

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Registration Form

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

## 1. Name of Property

historic name Morningside Acres Historic Ranch House Districtother names/site number NA

## 2. Location

street & number Approx. 600 block east of Independence Ave. between SE 3<sup>rd</sup> Ter. & SE 5<sup>th</sup> St. NA not for publicationcity or town Lee's Summit NA vicinitystate Missouri code MO county Jackson code 095 zip code 64063

## 3. State/Federal Agency Certification

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

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

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

☐ national ☐ statewide ☒ local

Mark A. Miles Dec. 12, 2011  
Signature of certifying official/Title Mark A. Miles, Deputy SHPO Date

Missouri Department of Natural Resources  
State or Federal agency/bureau or Tribal Government

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

\_\_\_\_\_  
Signature of commenting official Date

\_\_\_\_\_  
Title State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I hereby certify that this property is:

☐ entered in the National Register ☐ determined eligible for the National Register  
☐ determined not eligible for the National Register ☐ removed from the National Register  
☐ other (explain:) \_\_\_\_\_

\_\_\_\_\_  
Signature of the Keeper

\_\_\_\_\_  
Date of Action

**Morningside Acres Historic Ranch House District**

Name of Property

Jackson County, Missouri  
County and State

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

**Category of Property**

(Check only **one** box.)

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

**Number of Resources within Property**

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
41	15	buildings
		district
		site
		structure
		object
41	15	<b>Total</b>

**Name of related multiple property listing**

(Enter "N/A" if property is not part of a multiple property listing)

**Number of contributing resources previously listed in the National Register**

Historic Resources of Lee's Summit, Missouri

-0-

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC/Single Dwelling

DOMESTIC/Multiple Dwelling

DOMESTIC/Secondary Structure

**Current Functions**

(Enter categories from instructions.)

DOMESTIC/Single Dwelling

DOMESTIC/Multiple Dwelling

DOMESTIC/Secondary Structure

**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

MODERN MOVEMENT: Ranch Style

OTHER: Split-level Raised Ranch

OTHER: Contemporary Ranch

**Materials**

(Enter categories from instructions.)

foundation: CONCRETE

walls: WEATHERBOARD

BRICK

roof: ASPHALT

other: GLASS

**Morningside Acres Historic Ranch House District**

Name of Property

Jackson County, Missouri  
County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

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

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

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

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

**Areas of Significance**

**ARCHITECTURE**

**COMMUNITY PLANNING AND DEVELOPMENT**

**Period of Significance**

**1956 – 1962**

**Significant Dates**

**N/A**

**Significant Person**

(Complete only if Criterion B is marked above.)

**N/A**

**Cultural Affiliation**

**N/A**

**Architect/Builder**

Bartlett, F.E., & Associates (builder)

Hirt, George E. (builder)

Swezy, Paul (builder)

**9. Major Bibliographical References**

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

**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

☒ State Historic Preservation Office  
\_\_\_\_ Other State agency  
\_\_\_\_ Federal agency  
☒ Local government  
\_\_\_\_ University  
\_\_\_\_ Other

Name of repository: \_\_\_\_\_

**Morningside Acres Historic Ranch House District**

Name of Property

**Jackson County, MO**  
County and State

Historic Resources Survey Number (if assigned): \_\_\_\_\_

**10. Geographical Data**

**Acreage of Property** 14 acres

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	<u>15</u> Zone	<u>381617</u> Easting	<u>4308168</u> Northing	3	<u>15</u> Zone	<u>318644</u> Easting	<u>4308110</u> Northing
2	<u>15</u> Zone	<u>381647</u> Easting	<u>4308167</u> Northing	4	<u>15</u> Zone	<u>381742</u> Easting	<u>4308105</u> Northing

**11. Form Prepared By**

name/title Sally Fullerton Schwenk, Historian,  
organizatio Sally Schwenk Associates, Inc. October 30, 2010/June, 22,2011  
n \_\_\_\_\_ date \_\_\_\_\_  
street & number 3800 Baltimore, 3 South telephone 816-221-2672  
city or town Kansas City state MO zip code 64111  
e-mail sschwenk@ssapreservation.com

**Additional Documentation**

Submit the following items with the completed form:

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

**Property Owner:**

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

name Attached With Submittal  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

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

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

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 1

Morningside Acres Historic Ranch House District  
Jackson County, Missouri  
Historic Resources of Lee's Summit, Missouri MPDF

**Architect/Builder (Continued)**

Mussleman, Verle, (builder)

**SUMMARY DESCRIPTION STATEMENT**

The Morningside Acres Historic Ranch House District is located in the City of Lee's Summit, Jackson County, Missouri. [Figure No. 1] This rectangular, fourteen-acre District represents a post-World War II residential area east of the historic downtown commercial area. Developed between 1955<sup>1</sup> and 1961 [Figure No. 2] on lots 3 through 5 subdivided from the 1929 Morningside Acres Addition. [Figure No. 4] The properties are arranged in a rectangular grid of streets running east and west which includes SE Third Terrace, SE Morningside Drive, SE Fourth Street, SE Fourth Terrace and SE Fifth Street. There are fifty-six buildings in the District. There are thirty-seven contributing and non-contributing single-family houses and seven duplexes; there are twelve contributing and non-contributing ancillary buildings. Of the total residential and ancillary buildings there are thirty-three contributing residential buildings and eight contributing garages; there are eleven noncontributing residential buildings and four noncontributing garages. The period of significance is 1956-1962 reflecting the period of construction of the contributing residential buildings.<sup>2</sup> The District as a whole and its contributing buildings meet the registration requirements and integrity thresholds for "Suburban Subdivision Property Types, circa 1920-1960" established in Section F of the Multiple Property Documentation Form "Historic Resources of Lee's Summit, Missouri" (the MPDF). Despite the number of developers and builders active the District, the one-story and one-and-a-half story residences demonstrate a narrow range in size, mid-century post World War II plans and forms, and dates of construction. In particular, the utilization of uniform lot sizes, uniform orientation and street directions and landscape elements contribute to a homogeneous appearance. The buildings in the District feature a variety of original cladding materials. The majority of the buildings each originally featured one siding treatment: wood vertical board and batten, horizontal lap siding, or asbestos shingles. Scattered through the District are isolated examples of the use of several different building materials on the primary façades – combining board and batten, shingles, or lap siding with PermaStone™ or brick (painted or exposed). Many of the buildings have secondary siding applied over the original cladding; the non-historic siding has the appearance of lap siding. The majority of the houses are one-story Ranch House Linear-plan styles. There are four Split-level Raised Ranch House sub-types and two Contemporary Ranch House style designs erected at the same time as the classic one-story Linear Ranch House styles. As a contiguous grouping of mid-twentieth century Modern style residences, the District retains its historic architectural integrity and continues to communicate information about its historic development. The District retains integrity of its unique designed subdivision setting which is

<sup>1</sup> Date of the first replatting of Lots 3 through 9 of the 1929 Morningside Acres Addition.

<sup>2</sup> Several of the properties have the same design and builder, but date from 1962. In accordance with National Register guidelines relating to contributing properties to a potential district, these identical/similar properties are counted as contributing to the District. Elaboration relating to this interpretation of Criterion G is included later in this section.

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significant in the assessment of the integrity of post-World War II neighborhoods which reflect a distinct transition from the traditional late nineteenth and early twentieth century residential neighborhoods in Lee's Summit and in other communities in the nation. The presence of original landscape design elements that are important in defining post-World War II subdivision development including street dimensions, type of curbing (where originally present), drive-ways and aprons, and paved walkways, as well as retention of the original formal tree plantings distinguishes the District from other early postwar 1950s subdivisions in the community. The materials and structural system of each contributing building reflect its period of construction and its associations with the patterns of residential development and the evolution of residential architectural styles, plans, forms and popular during the mid-twentieth century in Lee's Summit, Missouri. At the same time, use of these materials and treatments in various combinations and the degree in which these treatments appear in the District, distinguish the District from other early postwar subdivisions in Lee's Summit.

### ELABORATION

#### LOCATION AND SETTING

The SE Morningside Acres Historic Ranch House District is composed of the residences located in the 1950s Metheny and Gamble's Additions and four adjacent lots to the east, all located in a larger residential neighborhood east of Lee's Summit's historic commercial downtown in an area that was part of the city's 1905 annexation. The District is located roughly between SE Third Terrace and SE Fifth Street and east of Independence Avenue. SE 5<sup>th</sup> Street is a major collector street pre-existing construction of the residences as is SE 3<sup>rd</sup> Street just north of the district. The eastern boundaries of the 1950s Metheny's and Gamble's Additions are apparent today in the change in residential lot size and mixed use area between the original Matheny and Gamble plats and Missouri 291(Old County Line Road). [Figure No. 3] These subdivisions do not include the lots and residences at 610 and 611 SE Fourth Street and 610 and 611 SE Fourth Terrace which were individually platted during the same period at the east end of the subdivision streets with utilizing the same setback, Ranch House style variations built during the period of significance, and sharing the same hardscape and landscape features. Of note is that these lots reflect the age and position of the extant front yard line of mature growth trees on each streetscape.

The streets in the District run east-west, and their arrangement references the city's traditional late nineteenth and early twentieth century grid pattern aligned with the cardinal points of the compass, unlike the older downtown commercial area which was platted on the original town site nineteenth century grid that parallels the Missouri Pacific Railroad line that runs in a northwest-southeast direction. [Figure No. 2] The southern portion of the District along SE Fourth Street, SE Fourth Terrace and SE Fifth Street in Gamble's Addition includes seven lots that contain Ranch House style duplexes.

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Mid-twentieth century single-family housing is north and south of the District. The neighborhood immediately west of Metheny's Addition (SE Third Street, SE Morningside Drive, SE Fourth Street) consists of two *cul-de-sacs* of duplex housing units erected in the early 1980s. The area to the west of Gamble's Addition contains single-family residences erected in Bartlett's Addition dating to the mid-twentieth century; this subdivision lacks the historic architectural integrity needed for listing in the National Register of Historic Places. To the east of Gamble's Addition in the District is a mixed use residential, office park, and light industrial area. These properties are visually and geographically separated from the District by a drainage creek that flows south along the eastern boundary of the District. Those properties adjacent to the District boundary, but not included in the District, do not meet National Register criteria for integrity or do not have significant associations as subdivided lots or groupings of individual residential units with the District's period of significance and shared associations with patterns of development of residential housing in Lee's Summit during that period.

Southeast Independence Avenue forms the western boundary of the District, and is a paved collector street which is 60 feet wide. The corner houses at the intersection of Independence Avenue and SE Third Terrace, SE Morningside Drive, and SE Fourth Street are sited diagonally on their lots.

Southeast Third Terrace forms the northern boundary of the District, and is 60 feet wide.<sup>3</sup> Lots on the south side of the street measure 80 feet wide and 153.6 feet deep. Morningside Drive is 30 feet wide<sup>4</sup> and lots measure 80 feet wide and 135.6 feet in depth. The north side of SE Fourth Street, which is also 30 feet wide, has lots that measure 80 feet by 135.6 feet with the exception of the lots at each end which are 90 feet by 135.6 feet. The lots on the south side of SE Fourth Street measure 78 feet by 138 feet deep except for the corner lot at Independence Avenue which is 90 feet by 138 feet and the lot at the west end of the street that is approximately 100 feet wide and 148 feet deep.

SE Fourth Terrace is 50 feet wide. Lots on both sides of the street in Gamble's Addition measure 78 feet wide and 141.21 feet deep except for the lots at the corner of Independence Avenue which measures 90 feet in width. The lots at the end of the street are each approximately 100 feet wide; the lot at 610 SE Fourth Terrace is about 131 feet deep and the lot at 611 SE Fourth Street is 141.21 feet deep. The lots on the north side of SE Fifth Street measure the same except for a change in depth to 140 feet.

The absence of sidewalks and alleys characterize the District's mid-century "suburban" streetscapes, which are integral to the cultural landscape. None of the streets, including Independence Avenue, have curbs and gutters.

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<sup>3</sup> The original 1950s plat shows the street as 30 feet wide. A comparison of the depth of the lots shows that the lots on the north side of the street in Scott's Addition to be narrower than those on the south side of the street which are in the District.

<sup>4</sup> The original plat shows the width at 60 feet, wider than the other east-west streets in the District. It is evident that the street width changed at the time of construction.

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Conventional grassed swales along Independence Avenue and along the east-west streets are uniformly setback from the property line and handle most of the drainage in the District, leading to the eastern edge of the District where the ground slopes more sharply and feeds runoff into the drainage creek. The line of trees that divides the north and south lots between SE Fourth Street and SE Fourth Terrace controls erosion from water runoff which also drains to the eastern creek. There are no vacant lots in the District. The residences along each street have a uniform setback. [Figure No. 3] Street trees along the front of the lots form a uniform line along the streetscapes. On SE Third Terrace, SE Morningside Drive and the northern side of SE Fourth Street<sup>5</sup> each lot has a pair of street trees of the same species; the type of species - oak, walnut, or maple - alternating by lot. Along the south side of SE Fourth Street, SE Fourth Terrace and SE Fifth Street<sup>6</sup> the line of street trees features two different species in each lot consisting of a combination of oak, walnut or maple. With the exception of two carports, all of the single-family houses have, or once had, an integrated one- or two-car garage. With the exception of duplexes on lots adjacent to Independence Avenue which have detached garages facing onto Independence Avenue and the duplex at 603 SE Fourth Terrace which has driveways, but not garages, the remaining duplexes have driveways on each side of the lot that lead to detached single-car garages dating to the period of construction. Throughout the District, concrete sidewalks connect the driveway and the porch; thus, driveways also provide the primary pedestrian access to the houses from the street.

### DESIGN AND MATERIALS

#### General Architectural Stylistic Features and Materials

With the exception of four Split-level Raised Ranch House sub-types, one-story Ranch House style residences dominate in the District. The one-story Linear Ranch House style single-family and duplex residences dominate the design subtypes found in the District and feature a wide horizontal façade facing the street. The duplex plans feature detached garages. Two Contemporary Ranch House designs are rare to the District and to the postwar neighborhoods developed in Lee's Summit prior to the mid-1960s. They have moderate-to-wide eaves; the low-pitched roofs are gabled or hipped. All of these buildings reflect a transition in housing design that occurred in the 1940s and 1950s, during which the roof became increasingly shallow in grade, and the house form extended horizontally. The District's residences often feature large picture windows with fixed panes, often grouped with flanking sash windows in a tripartite arrangement. Other window openings are typically single or paired and original *faux* shutters are a common decorative element. All but a very few windows are the original double-hung sash windows with two-over-two or two-over-one lights created by use of horizontal muntins. All of the foundations and entrance porches are concrete. The roofs are composition/asphalt shingle.

<sup>5</sup> This area includes all of Metheny's Addition.

<sup>6</sup> This area includes all of Gamble's Addition.



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The buildings in the District feature a variety of original cladding materials. Wood vertical board and batten, wood horizontal lap siding, or asbestos shingles covers the majority of the residences. Scattered through the District are isolated examples of the use of these building materials on the primary façades combined with each other or, occasionally, with Permastone™ or brick (painted or exposed). When the primary façade features a combination of materials, the application of materials occurs in horizontal sections which underscore the overall horizontal character of the building. Many of the buildings have secondary siding applied over the original cladding; the non-historic siding has the appearance of lap siding. Additional stylistic defining features often include a broad interior brick or Permastone™ clad chimney, wide or moderately wide boxed eaves; and porch stoops or shallow, recessed entrance porches, and wrought iron porch supports and railings. The only additions that appear to be non-original are several rear screened porches.

### Classification of Ranch House Plan Types and Sub-types

A windshield survey of Ranch Houses in Lee's Summit<sup>7</sup> indicates a high level of diversity of outward appearance of early Ranch Houses, most of which are concentrated in or adjacent to the Old Town area of Lee's Summit in comparison with other historic residences. Yet despite these differences, which are indicative of date of construction as well as different architectural styles and plan book stylistic adaptations, there are recurring patterns of underlying plans and forms of Ranch Houses erected in discrete time periods, as is common in other communities. In the proposed Morningside Acres Ranch House District, these forms provide the basis of the classification of Ranch House types due to the absence of defined architectural stylistic sub-types and the role of the ground plan and the elevations as the most distinguishing characteristics of the residences. As noted by Virginia and Lee McAlester in *A Field Guide to American Houses*, "The chronology of changing architectural fashions or styles provides the framework for identifying American houses. A second basic feature of houses is form or shape. House shape is best analyzed by dividing the three-dimensional house into two separate two-dimensional components. The first is ground plan, the pattern made by exterior walls when viewed from directly above; the second two-dimensional component is elevation, the pattern made by wall, roof, and details when viewed from ground level."<sup>8</sup>

Thus plan (plan-shape) plus height (mass-form) comprises the house type (and associated sub-type).<sup>9</sup> This concept of house type is based on distinctive patterns of interior spaces and exterior forms rather than stylistic conventions. As noted and recommended in the State of Georgia's guide to Ranch House types, the use of house type (plan-form), as opposed to stylistic references, is particularly useful in classification of Ranch Houses, (such as those found in the Morningside Acres Historic Ranch House District) where the forms and floor plans of the

<sup>7</sup> Conducted by Sally F. Schwenk in 2010 to review changes in documentation from an updated survey of twentieth century subdivisions conducted in 2001-2002.

<sup>8</sup> Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2003), 21.

<sup>9</sup> A house type/sub-type is sometimes called a plan-form.

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houses, rather than stylistic conventions, are the principal character-defining features. The principal benefit of using a typology where combinations of plans and forms define the architectural character of the residences and the larger neighborhood is that it allows the subdivision of large groups of otherwise similar houses into smaller, more precise defined groups and provides a more refined frame of reference for evaluating architectural significance.<sup>10</sup>

Ranch House style surveys and National Register documentation that categorize Ranch Houses based on plan and form generally features variations of these basic forms: Linear, L-shape, Complex, Massed, T-shape, U-shape, V-shape, and Y-shape.<sup>11</sup> Of the possible plan-based types, the houses within the District represent two major Ranch House plan types – the Linear Plan, and the L-Shape Plan.<sup>12</sup>

### Linear Plan

The Linear Plan house, defined by its elongated, rectangular footprint, is nationally the most common Ranch House style form/plan. There are thirty-five examples of the Linear Plan in the District. One sub-type of the Linear Plan is the Compact Plan example - a small, simply massed Ranch House where the width of the front of the house is less than twice the length of the side of the house. Integrated car ports or garages make them appear longer and lower. An example of the Compact Linear Plan sub-plan in the District is the residence at 602 SE Fourth Street. The more elongated linear plan has a front-to-side ratio of at least 2:1. An example of the simple elongated Linear Plan in the District is the residential building at 600 SE Fourth Street. Linear Plans in the District occasionally incorporate slightly projecting or recessed wall planes sometimes forming a truncated L-shape footprint; despite these characteristics, the overall effect is of a long, linear form as seen in the form and massing.

### L-Shape Plan

There are two L-shape Plan Ranch Houses in the District located at 601 SE Fourth Street and 607 SE Fourth Terrace. The intersection of two wings of a house forms the L-shape; they are equal size wings and/or incorporate at least one room. This wing extension is most often expressed as a bedroom bay with paired windows on the front elevation of the wing as its only defining element other than the wall cladding. The projecting wing has either a hip or gable-front roof.

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<sup>10</sup> Richard Cloues, Ph.D. *Ranch Houses in Georgia: A Guide to House Types (Sub-Types)* (Atlanta: Georgia Department of Natural Resources, 2010), available from [http://gashpo.org/assets/documents/ranch\\_house\\_types.pdf](http://gashpo.org/assets/documents/ranch_house_types.pdf). Accessed 18 March 2011. The windshield survey conducted in 2010 revealed a preponderance of plan book, contractor/developer generic adaptation; stylistic treatments are unique.

<sup>11</sup> Ibid., and Cathy Ambler, PhD, "Ranch Acres Historic District, Tulsa, Tulsa County, Oklahoma." National Register of Historic Places Nomination Form, 12 December 2007. State Historic Preservation Office, Oklahoma Historical Society. Oklahoma, City, Oklahoma. The terms used in this nomination provided terminology relating to classifications that was particularly appropriate to the proposed district. The definitions incorporate both sources.

<sup>12</sup> One Ranch House style house has a Complex Plan.

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### Complex Plan

The only Complex Plan Ranch House has deep square irregular plan that distinguishes the massing from the linear plan type. The property at 600 SE Fourth Terrace is an unusual example in the District.

### **Variations in Eave and Roof Ridge Lines and Front Walls**

In an attempt to break up an otherwise flat, horizontal form of the Ranch House, various designs often incorporated architectural devices expressed through differing arrangements of the eave lines, the ridge line, and the front wall. Within the District, all of the Ranch House style residences (and their plan types) featured at least one of these devices or different variations of these architectural features; the most common was a combination of the broken roof ridge and differentiation in the depth of wall planes. These variations include:

#### Irregular Front Wall

A common variant includes a slightly recessed garage wall or a projecting wall under a flush, cross-gable projecting wall near the primary entrance. This treatment creates visual sections of the primary façade breaking up the distinctly horizontal emphasis. The house at 608 SE Fourth Street reflects the use of a recessed garage wall plane; the house at 602 SE Fourth Terrace features the projecting wall variation as applied to the Linear Plan.

#### Irregular Eave Line

This variation of the Ranch House style features an irregular eave line such as the Linear Plan house at 611 SE Fourth Street. Of particular note in the District is the extension of the eave line outward to form a rectangular roof over a central entrance porch area. This treatment appears on end-gable and hip roof duplexes, such as the example at 607 SE Fourth Street, and single-family houses such as the residence at 601 SE Morningside Drive.

#### Broken Roof Ridge

This treatment incorporates a break in the ridgeline due to change in height. This variation of ridge height typically occurs at or near the garage at one end where the garage ridgeline is lower than that of the main dwelling. An example of this treatment is the dwelling at 609 Morningside Drive. Often this is combined with the front wall of the garage is either recessed or projects forward slightly from the main wall of the dwelling to create a staggered footprint. Several examples of the gable-end-on-roof such as the house at 609 SE Third Street appear in the District.

