

**Lee's Summit, Missouri
Historic Resources Survey:
Phases II & III**



Three Gables Preservation

August 15, 1994

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Three Gables Preservation

for the Lee's Summit Historic Preservation Commission,
Community Development Department,
and the City of Lee's Summit, Missouri

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In 1989, the Lee's Summit Survey Plan was developed in order to guide survey activities in Lee's Summit over the next several years. It proposed three phases of survey, and ranked those phases in order of importance. A number of factors examined in order to develop the survey priorities. The Phase I portion of the survey was developed as a grant project with the Missouri Historic Preservation Program and subsequently funded in 1990. This project was completed in 1991, and resulted in the inventory of 203 buildings in the "Strother/Howard Survey Area" as well as 45 rural/agricultural sites.

The present historic resources survey project was also was funded by the City of Lee's Summit with a matching grant through the Missouri Department of Natural Resources, Historic Preservation Program, which receives allocations from the Historic Preservation Fund of the Department of Interior, National Park Service, under the provisions of the National Historic Preservation Act of 1966 and subsequent amendments. The grant was originally developed to cover Phase II as outlined in the Survey Plan -- the "Hearne's District", a residential area north of downtown Lee's Summit (see Figure 1 for survey area boundaries). The project began in the summer of 1993, and inventory sheets were completed for 102 buildings, which are listed in Appendix I. After Phase II was started, discussions between the Lee's Summit Historic Preservation Commission, city staff, and staff of the Historic Preservation Program resulted in an amendment to the grant. Phase III, the "Butterfield District" was added to the grant project (see Figure 2 for survey area boundaries). The survey of this residential district west of downtown was begun in March, 1994. Inventory sheets were prepared for 66 buildings, listed in Appendix II. The results of these two survey phases are summarized in this report. As Phase III represents the last of the proposed phases listed in the Lee's Summit Survey Plan, a final summary of all survey phases is also presented herein.

The historic resources survey of the two districts was conducted by Three Gables Preservation, with Deon Wolfenbarger serving as project coordinator, and Brad Finch and Laura Norris assisting. The survey project coordinator for the City of Lee's Summit was Jay Roos, Planner. Project coordinator for the Missouri Historic Preservation Program was Beverly Fleming.

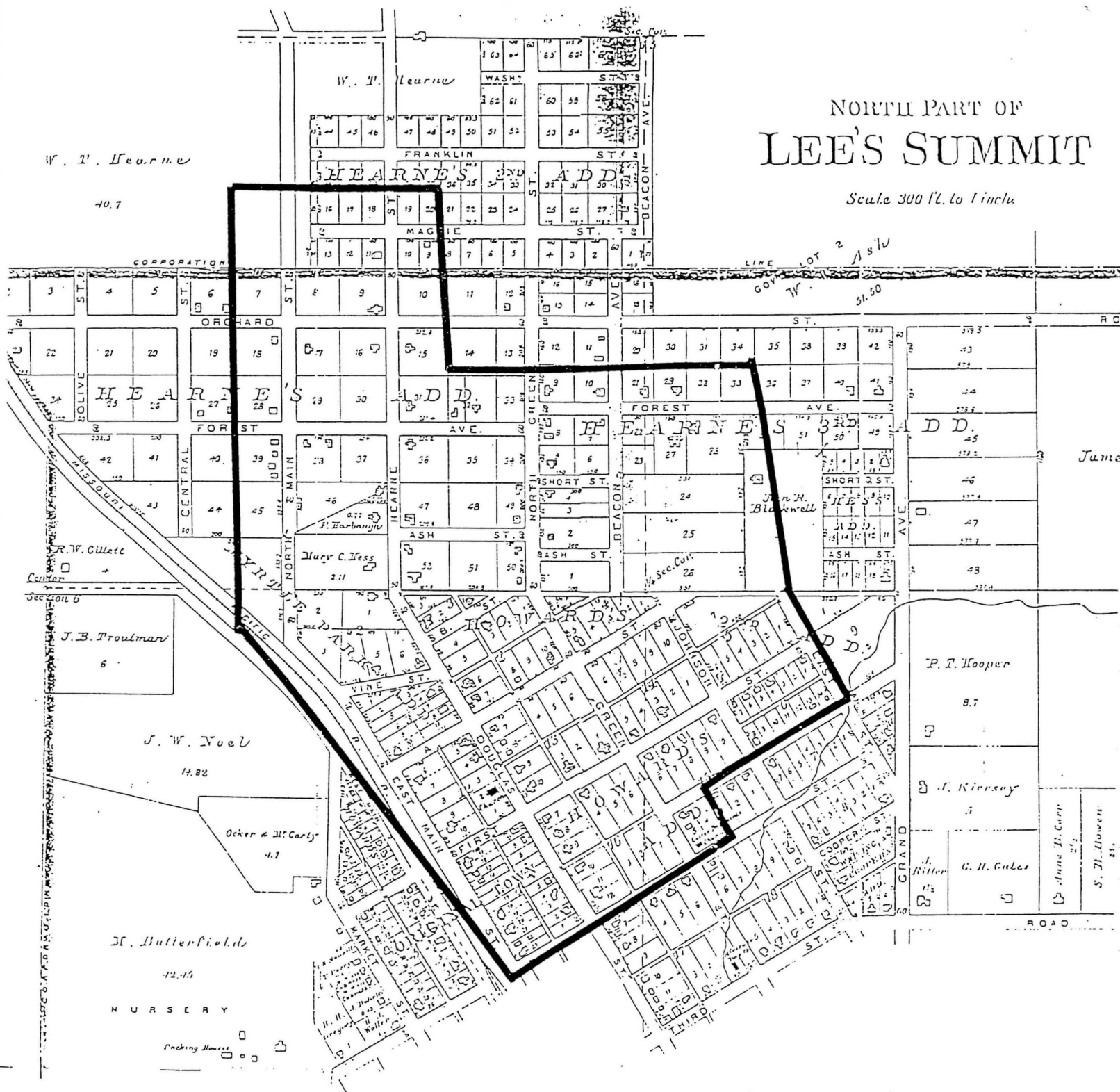


Figure 1
Hearne's Survey District



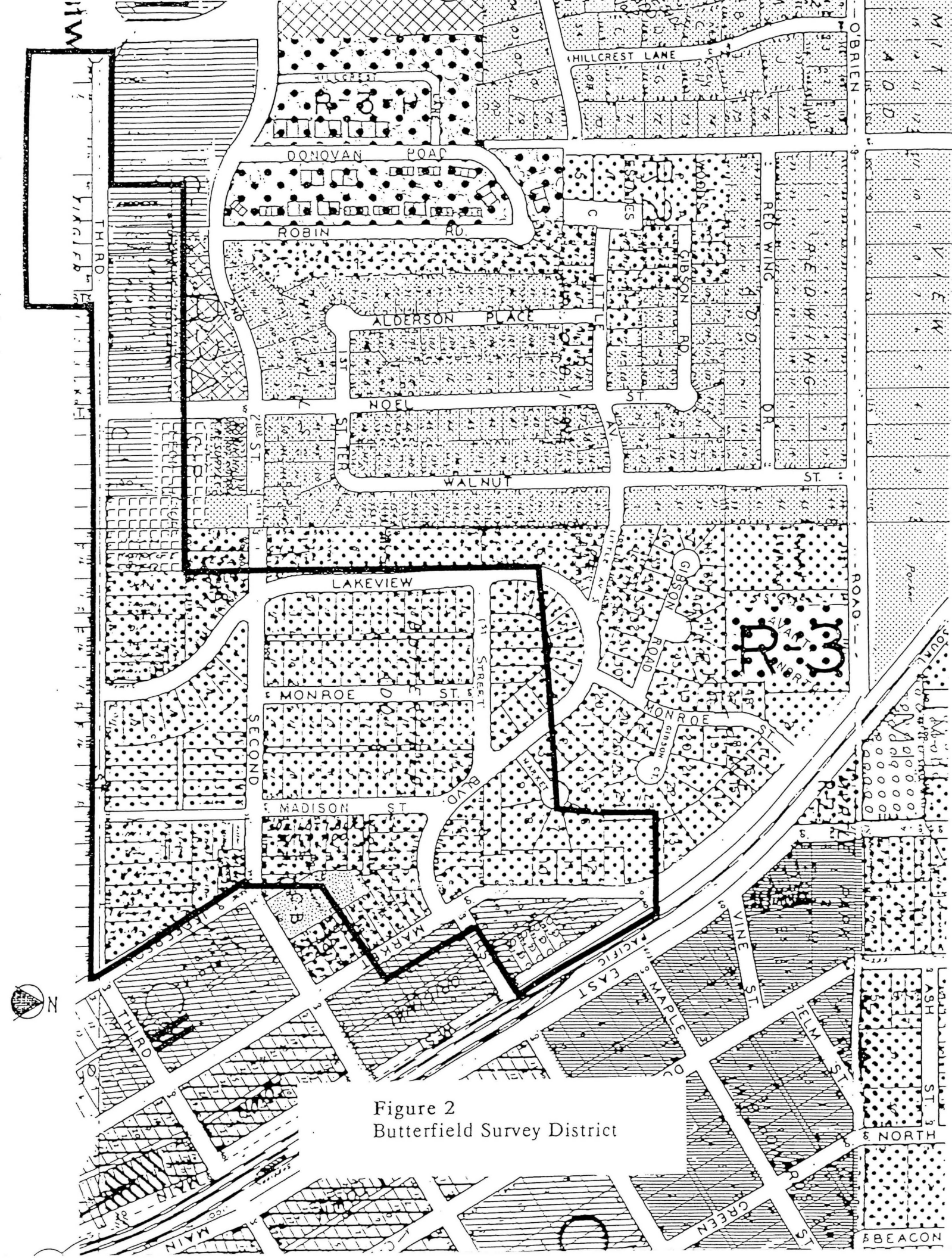


Figure 2
Butterfield Survey District

Within the boundaries of the Hearne's District, illustrated in Figure 1, there are approximately 300 buildings. As not all of these buildings are historic (greater than fifty years old), only 100 buildings were proposed for inventory in Phase II. Thus, the first milestone of this survey project was to submit a list of buildings for survey. The following categories of structures were used as guidelines to determine which buildings were inventoried.

- 1) Any structure which is potentially eligible individually for listing on the National Register.
- 2) Any structure which would be eligible as a contributing structure in a potential National Register district.
- 3) Those structures which would not detract from a historic district.
- 4) Those structures which are necessary to determine boundaries.
- 5) Those structures which are necessary to fully develop and evaluate the historic contexts or property types (identified in the Lee's Summit Survey Plan).
- 6) Any additional structures which are potentially eligible for local historic listing, the protection phase of preservation planning.

Thus, not every building older than fifty years (the accepted "cut-off" date for determining historic significance) within the Hearne's District was inventoried. Some buildings have undergone so many alterations in recent years as to no longer retain their historic appearance. If these greatly altered buildings not located within a concentration of other historic buildings, a survey form was not completed for them.¹ Inventory forms were completed for 102 buildings, listed in Appendix I. The same guidelines were used to determine which buildings to inventory in the Butterfield District. As can be seen in the accompanying Map 1, the inventoried buildings in the Hearne's District are scattered somewhat sporadically throughout its history, while a large percentage of buildings in the Butterfield District are concentrated along three streets.

¹However, a survey form **was** completed for altered historic buildings if they were surrounded by other more intact historic buildings. This allowed for a complete assessment for historic designation of a potential district.

The proposed list of survey buildings for the Hearne's District was submitted for approval to the City of Lee's Summit and the Historic Preservation Program, Missouri Department of Natural Resources. An intensive level survey, as defined by National Park Service Bulletin #24, was conducted in the summer and fall of 1993 for those historic resources located within the Strother/Howard Survey Area (Figure 1). An intensive level survey for the Butterfield District (Figure 2) was begun the spring of 1994; a list of proposed survey buildings was submitted to the City of Lee's Summit at that time.

An intensive level survey consists of several phases, some of which are conducted concurrently. These phases are discussed below.

Field Survey

A field survey of the two districts district consisted of visual inspection on foot of every building proposed for inventory. The focus of the field survey was the architectural qualities of the individual buildings, and the landscape qualities of the district as a whole. The buildings were described in terms of architectural style or vernacular type, construction materials, and architectural features. The survey was conducted on foot, and the information was recorded in the field on black & white 35mm film.

Archival Research

Archival research included a review of city and county records; historic city, plat, and Sanborn maps; old photographs; local and county histories. The Jackson County Archives contains very little information on Lee's Summit, as does the Missouri Valley Room of the Kansas City Public Library. Both of these sources held copies of city directories from 1888-1889 and 1905-1906 (contained in an Independence city directory). These city directories were not indexed by address, as buildings in Lee's Summit were not numbered at this time. It was possible to go through the directories and select all of the residents for a particular street, but it was often difficult to ascertain exactly to which building was being referred. The Jackson County Archives also had copies of atlases and plat maps from 1877, 1904, 1911, and 1931. The 1904 plat map covers the vast majority of the two districts, and also includes buildings footprints. This map, combined with the 1905-06 directory, was the most readily available source for ascertaining whether or not a building had been constructed by this date.

