and gutters, houses were well set back from the road, preserving a nearly rural atmosphere.

The most significant factor that helped spawn post-World War II suburban development in the United States and Lee's Summit was the intervention of the federal government during the Great Depression through the FHA. The FHA changed how people bought and built houses and set standards for their construction. The government also helped fund highway construction, which increased people's ability to live increasingly farther away from the

¹¹⁵ *Comprehensive Plan*, 1968, pg. 125.

¹¹⁶ Jackson, pgs. 238-241. *Lee's Summit Centennial, 1865-1965*. Lee's Summit, MO: Chamber of Commerce, 1965, pg. 11. Lee's Summit was no different and restrictive communities existed in the Lee's Summit area. A 1965 newspaper ad for residential living at Lake Winnebago at By-pass 71 and Summit Road declared it to be "Highly Restrictive."

city's core and commute easily to jobs and other commercial areas. County and municipal governments improved local roads, which also encouraged the outward spiral of suburb formation.

Single-family home ownership remained a strong cultural value and public policy. Along with the FHA and the 1949 Housing Act, the middle class found it easier to own homes than it ever had in American history. While the planners of many small additions in Lee's Summit had once sold their own land or amassed vacant ground to plat and sell for individuals, after World War II packaged suburbs formed on the fringes of ever-growing towns, carving their tracts from agricultural land as close to transportation as possible. Zigzagging across little commercial areas or individual homes, developers met the demands for housing by using large tracts of land and developing them with a formula for construction that maximized profits.

Although the growth of suburbs has been generally associated with large cities as a reaction to urban pollution, stress, and industrialization, it is instead a better gauge to measure the American value of owning a freestanding, single-family home amid greenery in a park-like setting. While early in their history single-family homes were only for the wealthy, depression-era changes in the way houses were financed and built made home ownership possible for the working class to the upper class. Lee's Summit's development patterns represent the public's desire to own a proper home in a suitable setting. Although Lee's Summit was never troubled by the problems that beset large cities, the suburbs developed as the nation adopted suburban residential landscapes to fulfill its ideals about family life.

Lee's Summit began its own dispersed pattern of settlement through these suburbs, which as they continued to move away from the commercial area would eventually occupy an extensive amount of territory. With growth continuing to occur at the edge of Lee's Summit and in surrounding cities, by the mid-1960s Lee's Summit was a significant sub-unit of the Kansas City metropolitan area, dependent on a large regional area for its economic base.

SURVEY RESULTS

PHYSICAL DESCRIPTION OF SURVEY AREAS

Twentieth Century Subdivisions Survey Area

This survey component focused on six mid-twentieth century residential subdivisions. The lots within each subdivision are generally uniform in size, ranging between 50 to 75 feet in width and 100 to 150 feet in depth. The majority of variation occurred between subdivisions rather than between lots within a single subdivision. Nearly all of the subdivisions specify utility easements at the rear of each lot and many also specify a building setback line, which adds to the uniformity of the blocks. Houses, mostly dating from the mid- to late 1950s, occupy nearly all of the platted lots. Grassy yards and mature trees also define the streetscapes in this survey area. Only one vacant lot was encountered in the six subdivisions surveyed (412 SE 5th Street).

1991-1994 Resurvey Area

The majority of the properties included in the 1991-1994 Resurvey were also residential. The remainder included a variety of commercial, social, and institutional uses. The buildings generally occupy lots that are fairly uniform in size. Located within the original town plat and in the earliest additions to Lee's Summit, the lots in this portion of town are oriented on axis with the railroad and retain alleys that bisect the blocks. Many of the older homes have historic garages or carriage houses that are accessible from the alleys. In both the residential and commercial areas, uniform setbacks characterize the blocks. The commercial buildings in downtown Lee's Summit border the sidewalk, forming continuous streetwalls of brick construction.

Rural resources occupy large properties scattered throughout Lee's Summit outside the dense development in the Old Town area. Generally, a residence is located close to the road with one or more barns or other outbuildings arranged behind it.

Southeast 3rd Street Survey Area

This survey area included 23 properties lining the north and south sides of the 400 and 500 blocks of Southeast 3rd Street on lots of roughly equal width. Excluded from the survey was a block of modern apartments occupying the lot at roughly 500-502 SE 3rd Street. The

north side of the street was developed piecemeal as the property owner sold off individual lots of varying sizes over a period of time. The south side of the street included two subdivisions, one platted early in the twentieth century and the other platted mid-century. The existing buildings date from the turn of the twentieth century through the 1960s. One was converted to a commercial function, probably in the 1960s. The rest continue to serve their original residential functions.

HISTORIC PROPERTY TYPES

To assist in developing historic property types for Lee's Summit, HPS identified historic properties based on both their original function as well as their architectural style and/or building form/type. A property type is a set of individual properties that share physical or associative characteristics and that illustrate the ideas incorporated in a theoretical historic context.

As a beginning point for identifying and defining historic property types for the City of Lee's Summit, HPS identified resources according to 1) original function and 2) architectural style — thus including shared associative (function) as well as physical (architectural style/building form/type) characteristics.

ORIGINAL BUILDING FUNCTION

Drawn from the National Register sub-categories for function and use, the consultants identified different categories of building function for surveyed properties. While the functions of some buildings had changed over time, this analysis was based on the original building function. The four dominant functional property types identified in Lee's Summit are single-family residential, commercial, multi-family residential, and agricultural/subsistence.¹ There is a high degree of diversity within each of these functional categories due to the dates of building construction, which span nearly 150 years (c.1850-1986). Figure 26 and Appendix C show the distribution of buildings by historic function.

Single-family residential buildings were by far the most dominant property type surveyed to date in Lee's Summit. Their significance is derived from the information they impart about the continuum of single-family dwellings in the community reflecting middle-class, blue- and white-collar, working-class, and upper-middle-class families, as well as homes of substantial size erected by the town's upper class. This functional sub-type includes

¹ The determination of property types is based on the original use.

examples of popular "high style" architecture as well as vernacular building forms.² In Lee's Summit, few of the properties surveyed were identified as the work of a specific architect; the majority are popular plan-book styles executed by master carpenters and builders. All are detached dwellings located on rectangular lots. They have narrow frontages platted on a grid system. Within each subdivision, the size of the lots is fairly regular although there is variation between the subdivisions. The newer, post-war subdivisions have the most consistency in lots sizes as well as lots that are generally larger than those in Lee's Summit's older residential areas. The dwellings include one- or two-story wood frame buildings constructed on masonry (stone or concrete) foundations with wood and/or masonry wall cladding, and roofs of wood or composition shingles.

Figure 26: ORIGINAL BUILDING FUNCTION

DOMESTIC: Single-Family	509	80%
COMMERCE/TRADE	58	9%
DOMESTIC: Multi-Family	35	5%
AGRICULTURE/SUBSISTENCE	23	4%
RELIGION: Religious Facility	5	.8%
GOVERNMENT	3	.5%
TRANSPORTATION: Rail-Related	2	.3%
EDUCATION	1	.2%
HEALTH CARE	1	.2%
SOCIAL: Meeting Hall	1	.2%
TOTAL	638	100%

The survey also included a number of multi-family residences and duplexes. Like single-family residences, these buildings were variations on architectural styles and vernacular building forms popular at the time of their construction that were modified to accommodate multiple tenants. The vast majority of these buildings have construction dates after 1960 and are clustered in subdivisions platted for the purpose of developing multi-family

² Vernacular designs were the work of builders who adapted elements of formal architectural styles to common building forms. For instance, a simple gable-front house might include some stock elements – Victorian scrollwork in the front gable end or turned porch elements – without exhibiting the full range of features necessary for it to be characterized as Queen Anne architecture.

housing. Earlier examples typically represent the work of speculative developers who constructed a series of duplexes on adjoining lots in newly developing subdivisions.

The commercial buildings surveyed reflect a variety of property sub-types, although one- and two-part commercial blocks were dominant. The majority of commercial buildings have retail sales or service functions typical of small railroad-town business districts throughout the Midwest. They are business houses designed for small operations providing financial, legal, and other professional services or wholesale or retail sales involving the receipt and disbursement of goods. Usually sited on one or two lots, the commercial buildings have rectangular plans with the short side facing the street. They are one or two stories in height. The two-story designs incorporate public spaces on the first floor and storage or secondary space on the upper floor. A well-defined ground floor "storefront" that is distinctly separate from the upper stories and reflects a difference in public/private uses is a defining feature of the commercial property types. Private use included storage, office, or even residential space. Storefronts offered retail or wholesale vending, lobby space, showroom, or office space. On two-part commercial block examples, the first floor is separated from upper floors by decorative devices such as belt courses and different fenestration treatments. Stylistic treatments for this property type in Lee's Summit reflect commonplace commercial styles popular in the era in which they were built. They typically have a flat roof and masonry construction — usually brick. Depending on the date of construction, structural elements include the use of load-bearing brick walls, cast iron, or steel construction. Similarly, storefronts incorporate combinations of brick, cast iron, and wood.

The survey included 31 rural properties, although over a dozen complexes of buildings in rural Lee's Summit have been completely lost over the past decade. The complexes typically include a primary residence that is similar in style and materials to contemporary vernacular dwellings in town. The remaining agricultural buildings include a variety of barns, some general in function and some built for very specific uses (horses, dairy, etc.), as well as multipurpose sheds and a few silos. The barns and outbuildings are examples of functional designs popularized by plan books from the late nineteenth century through the mid-twentieth century. All have wood frame construction with wood or composition shingles covering gable or gambrel roofs. A few examples of clay tile silos were surveyed. The agricultural buildings are usually grouped a short distance behind the main residence. At least one agricultural property included buildings on both sides of the road. Many also included a smaller secondary dwelling, usually of more recent construction. Unfortunately,

the number of historic agricultural buildings associated with each property is dwindling. Some properties retain only a dwelling and one or two generic storage sheds, where ten years ago they included a complete complex of agricultural buildings.

The survey included five religious buildings constructed between 1875 and 1949. One building in this grouping now functions as a single-family residence and no longer conveys its original function. Of the remaining four religious properties, two are brick and two are wood frame construction. Three include high style architectural embellishments representing elements of Gothic Revival, Italian Renaissance, and Colonial Revival styling that reflects the formal solemnity of their function and recalls the historical antecedents of their congregations. The fourth, a rural property, is an example of late nineteenth century vernacular church styling. St. Paul's Episcopal Church at 401-405 SE Douglas is listed in the National Register of Historic Places.

The survey also identified three government buildings (two city halls and a post office); one health care facility (doctor's office); one social facility (meeting hall); one educational property (school); and two railroad related resources (depot and caboose). Because the survey included so few examples of these property types, it is not possible to define property type characteristics for these buildings.

ARCHITECTURAL STYLES AND VERNACULAR BUILDING FORMS

Classifications based on shared physical attributes include categorization by building styles and/or forms. The architectural styles and vernacular forms identified in the survey and assigned to the properties follow the terminology and classifications accepted by the *National Register of Historic Places* program. This hierarchy and nomenclature relies heavily on forms and styles discussed in Virginia and Lee McAlester's *A Field Guide to American Houses* for residential properties and *The Buildings of Main Street* by Richard Longstreth for commercial buildings. The McAlesters include vernacular forms of architecture, particularly under the category of "National Folk Houses." Some of the categories for commercial buildings relate to building form,³ such as the "one-part commercial block." Despite the inclusion of building form categories by the McAlesters and Longstreth, there are a number of building forms that these authorities do not address. When no standard style or building form/type reflects a building in the survey area, this does not imply that the building cannot be classified, but merely that existing survey terminology is not appropriate. The 638 buildings surveyed include 334 that represent a

³ Commercial building's physical components and their arrangement are often related to function.

formal architectural style, 304 examples of a vernacular building form, and 7 buildings of which have no discernable style. Figures 27, 28 and Appendix D show the distribution of properties by building style and type.

