

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

historic name Northeast Douglas Street Residential Historic District

other name/site number N/A

street & town NE Douglas St, roughly between Elm and Maggie streets N/A not for publication

city or town Lee's Summit N/A vicinity

state Missouri code MO county Jackson code 095 zip code 64063

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 ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

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

July 14, 2008
Date

Missouri Department of Natural Resources
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

I hereby certify that the property is:

Signature of the Keeper

Date of Action

- ☐ entered in the National Register.
☐ See continuation sheet.
☐ determined eligible for the
National Register
☐ See continuation sheet.
☐ determined not eligible for the
National Register.
☐ removed from the National
Register.
☐ other, (explain:) _____

Northeast Douglas Street Residential Historic District
Name of Property

Jackson County, MO
County and State

5. Classification

Ownership of Property

(check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(check only one box)

- ☐ building(s)
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
53	26	buildings
		sites
		structures
		objects
53	26	Total

Name of related multiple property listing

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

Historic Resources of Lee's Summit, Missouri

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Function

(Enter categories from instructions)

DOMESTIC/Single Dwelling
DOMESTIC/Secondary Structure

Current Function

(Enter categories from instructions)

DOMESTIC/Single Dwelling
DOMESTIC/Secondary Structure

7. Description

Architectural Classification

(Enter categories from instructions)

OTHER: Gable-Front-and-Wing Folk House
LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Prairie School
LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman
LATE 19TH AND 20TH CENTURY REVIVALS: Colonial Revival
LATE VICTORIAN: Queen Anne

Materials

(Enter categories from instructions)

foundation Limestone
walls Weatherboard
Shingle
roof ASPHALT
other ASBESTOS

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

☒ See continuation sheet(s) for Section No. 7

Northeast Douglas Street Residential Historic District
Name of Property

Jackson County, MO
County and State

8. Description

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 of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Areas of Significance

(enter categories from instructions)

COMMUNITY PLANNING AND DEVELOPMENT

ARCHITECTURE

Period of Significance

c. 1885–1941

Significant Dates

N/A

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

☒ See continuation sheet(s) for Section No. 8

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☒ Local government
- ☐ University
- ☐ Other Name of repository: _____

☒ See continuation sheet(s) for Section No. 9

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Name of Property

Jackson County, MO
County and State

10. Geographical Data

Acreage of Property Approximately 25 acres

UTM References

(Place additional boundaries of the property on a continuation sheet.)

1 1/5 3/8/0/1/7/3 4/3/0/9/1/8/2
Zone Easting Northing

2 1/5 3/8/0/4/3/2 4/3/0/9/1/2/6
Zone Easting Northing

3 1/5 3/8/0/5/3/9 4/3/0/8/6/1/3
Zone Easting Northing

4 1/5 3/8/0/4/2/7 4/3/0/8/4/7/6
Zone Easting Northing

Verbal Boundary Description

(Describe the boundaries of the property.)

The boundary of the Northeast Douglas Street Residential Historic District is indicated by the black line on the attached boundary map

Property Tax No. N/A

Boundary Justification

(Explain why the boundaries were selected.)

See Continuation Sheet

☒ See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Sally Schwenk, Historian and Kerry Davis, Architectural Historian

organization Sally Schwenk Associates, Inc. date March 2008

street & number 112 West Ninth Street, Suite 415 telephone 816-221-2672

city or town Kansas City state MO zip code 64105

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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.

Photographs: Representative **black-and-white photographs** of the property.

Additional items: (Check with the SHPO or FPO for any additional items)

Property Owner

name/title See continuation sheet(s) for Property Owners

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. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

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**NATIONAL REGISTER OF HISTORIC PLACES
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Section 7 Page 1

**Northeast Douglas Street Residential Historic District
Jackson County, Missouri
Historic Resources of Lee's Summit, Missouri (MPS)**

Architectural Classification (continued)

OTHER: Gable-Front Folk House
OTHER: Pyramidal Folk House
OTHER: Massed-Plan, Side-Gabled Folk House
OTHER: Hall-and-Parlor Folk House
OTHER: American Foursquare
OTHER: Bungaloid
LATE VICTORIAN: Italianate
LATE 19TH AND 20TH Tudor Revival
MODERN MOVEMENT: Minimal Traditional

Materials (continued)

Foundation: CONCRETE
Walls: Vinyl
OTHER: Synthetic Wood Siding
Stone

**FIGURE 1: GENERAL LOCATION MAP
Lee's Summit, Missouri**



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**Northeast Douglas Street Residential Historic District
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SUMMARY DESCRIPTION STATEMENT

The Northeast Douglas Street Residential Historic District is located in the City of Lee's Summit, Jackson County, Missouri. This 25-acre district is in a residential area that lies five blocks north of the historic downtown commercial area. The majority of the properties front onto Northeast Douglas Street with several properties facing onto the various side streets. There are seventy-nine buildings in the District, including fifty-four residences and twenty-five ancillary buildings. The residences date from circa 1885 to circa 1965. There are fifty-three contributing buildings, which date from circa 1885 to 1941. Thirty-seven are residences, fourteen are garages, and two are other outbuildings such as historic sheds. There are twenty-six non-contributing buildings, of which seventeen are residences and nine are garages.

The District as a whole and its contributing buildings meet the registration requirements and integrity thresholds for the "Single-Family Residential Property Types, circa 1865-1960" established in Section F of the Multiple Property Documentation Form "Historic Resources of Lee's Summit, Missouri" (the MPDF). The residences range in size from small cottages and bungalows to relatively large houses. The architectural styles of the contributing properties include Italianate, Queen Anne, Colonial Revival, Tudor Revival, Prairie School, Bungalow/Craftsman, and Minimal Traditional styles. National Folk House forms found in the District include the Hall-and-Parlor form, the Gable-Front-and-Wing form, the Gable-Front form, the Pyramidal Roof form, the Bungaloid form, the Massed-Plan, Side-Gabled form, and the American Foursquare form. The structural system of each contributing building reflects its period of construction and includes balloon frame and platform framing. They feature a variety of original cladding materials, primarily wood clapboard and wood shingles; however a number also feature decorative wood shingles and/or stone facing. A number of the residences have asbestos, aluminum, Masonite, or vinyl siding covering the original siding. As a contiguous grouping of late nineteenth to early twentieth century residences, the District retains its historic architectural integrity and continues to communicate information about its historic development. All of the buildings retain integrity of setting and location. Each contributing property successfully conveys its period of construction and its associations with the development of residential styles, plans, and types popular during the late nineteenth and early twentieth century in Lee's Summit, Missouri.

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ELABORATION

SETTING

The Northeast Douglas Street Residential Historic District is located in a larger residential neighborhood north of the Lee's Summit's historic commercial downtown, which runs along Southeast 3rd Street. The District is located along Northeast Douglas Street between Elm and Maggie Streets, and includes some properties facing onto the intersecting side streets. The streets are arranged in a grid pattern aligned north-south, however the south end of the district reflects the earlier grid platting that parallels the

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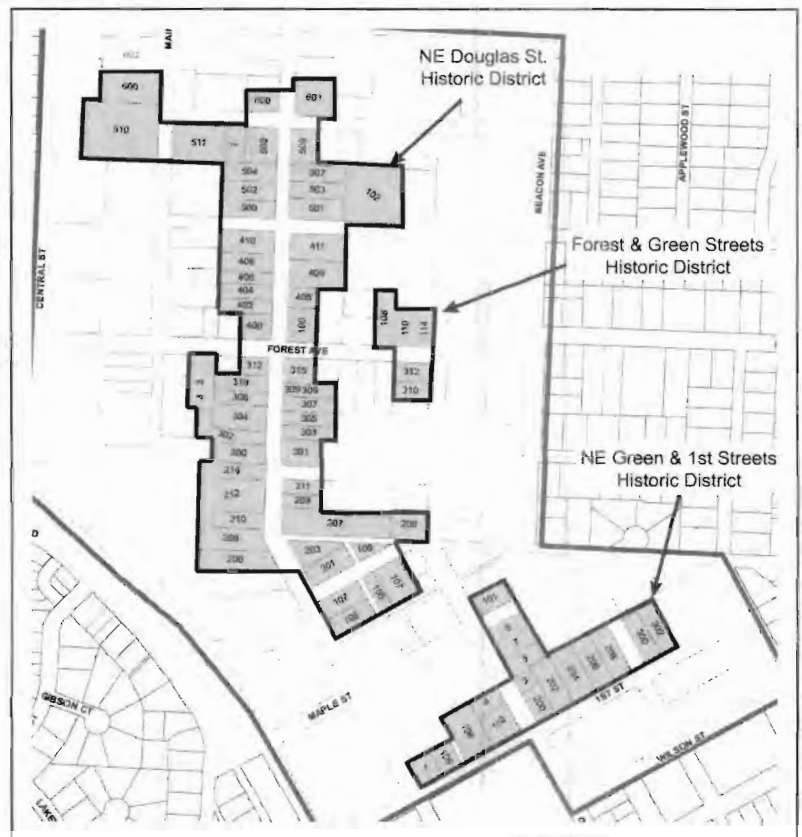
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Missouri Pacific Railroad line, which runs in a northwest-southeast direction.

The larger neighborhood that surrounds the District consists of similar residential resources dating to the same general period of time, as well as clusters of mid-twentieth century infill housing. Many residential properties in the area, particularly those adjacent to the district boundary, do not meet National Register criteria for integrity. However, two other areas in the larger residential neighborhoods north of the downtown commercial area meet the National Register criteria for integrity to be nominated as districts. They are the Northeast Forest Avenue and Northeast Green Street Residential Historic District and the Northeast Green Street and 1st Street Residential Historic District. These districts also share many associative characteristics with the National Register listed Howard Neighborhood Historic District south of the downtown commercial area.



The properties are organized on a street grid system of paved streets and no alleys. Most properties feature a driveway leading from the street, many with an automobile garage at the rear of the lot. The rectangular lots occur in blocks of varying sizes and orientations, as do the individual lots, due to a sequence of various plats. The width and depth of the lots have a high degree of variability; the depths ranging from 400 feet to 90 feet and widths that range from 200 feet to 50 feet. The District has a relatively flat grade with no terraces or retaining walls. The houses generally have similar setbacks along the street. Wide grass verges¹ separate the shallow concrete curb and the narrow concrete sidewalks throughout most of the District; the northernmost section of the District and the side streets have little to no curb and often lack sidewalks. The streets are paved asphalt and driveways are concrete, asphalt, or

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gravel. Mature deciduous trees line the verges and appear randomly in the front yards. Other landscaping is informal and varies from house to house.

ARCHITECTURAL STYLES

The residential resources within the District include a variety of architectural styles and folk house building forms that reflect a continuum of single-family domestic design that spans over a century of residential development in Lee's Summit. The contributing buildings date from circa 1885 to 1941 and retain physical forms and architectural elements that reflect the design trends popular during the time of their construction. Most of the contributing houses are wood frame and are one to two-and-a-half stories in height. Architectural styles of contributing resources include Italianate, Queen Anne, Colonial Revival, Tudor Revival, Prairie School, Bungalow/Craftsman, and Minimal Traditional and reflect local adaptations of popular pattern book styles. In addition, a number of contributing houses reflect National Folk House forms, such as the Hall-and-Parlor and Gable-Front-and Wing forms, which include some of the earliest dwellings in the District.

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

Italianate Style

In the District, the three examples of the Italianate style reflect either the Simple Hipped Roof or Asymmetrical subtypes, the most common subtypes of the style. As defined in *A Field Guide to American Houses* by Virginia and Lee McAlester, character-defining features of the Simple Hipped Roof subtype include the three- or five-ranked facade fenestration; tall, narrow windows; and a hipped roof with wide eaves. Characteristics of the Asymmetrical subtype are a compound plan that typically forms a L-shaped footprint, and either a cross-hipped or cross-gabled roof. Very simple, vernacular interpretations of the Italianate style often lack the decorative brackets and window hoods of the more "high-style" versions. Italianate style houses in the District, two of which retain integrity and contribute, vary from a simple, one-story cottage to relatively large, residences with broad porches and multiple entries.

Queen Anne Style

There are three examples of the Queen Anne style in the District, all of which contribute to its

¹ Grass areas located between the curb and sidewalk that run parallel to the street.