Copies of Sanborn Maps for the years 1893, 1898, 1909, 1918, 1927, and 1935 were available from the Missouri State Archives. However, these maps did not cover some parts of the survey project area at all. In the Hearne's District, the 1927 Sanborn covered a small area in the southern portion of the district. The 1935 Sanborn encompassed a larger portion of the district, but the northernmost section

was still not included. The Butterfield District was only included in the 1935 Sanborn map.

The city has copies of all of the plats filed, which were helpful in determining the approximate period of development for different areas of town. However, building permits only go back as far as the 1950's, and proved to be of little use. Alterations were recorded, but often only in estimated dollar amount of construction, not in the type of construction.

The Lee's Summit Journal has newspapers dating from 1874 (when it was called the Lee's Summit Ledger) available for research in its offices. However, these are the original newspapers, and their fragile condition hampered the efforts to collect data. More frustrating in the attempt to utilize the information available in the historic newspapers was the lack of house addresses as a reference point. Items in a 1904 paper might note that the Robert Jones house on Douglas was nearly completed, but give no further reference point as far as address. As previously noted, this lack of building numbers proved to be a problem in utilizing the city directories as well. Frank Graves, a former postal worker for Lee's Summit, said that houses weren't numbered until the advent of rural route delivery, sometime in the 1930's.² For the purposes of this survey, it was nearly impossible to cross-reference most of the information with a particular building. A long-time resident of Lee's Summit, Dolly Breitenbaugh, wrote some articles for the Lee's Summit Journal in the mid-1930's which attempted to place early residents with the streets of their residence. However, it is difficult to be sure exactly which house she refers to in her articles. Also, some of her remembrances of events (such as construction dates) would not correspond with newspaper reports. Miss Breitenbaugh's articles would prove to be quite valuable if a city or phone directory from the 1930's could be found, as her historic information about houses and businesses always referred to the then current owner. The Lee's Summit Journal has recently published a pictorial history of Lee's Summit. There were only a few photographs of resources in Phases II and III, however.

County deed records were then reviewed in hopes of gaining any additional insight into each building's history. These records produced lists of prior owners. For much of the Hearne's District, this was not helpful in determining construction date. In the Butterfields' Addition, however, the first date of sale after the plat was filed (i.e., when a lot was sold by the Butterfields to a private citizen) was used to estimate the construction date.

Oral interviews with present and former building owners were utilized in many cases, particularly when all other sources of data proved futile. Sometimes this

²Frank Graves, oral interview, 15 September 1990.

information pointed a direction for further research. Also helpful in determining a general starting date for estimation of construction date were the plats for the various areas of town. Due to the overall lack of resources, however, the estimated date listed on the inventory form is generally conservative. If a building was shown in the 1904 county atlas, for example, an earlier construction date of generally not more than a decade was estimated, in part based upon the building style and/or vernacular form of the building.

Recordation

Missouri's State Historic Preservation Office (the Historic Preservation Program of the Missouri Department of Natural Resources) has recently developed a new inventory form, which differs from the forms used in Lee's Summit's Phase I survey project. This inventory form is arranged to facilitate input of data into the state's mainframe computer by state employees; thus the survey data for Phase II was recorded onto the new forms by hand, with the intent of being entered into the computer after the completion of the entire project. After this, the data can then be indexed according to various characteristics, again by state employees. This process can take several months, however, and the results would not be available for summarizing in this report. Also, the resulting form unfortunately does not present the gathered information in a readily retrievable manner for local citizens and city staff/planners. This was realized after the Phase II survey forms (Hearne's District) were presented to the Lee's Summit Historic Preservation Commission. Thus for the Phase III portion of this project, a trial was conducted using the commercially available program **dbaseIII** as the prime database.³ The information was then imported into a word processing program for printing onto the state's forms.

The continuation sheets for both Phases II and III are recorded in **WordPerfect 5.1**, and are thus readily retrievable. Also with each form, at least one 5x7" black and white photograph was developed for the Missouri Department of Natural Resources.

Evaluation

After compiling the field survey results and the background research, the data was reviewed for broad patterns of historical development that were represented by the extant historic resources. A brief outline of the historic contexts, as defined in National Register Bulletin #24, was developed for the Lee's Summit Survey Plan.

³**dbaseIII**, or virtually any other commercially available program, has the advantage of being able to be run on most desktop PC's. This allows a city or any other agency full access to the local data, thereby making it more valuable for local planning efforts. The information in the program can be imported into various word processing programs, which can then print it onto Missouri's form.

Expected property types were presented in the survey plan as well. Phase I of the survey of Lee's Summit's historic resources has already provided some insight into these contexts. The continuation sheets for the inventory forms for Phases II and III, as well as the historic summary which follows, continues to add to the knowledge of Lee's Summit's developmental history.

Structures were evaluated according to the Secretary of the Interior's Standards, first for individual eligibility to the National Register of Historic Places, then for their potential to contribute to a National Register district, and lastly for their potential for local historic designation. These evaluations were then noted on a map. Where sufficient concentrations of buildings indicated the potential for listing on the National Register or for local historic designation, district boundaries were also indicated. It is possible that in areas where there were not sufficient concentrations to warrant a historic district, that a few historic buildings would be eligible for inclusion in a potential Multiple Property nomination.

In order to get a better idea of the physical characteristics of the Butterfield District, the database program was able to summarize the various fields on the survey form instantaneously. The same information was reviewed by hand for the Hearne's district. These are presented in the physical description section for each district.

A few non-historic buildings (i.e., constructed within the past fifty years) were located within groups of older buildings. Some of these were built immediately after World War II, and are within five or ten years of being considered historic themselves. In these instances, a full survey form was completed for these buildings, as they are representative of their own time and place.

Location of Information

The original inventory forms and a survey report are stored in Jefferson City, Missouri with the Historic Preservation Program, Missouri Department of Natural Resources, along with the 5x7" photographs. The data is also retrievable from the state computer database. The City of Lee's Summit has copies of the survey forms, report, 3½x5" photographs, and the negatives located in the Community Development Department at City Hall.

HEARNE'S SURVEY DISTRICT HISTORICAL SUMMARY

The Lee's Summit Survey Plan developed the historic contexts for the city:

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

These were further refined in the survey report prepared in 1991 after Phase I, and in the final inventory report of 1994 (this report extends the latter two contexts ending dates to 1945). The buildings inventoried in the Phase II survey are associated with the latter two historic contexts. Lee's Summit functioned as a service center for the surrounding prosperous agricultural countryside. The residents of Lee's Summit worked in enterprises that were directly or indirectly supported by agriculture. The railroad, in turn, allowed Lee's Summit to function in this role. The earliest houses were built in close proximity to this all-important feature.

The "Hearne's" survey district takes its name from the Hearne's additions to Lee's Summit, although there are actually several platted areas within the boundaries of the survey district. The southwest corner of the district includes the northeastern section of the Original Town, which was platted in 1865. In the Original Town, there were blocks on both sides of the Missouri Pacific Railroad tracks. Between 1877 and 1889, several subdivisions were platted within the city limits of Lee's Summit as defined in the incorporation ordinance of 1868, as well as just outside the city limits. Those which fall within this survey district's boundaries are: W. B Howard's Second Addition, Myrtle Park Addition, Hearne's Addition, Hearne's 2nd Addition, and Hearne's 3rd Addition. Howard's 2nd Addition, platted in 1883, was within the city limits. However, Hearne's and W. B. Howard's Third, platted in 1887, were **not** within the city limits at the time; neither were W.T. Hearne's Second or Hearne's Third, both platted in 1889. Approximately half of the Myrtle Park addition, platted in 1887, was within the 1868 city limits of Lee's Summit. It is interesting to note that of the eight additions/subdivisions platted between 1877 and 1889, six of these added to the north part of Lee's Summit.⁴ Of these six, only one and a half were within the limits of the city at the time, an indication of the growth experienced by this young city in the 1880's that may not be reflected by population statistics.

The corporate limits of Lee's Summit were extended by Ordinance in 1905, increasing the city's size to approximately one square mile. This expansion took in all the aforementioned additions **except** for Hearne's Addition and Hearne's

⁴Several of Howard's additions expanded Lee's Summit both to the north **and** south.

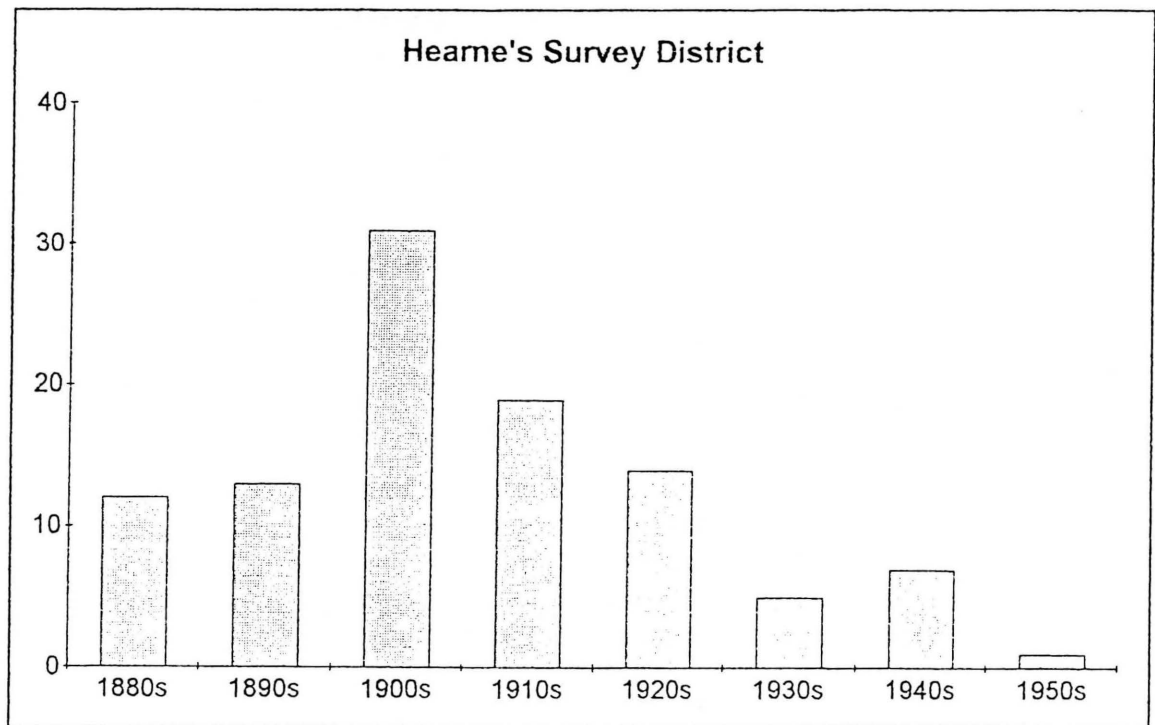


Figure 3 Construction dates by decades

The Hearne's survey district did not develop overnight.⁵ Like many towns in Missouri, both large and residential homes were built on the edges of town on a large piece of land usually consisting of several lots. Eventually, these lots were sold off and houses contemporary to their period were built. As Lee's Summit experienced slow growth for most of its history, a residential district such as Hearne's also developed slowly. Construction continued in the Hearne's survey area up through the 1950s, and on its edges through the 1960s. After this point, Lee's Summit expanded its city limits through a number of annexations, and most residential construction occurred in new subdivisions. The wide range of architectural styles and construction periods found in the Hearne's district is thus reflective of a manner of community development which in all probability will not occur again in Lee's Summit.

⁵The table in Figure 3, compared with that of Figure 9 for the Butterfield survey district, shows that construction in the Hearne's district was spread out over the years.

HEARNE'S SURVEY DISTRICT PHYSICAL DESCRIPTION

The "Hearne's" survey district is an irregularly shaped area north of Lee's Summit's historic downtown (see Figure 1). It is generally bounded on the south by Second Street, on the west by East Main Street, on the north by Maggie and Forest streets, and on the east by East Ridge Street. There are approximately 300 buildings within the boundary limits. Complete inventory forms were filled out for 102 historic buildings, listed in Appendix I and shown on the accompanying Map 1. Thus all lists, summaries of physical and historical data, and/or percentages are computed from this total of 102.

From Second Street to just north of Vine, the streets are arranged in a grid pattern which parallels the Missouri Pacific Railroad line. Just north of Vine Street on Douglas, though, the streets are realigned to run straight north/south or east/west.⁶ Douglas is a wide, busy street. Presently, Second Street has the appearance of the north boundary of Lee's Summit's downtown, although commercial buildings can be found further north on Douglas within the Hearne's survey district. The surveyed buildings within the district are primarily residential, with a few converted to commercial, as well as two historic church (one converted to commercial use). There are additional non-historic commercial buildings which were not inventoried for this project, as well as a large modern church complex.

The majority of the buildings within the district are in good condition. A good many of the historic buildings either have been recently rehabilitated or are currently undergoing work. During the field survey, for example, the owners of 408 N. Douglas removed the substitute siding and repaired the original clapboards. The vast majority of houses are of frame constructed sided with wood. 45% of the inventoried buildings have original wood siding, either clapboards or shingles. Almost 15%, though, have been covered with asbestos shingles, and another 28% have some other type of substitute siding. Some asbestos siding, however, is nearing the age where it will soon be considered a "historic" alteration. Other forms of synthetic siding, even though it is considered "false" and may sometimes actually harm the physical condition of a historic building, may give the appearance of the original wood clapboards. In this case, these buildings may sometimes still be considered for inclusion within designated historic districts.⁷ There are eight buildings covered with stucco, which appears to be original. The

⁶This realignment occurs at the boundary between Howard's 2nd Addition and Hearne's Addition.