Figure 27: ARCHITECTURAL STYLES

STYLE	TOTAL
ITALIANATE	1
QUEEN ANNE	20
LATE VICTORIAN: OTHER	1
LATE 19 TH & EARLY 20 TH CENTURY REVIVAL: OTHER	5
COLONIAL REVIVAL	24
CLASSICAL REVIVAL	4
TUDOR REVIVAL	3
MISSION/SPANISH REVIVAL	2
PRAIRIE SCHOOL	3
CRAFTSMAN/BUNGALOW	30
MODERNE	1
MODERN MOVEMENT: MINIMAL TRADITIONAL	13
MODERN MOVEMENT: RANCH	177
MODERN MOVEMENT: SPLIT-LEVEL	32
MODERN MOVEMENT: OTHER	4
NEO-ECLECTIC	7
MIXED	7
TOTAL	334

Figure 28: VERNACULAR STYLES/FORMS

STYLE	TOTAL
NATIONAL FOLK HOUSE: GABLED ELL	44
NATIONAL FOLK HOUSE: OPEN GABLE/GABLE FRONT	23
NATIONAL FOLD HOUSE: SADDLE BAG	23
NATIONAL FOLK HOUSE: PYRAMIDAL SQUARE	8
NATIONAL FOLK HOUSE: MASED PLAN/SIDE GABLE	9
NATIONAL FOLK HOUSE: I-HOUSE	4
NATIONAL FOLK HOUSE: CROSS PLAN	8
NATIONAL FOLK HOUSE: GABLE-AND-WING	2
BUNGALOID	77
AMERICAN FOUR-SQUARE	18
SCHOOL	1
DUPLEX	3
LATE VICTORIAN COMMERCIAL	18
ONE- AND TWO-PART COMMERCIAL BLOCKS	38
COMPOSITE	8
OTHER VERNACULAR	13
NO STYLE	7
TOTAL	304

SINGLE-FAMILY RESIDENTIAL STYLE/ PROPERTY TYPES

Single-family residences were the dominant building type in the Lee's Summit Survey. The residential architecture included examples from mid-nineteenth century Greek Revival through the Modern and Neoclectic styles of the post-World War II period, as well as the entire range of nineteenth and twentieth century folk house forms.

National Folk Houses (1850-1890)⁴

The nature of American folk housing changed dramatically as the nation's railroad network expanded in the decades from 1850 to 1890. Builders of modest dwellings no longer had to rely on local materials. Instead, railcars moved bulky construction materials, particularly lumber from distant sawmills in heavily forested areas, rapidly and cheaply over long distances. Consequently, large lumberyards quickly became standard fixtures in almost every town. Soon, folk houses of light balloon or braced framing covered by wood sheathing

⁴ Some sub-types continued up to World War II.

replaced hewn log houses. Despite the change in building technique and materials, the older folk house forms persisted. The resulting houses were simple dwellings defined by their form and massing, but lacking identifiable stylistic attributes. Even after communities became established, these folk house designs remained popular as an affordable alternative to more ornate and complex architectural styles.

The typical folk house is one or two stories in height. Roof shapes define some folk house types, such as Gable-Front, Gable-and-Wing, and Pyramidal Square. Although folk houses often had no architectural ornament, when it did exist, architectural details alluded to



contemporary styles like Greek Revival (cornice returns, pedimented façade); Queen Anne (spindlework porches, shingled gable peaks); Colonial and Classical



Revival (Tuscan columns, symmetrical façades, dentiled eaves); and Craftsman (knee braces, wide porches). The William B. Howard House, 508 Douglas Street (above right) is a Gable-and-Wing house with simple elements of Victorian styling, including the porch and two-story bay window. The house at 104 SW 1st Street (above left) is a Pyramidal Square with a Classical Revival front porch.

ROMANTIC PERIOD (1820-1880)

During the Colonial era, one or two styles tended to dominate buildings in each colony for an extended period of time. The Greek Revival style, with its references to Greek democracy, replaced the popular English architectural styles and dominated housing design in the new nation during the first decades of the nineteenth century. By the 1840s, cottage designs in Italianate, Gothic Revival and Exotic Revival styles, first published by Andrew Jackson Downing in his popular pattern book, supplemented the Greek Revival style as a design choice for American homeowners. The simultaneous popularity of several architectural styles from this point forward persisted as a dominant theme in American housing. All of the Romantic styles originated and grew to popularity in the decades before 1860 and appear both as highly detailed and less elaborate interpretations as late as the 1880s. Only one example of Romantic Period architecture remains extant in Lee's Summit.

Italianate

The Italianate style began in England as part of the Picturesque movement. A reaction to formal classical ideals that dominated European architecture for 200 years, the Italianate design emphasized the large informal farmhouse-villas found in rural areas of Italy. While the Italianate houses built in the United States generally followed this model, builders and architects alike modified and embellished them to such an extent that they became modified, adapted and embellished



into a native style with subtle references to the original Italian farmhouse. Although most of the character-defining features have been removed from the dwelling at 312 SW Market Street (right), it retains the classic form and massing of an asymmetrical Italianate dwelling. Other defining features include the shallow hipped roof, tight eaves, and conical tower rising at the junction of the two wings.

VICTORIAN PERIOD (1860-1900)

During this period, increasing access to builder's pattern books spread the latest trends in house designs and styles to the growing communities throughout the country. The expansion of the railroad system after the Civil War made building materials, including milled lumber and mass-produced nails, accessible to anyone living in relative proximity to a rail line. Milled lumber included decorative turned and cut pieces that conveyed ornate Victorian motifs.

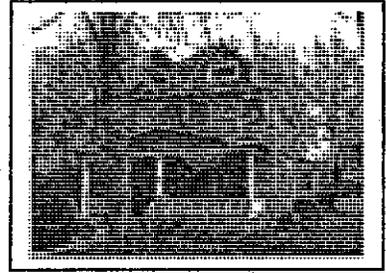
Queen Anne

The Queen Anne style has its origins in Medieval European architecture. As adapted to American residential design in the second half of the nineteenth century, its distinguishing features are an asymmetrical plan; irregularly shaped, steep-pitched roofs; partial, full or wrap-around porches; and patterned wall surfaces. As the Queen Anne style evolved, the emphasis on patterned wood walls seen in the earlier Stick style became more pronounced. Queen Anne dwellings feature numerous devices to avoid smooth wall texture including the use of multiple wall claddings, cut-away or projecting bay windows and oriels. The one-



story, partial, full or wrap-around porches that cover the façades accentuate the asymmetry of the design and typically feature turned or jigsaw ornament. It is not uncommon for them to extend along one or both sides of the houses. The house at 211 NE Douglas (left) illustrates the application of the Queen Anne style to a small dwelling. Notice the irregular roof line, wall dormer, bay window, varied wall surfaces, and front porch placement.

By the 1890s, the Free Classic sub-type gained popularity. The classically inspired ornamentation of these dwellings (primarily porch supports, dentiled eaves, and Palladian gable windows) is much less intricate than that of earlier Queen Anne dwellings and has much in common with asymmetrical Colonial Revival houses. This sub-type is expressed on the house at 105 NE Douglas (right), which combines the complex roofline, varied wall surfaces, dominant porch and massing of the Queen Anne with a classical porch columns.



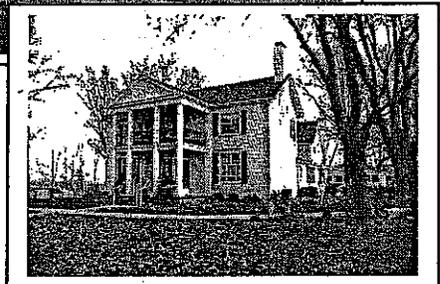
ECLECTIC PERIOD (1880-1940)

The Eclectic Movement drew inspiration from American Colonial-era architecture as well as the architecture of Europe. Designs emphasized strict adherence to stylistic traditions and minimal variation and innovation. At the same time, and in contrast to the European and Colonial American-influenced designs, Modern Houses with American antecedents appeared. Dwellings in this subcategory represent the burgeoning efforts of the Arts and Crafts Movement and Frank Lloyd Wright's Prairie School in the early twentieth century.

Anglo-American, English and French Period Houses

Colonial Revival

The term "Colonial Revival" refers to the rebirth of interest in the styles of early English and Dutch houses on the Atlantic Seaboard. The Georgian and Adams styles, often combined, form the backbone of the revival styles. Those built in the late nineteenth century were interpretations of the earlier colonial style, while those built from about 1915 to 1930 were more exact copies of the earlier adaptations. As their use continued into the mid-twentieth century, the style became more simplified. They range from one to two stories in height and typically have symmetrical façades with limited styling at the entrance. The dwelling at 108 SW Madison (right top) is a typical two-story Colonial Revival with a symmetrical façade and central entrance, while 208 SW 3rd Street (right middle) is an example of the gambrel roof sub-type.



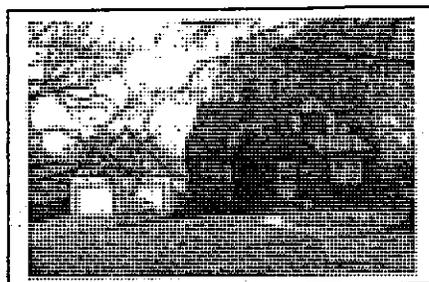
Classical Revival

The World's Columbian Exposition, held in Chicago in 1893, stimulated a renewed interest in Classical design.

Neoclassical residences were soon being constructed throughout the United States. A full-height porch with Classical columns centered on a symmetrical façade, as seen in 715 NE Douglas (above bottom) is the key to identifying buildings in this style. Examples of Classical Revival design range from grand two-story dwellings with gable or hip roofs to small one-story cottages with colonnaded porches.

Tudor Revival

Houses designed in the Tudor Revival style became increasingly popular after World War I. Innovations in building technology made the application of stone and brick veneer over frame construction increasingly affordable. In addition to large, high style examples, small Tudor cottages frequently appear in modest working-class neighborhoods. Their distinguishing features, clearly illustrated on 107 SW Madison (right) include steep gables prominently placed on the front of the dwelling, complementary arched door hoods or openings, grouped windows, and usually a full-height central chimney.



Modern Houses

Craftsman

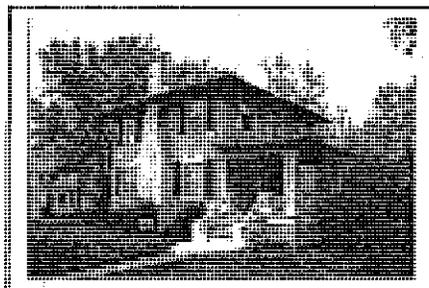
Craftsman Houses were popular from c.1905 through 1930. Most drew from the early designs of Charles Sumner Greene and Henry Mather Greene who practiced architecture in California from 1893 to 1914. The Greene brothers designed simple bungalow houses that incorporated designs inspired from the English Arts and Crafts movement and oriental wooden architecture. Popularized by architectural and house and garden magazines, as well as a wide variety of builder pattern books, the one-story Craftsman house became the most fashionable smaller house in the country during the first decades of the twentieth century. Identifying features are low-pitched, gable-front roofs (although cross-gable and hip roofs are also found); wide eave overhangs, often with exposed roof rafters; decorative beams or braces under gables; and full- or partial-width porches supported by square posts or battered piers. Double-hung windows with decorative light patterns, especially in the upper sash, also distinguish Craftsman styling. The dwelling at 501 SE 3rd Street (above) is a typical Craftsman Bungalow.



Prairie School

The Prairie School is a uniquely American architectural style that originated with Frank Lloyd Wright and other Chicago architects around the turn of the twentieth century.

Pattern books spread the style throughout the Midwest over the next decade. Prairie School houses have a rectangular mass capped by a shallow gable or hip roof. The strong horizontal emphasis of these designs is defined by banded windows, contrasting trim details between stories and on porch elements that emphasize a horizontal band and wide overhanging eaves, and massive, square porch supports. The square form, shallow hip roof, horizontal emphasis, and porch elements identify the dwelling at 300 SW 3rd Street (right) as a Prairie School design.