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significance and reflect variations of the late nineteenth and turn-of-the-century Queen Anne style. Each of them express the Hipped Roof with Lower Cross Gables shape subtype as defined in *A Field Guide to American Houses* by Virginia and Lee McAlester, which results in a complex roof form with a dominant front-facing gable. Character-defining features of the Queen Anne houses found in the District include an asymmetrical façade; a combination of decorative wood shingle and clapboard siding and/or stone facing; and an overall avoidance of a smooth-walled appearance. All are of wood-frame construction and range from one-and-a-half to two-and-a-half stories in height. Two of these houses feature pedimental porch and/or roof gables with classical cornice and trim details, as well as round classical column porch supports that reflect the Free Classic decorative detailing subtype. The third Queen Anne style house expresses the influence of the Spindlework decorative subtype through its turned porch posts and balusters. Queen Anne style dwellings found in the District vary in size from simple cottages to large complex houses. All were constructed between circa 1885 and circa 1910.

Prairie School Style

There are two Prairie School style residences in the District, both of which have an American Four Square plan that incorporates the character-defining features of the Prairie style, including wide overhanging eaves; relatively broad windows; a full-width porch with heavy stone columns or piers with tapered wood supports; and an overall emphasis on horizontal lines. The houses reflect two separate subtypes of the style – the Hipped Roof, Symmetrical, Front Entry subtype and the Gabled Roof subtypes. Both contribute to the significance of the District.

Bungalow/Craftsman Style

Many of the ten Bungalow/Craftsman style houses in the District are “second-generation” houses built after the subdivision of larger lots that either were vacant or originally held larger, late-nineteenth and turn-of-the-century houses. All of these houses retain historic architectural integrity and contribute to the significance of the District. These residences date from circa 1910 to circa 1925. They represent three of the style’s principal sub-types — the Front-Gabled Roof, the Side-Gabled Roof, and the Cross-Gabled Roof. Character-defining features include low-pitched roofs; wide eaves overhang; full-width porches that feature tapered columns on brick piers and wood balustrades. Many in the District retain their original windows with vertical muntins.

Colonial Revival Style

One house in the District are early twentieth century examples of the Colonial Revival style. Both feature a symmetrical façade with an accentuated entrance, double-hung, six-over-six wood sash windows, and

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projecting entrance porches or entrance hoods. Both are relatively large two-story versions of the side-gabled roof sub-type and were constructed between circa 1925 and circa 1940.

Tudor Revival Style

Constructed between circa 1930 and circa 1940, the two examples of Tudor Revival style houses in the District exhibit the character defining features of the style, including steeply pitched roofs; dominant front-facing gables; asymmetrical façade arrangement; stoop entrance; lower, intersecting gabled wings or open porches; and large exterior chimneys. One currently retains integrity and contributes to the significance of the District

Minimal Traditional Style

In the 1930s, design changes in residences reflected increased dependence upon electrical innovation in appliances and greater attention to the mechanical aspects of housing. House design by this time reflected transitions such as the Minimal Traditional style house, which was more a precursor for the limited styles of post-World War II suburban subdivisions than a reflection of the more spacious houses of the 1900-1920s. First appearing in the 1930s, Minimal Traditional style dwellings represent a transition from Tudor and Craftsman architecture. Tight eaves and multiple gables (often overlapping) are common elements, as are stone or brick veneer. These houses are distinguished from Tudor Revival styles by the shallower pitch of the roof gables. There are four examples of this style in the District, two of which contribute to the District's significance.

NATIONAL FOLK HOUSE FORMS

Gable-Front Form

The simple Gable-Front National Folk House has its origins in the Greek Revival style movement of the mid-nineteenth century. Three examples of this form are in the District, one of which retains integrity and contributes to the District's significance. Most of the Gable-Front folk houses in the District have rectangular footprints with their narrow elevation facing the street and are typically one to one-and-a-half-story houses with relatively steep roof pitch, making them ideal for narrow urban lots.

Gable-Front-and-Wing Form

Six houses in the District represent the Gable-Front-and-Wing National Folk House form and feature a prominent front-facing gable with a secondary side-gabled block placed perpendicular to the main gable-

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front block, resulting in the distinctive L-shaped massing. These one- to two-story wood-frame houses are among the oldest in the District, dating from circa 1885 to circa 1900. They have moderate to steep roof pitches; minimal ornamentation that, if present, is restricted to plain fascia board and corner board trim; narrow windows with one-over-one light sashes; and one-half-width shed or hipped roof porches set within the L created by the two wings. All six of these folk houses retain integrity and contribute to the significance of the District.

Hall-and-Parlor

A very rare folk house found in Lee's Summit today is the Hall-and-Parlor house, which has a simple side-gabled roof, a three- or four-bay façade, a plan that is two rooms wide and one room deep, and a central interior chimney with a firebox in each room. Derived from a traditional English form and dominant in pre-railroad southeastern United States, this was a common early settlement period house throughout the Midwest. The single example within the District exhibits a variation of the form that includes a later, one-room extension on the gable end.

Pyramidal

While side-gable roofs typically cover massed-plan folk houses of rectangular shape, those with more nearly square plans commonly have a pyramidal (equilateral hipped) roof. Like most folk house forms, the roof pitch and the size and location of porches vary, and the architectural ornamentation is minimal. Three examples in the District exemplify this house form, two of which retain integrity and contribute to the significance of the District.

Massed-Plan, Side-Gabled

This category of house is also commonly referred to as "Central Passage Double Pile" house. Massed-Plan dwellings expand the Hall-and-Parlor footprint to a mass that is two rooms wide and two rooms deep. The side gable form is usually one or one-and-a-half stories in height, varying principally in roof pitch and the size and placement of entrances and porches. There are two contributing examples of this house form in the District.

Bungaloid House Form

An additional wave of interest in the gable-front shape that grew from high style houses of the early twentieth century Craftsman movement. Between 1910 and 1930, this treatment inspired many modest Bungaloid folk houses that lacked stylistic references. Bungaloid houses exhibit elements of the bungalow form without the elements of formal Craftsman styling. The bungalow typically featured a

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gable-front, side-gabled, or cross-gabled roof penetrated by a minimal number of dormers. Limited stylistic references usually occurred in the front porch columns and railing and included both classical as well as Arts and Crafts elements. Two contributing houses in the District exemplify this house form.

American Foursquare House

With origins in the Prairie School style, the American Foursquare first made its appearance in the 1890s and enjoyed great popularity as a middle-class dwelling, becoming an established fixture of residential neighborhoods prior to the onset of the Great Depression. The Foursquare house was a two- to two-and-a-half-story dwelling and featured a square or slightly rectangular massing, usually with four square upper-story rooms above three square rooms and an entrance hall with stairs tucked unobtrusively to the side on the first floor. Economical and practical to build, the design incorporated a raised basement and a one-story porch across the front. The most popular roof forms were the gable-front roof and the hipped roof, often with attic dormers on the front, side, and/or roof slopes. Commonly built in wood frame variations, they also incorporate stucco, brick, and/or stone walls. The American Foursquare eventually incorporated a variety of architectural stylistic features, most having references to either the Arts and Crafts Movement or Colonial Revival style free classical idioms, such as cornice returns, dentil or modillion cornices, Tuscan columns, and Craftsman-influenced windows or porches. There are five examples of the American Foursquare House in the District, all of which are contributing resources. Three of these five exhibit the influences of contemporaneous architectural features, including Queen Anne and Prairie School styles.

Outbuildings

Ancillary structures provide critical evidence of the development of Lee's Summit's neighborhoods. Their functional clues augment both the visual character of the setting and an understanding of the primary structures. Most of the historic residential ancillary structures in the District are garages. Of the sixteen contributing outbuildings within the District, fourteen are historic automobile garages and two are historic sheds. These buildings are typically simple, one-story wood-frame buildings with rectangular plans. The garages have one or two vehicular



501-A NE Douglas St.

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bays in the primary façade. Roof shapes vary and include gable-front, hipped, and clipped gable.

DISTRICT INTEGRITY

The Northeast Douglas Street Residential Historic District as a whole and its contributing buildings meet the registration requirements and integrity thresholds for the "Single-Family Residential Property Types, circa 1865-1960" established in Section F of the Multiple Property Documentation Form "Historic Resources of Lee's Summit, Missouri." The District retains its historic architectural integrity distinguishing it from adjacent streetscapes that have lost integrity through alteration or loss of historic materials or that include infill housing that dates from the post-World War II period. The integrity of the District successfully communicates important information about the City's development. In addition to the District's reflection of the evolution of architectural styles, the relationship between the residences and outbuildings based on their location, streetscape, building materials, workmanship, scale, and massing creates a distinct cohesiveness and identity. Most of the contributing houses retain their historic wood windows, although many now have metal storm window units. Porch alterations are common, many of which took place during the period of significance from circa 1885 to 1941, and have gained significance in their own right.

The most common integrity issue is the presence of secondary vinyl, Masonite, or asbestos shingle siding. The National Register of Historic Places guidelines state, "If the historic exterior building material is covered by non-historic materials (such as modern siding), the property can still be eligible if the significant form, features and detailing are not obscured."² Those with secondary siding that are listed as contributing have secondary siding that does not obscure their significant form, features, and detailing, and it has been documented by close visual inspection of key areas of the building that the original siding remains intact beneath subsequent layer(s) of non-original cladding material.

The seventeen non-contributing residences and nine non-contributing outbuildings in the District have construction dates after 1941 or have lost their architectural integrity and are unable to convey their historic associations. There are a number of resources within or adjacent to the District that are listed as non-contributing resources or were not eligible for inclusion within the boundary due to the application of secondary siding that obscured their character-defining elements. If, in the future, the non-original siding is removed and the original siding and character-defining features remain intact, these properties may be

² *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington, DC: U.S. Department of the Interior, National Park Service, 1991), 47.

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re-evaluated for sufficient integrity to be reclassified as contributing resources to the District or as the basis to amend the District Boundaries.

PROPERTY LISTING BY ADDRESS

1. 105 NE Douglas St., Contributing c.1905 American Four Square/ Queen Anne

This American Four Square House exhibits the influence of the Queen Anne style through its complex roof form, Tuscan column porch supports, and the decorative shingles on the various gable walls. A stone veneer covers the first story walls and wood shingles cover the second story walls. The full width, gable-front porch has a shallow pitched roof, eaves returns, fascia trim, and a low wood balustrade. The historic wood windows have varying pane configurations including one-over-one, three-over-one, and eight-over-one double-hung sash windows. Additional character-defining features include the flare in the second-story wall where it meets the first story; the wide eaves overhang with decorative braces; and the multiple pedimented dormers. Photograph Number 1.

2. 107 NE Douglas St., Contributing c.1940 Modern Movement: Minimal Traditional

This house is an excellent example of the Minimal Traditional style, with the multiple front-facing gables, the tight eaves, and stoop entrance. The primary facade is divided into three bays defined by a center entrance flanked on each side by a pair of three-over-one wood sash windows with decorative wood shutters. Additional character defining features include the gabled entrance hood, the gabled dormer on the front roof slope, the original window and door casings, narrow fascia trim, and the likely original Masonite siding. Photograph Number 1.

3. 201 NE Douglas St., Contributing c.1915 Bungalow

This one story, gable-front, bungalow has a full-width front porch located beneath the main roof supported on battered square wood posts. Wood shingles cover the front gable wall, a "matchstick" balustrade encircles the porch, and the entry is slightly off center. Additional character defining features include the historic one-over-one light wood sash windows with the original casings, the wood clapboard siding, the three-light hopper window in the gable peak, and the brick chimney on the roof ridge.

4. 201-A NE Douglas St., Contributing c.1925 Auto Garage

This garage has a hipped roof and two, single-car vehicular bays. Additional features include its wide, open eave overhang with exposed rafters and wood clapboard siding.

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end bay, the wood clapboard siding, corner boards, fascia trim, window casings, as well as the wood shingles on the porch and dormer gable walls. Photograph Number 4.

10. 209 NE Douglas St., Non-contributing Post WWII Modern Movement: Minimal Traditional

This small house has a cross gabled roof and is three bays wide and three bays deep. The building retains the character-defining features of its style, including a shallow-pitched roof, a small porch recessed under the main roof, and a band of three windows on the front façade. The original windows have been replaced with one-over-one light vinyl sashes. The front-facing gable features decorative vertical board siding.

11. 209-A NE Douglas St., Non-contributing Post WWII Auto Garage

This gable-front garage building has a single vehicular bay. The trim and wall materials match that of the primary residence.

12. 210 NE Douglas St., Contributing c.1940 Tudor Revival

This house has a cross-gabled roof with no eaves and a prominent front-facing gable. Despite the application of vinyl siding on the exterior walls, the application of this secondary siding exposes the historic trim elements and reveals such features as the window casings and door surround trim. The key character-defining features are intact and include the historic six-over-one light wood sashes, the prominent exterior brick chimney, the gabled entrance hood over the off-center stoop entrance, decorative brackets that support the entrance hood, and the rough-cut stone foundation. Photograph Number 4.