⁷It is very unlikely that a building covered with substitute siding could be considered for individual listing in the National Register of Historic Places. Possible exceptions would include a building with a very significant and intact interior, or a building associated with a very significant person or event.

few masonry buildings are probably of frame construction; most of these actually combine brick or stone with a wood covered upper story.

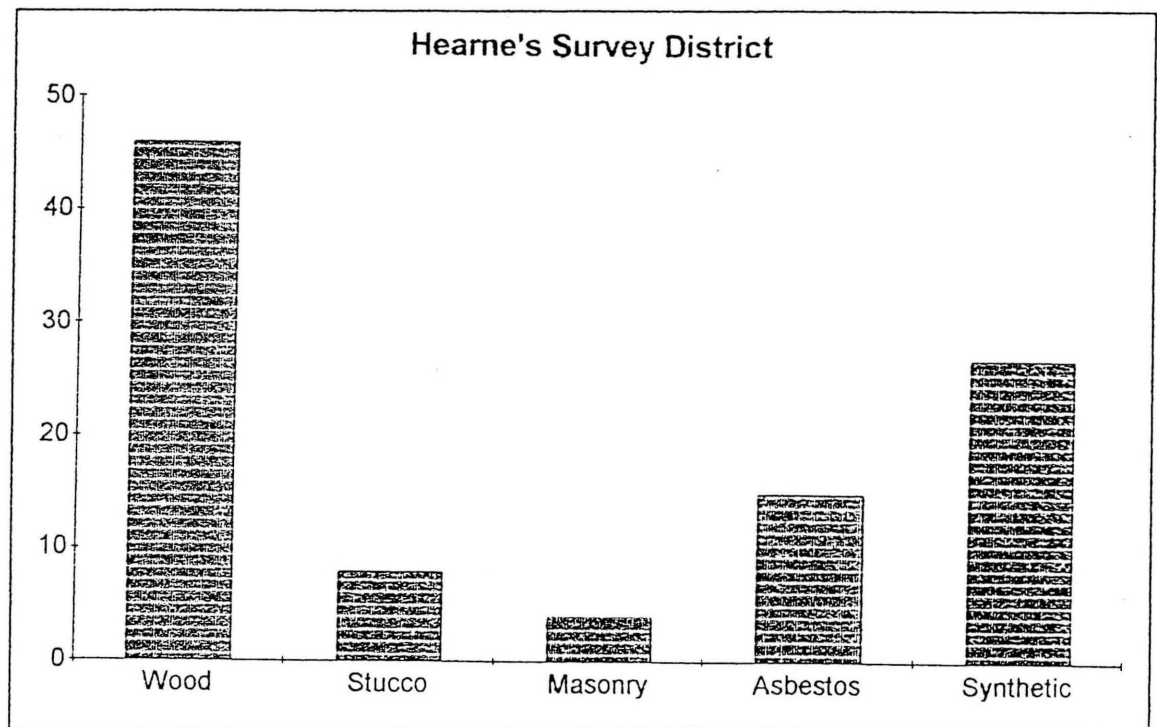


Figure 4 Exterior wall materials

On the inventory forms, an attempt was made to classify a building's style if vestiges of the original were apparent. However, later alterations or additions may have removed architectural features which would have helped to categorize a building as a certain style or vernacular type. Thus buildings which were probably constructed during the late Victorian period may have been classified as "composite". For the purposes of the table in Figure 5, Queen Anne and composite houses were simply listed as "Victorian." There were still a large number of buildings for which the "undetermined" classification was necessary. This does not indicate that it is not possible to classify the building. It merely reflects the present category choices on the new Missouri Historic Property Inventory Forms. There were several instances, for example, of L-shaped, hipped-roof buildings which could not be classified as "gabled ells" or "upright and wings" due to their roof shapes (i.e., not gable roofs). A smaller number of buildings (eighteen) were categorized according to their roof shape or floor plan; these are listed in Figure 5 as "National Folk" types. In summary, there are a variety of building styles and/or vernacular property types found in the Hearne's survey district. This variety reflects the historical development of the area.

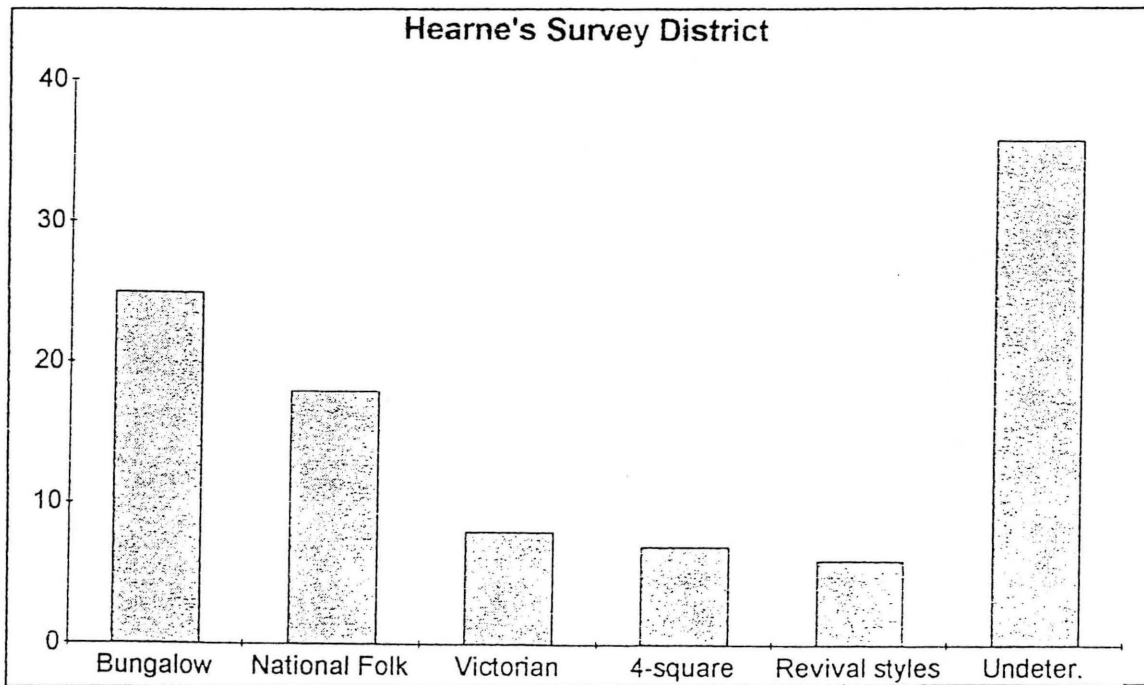


Figure 5 Building Styles/Vernacular Property Types

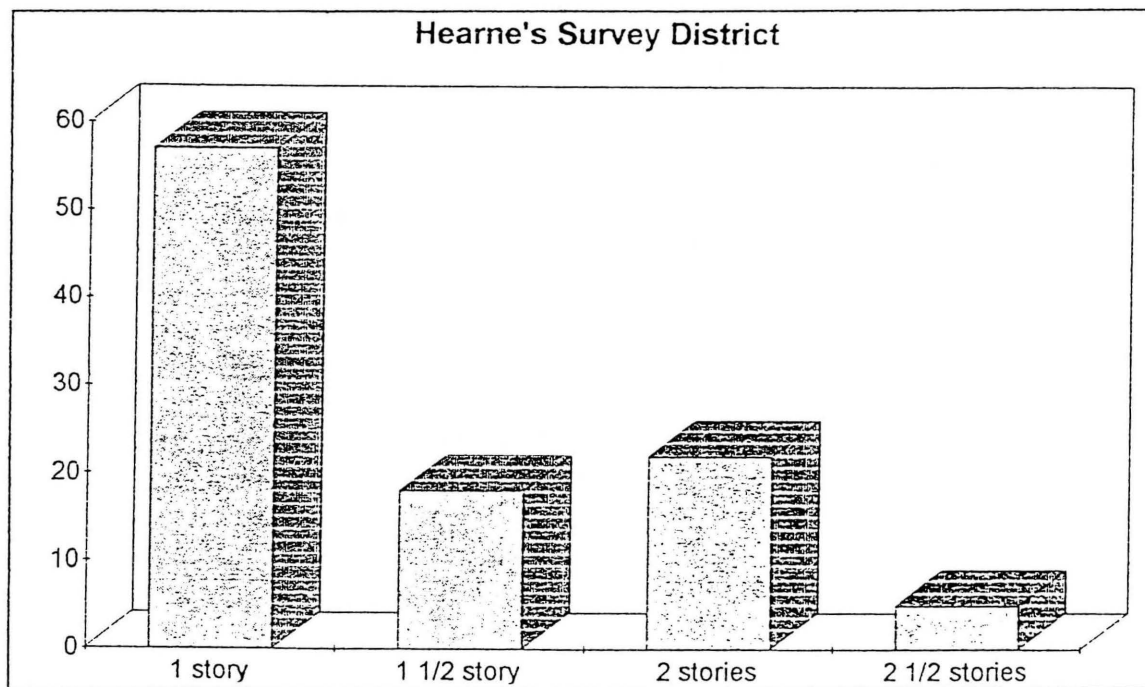


Figure 6 Building heights

Most of the extant historic structures in the survey area are either 1 or 1½ stories (Figure 6). Most of the 2-story buildings are along Douglas and on First Street.

Although the buildings within the Hearne's survey district vary in a number of ways--size, style, porches, roof shapes--there is an definite character to the district. It is unified by the similar setbacks and mature shade trees. Nonetheless, it is the variety which connotes the historic sense of time and place-- a small town residential area which has evolved over time.

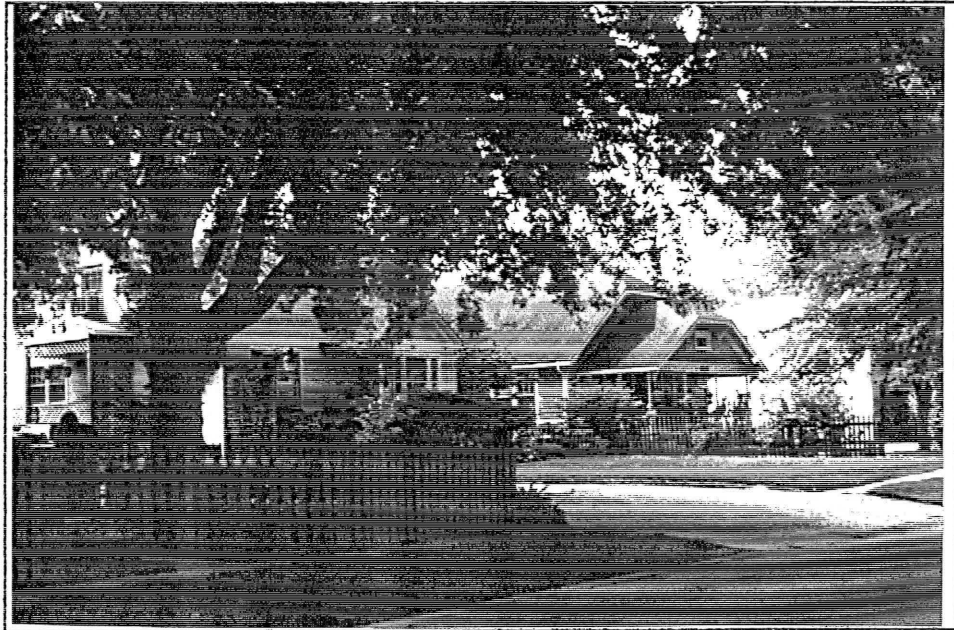


Figure 7 & 8 Street scenes along N.E. Douglas and S.E. First streets







BUTTERFIELD SURVEY DISTRICT

BUTTERFIELD SURVEY DISTRICT HISTORICAL SUMMARY

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These were further refined in the survey report prepared in 1991 after Phase I, and in the final inventory report of 1994 (this report extends the latter two contexts ending dates to 1945). The buildings inventoried in the Phase III survey are associated with the latter two historic contexts. Lee's Summit functioned as a service center for the surrounding prosperous agricultural countryside; Lee's Summit residents worked in enterprises that were directly or indirectly supported by agriculture. The railroad, in turn, allowed Lee's Summit to function in this role. The earliest houses were built in close proximity to the railroad.

The "Butterfield" survey district takes its name from Butterfields' Addition, which occupies the majority of land area in the district. However, other addition/subdivisions are also found within the survey boundaries. The northeast corner of the Butterfield survey area contains a section of the Original Town, platted in 1865 by William B. Howard. Originally called the Town of Strother, it consisted of eleven blocks straddling the Missouri Pacific Railway. Also along N. Market Street, on the west side of the railway, is a small section of Howard's 2nd Addition, platted in 1883 and located within the 1868 defined limits of the city.