American Four-Square

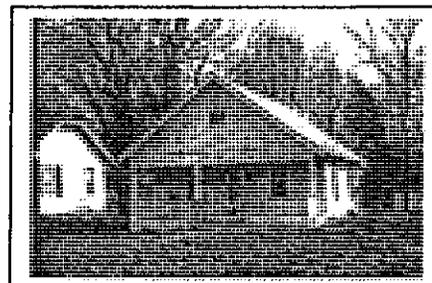
The Four-Square is a building type that features cubed massing with four rooms on each of two stories. They can have gable or hip roofs, usually with one or more dormers, and adornment based on a wide range of styles, including Late Victorian, Colonial Revival, Neoclassical, and Craftsman. In *A Field Guide to American Houses*, the McAlesters use Four-Square dwellings to illustrate the Prairie and Colonial Revival styles depending on their dominant decorative elements.



Most of the Four Square dwellings surveyed in Lee's Summit, such as 402 SW Market Street (left) were simple designs with either little ornament or an eclectic mix of stylistic references. They have either gable-front or pyramidal hip roofs. References to architectural styles include cornice returns, dentiled or modillioned eaves, Tuscan columns, and Craftsman-influenced windows or porches.

Bungalowoid

Many houses in the survey, such as 505 NE Douglas (right) exhibited elements of the bungalow form without the elements of formal Craftsman styling. The one to one-and-a-half story vernacular bungalow typically features a front, side- or cross-gable roof, penetrated by a minimal number of dormers. Stylistic references are usually limited to the front porch columns and railing, and may include classical as well as craftsman elements.



AMERICAN HOUSES SINCE 1940

Following World War II there was a distinct shift in American residential architecture. Modern styling and simplicity replaced period architecture popular in the pre-war era. By

the 1960s and 1970s, house designs again incorporated historical references but now, rather than strictly replicating them, home designers adapted historic stylistic references to modern forms and plans.

The "Modern" classification for houses in *A Field Guide to American Houses* includes Minimal Traditional, Ranch House, Split-Level, Modern Movement, Contemporary, and Contemporary Folk House styles. These were the most common modern styles built after 1940. Many additional modern designs appeared throughout this period. Some designs reflected regional preferences; others resulted from new technologies and/or energy conservation parameters.

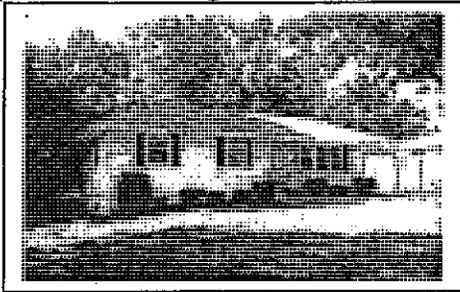
Minimal Traditional

Minimal Traditional dwellings represent a transition from Tudor and Craftsman architecture to the Ranch House. Tight eaves and a large prominently placed chimney are common elements, as are multiple gables (often crossed) and the incorporation of stone or brick veneer elements. They are distinguished from Tudor Revival styles by the shallower pitch of the roof gables. The building at 107 NE Douglas (right) illustrates this transition.



Ranch House

The basic Ranch House is a low one-story building with moderate to wide eaves. The low-pitched roof is gable or hip and the plan may or may not include an integrated garage.



Large picture windows, often grouped with flanking sash windows in a tripartite arrangement, are common. Other window openings are typically single or paired and decorative shutters are a common design element. Siding typically featured a wide reveal, whether wood lap, asbestos shingles, or vertical board-and-batten. These defining elements can be seen in the house at 609 SE 4th Street (left).

Split-Level

As its name implies, a split-level dwelling has living space on two levels, one of which is partially below ground. When entering the dwelling, a visitor has the option to go up to the main living space or down to the secondary living space. An attached garage was nearly universal. The garage entrances are at the front or side of the houses. Rooflines are most commonly gabled, although there are some



examples with hip roofs. As with the Ranch House, tripartite picture windows commonly illuminate living rooms and decorative shutters are common. Single and paired double-hung windows fill the remaining openings. The split-level plan is legible in the façade of 610 SE 4th Street (above).

NEO-ECLECTIC

By the late 1960s, references to historic architectural styles returned to domestic architecture. Builders and architects adapted and incorporated elements of Colonial, Tudor, French, and Mediterranean architecture into modern (e.g. Ranch) house forms. Unlike the exaggerated early twentieth century examples, late twentieth century interpretations of historic idioms, such as 201 SW Madison (right), were highly restrained and stylized.



COMMERCIAL ARCHITECTURE AND PROPERTY TYPES

Commercial buildings and the streetscape they create in downtown Lee's Summit define both the functional and visual character of the city's central business district. Their appearance and physical condition play a significant role in defining the community. Dating from the 1880s through the mid-twentieth century, most of Lee's Summit's commercial buildings are simple structures of one or two stories. The traditional building material is dark red brick. Many of the façades have been altered with inappropriate infill or siding. The majority of changes are due to the modernization of the first-story display windows and entrances. In particular, the replacement of display windows and the covering of transoms above the storefronts are the most conspicuous alterations. Many of these alterations leave the original openings and spatial relationships of the storefront intact. Other changes, such as the addition of awnings and applications of wood or metal sheathing over original openings are reversible. The second stories often retain their original integrity and are the principal means to identify the original appearance and style.

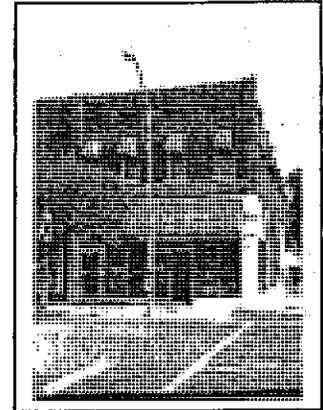
Commercial architecture is distinguished first by building form and secondly by its architectural style. Due to their functional nature, many commercial buildings exhibit restrained architectural details.

The first story storefront is the most prominent and distinctive feature of a commercial building and is an important merchandising element. The rest of the commercial building's

key design elements visually relate to it. Important character-defining elements are display windows, bulkheads, signs, doors, transoms, kick plates, corner posts, and entablature.

Late Victorian

Late Victorian commercial buildings, also referred to as "Victorian Functional," are one- or two-story buildings built in rectangular plans with flat, gable, or hipped roofs. Their storefronts have central or offset entrances, display windows and transoms on the first story, and simple detailing on the upper façade that is reminiscent of Italianate and other Late Victorian styling popular at the time they were constructed. This nineteenth century adaptation that brought popular styling to simple commercial buildings continued well into the mid-twentieth century in the form of one and two-part commercial blocks. The building at 247 SE Main Street (right) is an 1880s example of the Victorian Functional property type. It is distinguished by its architectural detailing, which defines its style.



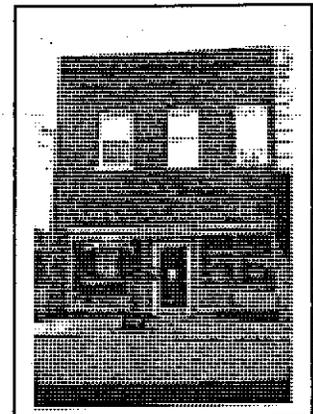
One-Part Commercial Block



The One-Part Commercial Block is a simpler variation of the Late Victorian commercial block that lacks the distinctive Victorian cornice treatment of the early type. This basic commercial building form, such as the one at 11 SE 3rd Street (left), is one-story in height and generally houses a single business. Simple architectural styling emphasizes the storefront window glazing and often includes a decorative brick corbel at the roofline. Other stylistic applications included datestones or panels near the roofline and glazed brick laid in decorative patterns.

Two-Part Commercial Block

Slightly more complex than their one-story cousins are two-part commercial blocks. These buildings typically are two to four stories in height and have a clear visual separation of uses between the first-story customer services and upper-story office, meeting room or residential uses. Styling on the first story focuses on the storefront glazing and entrance(s). Design of the upper stories identifies the building's architectural influences. Examples with extensive brick corbelling and window treatments typically represent the Late Victorian styling, described above. The simple arched windows and staggered cornice treatment on 8 SW 3rd



Street (right) reflect turn-of-the-century design influences. The original components of the storefront, including the distinctive leaded glass transom, remain intact.

Moderne

The shape of commercial architecture changed, literally, during the 1930s and 1940s when architects began applying the streamlined forms popular in industrial design to buildings. The Moderne movement emphasized smooth surfaces, curved corners, and a horizontal emphasis to evoke sleek, rounded forms. Commercial examples of Moderne design often utilized modern materials, such as concrete and enameled metal panels, that enhanced the streamlined effect. The most common examples of the style, often found on the edge of the historic business district or on newly developing automobile-oriented commercial strips, are simple one-story buildings with large plate glass display windows. Glass block was often used to illuminate curved walls at building corners and at curved entrances. The typical Moderne commercial building is one story in height, although taller examples can be found. Many Moderne buildings also included geometric elements of Art Deco imagery. While the Moderne design of 7 SW 3rd Street (above) has been significantly altered, the building retains its original one-story massing and curved storefront entry.



RURAL PROPERTY TYPES

Lee's Summit began as an agricultural community, with farms surrounding the town center. While agricultural buildings are lost to expanding development every year, a variety of rural property types can still be found in Lee's Summit. Even more so than other property types, agricultural buildings are defined by their form and function.

The earliest barns were constructed by individual farmers from timber stands on or near their property. These general-purpose buildings had heavy timber framing and stone foundations and sometimes incorporated milled lumber for smaller framing elements, siding, and the wood shingle roof. While the basic form typically reflected the cultural heritage of the farmer, the external appearance and internal configuration of individual barns were adapted to meet specific livestock or storage needs.

As timber stands dwindled in the late nineteenth century and access to sawmills increased, farmers relied increasingly on milled lumber for barn construction. The adaptation of truss engineering to barn design met the desire of farmers for the construction of larger barns. Long used to balloon-frame houses, truss beams composed of dimensional milled lumber

enabled the construction of taller and wider structures with enormous capacity for hay storage in the loft. Steel-track sliding doors and wood sash windows began appearing on barns around this time as well. Windows in particular gave the barn a more finished look in an era when appearance, as well as function, was increasingly important.

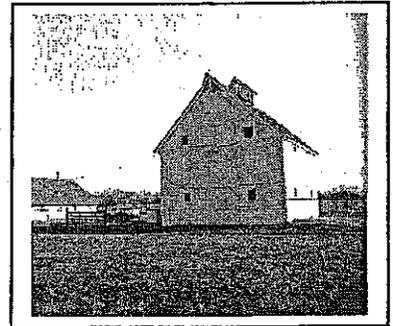
By the early twentieth century, an increased emphasis on sanitary conditions for food production, changes in building technology, and improved access to building materials led to changes in barn construction. Concrete replaced stone foundations and wood floors; hollow clay tile and molded concrete block was used for barn foundations, as well as the walls of smaller structures.

During this period, barns, like houses, could be purchased by mail order from companies such as Gordon-Van Tine, Loudon, and Sears. The catalogs illustrated the layouts and framing systems of the different barns and structures. After placing an order, the farmer could pick up all of the parts needed to build the barn at the nearest railroad town.

After World War II, metal, a durable, easily cleanable material was increasingly used for agricultural buildings. Corrugated metal frequently replaced wood shingle roofs and even wood siding as older farm buildings were maintained and upgraded.

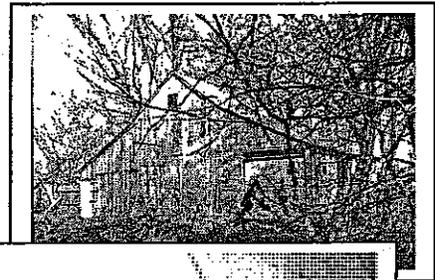
General Purpose Barn

Based on English barn construction, settlers brought this multipurpose barn type west from New England. The basic English barn form had a side-gable roof and doors in the front and rear walls. On the interior were three distinct sections that provided a central work area flanked by animal stalls at one end and a haymow at the other. As settlers of English decent met and exchanged ideas with German settlers (whose traditional barns featured gable end access) the English Barn was modified. General-purpose barns in Western Missouri combine the multiple uses of English Barns in a structure with gable end access and second floor haylofts accessed by doors in the gable peak. The tall, narrow structure on the farm at 1645 Woods Chapel Road (right) is an example of the modified English Barn form.