### **Other Ranch House Plan Types and Ranch House Styles**

#### Split-level Raised Ranch House

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The District includes four early, single-car and double-car garage examples of the Split-level Raised Ranch House design popular from 1955 -1975. The style rose to popularity during the late 1950s as a modification of the then dominant one-story Ranch House. It retained the horizontal emphasis and window treatments, the low-pitched roof and moderate-to-wide overhanging eaves, but added a two-story unit intercepted at mid-height by a one-story wing, which create three floors of interior space; this arrangement created three zones, one on each level. The lower level usually housed the garage, a half-bathroom, laundry facilities, and a family room where the television was located. The mid-level space contained the formal living and dining room spaces and kitchen. The upper level incorporated the bedrooms and half- and full-bathrooms.<sup>13</sup> Examples of these houses reflect the use of uniform wall cladding as well as a combination of two wall materials on the primary façade and include the residences at 603, 604, 610 SE Fourth Street and 608 SE Fifth Street.

### Contemporary Style Ranch Houses

The District also includes two examples of the Modern Movement's Contemporary Style Ranch house influenced by architect-designed houses built during the period from about 1950 to 1970. In addition to plan and form, the Ranch House can also be described and classified by architectural style. The Contemporary Style Ranch House reflects the application of the Modern Contemporary style to the low, horizontal massing of the simple Ranch House.<sup>14</sup>

The prototypical middle-class Contemporary Style Ranch House that originated in California in the late 1940s and gained popularity in the 1950s, featured low and wide front gable roofs, exposed post-and-beam construction, open floor plans and the use of floor-to-ceiling glass.<sup>15</sup> It has two distinctive subtypes based on roof shapes — flat or gabled. Both subtypes are most commonly one-story forms. The examples in the District are gable-front designs. This subtype reflects influences of the earlier modernism of the Craftsman and Prairie School styles. It features overhanging eaves frequently with exposed roof beams. Heavy piers support gables. Various combinations of wood, brick and stone wall cladding are used and traditional detailing is absent.<sup>16</sup> Examples of these late 1950s houses in the District include the residences at 608 and 611 SE Fourth Terrace.

### **ANCILLARY STRUCTURES**

The relatively small number of ancillary structures found in the District is typical of early Ranch House subdivisions since garages and car ports were incorporated into the residence itself. Ancillary structures and the lack thereof, provide critical evidence of the development of Lee's Summit's neighborhoods. During the post-

<sup>13</sup> McAlester, 481.

<sup>14</sup> Robert Sullivan, Mary Beth Reed and Tracy Fedor, *The Ranch House in Georgia; Guideline for Evaluation* (Stone Mountain, Georgia: New South Associates, 2010), 52. Available from <http://gashpo.org/content/displaycontent.asp?bxt> Document=434. Accessed 31 March 2011.

<sup>15</sup> Ibid., 17.

<sup>16</sup> McAlester, 482.

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World War II period, the garage moved from the rear lot line to be incorporated as an addition of the residence. Detached garages, all associated with duplex buildings at the south end of the District in Gamble's Addition, are evidence of this transition and were among the earliest buildings in the District. The single-car detached garages at the back of the lots of duplex buildings featured shed roofs, wood frame construction and wall cladding matching that of the duplex building. Accessed by a driveway on each side of the duplex dwelling and located near the rear of the lot, they reflect their associations with the duplexes dating to the time the Gambles sold the subdivision lots when construction of duplexes was already underway. Two contributing detached two-car garages that access onto SE Independence Avenue feature the shallow hip roofs that reflect those of their associated duplex residences.

### **HISTORICAL INTEGRITY**

All properties eligible for listing in the National Register of Historic Places as individual properties or Historic Districts must retain sufficient historical integrity to convey the period of time for which they are significant and their significant associations. The homogeneous appearance of a Ranch House subdivision or neighborhood of subdivisions comes not just from the appearance of the residences and ancillary buildings/structures. Developers that platted these post- World War II neighborhoods established a cohesive rhythm and continuity created by tree and shrubbery plantings, drainage systems, driveways, side and entrance walks/paths, street dimensions, lot size as well as the setback, roof lines, and the size, scale and spatial relationship of the houses. Within the context of this rhythm and the overall neighborhood scale, the house style and/or plan and form, materials, and patterns of fenestration form the historic architectural integrity of a Ranch House District.

In evaluating the historical integrity of the District, the cumulative effect of changes in both the landscape/hardscape elements of the setting, as well as additions and/or alterations that changed the original residences' massing and scale, introduction of nonhistoric incompatible design elements, changes in wall material and entrance porches, window and door replacement, and alteration and/or removal of other character-defining elements were weighed for the impact on the ability of the individual residence to communicate its feelings of a distinct period of time and its association with the District. To assist in an understanding of the integrity of the District, the boundary map illustrates historical integrity assessments as contributing and not contributing of both lots (as part of the setting) and for the buildings. However, the base criterion for determination as a contributing property is the requirement that the residential building meet the integrity criteria as a contributing residential building.

### **Integrity of Setting and Landscape Features**

#### Essential Historic Landscape Features

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- uniform setbacks;
- lack of alleys, public sidewalks, curbs, and guttering;
- scarcity of ancillary backyard buildings/structures;
- mature landscaping, including retention of original street trees lining the front yards and streetscape;
- uniform spatial relationship between houses;
- uniform lot sizes in the two subdivision;
- visual rhythms along streetscapes; and
- layout/dimensions and materials of walkways, driveways, and roads.

The original landscaping clearly defined the subdivisions and streetscapes in the District during the period of significance. Today, the retention of these features plays an important role in the cohesiveness and visual character that distinguishes the District from its surroundings. With the exception of the four lots with residences adjacent to and at the east end of the 1950s Metheny and Gamble subdivisions, the development to the east of the District was historically inhibited by the drainage creek that runs along the District's eastern border. Southeast Fourth and Fifth Streets were the only historic through-streets, and remain so today; the street system and blocks remain as they were when developed. The drainage creek remains unchanged, and so, the natural and man-made landscape features around the creek are consistent with that of the site when originally developed. Consequently, except the nonhistoric commercial buildings to the north facing NE Third Street and the 1980s *cul de sacs* to the west, the views from the District to the surrounding areas remain consistent with those of the District's period of significance.<sup>17</sup>

Despite multiple developers, owners, and builders, the Morningside Acres Historic Ranch House District retains sufficient amounts of its original landscape elements that contributed to its cohesiveness and visual identity. The original drainage swales along Independence Avenue and in the District are present as they were when part of the platted topography of the subdivisions. Other original features that remain extant include the continued lack of curbs, gutters, and sidewalks; the preservation of the original street dimensions<sup>18</sup> and those of a majority of the driveway aprons, driveways and paved walkways; and the continuation of the original lot sizes, as well as the arrangement of yards and open spaces.

Many of the original trees are present. Especially on Morningside Drive and Fourth Street, the original pattern of tree planting is evident: two trees of the same species per front yard, all planted with a consistent setback. Even the lots containing Split-level or Contemporary Ranch House designs or duplexes include the historic linear pattern of front yard tree plantings. (Lots with missing trees generally have stumps marking their original location or new trees planted at that location.) Trees originally planted in a line along Independence Avenue, continue to

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<sup>17</sup> Despite the commercial development, it is still possible to see the historic cemetery located on the south side of SE Third Street from SE Third Terrace and the rear yards of the north side of SE Morningside Drive.

<sup>18</sup> A possible exception is the widening of the north side of SE Third Terrace.

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create a rhythm of houses and foliage along Independence Avenue that is echoed as one turns onto one of the individual streets in the District.

The siting and landscaping of the corner lots along Independence Avenue also contribute to the visual cohesiveness of the District. With the exception to the duplexes at 601 SE Fourth Terrace, all of the houses on the corner lots form a gateway transition from Independence Avenue into the District. At SE Third Terrace, SE Morningside Drive, and SE Fourth Street, the corner houses are set at an angle on the lot, facing both the neighborhood street and Independence Avenue. While the house at 600 SE Fourth Terrace does not angle toward Independence Avenue, its L-Shape plan forms an open space that creates a transition. When looking down the individual streets, and driving or walking through the District, the rhythm of houses and driveways is very consistent with what it was when developed, preserving the homogeneity that is important in defining the District and distinguishing it from other adjacent neighborhoods.

### Architectural Integrity

#### Essential Architectural Features

As noted in Section 2 "Assessing Integrity in Properties Features," in National Register Bulletin No. 15, the essential physical features of the District are "those character-defining architectural elements that define both *why* the contributing properties, individually and as a whole, are significant as well as *when* they were significant." They are the features without which a property can no longer be identified.<sup>19</sup> Thirty-three of the residences and eight garages in the District meet National Register of Historic Places' integrity thresholds as defined in the Multiple Property Documentation Form "Historic Resources of Lee's Summit, Missouri" (the MPDF). In addition to these base criteria, character-defining historic architectural elements that, individually or as a whole, commonly define the early mid-century Ranch House residences that compose the District include:

- one-story dwellings with horizontal emphasis parallel to the street; or
- one-and-a-half story dwelling with horizontal emphasis incorporating a two-story unit intercepted at mid-height by a one-story wing (the lower story is below grade);
- integrated single- and double-car garages;
- Ranch House plan-shape type: Linear, L-shape, Complex Plan or Split-level Raised Ranch House;
- moderate-to-wide eaves;
- shallow-pitched gable or hip roof;
- large, fixed picture window grouped with flanking sash windows in a tripartite arrangement;
- hopper windows or narrow, horizontal sliding casement windows;
- single or paired double-hung sash windows with horizontal muntins or upper sash multi-light windows;

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<sup>19</sup> *National Register Bulletin No. 15: How to Apply the National Register Criteria for Evaluation*, available from <http://www.cr.nps.gov/nr/publications/bulletins/bulletins/nrb15>. Accessed 28 December 2010.

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- decorative *faux* shutters;
- use of singular or two wall materials, including exclusive use or combined use of wood clapboards, wood vertical board-and-batten, asbestos shingles, brick and PermaStone™;
- wide chimneys covered in PermaStone™ or brick located at the juncture of the living room area and other internal transition zones of the house; and
- Contemporary stylistic elements applied to the Ranch House form including: low and wide front gable-front roofs and flat roofs; exposed post-and-beam construction, spacious open floor plans and floor-to-ceiling glass.

The District retains the required architectural integrity to convey the period of time for which it is significant and for which it has significant associations in the physical development of Lee's Summit's residential neighborhoods and with post-World War II Ranch House style architecture in the community. The presence of important physical characteristics that convey the sense of past time and place results from the cumulative effect of its setting, design, materials, and workmanship. As mentioned previously, for Districts that are significant primarily for historic association and/or architectural value, integrity of design applies to more than just the individual buildings or structures located within the boundaries. It also applies to the way in which buildings, sites, or structures are related, visual rhythms in a streetscape, retention of historic landscape plantings; the layout and materials of walkways and roads; and the relationship of other features.

In assessing the integrity of the setting, residences and garages in the District as a whole, the National Register guidelines recognize that all properties change over time and it is not necessary for an individual property or the District as a whole to retain all its historic physical features or characteristics.<sup>20</sup> However, each contributing residence in the District must retain the essential architectural features of its Ranch House style and/or plan, form, and defining elements of its original appearance that enable it to convey its historic architectural identity. In particular, the architectural significance of the District relates to the degree of retention of integrity of setting, design, materials, and craftsmanship, in a majority of the residences as required by National Register guidelines for historic suburban districts.<sup>21</sup>

### Secondary Siding

The most common integrity issue in the District is the presence of secondary siding, applied in whole or in part, on wall surfaces. The National Register of Historic Places program notes in *National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation*, “. . . if the historic exterior building material is covered by non-historic material (such as modern siding), the property can still be eligible if the significant form, features and detailing are not obscured.” This criteria is further explained in the context of suburban neighborhoods in the

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<sup>20</sup> Ibid.

<sup>21</sup> *National Register Bulletin: Historic Residential Suburbs. Guidelines for Evaluation and Documentation for the National Register of Historic Places*, available from <http://www.nps.gov/nr/publications/bulletins/suburbs/suburbs-start.htm>. Accessed 28 December 2010.



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*National Register Bulletin Historic Residential Suburb. Guidelines for Evaluation and Documentation for the National Register of Historic Places*, which notes that “. . . replacement siding poses a serious threat to the historic character of residential historic neighborhoods and can have a substantial, cumulative impact on the character of historic neighborhoods, especially those with architectural distinction.” However, the guidelines go on to note that, “. . . classifying all homes with nonhistoric siding as noncontributing is often too strict a measure. A wise approach is to consider the effect siding has on the character of the individual dwelling, and the character of the neighborhood as a whole.”<sup>22</sup>

The integrity assessment relating to the impact that the application of nonhistoric siding as it pertains to the Morningside Acres Historic Ranch House District took into consideration that the predominant wall treatment incorporates the use of one material, but that there are also some residences that utilize two major wall materials on the primary façade, a common design element of Ranch Houses throughout the United States. To assure consistency with National Register guidelines and the consideration of character-defining elements of the District, residences with secondary siding classified as “contributing to the District” include only those buildings where the secondary siding: 1) covers the original siding and “visually imitates the historic material, 2) has been thoughtfully applied without destroying and obscuring significant architectural details, and 3) is not accompanied by other alterations that substantially and cumulatively affect the building and its setting’s historic character.”<sup>23</sup> The impact of secondary siding on individual resources is noted in the property descriptions in this section.

### PROPERTIES LESS THAN 50 YEARS IN AGE

There are several properties within the District that if listed individually must meet Criteria Consideration G: “Properties that Have Achieved Significance Within the Past Fifty Years.” However, according to National Register guidelines, properties which have achieved significance within the past fifty years can be eligible for the National Register if they are an integral part of a district which qualifies for National Register listing. Documentation of these property associations with the District’s areas of significance and period of significance is addressed in Section 8.

### ARCHITECTURAL DESCRIPTIONS

#### Contributing and Non-Contributing Properties Listing by Address

**01. 601 SE Third Ter.** (501 SE Independence Avenue)  
**Style:** Modern Movement: Ranch/Linear Plan

**Contributing to District**  
Photograph No. 16

<sup>22</sup> Ibid.

<sup>23</sup> *National Register Bulletin: Historic Residential Suburbs. Guidelines for Evaluation and Documentation for the National Register of Historic Places*, available from <http://www.nps.gov/nr/publications/bulletins/suburbs/text2.htm>

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**Building Date:** 1958

**Builder:** A.V. Carriker

This low, rectangular Ranch House has unbroken eave and ridge lines and features a side-gable-on-hip roof with wide eaves. The asymmetrical five-bay façade incorporates a one-car garage in the west end bay. The main entrance occupies the center bay. Fenestration includes double-hung sash windows with two-over-two lights created by a horizontal muntin in each sash and a fixed pane picture window flanked by narrow two-over-two light, double-hung sash windows. Decorative shutters flank each window opening in the front façade. Board-and-batten siding covers the front wall and asbestos shingles clad the secondary walls. The house is sited on the corner lot at an angle with the façade facing northwest, marking the entrance to the neighborhood. The concrete driveway is L-shaped and connects the garage to both Independence Avenue and Third Terrace. A carport is on the west end of the house attached to the garage, and the leg of the driveway that connects to Independence Avenue is wide enough to accommodate two cars. Four young trees are in the lawn in front of the house; a mature maple tree stands next to the driveway on Independence Avenue on the west side of the house.

**Subdivision:** Metheny's Addition

02. **603 SE Third Ter.**

**Style:** Modern Movement: Ranch/Linear Plan

**Building Date:** 1959

**Architect/Builder:** A.V. Carriker

Identical to its neighbor at 607 Third Terrace, this house has unbroken eave and ridge lines and features a hipped roof with wide eaves and a pyramidal roof ventilator cupola centered on the roof ridge. The asymmetrical four-bay façade incorporates a one-car garage with a paneled overhead door in the west end bay. The entrance is off center. Fenestration includes the original double-hung sash windows with two-over-two lights created by a horizontal muntin in each sash, and a fixed pane picture window flanked by narrow two-over-two light, double-hung sash windows. Secondary aluminum siding in narrow clapboard form covers the original vertical board-and batten wall treatment (the battens have been removed). The driveway has been widened to accommodate two cars, and both of the original front yard street trees have been removed.

**Noncontributing to District**

Photograph No. 16

**Subdivision:** Metheny's Addition

03. **605 SE Third Ter.**

**Style:** Modern Movement: Ranch/Linear Plan

**Building Date:** 1959

**Architect/Builder:** A.V. Carriker

This low, rectangular plan has an unbroken eave and ridge lines, and features a simple side-gabled roof and an asymmetrical four-bay façade. A one-car garage with a wood paneled overhead door occupies the west end bay and the entrance is east of center. Fenestration includes double-hung sash windows with two-over-two lights created by a horizontal muntin in each sash, and a fixed pane picture window flanked by narrow two-over-two light, double-hung sash windows. The original board-and-batten siding covers the upper portion of the front wall, and asbestos shingles clad the lower one-third. A non-historic wood stoop porch with wood railings is the only alteration to the original design and is reversible. There are two young maple trees planted in the yard where the original paired trees would have been planted.

**Contributing to District**

Photograph No. 13 & 15

**Subdivision:** Metheny's Addition

04. **607 SE Third Ter.**

**Contributing to District**

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**Style:** Modern Movement: Ranch/Linear Plan

**Building Date:** 1959

**Architect/Builder:** A.V. Carriker

Identical with its neighbor at 603 SE Third Terrace, this house has unbroken eave and roof ridge lines and a hipped roof with wide eaves. A cupola ventilator with a hip-roof occupies the middle of the roof ridge line. The asymmetrical four-bay façade incorporates a one-car garage in the west end bay. The entrance is east of center. Fenestration includes a single one-over-one light, double-hung sash window and a tripartite picture window. Decorative shutters flank each window opening in the front façade. The original board-and-batten siding covers the front and secondary walls. The front yard contains two mature walnut trees planted in line with the other trees along the street. A concrete path leads from the front door directly to the street, a singular treatment in the District, in addition to the concrete path that connects the driveway with the entrance. The driveway dimensions are those of the original, but it has been covered with asphalt.

Photograph No. 13 & 15

**Subdivision:** Metheny's Addition

**05. 609 SE Third Ter.**

**Style:** Modern Movement: Ranch/Linear Plan

**Building Date:** 1959

**Architect/Builder:** A.V. Carriker

Identical in form to its neighbor at 601 Third Terrace, this house has an unbroken eave and roof ridge line and features a side-gable-on-hip roof and an asymmetrical five-bay façade. A one-car garage occupies the west end bay and the entrance is located in the center bay. Fenestration includes the original double-hung sash windows with two-over-two lights created by a horizontal muntin in each sash. Decorative shutters flank single and triple windows. Physical inspection revealed that the narrow vinyl lap siding covers the original lap siding and is installed in such a manner as to expose window and door trim. There are no trees in the front yard.

**Contributing to District**

**Subdivision:** Metheny's Addition

**06. 600 SE Morningside Dr.**

**Style:** Modern Movement: Ranch/Linear Plan

**Building Date:** 1960

**Architect/Builder:** A.V. Carriker

This house has an asymmetrical eight-bay façade. The cross-gabled roof forms a nonhistoric enclosed entrance porch that is five bays wide. A one-car garage occupies the west end bay. Fenestration includes the original two, double-hung sash windows with two-over-two lights created by a horizontal muntin in each sash. Decorative shutters occupy the two east end bays. The driveway has been converted to a half-circle drive with two access points on the street. There are two large tree stumps in the front yard. A mature maple tree is on the west side of the lot, set back from Independence Avenue. This house and the facing lot (601 SE Morningside Dr.) are situated at an angle on these corner lots, marking the entrance to the street. The non-original enclosed gable-front porch addition compromises the historic architectural integrity of the dwelling.

**Noncontributing to District**

**Subdivision:** Metheny's Addition

**07. 601 SE Morningside Dr.**

**Style:** Modern Movement: Ranch/Linear Plan

**Building Date:** 1958

**Architect/Builder:** F.E. Bartlett

**Contributing to District**

Photograph No. 10

**Subdivision:** Metheny's Addition

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Identical in form to its neighbor at 607 Morningside Drive, this house has a side-gabled roof with an unbroken ridge line. The asymmetrical five-bay façade incorporates a one-car garage in the west end bay. The eaves project forward over the two central bays to form a shallow porch. The wall cladding is the original wide wood lap siding. The porch shelters the entrance and a pair of the original wide, double-hung sash windows with two-over-two lights created by a horizontal muntin in each sash. Fixed, small horizontal, single-pane windows with decorative shutters are located in the two east bays. The picket porch railing is not original. A pair of mature maple trees occupy in the front yard. The concrete driveway has been widened slightly past the side of the garage.

**08. 602 SE Morningside Dr.**

**Style:** Modern Movement: Ranch/Linear Plan

**Building Date:** 1959

**Architect/Builder:** A.V. Carriker

Similar to its neighbors at 606 and 608 Morningside Drive, this house has a hipped roof with wide eaves. The roof ridge and eave line is uninterrupted. A cupola ventilator is in the middle of the roof ridge. The asymmetrical five-bay façade incorporates a one-car garage in the west end bay. The entrance occupies the center bay. Fenestration includes two replacement single, double-hung sash windows with the one-over-one lights in each sash and a tripartite picture window. Non-historic decorative shutters flank each window opening in the front façade. A screened porch addition is at the rear of the house. Two mature spruce trees are located in the front yard set back in line with the other trees in the neighborhood. The driveway has been widened to allow for two cars. The secondary lap siding leaves the trim partially exposed on the door and garage. However, the original siding underneath, is, according to the owner, asbestos shingle. Thus the current wall cladding does not reference the original treatment. If the secondary siding was removed and the original retained, this building could be reevaluated as a contributing resource to the District.

**Noncontributing to District**

**Subdivision:** Metheny's Addition

**09. 603 SE Morningside Dr.**

**Style:** Modern Movement: Ranch/Linear Plan

**Building Date:** 1958

**Architect/Builder:** F.E. Bartlett

This house has a side-gabled roof and an asymmetrical five-bay façade. The irregular roof and eave line is slightly lower over the one-car garage in the west end bay. The eaves project forward over the central entrance. Fenestration includes two original rectangular, single pane hopper windows, and a large single pane stacked hopper window covered by a one-over-one storm window. Physical inspection revealed that the vinyl lap siding covers the original lap siding. Character defining wood trim is exposed. The original soffits remain exposed. The driveway has been widened and covered in asphalt. There are two mature maple trees planted in the front yard.