13. 210-A NE Douglas St., Non-contributing Post WWII Auto Garage

This side-gabled garage building has tight eaves, a concrete block foundation, and six-light wood sash windows in the rear elevation.

14. 211 NE Douglas St., Contributing c.1885 Queen Anne

This Queen Anne cottage features the characteristic elements of its style, including a complex roof form, decorative shingles on gable walls, tall narrow windows, a wrap-around porch, turned post porch supports and balustrade, and the various wall planes. Fenestration consists of one-over-one light, double-hung sash windows with the historic wood surrounds. A side-gabled addition with a secondary entrance is located in the rear of the north side elevation. Additional character defining features include the wood clapboard siding and the corner board and fascia trim. Photograph Number 6.

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15. 211-A NE Douglas St., Non-contributing c.1930 Auto Garage

This gable-front garage has an off-center, single vehicular bay. Though the garage appears to be of sufficient age, the Masonite siding, metal roof, and replacement door prevent it from communicating its era of construction.

16. 212 NE Douglas St., Contributing c.1925 Bungalow/Craftsman

This side-gabled Craftsman bungalow has a full-width porch beneath the extended front roof slope. The porch features round column supports and a solid balustrade wall. A large gabled dormer containing a band of three windows is centrally located on the front roof slope. The windows throughout are six-over-one light wood sashes. Additional character defining features include the exposed rafter tails, the wide eaves, the historic stucco siding, and the center-bay entrance with sidelights. Tall chimneys are located on the front and rear roof slopes of the house. Photograph Number 4, 5.

17. 216 NE Douglas St., Contributing c.1910 American Four Square

This American Four Square house features a gable-front roof and a full-width gable-front porch, both of which feature eaves returns. The porch has round column supports on stone plinths and a wood balustrade between the plinths. Fenestration consists of one-over-one light, double-hung wood sash windows within the original casings. The windows are arranged singly, and in bands of three within the gable peaks. Additional character defining features include the center bay entrance with sidelights; large, gabled wall dormers on the north and south elevations; thin reveal wood clapboard siding; and the corner boards and fascia trim throughout. A metal fire stair is on the rear elevation and does not affect the overall integrity of the house. Photograph Number 5.

18. 300 NE Douglas St., Contributing c.1885 Italianate

The footprint and roof form show the influence of the Italianate style. The primary façade of the main block is two bays wide with a wrap-around porch sheltering the first story entrances on the north and west façades under the porch. The tall, narrow windows retain the historic one-over-one, light double-hung wood sash windows and the original casings and lintel molding. The porch has non-original square wood supports, no balustrade, and a wood floor. Additional character-defining features include the wood clapboard siding, corner boards with capitals, wide eaves with fascia trim below, and two ridge-line chimneys with stucco finish and corbelled caps. Two additions, one historic and one non-historic, extend from the rear elevation. Of note are the three shaped concrete or stucco chimneys - two on the main roof and one on the addition - which are unique to the neighborhood. This house is very similar in form to 207 NE Douglas St. Photograph Number 5, 8.

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19. 300-A NE Douglas St., Contributing c.1930 Auto Garage

This side-gabled garage has a single vehicular bay, board-and-batten siding and hinged doors.

20. 301 NE Douglas St., Contributing c.1900 Gable-Front-and-Wing

This two story, Gable-Front-and-Wing folk house features a one-story, front-gabled wrap-around porch supported by non-original square wood posts. The porch has a concrete floor, no balustrade, and the roof has wide eaves and historic fascia trim. A second-story door suggests that the original porch had a different configuration that included a deck porch on its roof. The original two-over-two wood sash windows are intact with their original casings and projecting entablatures. A one-story addition with a secondary entrance and garage extends from the rear (east) elevation. Additional features include the wood clapboard siding, the wide eaves with fascia trim below, and the corner boards with modest capitals. Photograph Number 7.

21. 301-A NE Douglas St., Non-contributing Post WWII Auto Garage

This non-historic garage has a side-gabled roof and a single, two-car vehicular bay. Vertical synthetic wood siding covers the walls.

22. 302 NE Douglas St., Contributing c.1915 Bungalow/Craftsman

This gable-front, stucco-clad Craftsman bungalow has a three-quarter width gabled porch that projects just below the main gable of the house. The porch has short battered piers on tall stucco plinths, a low wooden "matchstick" railing between the tall plinths, and short plinths in the center flanking the steps. The entrance is in the center bay. The windows are generally paired with nine-over-one light, double-hung wood sashes within the historic flat board casings. Additional character defining features include the wide, open eaves, exposed rafter tails and decorative knee brackets, the historic stucco siding, and the brick chimney at the rear of the roof ridge. Photograph Number 5, 8.

23. 303 NE Douglas St., Non-contributing c.1920 Bungalowoid

This gable-front house has a center bay entrance sheltered under a gable-front porch. The porch posts and railing have been replaced with non-historic slender turned posts. The original decorative knee brackets are intact under the eaves and the original three-over-one wood sash windows remain in their original casings. This building was moved to this location at an unknown date after World War II.

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24. 304 NE Douglas St., Contributing c.1900 Gable-Front-and-Wing

This small Gable-Front-and-Wing house retains its character-defining form and fenestration. A one-half width porch spans the south side elevation of the projecting gable and shelters the main entry that leads into the side-gabled wing. The tall, narrow windows are arranged both singly and in pairs and contain one-over-one light, double-hung sash windows with the historic flat board casings. The porch retains the historic slender, tapered round column supports and the wood floor and has a non-historic wood balustrade. The non-historic vinyl siding was installed in a manner that reveals the window openings and trim and the house continues to communicate its historic folk house form. Photograph Number 8, 9.

25. 305 NE Douglas St., Non-contributing c.1945 Massed-Plan, Side-Gabled

This one-story, house has a cross-gabled roof and a non-historic wrap-around porch. An off-center entrance is in the primary façade and a secondary entrance is located on the north side elevation. The windows are arranged singly and in pairs and have one-over-one light sash windows. A multi-light fixed window with sidelights is located to the right. The house has Masonite siding that may be original.

26. 305-A NE Douglas St., Non-contributing Post WWII Auto Garage

This gable-front garage building has a single vehicular bay, a pedestrian door, and vertical synthetic wood siding.

27. 307 NE Douglas St., Contributing c.1920 Bungalow/Craftsman

This one-story bungalow has a gable-front roof and full-width porch under the forward projection of the main roof. The porch features battered piers on paneled wood plinths. The entrance is off-center, flanked on each side by single windows with one-over-one light wood sashes and the original wood casings. Additional character-defining features include the wood clapboard siding, wood shingles on the gable wall, and the open eaves with exposed rafters. A second story addition has been added at the rear half of the house. Despite this alteration, the house retains sufficient integrity to contribute and communicates its significant historic associations.

28. 308 NE Douglas St., Non-contributing Post WWII Massed-Plan, Side-Gabled

This small house is three bays wide and two bays deep. The stoop entrance is in the center bay. Alterations include the application of asbestos shingle siding and the replacement of a façade window with a large, fixed-pane picture window. Photograph Number 8, 9.

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29. 309 NE Douglas St., Contributing c.1920 Bungalow/Craftsman

This gable-front house has a full-width porch recessed under the main roof. The entrance is in the center bay, flanked on each side by a broad, six-over-one wood sash window. Additional character-defining features include the original clapboard and wood shingle siding, the historic square porch posts and low balustrade, and the original casing trim throughout.

30. 310 NE Douglas St., Non-contributing c.1910 Pyramid Square

This Pyramid Square house is three bays wide and two bays deep. A shed roof porch spans the full width of the primary façade and has non-historic brick support posts and no balustrade. A gabled dormer is directly above the center bay entrance. The fenestration includes non-historic, single-light casement sash windows. Vertical wood siding covers the exterior walls. The combined alterations prevent this building from communicating its historic associations. Photograph Number 9.

31. 310-A NE Douglas St., Non-contributing Post WWII Auto Garage

This non-historic garage building has a side-gabled roof; two, single-car vehicular bays; and vertical wood siding that matches the main house.

32. 312 NE Douglas St., Non-contributing c.1945 Massed-Plan, Side-Gabled

This one-story, side-gabled house is three bays wide and two bays deep. A projecting gable in the central bay contains the main entrance, which is sheltered under a metal awning supported by decorative iron posts. Additional character defining features include the tripartite picture window in the south end bay of the primary façade, the one-over-one light windows, and the decorative blocks on the front-facing gable projection. Vinyl siding covers the exterior walls and window casings.

33. 315 NE Douglas St., Contributing c.1890 Gable-Front-and-Wing

This small house has the character-defining form and fenestration of its folk house type. A one-half width porch occupies the ell on the north elevation, sheltering the main entrance into the side-gabled wing. The tall, narrow window openings are intact with flat board trim, although the sashes have been replaced. Additional character-defining features include the three-part square bay window on the front-facing gable with its decorative wood trim, the exposed rubble stone foundation, and the window casings throughout. A small shed roof addition extends from the rear elevation. Despite the asbestos shingle siding and replacement porch posts, the house continues to clearly convey its folk house form, a rare surviving example of some of the earliest residential development in Lee's Summit. Photograph Number 10.

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34. 315-A NE Douglas St. Contributing c.1925 Auto Garage

This garage has a gable-front roof that faces north onto Forest Avenue. A single vehicular bay defines the primary façade. Small square window openings are in the side elevations and the walls are clad with shiplap tongue-in-groove wood siding.

35. 400 NE Douglas St., Non-contributing c.1930 Tudor Revival

The insensitive application of vinyl siding and replacement windows and door combine to prevent the house from communicating its historic associations with the residential development of the neighborhood. If the siding were removed and the original siding and trim found to be intact underneath it could be reevaluated for potential eligibility.

36. 402 NE Douglas St., Non-contributing c. 1930 Massed-Plan, Side-Gabled

This one-and-a-half-story, side gabled house has a large gabled dormer at the center of the front roof slope. The entry is off-center and flanked by a single window on the south and a non-historic tripartite picture window on the north. The windows vary in size, arrangement, and glazing pattern. Additional character-defining features include the wide eaves, eaves returns, wood clapboard siding, denticulated cornice, and the corner boards with modest capitals. A historic one-story shed roof addition extends from the north elevation. The introduction of the picture window and loss of the front porch combine to compromise the overall integrity of the house.

37. 404 NE Douglas St., Contributing c.1910 Pyramid Square

This is an excellent example of the Pyramidal Folk House type. The house features the characteristic roof form, a three-quarter shed roof porch, and a small brick chimney near the ridge peak. The porch features square post supports and a solid balustrade wall. Additional character-defining features include the wood shingle siding the wide eaves overhang with fascia trim below, and the historic double-hung windows within the original casings with projecting lintel molding. Photograph Number 11.

38. 405 NE Douglas St., Non-contributing c.1950 Modern Movement: Minimal Traditional

This 1½-story, Minimal Traditional home features the character defining side-gabled roof with a prominent front-facing gable, recessed stoop entrance, and incorporated single car garage. The window openings are arranged singly and in a band of three and contain one-over-one light sashes. Stone veneer and asbestos shingles cover the exterior walls. Additional features include the gabled dormer on the front roof slope, the stone veneer chimney, and the louvered porthole in the gable peak.

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39. 406 NE Douglas St., Contributing c.1940 Massed-Plan, Side-Gabled

This small, side-gabled house is three bays wide and two bays deep. A gabled entrance porch projects from the center bay to shelter the main entry. The window openings contain the historic one-over-one light sash and are within the historic flat board casings. Additional character defining features include the tight eaves, the exposed rough stone foundation, the prominent brick chimney on the front elevation, and the corner location of the windows on the front and side elevations. Photograph Number 11.

40. 406-A NE Douglas St., Contributing c.1940 Auto Garage

This single-car garage building has a gable-front roof, a single-vehicular bay, and wood clapboard siding. It retains its architectural integrity and clearly communicates its functional property type. Photograph Number 11.

41. 408 NE Douglas St., Contributing c.1885 Gable-Front-and-Wing

This house is a good example of 19th century residential development in Lee's Summit. The house clearly communicates its significant folk house form and features a one-half width porch in the ell. The porch roof is original and the posts and floor have recently been replaced with in-kind materials. The tall, narrow window openings are arranged singly, in pairs, and in a band of three on the south elevation that is likely not original. Replacement windows occupy the original openings. Additional character defining features include the wood window casings with projecting entablatures, the corner boards with modest capitals, wood clapboard siding, and the wide eaves with fascia trim below. Photograph Number 11.