Transverse-frame Barn

Popular throughout Missouri and the Midwest, the transverse-frame barn originated from traditional barn forms from northern Germany. Lower and wider than the English barn, the Transverse-frame barn is bisected by an aisle running the length of the building, parallel to the roof ridge, with doorways in either gable end wall. Rows of stalls flank the aisle. Crib storage for feed and grain usually occupied stalls at one end of the building. The gable roofline of the transverse frame typically extended outward on one or both sides of the central structure to create enclosed storage space for machinery. The gable may or may not be broken and may also be asymmetrical. When the roof line extends on both sides of the main aisle, the three entrances on each gable end yield a variation referred to as a Midwest Three-portal barn, as seen in this example on the farm at 701 (615) Persels Road (right top).



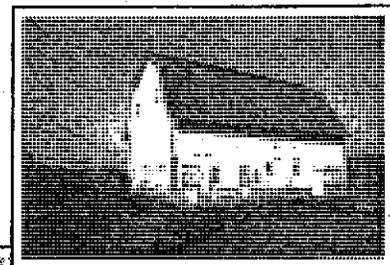
Bank Barn

Another design separated functions vertically within the barn. The bank barn took advantage of a natural change in grade or was created by mounding up an earth ramp on one side of the structure, as seen on this barn at 2401-2409 SW Hook (right bottom). The main level served as the threshing floor, while the animals were housed on the lower level. By the last quarter of the nineteenth century, there was some concern about the sanitary conditions of bank barns. The lower masonry walls trapped moisture, creating conditions that were unhealthy for livestock as well as for crops stored on the floor above. These concerns were minimized by the addition of easily cleanable concrete floors and window openings on the lower level.



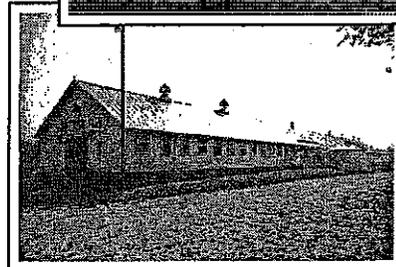
Gambrel Roof Barns

With the advent of truss roof framing in the 1880s, gambrel roofs became popular because of the increased storage volume their lofts accommodated. This example at 2401-2409 SW Hook Road (right top) shows a gambrel roof applied to a standard, gable-end general-purpose barn form.



Function-specific Barns

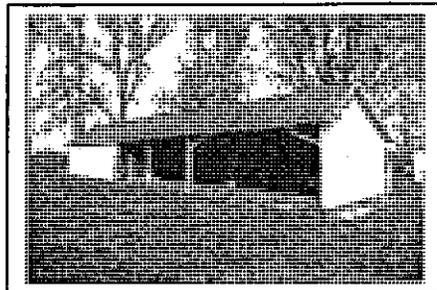
Some barn forms reflected a specific function or use. The most common examples in Lee's Summit include dairy and horse barns, as well as smaller hay barns. By the early twentieth century, most dairy barns featured easily



cleanable concrete floors and areas for discrete uses to address sanitary concerns. Horse barns in the Lee's Summit area include long slender versions of the English Barn plan with rows of windows piercing the sidewall for increased light and ventilation. The barn on Summit Farm, 2401-2409 SW Hook Road (previous page, bottom), is an example of a horse barn.

Pole Barns and Sheds

After World War II, one-story pole barns and sheds appeared. The widespread construction of silos eliminated the need for an integral hay loft within the barn and pole-framed structures were significantly less costly to build than a traditional truss-framed barn, because it was a single story, had no sills or foundation and the floor was either absent or a poured concrete slab. Upright poles set directly into the ground formed the framework. Wood siding (and later, metal siding) was hung directly on the framing poles. The roof was typically gabled with a very shallow, wide pitch and a lightweight, prefabricated steel truss frame. Openings could be in either the end or side walls. This simple shed on the property at 3620 Ward Road (above) illustrates Pole Barn construction.

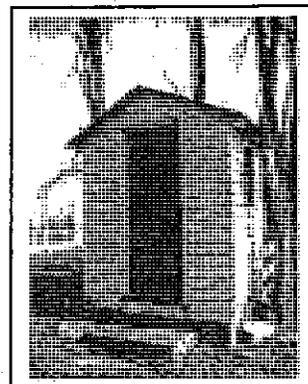


Ancillary Buildings

In addition to the main house and barn, a variety of smaller ancillary structures were found in the farmyard. In addition to the privy, 1001 SW Ward Road (right), there might be an icehouse, a smokehouse, corncribs, and a variety of storage sheds, as well as smaller barns for pigs and chickens. These are identified by their plan, roof shape, and internal layout. Chicken coops, for instance, are low one-story buildings that typically have



a monitor roof with a band of windows in the clerestory to provide light and ventilation. Corncribs are recognizable by their slatted siding, which



provided ventilation for the corn stored inside. Many smaller buildings that once performed specialized functions have remained in use as storage sheds as the focus of the farm changed. Like contemporary barns, the ancillary buildings were typically of wood frame construction, although older versions were constructed of stone and twentieth century examples may be concrete, such as this root cellar at 1601 Woods Chapel Road (left).

Silos

Although no historic external silos remain extant in Lee's Summit, they first appeared during the nineteenth century as wood structures. The impermanence of the wood construction gave way around the turn of the twentieth century to concrete. Hollow clay tile was also a popular material for silos during the 1920s and 1930s, however, because the tile was prone to leakage. By World War II, reinforced concrete was the material of choice. After World War II, enameled steel and corrugated metal became the dominant materials for silo construction.

DATES OF CONSTRUCTION

Using the information provided by maps, extant city directories and phone books, as well as architectural style, the consultants determined estimated dates of construction for the Twentieth Century Subdivisions and Southeast 3rd Street survey areas. A review of the platting and establishment of subdivisions did not refine the determination of construction dates other than to verify the probable dates of construction. For the 1991-1994 Resurvey properties, HPS used the dates of construction from the previously prepared survey forms. The older subdivisions exhibit a wide range of styles, with no particular evolution. The subdivisions developed after World War II are substantially more cohesive in building style and form. Dates of additions and alterations were not considered in the analysis. Figure 29 and Appendix E present the distribution of buildings by dates of construction.

Figure 29: ESTIMATED DATES OF CONSTRUCTION

MID-19 TH CENTURY 1850-1876	10	2%
LATE 19 TH CENTURY 1877-1899	83	13%
EARLY 20 TH CENTURY 1900-1919	154	24%
POST-WORLD WAR I 1920-1929	111	17%
DEPRESSION AND WAR YEARS 1930-1945	38	6%
POST-WORLD WAR II 1946-1962	199	31%
MODERN ERA 1963+	43	7%
TOTAL:	638	100%

ARCHITECTURAL INTEGRITY

The consultants visually inspected the exterior of each of the buildings in the three survey areas. As described above in the Methodology, each building received an integrity rating of Excellent, Good, Fair, or Poor. Figure 30 and Appendix F illustrate the results of the Integrity analysis.

Figure 30: INTEGRITY ANALYSIS

EXCELLENT	218	34%
GOOD	255	40%
FAIR	113	18%
POOR	52	8%
TOTAL:	638	100%

In addition to these 638 properties, during field survey HPS identified 38 properties from the 1991-1994 surveys that had been demolished. Roughly half of these were rural properties that were completely eliminated. Nearly all of the rural properties had suffered some degree of demolition, severely weakening their integrity and register eligibility. Appendix A lists the demolished properties.

INTEGRITY THRESHOLDS

To qualify for listing in the National Register of Historic Places under National Register Criterion A and/or C, properties must retain a strong integrity of association and location. To be eligible for individual listing under Criterion A, a building should retain a high degree of architectural integrity in setting, materials, and workmanship for its period of significance. It should also be an excellent example of its property type, possessing the distinct physical characteristics that define it as this property type. For example, because many commercial resources are one or two stories, situated on narrow nineteenth century lots, and have restrained commercial styling, it is important that the primary façade retain its original fenestration and spatial arrangements; in particular, the historic storefront elements or entrance treatment that define this property type. In addition to the above requirements, to be listed as an individual resource under Criterion C, the property must be an excellent example of a specific style of architecture, retaining a high degree of integrity in setting, materials, and architectural elements that define the style.

To be listed under Criterion A as a contributing element to a historic district, a property should retain sufficient stylistic and structural features to link the property with its period of significance. Specifically, integrity of façade arrangement and fenestration is important. Additions are acceptable if they are on secondary elevations and are subordinate in size, scale, and massing to the original building. Common alterations to residences include the addition of synthetic or metal wall cladding, enclosure of porches, replacement of porch elements or porches in their entirety, and new roof materials. On commercial buildings, integrity of façade arrangement and fenestration is important. The primary façade should have sufficient character-defining elements to retain the distinct separation of upper floors from the ground floor. Individual window openings do not have to be extant as long as the rhythm of the fenestration and bays is evident or the recession of the window opening has been maintained. Window, door, and storefront infill or replacement should not destroy or obscure original openings. These types of alterations must be judged in accordance with the architectural style and impact on character-defining features to determine if the property retains sufficient integrity to contribute to a district. Alterations to primary façades of large buildings may be acceptable if they do not alter a significant portion of the façade and the original appearance of the façade can be restored. Alterations to the façade of simple small buildings should be minimal and should not significantly impact the original appearance of the building. In addition to the above requirements, buildings that are part of a larger grouping may also be eligible under Criterion C as contributing elements to a district as representative examples of a specific style of architecture and of its property type. In both instances, integrity of design, materials, and workmanship associated with its period of significance is necessary.

To be eligible under Criterion A, building complexes, such as agricultural farmsteads, must retain enough components to convey their historic function. For instance a farmstead that retains only a dwelling and two storage/garage outbuildings would no longer convey its original agricultural function and would not be register eligible. Likewise, a complex that historically specialized in dairy production that no longer retains its dairy barns, would no longer be register eligible. However, because historic agricultural buildings are becoming increasingly rare in Lee's Summit, individual farm buildings or an abridged complex may be eligible for the register under Criterion C as rare surviving examples of a historic property type.

Because of the abundance of post-war houses in Lee's Summit, resources that received a rating of fair were considered to be not eligible for register listing or non-contributing to a

historic district. However, in parts of town dominated by resources of an older vintage that are rarer examples of their style or property type, a resource that received an Integrity rating of fair might have been designated a contributing element to a historic district because of its rarity and its contribution to the historic streetscape.

FINDINGS

Four properties in Lee's Summit are currently listed in either the local or national register. St. Paul's Episcopal Church (401-405 SE Douglas Street) and Longview Farm are listed in the National Register. The Lee's Summit Depot (220 SE Main Street) and Howard Cemetery are listed in the Lee's Summit Register of Historic Places.

Since the completion of previous survey work in Lee's Summit, 32 (7%) of the previously surveyed resources in Lee's Summit have been demolished. Fourteen of these (44%) were rural resources. In addition to the rural properties that were completely demolished, another 11 rural resources experienced significant demolition and loss of integrity, rendering them no longer eligible for register listing.⁵ Since 1991, 56% of Lee's Summit's rural historic resources have suffered significant or complete demolition.

Based upon the analysis of data described above, HPS assigned the remaining surveyed properties to one of three categories:

- Individually eligible for listing in the local or National Register (34 or 5%)⁶
- Contributing to a local or National Register historic district (356 or 56%)
- Non-contributing or not eligible for listing in the local or National Register or less than 50 years of age (248 or 39%)

When mapped, these results identify sixteen potential historic districts in Old Town Lee's Summit. The districts include the historic core of Lee's Summit's commercial district, late nineteenth to early twentieth century neighborhoods and post-war subdivisions. Some of these districts include properties identified as individually eligible. If a district is

⁵ A rural property was considered demolished if there are no surviving historic buildings that convey the historic function of the property.

⁶ This figure includes ten rural buildings or building complexes (1.5% of surveyed resources) that appear eligible for individual listing in the local or National Register.

designated, any individually eligible property within its boundaries would be considered a contributing resource to the district.