The oldest houses in the survey district are located in these earliest plats to the city. Seven of the sixty-six buildings surveyed in this phase have estimated construction dates prior to the turn of the century (see Figure 9). Although most of these estimates list late 1890s dates, it is highly probable that these "National" folk type houses were constructed even earlier. Even though they were built within the oldest part of the city, they were in an area not covered by Sanborn maps in the 19th century. Deed information was difficult to obtain for these houses, and the city directories did not yield any information either. Their modest size may also contribute to the lack of information regarding these houses; for example, it is possible that some of these houses were rented to laborers, either for the railroad or the nearby nurseries. Nonetheless, these houses, some of which are extremely small by today's standards, are representative of the types of buildings which sprouted up by railroads due to the ready availability of cheap lumber. Instead of the labor-intensive heavy log or hewn frame construction, inexpensive frame houses could now be built with the lumber available just down the street from Lee's Summit's lumber yards. Due to their size and age, many of these

houses have been altered over the years, with additions to the rear, or siding or window changes. They are still significant as representative of the variety of housing types which were once found in Lee's Summit.⁸

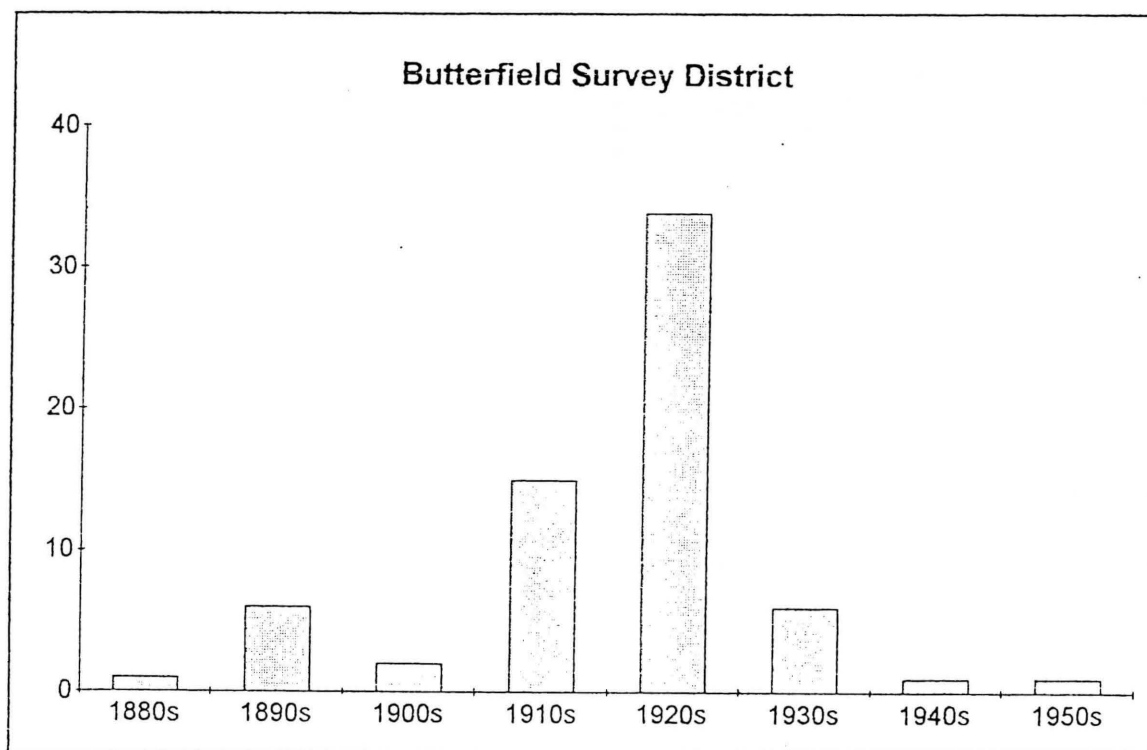


Figure 9 Construction dates by decades

As noted, most of the land within the survey area is covered by Butterfields' Addition, shown in Figure 10. This plat was filed June 5, 1909 by Jessie S. and Emily B. Butterfield. As it was within the city limits of Lee's Summit as defined in the 1905 Ordinance, the plat was also approved by the Board of Alderman. The Butterfields' Addition was one of the last subdivisions filed in the city for a few decades. After 1910, there were no more plats filed in or around Lee's Summit for over a decade. Three plats were added between 1923 and 1929, but all subdivision activity in the city came to a halt for nearly two decades. The Depression and World War II were undoubtedly two factors which contributed to this slowdown. However, it also indicates the availability of lots in the already subdivided areas of town, such as Butterfields' Addition. Construction activity in the addition began in the 1910s. Most of the houses were built in the 1920s, however, with just a handful begin constructed in the 1930s and later.

⁸The historic photographs on pp.56 and 57 of the Pictorial History of Lee's Summit, Missouri, Frank Graves, ed., show two examples of National folk housing types.

Butterfields' Addition

TO

Lee's Summit Mo.

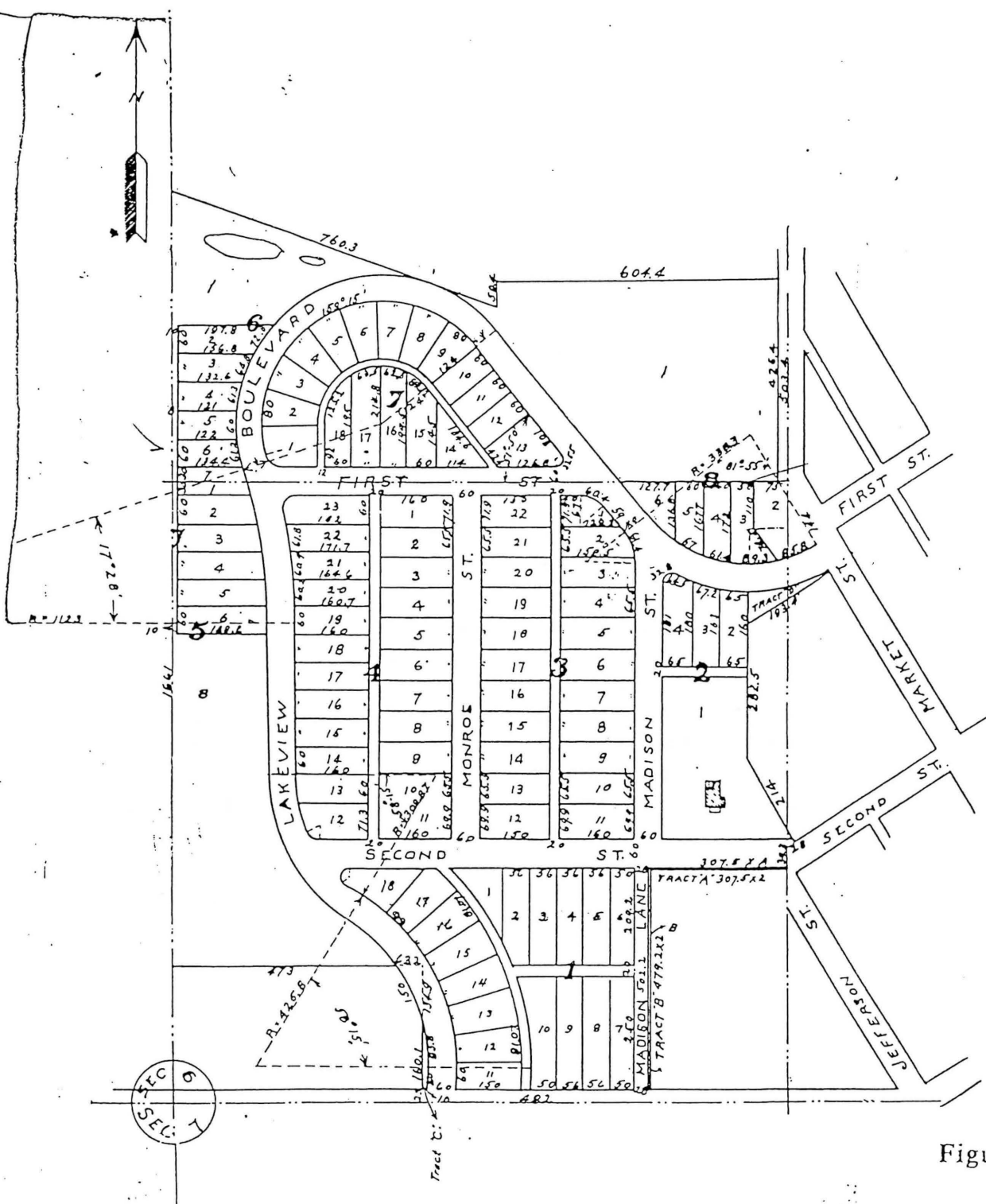


Figure 10

west of Jefferson, the atlas shows residences for Minnie Noel, two belonging to the E.T. Browning estate, W. Hampel, P. Herron, LA Norvell, and Cram. The 1905 city directory lists Wendell Hampel as a fruit grower, Phoebe Herron as a widow and Frank H. Herron as a nurseryman. The Norvells, both Benjamin and James, are listed as laborers. The Brownings were one of the most prominent merchant families in Lee's summit, owning the Browning Dry Goods Company on W. Main in the Browning Block. A photograph of the George H. Noel homes appears in an undated pamphlet (ca. 1905) entitled simply "Lee's Summit, Missouri". Noel was a prominent real estate and loan agent. In the photograph, there are sidewalks on both sides of the Noel home on the northwest corner of 3rd and Jefferson. The streets (one of which would be SW Third) are lined with large shade trees. South of Third Street in this period was the Bayles orchard which grew apples.

By the time the 1911 Jackson County abstract was published, not only had Butterfield's addition been platted, but additional lots had been sold off from the Browning estate on Third Street. The owners' initials were listed, indicating the probability of houses having been constructed.

Butterfield's addition of 1909 did not include the entire west side of Lakeview; most of this was still owned by C. Greer in 1911. Lots were still not divided on most of the west side by 1931. Only one house was constructed on the west side prior to World War II. That house, 113 SW Lakeview, was actually the first one built in the subdivision. The present owners are sure that the house was built in 1908, which is one year prior to the filing of the plat for Butterfields' Addition.

Lakeview Boulevard probably derived its name from a large pond which was directly west of Lakeview. The rear of the lots on the west side of the street were the western city limits of Lee's Summit at the time, and the small lake was just beyond the city's edges on the property owned by Greer. Lakeview Boulevard is a gently curving street which extends from Third Street to north of First Street, where it curves around to the southeast to eventually join up with Madison and Market streets. The layout of Lakeview reflects not only the reality of the existing landscape, but the desire to introduce new subdivision planning concepts to Lee's Summit as well. The curve at Lakeview's south end was primarily a concession to reality. Third Street was the main road leading west out of town, and many houses had already been built along its length prior to the development of Butterfields' Addition. Thus Lakeview had to curve in order to join up with Third Street and avoid the houses already built. However, the curve at its north and east end was purely aesthetic. Prior to this, all streets in Lee's Summit followed a strict grid system. The earlier ones were built in response to the railroad, and latter ones were adjusted to correspond with the four compass points. Lakeview not only contrasted from this in its curving design, but in its designation as a "boulevard." The Butterfields' background in the nursery and landscaping business may have given them knowledge of modern landscape design practices.

The remainder of the survey district which lies outside of the Butterfields' Addition is contained within some of the oldest sections of Lee's Summit according to platted dates. However, these areas were not covered by the earliest Sanborn maps. This may either indicate that there was little construction along these specific streets, or it may be a reflection of the size and type of buildings which were built here. The 1904 Jackson County Atlas is the only historic map of the city found to date that covers the northern end of Market and NW Main streets. It reveals that the houses along these two streets were at least constructed by this date. However, some of the names listed on the atlas do not correspond with the 1905-06 city directory, which adds to the difficulty in ascertaining the histories of these houses. This may also indicate that they were used as rental houses, which corresponds with the general size and type of residences found here. These are among some of the smaller houses in Lee's Summit.

The description of the house styles and types listed in the previous section of this report corresponds with the development history of the Butterfield survey district. The houses in the Butterfields' Addition were built within a relatively short time span if compared to the other historic residential sections of Lee's Summit. The other neighborhoods were platted in the 1870s and 1880s, and experienced the slow development typical of small, Midwestern towns -- a combination buildings styles such as Victorian, late 19th and early 20th century revival, and even including early post-WWII buildings. Butterfields' Addition, on the other hand, was the first "planned" subdivision. Although the Butterfield family did not build all of the residences, early research indicates that some of the homes were probably built on speculation. The homes are consistent in their size and style, as most are bungalow type with Craftsman-influenced detailing. The residences on Third Street, the main street leading west out of Lee's Summit, are larger, "high-style" examples of early 20th century residential architecture, such as the Prairie influenced foursquares and the Colonial Revival style. The extant historic buildings scattered along NW Main and Market streets are examples of "National" folk houses. Single and double pens, an upright & wing, an I-house, and a gabled ell are all examples of modest dwellings whose construction predate the rest of the district.