**Contributing to District**

Photograph No. 10 & 11

**Subdivision:** Metheny's Addition

**10. 604 SE Morningside Dr.**

**Style:** Modern Movement: Ranch/Linear Plan

**Building Date:** 1959

**Architect/Builder:** A.V. Carriker

This house has a side-gabled roof with wide eaves. The asymmetrical five-bay façade incorporates a one-car garage in the west end bay. A nonhistoric gable-front entrance porch shelters the central entrance.

**Noncontributing to District**

**Subdivision:** Metheny's Addition

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Fenestration includes a one-over-one light, double-hung sash window and non-historic projecting bay windows. The addition of the bay windows flanking the entrance and the projecting gable-front porch roof significantly impact the original Ranch House style design. The original trees are gone and the landscaping of the front yard has been altered significantly. The driveway has been widened and the concrete has been replaced with decorative paving.

11. **605 SE Morningside Dr.**

*Style:* Modern Movement: Ranch/Linear Plan

*Building Date:* 1959

*Architect/Builder:* A.V. Carriker

This house has a side-gabled roof with tight eaves. The eave and roof ridge lines run uninterrupted. The asymmetrical five-bay façade incorporates a one-car garage in the west end bay. The entrance occupies the center bay. Fenestration includes the original single, double-hung sash windows with two-over-two lights created by a horizontal muntin in each sash and a picture window flanked by two-over-two light, double-hung sash windows. Decorative shutters flank the windows. The primary façade retains its historic board and batten siding; the side elevations have asbestos shingles. Two mature walnut trees are planted in the front yard in line with the other mature trees in the neighborhood. The concrete driveway accommodates a single car.

**Contributing to District**

Photograph No. 11

*Subdivision:* Metheny's Addition

12. **606 SE Morningside Dr.**

*Style:* Modern Movement: Ranch/Linear Plan

*Building Date:* 1958

*Architect/Builder:* A.V. Carriker

Virtually identical to its neighbors at 602 and 608 Morningside Drive, this house has a hipped roof with wide eaves and uninterrupted eave and roof ridge lines. The asymmetrical five-bay façade incorporates a one-car garage with a wood paneled overhead door in the west end bay. The entrance occupies the center bay. Fenestration includes the original double-hung sash windows with two-over-two lights created by a horizontal muntin in each sash. Decorative shutters flank the single windows. Original wall siding is board-and-batten in the upper two-thirds of the wall with asbestos shingles cladding the lower one-third of the wall of the primary façade. Two mature oak trees in the front yard align with the line of trees on the block. The concrete driveway has been widened to accommodate two cars.

**Contributing to District**

*Subdivision:* Metheny's Addition

13. **607 SE Morningside Dr.**

*Style:* Modern Movement: Ranch/Linear Plan

*Building Date:* 1957

*Architect/Builder:* F.E. Bartlett

Identical in form to its neighbor at 601 Morningside Drive, this house has a side-gabled roof with moderate eaves and an unbroken ridge line. The asymmetrical five-bay façade incorporates a one-car garage in the west end bay. The eaves project forward over the two central bays to form a shallow entrance. The porch roof has non-original turned post supports and railing. The wall of the two central bays is clad with buff-colored synthetic stone. The walls of the remainder of the primary façade are board-and-batten. Fenestration includes two horizontal sliding casement windows with decorative shutters, and three sets of hopper

**Contributing to District**

*Subdivision:* Metheny's Addition

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windows arranged in a two-over-two configuration next to the entrance. Two mature walnut trees in the front yard align with the line of trees on the block.

**14. 608 SE Morningside Dr.**

**Style:** Modern Movement: Ranch/Linear Plan

**Building Date:** 1959

**Architect/Builder:** A.V. Carriker

Identical to its neighbors at 602 and 606 Morningside Drive, this house has a hipped roof with wide eaves and uninterrupted eave and roof ridge lines. The asymmetrical five-bay façade incorporates a one-car garage in the west end bay. The entrance occupies the center bay. Fenestration includes the original double-hung sash windows with two-over-two lights created by a horizontal muntin in each sash arranged singly and in a band of three. A hipped-roof cupola ventilator is centered on the ridgeline. Non-historic vinyl siding covers the building. There is no visible historic trim. Inspection did not reveal if the original trim was present. Should it be uncovered in the future, the property should be reevaluated for its ability to contribute to the District. The concrete driveway has been widened to accommodate two cars. One mature maple tree in line with the other trees in the neighborhood survives. A young maple tree is planted where the other historic tree would have been.

**Noncontributing to District**

Photograph No. 12

**Subdivision:** Metheny's Addition

**15. 609 SE Morningside Dr.**

**Style:** Modern Movement: Ranch/Linear Plan

**Building Date:** 1958

**Architect/Builder:** A.V. Carriker

This house has a side-gabled roof with tight eaves. The asymmetrical five-bay façade incorporates a one-car garage in the west end bay under a slightly lower roofline. The entrance occupies the center bay. Fenestration includes the original double-hung sash windows with two-over-two lights created by a horizontal muntin in each sash and a picture window flanked by narrow, two-over-two light sash windows. Decorative shutters flank each window opening in the main façade. The original entrance and garage doors remain intact. Vinyl lap siding covers original lap siding. The concrete driveway accommodates a single car. On the eastern edge of the lot, near the drainage creek, a very large Osage orange tree is planted.

**Contributing to District**

**Subdivision:** Metheny's Addition

**16. 600 SE Fourth St.**

**Style:** Modern Movement: Ranch/Linear Plan

**Building Date:** 1959

**Architect/Builder:** F.E. Bartlett

This house has a side-gabled roof with an uninterrupted roof ridge line and an asymmetrical five-bay façade. The eaves extend forward over the second and third bays from the east end to form an entrance porch. Decorative iron posts support the porch roof. A two-car garage is incorporated at the west end and is accessed at the side, west façade by a curved driveway that leads to a pair of single bay garage doors. Fenestration includes the original wide, double-hung sash windows with two-over-two lights created by a horizontal muntin in each sash. Arranged singly and in pairs they are flanked by decorative shutters. A band of three windows west of the entrance features fixed horizontal upper panes with wood louvers below. Synthetic masonry imitating horizontal layers of stone occupies the space below these windows. Asbestos shingles clad the remainder of the elevations. A wide masonry-clad chimney oriented perpendicular to the

**Contributing to District**

**Subdivision:** Metheny's Addition

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street pierces the roof just west of the triple band of windows. Like 600 SE Morningside Drive, this house is angled in the lot, facing southwest and creating an entrance to the neighborhood. In the front yard, along Independence Avenue, are two mature oak trees. Along the side yard, facing SE Fourth Street, are three mature walnut trees.

**17. 601 SE Fourth St.**

**Style:** Modern Movement: Ranch/L-shape Plan

**Building Date:** 1959

**Architect/Builder:** George E. Hirt

This L-shape house has a cross-gabled roof and an asymmetrical five-bay façade. A garage with two single-car bays occupies the west end bays. The entrance is located at the junction of the two wings. Fenestration includes the original paired, double-hung sash windows with two-over-two lights created by a horizontal muntin in each sash and a tripartite picture window. Decorative shutters flank the windows. A broad, stone chimney rises through the front slope of the side-gabled wing at the juncture of the garage and living room wall. Vertical wide board siding occupies the gable and the upper portion of the primary façade wall; the original asphalt shingles occupy the lower part of the wall. The original shingles cover all other elevations. Although the original board and batten siding of the upper walls is gone, the replacement vertical boards when coupled with the original cladding on the lower portion of the roof, reflects the original treatment. The house is sited on the lot at an angle facing northwest. The driveway has been widened at the end nearest the garage and covered with asphalt. There are no mature trees in the yard, but there is a young maple planted on the northwest corner of the lot.

**Contributing to District**

**Subdivision:** Gamble's Addition

**18. 602 SE Fourth St.**

**Style:** Modern Movement: Ranch/Linear Plan<sup>24</sup>

**Building Date:** 1956

According to the original owner who continues to reside in this house, it is the first to be constructed in the Addition. This compact, side-gabled cottage has an asymmetrical three-bay façade. The roof ridge line is uninterrupted. An extension of the eaves provides shelter for the central entrance. Fenestration includes the original half-size horizontal one-by-one light, sliding sash window, and a pair of one-over-one light windows consisting of an upper hopper sash and a lower fixed sash. A small centered, brick chimney rises through the rear roof slope. The original carport extends from the west wall. The original trellis screens the shallow entrance porch. The shingle siding is original. Two mature walnuts are planted in the front lawn on each side of the lot in line with the other mature trees on the block.

**Contributing to District**

**Subdivision:** Metheny's Addition

**Architect/Builder:** F.E. Bartlett

**19. 603 SE Fourth St.**

**Style:** Modern Movement: Split-level

**Building Date:** 1960-61

**Architect/Builder:** Hickman Mills Building Company

This Split-level house has a two story, gable-front section and a one story, side-gabled wing with a wide exterior brick chimney. The asymmetrical four-bay façade incorporates the entrance at the junction of the two wings. A one-car garage occupies the east end bay of the two story block. Fenestration includes six-over-six light, double-hung sash windows, and a multi-light picture window flanked by narrow, double-

**Noncontributing to District**

Photograph No. 8

**Subdivision:** Gamble's Addition

<sup>24</sup> Compact Subtype.

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hung-sash windows. Decorative shutters flank each window in the primary façade. The original asbestos shingle siding is underneath vinyl siding. The concrete driveway has been widened with gravel. There is a maple tree planted very close to the drainage swale on Fourth Street. The house is very similar to the residence at 604 SE Fourth Street which retains its original wall cladding. If the secondary siding were removed and the original siding remained intact, this building could be reevaluated as a contributing resource to the District.

**20. 604 SE Fourth St.**

**Style:** Modern Movement: Split-level

**Building Date:** c. 1960-61

This Split-Level house has a two story, gable-front section and a one story, side-gabled wing. The asymmetrical four-bay façade incorporates the entrance at the junction of the two wings. The eaves extend over the entrance to form a shallow porch. The original one-car garage and hopper window occupy the two east end bays. Above the main block of two-story gable, the front section extends slightly from the foundation and garage wall. Fenestration includes the original double-hung sash windows with two-over-two lights created by a horizontal muntin in each sash and a picture window flanked by narrow, two-over-two light, double-hung sash windows. Decorative shutters flank each window in the front façade. The original asbestos shingles cover the walls. A mature walnut is planted in the front yard in line with the other mature trees on the block. The concrete driveway has been widened on the east side to accommodate two cars.

**Contributing to District**

**Subdivision:** Metheny's Addition

**Architect/Builder:** F.E. Bartlett

**21. 605 SE Fourth St.**

**Style:** Modern Movement: Ranch/Linear Plan

**Building Date:** 1959

**Architect/Builder:** George E. Hirt

This duplex has a side-gabled roof with an uninterrupted ridge line. Each unit has three bays formed by a door flanked by single and a pair of double-hung sash windows, creating a symmetrical façade. The eaves extend forward to create a shed roof porch, the width of the four central bays. The original board-and-batten siding is underneath vinyl lap siding. If the secondary siding were removed and the original siding restored, this building could be reevaluated as a contributing resource to the District.

**Noncontributing to District**

Photograph No. 8

**Subdivision:** Gamble's Addition

**22. 605a. SE Fourth St.**

**Subdivision:** Gamble's Addition

A 1959-60, single-car wood garage has a flat roof and a shallow eave. A wood paneled overhead door fills the vehicular bay. The detached garage is at the end of a driveway near the rear of the lot. It is clad in the original board-and-batten siding and remains unaltered.

**Contributing to District**

**23. 605b. SE Fourth St.**

**Subdivision:** Gamble's Addition

A 1959-60, single-car wood garage has a flat roof and a shallow eave. A wood paneled overhead door fills the vehicular bay. The detached garage is at the end of a driveway near the rear of the lot. It is clad in the original board-and-batten siding and remains unaltered.

**Contributing to District**



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24. **606 SE Fourth St.**

**Style:** Modern Movement: Ranch/Linear Plan

**Building Date:** 1959

This compact, side-gabled house has an asymmetrical four-bay façade. The entrance is to the east of center and a one-car garage occupies the west end bay. Fenestration includes a small, non-original one-over-one light, double-hung window, and a picture window flanked by narrow, one-over-one light, double-hung sash windows. A *faux* gable-front has been added over the bedroom windows and the windows are not original. The house is clad in vinyl siding with partially exposed wood trim. The concrete driveway has been widened to accommodate two cars. No mature trees are present in line with the other mature trees on the block. These non-original features and the secondary siding compromise the ability of this residence to communicate its original design characteristics. If the faux gable and the secondary siding were removed and the original siding is extant, this building could be reevaluated as a contributing resource to the District.

**Noncontributing to District**

**Subdivision:** Metheny's Addition

**Architect/Builder:** F.E. Bartlett

25. **607 SE Fourth St.**

**Style:** Modern Movement: Ranch/Linear Plan

**Building Date:** 1959

**Architect/Builder:** George E. Hirt

This duplex has a hipped roof with an unbroken roof ridge and wide eaves. Each unit has three bays formed by an entrance flanked by a single window in the end bay and a pair of windows in the two central bays, creating a symmetrical façade. The original double-hung sash windows have two-over-two lights created by a horizontal muntin in each sash. The original board-and-batten siding clads the front and side walls. The eaves extend over the four central bays to form a shallow porch. A cupola ventilator is centered on the ridgeline. The porch supports are square posts and a matchstick balustrade which is not original to the dwelling.

**Contributing to District**

Photograph No. 8

**Subdivision:** Gamble's Addition

26. **607a SE Fourth St.**

**Subdivision:** Gamble's Addition

A 1959-60, single-car wood garage has a flat roof and a shallow eave. A wood paneled overhead door fills the vehicular bay. The detached garage is at the end of a driveway near the rear of the lot. It is clad in the original board-and-batten siding and remains unaltered.

**Contributing to District**

27. **607b SE Fourth St.**

**Subdivision:** Gamble's Addition

A 1959-60, single-car wood garage has a flat roof and a shallow eave. A wood paneled overhead door fills the vehicular bay. The detached garage is at the end of a driveway near the rear of the lot. It is clad in the original board-and-batten siding and remains unaltered.

**Contributing to District**

28. **608 SE Fourth St.**

**Style:** Modern Movement: Ranch/Linear Plan

**Building Date:** 1959

**Architect/Builder:** F.E. Bartlett

**Contributing to District**

**Subdivision:** Metheny's Addition

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This house has a side-gabled roof, which is slightly lower over the two-car garage that occupies a slightly recessed west end bay. The asymmetrical five-bay façade incorporates the entrance in the center bay. Fenestration includes the original double hung sashes with two-over-two lights created by a horizontal muntin in each sash and a picture window flanked by narrow two-over-two light, double-hung sash windows. Decorative wrought iron shutters flank each window in the façade. Narrow, horizontal synthetic masonry PermaStone™<sup>25</sup> faces the lower third of the front wall and asbestos shingles cover the wall above. A broad, stone chimney rises through the front roof slope at the junction of the garage roof.

**29. 609 SE Fourth St.**

**Style:** Modern Movement: Ranch/Linear Plan

**Building Date:** 1959

**Architect/Builder:** George E. Hirt

**Contributing to District**

Photograph No. 9

**Subdivision:** Gamble's Addition

This house has a hipped roof, wide eaves and an unbroken roof ridge and eave line. The asymmetrical five-bay façade incorporates a one-car garage in the west end bay. The entrance occupies the center bay. Fenestration includes double-hung sash windows with two-over-two lights created by a horizontal muntin in each sash and decorative shutters. The primary facade windows occur as single windows and a band of three windows. The concrete entrance stoop has wrought iron railings. Wall cladding is wide synthetic lap siding applied in such a manner as to expose all trim elements. An interview with the property owner established that the vinyl lap siding covers the original lap siding. A mature walnut tree and a stump from a mature tree are located in line with the other mature trees on the block. The concrete driveway has been widened to accommodate two cars.

**30. 610 SE Fourth Street**

**Style:** Split-level Ranch House

**Building Date:** est. 1959

**Contributing to the District**

**Subdivision:** Part of Morningside Acres Lot 3.

This Split-level Ranch House has a two story, gable-front section and a one story, side-gabled wing with wide eaves. The asymmetrical five-bay façade incorporates the entrance at the junction of the two wings. Reading from right to left, a single window in the one story wing forms the first bay. A fixed sash picture window flanked by narrow double-hung sash windows denotes the second bay. The entrance door at the top of the concrete stoop porch forms the third bay. The single windows in the gable-front section upper story, which is slightly projecting, form the remaining two bays. Below these windows are two, single-bay garage openings in a wall plane that corresponds with the one-story wing in depth. All of the windows, except the fixed pane picture window, are the original double-hung sash windows with two-over-two lights created by a horizontal muntin in each sash. Decorative shutters flank each window in the front façade. The gable-front

<sup>25</sup> This cement simulated stone product became available to home builders through licensed and trained dealers by 1929. The molds and ingredients for the siding (Portland cement, aggregate, crushed quartz, mineral colors and metallic hardeners) were provided by the company to dealers who produced the materials and installed them on-site. Forming a veneer on walls the faux stones could be laid in random, broken, and coursed ashlar while the joints could be raked, beaded or pointed. Tinting of the mixture with mortar dyes added a variety of colors to the surface veneer, as did a coating of colored powdered materials like mica, oxide pigments, stone dust, slate dust, mineral chips or artificial stone.

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roof has stylized gable returns and a *faux* dovecone in the gable. The original asbestos shingles cover the walls. The concrete driveway retains its original dimensions and appears to be the original.

31. **611 SE Fourth St.**

**Style:** Modern Movement: Ranch/Linear Plan

**Building Date:** 1959-60

**Architect/Builder:** Unknown

This house has a side-gabled roof with an unbroken ridge line and an asymmetrical four-bay façade. A one-car garage occupies the east end bay. The eaves extend forward slightly over the three east end bays. The entrance is to the east of center and fenestration includes double-hung sash windows with two-over-two lights created by a horizontal muntin in each sash. The window bays on the primary façade consist of a pair of windows and a band of three windows. Wood lap siding covers the entire façade. A mature walnut is planted on the east side of the front yard, and a large oak is planted on the west. The concrete driveway has been widened with gravel to accommodate two cars.

**Contributing to District**

Photograph No. 9

32. **600 SE Fourth Ter.**

**Style:** Modern Movement: Ranch/Complex Plan

**Building Date:** 1959-61

This Complex plan house has a cross-hipped roof and an asymmetrical four-bay façade. The entrance occupies the bay at the junction of the two wings. Fenestration includes one-over-one light, double-hung sash windows, and a picture window flanked by two-over-two light, double-hung sash windows. Decorative shutters flank each window in the front façade. Asbestos shingles cover the lower half of the front walls, and board-and-batten siding covers the upper half. An exterior brick chimney rises through the eaves on the west wall. There is a mature oak in line with the other mature trees on the block.

**Contributing to District**

**Subdivision:** Gamble's Addition

**Architect/Builder:** Unknown

33. **601 SE Fourth Ter.**

**Style:** Modern Movement: Ranch/Linear Plan

**Building Date:** 1958

This low, wide duplex has a side-gabled roof with an unbroken roof ridge. The two units are each three bays wide creating a symmetrical facade. Paired, one-over-one light, double-hung sash windows flank the center entrance of each unit. A shed roof extension forms a shallow porch over the four central bays. Decorative iron posts support the porch roof. Vinyl lap siding covers the original lap siding. The windows and door units appear to be replacements. On the northwest corner of the lot is a very large, mature maple. There are no trees planted in front of the duplex. A sidewalk leads from the street to the middle of the porch.

**Contributing to District**

**Subdivision:** Gamble's Addition

**Architect/Builder:** George E. Hirt

34. **601a. SE Fourth Terr.**

**Subdivision:** Gamble's Addition

A 1958- 1960 two-car garage with hipped roof opens onto Independence Avenue. It does not have historic associations with the early replatting of the addition by the Gambles and the immediate construction of duplex units after approval by the City Council in 1958.

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35. **602 SE Fourth Ter.**

*Style:* Modern Movement: Ranch/Linear Plan

*Building Date:* 1961

*Architect/Builder:* Paul Swezy

This Linear Plan house has a shallow, cross-hipped roof with wide eaves. The asymmetrical five-bay façade incorporates a one-car garage in the west end bay. The central entrance is located at the junction of the two wings. Fenestration includes the original double-hung sash windows with two-over-two lights created by a horizontal muntin in each sash and decorative shutters. Single windows and a band of three windows create defined bays. Blond PermaStone™ rises from the foundation to under the sill of the triple windows. The upper walls are covered in vinyl lap siding that exposes the historic trim and covers the original lap siding. Two mature maples are planted in the front yard in line with the other mature trees on the block. The concrete driveway has been widened to accommodate two cars.

**Contributing to District**

Photograph No. 7

*Subdivision:* Gamble's Addition

36. **603 SE Fourth Ter.**

*Style:* Modern Movement: Ranch/Linear Plan

*Building Date:* 1959

*Architect/Builder:* George E. Hirt

This duplex has a hipped roof with wide eaves that extend forward slightly over the four central bays. The roof-line is unbroken. The units are each three bays wide. Each unit has a center door flanked by paired, two-over-two light, double-hung sash windows. Board-and-batten siding covers the walls. Unlike the other duplexes in the District, the driveways on either side of the building do not lead to garages. There are no trees in the front yard.

**Contributing to District**

*Subdivision:* Gamble's Addition

37. **604 SE Fourth Ter.**

*Style:* Modern Movement: Ranch/Linear Plan

*Building Date:* 1961

*Architect/Builder:* Verle E. Mussleman

This low, wide house has a hipped roof with wide eaves. The roof ridge and eave line are unbroken. The asymmetrical six-bay façade incorporates a two bay garage at the west end with a non-original overhead door. Previous survey indicates the house originally had two, single-car garage bays. The entrance is to the east of center. Fenestration includes six-over-six light, double-hung sash windows, and a multi-light picture window flanked by four-over-four light, double-hung sash windows. Decorative shutters flank each window opening in the façade. Brick faces the lower third of the front wall, and board-and-batten siding covers the upper two-thirds. A broad, brick chimney rises through the front roof slope. Two mature oak trees and one mature maple tree are planted in the front yard in line with the other trees on the block.