Because this survey investigated resources constructed after World War II it includes many properties that are currently between 40 and 50 years of age and ineligible for register listing at this time. However, to assist the City's preservation planning efforts, the findings of this report identify several potential historic districts composed primarily of properties that are currently less than 50 years of age. While it is understood that these districts are unlikely to be designated at this time, identification in this document provides the City with knowledge and direction for nomination efforts through 2012. Using the date of construction and register eligibility fields, the survey database compiled by HPS can easily identify which specific individual properties and potential historic districts are currently eligible and when in the future others will become eligible.

Appendices G through J illustrate these findings.

RECOMMENDATIONS

Together the three components of the Lee's Summit survey compiled physical and historical information on 638 properties located in the Old Town area (Appendix A). Based on an analysis of the data collected, the consultants offer the following recommendations for nominations to the Lee's Summit and National Register of Historic Places and for future survey efforts.

SIGNIFICANT INDIVIDUAL PROPERTIES

The survey identified 34 resources that appear to meet the criteria for listing in the Lee's Summit or National Register of Historic Places as individual properties for their local significance.⁷ This figure includes properties from all three survey components. If listed, the income-producing properties will be eligible for the 20-percent federal rehabilitation tax credit and the 25-percent Missouri rehabilitation tax credit. Owner-occupied residential properties will be eligible for the 25-percent Missouri rehabilitation tax credit. These incentives can assist owners in preserving their significant properties. Appendix H lists the addresses of these properties.

POTENTIAL HISTORIC DISTRICTS

The survey identified sixteen groupings of residential and commercial buildings that retain their historical/architectural integrity and that meet at least one of the four National Register criteria. Each of these clusters qualifies for listing as a historic district. These buildings contribute to the significance the Old Town Area of Lee's Summit in the areas of Architecture, Community Planning and Development, and Commerce. The potential districts contain buildings that served a variety of historic functions and that represent a one-hundred-year continuum of architectural styles and vernacular building forms that convey the history and evolution of Lee's Summit. As groupings of buildings, their setting, design, materials, and workmanship convey feelings and provide associations with the city's residential and commercial past as it evolved from railroad town to suburban enclave.

⁷ A few additional properties may also qualify for individual listing; however, because they are located within a potential historic district they were counted as contributing resources rather than individually eligible for listing.

Research suggests two thematic districts exist that retain significance for the work of specific builders, active in Lee's Summit during the post-war years. One district includes 23 ranch style residences built between 1954 and 1961 by Clyde Perdue in Morningside Acres, Replat of Lots 11, 18, and 19. Ranch houses built by Perdue are distinguished by an area of horizontal slab limestone cladding on the exterior. The second district includes 27 of 35 properties built by builder/developer F. E. Bartlett between 1956 and 1962 in the Metheny and Bartlett subdivisions. All of the properties identified as eligible for the thematic contexts retain excellent or good integrity.

Appendix G shows the locations of the potential historic districts, and Appendix J lists the included properties by survey area/subdivision and their contributing or non-contributing status. Appendix K lists eligible properties associated with builders Clyde Perdue and F. E. Bartlett.

ADDITIONAL RECOMMENDATIONS

ADDITIONAL SURVEY

- Previous survey efforts neglected to record baseline information about all properties within each survey area (Strother/Howard, Butterfield, Hearnese). Appendix A illustrates, which properties have been surveyed and which have not. This omission hindered the ability of HPS to make firm recommendations, in particular for potential historic district boundaries. A cursory review suggests that these resources were excluded due to age (less than fifty years at the time) or poor integrity. Some may have reached fifty years of age during the interim, making them now potentially eligible for register listing. HPS strongly recommends that the City complete at minimum a reconnaissance-level survey of the omitted properties that includes information about each property's address, approximate date of construction, architectural style/property type, original function, and integrity. Inclusion of this information with the results of this 2001/2002 survey will enhance the ability of the City to define historic district boundaries as well as to more accurately address preservation issues within the scope of ongoing planning efforts.
- At least two farms and several isolated barns have been identified that were not surveyed in 1991 and subsequently not included in current survey efforts. These properties, listed in Appendix L, should be surveyed and evaluated for register eligibility.

- The cemetery at 3rd Street and 291 Highway includes the graves of many early settlers, including Cole Younger. The cemetery has never been surveyed. It is owned by the City and managed by the Parks Department. The cemetery should be surveyed to inventory individuals buried there and the condition of burial markers. A cemetery can be listed in the National Register only "if it derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events."⁸ Because this cemetery is among the oldest in Lee's Summit and contains the graves of leading (as well as notorious) early residents, it should qualify for listing in the National Register if it retains its historic integrity.

POST-WORLD WAR II RESOURCES

- The City should continue to monitor its post-war development, both residential and commercial. In addition to the residential resources addressed by this survey, there appear to be unsurveyed commercial resources with architectural significance and integrity in the Old Town Area, as well as additional subdivisions developed during the late 1950s and early 1960s. Over the next decade, many of these properties will reach fifty years of age and become eligible for the local and national register and for incentives, such as rehabilitation tax credits. The findings of this report anticipate the eligibility of these resources and identify as register eligible resources constructed through 1962. Awareness of subdivision platting dates and general construction trends will help City staff anticipate when these resources will reach that threshold and which individual properties or clusters of buildings may be or become eligible for listing. Because some time must pass before these resources reach the 50 year threshold for register eligibility, before a nomination is initiated for the Twentieth Century Subdivisions recommended by this project, the City should verify that the resources within the proposed boundaries retain sufficient integrity for register listing.

NOMINATION OF RESOURCES

- Only four historic resources in Lee's Summit have been listed in the local or National Register of Historic Places, although this survey identified a number of individual resources and historic districts that appear eligible for listing now or within the next decade. At the time a historic district nomination is prepared, all of the resources within the proposed district boundaries should be examined to verify the integrity of individual resources and district boundaries.

⁸ National Register Bulletin 15, 34.

Each of the registers, local and national, has benefits and drawbacks. Listing in the National Register enables property owners to receive a tax credit for qualified rehabilitation work. However, when tax credits are not used, the National Register is primarily an honorific recognition and does not guarantee that the historic character of a property will be preserved. Conversely, designation to the Lee's Summit historic register invokes design review by the Historic Preservation Commission for subsequent exterior alterations. Local design review has proven to be a powerful stabilizer of property values and historic neighborhood character in communities nationwide, but there is no obvious "carrot," such as the tax credits, that accompanies the design review "stick." Because of this, the City may want to pursue a strategy that initially encourages owners of eligible resources to pursue National Register designation, enabling the property owners to have access to the available tax credits. Either concurrently or at some time in the future, when owners have been educated to and are comfortable with the implications of register listing, the City can work with property owners and neighborhood groups to pursue local register status. Or, because the State Historic Preservation Office has recognized Lee's Summit as a Certified Local Government and the Historic Preservation Commission is automatically involved in the review of any National Register nomination proposed in Lee's Summit, the City may choose to piggyback local register designation to the National Register process. So that the design review "stick" is automatically attached to the tax credit "carrot."

MULTIPLE PROPERTY SUBMISSION

- One vehicle to facilitate future nominations is a National Register Multiple Property Submission (MPS). An MPS addresses the range of historic resources found citywide, describing property types and integrity requirements for register listing. Subsequent individual or district nominations need only provide the physical description and history of the resource(s) being nominated and refer to the MPS for the context. This makes the nomination process significantly easier, quicker, and more cost-effective. With a MPS in place, property owners or the City can initiate nominations that require significantly less time and effort to prepare. The extensive context and description of property types included in this survey report will facilitate the preparation of an MPS.

RURAL RESOURCES

- One of the most dramatic findings of this survey was the significant loss of fabric associated with Lee's Summit's rural resources. Fourteen rural properties were completely demolished. Other farmsteads that were clearly eligible for listing on the

register just ten years ago have lost sufficient amounts of historic fabric that they no longer convey their historic functions or associations and can no longer be considered eligible for either the national or the local register. Six rural properties received an integrity rating of Poor and thirteen rated Fair. Only one farmstead retained Excellent integrity. Ten rural properties (one church, one dwelling, and eight farm complexes) were identified as register eligible. During the field survey, several property owners stated outright that they intended to sell their historic farmsteads for development. The suburban expansion of Lee's Summit that began in the post-World War II era continues at a remarkable pace. Current City policies support the redevelopment of agricultural land for more intensive uses to the detriment of resource preservation. If the City of Lee's Summit so desires, it can provide incentives to the few remaining register-eligible rural properties that discourage redevelopment and encourage preservation. These might include freezing or abating taxes of properties listed in the local or National Register.

CONSERVATION DISTRICTS

- A tool that is gaining popularity nationwide for buffering historic districts and providing limited protection to non-designated historic resources is the creation of conservation districts. Created at the local level, conservation districts are usually found in areas bordering historic districts that do not retain sufficient integrity themselves to be listed in the national or local register. Limited design review of major changes, such as new construction and demolition, occurs in conservation districts in an effort to limit adverse changes to the context of the district while encouraging property owners to make positive changes to their buildings. The scope of the review helps to maintain the appropriate size, scale, massing, and building setbacks within the designated area. The forthcoming preservation plan for Lee's Summit will describe the creation, operation, and suggested locations for conservation districts.

BENEFITS OF REGISTER LISTING

Commitment to preservation can be the single most effective act of fiscal responsibility governmental entities can undertake. The existing built environment represents a massive taxpayer investment in infrastructure and building stock including Lee's Summit's sizable inventory of valuable buildings, established businesses, and neighborhoods. Decisions regarding Lee's Summit's existing built environment require both short-term and long-term

fiscal accountability. In particular, conservation of buildings, neighborhoods, and sites of historic value is one of the best tools for recovering the worth of past investments while fueling a new economic force. The most successful revitalization efforts, in both large and small communities, use rehabilitation as the core of their revitalization strategies.

The State of Missouri and the federal government recognize the role rehabilitation of historic buildings can play in strengthening the local economy. To encourage sustainable neighborhoods and communities as well as to encourage preservation of important cultural resources, they provide incentives to encourage rehabilitation of historic buildings. Investment tax credits for rehabilitation of historic buildings are available from both of these governmental entities. Eligible properties must be listed in the National Register of Historic Places.⁹

The 20 percent Federal Rehabilitation Tax Credit applies to owners and some renters of income producing National Register properties. The law also permits depreciation of such improvements over 27.5 years for a rental residential property and over 31.5 years for a nonresidential property. The rehabilitated building must be subject to depreciation.

All of the state's National Register properties (commercial and residential) are eligible for a 25 percent Missouri Rehabilitation Tax Credit. When used together, the federal and state tax credits can recapture up to 38 percent of eligible rehabilitation costs in tax credits. The state tax credits can be sold, and while federal tax credits cannot be sold directly, a project can involve an equity partner, such as a bank, who participates in the project by contributing funds toward the rehabilitation in exchange for some or all of the tax credits.

To qualify for the tax credits, the rehabilitation work must comply with the *Secretary of the Interior's Standards for Rehabilitation*. The Standards are designed to accommodate changes that will allow older buildings to function in the twenty-first century without sacrificing their historic character. The common sense guidelines address new construction (such as additions) as well as rehabilitation.

These incentive programs are part of a larger pool of federal, state, and local government preservation programs aimed at the identification, evaluation, and protection of historic resources. Cultural resource survey is an important first step in the identification and

⁹ A property can be certified as eligible for the National Register and the tax credits. Owners have up to 24 months after completing a certified rehabilitation work to get the property listed in the National Register.

evaluation of cultural resources and the integration of protection and incentive programs into community planning efforts. The Lee's Summit Survey identified a number of properties worthy of preservation and eligible for listing in the National Register of Historic Places either individually or as contributing elements to a historic district.