BUTTERFIELD SURVEY DISTRICT PHYSICAL DESCRIPTION

The "Butterfield" survey district is an irregularly bounded area located west of the Missouri Pacific railroad tracks and Lee's Summit's downtown. It is generally bounded by Third Street on the south, Lakeview on the west, 1st and Maple (if extended west) on the north, and Jefferson, Market, and West Main streets on the east (see Figure 2). There are approximately 150 buildings within the boundaries of the Butterfield District. 60 historic buildings proposed for inventory; inventory sheets were completed for 66 resources. Appendix II is a list of the buildings which were inventoried, and the accompanying Map 1 shows their location.

The bulk of the historic buildings within the Butterfield survey district are along the three streets which were laid out in the 1909 Butterfields' Addition -- Lakeview Boulevard, Monroe Street, and Madison Street. Most of the houses on these three streets were built within a relatively short time span, and are similar in size, massing, and style. There are additionally historic buildings along the north side of Third Street west of Market Street, and along N. Market and N.W. Main streets. The buildings on these latter streets generally predated the ones in Butterfields' Addition, and vary from late nineteenth century railroad folk type houses to turn-of-the-century pattern houses.

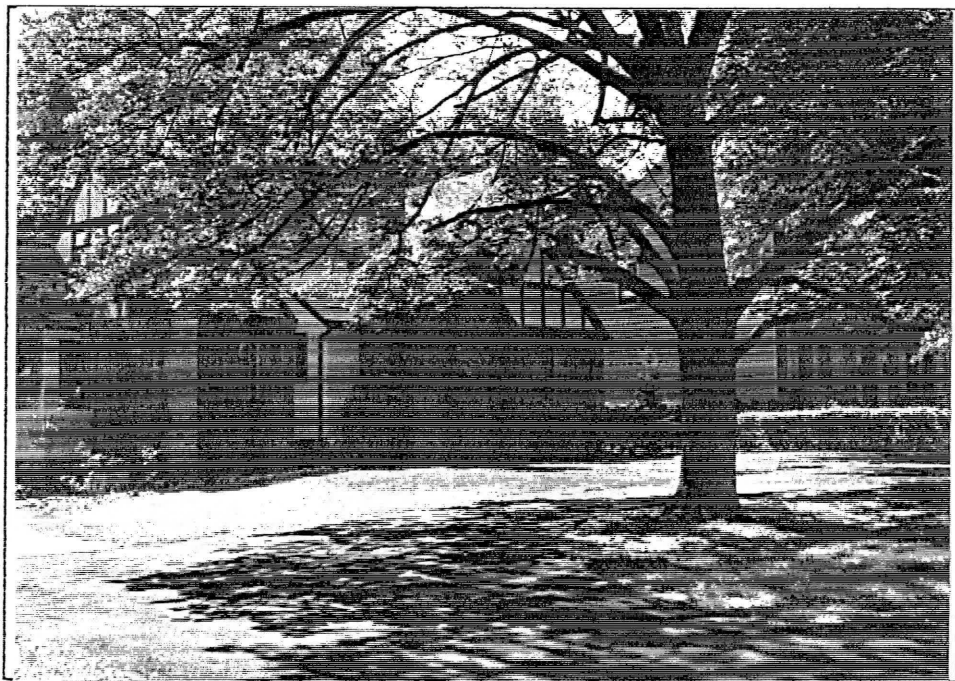


Figure 11 A well-maintained street of early 20th century houses in Butterfield's Addition.



In the Butterfield Addition, a few houses face onto the east/west streets -- First, Second, and Third Streets. The majority of the small lots, however, are arranged to front the north/south streets -- Madison, Monroe, and Lakeview. Lakeview Boulevard is a gently curving street which extends from Third Street to north of First Street, where it curves around to the southeast to eventually join up with Madison and Market streets. Monroe is a short street, running only from Second north to First street. Madison extends from Third to the northeast extension of Lakeview Boulevard.

Of the 66 inventoried buildings in the survey district, 52 are in the Butterfields' Addition plat.⁹ As noted previously, the majority of these were built at approximately the same time; in addition, the small lots presented a design constraint by effectively limiting the size of the houses. Thus the architectural styles/vernacular types are quite similar. Figure 12 shows the distribution of types within the entire district. The single largest category is "bungalow", which includes Craftsman bungalows and the more vernacular "bungaloids". Over half of the houses in the Butterfields' Addition are bungalow types. The "National Folk" category includes five gable front residences such as that shown in Figure 13 which resemble the bungalows in some aspects, but lack a distinguishing front porch.

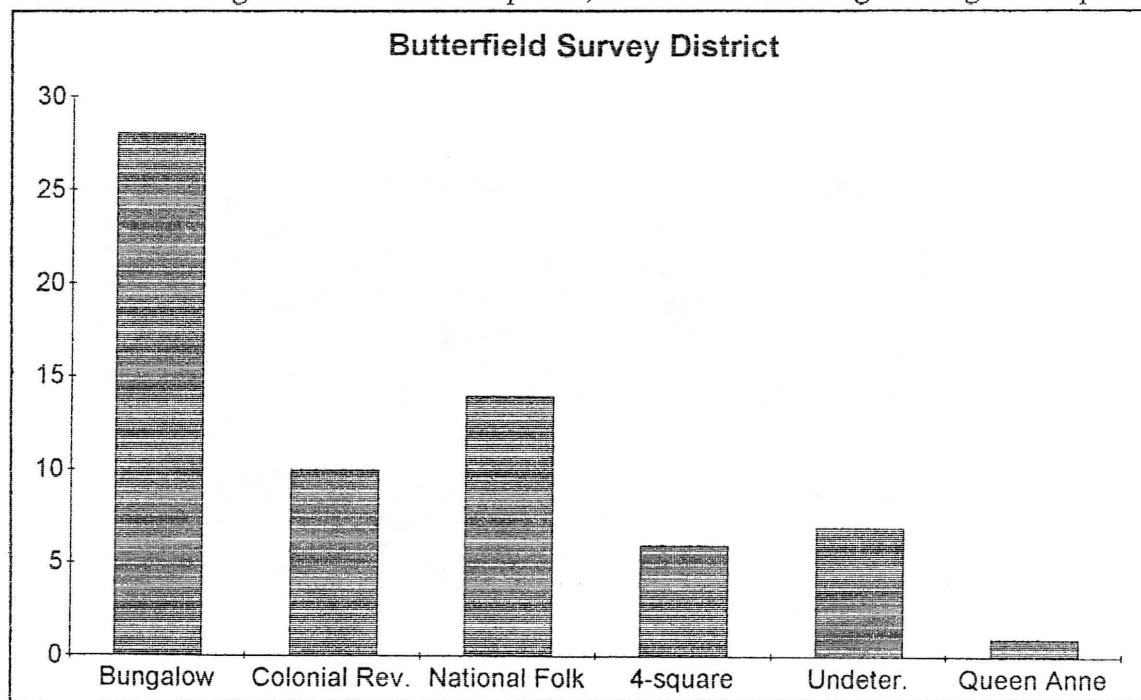


Figure 12 Building Styles/Vernacular Property Types

⁹This includes two on SW Third Street, which although are in the platted addition, relate due to their orientation and size more to the other historic homes on Third Street, rather than to the bungalows in Butterfield's Addition.



Figure 13 Categorized as a "gable front" vernacular type, this residence has its modest stylistic origins in the Craftsman bungalow.

Between First and Second streets, the vast majority of houses are one- or one-and-a-half story bungalow types (see Figure 14). Between Second and Third streets, and along SW Third itself, the houses are two-stories.

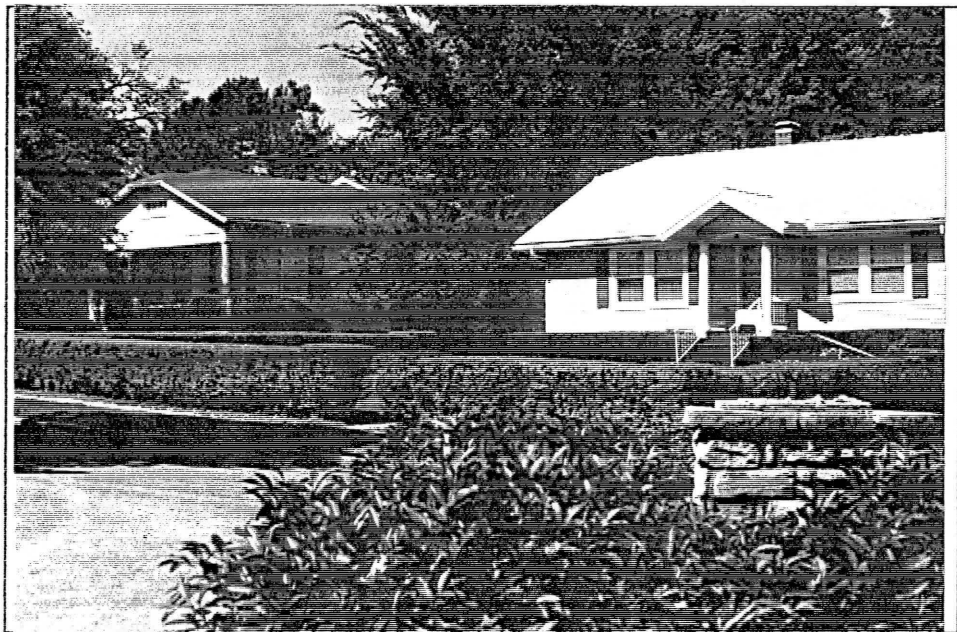


Figure 14 Landscaped island at First and Madison





In addition to the buildings within Butterfields' Addition, the Phase III of historic resource survey in Lee's Summit included the inventory of fifteen other buildings on the west side of downtown. Seven of these are on Market Street, two on NW Main, and six on SW Third Street. Most of the residences on Third Street are examples of early 20th century styles, such as the Prairie influenced foursquares and the Colonial Revival style (Figure 15). The remaining buildings scattered along NW Main and Market streets are among the few extant examples of "National" folk houses in Lee's Summit.¹⁰ Eight of the fourteen National Folk type within the survey area (shown on the graph in Figure 12) are found on Market and Main, with one located on Third. Single and double pens, and upright & wing, an I-house, and a gabled ell are all examples of modest dwellings whose construction predate the rest of the district.¹¹

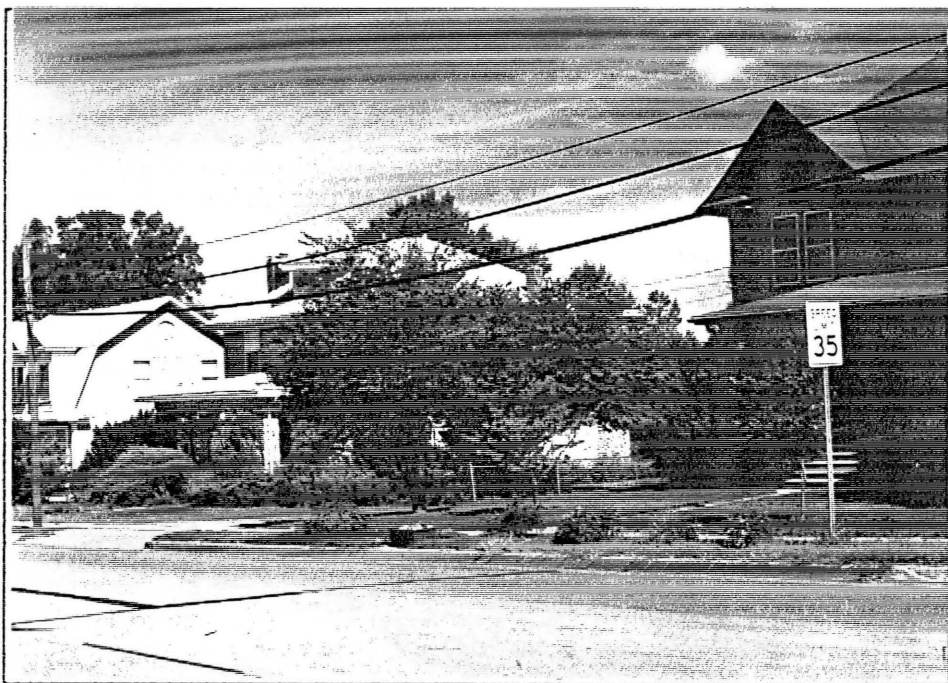


Figure 15 The excellent representatives of early 20th century building types found along SW Third Street.

The vast majority of buildings in the Butterfield survey district are clad with wood materials -- clapboards, shiplap siding, or shingles (Figure 16). Some of the wood siding may not be original, as the material appears to be masonite or another type of "fabricated" wood. Even if this is the case, the appearance from the street is

¹⁰As defined in Virginia & Lee McAlester, A Field Guide to American Houses, pp. 88-101.

¹¹10 NW Main, a pyramidal square building, is included in this group. It is presently a residence, but appears to have originally been constructed as a carriage house/garage for a larger residence.



SPEED
LIMIT
35

that similar to the original siding. Other forms of substitute siding, however, do not always retain the original appearance of the building. Twelve buildings have been covered with asbestos shingles, five with aluminum siding, and one with vinyl. The remaining ten buildings retain their original wall materials of stucco, brick, or limestone.