**Contributing to District**

Photograph No. 7

*Subdivision:* Gamble's Addition

38. **605 SE Fourth Ter.**

*Style:* Modern Movement: Ranch/Linear Plan

*Building Date:* 1961

*Architect/Builder:* Verle E. Mussleman

This low, wide house has a side-gabled roof with a non-original *faux* front gable over the two east end bays. The asymmetrical five-bay façade incorporates the entrance in the center bay. A one-car garage occupies

**Non-contributing to District**

Photograph No. 4

*Subdivision:* Gamble's Addition

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the west end bay. Fenestration includes non-original one-over-one light, double-hung sash windows with decorative shutters, arranged singly and in a paired set. The entrance door is original. Painted rusticated brick faces the lower half of the front wall, and vertical ribbed vinyl siding covers the upper half. A stout, brick chimney rises to the west of center on the front roof slope. The painted brick and non-original vinyl siding applied in a vertical pattern, replacement windows, and *faux* gable combine to significantly impact the ability of the house to reflect its original design treatment. There are a mature maple and oak planted in the front yard. The concrete drive has been widened to accommodate two cars and continues along the west side of the house into the back yard. If the secondary siding was removed and the original siding retained and the faux front gable removed, this building could be reevaluated as a contributing resource to the District.

39. **606 SE Fourth Ter.**

**Style:** Modern Movement: Ranch/Linear Plan

**Building Date:** 1961

**Architect/Builder:** Unknown

This house has a hipped roof with wide eaves and an unbroken roof ridge. The roof over the four east end bays projects forward slightly, as does the front wall of the two east end bays. The asymmetrical five-bay façade incorporates the recessed entrance in the central bay. A one-car garage occupies the west end bay. Brick faces the lower half of the left half of the front wall, and board-and-batten siding covers the upper half. Asbestos shingles clad the remainder of the walls. The concrete drive has been widened to accommodate two cars. A mature maple tree and a mature oak tree are planted in line with the other mature trees on the block.

**Contributing to District**

Photograph No. 6

**Subdivision:** Gamble's Addition

40. **607 SE Fourth Ter.**

**Style:** Modern Movement: Ranch/L-shape Plan

**Building Date:** 1961

**Architect/Builder:** Verle E. Mussleman

This house has a gable-front-and-wing configuration and an asymmetrical three-bay façade. The eaves extend at the junction of the two wings to form an entrance porch. The entrance is perpendicular to the façade and leads into the projecting, gable-front wing. A one-car garage occupies the west end bay. Fenestration includes paired double-hung sash windows, and a tripartite picture window. Decorative shutters flank each window in the façade. Brick faces the lower half of the front wall, and asbestos shingles cover the upper half. Vertical plywood siding covers the gable peak wall. The driveway has been widened to accommodate two cars and extends along the west side of the house. One mature and one young maple are planted in line with the other mature trees on the block.

**Contributing to District**

Photograph No. 4

**Subdivision:** Gamble's Addition

41. **608 SE Fourth Ter.**

**Style:** Modern Movement: Contemporary

**Building Date:** 1962

**Architect/Builder:** Unknown

This house has a shallow pitch, asymmetrical gable-front roof with wide eaves that extend to integrate a one-car garage at the west end. A central square wood post located at the juncture of the gable supports the

**Contributing to District**

Photograph No. 6

**Subdivision:** Gamble's Addition

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overhanging front eaves. The main façade is a glass curtain wall of six equal bays and incorporates an entrance door to the west of center. Board- and-batten siding covers the lower two-thirds of the east half of the front wall and the side walls. The driveway has been widened to accommodate two cars. A mature maple and mature oak are planted in line with the other mature trees on the block.

**42. 609 SE Fourth Ter.**

*Style:* Modern Movement: Ranch

*Building Date:* 1960

*Architect/Builder:* Unknown

**Contributing to District**

Photograph No. 5

*Subdivision:* Gamble's Addition

This house has a hipped roof with wide eaves and an unbroken roof ridge and eave line. The asymmetrical five-bay façade incorporates a central entrance. Fenestration includes two-over-two light, double-hung sash windows with decorative shutters, arranged singly, in pairs, and in sets of three. Board-and-batten siding covers the walls. An exterior brick chimney is at one end. The concrete driveway leads directly to the west end bay. (It appears that the conversion of the integrated garage and construction of a fireplace chimney was within the period of significance. The appearance of the window units also date to the period of significance. On the east, a gravel driveway leads to a detached garage/storage building at the back of the lot. Two young oak trees are planted in line with the mature trees on the block.

**43. 609a SE Fourth Terrace**

*Subdivision:* Gamble's Addition

A two story garage/storage building was erected in the 1970s.

**Noncontributing to District**

**44. 610 SE Fourth Ter.**

*Style:* Modern Movement: Ranch/Linear Plan

*Building Date:* 1959-62

*Architect/Builder:* Unknown

**Contributing to District**

*Subdivision:* Part of Lot 4 Morningside Addition

This small house has a hipped roof and an asymmetrical five-bay façade. The roof ridge is unbroken. The four east end bays recess under the main roof, providing a shallow shelter for the central entrance. Fenestration includes eight-over-eight light, double-hung sash windows, arranged singly and in pairs. It appears that the west end bay was originally an integrated one-car garage. Asbestos shingles clad the building. Two mature oaks are planted in line with the other mature trees on the block. A concrete driveway on the east end of the lot leads to a detached garage.

**45. 610a SE Fourth Ter.**

The single car detached garage is at a lower grade than the house and dates to the 1990s. It has a shed roof and vinyl siding.

**Non-Contributing to District**

**46. 611 SE Fourth Ter.**

*Style:* Modern Movement: Contemporary Style Ranch House

*Building Date:* 1961-62

**Contributing to District**

*Architect/Builder:* Unknown

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**Subdivision:** Part of Lot 4 Morningside Addition

This house has a shallow pitch, asymmetrical gable-front roof with wide eaves that extend to form a carport at the west end. A central wood post supports the overhanging front eaves at the juncture of the gable. The main façade is a glass curtain wall of six equal bays and incorporates a glass entrance door to the east of center. Board-and-batten siding covers the lower two-thirds of the west half of the front wall and the side walls. Three mature maples are planted in line with the other mature trees on the block.

**47. 600 SE Fifth St.**

**Style:** Modern Movement: Ranch/Linear Plan

**Building Date:** 1958-59

This low, wide duplex has a gable-front on hipped roof. The units are each three bays wide and the façade is symmetrical. Each unit has a center entrance flanked by paired, one-over-one light, double-hung sash windows. A shed roof extension forms a shallow porch that shelters the four central bays. The secondary façades are two bays wide. This duplex retains its original wood siding and trim and has the same plan and design as those erected by Hirt in the 1950s; the porch posts and windows appear to be later replacements. A concrete sidewalk extends along the porch and continues west to Independence Avenue. A mature sweet gum is planted in the front yard in line with the other mature trees on the block, and another mature sweet gum is planted in front of the western elevation along Independence Avenue.

**Contributing to District**

**Subdivision:** Gamble's Addition

**Architect/Builder:** George E. Hirt

**48. 600a SE Fifth St.**

**Subdivision:** Gamble's Addition

A 1959-60 era two-car garage appears to be erected during the same time as the duplex opens onto SE Independence Avenue. It has the same siding and details as the duplex, as well as the same hipped roof angle (i.e., matching size trusses).

**Contributing to District**

**49. 602 SE Fifth St.**

**Style:** Modern Movement: Ranch

**Building Date:** 1958-59

**Architect/Builder:** George E. Hirt

This low, wide duplex has a side-gabled roof. The units are each three bays wide and the façade is symmetrical. Each unit has a center entrance flanked by paired one-over-one light, double-hung sash windows. A wide, nonhistoric gable-front porch projects to shelter the four central bays. The duplex is clad in vertical wood paneling with shallow grooves, with the gables clad in lap siding. The original vertical siding can be found underneath but the battens are missing. A mature walnut and sweet gum are planted in line with the other mature trees on the block.

**Noncontributing to District**

Photograph No. 3

**Subdivision:** Gamble's Addition

**50. 602a. SE Fifth Street**

**Subdivision:** Gamble's Addition

A 1959, single-car garage with original board-and-batten siding, a flat roof, and shallow eaves is near the rear of the lot at the end of a driveway. A wood paneled overhead door fills the vehicular bay.

**Contributing to District**

**51. 602b. SE Fifth Street**

**Contributing to District**

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**Subdivision:** Gamble's Addition

Photograph No. 3

A 1959, single-car garage with original board-and-batten siding, a flat roof, and shallow eaves is near the rear of the lot at the end of a driveway. A wood paneled overhead door fills the vehicular bay.

**52. 604 SE Fifth St.**

**Style:** Modern Movement: Ranch/Linear Plan

**Building Date:** 1958-59

**Architect/Builder:** George E. Hirt

This low, wide duplex has a side-gabled roof. The units are each three bays wide and the façade is symmetrical. Each unit has a center entrance flanked by the original paired, two-over-two light, double-hung sash windows. The porch's shed roof shelters the four central bays. The secondary elevations are symmetrical and are three bays wide. Original vertical board and batten siding is present under vinyl siding and trim. There are no trees in the yard. If the secondary siding were removed and the original siding restored, this building could be reevaluated as a contributing resource to the District.

**Noncontributing to District**

Photograph No. 2 & 3

**Subdivision:** Gamble's Addition

**53. 604a. SE Fifth Street**

**Subdivision:** Gamble's Addition

A 1959, single-car wood garage has a flat roof and a shallow eave. It is clad in horizontal vinyl siding with original vertical board-and-batten siding underneath. A wood paneled overhead door fills the vehicular bay. The detached garage is at the end of a single car width driveway west of the duplex residence near the rear of the lot. If the secondary siding were removed and the original siding restored, this building could be reevaluated as a contributing resource to the District.

**Noncontributing to District**

Photograph No. 2

**54. 604b. SE Fifth Street**

**Subdivision:** Gamble's Addition

A 1959, single-car wood garage has a flat roof and a shallow eave. It is clad in horizontal vinyl siding with original vertical board-and-batten siding underneath. A wood paneled overhead door fills the vehicular bay. The detached garage is at the end of a single car driveway east of the duplex residence near the rear of the lot. If the secondary siding were removed and the original siding restored, this building could be reevaluated as a contributing resource to the District.

**Noncontributing to District**

Photograph No. 2

**55. 606 SE Fifth St.**

**Style:** Modern Movement: Ranch/Linear Plan

**Building Date:** 1959

**Architect/Builder:** George E. Hirt

This low, wide house has a shallow, hipped roof with wide eaves. The front wall of the asymmetrical, seven-bay façade recesses at the west end where the garage has two single-car bays. The eaves extend forward over the three center bays to form an entrance porch. Fenestration includes single and paired two-over-two light, double-hung sash windows, and a picture window flanked by two-over-two light, double-hung sash windows. The lower half of the façade is faced with painted brick with "weeping" mortar. Board-and-batten siding covers the upper half of the front wall. The porch posts are vertical wood panels consisting of a pair of vertical two-by-fours separated by wooden "X" inserts. Two sets of concrete stairs

**Contributing to District**

Photograph No. 2

**Subdivision:** Gamble's Addition



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lead up to a porch on the south and west sides. Three mature trees that were in line with the other trees on the block have been recently removed.

**56. 608 SE Fifth St.**

**Style:** Modern Movement: Split Level

**Building Date:** 1958-61

**Architect/Builder:** Unknown

**Contributing to the District**

Photograph No. 1

**Subdivision:** Gamble's Addition

This house has a hipped roof on the east portion, and a side-gabled roof on the west portion and features wide eaves. The asymmetrical four-bay façade incorporates a garage with two single-car bays at the east end. The entrance is to the west of center at the junction of the two wings. Fenestration includes two-over-two light sashes created by a horizontal muntin. The double-hung sash windows are arranged singly and in a band of three. Each window opening has decorative shutters and a decorative wood panel below. Brick faces the front walls of the garage bays, and board-and-batten siding covers the remainder of the wall surface. A mature walnut is planted in line with the other mature trees on the block.

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**STATEMENT OF SIGNIFICANCE**

The Morningside Acres Historic Ranch House District located in Lee's Summit, Jackson County, Missouri, is eligible for listing in the National Register of Historic Places for its local significance under Criterion A for the area of COMMUNITY PLANNING AND DEVELOPMENT and Criterion C for the area of ARCHITECTURE. The District has fifty-six buildings of which there are thirty-three contributing residential buildings and eight contributing garages. The District comprises a grouping of contiguous residential resources erected beginning in 1956 and ending in 1962 in the Metheny's and Gamble's Additions and four adjacent single lots to the east, all of which were subdivided from the 1929 Morningside Acres Addition. The District clearly possesses the defined characteristics to strongly represent the following contexts as documented in the Multiple Property Documentation Form "Historic Resources of Lee's Summit, Missouri" (the MPDF): "Residential Development: 1865-1960," and "Architectural Styles and Vernacular Property Types: 1865-1960," and, in particular, the District has direct contextual associations with the sections "Post-World War II Subdivision Development"<sup>26</sup> and "American Houses since 1940,"<sup>27</sup> that are part of the above referenced historic contexts. The architectural and functional property types in the District meet the integrity thresholds established in Section F of the MPDF and in *National Register Bulletin: Historic Residential Suburb: Guidelines for Evaluation and Documentation for the National Register of Historic Places*.

The District is locally significant in the area of Community Planning and Development for its associations with the community's early post-World War II residential building patterns relating to Lee's Summit's role as an evolving suburb of Kansas City, Missouri, and of the suburbanization of Lee's Summit itself. The District's early postwar development has important associations with the initial shift in the city from residential buildings contracted on a lot-by-lot infill basis to wholesale residential construction on undeveloped tracts; this shift generally involved the development of a larger number of lots by fewer developers/builders. In particular, the new building pattern represented by the district reflects the evolving role of real estate speculators, land developers and local home builders in the onset of development of neighborhoods numbering at least twenty houses erected over a short period of time. The District is also significant for its associations with a very limited and unique number of postwar subdivisions; it incorporates two of only six<sup>28</sup> extant early post-World War II housing developments in Lee's Summit. Of these six subdivisions, today only four meet National Register of Historic Places criteria. Moreover, the District includes the earliest duplexes in the city's transitional postwar Ranch House subdivisions;

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<sup>26</sup> Sally F. Schwenk, Multiple Property Documentation Form "Historic Resources of Lee's Summit, Missouri," 17 August 2005. U.S. Department of the Interior, National Park Service, National Register of Historic Places, Washington, D.C., E-40-57.

<sup>27</sup> Ibid., E-68-71.

<sup>28</sup> There were ten subdivisions platted between 1946 and 1958 in Lee's Summit's Old Town Area.

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the resulting controversy over these duplexes prompted new standards of density for single-family and two-family residential units erected after 1958.

The District's significance in Architecture is due to the presence of the popular Ranch House style single-family and duplex residences developed between 1956 and 1962 in accordance with a general plan with defined spatial organization as part of a designed neighborhood landscape. In addition to the one-story linear and L-shape plan Ranch House plans, the District also includes examples of the contemporaneous early Split-level Raised Ranch House and the Contemporary Style Ranch House. All of these early mid-century Ranch House variants are distinguishable from later Ranch House style versions erected beginning in the mid-1960s by their small size and the small size of their lots, the subdivision plan of these lots on a traditional street grid system, as well as the designed arrangement of the houses and landscape features on each lot. The early incorporation of single-car garages in the design of a high percentage of the houses also distinguishes it from later Districts in which attached two-car garages predominate. As such, the District is unique among others due to the pattern of features common to particular classes of Ranch House design during an initial and finite phase of Ranch House style residential neighborhoods in Lee's Summit.

The District's residential designs document the individuality and variations of features that occurred within the Ranch House class in the late 1950s and first years of the 1960s in Lee's Summit, as well as the evolution of that class. At the same time, the residences possess many of the key character-defining features of early Ranch Houses. The District also is a significant visual documentation of the beginning transition between design variations of this specific class of resources for both single-family and two-family residences. The methods of construction are notable for their incorporation of materials that became standardized during the District's period of significance, such as sheetrock and factory-built, prepackaged cabinets, and window and door units.

The period of significance is from 1956 to 1962, beginning with the completion of construction of the earliest contributing property and ending with the last known date of construction of contributing properties. The District's historical resources, their spatial relationships and character-defining landscape elements remain substantially unaltered and clearly reflect the evolution of Lee's Summit's residential neighborhoods during the mid-twentieth century.

**ELABORATION**

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**OVERVIEW AND CHRONOLOGY: POST-WORLD WAR II SUBURBAN DEVELOPMENT  
PATTERNS IN LEE'S SUMMIT**

An understanding of the significance of the District requires consideration of the broad contexts of housing development during the post-World War II period and a comparative analysis of the city's extant first postwar subdivisions. As elaborated in the MPDF, the basic stimulus to the pattern of events in community development and residential housing in this period was due to the tremendous postwar change that occurred in Lee's Summit due to its population growth. Between 1950 and 1960, the period in which the Morningside Acres Historic Ranch House District developed, the city's population increased about 223 percent.<sup>29</sup> Like larger communities throughout the nation, Lee's Summit began its own significant post-World War II development in a disbursed pattern of settlement through new subdivisions that continued to move outward from the historic commercial area and eventually occupied an extensive amount of territory far greater than the town's original boundaries. Moreover, by the time growth continued to occur at the edges of Lee's Summit's boundaries in the mid-1960s, Lee's Summit was a significant suburban component of the Kansas City metropolitan area, dependent on a large regional area for its economic base.

**PRE-WORLD WAR II DEVELOPMENT PATTERNS**

Lee's Summit suburban history reflects national patterns both before and after WWII. The prewar additions on the edges of the late nineteenth and early twentieth century neighborhoods located around the city's commercial center used the traditional street grid design in platting new residential areas. Like the proposed District, these pre-World War II subdivisions were comparatively small in the number of lots, and small in size compared to later suburban subdivisions beginning in the mid-1960s. All were somewhat close to downtown and provided easy access to the downtown commercial district. The location of these pre-war neighborhoods in relation to established street and road corridors also allowed Lee's Summit residents to move freely and easily about the community.

**Post-World War II and the Korean War Era**

Throughout the war, private housing construction stopped as the government diverted building materials into the war effort. By the end of the war, there was substantial demand for housing. Moreover, with limited consumer goods during the war, many individuals saved money, creating funds for housing after the war. The wartime

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<sup>29</sup> Rosin and Schwenk, 33.

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housing shortage and millions of returning veterans stimulated suburban residential development along established highways and established collector streets.

During this period, Government policy also encouraged expanded residential development nationally. During the immediate postwar period, the FHA backed construction loans and mortgages stimulated large-scale planning for new residential neighborhoods and promoted wider use of mass-produced building materials and construction techniques. FHA loans stipulated minimum construction standards that became accepted in the building industry's planning standards, whether projects received FHA incentives or not.<sup>30</sup> The Servicemen's Readjustment Act was similar to the FHA mortgage guarantee but financed residential construction by insurance premiums. The Veterans' Administration loan program, passed in 1944, was a direct government subsidy to future homeowners; veterans did not have to make a down payment.<sup>31</sup> The 1949 Housing Act guaranteed developers and bankers a higher profit on large housing developments targeted to the middle-class.

The success of postwar government housing and urban development programs stimulated the movement of white middle-class families out of the cities into the suburban fringes. With FHA loans unavailable in some of Kansas City's older and more crowded areas, residents purchased homes in suburban areas. Lee's Summit became increasingly attractive to outsiders willing to commute to their jobs.

Beginning in the mid-1950s, Lee's Summit shared a period of prosperity enjoyed by other communities in the United States. Full employment, rising incomes, and population growth helped to spark consumer spending and boom conditions in housing. Middle-class America's view of the good life became enmeshed in the concept of suburban development, and city leaders encouraged the expansion of boundaries outward. Lee's Summit's population steadily increased as commute times decreased and as its small town atmosphere and proximity to Kansas City made it an increasingly appealing place to live. Nearly eighty percent of Lee's Summit's growth in the 1950s came after the end of the Korean War in 1953.

As demand for housing increased, developers in Lee's Summit replatted many earlier subdivisions that remained vacant during the Great Depression and World War II. While a few real estate investment groups adapted some of the design ideals for new subdivisions espoused by the FHA, many local builders and developers initially platted new housing areas in much the same way they had before the war. These rectilinear subdivisions, such as those in the District, were fairly close to downtown in older open areas of the community and reflect the city's traditional grid patterns.

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<sup>30</sup> "Planning Profitable Neighborhoods" (Federal Housing Administration, Technical Bulletin, No. 7, 1938).

<sup>31</sup> Kenneth T. Jackson, *Crabgrass Frontier: The Suburbanization of the United States* (New York: Oxford University Press, 1985), 204, 233.

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The earliest post-World War II subdivisions — Bayles Addition (1948); the partial replat and development of the Onahome Addition (1954); subdivision of Lots 11, 18, 19 of Morningside Acres (1954); Bartlett's Addition (1954); Metheny's Addition (1955); Scott's Addition (1956); and Gamble's Addition (1958) — share some traits with subdivisions platted before the Great Depression as well as reflect important post-World War II differences.<sup>32</sup> They demonstrate a transition between the community's traditional street grid patterns that represented more commercial causation than domestic or aesthetic values. At the same time, their uniform plans departed from earlier neighborhood designs in the incorporation of similar street sizes, street lighting, tree planting, yard design, and house plans/designs. Comprised of the Metheny's Addition (1955), Gamble's Addition (1958) and subdivided lots (1959-1961), the District reflects these changes, today possessing a rare and significant concentration, linkage, and continuity of dwellings on small parcels of land and includes streets, landscaping and utilities as part of their original development.

These subdivisions also exhibit characteristics typical of the city's first tier suburban development that began in 1946 and continued throughout the 1950s: they filled open land at the edges of built-up sections, their development surrounded the town's core and initially ran more north-south in direction (by 1968 it began to spread both east and west), and they filled once vacant land between Highway 71 Bypass and Highway 50.

With a few exceptions, these newer subdivisions generally involved a larger number of developers and/or builders and the lots were slightly larger than those platted in Lee's Summit's Old Town area during the 1920s. Bayles, Metheny's and Gamble's Additions were larger neighborhood developments of twenty to over a hundred lots, rather than just a few lots subdivided in existing residential areas. An interesting development by the mid-1950s was the advent of outsiders, not locals, who were beginning to purchase and develop property in Lee's Summit. More important was the increase in the speculative nature of homebuilding at large.

The Morningside Acres Historic Ranch House District, because of its physical features, is important in illustrating the initial pattern of residential development in Lee's Summit after World War II, a period when the community was transformed by rapid suburban growth. It is one of a limited number of early postwar neighborhoods stimulated by a housing shortage. An understanding of its importance requires an understanding of its context among the first postwar neighborhoods.