42. 409 NE Douglas St., Contributing c.1915 Bungalow/Craftsman

This 1½-story Craftsman bungalow has a side-gabled roof that extends forward to form the full width front porch. A large gabled dormer is in the center of the front roof slope and contains a band of three windows. Additional character defining features include the wide eaves, the off-center entrance with sidelights, the historic vertically divided four-over-one wood sash windows, the exposed rubble stone foundation, the exterior brick chimney on the north elevation, and the three part bay window on the north elevation that features decoratively cut exposed rafter tails. The secondary wide reveal siding was applied in a manner that respects the historic window casings and trim. Alterations include the replacement porch posts and the application of wood siding under the porch. However these changes do not affect the overall integrity of the house, which still communicates its significant historic associations with the residential development of the neighborhood.

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43. 409-A NE Douglas St., Contributing c.1935 Auto Garage

This garage building is a good example of larger variations of the property type. It has a hipped roof, two, single-car vehicular bays, and a pedestrian entrance.

44. 410 NE Douglas St., Non-contributing c.1910 Composite

This house was originally a Queen Anne cottage with a hipped roof and lower cross gables and decorative shingles in the gable walls (these features are discernable on the rear elevation). The primary façade was altered after World War II to its current configuration, which includes a projecting gabled entrance bay and a tripartite picture window. The loss of the original porch and reconfiguration of the façade compromised the historic integrity of this building.

45. 410-A NE Douglas St., Contributing c. 1930 Auto Garage

This garage is a good example of its functional property type. It retains the character defining gable front roof form; the two, single-car vehicular bays, the shiplap tongue-in-groove weatherboard, the small square window openings in the side elevations, the open eaves with exposed rafter tails, and even the central exterior light fixture.

46. 411 NE Douglas St., Contributing c.1910 Bungalow/Craftsman

This side-gabled Craftsman bungalow is dominated by a shallow pitched full-width, gable-front porch and a large gabled dormer in the center of the front roof slope. The porch features square stucco piers on stone plinths and a solid stucco balustrade wall. The roof has wide overhanging eaves. Additional character-defining features include the historic window openings that are arranged singly, in pairs, and in a band of three; the off-center entrance with sidelights; the exterior brick chimney on the north elevation; and the historic flat board window and door casings. Windows are three-over-one light sashes. The vinyl siding was applied in a manner that exposes important architectural elements such as the fenestration and trim elements and does not significantly compromise the building's ability to convey its historic associations with the residential development of the neighborhood. Photograph Number 12.

47. 411-A NE Douglas St., Contributing c. 1920 Auto Garage

This garage has a side-gabled roof, two single-car vehicular bays, and a pedestrian entry. Its location at the rear of the lot, at the end of a gravel drive leading from NE Douglas, is characteristic of the neighborhood.

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48. 500 NE Douglas St., Contributing c. 1890 Gable-Front-and-Wing

This small Gable-Front-and-Wing house retains its character-defining form, fenestration, and porch configuration. A one-half-width porch spans the south side elevation of the projecting gable and shelters the main entry that leads into the side-gabled wing. The tall, narrow windows are arranged singly and contain the historic one-over-one light double-hung wood sash windows. The shed roof porch has non-original square post supports. An attached garage addition extends from the rear elevation. Though the walls have non-historic vinyl siding, the overall character of the house is intact and apparent and it continues to communicate its historic associations.

49. 501 NE Douglas St., Contributing c. 1915 Bungalow/Craftsman

This gable-front bungalow has a full-width porch recessed under the main roof. The porch features battered piers on stone plinths, a low wood "matchstick" railing between the plinths, and a wood floor. The off-center entrance is flanked on each side by one-over-one sash windows within the historic casings. Additional character-defining features include the thin reveal clapboard siding; the wood shingles on the gable wall; the wide, open eaves with exposed rafters, the paired windows in the gable peak, and the corner boards with modest capitals. The replacement of the original windows is the only apparent alteration, which does not affect the overall ability of the house to communicate its historic associations. Photograph Number 12, 13.

50. 501-A NE Douglas St., Contributing c. 1915 Auto Garage

This garage is an excellent example of its functional property type. Its narrow, gable-front roof has a shed roof addition on the east elevation, communicating an expansion in response to the addition of a second car to the household. Additional character-defining features include the thin reveal clapboard siding, the two single-car vehicular bays, the corner boards, and exposed rafter tails. Photograph Number 12.

51. 502 NE Douglas St., Non-contributing c. 1925 Gable-Front

This gable-front house is three bays wide and three bays deep with an exposed rough-cut stone foundation. The entrance is in the center bay, sheltered by a single-bay gabled entrance porch. The loss of the original porch elements, introduction of a tripartite picture window, and application of asbestos shingle siding combine to compromise this building's historic integrity.

52. 502-A NE Douglas St., Contributing c. 1935 Auto Garage

This gable-front garage building is a good example of its functional property type. It has a single vehicular bay, thin reveal wood clapboard siding, and a concrete foundation. Furthermore, its location at

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the rear of the lot communicates its historic associations.

53. 503 NE Douglas St. Contributing c. 1915 Bungalow/Craftsman

This gable-front bungalow is an excellent example of its property type. The full-width porch is recessed under the main gable-front roof and features battered square posts on stone and wood paneled plinths, and a low wood "matchstick" balustrade between the plinths. The symmetrical façade is divided into three bays with the entry in the central bay. The windows are arranged singly and in pairs and contain the historic one-over-one wood sashes. Additional features include the open eaves with exposed rafters, the shiplap clapboard siding, the wood shingles on the gable wall, and the historic flat board window and door casings. Photograph Number 13.

54. 504 NE Douglas St., Non-contributing c. 1940 Massed-Plan, Side-Gabled

This small house has a center-bay entrance sheltered under a single-bay, gabled entrance porch. The porch posts and railing have been replaced with non-historic cast-iron elements. Paired, one-over-one light wood sash windows with decorative shutters flank each side of the entrance. The replacement of the porch posts and the insensitive application of vinyl siding currently compromise the building's integrity. If the siding were removed and the original siding found to be underneath, the house could be reconsidered for eligibility.

55. 504-A NE Douglas St., Non-contributing c.1940 Auto Garage

This gable-front garage building is contemporary with the primary residence. A single vehicular bay defines the primary (east) façade. The application of vinyl siding and the replacement door combine to compromise its integrity.

56. 507 NE Douglas St., Contributing c.1915 Bungalow/Craftsman

This bungalow has a cross-gabled roof with clipped gables and a second story at the rear, a feature that identifies it as an "airplane bungalow." A three-quarter width porch spans the three north end bays of the four-bay-wide primary façade. Single and paired window openings define the bays, each of which contain four-over-one light, double-hung wood sash windows with vertical muntins. Additional character-defining features include the wide open eaves with exposed rafters, decorative knee brackets, the original flat board window and door surrounds with lintel moldings, and the horizontal three-light window in the gable peak. Despite the replacement porch posts and railing and the application of vinyl siding, which was installed in a manner respecting the key design elements, the house continues to clearly convey its historic associations with the development of the surrounding historic district. Photograph

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57. 507-A NE Douglas St., Contributing c.1915 Auto Garage

This garage is contemporaneous with the main residence and features a matching clipped gable roof. It is located at the end of a gravel drive leading from NE Douglas. A single vehicular bay defines the primary façade and small square windows define the bays of the side elevations. Vinyl siding covers the exterior walls, but does not affect the overall ability of the building to communicate its historic associations.

58. 508 NE Douglas St., Contributing c. 1940 Modern Movement: Minimal Traditional

This house has a shallow-pitched cross-gabled roof and an off-center entrance. A single-bay flat porch roof shelters the entrance which features a stone veneer with a quarry face finish. Additional character-defining features include the paired and bands of three, six-over-one light, double-hung wood sash windows; the wide reveal wood clapboard siding; the decorative scallop treatment on the gable wall; the porthole window illuminating the entrance foyer; and the interior brick chimney. The rubble stone foundation suggests the current building rests on the foundation of an earlier, likely late 19th century, house.

59. 509 NE Douglas St., Non-contributing Post WWII Modern Movement: Ranch

This mid- twentieth century infill house has the typical features of its style, including an overall horizontal profile, a shallow cross-gabled roof, a large picture window, a broad interior brick chimney, and an integrated garage. Non-original wide reveal vinyl siding covers the exterior walls and porch supports.

60. 600 NE Douglas St., Contributing c. 1910 Queen Anne

This house retains the key design features that identify its style and form, including the hipped roof with lower cross gables and the decorative shingles on the gable walls. A full-width wrap-around front porch spans the first story and shelters the main entrance in the south end bay. The window openings are arranged singly and contain the historic one-over-one light wood sashes within the original flat board casings. Additional character-defining features include the wide eaves overhang, the Tuscan column porch supports, the low turned post balustrade, the corner boards and fascia trim, the modest eaves returns at each gable, and the three-part full-height bay window at the rear of the south elevation. A one-story addition to the rear elevation provides a secondary entrance from the adjacent non-historic garage. The asbestos shingle siding was applied in a manner that respects each of the key elements that identify the building's style and communicate its historic associations. Photograph Number 15.

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61. 601 NE Douglas St., Contributing c.1907 American Four Square

This American Four Square house is two bays wide and three bays deep with a full-width, wrap-around porch. The high porch features Tuscan column supports with turned post balustrade between and a wood floor supported on brick piers. The entrance is in the east end bay of the primary façade, which faces south onto Maggie Street. The window openings contain the historic one-over-one light wood sash windows and retain the flat board casings. Additional character-defining features include the pyramidal roof from which extends a hipped dormer with a band of three square windows and the wide eaves overhang. Additions to the north and east façades were done by R. and L. Cawby in 1991 and 1992. Vinyl siding covers the exterior walls, but has been installed in a manner that respects the character-defining fenestration and trim elements integral to this house. Photograph Number 14.

62. 601-A NE Douglas St., Contributing c.1925 Auto Garage

This garage is a good example of its property type, with a front-gabled roof, two single vehicular bays, and wide eaves. It faces onto Maggie Street and retains its wood clapboard siding, corner boards, and window openings in the side elevations. Photograph Number 14.

63. 105 NE Elm St., Non-contributing Post WWII Gable-Front

This house has a full-width gable-front porch that shelters the center-bay entrance of the three-bay-wide facade. A gable-front garage addition is attached to the rear, southwest corner of the house. The application of vinyl siding and replacement of original windows compromises the building's integrity and ability to communicate its historic associations.

64. 106 NE Elm St., Contributing c.1895 Hall-and-Parlor

This house has a side-gabled roof aligned parallel to Elm Street and is four bays wide and two bays deep. An early twentieth century gabled porch extends forward over the entrance at the second bay from the west end. The windows are tall, narrow one-over-one wood sashes with the historic wood casings visible. The house reflects the expansion over time of the original two-room form with the addition of another room at the east end, as well as a shed-roof addition onto the rear elevation. These types of alterations are not uncommon for such small house forms and have gained significance in their own right. Asbestos shingle siding covers the exterior walls and has been applied in a manner that does not compromise the overall integrity of the house and its ability to communicate its rare historic associations.

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65. 107 NE Elm St., Contributing c.1920 Bungalow/Craftsman

This is a very uncommon example of a Craftsman duplex and is unique in Lee's Summit. The full-width front porch is recessed under the main, shallow-pitched cross-gabled roof. The original tapered square porch supports are intact, as are the original porch balustrade, ceiling, and floors. The building retains the original three-over-one light wood sash windows, window and door casings, the narrow reveal wood clapboard siding, and wide eaves overhang. Photograph Number 2.

66. 107-A NE Elm St., Contributing c.1920 Auto Garage

This garage has a side-gabled roof and two, single vehicular bays. Additional features include the vertical wood siding, the open eaves, and the hinged wood doors.

67. 003 NE Forest Ave., Contributing c.1904 Massed-Plan, Side-Gabled

This small house is three bays wide and two bays deep. The stoop entrance is in the center bay. A cross gable projects from the front roof slope over the center bay and contains a small window opening. The original wood clapboards, window and door casing trim, and wood sash windows are intact. A gabled entrance hood supported by knee braces shelters a secondary entrance in the east (side) elevation.

68. 100 NE Forest Ave., Contributing c.1888 Gable-Front-and-Wing

This house clearly reflects its folk house form, with a gable-front projection at the west end and a side-gabled wing at the east end. A non-historic one-half width porch occupies the ell and shelters the main entrance into the side-gabled wing. The window openings are tall and narrow, arranged singly, and contain replacement one-over-one light vinyl sashes within the original casings that feature projecting lintel molding. Additional character-defining features include the wood clapboard siding, the corner boards with modest capitals, the wide eaves with fascia board trim below, and the exposed rubble stone foundation. Photograph Number 10.