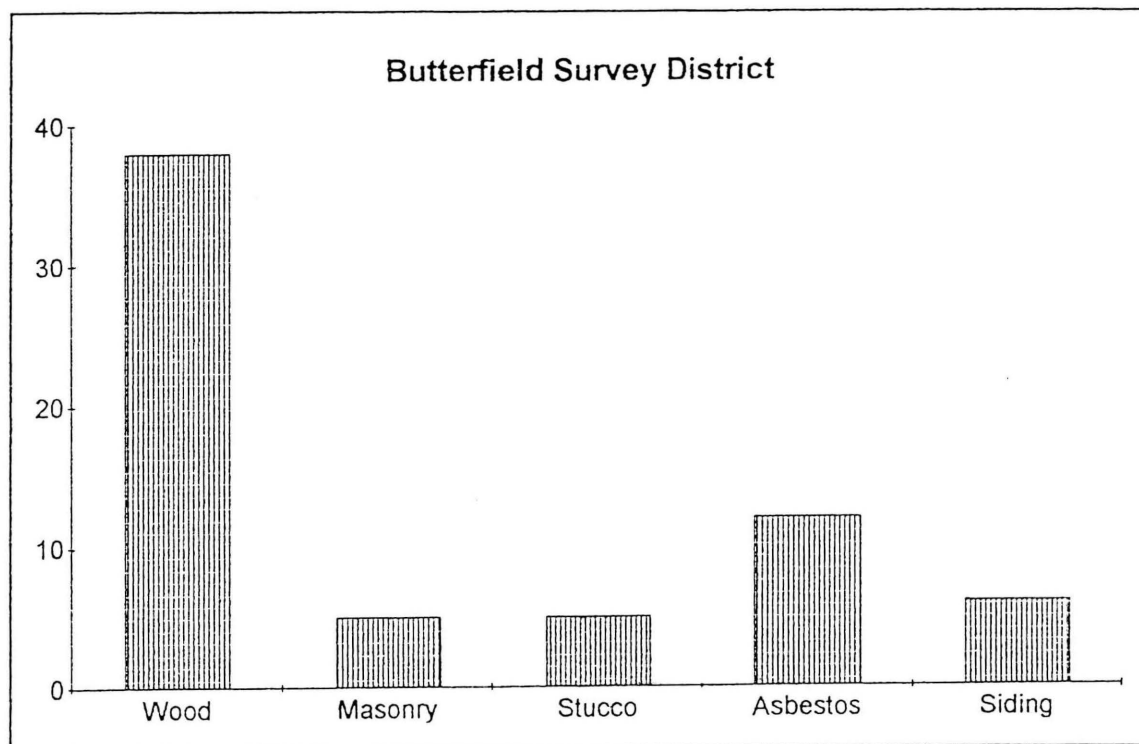


Figure 16 Wall materials

In general, all of the historic buildings within the Butterfield survey area are in good condition and well-maintained. In Butterfields' Addition, many of the streets do not have curbs. There are sidewalks in places on the east side of Lakeview, on the west side of Madison, and on the both sides of Monroe. Most of the homes have driveways on one side of the residence, leading to parking or a garage in the rear. The streets are lined with medium- to large-sized deciduous shade trees. Although the lots are fairly narrow in width, they range in length from 150 to 180 feet. The houses have a moderate setback from the street. There are sidewalks along Market Street, and the houses here are set close to the street on what are generally very small lots. SW Third Street is a major traffic artery leading from downtown Lee's Summit west 50 highway. The homes on the north side are from the early twentieth century, while those on the south are from the mid-twentieth century. Recent commercial development has started to intrude on the western end of SW Third Street.

RECOMMENDATIONS

With the completion of the two phases of survey in 1994, Lee's Summit will have finished all phases of survey outlined in the Lee's Summit Survey Plan. There may be some isolated incidences where the commission could continue with inventory, but for the most part, Lee's Summit has completed the inventory phase of their preservation efforts. It is now time to move into other phases of preservation planning.

Designation

There are two types of historic designation available for resources in Lee's Summit -- local landmark designation, or listing in the National Register of Historic Places. Presently only a handful of buildings are on either register. To date, only one building has been designated as a local historic landmark. Longview Farms and St. Paul's Episcopal Church at Fifth and Green streets are listed on the National Register of Historic Places, but this occurred before the passage of Lee's Summit's preservation ordinance. One duty of the Lee's Summit Historic Preservation Commission is to recommend properties for proposed designations as a historic landmark or historic district. From this report and the final summary report, the commission should consider establishing a nominating committee. By reviewing the goals of the citizens, city staff, and the commission, assessing the potential threats to the historic resources, and by analyzing the political realities in Lee's Summit, the nominating committee should develop a list of proposed historic districts and landmarks, both local and national, and assign priorities to this list. This nominating committee could also make recommendations for the city to pursue federal grant money available for National Register nominations.

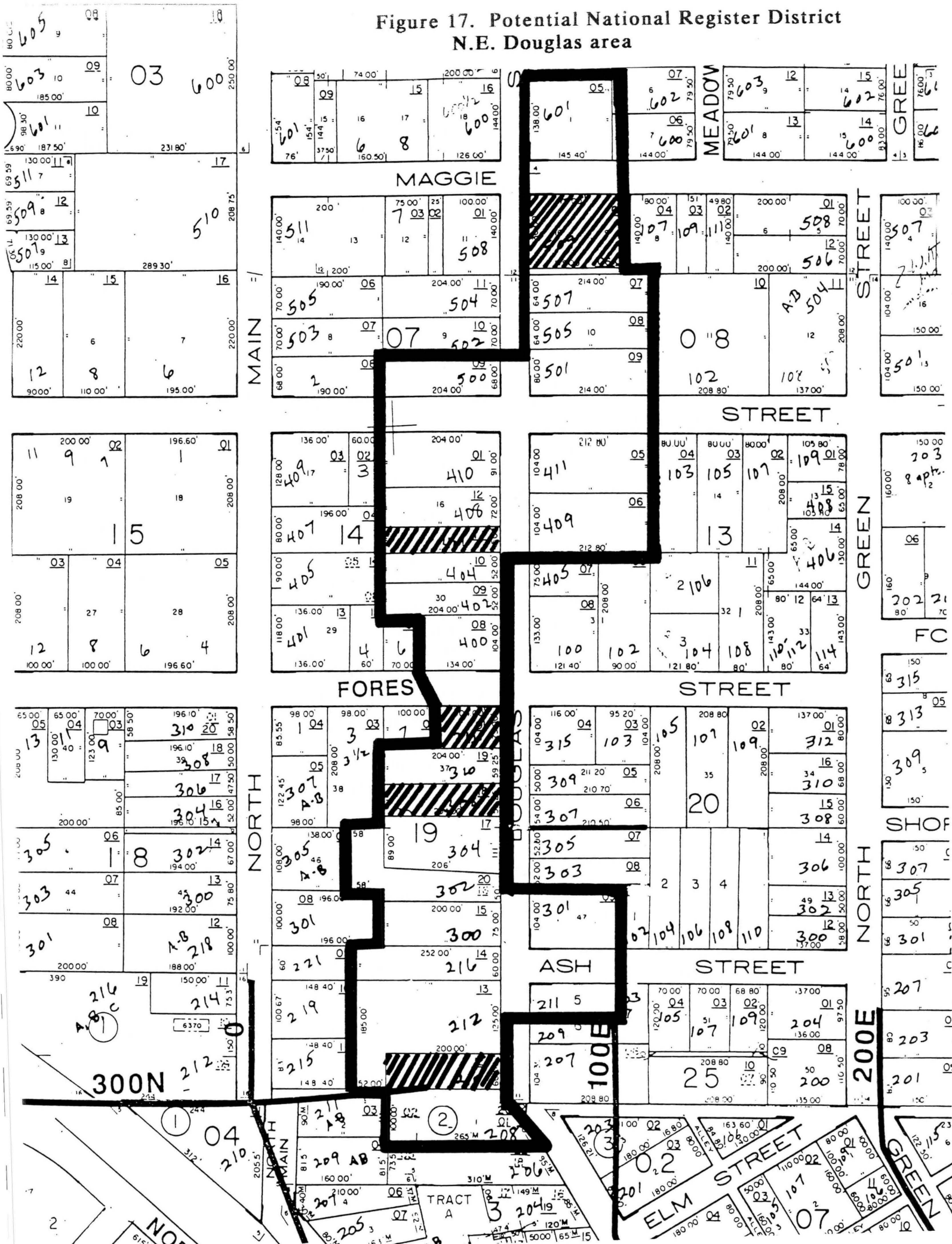
The final survey report contains recommendations for historic designations throughout all of Lee's Summit. The recommendations for the Hearne's and Butterfield survey districts follow.

National Register of Historic Places

Within the city limits of Lee's Summit, there are presently only two resources listed on the National Register of Historic Places -- Longview Farms and St. Paul's Episcopal Church. One of the main objectives of the historic resources survey of Lee's Summit was to evaluate the potential for listing additional historic resources in the community.

The recommended National Register districts for the Hearne's and Butterfield survey districts, (shown in Figures 17-19), are based upon the evaluation of the inventories by the consultant. It is further recommended that the best method to