### 1946 Subdivision of Kenton Farm

In March 1946, real estate speculator O.L. Palmer and associates purchased the Kenton farm adjoining Third Street to plat a subdivision for modern five-room houses for "GI Boys" returning from the war. Utilizing loans

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<sup>32</sup> Excluding the subdivision of Kenton Farm (1946), Swain's Addition (1951), Willey's Addition (1951).

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designed for returning military personnel, the veterans purchased individual lots and contracted for a house. The first house, completed the following August, was a prefabricated house purchased from a local lumber company.<sup>33</sup> The subsequent development reflected a variety of architectural styles and forms.

### 1948 Bayles Addition

Bayles Addition, platted in 1948 is sixty-eight acres bounded by Third and Fourth Streets with a small part of Fifth Street between Jefferson and Walnut Streets to the east and west. Funded by a group of local investors including W.C. Nichols, a real estate developer and his partner W.F. Stanford, who managed the project, Bayles Addition initially included one hundred and seven lots. Compared to the typical pre-war smaller subdivisions with twenty or so parcels, this addition was at that time an anomaly — a very large postwar transitional subdivision incorporating a modified grid plat with several curving streets. Of the early postwar suburbs erected in Lee's Summit, Bayles Addition reflected many of the guidelines for subdivision development issued by the FHA in 1936. Particularly applicable were the curving streets, adjustment of the street plan and street widths and grades to meet the traffic needs, elimination of dangerous intersections, long blocks that eliminated unnecessary intersecting streets, carefully engineered lot plans and the incorporation of features such as deep yards and landscaping that added to the privacy and attractiveness of the subdivision. Among the early builders working in the addition was William Merle Siler who constructed quality custom and spec houses in Lee's Summit. Melvin Ziegler, also owned land and built houses in the Bayles Addition from about 1951-52.<sup>34</sup> Due to its extended period of development and number of speculators and builders, the architecture is varied, ranging from Minimal Traditional variants to pattern book Ranch Houses, Split-level Raised Ranch houses to architect-designed Contemporary style designs. Located just west of downtown and between Third Street and Jefferson Street which accessed Highway 50, it was ideally located for homeowners with cars who could optimize their access to various local working and shopping locations as well as the highway out of town. The Bayles Addition is eligible for listing in the National Register of Historic Places.

### 1951 Swain's and Willey's Additions

While the Bayles Addition symbolized a move toward design ideals of the FHA, some locals platted very small, new housing areas in much the same way they had before the war — by subdividing their own property into small lots. Two of these early postwar subdivisions were the Swain's and the Willey's Additions. Located fairly close to the downtown commercial area, Mr. and Mrs. George A. Swain subdivided six lots from their parcel. The Addition is between SE Fourth and Fifth Streets on the north and south, and Howard Street on the west; six lots faced Howard and one lot faced SE Fifth Street. Marion C. and Leona Willey divided three lots from their property which they purchased in 1943.<sup>35</sup> The Willey's Addition had one large and two small lots facing

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<sup>33</sup> Rosin and Schwenk, 31.

<sup>34</sup> Ibid., 41.

<sup>35</sup> Hale, 377.

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Jefferson Street. These were south of town on the old Harrisonville-Lee's Summit Road, now named Jefferson Street. Neither of these small subdivisions is eligible for listing in the National Register of Historic Places.

### 1954 Postwar Development of Onahome Addition

First platted in 1927 by Nathan and Roza Corder southeast of downtown Lee's Summit, the addition initially had twenty lots. Mr. and Mrs. Thomas A. Williams purchased the entire addition from Roza Corder in 1943. In 1945, Dr. Philip Saper purchased all the lots, which remained undeveloped. In 1953, Saper petitioned the city to open Corder Avenue as originally platted to through traffic. Development began immediately. The prewar lots were so narrow that many owners purchased a lot and portions of additional lots to provide a more spacious setting. Bounded by SE Fourth and Fifth Streets and bisected by Corder Avenue, records indicate that builder Clyde Perdue erected most of the houses on the east side of the street and Lloyd Boten, a real estate speculator was responsible for the construction of houses on the west side of the street.<sup>36</sup>

### Postwar Subdivision of the 1929 Morningside Acres Addition<sup>37</sup>

Initially one of the most active early postwar developments besides Bayles Addition was the subdivision of the Morningside Acres Addition, first platted in 1929. This first plat created 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, who purchased Lots 11, 18 and 19 in 1953, replatted them into eighteen smaller properties. This subdivision is at the northwestern corner of Morningside Acres along SE Third Street and Fifth Street, intersecting with Independence and Corder Avenues.<sup>38</sup>

The rectilinear Bartlett's Addition, a 1955 replat of Morningside Acres Lot 14, contained ten residential lots. Frank Bartlett ran a building firm and represented the interests of the owners of Bartlett's Addition at city council meetings. This addition is nearly in the middle of the 1929 Morningside Acres Addition and bounded by SE Fourth Street, SE Fourth Street Terrace and Independence Avenue. Because of compromised historic architectural integrity, the subdivision is not eligible for listing in the National Register of Historic Places.

The rectilinear Metheny's Addition, a 1955 replat of Morningside Acres Addition's Lots 8 and 9, contained twenty residential lots. Harrison Metheny and his wife, Edna, shortly thereafter sold the subdivided land to F. E.

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<sup>36</sup> The east side of Corder Avenue in of the replatted Onahome addition as developed in the 1950s comprises the south part of the SE Third Street and SE Corder Avenue Ranch House District also nominated to the National Register of Historic Places in 2011.

<sup>37</sup> All but lots 12 and 13 of the Morningside Acres Addition were subdivided prior to 1960. Lots 12 and 13 were not replatted until 1984 and are not eligible for listing in the National Register of Historic Places.

<sup>38</sup> The eighteen lots replatted by the Sherards constitute the northern part of the SE Third Street and SE Corder Avenue Ranch House District also being nominated to the National Register of Historic Places in 2011.



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Bartlett, who had invested in Bartlett's Addition at nearly the same time. Bartlett sold all the new lots by 1960; most sold within two years of his purchase. Metheny's Addition is on the western side of the 1929 Morningside Acres between SE Third Street Terrace and SE Fourth Street; Independence Avenue forms its western boundary.<sup>39</sup> It is being nominated as part of the Morningside Acres Historic Ranch House District.

North of Metheny's Addition is Scott's Addition, a 1956 replat of Morningside Acres Addition's Lot 10. Eugene E. Scott and Leola B. Scott filed a rectilinear plat with five lots facing SE Third Terrace and one large lot facing SE Third Street. Independence Avenue forms the subdivision's western boundary; the undeveloped Lot 1 of Morningside Acres Addition is adjacent to the east. Due to the lack of historical integrity the addition is not eligible as a National Register District or for inclusion of parts of it in a larger district.

South of Metheny's Addition is Gamble's Addition, a 1958 rectilinear replat of the 1929 Morningside Acres Addition's Lots 6 and 7. Roy S. and Avaneil Gamble filed the plat of twenty lots. The addition is at the southeastern corner of Morningside Acres between SE Fourth and Fifth Streets. Independence Avenue forms its western border.<sup>40</sup> It is being nominated as part of the Morningside Acres Historic Ranch House District.

### **OVERVIEW: MORNINGSIDES ACRES HISTORIC RANCH HOUSE DISTRICT**

As noted, the District is part of the Morningside Acres Addition platted in May 1929 on a large parcel of land on the east side of Lee's Summit [Figure 4]. Comprised of the Metheny's Addition (1955), Gamble's Addition (1958) and adjacent lots subdivided between 1959-1961, the Morningside Acres Historic Ranch House District forms a singular entity that is visually differentiated from other early postwar Ranch House subdivisions and neighborhoods developed in Lee's Summit due to its rectangular shape utilizing the grid street pattern of the late nineteenth and early twentieth century in Lee's Summit and the variety and continuity of its Ranch House style residences.

### **METHENY'S ADDITION**

Prior to World War II in Lee's Summit, individuals hired builders to construct their homes on lots they had purchased. A few small-time speculators also erected houses or hired contractors to build houses. One such person active in Lee's Summit in the 1920s and 1930s was Harrison Metheny. After the war, he expanded his role as a developer through the subdivision of undeveloped parcels and sale of multiple lots to homebuilders who

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<sup>39</sup> Metheny's Addition constitutes the northern portion of the proposed Morningside Acres Historic Ranch House District.

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marketed custom-built and speculative houses along entire blocks. In early February 1956, Metheny sold the land he had platted a year earlier in Lots 8 and 9 of the 1929 Morningside Acres Addition to developer and contractor F. E. Bartlett.<sup>41</sup> In 1957, Bartlett sold the ten lots on the south side of SE Third Terrace and on the north side of Morningside Drive to real estate speculator and builder A.V. Carriker who sold his first house in 1958 and the remainder in 1959. Bartlett developed the remainder of the lots to the south, selling lots to prospective home owners and individuals who erected speculative houses. Bartlett sold all his lots by 1960.

### **GAMBLE'S ADDITION**

Roy S. Gamble was a subdivider/developer who worked with various contractors to erect speculative housing. Gamble's Addition was a 1958 replat of most of the 1929 Morningside Acres Addition's lots 6 and 7. In 1958, Roy S. and Avanell Gamble, real estate developers who lived in Independence, Missouri, filed a plat with twenty new lots between SE Fourth and SE Fifth Streets. It is bordered on the west by Independence Avenue. Shortly after platting the additions, Gamble sold all of the lots on the south side of SE Fourth Street and the north side of SE Fifth Street to contractor George Hirt. (He later sold two additional lots to Hirt).

### **OTHER SUBDIVISIONS**

Four single-family residences in the District occupy lots at the east end of the Metheny and Gamble subdivision's streets. Subdivided between 1959-1961 from Lots 3 through 5 of the 1929 Morningside Acres Addition,<sup>42</sup> the four lots include the residences at 610 SE Fourth Street subdivided around 1959 from the original Morningside Acres Addition Lot 3. The subdivision and construction of single-family residences at 611 SE Fourth Street and 610 SE Fourth Terrace in the original Morningside Acres Addition Lot 4 also appears to date to this time and involved some of the same investing parties. The creation of the lot at 611 SE Fourth Terrace was part of the original 1929 Morningside Acres Addition Lot 5; the residence also appears to date to the 1959-1961 time period as does the mature landscaping.

### **MORNINGSIDE ACRES HISTORIC RANCH HOUSE DISTRICT**

The District reflects both local and national subdivision patterns that occurred immediately after World War II. It is a continuation of the traditional grid approach to building new residential areas. It was close to Lee's Summit's

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<sup>40</sup> Gamble's Addition constitutes the southern portion of the proposed Morningside Acres Historic Ranch House District.

<sup>41</sup> F.E (Frank) Bartlett invested in Bartlett's Addition at nearly the same time.

<sup>42</sup> Early sales transactions were not dated at deed recording. Beginning about 1950, the register of deeds made not of the transaction dates. The ownership chain of many of the large lots is complex as owners could subdivide the lots by selling pieces of them, rather than replatting.

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downtown commercial services and goods. In keeping with post-World War II development, the subdivisions in the District reflected involved the development of a larger number of speculative properties. Moreover, the postwar subdivisions in the District that emerged out of the 1929 Morningside Acres Addition exhibit five characteristics typical of American city development between 1946 and the mid-1970s that also apply to Lee's Summit:

1. They filled open land at the edges of built-up sections. In Lee's Summit, the 1950s development surrounded the town's core and ran in a more north and south direction. By 1968, the development spread to the east and west, filling most of the town's once vacant area between Highway 71 Bypass, Highway 50, and Chipman Road and development began to spill outside the ring of roads surrounding the community.
2. Their low density with detached houses incorporating garages reflect Post-World War II suburbs designed for easy automobile access. Architecturally, the housing was similar in design and size, connoting middle-class values and economic status. Previously town residential patterns experienced construction on a lot-by-lot basis over an extended period of time, producing a greater variety of styles and economic levels within an addition.
3. The homogeneous nature of the new Ranch House designs appealed to home buyers. Guidelines for government homebuilding financing agencies encouraged this homogeneity. Whether purchased with federal funding or FHA backed construction loans, the agency changed how people bought and built houses, setting standards for design and construction.

These early postwar suburban enclaves in Lee's Summit also have associations with government funded highway construction, which increased people's ability to live farther away from the urban core and commute to jobs in other commercial areas. County and municipal governments improved local roads, which also encouraged the outward spiral of suburb formation and the growth of Lee's Summit's postwar neighborhoods.

4. They reflected the continuation of single-family home ownership as 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. Where once the planners of many small additions in Lee's Summit sold their own land or amassed vacant ground to plat and sell to individuals, after World War II packaged subdivisions formed on the fringes of growing towns, as close to transportation networks as possible.
5. Although the growth of suburbs has been generally associated with large cities as a reaction to urban pollution, stress, and industrialization, they also reflect a complex set of happenings. Among other things, they reflect the long-standing preference to own a freestanding, single-family home; the rise of a middle-class with funds to purchase homes; and government guidelines for design, construction and siting of homes.

### SIGNIFICANCE IN PLANNING AND COMMUNITY DEVELOPMENT

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The Morningside Acres Historic Ranch House District is locally significant of its associations with the significant pattern of post-war suburban community development. This includes the important pattern of suburban development within Lee's Summit itself and the development of Lee's Summit as a major suburb of Kansas City, Missouri. Within this larger context, the District is significant as a rare extant example of the early postwar subdivisions that sprang up in the 1950s in Lee's Summit and which differed in size and design from later suburban development that characterized ranch house neighborhoods nationally and in Lee's Summit beginning in the mid-1960s.

The Morningside Acres Historic Ranch House District is locally significant in planning and community development as two contiguous residential subdivisions and ancillary lot development that are historically interrelated by period of construction, design, planning, or historic association; and that contain concentrations of single-family and rare early multiple-family duplex units. The District forms a singular entity that is visually differentiated from other early postwar Ranch House subdivisions developed in Lee's Summit due to its rectangular shape utilizing the grid street pattern of the late nineteenth and early twentieth century that commonly occurred along major corridors and collector streets in Lee's Summit. This platting pattern differs significantly with later suburban Ranch House subdivisions platted on farmland in and adjacent to Lee's Summit that featured combinations of grid and curvilinear street plans and exclusive use of curvilinear streets. The District's subdivisions is also unique as a postwar development pattern as it did not incorporate preexisting streets (but did access them). As such, it is significant as a rare surviving example in Lee's Summit of an early transitional post-World War II development.

The Morningside Acres Historic Ranch House District is important in its representation of the shift in neighborhood development after World War II to subdivisions that were platted and construction completed in a relatively short time period. Lee's Summit's additions platted in the late nineteenth and early twentieth centuries typically developed over a period of many years due to local economic conditions, availability of mortgage financing, or the relationship between developers and builders. As a result they exhibit an eclectic range of popular architectural styles and housing types related to their date of construction. However, in comparison, the District's subdivisions exhibit a more homogeneous physical character in their architecture and landscape design and with other contemporaneous subdivisions due to a relatively short period of development after the end of World War II. Like other early suburban subdivisions, the District reflects a shared, finite period of construction in the following ways:

- Uniform planning specifications for lot size, uniform setbacks, or the relationship of dwellings to the street and to each other;

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- housing of a similar size, scale, style, and period of construction, built by a single or small number of builders;
- unifying landscape design, including features such as street patterns, curbs (or the lack thereof), driveway width and aprons, entrance walks, and street lights and street trees, and lot landscaping patterns; and
- use of long blocks, minimal intersections, and cohesive street widths and grades.

The Suburban Subdivision Property Types in the District as outlined in Section F of the MPDF are listed under the National Register Criteria A and C, and derive their significance for local associations and, therefore, their contribution to the history of Lee's Summit, Missouri and include, but are not limited to, the following. The following property types apply to the District:

- subdivisions that illustrated important phases of development and growth of neighborhoods in the early and mid-twentieth century;
- subdivisions that, through historic events and associations, were part of a cohesive assemblage consisting of groups of contiguous residential subdivisions that were historically interrelated by design, planning, and/or historic associations;
- subdivisions that developed along major thoroughfares that illustrated specific patterns of development of the city;
- subdivisions that reflected economic forces that contributed to suburban development and impacted the development of the city;
- subdivisions that reflected the development of Post-World War II and early freeway-related suburban development;
- subdivisions that introduced or illustrated technological achievements and new materials in residential design;
- subdivisions whose size, form, and/or stylistic treatment reflected definite periods in the development of the property type; and
- subdivisions that were the work of skilled architects, builders, and/or developers, particularly those noted for their work in relation to residential development.

### **POST-WORLD WAR II RESIDENTIAL ARCHITECTURE: EVOLUTION OF MODERN MOVEMENT HOUSE STYLES IN THE 1950S AND 1960S**

The Modern Movement houses of the 1950s and 1960s — the Ranch House, Raised Ranch House, or Contemporary Ranch House styles found in the Morningside Acres Historic Ranch House District — are part of the Eclectic Modernism that evolved in the early twentieth century and reflect design treatments from the

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preceding Craftsman (Arts and Crafts), Prairie School, Modernistic and International styles. These post-World War II houses were, nevertheless, innovative new styles that largely shaped the burgeoning suburban landscape of mid-twentieth century America.<sup>43</sup>

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. The "Modern" classification for dwellings in *A Field Guide to American Houses* includes Minimal Traditional, Ranch House, Split-level, Modern Movement, Contemporary, and Contemporary Folk House styles. These joined the Cape Cod cottage as the most common styles built after 1940.<sup>44</sup>

The Ranch House style and variations thereof comprises all of the dwelling designs in the District. Their exclusive use reflects the fact that in the 1950s, the Ranch House style became the primary housing type during a significant period of national expansion. Nationally, the long, low horizontal design took many forms and occurred in numerous variations — sprawling ramblers under shake-shingle roofs, sleek contemporary architect designs, stripped down working-class tract housing erected on concrete slabs, and custom-designed residences for affluent middle-class owners. Their design incorporated an open-plan arrangement of overlapping functional zones. The almost exclusive use of combinations of exterior materials, such as the combination of board-and-batten siding with brick facing on the lower portion of the facade, defined the post-World War II suburb.

Beginning in the 1950s, the Ranch House style “. . . became one of the most widespread, successful, and purposeful of American housing types – a shelter of choice for both movie stars and factory workers.”<sup>45</sup> The popularity of the style reflects a public preference for new “Modern” twentieth century styles.

### THE RANCH HOUSE STYLE

#### Nineteenth and Early Twentieth Century Vernacular Precedents

As expanded upon in the MPDF, the post-World War II Ranch House style was the result of the work of several creative California architects. The style is loosely based on Spanish Colonial vernacular precedents of the American Southwest as modified by the incorporation of Craftsman and Prairie School modernism of the early twentieth century.

Also influencing the Ranch House style, were the houses erected by immigrants to California in the period from 1820 through the mid-nineteenth century era of the gold rush. These settlers utilized wooden roofs, shingles,

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<sup>43</sup> McAlester, 475.

<sup>44</sup> Ibid., 476-477.

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frames, posts, doors and window frames. From this tradition, the board-and batten cladding emerged by the 1860s as the standard wall treatment for houses, barns and sheds throughout the West. Those simple houses erected by immigrants to California also repeated the low-lying quality of the Hispanic *ranchos*, including the one-room deep layout and covered porch, that often wrapped around the outside of the structure. Practical and inexpensive to erect, derivative designs of the L- and U-shape *ranchos* became the dominant Ranch or Rambler small house idiom in the West and Southwest in the late nineteenth and early twentieth centuries.<sup>46</sup>

Aspects of the Craftsman bungalow form — the low pitched roofline and one-story height — also found their way into mid-twentieth century Ranch House style design. (During the early twentieth century the word bungalow referred to any one-story house.) The bungalow's interior floor plan was a precursor to the informal Ranch House style's spatial arrangement. In the bungalow plan, hallways and foyers disappeared and the primary entrance opened into the living room, which opened directly into the dining room.

During the Great Depression, the need for well-designed homes for families of moderate income led Frank Lloyd Wright to create the Usonian house, the exterior lines of which reflected a strong horizontal emphasis. The one-story, flat-roof design featured an L- or U- shape constructed of natural materials such as wood, stone and brick in combination with glass and concrete. Wright assigned different functional zones for family activities into a tripartite arrangement, with the kitchen and dining area at one end, entrance area and living room in the middle, and the bedrooms and bath at the other side of the house. Through popular architectural journals and magazines, the Ranch House style coalesced in the 1930s and 1940s.

### The Forties

In the late 1940s, the largest surge in home construction since the 1920s occurred. The construction cost of an average house doubled and most houses were small, utilitarian designs with two-bedrooms and multi-purpose living spaces.<sup>47</sup> The rise in home building had its roots in the return to civilian life of over six million service men and women after the war at a time there was a nationwide housing shortage. The Truman administration quickly mobilized programs and legislation from the Great Depression and the war years to provide housing. By the mid-1950s, the long-term government-sponsored loans to buyers and government backing of loans to developers, promoted mass production of Ranch House style homes in subdivisions near major arterial streets and highways.<sup>48</sup> With government funding came standardized designs based upon a formulaic square foot price and recommended floor plan. Standardized use of materials became common. New technologies and skills builders learned during the war also enabled developers to build faster and more cost effectively. Use of prefabricated products, heavier

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<sup>45</sup> Alan Hess, *The Ranch House* (New York, NY: Harry N. Abrams, Inc., 2004), 11.

<sup>46</sup> Katherine Ann Samon, *Ranch House Style* (New York, NY: Clarkson Potter, 2003), 12-13.

<sup>47</sup> *Ibid.*, 19.

<sup>48</sup> *Ibid.*, 14.