69. 200 NE Green St., Contributing c.1890 Italianate

This one-story cottage, characterized by its simple form and steeply pitched hip roof, has two primary façades -- one facing onto Elm and one facing onto NE Green Street -- both of which are symmetrically arranged. Each primary façade features a central, shed roof supported by turned posts and with decorative fascia trim and brackets. Fenestration consists of the original tall, narrow, two-over-two-light wood sash windows with wood surrounds and projecting entablatures. The asbestos shingle siding has been applied sensitively, revealing all of the key design elements, and does not compromise the building's ability to communicate its rare, nineteenth century associations. Photograph Number 3.

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70. 200-A NE Green St., Contributing c. 1930 Outbuilding

This shed building has a gable-front roof, shiplap weatherboard siding, tight eaves, and small square window openings. A pedestrian door defines the primary (south) elevation that faces onto Elm St. A second pedestrian entrance is in the east elevation. Photograph Number 3.

71. 7 Maggie St., Non-contributing Post WWII Modern Movement: Ranch

This mid-to-late twentieth century infill house has the typical features of its style, including an overall horizontal profile, a shallow-pitched cross-gabled roof, a large picture window, a recessed entrance bay, and an attached single-car garage. Asbestos shingles cover the walls and a board-and-batten treatment clads the gable walls.

72. 510 NE Main St., Contributing c.1910 Bungaloid

The primary façade of this one-story cottage features two front-facing gables and a three-quarter hipped porch. The porch has Tuscan column supports and a low wood balustrade. The center bay entrance is flanked on each side by a single one-over-one wood sash window. Additional character-defining features include the wide, open eaves, the eaves returns at the gables, the fascia board trim, and the horizontal hopper sash window in the gable peak. The application of asbestos shingle siding was done in a sensitive manner and does not affect the overall integrity of the house. Photograph Number 17.

73. 511 NE Main St., Contributing c. 1910 Prairie School/American Four Square

This house is an excellent example of the American Foursquare House and retains each of its character-defining features, including the pyramidal roof, the two-bay primary facade, the full-width hipped porch, and the single windows with one-over-one sashes. The porch has battered wood supports on stone plinths with a low wood "matchstick" railing between. The roof has a bell cast at the outer edges and a wide eaves overhang. Narrow reveal wood clapboards cover the exterior walls, which feature corner boards and a plain band separating the first and second stories, as well as a fascia board under the eaves. Photograph Number 16.

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74. 511-A NE Main St., Contributing c. 1930 Auto Garage

This side-gabled garage building has two hinged wood vehicular doors in the primary (west) elevation. Vertical wood siding covers the exterior walls. Photograph Number 16.

75. 600 NE Main St., Contributing c.1920 Gable-Front

The primary façade of this one-and-one-half story gable-front cottage is dominated by a full-width shallow-pitched gabled porch supported by brick piers on brick plinths. The entrance is in the center bay, flanked on each side by single, one-over-one light wood sash windows. Additional character-defining features include the perforated brick balustrade wall; the eaves returns on the front-facing gables; the stone trim on the porch posts and railing; the wide eaves overhang; and the pair of small windows in the gable peak. Vinyl siding covers the gable walls, but is applied in such a manner as to reveal trim elements. Photograph Number 17, 18.

76. 600-A NE Main St., Contributing c.1920 Outbuilding

This outbuilding has wood clapboard siding and a gable-front roof aligned perpendicular to Main Street that faces south onto the gravel driveway. The primary façade features a single window and a pedestrian entrance. One-over-one light wood sash windows define the bays of the secondary elevations.

77. 600-B NE Main St. Contributing c.1940 Auto Garage

This gable-front garage building faces east and features two single-car bays and shiplap siding. The garage building extends from the east elevation of a steeply pitched carriage barn that features board-and-batten siding, a gabled dormer on the front roof slope, and access from the south (eaves side) elevation.

78. 102 NE Orchard St., Contributing c. 1925 Colonial Revival

This early twentieth century house exhibits the form and massing of the side-gabled sub-type of the Colonial Revival style. Its end-bay entrance, gabled entrance hood, and one-story side wing are all common features to the style as it evolved during the early 20th century. The house retains the original single and paired window openings, the original 6/6 wood sash windows, and wood window casings. The application of asbestos shingle siding, though not original, does not affect the overall ability of this house to communicate its historic associations.

79. 102-A NE Orchard St., Non-contributing Post WWII Auto Garage

This non-historic garage has a very shallow pitched gable-front roof, a single two-car vehicular bay, and board-and-batten siding.

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STATEMENT OF SIGNIFICANCE

The Northeast Douglas Street Residential Historic District located in Lee's Summit, Jackson County, Missouri, is eligible for listing in the National Register of Historic Places under Criterion A for the area of COMMUNITY PLANNING AND DEVELOPMENT and Criterion C for the area of ARCHITECTURE as documented in the Multiple Property Documentation Form "Historic Resources of Lee's Summit, Missouri" (the MPDF). The District has direct associations with the historic contexts "Residential Development: 1865-1960," "Railroad Market Center: 1865-1945," and "Architectural Styles and Vernacular Property Types: 1865-1960" developed as part of the MPDF and meets the MPDF registration requirements. The architectural and functional property types in the District meet the integrity thresholds established in Section F of the MPDF. The District comprises a grouping of contiguous residential resources in four nineteenth century additions in an area north of the downtown commercial area including: Howard's Second Addition platted in 1883; Hearne's Addition (First) filed in 1887; Hearne's Second Addition platted in 1889; and Myrtle Park Addition platted in 1887. The District clearly reflects the evolution of Lee's Summit's residential neighborhoods from the late nineteenth century through the onset of World War II. The District is locally significant in the area of Community Planning and Development for its significant associations with the community's residential building patterns related to the economic growth when the town flourished as a rural railroad market center during the late nineteenth and early twentieth centuries. It visually reflects the physical orientation and patterns of residential land use unique to towns founded along rail lines in the mid-to-late nineteenth century. The District's significance in architecture is due to the continued presence of popular architectural styles and folk house forms that reflect the evolution of residential designs in the late nineteenth and early twentieth centuries in Lee's Summit. The range of architectural property types includes high style residences, popular pattern book styles, and early National Folk House forms as documented in Sections E and F of the MPDF. The period of significance is from circa 1885 to 1941, beginning with the estimated date of construction of the earliest contributing residential building and ending at the onset of World War II. While construction slowed during the Great Depression, it largely ceased with the onset World War II. Residential construction within the District after the war does not reflect significant community development patterns and consisted of sporadic and random infill housing. The period of significance acknowledges historic alterations in response to specific functional and design trends and accepts the buildings that experienced such alterations within the period of significance as contributing elements to the District.

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ELABORATION

COMMUNITY DEVELOPMENT PATTERNS

The District and the contributing resources are significant "Single-Family Residential Property Types, circa 1865-1960" as documented in Section F of the MPDF and they meet the integrity thresholds established for the property type. Under Criterion A, they include the following areas of significance as outlined in the MPDF.

A-1: Single-family residences that illustrate the initial development of neighborhoods in the late nineteenth and early twentieth centuries in Lee's Summit, Missouri.

A-2: Single-family residences that, through historic events and associations, are part of a cohesive assemblage consisting of groups of contiguous residential subdivisions that are historically interrelated by design, planning, and/or historic associations.

The District lies in an area five blocks north of Lee's Summit's downtown commercial area east of the Missouri Pacific Rail Road tracks. The District includes portions of various plats filed from 1883 (Howard's Second Addition) through 1889 (Hearne's Second Addition), including several lots in the Myrtle Park Addition platted in 1887.

As noted in the MPDF, development patterns in Lee's Summit mirrored those of railroad towns established in western Missouri in the mid-nineteenth century. Distinguishing characteristics of this pattern were a commercial center that flanked the rail lines, with residential development fanning out from the neighborhoods surrounding the commercial center.³ Like all rural railroad market centers, key roads and streets connected with the county road system, providing wagon access to the railroad lines. Douglas Street, which forms the spine of the District, ran parallel to the rail lines and was historically the most significant north/south connector street in Lee's Summit. Formerly called "Hearne Street" north of Vine Street, it is and was an extension of "Lee's Summit Road," which ran north from Lee's Summit to

³ Sally F. Schwenk, Multiple Property Documentation Form "Historic Resources of Lee's Summit, Missouri," 17 August 2005, E26, U.S. Department of the Interior, National Park Service, National Register of Historic Places, Washington, DC. After the arrival of the railroad in western Missouri, three distinct types of town plans emerged: those with commercial streets oriented to river traffic; those with a public square; and those with a central main street that either ran parallel to or perpendicular to the railroad tracks.

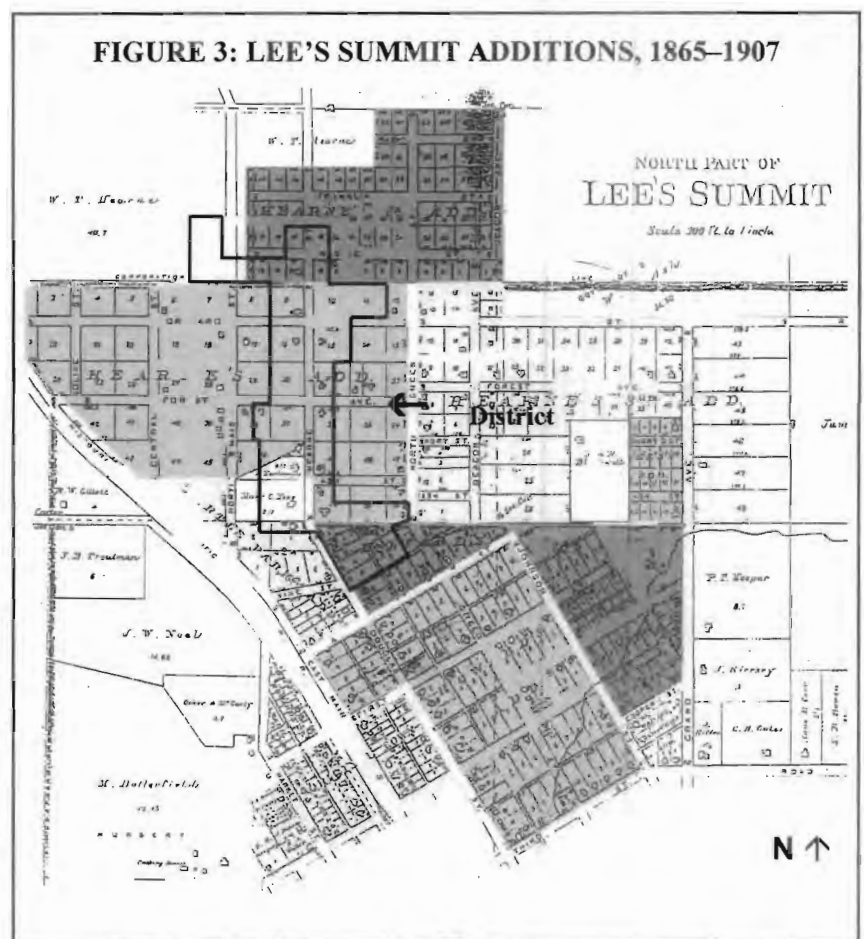
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the Jackson County governmental seat in Independence, Missouri. Early on, residential development occurred along Northeast Douglas Street in the area north of the downtown commercial area and spread along intersecting side streets.⁴

FIGURE 3: LEE'S SUMMIT ADDITIONS, 1865-1907

The map shows a grid of streets and lots, with a prominent diagonal line representing the Missouri Pacific Railroad. The city is divided into several blocks, with the central area labeled 'District'. The map includes various street names and lot numbers, providing a clear view of the city's development over time.



⁴ Though many historic residential properties in the area, particularly those adjacent to the district boundary, do not meet National Register criteria for integrity, two other areas in the larger residential neighborhoods north of the downtown commercial area retain sufficient integrity to be nominated as districts. They are the Northeast Forest Avenue and Northeast Green Street Residential Historic District and the Northeast Green Street and 1st Street Residential Historic District. These districts also share many associative characteristics with the National Register listed Howard Neighborhood Historic District south of the downtown commercial area.

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The District is located in a series of additions platted during Lee's Summit's early history. In the original town plat of 1867, Howard's Addition (First) included blocks on both sides of the Missouri Pacific Railroad tracks. Between 1877 and 1889, several subdivisions were platted within what became the official city limits upon the City's incorporation in 1889, as well as just outside the city limits. The platting of these additions reflects a growth that occurred in the 1880s.

The District includes portions of each of the following plats:

- W. B. Howard's Second Addition, platted in 1883, was within the 1889 city limits
- Hearne's Addition (First), platted in 1887, was not within the 1889 city limits
- Hearne's Second Addition, platted in 1889, was not within the city limits at that time
- Myrtle Park Addition, which was platted in 1887, was within the city limits.