Figure 17. Potential National Register District
N.E. Douglas area



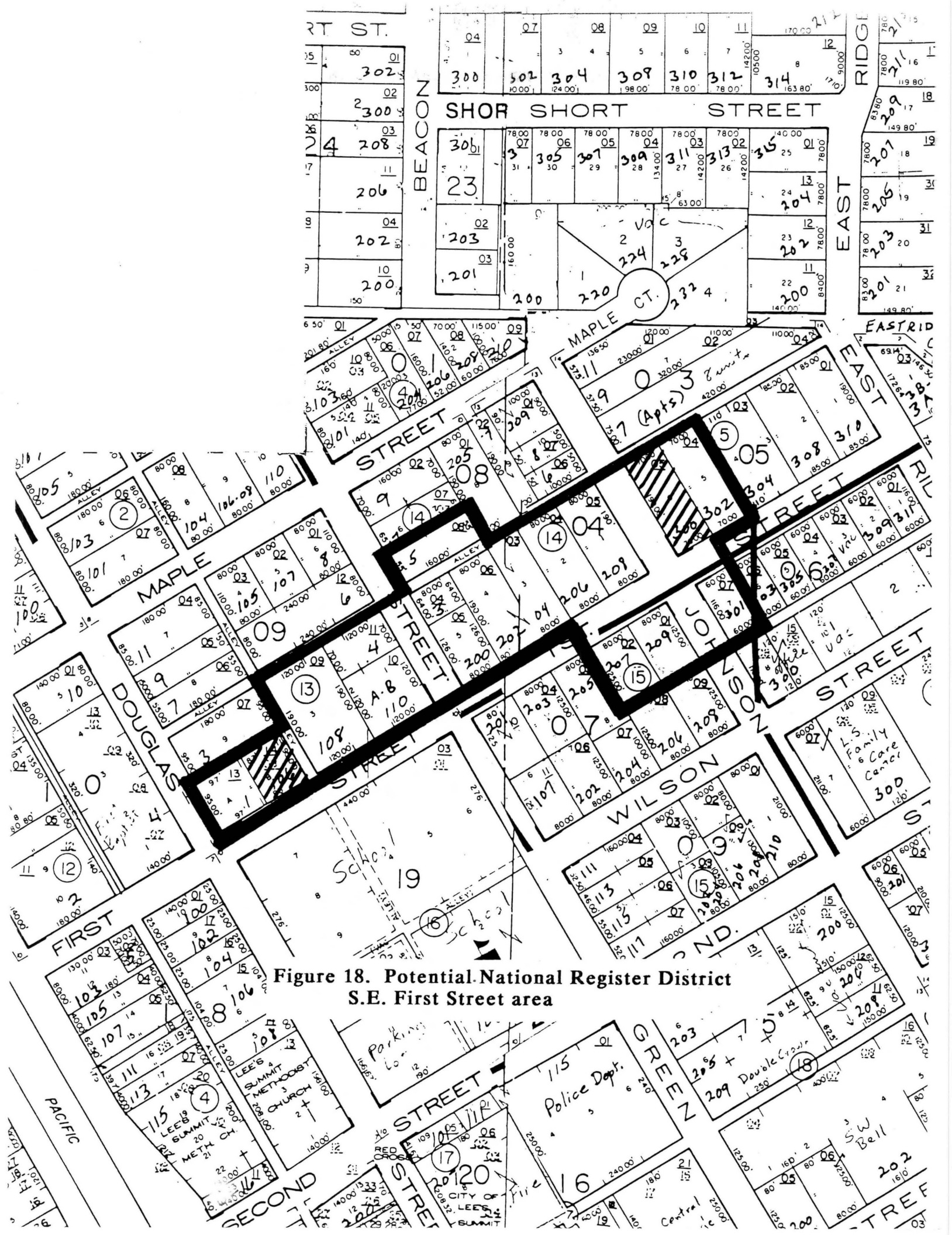


Figure 18. Potential National Register District
S.E. First Street area

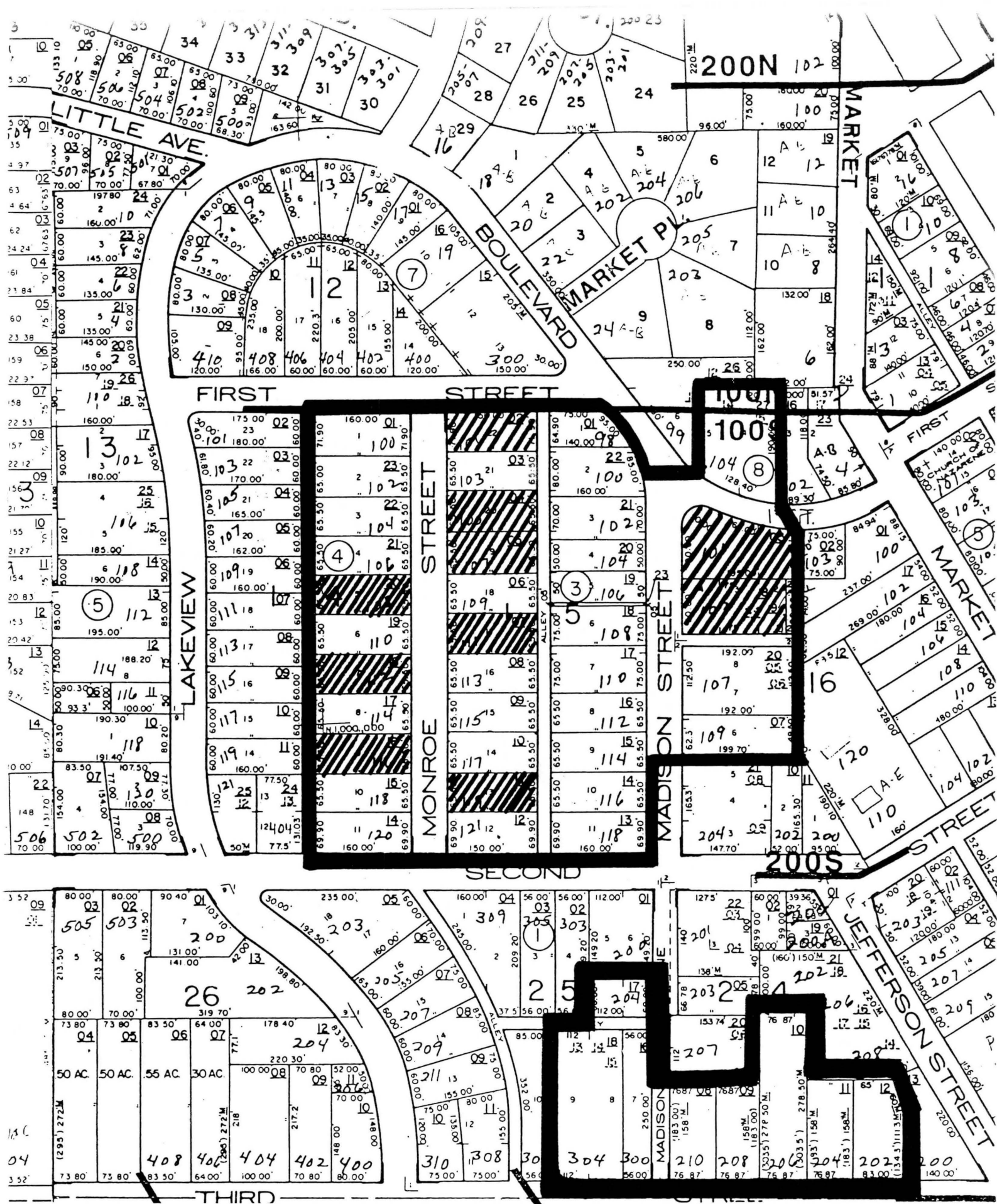


Figure 19. Potential National Register District
Butterfield survey district area

approach district nominations in Lee's Summit is though a multiple property nomination. The development of Lee's Summit's commercial and residential areas are inter-related, and are particularly associated with the latter two historic contexts developed in the Lee's Summit Survey Plan, and further refined in the final summary report:

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

The town of Lee's Summit functioned as a service center for the surrounding prosperous agricultural countryside. The residents of Lee's Summit worked in enterprises that were directly or indirectly supported by agriculture. The railroad, in turn, allowed Lee's Summit to function in this role. The earliest houses and commercial buildings were built in close proximity to this all-important feature. Continued prosperity in agriculture in southeastern Jackson County ensured Lee's Summit's role as a commercial center.

Most of the eligible historic resources are included in the proposed districts. However, it is possible that some may be eligible in a "thematic" type of nomination utilizing the development of property types. For example, the early 20th century bungalows and other buildings constructed by the local contractor, Carl Sechler, share historic associations as well as architectural characteristics. Some individual buildings scattered throughout the Hearne's district community might be nominated in this manner.

It is important to note that the proposed districts were in light of present-day circumstances -- i.e., are they significant in 1994? Some additional areas, such as an expansion of either the Butterfields' Addition or section of NE Douglas Street, may be eligible in a few years. Several of the non-historic buildings which define the boundaries today will be considered historic in a few years. By utilizing a multiple property nomination form, the City of Lee's Summit would be in a position to more easily add these districts at a future date. Preservationists across the country will soon have to address the eligibility of buildings constructed in the 1940s and 1950s. The fiftieth anniversary of D-Day occurred during this project. After the end of World War II, the country experienced an explosive growth in new housing. Although Lee's Summit may not have experienced rapid growth immediately after the war's conclusion, the growth occurred shortly thereafter. The historic residential neighborhoods contain several examples of residences which were built at this time. These houses differed visually from those of the previous decades. However, their appearance in the midst of Lee's Summit's historic residential neighborhoods once again is reflective of the slow development of these historic districts. Houses were constructed in the areas near downtown as long as there were lots available. However, Lee's Summit would eventually outgrow these older platted areas. Numerous subdivisions sprang up in the newly

annexed areas of town. Here, uniformity rather than variety was the norm. Much as in the Butterfields' Addition, the construction in the post-World War II subdivisions occurred within a relatively short time span, and the buildings shared similar physical characteristics.

It is recommended the staff of the Historic Preservation Program, Missouri Department of Natural Resources, review these National Register boundary recommendations in person, and not make the decisions from "long-distance" relying solely on black & white photographs. This visit should be arranged with local staff and commission members. Local property owners have expressed a desire to state staff for National Register designation, and all efforts should be made to accommodate the desires of the city, which is a Certified Local Government.

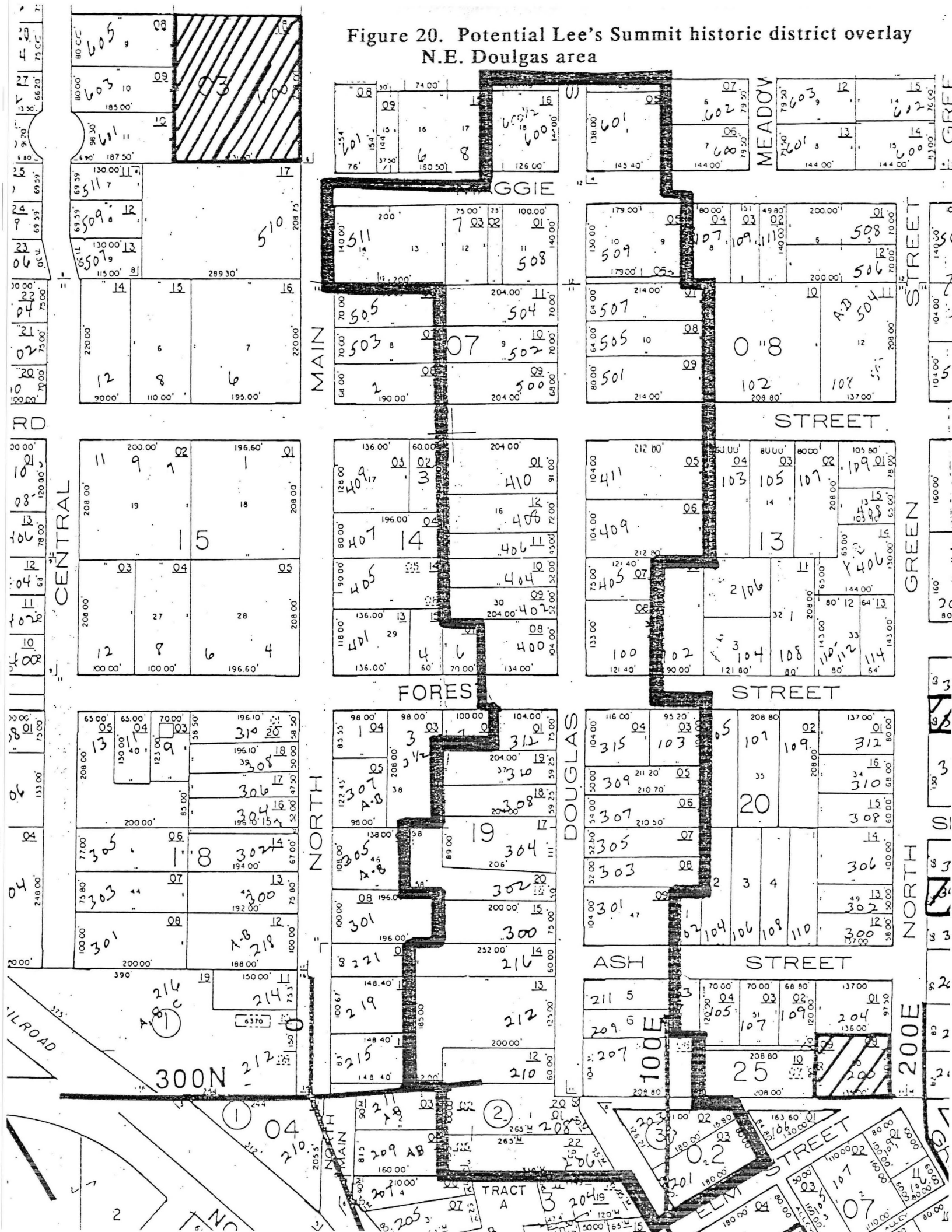
Lee's Summit Historic District Overlay

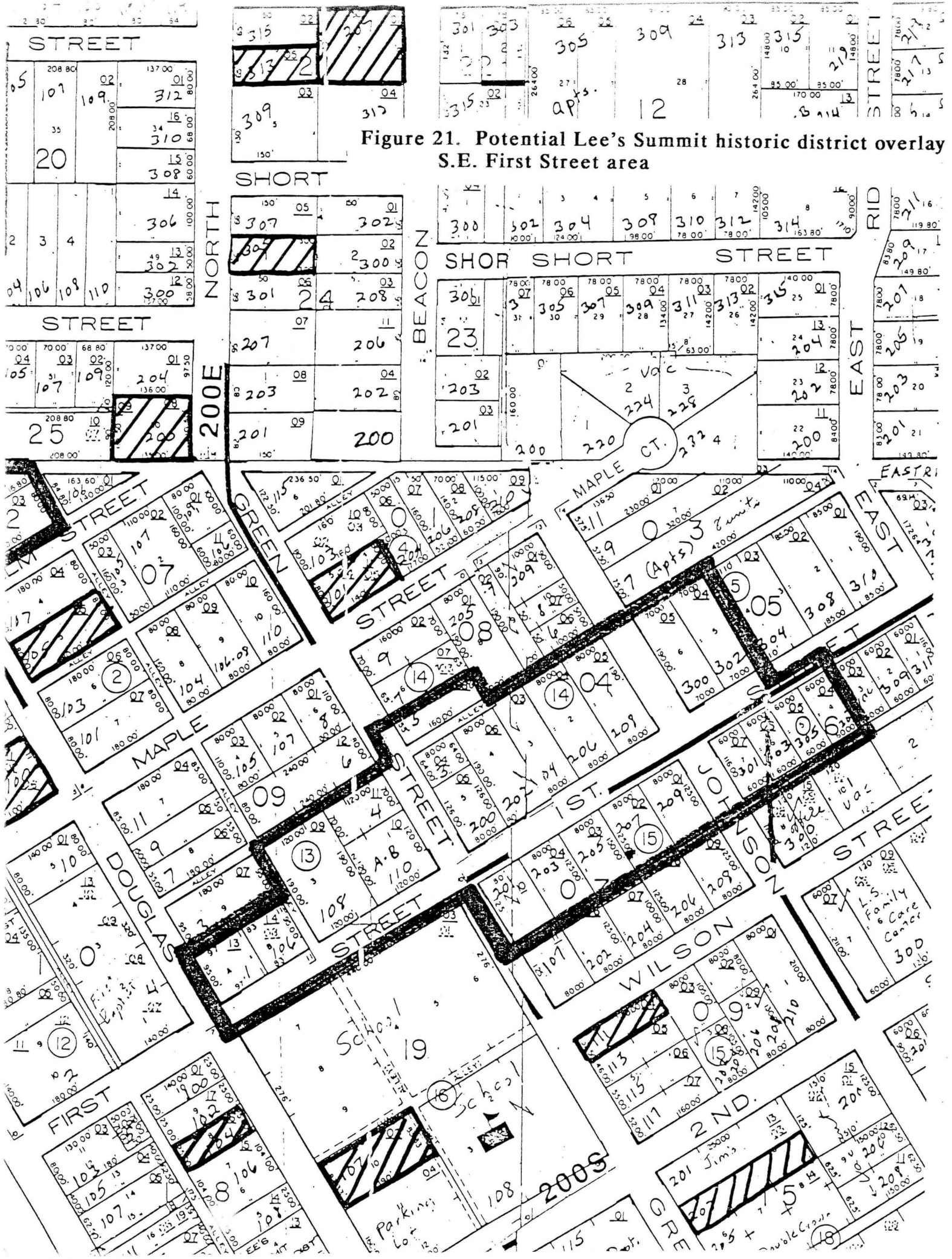
Lee's Summit presently has only one building locally designated as a landmark (the Depot), and no districts. At the minimum, any resource which is recommended for federal designation is certainly worthy of local recognition. A local commission also has the power to designate additional buildings or to expand the boundaries of National Register districts. This usually occurs when the buildings have a strong local historical significance, but may lack the architectural integrity necessary for federal designation. Since local designation usually carries with it the added protection of local review over proposed changes, it sometimes happens that many buildings will undergo a sympathetic rehabilitations (such as the removal of false siding or the replacement of missing features). The end result may be a district now eligible for the National Register. Therefore, in addition to properties eligible for the National Register, Lee's Summit has its own guidelines established in its ordinance for what it considers worthy of preservation. The city may be justified in designating larger or even different resources than just those that are eligible for the National Register.