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and more efficient power tools, prepackaged windows and doors, and factory-built cabinets assisted in economy of scale.<sup>49</sup>

By 1951, the mainstream enthusiasm for the Ranch "dream house" inspired the magazine *Popular Mechanics* to publish a book on the "build-it-yourself Ranch-type house."<sup>50</sup> The Ranch House became defined as an expression of living properly in the mid-twentieth century. The real estate section of local newspapers, national magazines such as *House Beautiful*, and movie and television settings and plots disseminated the ideal of a suburban lifestyle. The emerging home building industry then constructed it for an already primed mass market.<sup>51</sup>

As the Ranch House transitioned from a regional western style to a national style, historical stylistic references became attached to the modern form and became popularized by the custom homebuilder. Their distinguishing attributes were often the combination of a variety of treatments applied to the basic Ranch House style's open plan.<sup>52</sup>

The Ranch House style gained popularity during the 1940s and early 1950s in the custom designed houses designed by architects and builders for the upper- and upper-middle classes, such as the homes featured in the Kansas City area's Parade of Homes. At the same time, early postwar tract housing projects by local developer/builders reflected the unprecedented and extended demand for housing created by returning soldiers and a massive shift of the working and middle-class population from inner cities to new suburban areas.<sup>53</sup>

### Post War Lifestyle Changes

During the postwar period, optimism and the sense of the individual was very strong. In the 1950s, the Ranch House home symbolized the happy family. The one-story Ranch House style's open plan with little or no divisions between the areas for the adults and the children became popular. The Ranch House style's adaptation of Wright's Usonian house's zones for living with bedrooms for adults and children conveniently close together; the kitchen, bathrooms and utility rooms centrally located for shared plumbing; and the linking of the living room and dining areas near the kitchen became standard. A new room near the kitchen, called the den, emerged and created a special area for the family to relax together, allocating a prominent location for the new television set.

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<sup>49</sup> Mason, 46-47.

<sup>50</sup> Ibid.

<sup>51</sup> Ibid.

<sup>52</sup> Hess, 58.

<sup>53</sup> "Postwar Suburban House and Yard 1945-1960:" *National Register Bulletin: Historic Residential Suburbs. Guidelines for Evaluation and Documentation for the National Register of Historic Places*, available from <http://www.nps.gov/nr/publications/bulletins/suburbs/part3htm>. and Hess, 14.



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### Technological Changes

The District reflects the technological changes and advent of new machines also changed the physical form of housing. Air conditioning, which became more compact and less costly after the war, eliminated the need of earlier houses that were one room deep to maximize catching cooling breezes from as many directions as possible. Ranch Houses are two rooms deep and positioned on lots according to criteria other than prevailing wind direction. Although it had a formal entrance area, the family usually entered the Ranch House through the garage. The integrated attached garage also became an important adjunct to the kitchen as the location for washers, dryers, and the freezer, as well as a workshop area, rather than as the exclusive domain for sheltering the family car.

The Ranch House style dwelling that emerged in the 1950s, such as those found in the District, is a low building that featured either a stoop porch or a shallow recessed porch along the primary façade. Living rooms, dining areas, and kitchens blended together in an open plan with the living room often located at the rear of the house and opening onto a patio or the backyard through a picture window and/or sliding glass doors.<sup>54</sup> Common architectural characteristics of the 1950s Ranch House style, included:<sup>55</sup>

- one-story height with a low-pitched gable or hipped roof and wide eaves;<sup>56</sup>
- an asymmetrical arrangement of fenestration and architectural features;
- a general horizontal emphasis in design through the use of form, plan and/or materials;
- open interior floor plan that blends functional spaces;
- connections to the outside through specific design elements such as oversized windows, sliding glass doors, and/or a front porch;
- use of informal or rustic materials or details often combined more than one exterior material treatment, including synthetic masonry and brick veneer, used in combination with clapboard and/or board-and-batten or asbestos shingle siding combined with brick facing on the lower portion of the façade, and shake shingle roofs; and
- minimal use of decorative or stylistic ornamentation but incorporation of decorative shutters and wrought iron railings and porch roof supports.

As the Ranch House style residence continued to evolve as a form in the 1960s the typical house size increased from 800 to 1,240 square feet.<sup>57</sup> This reflected a desire for more space and more division of spaces, such as a separate master bedroom and bathroom suite and more closets. Consequently, in the Morningside Acres Historic

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<sup>54</sup> Hess, 11-12.

<sup>55</sup> Ibid., 17 and McAlester, 477.

<sup>56</sup> The exception being the French Provincial Ranch House of the late 1950s and 1960s.

<sup>57</sup> Samon, 22.

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Ranch House District, the smaller typical 1950s Ranch House stands in contrast to the larger ranch houses that were popular in the late 1960s in Lee's Summit. The small 1950s residences typically incorporated three bedrooms; one and, possibly, a half-bath; a living/dining room; a kitchen; sometimes, a den; and a one-car garage. After the mid-1960s, new Ranch Houses typically incorporated four bedrooms and two-and-a-half baths; a living/dining room, kitchen and family room; utility room; study; and a two-car garage.<sup>58</sup> [Figure 8]

### **The Split-level, Raised Ranch House Style**

The lineage of the mid-century Split-Level Raised Ranch House style traces its origin to the cottage style house which provided affordable shelter to meet the needs of the working- and middle-classes. After the end of the Korean War in the mid-1950s, the middle-class housing market demand grew to include larger houses than those provided by the earlier Linear Plan Ranch House. Developers and homebuilders responded with the original Raised Ranch, Split-level Ranch House style, a three-level house design which could successfully occupy previously platted small lots but, with the addition of multiple floors, accommodate more living space. The design incorporated one-half of the Linear Ranch House style plan, the garage and bedrooms in a stacked arrangement. The plan dropped down the massing of the other half: the entry, living room, kitchen, and dining room. In many cases the living room/kitchen areas had a basement underneath. Historians credit Frank Lloyd Wright as the inventor of the Split-level residence, a half century earlier, when he "split" his Prairie School style designs. Wright believed that the house form could be an affordable home for the average American family. The mid-century Split-level Ranch House featured an entry area, flowing into a sequence of spaces incorporating a large living room, kitchen and dining room. A few steps up led to bedrooms and full-bathroom; a few steps down led to the family den and garage. Some versions featured a basement beneath the living room a few steps down from the den or rumpus room.

The Split-level Raised Ranch House had construction advantages. It adapted easily to any hillside by putting the garage on the downhill side. The living room level sat right on the ground at grade, and the basement was below. The den or rumpus room was a transition area, half below grade, and stayed a little cooler than the rest of the house. When constructed on the opposite side of the street, the builder simply swapped ends. The style worked equally well on a flat lot, adding dimension and multiple levels to a monotonous streetscape. This basic design, with its countless variations, became a mainstay of the mid-level housing market through much of the 1950s and 1960s.

### **The Contemporary Style Ranch House**

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<sup>58</sup> Ibid., 22.

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A somewhat less common modern style, the Contemporary Ranch House, completely eschews traditional form and detail, and was particularly favored in architect-designed houses of the mid-century period. These generally have wide eave overhangs and either flat roofs or low-pitched roofs with broad, low, front-facing gables. Exposed supporting beams and other structural members are also typical features. Like the Ranch House style they have an open floor plan, but feature high vault ceilings and rooms illuminated with high-set windows and skylights, offset by transoms and elegant wood details. Interior combinations of glass block and stainless steel, acrylic and hardwood, geometric and whimsical features are hallmarks of the style.<sup>59</sup>

### Ancillary Structures

The relatively small number of ancillary structures found in the District is typical of early Ranch House subdivisions since garages and carports were incorporated into the residence itself. Ancillary structures and the lack thereof, provide critical evidence of the development of Lee's Summit's neighborhoods. During the late nineteenth century and the first decade of the twentieth century, the rear yard served utilitarian purposes. Common structures included an outhouse or septic tank, a chicken coop, a multi-purpose shed, cistern, wells, and carriage barns. With the advent of the automobile, shelter for the vehicle became important and the detached garage became an important structure associated with back yards and alleys. With the arrival of city water and sewer systems, outhouses and septic tanks became obsolete. During the post-World War II period, the garage moved from the rear lot line to be incorporated as an adjunct of the residence. Traditional domestic yard design that distinguished between a formal front yard and a utilitarian back yard changed with technological advances. Domestic recreational activities that originally took place on the front porch or in the front yard shifted to the rear yard after the disappearance of its most offensive utilitarian functions. Of note in Ranch House neighborhoods beginning in the 1950s is the emergence of the concrete patio and attendant landscaping.

Detached garages, all associated with duplex buildings at the south end of the District in Gamble's Addition, are evidence of this transition. The single-car detached garages at the back of the lots of duplex buildings featured shed roofs, wood frame construction and wall cladding matching that of the primary residential building. Accessed by a driveway on each side of the duplex dwelling and located near the rear of the lot they reflect their associations with the duplexes dating to the time the Gambles sold the subdivision lots when construction of duplexes was already underway. Two contributing detached two-car garages that access onto SE Independence Avenue have shallow hip roofs that reflect those of their associated duplex residences.

### ARCHITECTURAL SIGNIFICANCE

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<sup>59</sup> Cloues, 17, 52.

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The District's significance in architecture is due, in large part, to the continuing architectural integrity of the original housing design — plan shape, form, and materials. In addition to the aspects of house design, the District retains a strong sense of historical setting due to the lack of significant alterations, loss, and new land uses as well as the retention of its original spatial organization, physical infrastructure, and landscape components. Of particular note is the presence of aligned mature trees in the front of yards along entire streetscapes. The retention of historic qualities of spatial organization, such as massing, scale, and setbacks, and the presence of historic plantings, circulation patterns, boundary demarcations, and other landscape features, all contribute to the overall integrity and homogeneity of the District, establishing a distinct sense of place. The District's significant "Single-Family Residential Property Types, circa 1860-1960" as documented in Section F of the MPDF meets the integrity thresholds established for the property type. Under Criterion C, as outlined in the MPDF, they may be significant as:

- single-family residences that introduced or that illustrated technological achievements and new materials in residential design; and
- single-family residences whose size, form, and/or stylistic treatment reflected definite time periods in the development of the property type.

Although not addressed in the MPDF, these criteria are equally applicable under Criterion C in the consideration of significance of the Duplex housing styles found in the District.

The dwellings in the District define its unique homogenous appearance. The vast majority of the buildings within the District are wood frame with wood siding and limited masonry veneer.<sup>60</sup> All are variations on the Ranch House style popular throughout the nation during the early post-World War II era dating roughly from 1946 to 1965, and are discussed as to architectural property type in Section 7 of this document and Section F of the MPDF.

All of these buildings have significant associations with residential architectural development patterns relating to Lee's Summit's role as an emerging suburb of Kansas City and the suburbanization of Lee's Summit itself. As documented in the MPDF, they reflect the work of builders and developers who responded to specific market and financing legislation and design guidelines that occurred in the post-World War II period. In particular, the Ranch House design reflects economic conditions and financing mechanisms of the period that allowed developer home builders to contract for the construction of entire neighborhoods for the first time in Lee's Summit. The buildings in the District derive their architectural significance as a group from the variations in Modern Movement

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<sup>60</sup> As noted in Section 7, many of these buildings have secondary siding applied over the original wall materials. However, the secondary siding does not obscure character-defining elements of the style or form.

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residential styles, which collectively represent an important facet in the evolution and patterns of development of the City's residential architecture in the mid-twentieth century. They individually, and as a group, embody distinctive characteristics of a type, period, or method of construction that occurred in the immediate post-World War II.

**PROPERTIES LESS THAN 50 YEARS IN AGE<sup>61</sup>**

At the time of submittal of this nomination to the Missouri State Historic Preservation Office, there are two residences with estimated dates of construction of 1961-1962 within the District that *if listed individually*<sup>62</sup> must, meet Criteria Consideration G: "Properties that Have Achieved Significance Within the Past Fifty Years." However, according to National Register guidelines, properties that have achieved significance within the past fifty years can be eligible for the National Register if they are an integral part of a district which qualifies for National Register listing. This is demonstrated by documenting that the property dates from within the district's defined period of significance and that the property that is less than fifty years in age is associated with one or more of the District's defined areas of significance. Properties less than fifty years old may be an integral part of a District when there is sufficient perspective to consider the properties as historic. This is accomplished in this nomination by demonstrating that: 1) the district's period of significance is justified as a discrete period with a defined beginning and end, 2) the character of the district's historic resources is clearly defined and assessed, 3) specific resources in the district are demonstrated to date from that discrete era, and 4) the majority of the district properties are over fifty years old. In these instances, it is not necessary to prove exceptional importance of either the district itself or the less than fifty year old properties at the time of listing of the District in the National Register of Historic Places. When these circumstances are in place, properties less than fifty years at the time of preparation of the nomination that met other necessary criteria are listed as contributing properties. It should be noted that the above considerations were also applied in the consideration of this nomination as part of a Multiple Property Submission utilizing the MPDF "Historic Resources of Lee's Summit, Missouri" that has historic contexts ending in 1960, evaluation as to contributing and non-contributing properties considered the fact that the additions were platted more than fifty years ago, and construction ceased with the construction of the properties where construction was initiated in 1961-1962.

<sup>61</sup> The period of significance of the District ends in 1962, the last date of construction of a Ranch House that meets National Register of Historic Places integrity criteria. Due to the submittal date, the issue of compliance with Criteria Consideration G may be moot as the property because of the period of review by the National Park Service may result in listing in 2012.

<sup>62</sup> Italics added for emphasis.

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**INDIVIDUAL PROPERTY HISTORICAL ASSOCIATIONS<sup>63</sup>**  
**LISTED BY DEVELOPER/BUILDER**

**Metheny's Addition**

Landowners Fred R. Hoover and Gertrude M. Hoover filed the plat for the Morningside Acres Addition on May 31, 1929. The following properties have associations with the plat filed by Harrison L. and Edna M. Metheny for the Metheny Addition Lots 1-20 on June 9, 1955. The Metheny's replatted Lots 8 and 9 of the Hoover's original 1929 Morningside Acres Addition.

Metheny was a small scale developer and his approach to doing business in the housing market prior to World War II reflected national trends. He sold most lots to prospective owner-residents who contracted a builder, or to speculators like himself who might buy lots and build one or two houses at a time.<sup>64</sup>

Local real estate developer and builder, F.E. Bartlett,<sup>65</sup> purchased nearly all of the lots in Metheny's plat in 1956. His firm, F.E. Bartlett and Associates, built houses on speculation<sup>66</sup> and under contract and completed sales transactions. Bartlett sold all the lots by 1960, most within two years of his purchase. Bartlett sold twelve lots to real estate speculator and builder A.V. Carriker in 1957.<sup>67</sup> Carriker erected houses and sold one in 1958 and the remainder in 1959. Where there are repetitive plans/designs, it is apparent that either Carriker or F.E. Bartlett and Associates built the houses in this addition, although, where there is noticeable difference in plan/design, it is possible some buyers may have arranged for design and construction with a different builder.

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<sup>63</sup> Individual property histories were compiled by Deon Wolfenbarger of Three Gables Preservation from Jackson County deed records during a phased Cultural Resource Survey of Lee's Summit conducted for the City of Lee's Summit Historic Preservation Commission, Community Development Department in the early 1990s. Where corrections have not been made during review of the histories in preparation of this National Register nomination, the individual histories are written as originally recorded on individual survey inventory forms by Wolfenbarger. The term (sic) indicates that the text appears exactly as it did in the original government records which was transcribed onto the individual survey inventory forms. The forms are on file with the City and State Historic Preservation Office located in the Missouri Department of Historic Resources.

<sup>64</sup> Harrison Metheny also ran a car agency in town. Donald Hale, *History of Lee's Summit, Missouri, Volume 2, 1945-1965*: Independence, MO: Blue and Grey Bookshop, 2000), 177, 181, 203, 242, 290, 310, 330 and 431.

<sup>65</sup> Also known as Frank Bartlett.

<sup>66</sup> Hale, 189. A advertisement in October 1956 in the *Lee's Summit Journal* noted a new home at Fourth and Independence built and marketed by F.E. Bartlett and Associates.

<sup>67</sup> These properties are 601- 609 SE Third Terrace and the north side of SE Morningside Drive and the lots at 605 and 609 on the south side of SE Morningside Drive.

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**601 SE Third Ter.**

**Contributing to District**

***Building Date:*** 1958

This lot was one of twelve Bartlett sold to A. V. Carriker in 1957. H. C. Winegar bought the property in 1958. Winegar sold the property in 1986 to the Benshoof family.

**603 SE Third Ter.**

**Noncontributing to District**

***Building Date:*** 1959

This lot was one of twelve Bartlett sold to A. V. Carriker in 1957. Estle (sic) L. Fick and his wife purchased the property in 1959, and remained owners of record in 1993.

**605 SE Third Ter.**

**Contributing to District**

***Building Date:*** 1959

This lot was one of twelve Bartlett sold to A. V. Carriker in 1957. Mr. and Mrs. James A. Slagel purchased the property in 1959, and sold it to Mr. and Mrs. Donald L. Wilt in 1961. The Wilts remained owners of record in 1993.

**607 SE Third Ter.**

**Contributing to District**

***Building Date:*** 1959

This lot was one of twelve Bartlett sold to A. V. Carriker in 1957. Robert Carl Palmer and his wife purchased the property in 1959. Elton A. Heimoath and his wife purchased the property in 1980 and sold it later that year to Johnnie J. and Lena Nichols.

**609 SE Third Ter.**

**Contributing to District**

***Building Date:*** 1959

This lot was one of twelve Bartlett sold to A. V. Carriker in 1957. Daryl L. Lancaster and his wife purchased the property in 1959, and sold it later that year to Gerald B. Hinman and his wife. The property remained in the Hinman family until 1987.

**600 SE Morningside Dr.**

**Noncontributing to District**

***Building Date:*** 1960

In 1956, David H. Metheny and his wife sold the lot to F.E. Bartlett in 1957. Bartlett immediately sold this lot, along with eleven others, to realtor A. V. Carriker that same year. David L. McGenty and his wife purchased the property in 1960, and sold it to Warren A. Pinson and his wife in 1962. In 1994, Mrs. Ralph Benshoof constructed garage and porch additions.

**601 SE Morningside Dr.**

**Contributing to District**

***Building Date:*** 1958

Mr. and Mrs. Charles R. Richardson purchased the property from F.E. Bartlett in 1958. In 1965, Charles A. Burge and his wife were listed as owners. In 1966, Jake O. Nazworthy purchased the property and sold it to

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Mr. and Mrs. Mickey F. McKnought the same year. The property remained in the McKnought name in 1993.

**602 SE Morningside Dr.**

**Noncontributing to District**

***Building Date:*** 1959

Local real estate developer and builder F.E. Bartlett purchased nearly all of the lots in this plat in 1956. His firm, F.E. Bartlett and Associates, built houses. This lot was one of twelve Bartlett sold to real estate agent A. V. Carriker in 1957. Mr. Loren E. Schmidt purchased the property in 1959 and remained the owner of record in 1993.

**603 SE Morningside Dr.**

**Contributing to District**

***Building Date:*** 1958

In 1958, Clair Stipp purchased this property from Bartlett and remained the owner of record in 1993.

**604 SE Morningside Dr.**

**Noncontributing to District**

***Building Date:*** 1959

Local real estate developer and builder F.E. Bartlett purchased nearly all of the lots in this plat in 1956. This lot was one of twelve Bartlett sold to real estate agent A. V. Carriker in 1957. Mr. and Mrs. William E. Breon [sic] purchased the property in 1959 and remained the owners of record in 1993.

**605 SE Morningside Dr.**

**Contributing to District**

***Building Date:*** 1959

This lot was one of twelve Bartlett sold to real estate agent A. V. Carriker in 1957. In 1959, the owners were Mr. and Mrs. Donald P. Buehler. John David Bixby and his wife owned the house in 1978, and in 1986, Daniel S. and Karen Anderson were owners. In 1993, the owners of record were Daryl E. and Lavenda G. Montgomery. The Montgomerys constructed an addition to the dwelling in 1997.

**606 SE Morningside Dr.**

**Contributing to District**

***Building Date:*** 1958

This lot was one of twelve Bartlett sold to real estate agent A. V. Carriker in 1957. In 1958, Mr. and Mrs. Alvin B. Gwynn, Jr., purchased the property. In 1964, Harold E. Charles and his wife were listed as owners.

**607 SE Morningside Dr.**

**Contributing to District**

***Building Date:*** 1957

Real estate developer and builder F.E. Bartlett purchased nearly all of the lots in this plat in 1956. Mr. and Mrs. Thomas E. Lawson purchased the lot in 1957 from Bartlett. Lawson sold the property to Virgil H. Bond in 1958, and in 1964, Stanley S. Grace purchased the property. Stanley S. Grace was an owner of a realty company in Lee's Summit, and over time, the name is found on several lots in different additions.



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Grace sold the property in 1964 to Liza L. Mayer among others. In 1973, Mr. and Mrs. Francis A. Browning were listed as owners and they sold the property in 1974. The garage addition dates to 1990.

**608 SE Morningside Dr.**

**Noncontributing to District**

*Building Date:* 1959

This lot was one of twelve Bartlett sold to real estate agent A. V. Carriker in 1957. Peter R. Foster purchased the property in 1959 and sold it in 1964 to Ben J. Owens and his wife. In 1969, Mr. and Mrs. Terry K. Aitkens are listed as owners. They sold it to Craig L. Freeksen in 1976.

**609 SE Morningside Dr.**

**Contributing to District**

*Building Date:* 1958

Local real estate developer and builder F.E. Bartlett purchased nearly all of the lots in this plat in 1956. This lot was one of twelve Bartlett sold to real estate agent A. V. Carriker in 1957. In 1958, I. Whitcomb purchased the property. Betty S. Schuerger is listed as owner of record in 1984.

**600 SE Fourth St.**

**Contributing to District**

*Building Date:* 1959

Mr. and Mrs. H. Roy Mayring purchased the property from Bartlett in 1959. In 1977, Clarence D. Brown and his wife were listed as owners.

**602 SE Fourth St.**

**Contributing to District**

*Building Date:* 1956

In 1956, Don Casey and his wife purchased the property from Bartlett. This is the first house erected in the District according to the owner who still resides in the house. A city building permit records the construction of an addition which is not visible from public right-of-way.

**604 SE Fourth St.**

**Contributing to District**

*Building Date:* 1960-61

Allen H. Goodrich and his wife purchased the Split-level Raised Ranch house from Bartlett in 1960. In 1961, N. E. Bartlett and Irving G. Brendel and his wife purchased the property. William N. Ingle and his wife owned the property by 1962. Mr. and Mrs. Ruille G. Westlake were the owners of record in 1963. The Westlakes constructed a covered patio addition in 1978.

**606 SE Fourth St.**

**Noncontributing to District**

*Building Date:* 1959

Mr. and Mrs. Melvin M. Hesse purchased the property in 1959 from Bartlett, and sold it in 1968 to Rodney W. Drescher.