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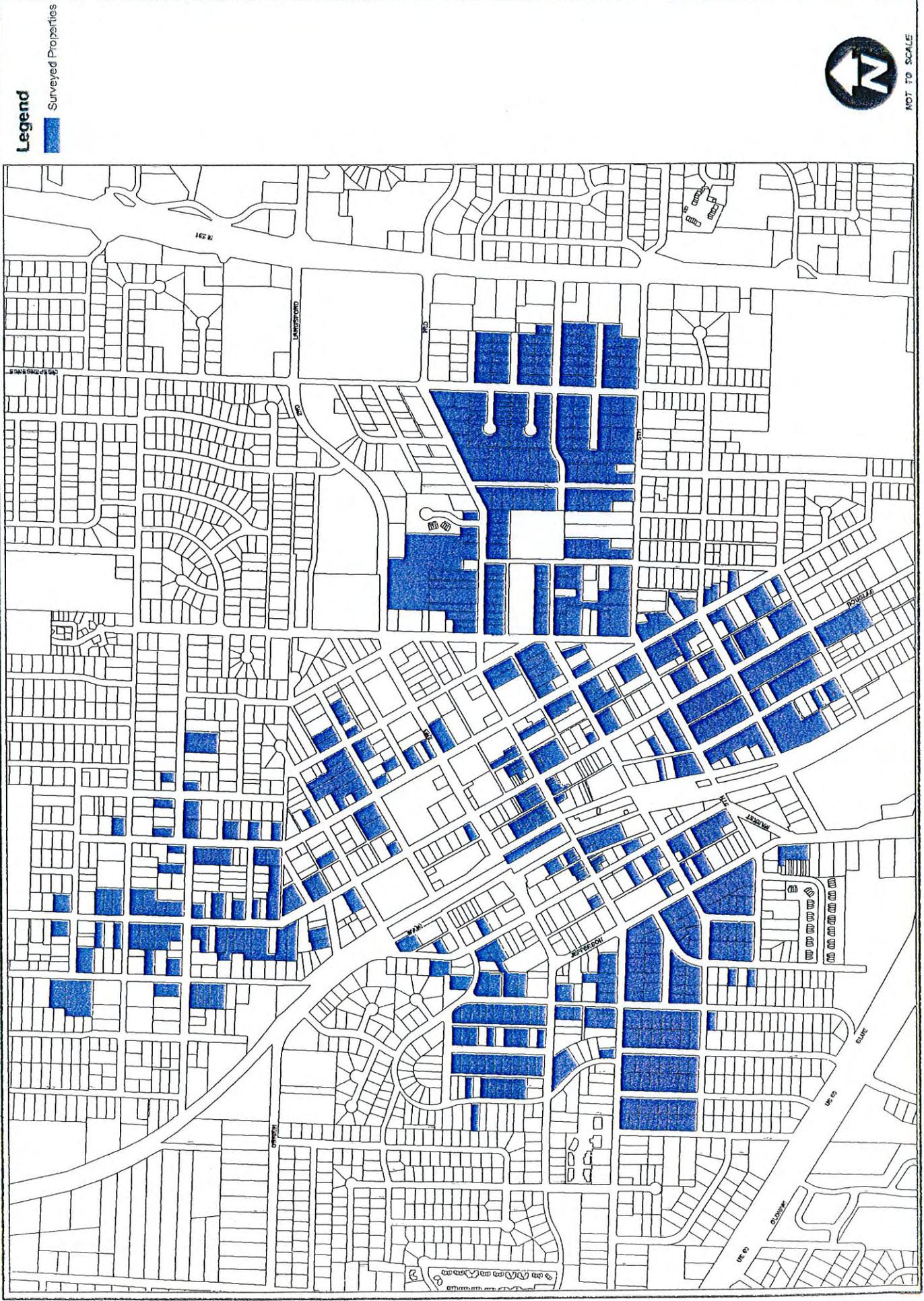
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APPENDIX A

Surveyed Properties In the Old Town Area Of Lee's Summit

Surveyed Properties in the Old Town Area - Lee's Summit, MO



APPENDIX B

Status of Rural Resources

Lee's Summit, Missouri

RURAL RESIDENTIAL STRUCTURES
1994 Historic Survey
2002 Survey Update

SCALE: 1" = 1600'

Lee's Summit, MO

- | | |
|---|--|
| R #104: 3750 Lakewood Way | N #117: 701 SW Parole |
| R #105: Wood's Chapel | N #127: 603 SW Parole |
| N #106: 1300 Woods Chapel Road | R #128: 1346 SW Jefferson ("Blydenburg") |
| N #107: 1204 Woods Chapel Road | R #129: 1001 SW Ward Road |
| R #108: 1403 NE Woods Chapel Road | N #130: 1900 SW Jefferson |
| R #109: 1403 NE Woods Chapel Road | N #131: 419 SW Smart |
| R #110: 1821 Ralph Pennell Road | N #132: 1361 SW 291 Highway |
| N #111: 1400 NE Lee's Branch Road | R #133: 3020 SE 291 Highway |
| R #112: 1401 NE Hagen (Airport) Road | R #134: 3118 SW 291 Highway |
| R #113: 1818 N Douglas | R #135: 206 SW 136 Highway |
| N #114: 1713 NE Douglas Road (Owens Angus Farm) | R #136: 313 SW 136 Highway |
| R #115: 1809 NE Independence | R #137: 3917 SW 291 Highway |
| N #116: 2196 NE Lee Road | N #138: 4431 SW 291 Highway |
| N #117: 1228 N Main | N #139: 3408 & 3500 SW Ward Road |
| R #118: 897 W Main | N #140: 3548 & 3550 SW Poplar Road |
| R #119: 216 NE Douglas | R #141: 2401 & 2409 SW North Road (Strom's View Duble) |
| N #120: 1534 NE Taylor | N #142: 2439 Simpson Road |
| N #121: 1534 NE Taylor | R #143: 2250 SW Pryor |
| R #122: 1100 NE Todd George Road (Cotton Farm) | R #144: 2231 SW Pryor |
| N #123: 1644 SE 30 Highway | N #145: 2920 SW Hook Road (Hess Farm) |
| R #124: White-Roth Farm (Ransom Road and US 50 Highway) | N #146: 1720 SW Hook Road |
| R #125: 88 30 Highway (Oskey Farm) | R #147: 2761 SW Ward |
| R #126: 1101 SW Ward | |

2002 Findings
R - National/Local Register Eligible
N - Not Eligible
X - Demolished

1994 Survey Findings

- Rural inventory properties
- National Register potential
- △ individual nomination
- multiple property nomination



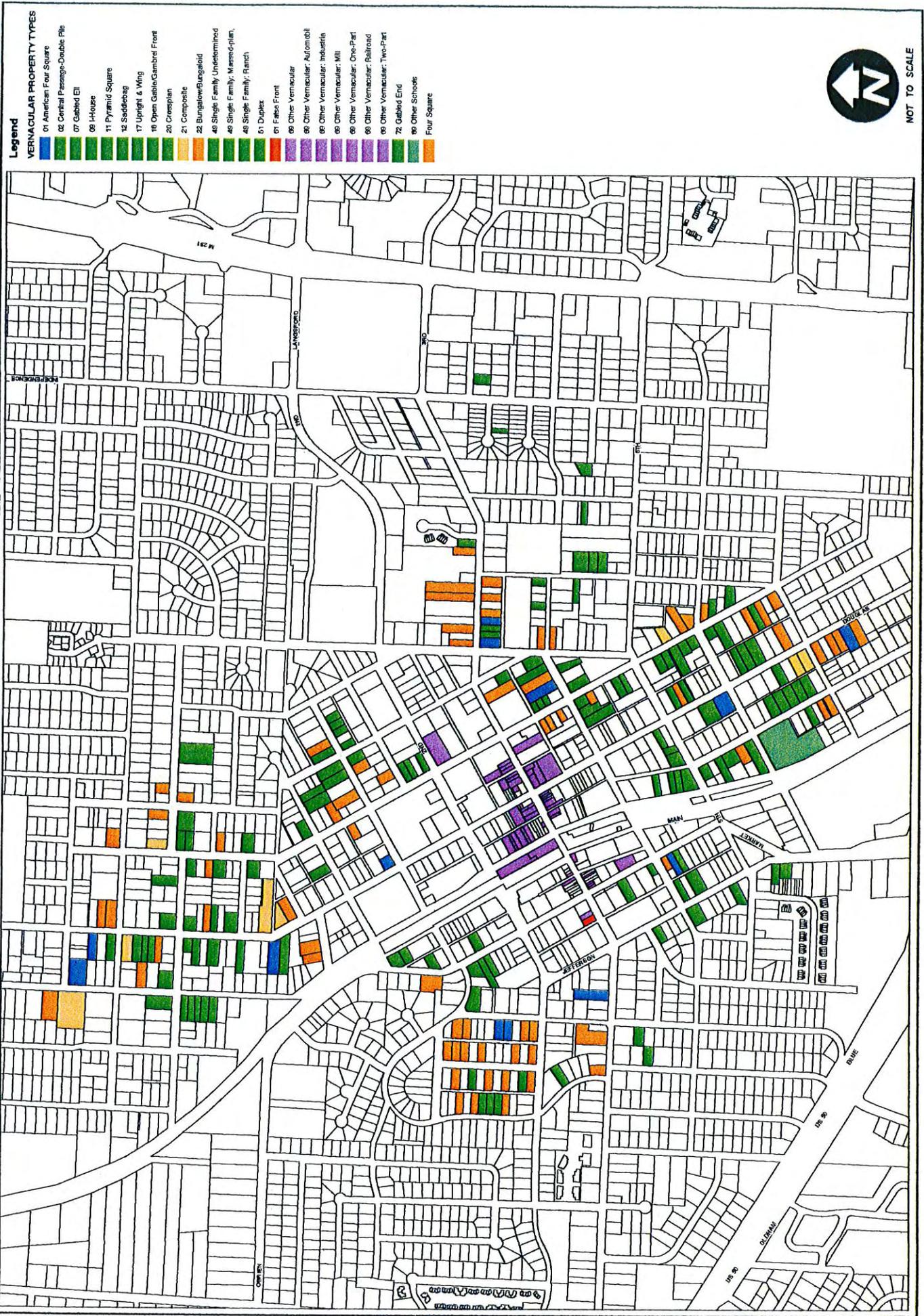
APPENDIX C

Surveyed Buildings – by Function

APPENDIX D

Surveyed Buildings – by Architectural Style/Property Type

Vernacular Property Types - Lee's Summit, MO



NOT TO SCALE

APPENDIX E

Surveyed Buildings – by Dates of Construction

APPENDIX F

Surveyed Buildings – by Integrity

APPENDIX G

Register Eligibility

National Register Eligibility - Lee's Summit, MO



APPENDIX H

Individually Eligible Properties

Individually Eligible Properties

Lee's Summit Survey - 2002

SUBDIVISION/SURVEY AREA ADDRESS

Butterfield

10 NW Main St.

Collins Heights

405 SE Grand Ave.

407 SE Grand Ave.

Hearnes

100 NE Douglas St.

105 NE Douglas St.

114 SE Douglas St.

207 NE Forest St.

101 NE Green St.

200 NE Green St.

111 SE Green St.

Rural

206 SW 150 Hwy.

1810 NE Douglas St.

716 NE Douglas St.

2501 NE Hagen (Douglas/Airport) Rd.

2401, 2409 SW Hook Rd.

1546 SW Jefferson St.

2701 SW Ward Rd.

1040 NE Woods Chapel Rd.

1601 NE Woods Chapel Rd.

1645 NE Woods Chapel Rd.

Strother/Howard

209 SE 3rd St.

106 SW 4th St.

300 SE 5th St.

333 SE Douglas St.

401-405 SE Douglas St.

SUBDIVISION/SURVEY AREA	ADDRESS
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508	SE Douglas	St.
617	SE Douglas	St.
220	SE Main	St.
306	SW Market	St.
309	SW Market	St.
600	SE Miller	St.
615	SE Miller	St.