In addition, there are small portions of the District that were previously settled and not part of platted additions; these are indicated by the unshaded areas on Figure 3 above. Of the eight additions (or subdivisions) platted between 1877 and 1889, six were north of downtown. These new building lots accommodated the community's demand for many years as housing filled in around the edges of the area and the remaining vacant lots at the heart of the city. The town's older residences lined South Market Street and Douglas Street, both of which ran north to connect with the county road system and the county seat, Independence, Missouri.⁶

In 1905, the City expanded the corporate limits of Lee's Summit to the size of approximately one square mile. This expansion took in all of the aforementioned additions except for Hearne's Addition (First), platted in 1887, and Hearne's Second Addition, platted in 1889.

Developers platted four additions between 1907 and 1910, and filed three more plats between 1923 and 1929, after which all subdivision activity in the City ceased for the nearly two decades that encompassed

⁵ Ibid., E13-16. Contexts associated with growth as a railroad market center and associated population growth trends.

⁶ Wolfenbarger, 7. These were W. B. Howard's Second Addition, Myrtle Park Addition, Hearne's Addition, Hearne's 2nd Addition, and Hearne's 3rd Addition. Frank Graves, interview by Cathy Ambler, 7 December 2001, transcript, Historic Preservation Services, LLC, Kansas City, Missouri.

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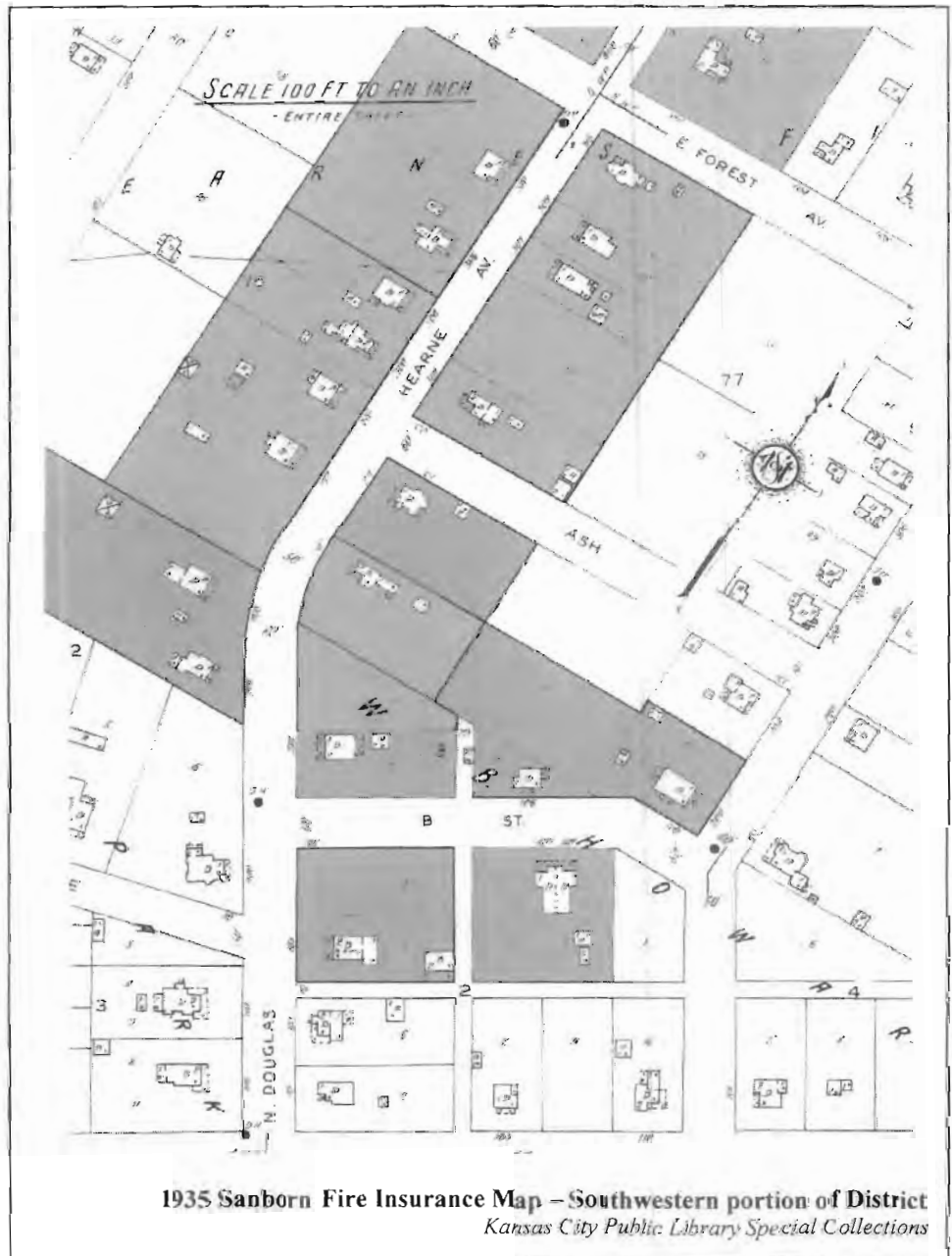
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the Great Depression and World War II. After World War II, new growth stimulated by the expanding freeway system and the establishment of the Western Electric complex resulted in a number of annexations, and most residential construction occurred in new subdivisions.

Like other early residential subdivisions, the District was the location for some of the community's earliest residential development.⁷ Initially residential development occurred south of the downtown commercial center along Southeast Douglas Street. In the mid-1880s residences appeared north of the commercial district along Northeast Douglas and Northeast Green Streets. Thus the District includes some of the earliest residences north of the downtown. Typical of many small rural communities, development in subdivisions platted during the late

nineteenth centuries often occurred over an extended period of time. As a result, the residential building



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patterns in the District and in the older neighborhoods of the community did not occur in a geographically sequential manner. Because there were relatively few periods of rapid community growth, large-scale block-by-block speculative development was not an important part of Lee's Summit's community development patterns prior to World War II. Instead, carpenters and contractors erected houses for their clients on vacant lots among already existing houses. In a majority of instances, the future owner contracted for the construction of the residence.

In the areas platted north and northwest of downtown between the founding of Lee's Summit and the onset of World War II, residential construction occurred over an extended period of more than a century. As late as the 1950s, new houses appeared on lots platted in the 1880s. As a result, these residential neighborhoods contain a variety of building types and architectural styles.

The Northeast Douglas Street Residential Historic District is one of several extant streetscapes and neighborhoods with sufficient historical architectural integrity to visually reflect these development patterns. As such, it shares architectural and community development contexts with the other neighborhoods platted during the 1870s and 1880s in Lee's Summit. Each of these neighborhoods includes a variety of housing styles and eras of construction that subtly distinguish them from each other. Contributing to the District's distinct sense of place is the unity achieved by mature trees; the similarly sized streets and sidewalks; the consistent house setbacks; and the presence of wide grass verges between the curb and the sidewalk. The effect is the appearance of a streetscape in a small-town Midwestern neighborhood that has evolved over time.

Other patterns of development of the District are apparent in the dates of construction. A comparison of the footprints of the houses in the *1904 Plat Book of Jackson County, Missouri* with those of the existing houses indicates that newer houses often replaced some of the older nineteenth century homes. One of the indicators of the age of the residential enclave is the presence of modest Gable-Front-and-Wing National Folk House examples dating from the 1880s and 1890s. Another visible pattern in the neighborhoods that developed after the turn of the twentieth century is a shift in the size of middle-class residences beginning around 1910. By this time, most of the larger homes in the District were in place, sited on large lots. However, after 1910, smaller Craftsman bungalows began appearing on lots that had been subdivided from larger lots. The presence of these early twentieth century Craftsman bungalows reflects a nationwide trend in housing. These smaller houses indicate a decrease in the square footage in homes to absorb the increased cost of technological improvements such as indoor plumbing and central

⁷ Ibid., E27

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heating and ventilating systems. They also are indicative of the decrease in the average size of the American family in the late nineteenth century from five children in 1870 to an average of three-and-a-half children in 1900.⁸ The District's American Four Square plan Prairie School style residence reflects a shift in room arrangements to accommodate central plumbing shafts and air ducts that resulted in fewer rooms and passageways than earlier Victorian house types.

Other factors contributing to house size were the rise of a middle class that could afford to leave their rented quarters and contract directly with the home builder to erect a modest dwelling, and the advent of home financing mechanisms from lending institutions geared for the middle classes, which spurred this development. Houses built in the early twentieth century in the District included the homes of a school teacher, a plumber, a restaurant cook, a stone mason, a truck driver, a dentist, middle class laborers and other blue-collar workers. In overall layout, scale, and size, all of these early twentieth century houses, both large and small, reflected conservative, comfortable versions of national residential preferences.

ARCHITECTURAL STYLES

The District's significant "Single-Family Residential Property Types, circa 1865-1960" as documented in Section F of the MPDF meet the integrity thresholds established for the property type. Under Criterion C, they include the following areas of significance as outlined in the MPDF.

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

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

C-3: Single-family residences that illustrate expressions of architectural styles and vernacular adaptations thereof that are rare, notable, or influential to the aesthetic development of the City's architecture.

The residences in the District define its unique appearance and range in size from small cottages and bungalows of six rooms or less to relatively large residences. The vast majority of the buildings within the District are wood frame with wood siding.⁹ The earliest houses fall into two distinct classifications,

⁸ Ibid., E29.

⁹ 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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high style and vernacular folk house forms. Four of the extant Gable-Front-and-Wing folk houses and the Hall-and-Parlor house date to the 1880s and 1890s. There are three Italianate style houses and a Queen Anne style residence dating from the 1880s to c.1900. Many of these earliest residences are important as rare survivors of their period of construction.

Turn-of-the-century houses include variations of the Queen Anne and Prairie School styles. All are residential styles and designs popular throughout the nation during the late nineteenth and early twentieth centuries. Houses dating from the World War I era through the 1920s include several Craftsman bungalows and a Colonial Revival style house. Leading up to the onset of World War II, examples of the Tudor Revival, Colonial Revival, and Minimal Traditional styles appear in the District.



Northeast Douglas Street, Circa 1900
Pictorial History of Lee's Summit, Missouri

All of these buildings have significant associations with residential architectural and urban development patterns relating to Lee's Summit's role as a regional railroad market center. They reflect the work of builders and developers who responded to specific market and lending conditions in the middle-class housing market as it evolved in Lee's Summit during the late nineteenth and early twentieth centuries; in particular, economic conditions and financing mechanisms of the period that allowed owners to contract for the construction of their houses after they purchased a lot from a subdivider. They derive their architectural significance as a group from the number and variety of residential building types and styles that collectively represent an important facet in the evolution and patterns of development of the City's residential architecture.

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CONTRIBUTING AND SELECTED NON-CONTRIBUTING PROPERTY HISTORICAL DOCUMENTATION

**1. 105 NE Douglas St., Contributing c.1905
Queen Anne/American Four Square**

This house is located in Howard's Second Addition, platted in 1883. It does not appear on the 1904 Jackson County plat map. William Blackwell was listed as the resident in the 1905-06 city directory. Blackwell sold the property in 1909 to J.M. Sterling who then sold the property to John Clark in 1913, who owned it until at least the 1930s. Later owners include Virginia L. Clark (1973), Jay Ziegler (1986), and Cy and Amy Norris (1993).



2. 107 NE Douglas St., Contributing c.1940 Modern Movement: Minimal Traditional

This house does not appear on the 1935 Sanborn Fire Insurance Company map. According to the house's owner in 1993, a Dr. Clark built the house c.1940.

3. 201 NE Douglas St., Contributing c.1915 Bungalowoid

This home is located within Howard's Second Addition, platted in 1883. A different house stood on this parcel on the 1904 Jackson County plat map. This house first appears on the 1935 Sanborn Fire Insurance Company map. It appears that the earlier house on this lot might have been built by Solomon or Wiley Wyatt. Solomon Wyatt was listed as the resident in the 1888-89 city directory. Deed records indicate that Solomon Wyatt acquired the property from Wiley Wyatt in 1886. John B. Wyatt later acquired the property in 1900. Subsequent owners include R.P. Koons (1902-1906), A. Barr (1909), L.M. Woolery (1910), Nannie George (1911), Wm. Snider (1914) and Eva Reeves (1929). Later owners include Ernest Kline, Della Kline (1987), K. Brenner, R. Brenner and James Marsieck (1877), Roger Bowers (1990), and Noah Morris.

6. 206 NE Douglas St., Contributing c.1905 Pyramid Square

This building does not appear on the 1904 plat map, but it does appear on the 1935 Sanborn Fire Insurance Company map. Census records suggest this may have been the home of Sarah Scruggs and her son, Robert, who worked as a plumber.