**608 SE Fourth St.**

**Contributing to District**

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***Building Date:*** 1959

Mr. and Mrs. Robert Bartlett purchased the property in 1959 from F. E. Bartlett. In 1962, Everett J. Emmert and his wife purchased the property.

**Gamble's Addition<sup>68</sup>**

The following properties were part of Lots 6 and 7 of the 1929 Morningside Acres Addition replatted as Gamble's Addition with twenty lots. Property owners Roy Stanton Gamble and Avanell J. Gamble filed the plat on April 4, 1958. The Gambles were residents in the nearby county seat of Independence, Missouri.<sup>69</sup> Like Metheny, Gamble was a developer/builder<sup>70</sup> who sometimes contracted with homebuilders to erect homes in his subdivisions. He also sold lots to homebuilders for speculative development. A local newspaper reported that George E. Hirt purchased half the lots in the Gamble's Addition that year. According to the September 2, 1958 City of Lee's Summit, Missouri city council minutes, Hirt had completed one duplex and was working on two more by September 1958, and resided in the recently completed duplex he built at 605 SE Fifth Street.

Homebuilder George E. Hirt purchased ten lots in Gamble's Addition in 1958 shortly after the platting. His purchase included all the lots in the subdivision lining the south side of SE Fourth Street and the north side of SE Fifth Street. Hirt applied for a series of building permits for the construction of single-family houses and duplexes toward the end of the 1958. By September of that year he had completed two units and had two more under construction.<sup>71</sup>

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<sup>68</sup> Information about property ownership, plat history and related activities relating to subdivision of lots 6 and 7 were compiled as research notes and analyzed by Cathy Ambler, Ph.D, and Elizabeth Rosin for Historic Preservation Services, LLC in preparing the "Cultural Resources Survey Lee's Summit, Missouri, for the City of Lee's Summit" by Historic Preservation Services in 2002, examined survey documentation produced by Deon Wolfenbarger of Three Gables Preservation in a series of cultural resource surveys conducted for the Lee's Summit Historic Preservation Commission, Community Development Department of the City of Lee's Summit, Missouri, from 1991-1994. Ambler also reviewed available public records of the City of Lee's Summit, Missouri and of Jackson County, Missouri, for consistency between the two survey documents. Two different sets of printed research notes by Ambler under the same title, "Gables Addition, Filed 4.4.58, Filed and Owned by Roy S. Gamble and Avanell J. Gamble," provided clarification of the 2002 survey findings and management recommendations.

<sup>69</sup> Prior to World War II, the development of an addition within the city limits by an outsider had not occurred.

<sup>70</sup> The Gambles married during World War II. Among other occupations, Gamble made wooden toys which he sold to the SS Kresge stores and, with another party, developed a home freezer unit. After the end of the Korean War they were established developer/subdividers and also hired contractors to construct houses in Independence and other neighboring communities.

<sup>71</sup> In addition to the ten lots on these tracts, he also purchased and developed the house at 601, 603 and 608 SE Fourth Terrace appears to have been the building contractor at 611 SE 4<sup>th</sup> Terrace.

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On September 4, 1958, Gamble asked the city for approval to build duplexes on several sites in his addition. At the time, George Hirt was already in the process of building duplexes on several lots he had purchased from Gamble. At the meeting, twenty property owners voiced objections to the duplexes in progress between SE Fourth and SE Fifth Streets. The city required Gamble to resubmit his plans showing garage locations which had been omitted from the original plans. The City instructed Hirt, who had already built garages in violation of city ordinances, to move the garages to the back third of the lots.<sup>72</sup> At a meeting held September 16, 1958, the City council voted that henceforth single family dwellings must be on lots of at least 8500 square feet, not the previously allowed 7500 square feet. Two family units were to be lots with a minimum of 6000 square feet instead of the previous minimum of 3750 square feet. These ordinances established minimum standards for density for newly platted post-World War II subdivisions after that time.

Hirt Development Properties

**601 SE Fourth St.**

**Contributing to District**

***Building Date:*** 1959

George E. Hirt sold this property to Logan Childers in 1959.

**603 SE Fourth St.**

**Noncontributing to District**

***Building Date:*** 1960-61

Hirt purchased this lot from Gamble in 1958, then sold this property to the Hickman Mills Building Company in 1960. Based on the stylistic differences between this Split-level dwelling and the ranch houses on the block attributable to Hirt, it is probable that the Hickman Mills Building Company constructed this house before selling it to Mr. and Mrs. Theodore S. Jones in 1961. The property changed hands several times after that transaction. The Joneses sold the property in 1963 to Mr. and Mrs. Frank L. Nichols. In 1968, Paul W. McGraw and his wife purchased the property, and then sold it in 1972, to Waymon E. Hofheims.

**605 SE Fourth St.**

**Contributing to District**

***Building Date:*** 1959

George E. Hirt purchased this lot in 1958 and built this duplex and continued to own it as rental property until he sold it to Samuel S. Newby and his wife in 1976.

**607 SE Fourth St.**

**Contributing to District**

***Building Date:*** 1958

George E. Hirt owned this lot in 1958, built this duplex and continued to own it as rental property until he sold it to Marvin K. Burris and his wife in 1972.

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<sup>72</sup> *Lee's Summit Journal*, 4 September 1958.

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**609 SE Fourth St.**

**Contributing to District**

*Building Date:* 1959

George E. Hirt sold this ranch house to Paul Swezy and his wife in 1959. In 1960, Alpha C. Hibdon and his wife purchased the property, and in 1964, Winston Conkling bought it. Donald Foster and his wife purchased the property in 1971.

**601 SE Fourth Ter.**

**Contributing to District**

*Building Date:* c. 1958

The duplex building appears to date to the same time period as the other duplexes developed by George E. Hirt in the late 1950s. It is in a lot sold by the Gambles to Hirt in 1958. James A Whisenhunt purchased this lot in 1962, and sold it two years later to William R. Heinman and his wife. In 1972, Mr. and Mrs. Julius F. Box joined Mr. and Mrs. Heinman as owners of the property. In 1977, Michael McClanahan purchased the property.

**603 SE Fourth Ter.**

**Contributing to District**

*Building Date:* 1959

The building appears to date to the same time period as the other duplexes developed by George E. Hirt in the late 1950s and is in a lot Hirt purchased from Gamble in 1958. Mr. and Mrs. William R. Heinman purchased the property in 1966. In 1972, Mr. and Mrs. Julius F. Box joined Mr. and Mrs. Heinman as owners of the property. In 1977, Francis A. Browning and his wife purchased the property. Mr. Browning was the owner of Summit Oil Company, and the Brownings bought and sold many properties in various subdivisions of Lee's Summit. Francis and Norma Browning remained the owners of record in 1986.

**608 SE Fourth Ter.**

**Contributing to District**

*Building Date:* 1962

Developer George E. Hirt and his wife purchased this property from the Gambles in 1962 and subsequently sold it to Helen I. Cooper. The style of the house is identical to that at 611 SE Fourth Terrace. The fact that Hirt was a homebuilder and Gamble a subdivider also points to the 1962 construction date.

**600 SE Fifth St.**

**Contributing to District**

*Building Date:* 1958-59

Property owners Roy S. and Avanell J. Gamble filed the plat on April 4, 1958. This lot was one that George E. Hirt purchased in the Gamble's Addition that year (his holdings included all the lots lining the south side of SE Fourth Street and the north side of SE Fifth Street). Hirt applied for a series of building permits for the construction of single-family houses and duplexes toward the end of the year. By September, he had completed two units and had two more under construction. Hirt sold this duplex to Bennie J. Sharp in 1974. In 1980, Mr. and Mrs. Blaine S. Bradley purchased the property, which they sold in 1983 to Charles J. Michael. Later owners included Mary Nell Michael in 1989.

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**602 SE Fifth St.**

**Noncontributing to District**

***Building Date :*** 1958-59

Property owners Roy S. and Avaneil J. Gamble filed the plat on April 4, 1958. This lot was one that developer George E. Hirt purchased in the Gamble's Addition that year (his holdings included all the lots lining the south side of SE Fourth Street and the north side of SE Fifth Street). Hirt applied for a series of building permits for the construction of single-family houses and duplexes toward the end of the year. By September, he had completed two units and had two more under construction. Hirt sold this duplex to Car-Don, Inc. in 1974. The owners in 1983 were Don E. Klahn and his wife. They remained the owners of record in 1993.

**604 SE Fifth St.**

**Noncontributing to District**

***Building Date:*** 1958-59

Property owners Roy S. and Avaneil J. Gamble filed the plat on April 4, 1958. This double lot was among those that developer George E. Hirt purchased in the Gamble's Addition that same year (his holdings included those on the south side of SE Fourth Street and those on the north side of SE Fifth Street). Hirt applied for a series of building permits for the construction of single-family houses and duplexes toward the end of the year. The Hirts retained ownership of this duplex through the late 1980s.

**606 SE Fifth St.**

**Contributing to District**

***Building Date:*** 1959

Property owners Roy S. and Avaneil J. Gamble filed the plat on April 4, 1958. This lot was one that developer George E. Hirt purchased in Gamble's Addition that year. The style of the existing dwelling suggests that it was constructed by Hirt during this period. The lot was divided in 1969 and the east 70 feet (608 SE Fifth Street) was sold to Robert D. Hirt.

**608 SE Fifth St.**

**Contributing to District**

***Building Date:*** 1958-1961

Property owners Roy S. and Avaneil J. Gamble filed the plat on April 4, 1958. This was one of the lots developed by George E. Hirt. The style of the Split-level Raised Ranch is similar to two others attributed to Hirt.

Gamble Development Properties

The following properties were part of Lots 3 and 7 of the 1929 Morningside Acres Addition replatted as Gamble's Addition. Property owners Roy S. and Avaneil J. Gamble filed the plat on April 4, 1958. Gamble, like Metheny was a developer/builder who contracted with homebuilders to erect homes in his subdivision. He also sold lots to homebuilders for speculative development. The houses reflect residences built by Gamble who hired a subcontractor and other homebuilders.

**600 SE Fourth Ter.**

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***Building Date:*** 1959-60

Property owners Roy S. and Avanell J. Gamble filed the plat on April 4, 1958. Patricia H. Bowland purchased Lot 10 in 1959 and sold it to Alexander C. Funk and his wife, Clara, in 1960. Edna Kempf purchased the property the following year. The difference in the design from all others in the District, may indicate a construction under Gamble's direction.

**602 SE Fourth Ter.**

**Contributing to District**

***Building Date:*** 1961

Property owners Roy S. and Avanell J. Gamble filed the plat on April 4, 1958. The modified L-shape design mimics that of the property at 600 SE Fourth Terrace. In 1961, Paul Swezy purchased the property. That same year, he sold it to Lawrence B. Williams who remained the property owner of record in 1993. In 1979, Williams constructed an addition to the dwelling.

**604 SE Fourth Ter.**

**Contributing to District**

***Building Date:*** 1961

Verle E. Mussleman and his wife purchased three lots on this block in 1961 (604, 605, and 607), and constructed the existing dwellings. Later that year, Lee W. Walters and his wife were listed as co- owners of the property. In 1968, Lee Walters sold the property to Mr. and Mrs. Donald W. Reed, who sold it to Roger E. Bradford in 1981.

**605 SE Fourth Ter.**

**Noncontributing to District**

***Building Date:*** 1961

Verle E. Mussleman and his wife purchased three lots on this block in 1961 (604, 605, and 607), and presumably constructed the existing dwellings. In 1963, Mr. and Mrs. Roy S. Gamble, the original developers of the subdivision, were listed as the property owners. Gamble sold the property to Eugene V. Patrick in 1969.

**606 SE Fourth Ter.**

**Contributing to District**

***Building Date:*** 1961

In 1961, Thomas T. Young and his wife purchased the property, and contracted for construction of this dwelling. John E. Hustad and his wife purchased it in 1963, and they sold it to Mr. and Mrs. David W. Hoffman in 1975.

**607 SE Fourth Ter.**

**Contributing to District**

***Building Date:*** 1961

Verle E. Mussleman and his wife purchased three lots on this block in 1961 (604, 605, and 607), and presumably constructed the existing dwellings. The Musslemans sold this property to Morton D. Fraley in 1962, who remained the owner in 1993. In 1973 Fraley constructed an addition.

**609 SE Fourth Ter.**

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***Building Date:*** 1960

Property owners Roy S. and Avanell J. Gamble filed the plat on April 4, 1958. Mr. and Mrs. Dean Smith purchased the property in 1960. They subsequently sold it to Danny R. Jipsen and his wife, who remained owners of record in 1993. The Jipsens constructed a garage in 1969.

**Other Subdivided Lots**

The following lots were developed along the eastern boundary of the Metheny and Gamble Additions at the end of the street:

**610 SE Fourth Street**

**Contributing to the District**

***Building Date:*** est. 1959

Early sale transactions were not dated at deed recordings before 1950. After that time deed notes of date of transactions but not subdivision occurred. The subdivision of Lot 3 of the 1929 Morningside Acres Addition is unclear, due in part to its large size and the practice of selling pieces of the lot rather than replatting it. The date of construction is based on appearance of similar designs in the District and the presence of the mature street trees extending in front of the dwelling which is located at the end of the original paved street. The window unit style, cladding, use of single-bay garage openings and general stylistic features of the residence date to the mid-1950s and early 1960s.

**611 SE Fourth St.**

**Contributing to District**

***Building Date:*** est. 1959-60

Mr. and Mrs. Lester R. Muckey purchased Lot 4 of the Morningside Acres Addition. It was subsequently owned by Laura Bell Muckey who sold part of it to Charles W. Muckey and Mr. and Mrs. Robert Barnes and his wife in 1959. Muckey and Barnes split the lot into two parcels at that time.

**610 SE Fourth Ter.**

**Contributing to District**

***Building Date:*** 1959-62

Mr. and Mrs. Lester R. Muckey purchased Lot 4 of the Morningside Acres Addition. It was subsequently owned by Laura Bell Muckey who sold part of it to Charles W. Muckey and Mr. and Mrs. Robert Barnes and his wife in 1959. They split the parcel into two lots, 610 SE Fourth Terrace and 611 SE Fourth Street. They sold 610 SE Fourth Terrace to Henry E. Funkhouser in 1962. In 1963, John M. Hobbs and his wife purchased the property. The garage addition dates to 1900.

**611 SE Fourth Ter.**

**Contributing to District**

***Building Date:*** 1961-62

Mr. and Mrs. Lester R Muckey purchased Lot 5 of the original Morningside Acres Addition and Laura Bell Muckey subsequently owned it and divided it around 1959. The Contemporary Style Ranch House design is very similar to that of the 1961-1962 residence at 608 SE 4<sup>th</sup> Terrace.

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**GEOGRAPHICAL DATA**

**UTM REFERENCES (CONTINUED)**

5	<u>15</u> Zone	<u>381729</u> Easting	<u>4307905</u> Northing	7	<u>15</u> Zone	<u>381750</u> Easting	<u>430 7757</u> Northing
6	<u>15</u> Zone	<u>381760</u> Easting	<u>4307902</u> Northing	8	<u>15</u> Zone	<u>381722</u> Easting	<u>4307758</u> Northing
9	<u>15</u> Zone	<u>381719</u> Easting	<u>4307711</u> Northing				
10	<u>15</u> Zone	<u>381596</u> Easting	<u>4307720</u> Northing				

**VERBAL BOUNDARY DESCRIPTION**

The boundary of the Morningside Acres Historic Ranch House District is indicated by a heavy black line on the accompanying historic district map and is also indicated on the USGS map.

**BOUNDARY JUSTIFICATION**

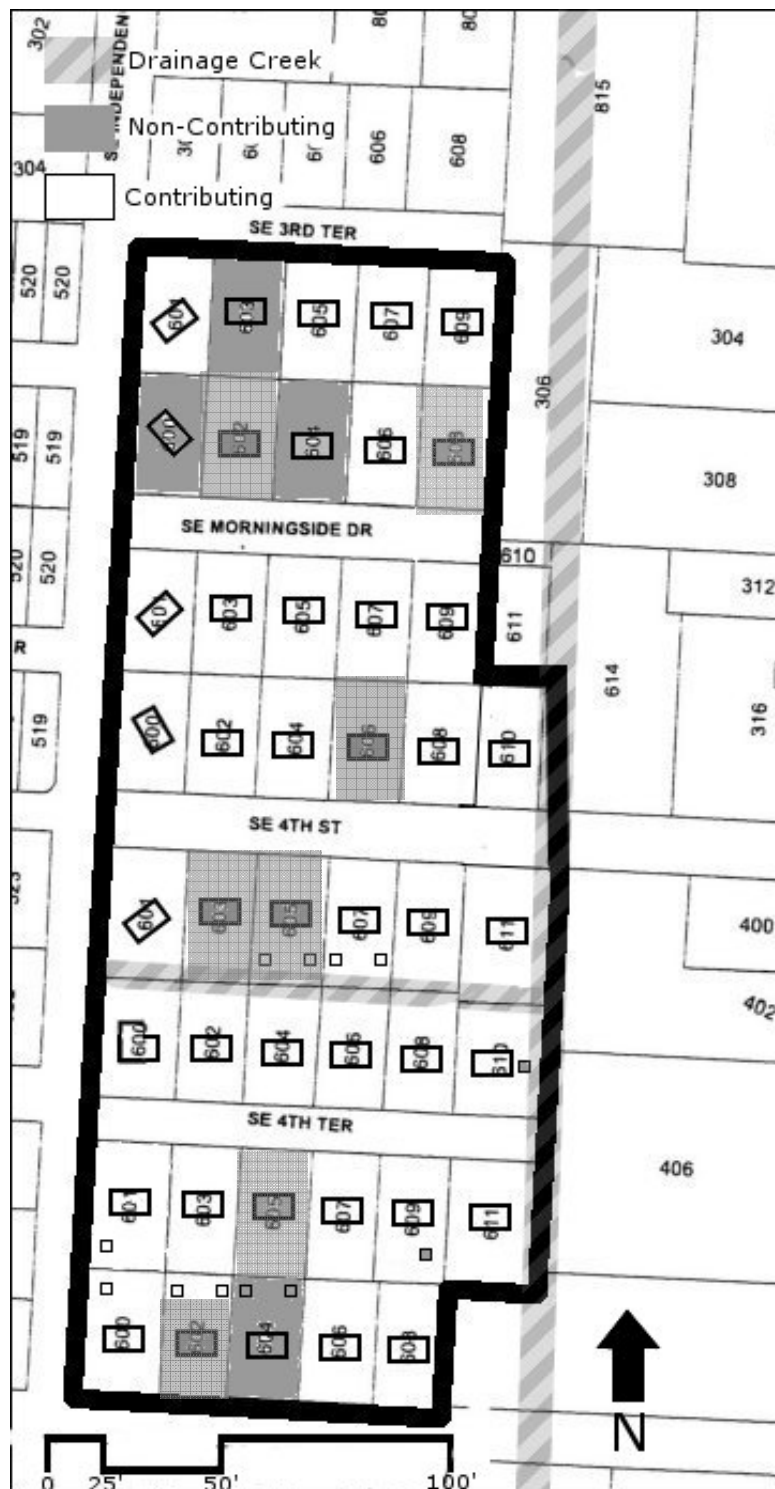
The boundary of the Morningside Acres Historic Ranch House District encompasses a concentration of historic residential resources located in 1950s subdivisions of the original 1929 Morningside Acres Addition and four adjacent lots on the east with residences constructed between 1959 and 1962 that were also part of the original 1929 Morningside acres addition. These properties retain their historic architectural integrity individually and as a group and have significant associations with the evolution of residential architecture and the residential development of the community as described in the MPDF "Historic Resources of Lee's Summit, Missouri." The District's boundary corresponds to the lot lines of the included properties and incorporates the open space associated with the lots and the public right-of-way, such as streets. The contributing resources, platted by land developer/speculators and erected by five identified homebuilders define the historic setting and historic sense of place, both of which are strengthened by the intact historic street network. The residential properties in the area north of SE Third Terrace, south of SE Fifth Street, along the west side of Independence Avenue, and east of the District boundaries were considered for inclusion in the District, but were determined ineligible due to lack of historic architectural integrity and/or did not have associations with the 1950s subdivisions platted in the 1929 Morningside Acres Addition.