Strother/Howard (2002)

408	SE 3rd	St.
501	SE 3rd	St.

APPENDIX I

Potential Historic Districts

Historic District Properties

Lee's Summit Survey -- 2002

SUBDIVISION/SURVEY AREA	ADDRESS	Contributing/Non-Contributing
-------------------------	---------	-------------------------------

Bartlett

515	SE 4th	St.	Contributing to district
517	SE 4th	St.	Contributing to district
519	SE 4th	St.	Contributing to district
521	SE 4th	St.	Contributing to district
523	SE 4th	St.	Contributing to district
512	SE 4th	Ter.	Contributing to district
514	SE 4th	Ter.	Contributing to district
515	SE 4th	Ter.	Contributing to district
516	SE 4th	Ter.	Contributing to district
518	SE 4th	Ter.	Contributing to district
519	SE 4th	Ter.	Contributing to district
520	SE 4th	Ter.	Contributing to district
522	SE 4th	Ter.	Non-contributing to district

Bayles

205	SW 3rd	St.	Contributing to district
207	SW 3rd	St.	Contributing to district
209	SW 3rd	St.	Contributing to district
213	SW 3rd	St.	Contributing to district
305	SW 3rd	St.	non-contributing to district
307	SW 3rd	St.	Contributing to district
403	SW 3rd	St.	Contributing to district
411	SW 3rd	St.	Contributing to district
200	SW 3rd	Ter.	Non-contributing to district
204	SW 3rd	Ter.	Contributing to district
206	SW 3rd	Ter.	Contributing to district
208	SW 3rd	Ter.	Contributing to district
209	SW 3rd	Ter.	Contributing to district

SUBDIVISION/SURVEY AREA	ADDRESS		Contributing/Non-Contributing
	210	SW 3rd	Ter. Contributing to district
	211	SW 3rd	Ter. Contributing to district
	212	SW 3rd	Ter. Contributing to district
	213	SW 3rd	Ter. Contributing to district
	214	SW 3rd	Ter. Contributing to district
	215	SW 3rd	Ter. Contributing to district
	204	SW 4th	St. Contributing to district
	205	SW 4th	St. Contributing to district
	206	SW 4th	St. Contributing to district
	208	SW 4th	St. Contributing to district
	209	SW 4th	St. Contributing to district
	210	SW 4th	St. Contributing to district
	212	SW 4th	St. Contributing to district
	214	SW 4th	St. Contributing to district
	300	SW 4th	St. Contributing to district
	400	SW 4th	St. Contributing to district
	406	SW 4th	St. Contributing to district
	500	SW 4th	St. Contributing to district
	502	SW 4th	St. Contributing to district
	210	SW 5th	St. Contributing to district
	302	SW Highland	St. Contributing to district
	303	SW Highland	St. Contributing to district
	304	SW Highland	St. Contributing to district
	305	SW Highland	St. Contributing to district
	307	SW Highland	St. Contributing to district
	308	SW Highland	St. Contributing to district
	310	SW Highland	St. Contributing to district
	311	SW Highland	St. Contributing to district
	313	SW Highland	St. Contributing to district
	300	SW Jefferson	St. Contributing to district
	310	SW Jefferson	St. Non-contributing to district

SUBDIVISION/SURVEY AREA	ADDRESS	Contributing/Non-Contributing
312	SW Jefferson St.	Contributing to district
314	SW Jefferson St.	Contributing to district
400	SW Jefferson St.	Contributing to district
406	SW Jefferson St.	Contributing to district
304	SW Lakeview Blvd.	Contributing to district
305	SW Lakeview Blvd.	Contributing to district
306	SW Lakeview Blvd.	Non-contributing to district
307	SW Lakeview Blvd.	Contributing to district
308	SW Lakeview Blvd.	Contributing to district
310	SW Lakeview Blvd.	Contributing to district
311	SW Lakeview Blvd.	Contributing to district
312	SW Lakeview Blvd.	Contributing to district
313	SW Lakeview Blvd.	Contributing to district
315	SW Lakeview Blvd.	Contributing to district
304	SW Madison St.	Contributing to district
306	SW Madison St.	Non-contributing to district
308	SW Madison St.	Contributing to district
310	SW Madison St.	Contributing to district
311	SW Madison St.	Contributing to district
312	SW Madison St.	Contributing to district
313	SW Madison St.	Contributing to district
201	SW Mission Rd.	Contributing to district
203	SW Mission Rd.	Contributing to district
205	SW Mission Rd.	Contributing to district
207	SW Mission Rd.	Contributing to district
405	SW Mission Rd.	Contributing to district
407	SW Mission Rd.	Contributing to district
409	SW Mission Rd.	Contributing to district
303	SW Walnut St.	Contributing to district
305	SW Walnut St.	Contributing to district
307	SW Walnut St.	Contributing to district

SUBDIVISION/SURVEY AREA	ADDRESS	Contributing/Non-Contributing
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	309 SW Walnut	St. Contributing to district
	311 SW Walnut	St. Contributing to district
	401 SW Warns	St. Contributing to district
	403 SW Warns	St. Contributing to district
	407 SW Warns	St. Contributing to district
	409 SW Warns	St. Contributing to district

Butterfield

	104 SW 1st	St. Contributing to district
	202 SW 3rd	St. Contributing to district
	204 SW 3rd	St. Contributing to district
	206 SW 3rd	St. Contributing to district
	208 SW 3rd	St. Contributing to district
	210 SW 3rd	St. Contributing to district
	300 SW 3rd	St. Contributing to district
	304 SW 3rd	St. Contributing to district
	310 SW 3rd	St. Contributing to district
	106 SW Lakeview	Blvd. Contributing to district
	100 SW Madison	St. Contributing to district
	101 SW Madison	St. Contributing to district
	102 SW Madison	St. Non-contributing to district
	103 SW Madison	St. Contributing to district
	104 SW Madison	St. Contributing to district
	106 SW Madison	St. Contributing to district
	107 SW Madison	St. Contributing to district
	108 SW Madison	St. Contributing to district
	109 SW Madison	St. Contributing to district
	110 SW Madison	St. Contributing to district
	112 SW Madison	St. Contributing to district
	114 SW Madison	St. Contributing to district
	116 SW Madison	St. Contributing to district
	204 SW Madison	St. Contributing to district

SUBDIVISION/SURVEY AREA	ADDRESS	Contributing/Non-Contributing
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98	SW Madison	St. Contributing to district
104	SW Monroe	St. Contributing to district
105	SW Monroe	St. Contributing to district
106	SW Monroe	St. Contributing to district
108	SW Monroe	St. Non-contributing to district
109	SW Monroe	St. Contributing to district
110	SW Monroe	St. Contributing to district
112	SW Monroe	St. Non-contributing to district
113	SW Monroe	St. Contributing to district
114	SW Monroe	St. Contributing to district
115	SW Monroe	St. Contributing to district
116	SW Monroe	St. Contributing to district
117	SW Monroe	St. Contributing to district
120	SW Monroe	St. Contributing to district

Collins Heights

401	SE Grand	Ave. Contributing to district
405	SE Grand	Ave. Contributing to district

Gambel

601	SE 4th	St. Contributing to district
603	SE 4th	St. Contributing to district
605	SE 4th	St. Contributing to district
607	SE 4th	St. Contributing to district
609	SE 4th	St. Contributing to district
600	SE 4th	Ter. Contributing to district
601	SE 4th	Ter. Contributing to district
602	SE 4th	Ter. Contributing to district
603	SE 4th	Ter. Contributing to district
604	SE 4th	Ter. Contributing to district
605	SE 4th	Ter. Contributing to district
606	SE 4th	Ter. Contributing to district
607	SE 4th	Ter. Contributing to district

SUBDIVISION/SURVEY AREA	ADDRESS		Contributing/Non-Contributing
	609	SE 4th	Ter. Contributing to district
	610	SE 4th	Ter. Contributing to district
	602	SE 5th	St. Contributing to district
	604	SE 5th	St. Contributing to district
	606	SE 5th	St. Contributing to district

Hearnes

	108	NE 1st	St. Contributing to district
	110	NE 1st	St. Contributing to district
	200	NE 1st	St. Contributing to district
	202	NE 1st	St. Contributing to district
	204	NE 1st	St. Contributing to district
	206	NE 1st	St. Contributing to district
	208	NE 1st	St. Non-contributing to district
	300	NE 1st	St. Contributing to district
	302	NE 1st	St. Contributing to district
	201	SE 1st	St. Contributing to district
	207	SE 1st	St. Contributing to district
	209	SE 1st	St. Contributing to district
	301	SE 1st	St. Contributing to district
	1	NE Douglas	St. Contributing to district
	107	NE Douglas	St. Contributing to district
	201	NE Douglas	St. Contributing to district
	206	NE Douglas	St. Contributing to district
	208	NE Douglas	St. Contributing to district
	211	NE Douglas	St. Contributing to district
	212	NE Douglas	St. Contributing to district
	216	NE Douglas	St. Contributing to district
	300	NE Douglas	St. Contributing to district
	301	NE Douglas	St. Contributing to district
	302	NE Douglas	St. Contributing to district
	304	NE Douglas	St. Contributing to district

SUBDIVISION/SURVEY AREA	ADDRESS		Contributing/Non-Contributing
	310	NE Douglas	St. Contributing to district
	312	NE Douglas	St. Non-contributing to district
	400	NE Douglas	St. Contributing to district
	402	NE Douglas	St. Contributing to district
	404	NE Douglas	St. Contributing to district
	405	NE Douglas	St. Contributing to district
	406	NE Douglas	St. Contributing to district
	408	NE Douglas	St. Contributing to district
	409	NE Douglas	St. Contributing to district
	411	NE Douglas	St. Contributing to district
	501	NE Douglas	St. Contributing to district
	505	NE Douglas	St. Contributing to district
	507	NE Douglas	St. Contributing to district
	600	NE Douglas	St. Contributing to district
	601	NE Douglas	St. Contributing to district
	100	NE Forest	St. Contributing to district
	108	NE Forest	St. Contributing to district
	114	NE Forest	St. Contributing to district
	310	NE Green	St. Contributing to district
	312	NE Green	St. Contributing to district
	4	NE Green	St. Contributing to district
	5	NE Green	St. Contributing to district
	510	NE Main	St. Contributing to district
	511	NE Main	St. Contributing to district
	600	NE Main	St. Contributing to district

Metheny

	601	SE 3rd	Ter. Contributing to district
	603	SE 3rd	Ter. Contributing to district
	605	SE 3rd	Ter. Contributing to district
	607	SE 3rd	Ter. Contributing to district
	609	SE 3rd	Ter. Contributing to district

SUBDIVISION/SURVEY AREA	ADDRESS			Contributing/Non-Contributing
	600	SE 4th	St.	Contributing to district
	602	SE 4th	St.	Contributing to district
	604	SE 4th	St.	Contributing to district
	606	SE 4th	St.	Non-contributing to district
	608	SE 4th	St.	Contributing to district
	600	SE Morningside	Dr.	Non-contributing to district
	601	SE Morningside	Dr.	Contributing to district
	602	SE Morningside	Dr.	Non-contributing to district
	603	SE Morningside	Dr.	Contributing to district
	604	SE Morningside	Dr.	Contributing to district
	605	SE Morningside	Dr.	Contributing to district
	606	SE Morningside	Dr.	Contributing to district
	607	SE Morningside	Dr.	Contributing to district
	608	SE Morningside	Dr.	Contributing to district
	609	SE Morningside	Dr.	Contributing to district
Morningside Acres				
	600	SE 5th	St.	Contributing to district
Morningside Acres, Replat				
	601	SE 3rd	St.	Contributing to district
	603	SE 3rd	St.	Contributing to district
	605	SE 3rd	St.	Contributing to district
	701	SE 3rd	St.	Contributing to district
	703	SE 3rd	St.	Contributing to district
	300	SE Corder	Ave.	Contributing to district
	301	SE Corder	Ave.	Contributing to district
	302	SE Corder	Ave.	Contributing to district
	303	SE Corder	Ave.	Contributing to district
	304	SE Corder	Ave.	Contributing to district
	305	SE Corder	Ave.	Contributing to district
	306	SE Corder	Ave.	Contributing to district
	307	SE Corder	Ave.	Contributing to district