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8. 207 NE Douglas St., Non-contributing c.1900 Italianate

This was originally part of Hearne's First Addition, platted in 1887. This house appears on a 1904 plat map and the 1935 Sanborn Fire Insurance company map. Deed and census records indicate that Elizabeth Cooper, a school teacher, owned and occupied the property in the late 1920s and early 1930s. Later owners include Hypatia Hileman (1972) and Louis Hasbrook (1988). No residents were listed for this address in the 1888-89 or 1905-06 city directories.

9. 208 NE Douglas St., Contributing c.1900 Prairie School/ American Four Square

Located in the Myrtle Park Addition, this house appears on the 1904 Jackson County plat map and the 1935 Sanborn Fire Insurance Company map. Deed records indicate that Merle A. Trundle acquired the property from Alpha Trundle who originally purchased the property from P.S. Alexander. In 1930, Mack Trundle, a taxi cab operator, owned and occupied the house with his wife Alpha.

12. 210 NE Douglas St., Contributing c.1940 Tudor Revival

This parcel is a later subdivision from the original 2.11-acre lot that included the neighboring parcel to the north (212 Douglas). This parcel was not part of any platted addition. The 1904 Jackson County plat map shows the original parcel as the property of Mary C. Hess. This current house at 210 Douglas does not appear on the 1935 Sanborn Fire Insurance Company map, and first appears on the 1945 Sanborn map.

14. 211 NE Douglas St., Contributing c.1885 Queen Anne

This was originally part of Hearne's First Addition, platted in 1887. This building appears on a 1904 Jackson County Plat Map. The house is listed as the residence of Tilman T. and Lucinda Davenport, laborer and music teacher, in the 1888-89 and the 1905-06 city directories.

16. 212 NE Douglas St., Contributing c.1925 Bungalow/Craftsman

This parcel is the remaining portion of the original 2.11-acre lot that included the later-subdivided parcel to the south (210 Douglas). This parcel was not part of any platted addition. The 1904 Jackson County plat map shows the original parcel as the property of Mary C. Hess with a different, earlier house at this location. This house first appears on the 1935 Sanborn Fire Insurance Company map.

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17. 216 NE Douglas St., Contributing c.1910 American Four Square

This property appears to have been subdivided from a larger, .77-acre parcel that appears on the 1904 Jackson County plat map as the property of F. Harbaugh. This property, which appears to have incorporated what is today 216, 300, and 302 NE Douglas, was not part of a platted addition, as was much of the surrounding area. This building does not appear on the 1904 plat map.

18. 300 NE Douglas St., Contributing c.1885 Italianate

This property was originally a larger, .77-acre parcel that appears on the 1904 Jackson County plat map as the property of F. Harbaugh. This property, which appears to have incorporated what is today 216, 300, and 302 NE Douglas, was not part of a platted addition, as was much of the surrounding area. This existing residence appears on the 1904 Jackson County plat map as the home of F. Harbaugh. The house is listed as the Zachariah Parker residence in the 1888-89 city directory, and as the Frank and Mandy Harbaugh residence in the 1905-06 city directory.

20. 301 NE Douglas St., Contributing c.1900 Gable-Front-and-Wing

This was originally part of Hearne's First Addition, platted in 1887. This house appears on the 1904 plat map. Deed records indicate that J.D. Hearne sold the property to Eliza Pugh in 1911. Thomas. Smith purchased the property in 1919 and later sold the property to Lewis Siler. Charles Talley was listed as the owner in 1929. B.L. Fristoe was a later owner through the late twentieth century. The Fristoe and Talley families were early Jackson County settlers. No residents for this address were found in the 1888-89 city directory. However, Wm. Ash is listed as its resident in the 1905-06 city directory.

22. 302 NE Douglas St., Contributing c.1915 Bungalow/Craftsman

This property appears to have been subdivided from a larger, .77-acre parcel that appears on the 1904 Jackson County plat map as the property of F. Harbaugh. This property, which appears to have incorporated what is today 216, 300, and 302 NE Douglas, was not part of a platted addition, as was much of the surrounding area. This building does not appear on the 1904 plat map. Deed records reveal numerous property owners of the lot between 1888 and 1920. Margaret Coffey was listed as the owner in 1929. Later owners include Franklin Plauk, Floyd Resner (1956), Bille Smith (1958), Mary Louis Smith (1966), and George Ankrum (1971).

24. 304 NE Douglas St., Contributing c.1900 Gable-Front-and-Wing

This house appears on the 1904 plat map as the Bowers Residence. The property was not part of a platted

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addition. No residents were listed for this home in the 1888-89 city directory. More recent owners include Chas. Dike (1955), Vicki Dike (1982), James and Janice Marsicek (1984), Eric Morelock (1985), and Jascelyn and Richard Songer (1991).

27. 307 NE Douglas St., Contributing c.1920 Bungalow/Craftsman

Located within Hearne's First Addition, platted in 1887, this house does not appear on the 1904 plat map.. Elizabeth McCarter owned the property in 1929; later owners were Forrest A. Shull, Frank Sherwood, Paul E. Carl, Ernest Harrill, Walter Jones, Steve Haller (1955), and Kerry and Dorothy Carder (1981).

29. 309 NE Douglas St., Contributing c.1920 Bungalow/Craftsman

This was originally part of Hearne's First Addition, platted in 1887. This lot is vacant on the 1904 Jackson County plat map. This house appears on both the 1935 and 1945 Sanborn Fire Insurance Company maps. The 1930 census shows Edward Jester, electrical office bookkeeper, as the owner and head of household.

33. 315 NE Douglas St., Contributing c.1890 Gable-Front-and-Wing

This building appears on a 1904 Jackson County Plat map. The house is listed as the Fred and Elizabeth McCollough residence in the 1905-06 city directory. The 1930 census shows a Mr. Cox, a highway department truck driver, as renting the house.

37. 404 NE Douglas St., Contributing c.1910 Pyramid Square

This property was originally part of Hearne's First Addition, platted in 1887. This lot is vacant on the 1904 Jackson County plat map. The 1930 census records show Brown Pettitt, a brick mason, renting the house for himself, his wife, a restaurant cook, and their four children.

39. 406 NE Douglas St., Contributing c.1940 Massed-Plan, Side-Gabled

Located within Hearne's First Addition, platted in 1887, this house does not appear on the 1904 plat map. Deed records indicate that Charles Belts owned the property from 1907 until at least the 1930s. Later owners were Ray Davis, Gladys Bette Wright, Luther Balke, Walter Green, Oren Miller (1956), William Scofield (1964), Daniel Fraley (1979), Wilber and Mary England (1985).

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41. 408 NE Douglas St., Contributing c.1885 Gable-Front-and-Wing

This was originally part of Hearne's First Addition, platted in 1887. This building appears on a 1904 Jackson County plat map. Delavan Linder, a farmer, is listed at this property in the 1888-89 city directory. The 1930 census records show Charles Betts, a USPS mail carrier, as the owner and head of household.

42. 409 NE Douglas St., Contributing c.1915 Bungalow/Craftsman

Located within Hearne's First Addition, platted in 1887, a different house appears at this location on the 1904 plat map. J.L. Sechler, is recorded as owning the property in 1929, and bought the property in 1901. J.L. Sechler was part of Sechler Bros. -- a contracting and building company. Later owners include Joseph Cooper, John Denny (1954), Ruth N. Morrow (1958), Ronald R. Brattin (1964), Rollie and Marilyn Pruyn (1977).

46. 411 NE Douglas St., Contributing c.1910 Bungalow/Craftsman

Located within Hearne's First Addition, platted in 1887, this house does not appear on the 1904 plat map. There is a listing in the 1905-06 city directory. Deed records indicate that J.A. Bayles purchased the property from M. Butterfield in 1887. W.S. Davidson bought the property in 1900 and later that year sold the property to K.W. Martin. Martin, was listed as the resident of the house in the 1905-06 city directory and is recorded as owning the property in 1929. Later owners include W.C. Martin, Herbert Lee Kreeger, T. Kreeger (1977), Robert M. Andrew II (1978), Charles Clifton (1990), and Donna Reynolds (1994).

48. 500 NE Douglas St., Contributing c. 1890 Gable-Front-and-Wing

Located within Hearne's First Addition, platted in 1887, this house appears on the 1904 plat map. Deed records indicate that B.A. Cantrell acquired the property from realtor and apple dealer, Wm. Torbet in 1888. Cantrell is listed as owning the property in 1929. Later owners include Harry D(sic), George Shomer (1963), Billy Scheind (1973), B.W. Williamson (1980), Russell Bailey (1881), and Richard Dennison (1988).

49. 501 NE Douglas St., Contributing c. 1915 Bungalow/Craftsman

Located within Hearne's First Addition, platted in 1887, this house does not appear on the 1904 plat map, nor in the 1905-06 city directory. Twentieth century owners of the property include Attie Hewit (1901), Mary Green (1904), Rosella Cooper (1906), John E. Stone, Charlie Keller, Enock Anderson (listed as the owner in 1929), Stanley Grace (1878), and Talby Twiford (1979).

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53. 503 NE Douglas St. Contributing c. 1915 Bungalow/Craftsman

This was originally part of Hearne's First Addition, platted in 1887. This lot is vacant on the 1904 Jackson County plat map. This lot appears as 505 Douglas on some maps.

56. 507 NE Douglas St., Contributing c.1915 Bungalow/Craftsman

Located within Hearne's (First) Addition, platted in 1887, this house does not appear on the 1904 plat map, nor were any residents listed at this address in the 1905-06 city directory. Deed records indicate that early owners of the property include A.D. Powell, James Pell et al., M. Beeman, Frank Spillman, Lee Burnham (1954), Frances Gay (1958), Jacob Lintz (1959), David Hopwood (1962), David and Velda Andes (1986), and Dorothy Dinwiddie.

58. 508 NE Douglas St., Contributing c. 1940 Modern Movement: Minimal Traditional

This was originally part of Hearne's Second Addition, platted in 1889. An earlier house appears at this location on the 1904 Jackson County plat map.

60. 600 NE Douglas St., Contributing c. 1910 Queen Anne

Originally located within Hearne's Second Addition, platted in 1887, this house does not appear on the 1904 plat map, nor were any residents listed in the 1905-06 city directory. Deed records indicate that G.W. McClain was the first owner of the property following the platting of the area. Later owners include J.B. Murkin, Jno. B (sic), Charles W. Clark, Joseph Cooper, Oliver Harris, Robert Collins, Charles Travis (1952), Chas. Hufford (1956), Kenneth Brown (1991).

61. 601 NE Douglas St., Contributing c.1907 American Four Square

Originally located within Hearne's Second Addition, this home is now located in the Sunrise Addition, replatted in 1954 by Carmel and Helen Ritterman. The house does not appear on the 1904 plat map and no residents were listed in the 1905-06 city directory. Deed records indicate that John Harris purchased the property from N.S. Clark. One owner recalled that the Harris' purchased the property in the 1920s and sold it in the 1930s. Records show that the property was vacated in 1933 by court order. David Derge is listed as owning the property after it was supposedly vacated. In 1944 the property was vacated again. The Rittermans, owners of the property following Derge, eventually replatted the area in 1954. L.J. Chancellor purchased the property in 1960. Later owners include Robert Walz (1963) and Richard and Linda Cawby (1991).

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64. 106 NE Elm St., Contributing c.1895 Hall-and-Parlor

This was originally part of Howard's Second Addition, platted in 1883. A house of similar footprint appears at this location on the 1904 Jackson County plat map. This house appears in its current configuration on both the 1935 and 1945 Sanborn Fire Insurance Company maps.

65. 107 NE Elm St., Contributing c.1920 Bungalow/Craftsman

This was originally part of Howard's Second Addition, platted in 1883. This lot is vacant on the 1904 Jackson County plat map. This house and the associated garage appear in their current configurations on both the 1935 and 1945 Sanborn Fire Insurance maps.

67. 3 NE Forest Ave., Contributing c.1904 Massed-Plan, Side-Gabled

This was originally part of Hearne's First Addition, platted in 1887. A house is shown at this location on the 1904 Jackson County plat map.

68. 100 NE Forest Ave., Contributing c.1888 Gable-Front-and-Wing

This was originally part of Hearne's First Addition, platted in 1887. This house appears in the 1904 plat map. Deed records indicate that Mary Owen purchased the property from J.D. Hearne following the creation of his addition. The Owen family is listed at this location in the 1888-89 and 1905-06 city directories, with the address on Hearne Ave (present-day NE Douglas). The 1930 census shows Eugene Owens, county home engineer, as the owner and head of household. Later owners include H.M. Kleifeld, Leola L. Lane, M.O. Beaman, R.R. D(sic), Jack Haskins (1966).