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**HISTORIC DISTRICT BOUNDARY MAP**



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**PHOTOGRAPHIC LOG DOCUMENTATION**

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

**Date of Photographs:** June 3, 2010

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

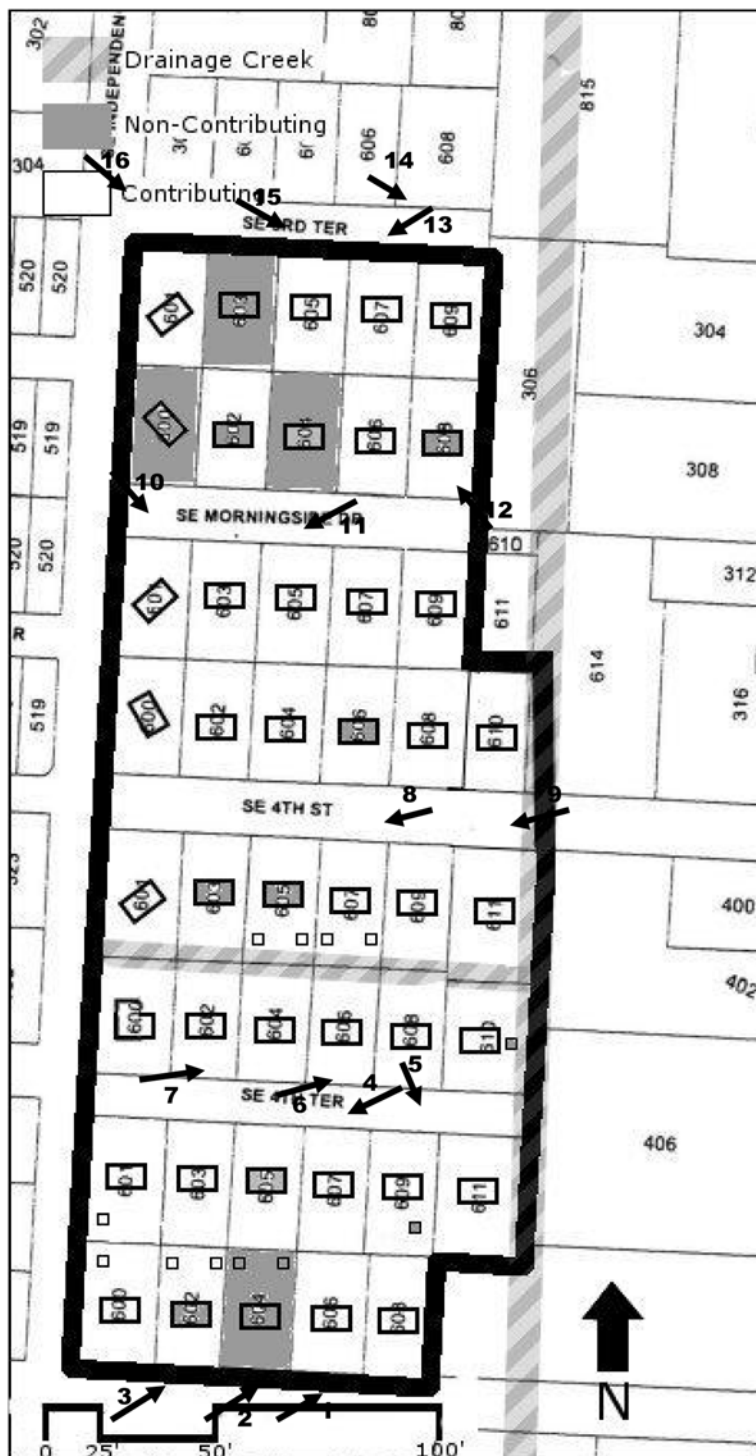
Photograph Number	Camera View	Street Address/Location (Reading Left to Right)
1.	NE	606 and 608 SE Fifth Street
2.	NE	604 and 606 SE Fifth Street
3.	NE	602 and 604 SE Fifth Street
4.	SW	607 and 605 SE Fourth Terrace
5.	SE	611 and 609 SE Fourth Terrace
6.	NE	606 and 608 SE Fourth Terrace
7.	NE	602 and 604 SE Fourth Terrace
8.	SW	607, 605 and 603 SE Fourth Street
9.	SW	611 and 609 SE Fourth Street
10.	SW	603 and 601 SE Morningside Drive
11.	SW	605 and 603 SE Morningside Drive
12.	NW	608 SE Morningside Drive
13.	SW	607 and 605 SE Third Terrace
14.	SE	609 SE Third Terrace
15.	SE	605 and 607 SE Third Terrace
16.	SE	601 and 603 SE Third Terrace

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PHOTOGRAPHIC MAP



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- Figure 2: Setting Map
- Figure 3: Aerial Map
- Figure 4: 1929 Plat of Morningside Acres
- Figure 5: Subdivision of Morningside Acres Addition 1954-1985
- Figure 6: 1955 Plat of Metheny's Addition
- Figure 7: 1958 Plat of Gamble's Addition
- Figure 8: Plan Book Ranch House Style Design
- Figure 9: Plan Book Split-level Raised Ranch House Style Design

**FIGURE 1: LOCATION MAP**



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**FIGURE 2: SETTING MAP**

**OLD TOWN LEE'S SUMMIT NATIONAL REGISTER ELIGIBLE TWENTIETH CENTURY RESIDENTIAL DISTRICTS**



SE Third Street and SE Corder Avenue  
Ranch House District

Southeast Grand Avenue  
and Fifth Street Residential  
Historic District

Proposed Morningside Acres  
Historic Ranch House District

Southeast Third Street  
Residential Historic District

Southeast Green Street  
Historic Cottage District

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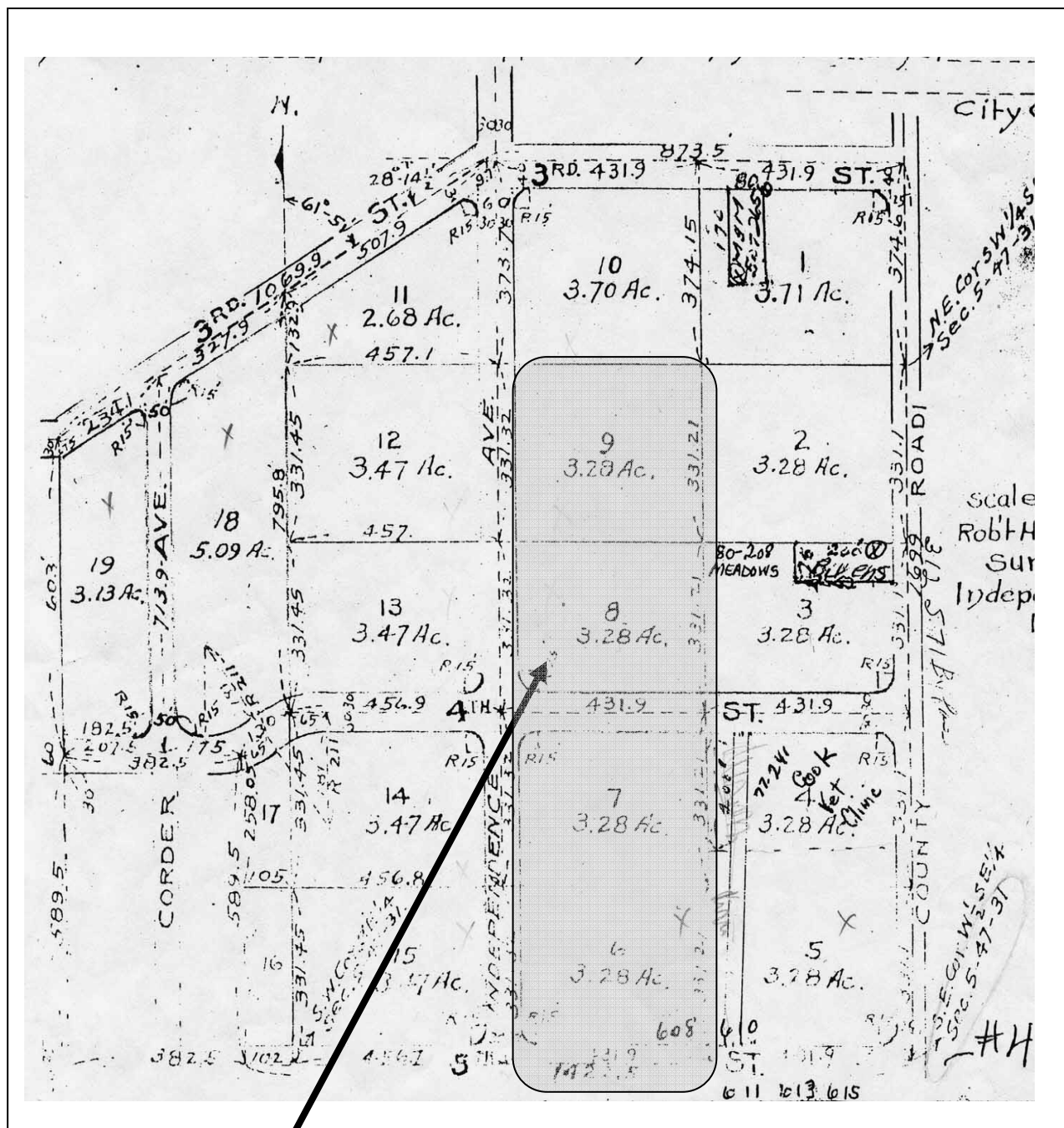
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**FIGURE 3: Aerial Map**



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**FIGURE 4: Plat for Morningside Acres 1929**



**Scale: 1"=250'**



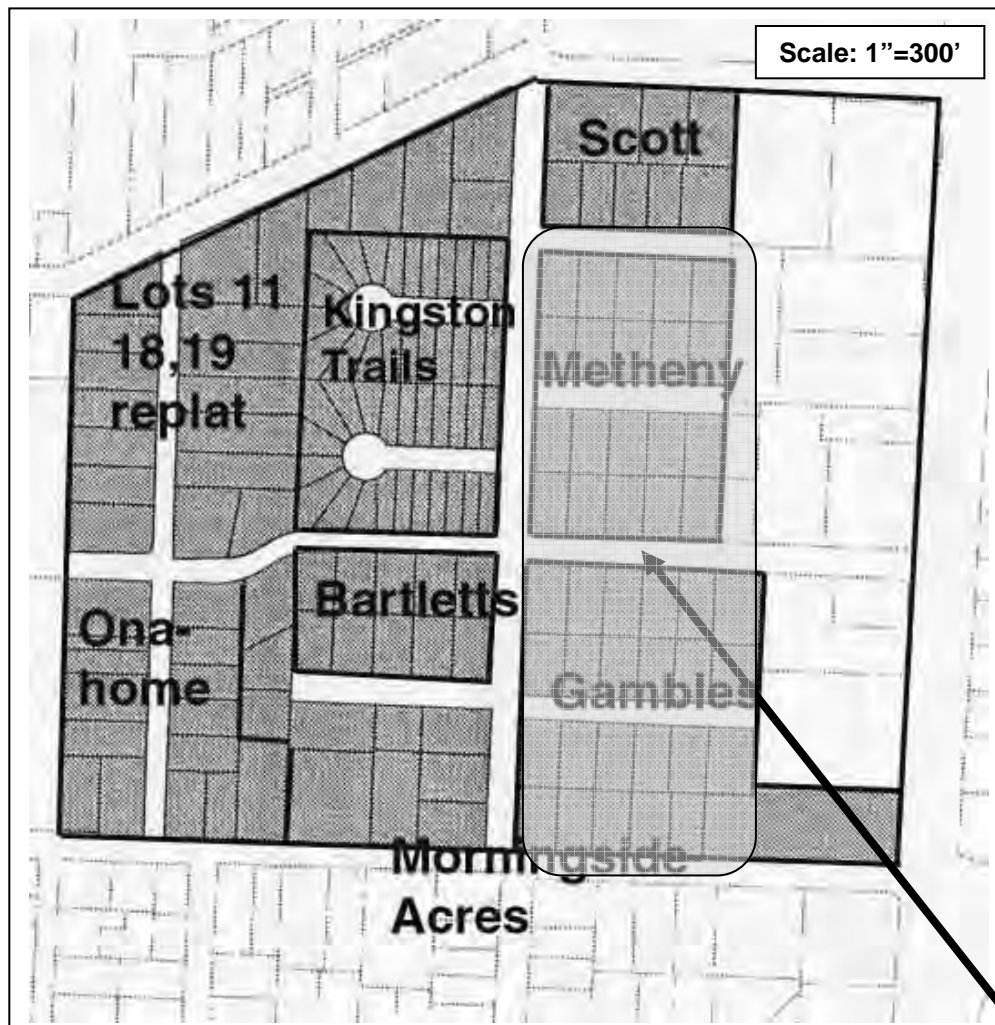


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**FIGURE 5: Subdivision of Morningside Acres Plat. 1954 to 1985**



Morningside Acres Historic  
Ranch House District

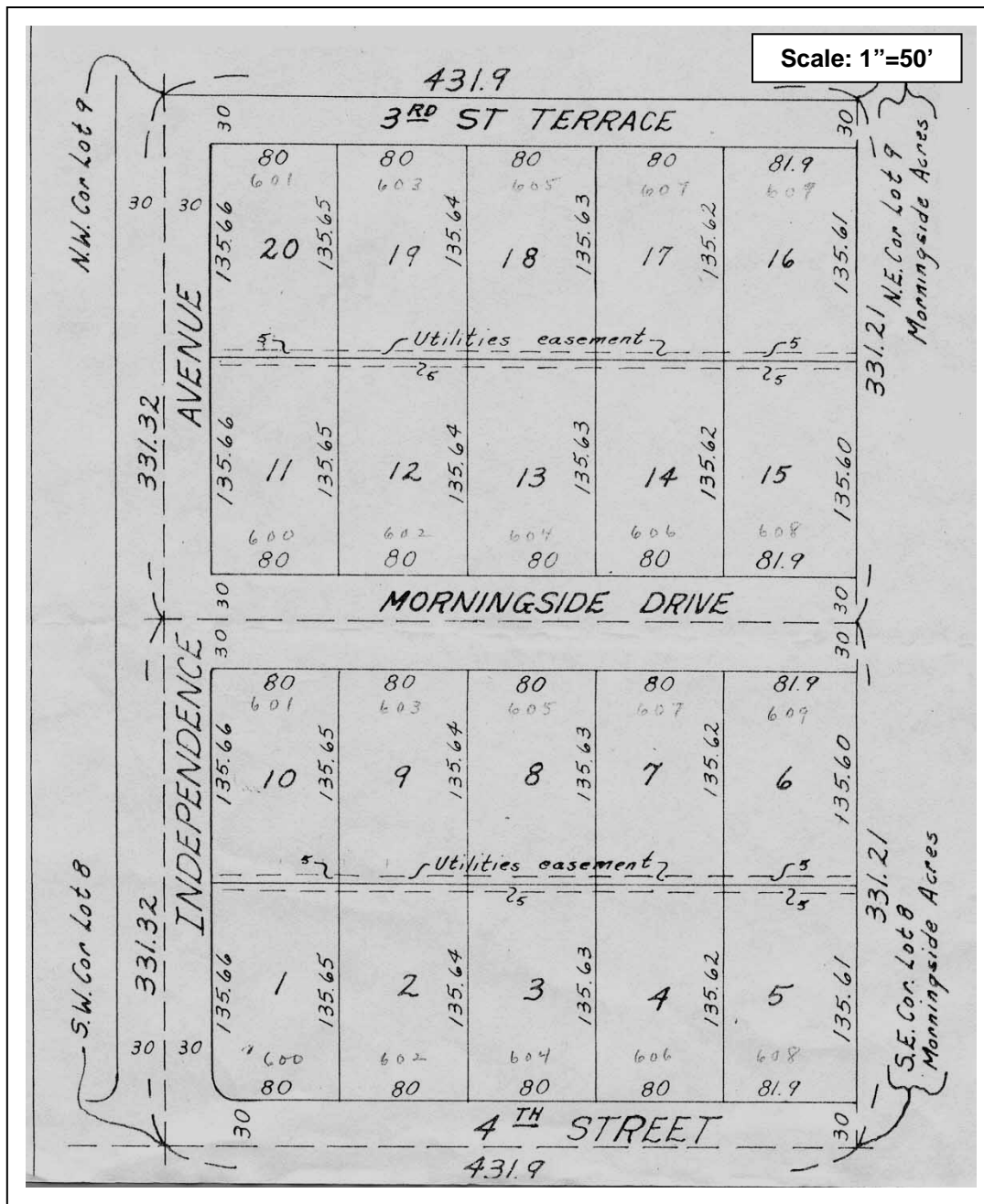


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 Jackson County, Missouri  
 Historic Resources of Lee's Summit, Missouri MPDF

**FIGURE 6: 1955 Plat of Metheny's Addition**

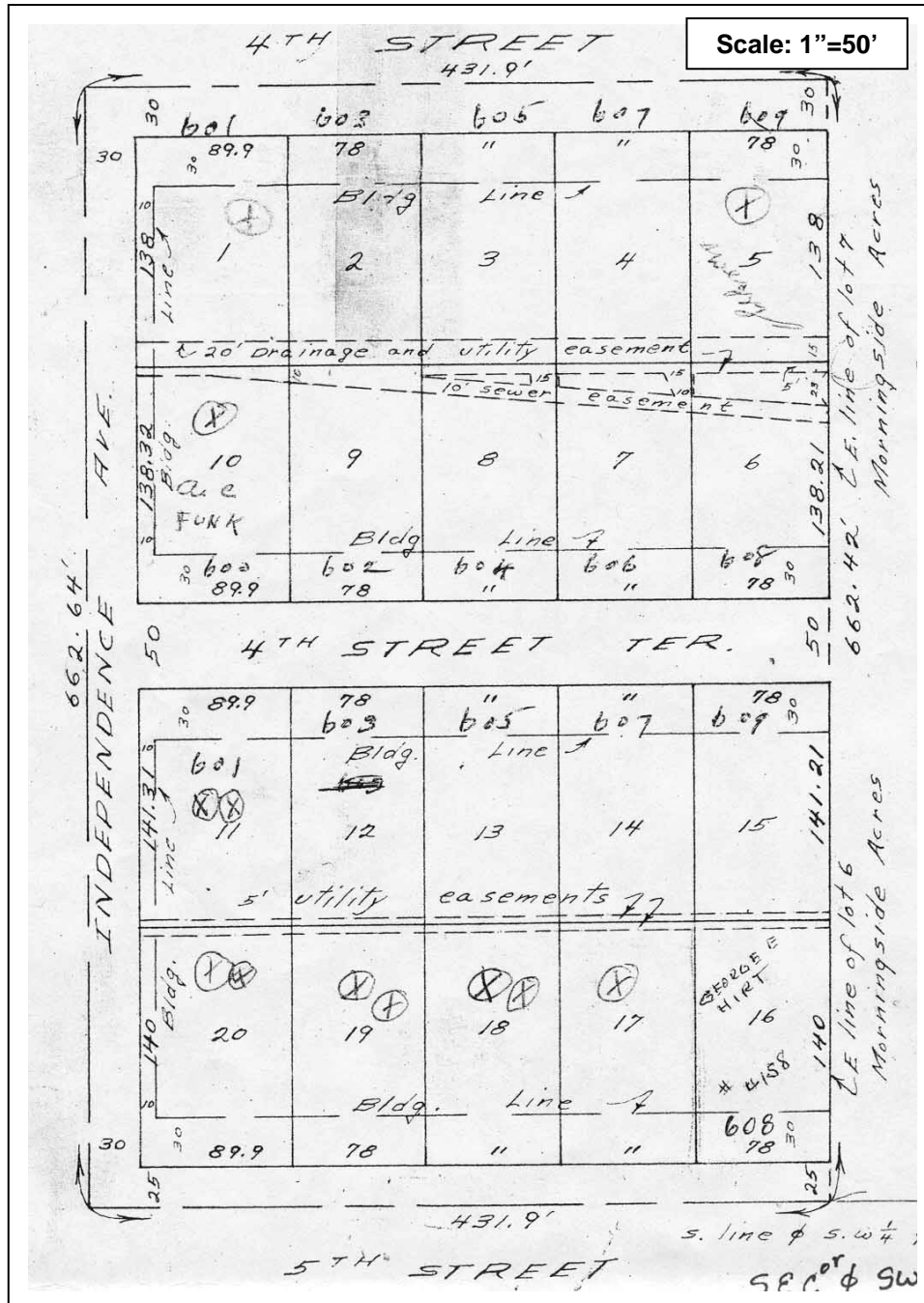


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**FIGURE 7: 1958 Plat Gamble's Addition**



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**FIGURE 8: Builders' Pattern Book Linear Ranch House Plan**



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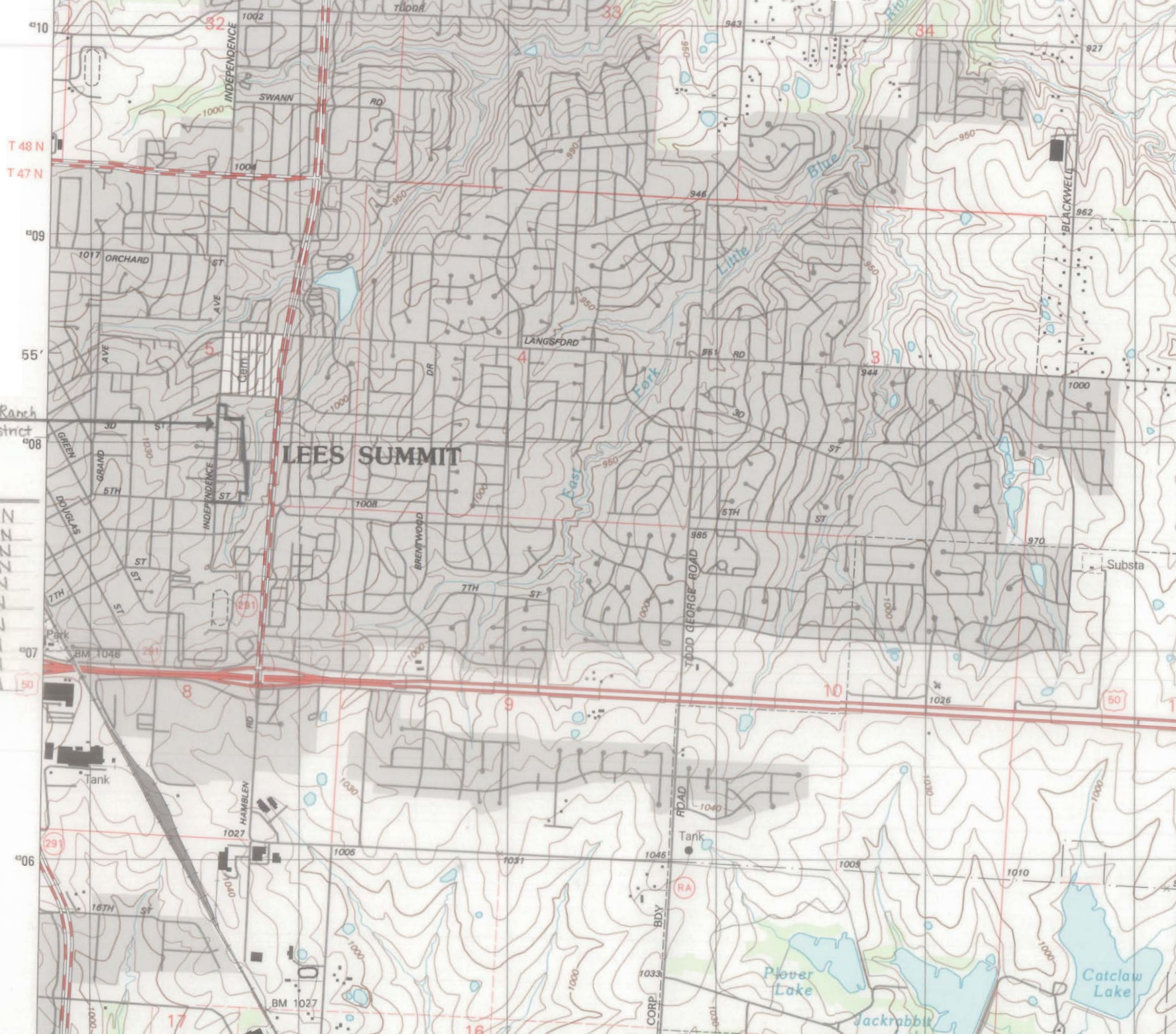
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**FIGURE 9: Builders' Pattern Book Split-level House Plan**







T 48 N  
T 47 N

09

55'

Morningside Acres Historic Ranch  
House District

08

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