SUBDIVISION/SURVEY AREA	ADDRESS	Contributing/Non-Contributing
	308 SE Corder Ave.	Contributing to district
	309 SE Corder Ave.	Contributing to district
	310 SE Corder Ave.	Contributing to district
	311 SE Corder Ave.	Contributing to district
	312 SE Corder Ave.	Contributing to district
	304 SE Independence Ave.	Contributing to district
Onahome		
	401 SE Corder Ave.	Contributing to district
	407 SE Corder Ave.	Contributing to district
	409 SE Corder Ave.	Contributing to district
	411 SE Corder Ave.	Contributing to district
	413 SE Corder Ave.	Contributing to district
Strother/Howard		
	10 SE 3rd St.	Non-contributing to district
	104 SE 3rd St.	Contributing to district
	105 SE 3rd St.	Contributing to district
	108 SE 3rd St.	Contributing to district
	109 SE 3rd St.	Contributing to district
	11 SE 3rd St.	Contributing to district
	110 SE 3rd St.	Contributing to district
	112 SE 3rd St.	Contributing to district
	114 SE 3rd St.	Contributing to district
	116 SE 3rd St.	Contributing to district
	118 SE 3rd St.	Contributing to district
	15 SE 3rd St.	Contributing to district
	16 SE 3rd St.	Contributing to district
	18 SE 3rd St.	Contributing to district
	19 SE 3rd St.	Contributing to district
	21 SE 3rd St.	Contributing to district
	23 SE 3rd St.	Contributing to district
	26 SE 3rd St.	Contributing to district

SUBDIVISION/SURVEY AREA	ADDRESS			Contributing/Non-Contributing
	28	SE 3rd	St.	Contributing to district
	32	SE 3rd	St.	Contributing to district
	5	SE 3rd	St.	Contributing to district
	9	SE 3rd	St.	Contributing to district
	10	SW 3rd	St.	Contributing to district
	11-13	SW 3rd	St.	Contributing to district
	12	SW 3rd	St.	Contributing to district
	13-A	SW 3rd	St.	Contributing to district
	14-14½	SW 3rd	St.	Contributing to district
	15	SW 3rd	St.	Contributing to district
	17	SW 3rd	St.	Contributing to district
	18	SW 3rd	St.	Contributing to district
	20-22	SW 3rd	St.	Contributing to district
	21-25	SW 3rd	St.	Contributing to district
	4-6	SW 3rd	St.	Contributing to district
	7	SW 3rd	St.	non-contributing to district
	8	SW 3rd	St.	Contributing to district
	10	SE 5th	St.	Contributing to district
	304	SE 5th	St.	Contributing to district
	306	SE 5th	St.	Contributing to district
	8	SE 5th	St.	Contributing to district
	220	SE Douglas	St.	Contributing to district
	224	SE Douglas	St.	Contributing to district
	225	SE Douglas	St.	Contributing to district
	408	SE Douglas	St.	Contributing to district
	412	SE Douglas	St.	Contributing to district
	414	SE Douglas	St.	Contributing to district
	500	SE Douglas	St.	Contributing to district
	503	SE Douglas	St.	Contributing to district
	504	SE Douglas	St.	Contributing to district
	507	SE Douglas	St.	Contributing to district

SUBDIVISION/SURVEY AREA	ADDRESS			Contributing/Non-Contributing
	511	SE Douglas	St.	Contributing to district
	512	SE Douglas	St.	Contributing to district
	513	SE Douglas	St.	Contributing to district
	515	SE Douglas	St.	Contributing to district
	600	SE Douglas	St.	Contributing to district
	601	SE Douglas	St.	Contributing to district
	602	SE Douglas	St.	Contributing to district
	604	SE Douglas	St.	Contributing to district
	605	SE Douglas	St.	Contributing to district
	606	SE Douglas	St.	Non-contributing to district
	607	SE Douglas	St.	Contributing to district
	608	SE Douglas	St.	Contributing to district
	609	SE Douglas	St.	Contributing to district
	610	SE Douglas	St.	Contributing to district
	612	SE Douglas	St.	Non-contributing to district
	613	SE Douglas	St.	Non-contributing to district
	615	SE Douglas	St.	Contributing to district
	700	SE Douglas	St.	Contributing to district
	702	SE Douglas	St.	Contributing to district
	704	SE Douglas	St.	Non-contributing to district
	706	SE Douglas	St.	Contributing to district
	708	SE Douglas	St.	Contributing to district
	710	SE Douglas	St.	Contributing to district
	315	SE Grand	Ave.	Contributing to district
	317	SE Grand	Ave.	Contributing to district
	415	SE Grand	Ave.	Contributing to district
	500	SE Green	St.	Contributing to district
	501	SE Green	St.	Contributing to district
	502	SE Green	St.	Contributing to district
	503	SE Green	St.	Contributing to district
	505	SE Green	St.	Contributing to district

SUBDIVISION/SURVEY AREA	ADDRESS	Contributing/Non-Contributing
	506 SE Green St.	Contributing to district
	508 SE Green St.	Contributing to district
	510 SE Green St.	Non-contributing to district
	512 SE Green St.	Contributing to district
	600 SE Green St.	Non-contributing to district
	601 SE Green St.	Contributing to district
	602 SE Green St.	Contributing to district
	603 SE Green St.	Contributing to district
	215 SE Main St.	Contributing to district
	217 SE Main St.	Contributing to district
	225 SE Main St.	Contributing to district
	227 SE Main St.	Contributing to district
	228 SE Main St.	Contributing to district
	229 SE Main St.	Contributing to district
	231 SE Main St.	Contributing to district
	235 SE Main St.	Contributing to district
	239 SE Main St.	Contributing to district
	241 SE Main St.	Contributing to district
	247 SE Main St.	Contributing to district
	220 SW Main St.	Contributing to district
	228-230 SW Main St.	Contributing to district
	300 SW Main St.	Contributing to district
	302 SW Main St.	Contributing to district
	314 SW Market St.	Contributing to district
	400 SW Market St.	Contributing to district
	402 SW Market St.	Contributing to district
	404 SW Market St.	Contributing to district
	408-410 SW Market St.	Contributing to district
	414 SW Market St.	Non-contributing to district
	416 SW Market St.	Contributing to district
	418 SW Market St.	Contributing to district

SUBDIVISION/SURVEY AREA	ADDRESS	Contributing/Non-Contributing
	501 SE Miller St.	Non-contributing to district
	503 SE Miller St.	Contributing to district
	507 SE Miller St.	Contributing to district
	509 SE Miller St.	Contributing to district
	512 SE Miller St.	Contributing to district
	513 SE Miller St.	Contributing to district
	601 SE Miller St.	Contributing to district

Strother/Howard (2002)

401	SE 3rd St.	Contributing to district
402	SE 3rd St.	Contributing to district
403	SE 3rd St.	Contributing to district
404	SE 3rd St.	Contributing to district
405	SE 3rd St.	Contributing to district
406	SE 3rd St.	Contributing to district
407	SE 3rd St.	Contributing to district
409	SE 3rd St.	Contributing to district
410	SE 3rd St.	Contributing to district
412	SE 3rd St.	Non-contributing to district
413	SE 3rd St.	Contributing to district
415	SE 3rd St.	Contributing to district
417	SE 3rd St.	Contributing to district
503	SE 3rd St.	Non-contributing to district
504	SE 3rd St.	Contributing to district
506	SE 3rd St.	Contributing to district

APPENDIX J

Properties Associated With Builders Clyde Perdue And F. E. Bartlett

Properties Associated with Builders Clyde Perdue and F.E. Bartlett

Clyde Perdue

Morningside Acres, Replat of Lots 11, 18, and 19

601 SE 3rd	St.	1958	Good	Contributing to district
603 SE 3rd	St.	1958	Good	Contributing to district
605 SE 3rd	St.	1959	Excellent	Contributing to district
701 SE 3rd	St.	1959	Excellent	Contributing to district
703 SE 3rd	St.	1959	Excellent	Contributing to district
300 SE Corder	Ave.	1956	Excellent	Contributing to district
301 SE Corder	Ave.	1958	Good	Contributing to district
302 SE Corder	Ave.	1958	Excellent	Contributing to district
303 SE Corder	Ave.	1957	Excellent	Contributing to district
304 SE Corder	Ave.	1957	Good	Contributing to district
305 SE Corder	Ave.	1957	Good	Contributing to district
306 SE Corder	Ave.	1956	Excellent	Contributing to district
307 SE Corder	Ave.	1957	Excellent	Contributing to district
308 SE Corder	Ave.	1955	Good	Contributing to district
309 SE Corder	Ave.	1957	Excellent	Contributing to district
310 SE Corder	Ave.	1955	Good	Contributing to district
312 SE Corder	Ave.	1955	Excellent	Contributing to district
302 SE Independence	Ave.	1959	Fair	Not eligible
304 SE Independence	Ave.	1961	Good	Contributing to district

Onahome

407 SE Corder	Ave.	1955	Excellent	Contributing to district
409 SE Corder	Ave.	1957	Excellent	Contributing to district
411 SE Corder	Ave.	1954	Excellent	Contributing to district
413 SE Corder	Ave.	1954	Excellent	Contributing to district

F.E. Bartlett

Bartlett

513 SE 4th	St.	1956	Fair	Not eligible
515 SE 4th	St.	1957	Good	Contributing to district
517 SE 4th	St.	1957	Good	Contributing to district
519 SE 4th	St.	1956	Excellent	Contributing to district
523 SE 4th	St.	1956	Good	Contributing to district
514 SE 4th	Ter.	1957	Good	Contributing to district
516 SE 4th	Ter.	1959	Excellent	Contributing to district
518 SE 4th	Ter.	1959	Good	Contributing to district
520 SE 4th	Ter.	1958	Excellent	Contributing to district

522 SE 4th	Ter.	1956	Fair	Non-contributing to district
<u>Metheny</u>				
601 SE 3rd	Ter.	1958	Excellent	Contributing to district
603 SE 3rd	Ter.	1959	Good	Contributing to district
607 SE 3rd	Ter.	1959	Excellent	Contributing to district
609 SE 3rd	Ter.	1959	Good	Contributing to district
600 SE 4th	St.	1959	Good	Contributing to district
602 SE 4th	St.	1956	Good	Contributing to district
604 SE 4th	St.	1962	Excellent	Contributing to district
606 SE 4th	St.	1959	Fair	Non-contributing to district
600 SE Morningside	Dr.	1960	Fair	Non-contributing to district
601 SE Morningside	Dr.	1958	Excellent	Contributing to district
602 SE Morningside	Dr.	1959	Fair	Non-contributing to district
603 SE Morningside	Dr.	1958	Good	Contributing to district
604 SE Morningside	Dr.	1959	Good	Contributing to district
605 SE Morningside	Dr.	1959	Excellent	Contributing to district
607 SE Morningside	Dr.	1957	Excellent	Contributing to district
608 SE Morningside	Dr.	1959	Good	Contributing to district
609 SE Morningside	Dr.	1958	Good	Contributing to district

APPENDIX K

Unsurveyed Rural Resources

Upon completion of the 2001/2002 survey, the following rural resources were identified that had not previously been surveyed.

Bailey Farm – Ranson Road and Baily Road

Farm – 1650 SE Hamblin Road

Farm – visible on south side of Route 50 east of Lee's Summit High School

Barn – South of former rural property #238 (3817 SW 291 Highway)

Barn – South side of Hook Road or 150 Highway west of 291

Barn – West side of Todd George Road, south of Route 50

APPENDIX L

Buildings Demolished Since 1991/1994

Demolished Properties

Lee's Summit Survey - 2002

SURVEY AREA

ADDRESS

Butterfield

107 SW Market St.

Hearnes

11 NE Douglas St.

104 SE Douglas St.

107 SE Douglas St.

103 SE Main St.

2 NE Maple St.

Rural

215 SW 150 Hwy.

3020 SE 291 Hwy.

3310 SW 291 Hwy.

3817 SW 291 Hwy.

at Ranson Rd. SE 50 Hwy.

Mulkey Farm SE 50 Hwy.

1800 NE Independence Ave.

5750 NE Lakewood Way

807 NW Main St.

2250 SW Pryor Rd.

2251 SW Pryor Rd.

3851 NE Ralph Powell Rd.

1100 NE Todd George Rd.

1001 SW Ward Rd.

Strother/Howard

207 SE 4th St.

108 SW 4th St.

216 SE Douglas St.

218 SE Douglas St.

SURVEY AREA	ADDRESS		
409	SE Grand	Ave.	
411	SE Grand	Ave.	
404	SE Green	St.	
323	SE Main	St.	
304a	SW Main	St.	
304b	SW Main	St.	
304c	SW Main	St.	
407	SW Market	St.	