69. 200 NE Green St., Contributing c.1890 Italianate

Located within Hearne's First Addition, platted in 1887, this home appears on the 1904 plat map. A.J. Hess sold this property to Thomas. Hutchinson in 1887. The property was later sold to Thomas. White who owned the property in 1929. Eli Johnson was listed as the resident of this home in the 1905-06 city directory. Later owners include James Foster, B. Keller, Leonard Rice, Rick and Mary Brewer (1987), and Christopher and Connie Shumacker (1990).

72. 510 NE Main St., Contributing c.1910 Bungalowoid

Located within Mann Heights, subdivision platted in 1952, this home does not appear on the 1904 plat map. Deed records indicate that Jesse Walker was the first long-term owner of the property, purchasing

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the property in 1905, and selling it some time after 1929. Jesse Walker is listed in the 1905-06 city directory as residing in a home on "e Main se corner Orchard." Later owners include Mary Branton, Velma Barnes (1964), Mona Lee Branton (1972), Velma Barnes (1986), and Dale Willey.

73. 511 NE Main St., Contributing c. 1910 Prairie School/American Four Square

Located within Hearne's Second Addition, this house does not appear on the 1904 plat map, nor were any residents in the 1888-89 or 1905-06 city directories. Deed records indicate that J.W. Rice acquired the property from J.B. Murkin. Later owners include Lela Rice and Mary Ahlbrant (1982), and Ronald and Cynthia Williams (1986).

75. 600 NE Main St., Contributing c. 1920 Gable-Front

Located within Mann Heights subdivision, filed in 1952, this home does not appear on the 1904 plat map. Late-twentieth century owners include Nell Westwood (1953), Roy Johnson (1958), Hugh McCann (1960). No residents were found listed for this property in the 1888-89 or 1905-06 city directories.

78. 102 NE Orchard St., Contributing c. 1925 Colonial Revival

This was originally part of Hearne's First Addition, platted in 1887. This lot is vacant on the 1904 Jackson County plat map.

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**Northeast Douglas Street Residential Historic District
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GEOGRAPHICAL DATA

UTM REFERENCES (CONT.)

5: 15/380290/4308557
6: 15/380305/4309050
7: 15/380158/4309055

BOUNDARY JUSTIFICATION

The boundaries of the Northeast Douglas Street Residential Historic District encompass a concentration of historic residential resources that retain their historic architectural integrity individually and as a group and have significant associations with the evolution of residential architecture and the residential development of the community as described in the MPDF "Historic Resources of Lee's Summit, Missouri." The District's boundary corresponds to the lot lines of the properties, which include five consecutive non-contributing properties between 304 and 404 Douglas Street and incorporates the open space associated with the public right-of-way, such as streets, alleys, verges, and sidewalks. The contributing resources define the historic setting and historic sense of place, both of which are strengthened by the intact historic street network. The residential properties adjacent to the District boundaries as well as those in the nearby vicinity were considered for inclusion, but were determined ineligible for reasons of lack of historic architectural integrity or age. As noted in Sections 7 and 8, the Northeast Douglas Street Residential Historic District is the largest of three groupings of buildings in a five-block area north of the commercial downtown between Central Street on the west and Beacon Avenue on east that due to their historic architectural integrity communicate shared architectural and community development associations. The boundaries were determined in consultation with Missouri State Historic Preservation Office staff.

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Section Photo Log

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**Northeast Douglas Street Residential Historic District
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PHOTOGRAPHIC DOCUMENTATION

Photographer:

Brad Finch
F-Stop Photography
Kansas City, Missouri 64116

Date of Photographs:

December 2007

Location of Negatives:

Missouri State Historic Preservation Office
Jefferson City, Missouri 65101

Photograph Number	Camera View	Street Address/Location
1.	NE	105 and 107 (R-L) Douglas
2.	SE	107 Elm
3.	NW	200 Green and 106 Elm (background)
4.	NW	206-212 Douglas
5.	NW	212-300 Douglas
6.	NE	211 Douglas
7.	NE	301 Douglas
8.	NW	300-308 Douglas
9.	NW	304-310 Douglas
10.	NE	315 Douglas and 100 Forest
11.	NW	404-408 Douglas
12.	NE	411 Douglas
13.	NE	501-507 Douglas
14.	NE	601 Douglas
15.	NW	600-602 Douglas
16.	E	511 Main
17.	NW	510 and 600 Main
18.	NW	600 and 602 Main

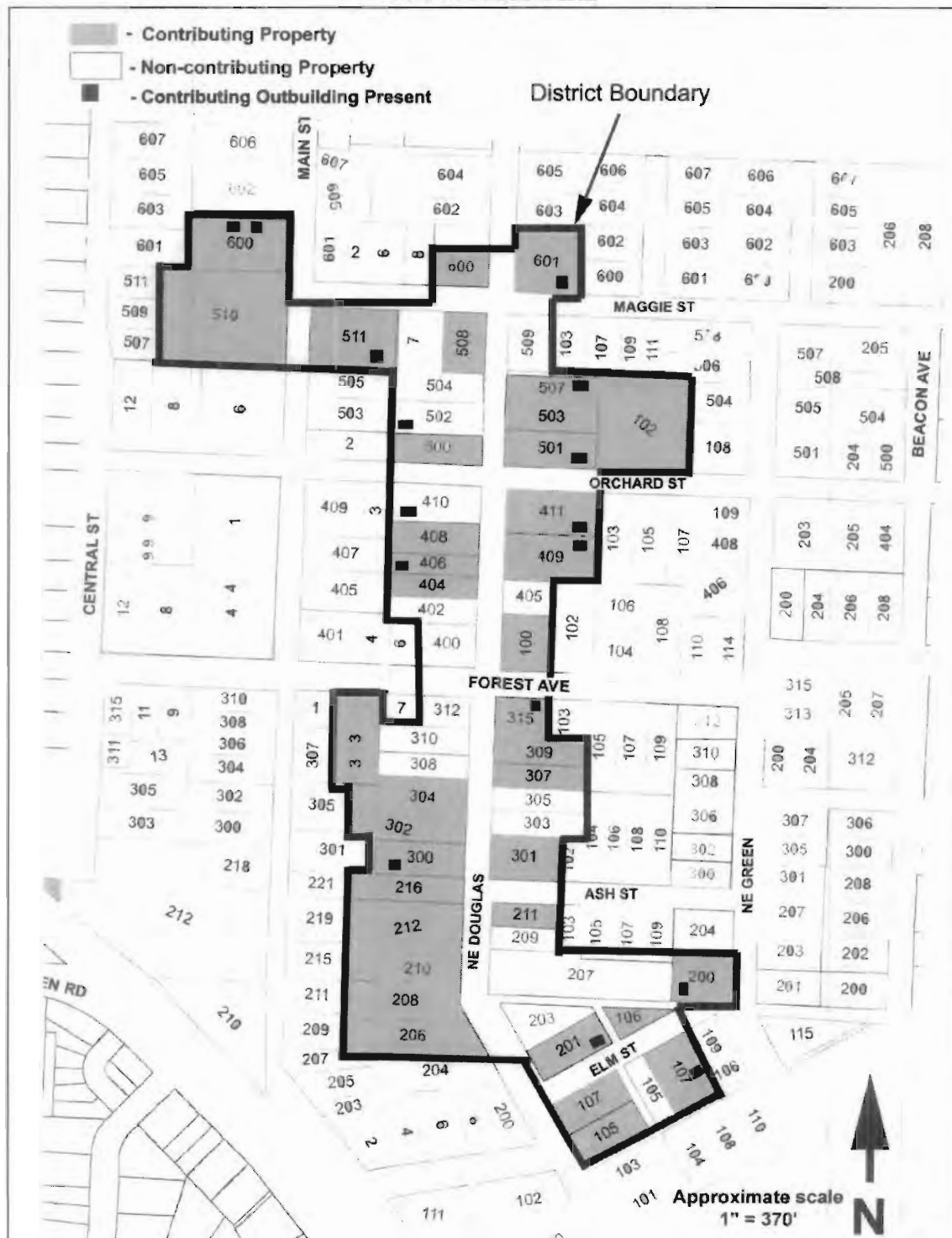
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**NORTHEAST DOUGLAS STREET RESIDENTIAL HISTORIC DISTRICT
BOUNDARY MAP**



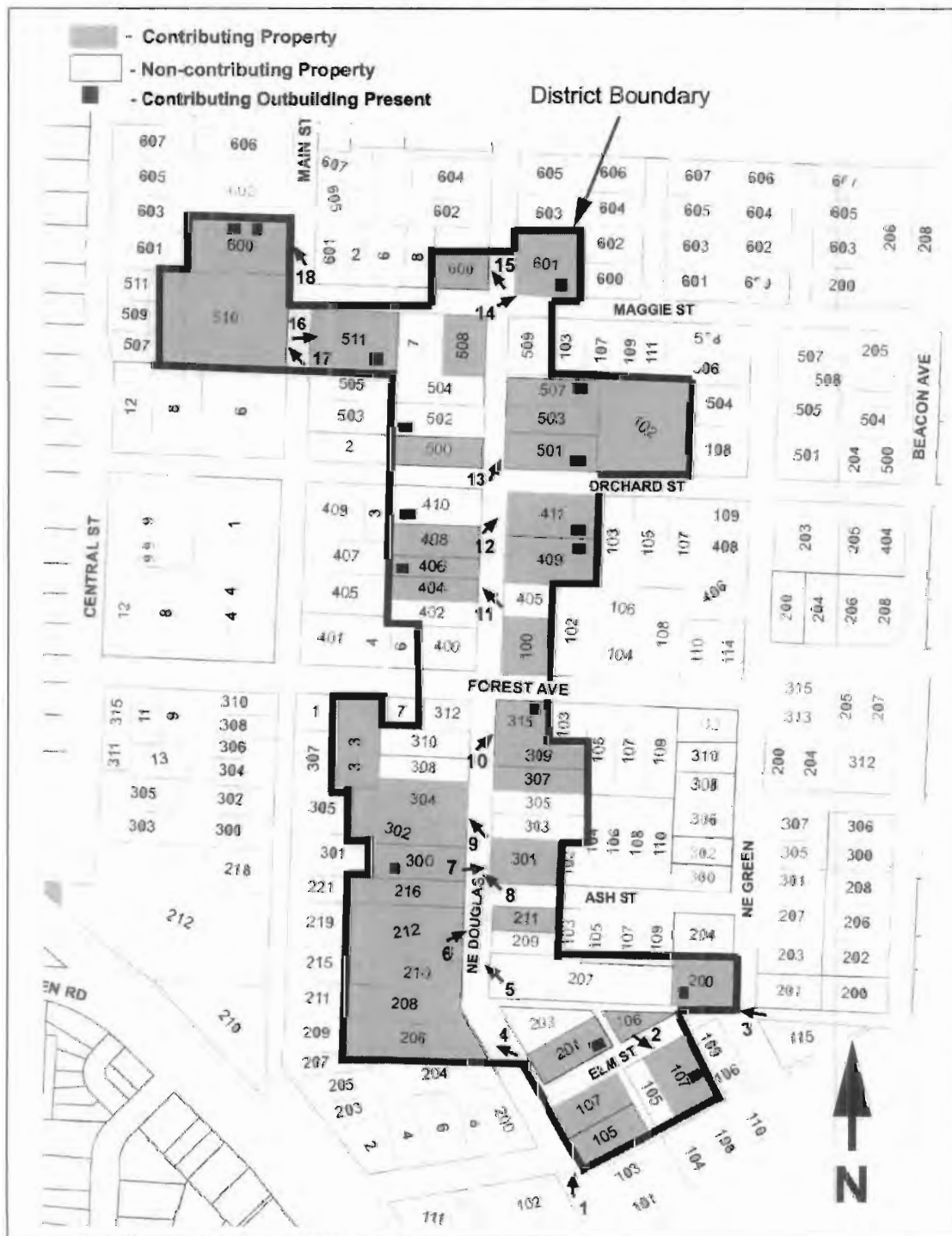
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**NORTHEAST DOUGLAS STREET RESIDENTIAL HISTORIC DISTRICT
PHOTOGRAPH LOCATION MAP**





"12

"11

"10

T 48 N

T 47 N

NORTHEAST
DOUGLAS STREET
RESIDENTIAL
HISTORIC DISTRICT

LEE'S SUMMIT,
JACKSON CO., MO

55'

UTM REFERENCES:

1: 15/380173/4309182

"08

2: 15/380432/4309126

3: 15/380539/4308613

4: 15/380427/4308476

5: 15/380290/4308557

6: 15/380305/4309050

7: 15/380158/4309055

"07

291

"06



