Several cities have adopted "conservation zones" as part of their zoning ordinance, which take into account goals of preserving an entire neighborhood, not just those buildings which are considered "historic" by National Register standards. A typical example of historic resources which cannot be listed in the National Register but can in local designation are buildings which do not retain their architectural integrity. For example, they may have had been covered with substitute siding or had a porch removed. Local designation recognizes that these buildings may have significant historic associations for the local residents, or that the buildings still contribute visually to a historic streetscape by virtue of the massing and setback. In some cases, local designation may even increase a building's eligibility for future National Register designation by encouraging sympathetic rehabilitation through the local review process.

Thus local historic districts may include a greater number of "non-contributing" resources within their boundaries, as well as buffer zones on the edges of historic districts. The local historic district boundaries shown on Figures 20-22 include a greater area than those boundaries proposed for the National Register of Historic Places. Should Lee's Summit pursue local designation, the commission would review all alterations, demolitions, and new construction within the proposed boundaries. However, the current ordinance recognizes that non-contributing buildings do not have the same significance as contributing buildings, and establishes a different level of review.

Figure 20. Potential Lee's Summit historic district overlay
N.E. Doulgas area





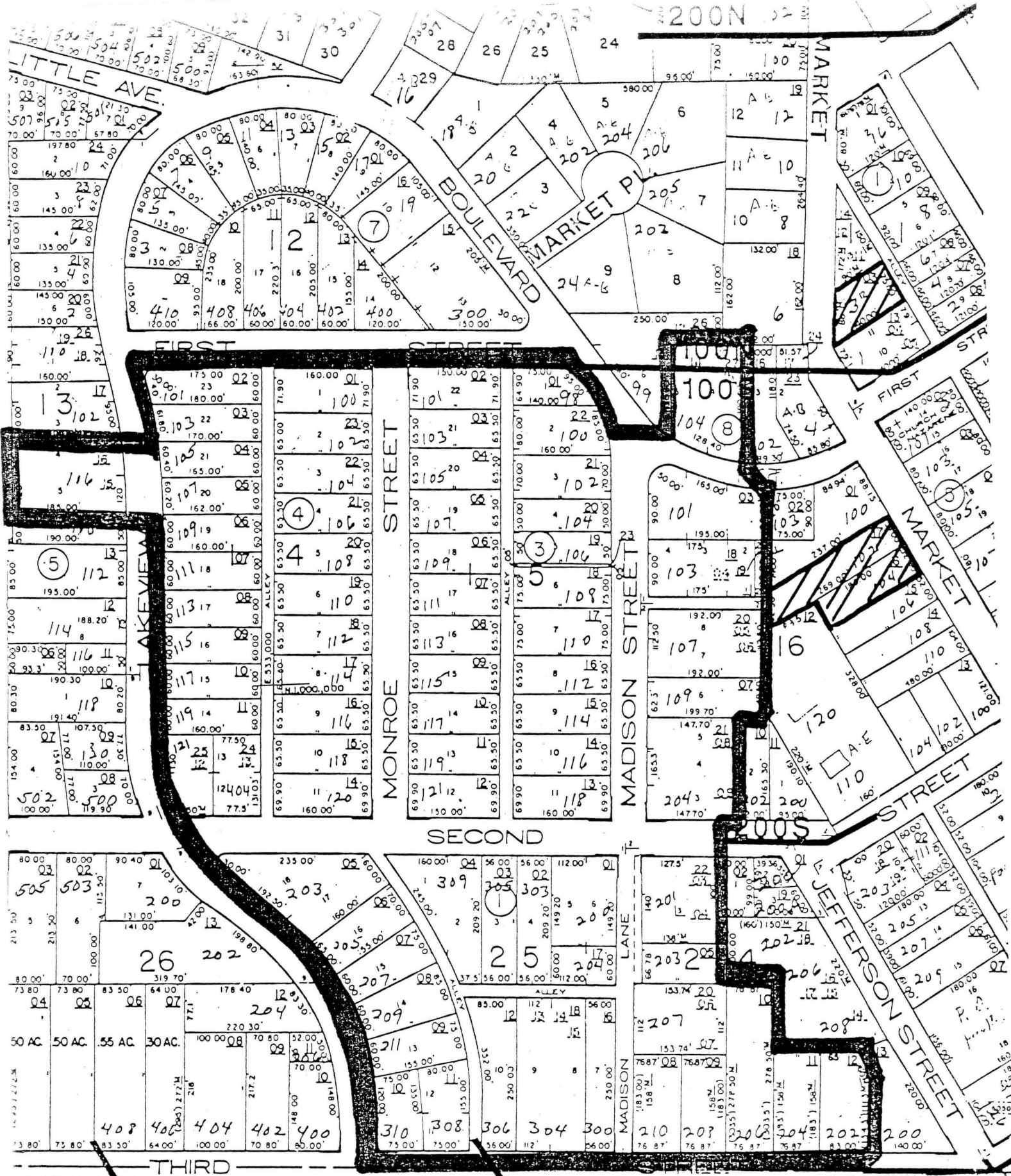


Figure 22. Potential Lee's Summit historic district overlay
Butterfield survey district area

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APPENDIX I
Hearne's Survey District

List of Inventoried Buildings		
106 NE 1st St. NC		
108 NE 1st St	c.1900	405 NE Douglas c.1950
110 NE 1st St	c.1885	406 NE Douglas c.1945
200 NE 1st St.	c.1900	408 NE Douglas c.1885
201 NE 1st St.	c.1895	409 SE Douglas c.1901
202 NE 1st St.	c.1925	410 NE Douglas c.1910
204 NE 1st St.	c.1889	411 NE Douglas c.1905
206 NE 1st St.	c.1925	500 NE Douglas c.1890
207 NE 1st St.	c.1915	501 NE Douglas c.1910
208 NE 1st St.	c.1910	505 NE Douglas c.1910s
209 NE 1st St.	c.1885	507 NE Douglas c.1930
300 NE 1st St	c.1885	600 NE Douglas c.1910
301 NE 1st St	c.1885	601 NE Douglas c.1907
302 NE 1st St	c.1930	100 NE Forest c.1888
305 NE 1st St	c.1883	108 NE Forest c.1895
307 NE 1st St	c.1900	114 NE Forest c.1915
1 NE Douglas	c.1900	200 NE Forest c.1895
11 NE Douglas	c.1900	207 NE Forest c.1900
100 NE Douglas	c.1902	208 NE Forest c.1900
104 SE Douglas	c.1910s	301 NE Forest c.1935
105 NE Douglas	c.1905	302 NE Forest c.1900
107 SE Douglas	c.1901	309 NE Forest c.1900
107 NE Douglas	1940	4 NE Green c.1925
114 SE Douglas	1921-1922	5 NE Green c.1915
201 NE Douglas	c.1915	101 NE Green c.1895
203 NE Douglas	c.1945	111 SE Green c.1895
206 NE Douglas	c.1900-	113 SE Green c.1900
207 NE Douglas	c.1900	117 SE Green c.1900
208 NE Douglas	c.1900	200 NE Green c.1890
211 NE Douglas	c.1885	201 NE Green c.1910
212 NE Douglas	c.1925	204 NE Green c.1895
216 NE Douglas	c.1910s	207 NE Green c.1900
300 NE Douglas	c.1885	305 NE Green 1902
301 NE Douglas	c.1900	306 NE Green c.1900
302 NE Douglas	c.1900	307 NE Green c.1910
304 NE Douglas	c.1915	308 NE Green c.1920
305 NE Douglas	c.1945	310 NE Green c.1920
307 NE Douglas	c.1920	312 NE Green c.1910
310 NE Douglas	c.1910s	313 NE Green c.1890s
312 NE Douglas	c.1945	315 NE Green c.1900
315 NE Douglas	c.1890s	501 NE Green c.1900
400 NE Douglas	c.1930	103 SE Main c.1887
402 NE Douglas	c.1945	302 N Main c.1925
404 NE Douglas	c.1920s	304 N Main c.1900

509 NE Douglas

3 NE Green NC

210 NE Douglas NC

308 NE Douglas NC

306 N Main	c.1900
308 N Main	c.1890
310 N Main	c.1900
400 N Main	c.1901
401 N Main	c.1910
407 N Main	c.1925
510 N Main	c.1905
511 N Main	c.1910
600 N. Main	c.1920
2 NE Maple	C.1895
104 NE Maple	c.1895
205 NE Maple	c.1937
207 NE Maple	c.1945
4 NE Vine	c.1920
6 NE Vine	c.1888
202 Wilson	c.1920

Appendix II

List of Inventoried Buildings

Butterfield District

Address	Const. Date	Wall Material
100 SW Market	c.1910	Weatherboard
102 SW Market	c.1899	Weatherboard
104 SW Market	c.1899	Weatherboard
105 SW Market	c.1895	Asbestos
107 SW Market	c.1899	Asbestos
3 NW Market	1895	Weatherboard
6 NW Market	c.1910	Brick
104 SW 1st Street	c.1925	Weatherboard
10 NW Main	c.1910	Limestone
16 NW Main	c.1895	Weatherboard
105 SW Lakeview	c.1925	Asbestos
106 SW Lakeview	c.1915	Stucco
109 SW Lakeview	c.1915	Asbestos
111 SW Lakeview	c.1925	Asbestos
113 SW Lakeview	1908	Weatherboard
115 SW Lakeview	c.1916	Aluminum
117 SW Lakeview	c.1925	Asbestos
119 SW Lakeview	c.1925	Weatherboard
203 SW Lakeview	c.1925	Weatherboard
205 SW Lakeview	c.1930	Asbestos
202 SW 3rd Street	1889	Weatherboard
204 SW 3rd Street	c.1910	Weatherboard
206 SW 3rd Street	c.1910	Limestone
208 SW 3rd Street	c.1910	Weatherboard
210 SW 3rd Street	c.1900	Stucco
300 SW 3rd Street	c.1925	Weatherboard
304 SW 3rd Street	c.1915	Weatherboard
310 SW 3rd Street	c.1932	Weatherboard
305 SW 2nd Street	c.1917	Weatherboard
98 SW Madison	c.1929	Weatherboard
100 SW Madison	c.1934	Weatherboard
101 SW Madison	c.1934	Asbestos
102 SW Madison	c.1918	Weatherboard
103 SW Madison	c.1925	Weatherboard
104 SW Madison	c.1916	Weatherboard
106 SW Madison	c.1925	Stucco
107 SW Madison	c.1935	Brick
108 SW Madison	c.1925	Weatherboard
109 SW Madison	c.1916	Weatherboard
110 SW Madison	c.1925	Weatherboard
112 SW Madison	c.1925	Weatherboard
114 SW Madison	c.1920	Stucco
116 SW Madison	c.1925	Weatherboard
118 SW Madison	c.1925	Weatherboard
200 SW Madison	c.1925	Brick
201 SW Madison	c.1940	Weatherboard

List of Inventoried Buildings

Butterfield District

Address	Const. Date	Wall Material
204 SW Madison	c.1925	Weatherboard
100 SW Monroe	c.1925	Stucco
101 SW Monroe	c.1934	Asbestos
102 SW Monroe	c.1925	Weatherboard
103 SW Monroe	c.1925	Weatherboard
104 SW Monroe	c.1925	Weatherboard
105 SW Monroe	c.1925	Aluminum
106 SW Monroe	c.1916	Weatherboard
108 SW Monroe	c.1955	Asbestos
109 SW Monroe	1924	Asbestos
110 SW Monroe	c.1923	Weatherboard
112 SW Monroe	c.1925	Weatherboard
113 SW Monroe	c.1921	Weatherbaord
114 SW Monroe	c.1925	Weatherboard
115 SW Monroe	c.1921	Weatherboard
116 SW Monroe	c.1925	Weatherboard
117 SW Monroe	c.1921	Aluminum
118 SW Monroe	c.1925	Weatherboard
120 SW Monroe	c.1921	Weatherboard
121 SW Monroe	c.1921	Asbestos

107 SW
Monroe
NC

111 SW
Monroe NC

119 SW
Monroe NC