

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 Green and 1st Streets Residential Historic District

other name/site number N/A

street & town Roughly bounded by NE Douglas St., Maple St., 1st St., and NE Johnson St. N/A not for publication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

State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ 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 Green and 1st Streets Residential Historic District
Name of Property

Jackson County, MO
County and State

6. 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	
14	13	buildings
		sites
		structures
		objects
14	13	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

7. 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
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
BRICK
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 Green and 1st Streets 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.)

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

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 # _____

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

Northeast Green and 1st Streets Residential Historic District
Name of Property

Jackson County, MO
County and State

10. Geographical Data

Acreeage of Property Approximately 6.5 acres

UTM References

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

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

2 / / / / / / / / / / /
Zone Easting Northing

3 / / / / / / / / / / /
Zone Easting Northing

4 / / / / / / / / / / /
Zone Easting Northing

Verbal Boundary Description

(Describe the boundaries of the property.)

The boundary of the Northeast Green and 1st Streets 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

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
CONTINUATION SHEET**

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Northeast Green and 1st Streets Residential Historic District
Jackson County, Missouri
Historic Resources of Lee's Summit, Missouri (MPS)

Materials (continued)

Foundation:	CONCRETE
Walls:	Shingle Vinyl
Other:	OTHER: Synthetic Wood Siding

SUMMARY DESCRIPTION STATEMENT

The Northeast Green and 1st Streets Residential Historic District is located in the City of Lee's Summit, Jackson County, Missouri. This 6.5-acre district is in a residential area that lies two blocks north of the historic downtown commercial area. The majority of the properties face southeast onto 1st Street with several properties facing onto Northeast Green and Northeast Douglas Streets. There are twenty-seven buildings in the District, including seventeen residences and ten automobile garages. The residences date from circa 1885 to circa 1955. There are fourteen contributing buildings, which date from circa 1885 to 1941. Ten are residences and four are garages. There are thirteen non-contributing buildings, of which seven are residences and six are garages.

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



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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 Queen Anne, Colonial Revival, Prairie School, and Bungalow/Craftsman styles. National Folk House forms found in the District include the Gable-Front-and-Wing National Folk House form and the Gable-Front National Folk House 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 including brick, wood clapboard, and shingles. A number of the residences have asbestos, aluminum, Masonite, or vinyl siding

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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.

ELABORATION

SETTING

The Northeast Green and 1st Streets Residential Historic District is located in a larger residential neighborhood two blocks north of the Lee's Summit's historic commercial downtown, which runs along 3rd Street. The District is located along 1st Street between Northeast Douglas Street and just east of Johnson Street, and includes lots facing onto Northeast Green Street. The streets are arranged in a grid pattern that parallels the 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 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. Two other areas in the larger residential neighborhoods north of the downtown commercial area meet National Register integrity criteria for districts. They are the Northeast Douglas Street Residential Historic District and the Northeast Forest Avenue and Northeast



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Green Street Residential Historic District. These districts also share many associative characteristics with the Howard Neighborhood Historic District south of the downtown, which is listed in the National Register of Historic Places.

The properties are organized on a street grid system with several gravel alleys and paved streets. Most properties feature a driveway leading from the street to an automobile garage at the rear of the lot. The rectangular lots occur in blocks. An alley bisects the block facing 1st Street along its east-west length. The properties generally have similar setbacks along the street. The lot sizes vary. The depth of the original lots before subdivision is approximately 200 feet. The width of the lots varies from 75 to 130 feet. The District has a relatively flat grade with no terraces or retaining walls. Wide grass verges separate the shallow concrete curb and the narrow concrete sidewalks throughout the District. The streets are paved asphalt and most driveways are concrete. Mature deciduous trees line the verges and appear randomly in the front yards. Other landscaping is informal and varies from house to house. Wood telephone poles have metal bracket streetlights.

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 Queen Anne, Colonial Revival, Prairie School, and Bungalow/Craftsman, and reflect local adaptations of popular pattern book styles. In addition, a number of houses reflect the Gable-Front-and Wing National Folk House form, which includes 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.

Queen Anne Style

There are three contributing Queen Anne style houses in the District that reflect variations of the late nineteenth and turn-of-the-century Queen Anne style. Character-defining features of this style found in

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the District include a complex roof form, often with a dominant front-facing gable; an asymmetrical façade: pedimental porch and/or roof gables with classical cornice and trim details; a combination of decorative wood shingle and clapboard siding; and an overall avoidance of a smooth-walled appearance. All are of wood-frame construction with wood cladding and range from one-and-a-half to two-and-a-half stories in height. Many of these houses have porches that wrap around to the side elevations. Most of the porch supports are not original, but date to the early twentieth century and feature tapered Craftsman style columns on brick or stone piers. This is a typical feature that came into use due to the deterioration of wood porch supports and spindlework dating to the 1880s and that occurred by the second decade of the twentieth century; these alterations have achieved significance in their own right. 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 is only one Prairie School style residence in the District. It has an American Four Square plan that incorporates the character-defining features of the style, including a low-pitched hipped roof; wide overhanging eaves; a large, central hipped roof dormer; wide windows; a full-width gable-front porch with eaves returns, square brick end columns, and narrow square wood columns that flank the central entrance stairs. The design has an overall emphasis on horizontal lines.

Bungalow/Craftsman Style

The three Bungalow/ Craftsman style houses in the District are “second-generation” houses built after the subdivision of larger lots that originally held large two-story Queen Anne style houses. Two of these houses remain largely unaltered and contribute to the significance of the District. These residences date from circa 1915 to circa 1926. They represent one of the style’s principal sub-types — the Front-Gabled Roof— as defined in *A Field Guide to American Houses* by Virginia and Lee McAlester. Character-defining features include low-pitched roofs; wide eaves overhang; full-width porches that feature tapered columns on brick piers and wood balustrades. They retain their original windows with vertical muntins.

Colonial Revival Style

Two houses in the District are early twentieth century examples of the Colonial Revival style. Both feature a symmetrical façade with a central entrance, an accentuated front door, double-hung sash

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windows, and Tuscan columns that support the projecting entrance porches. One of the houses is a very large two-and-a-half-story version of the hipped roof with a one-story full-width porch sub-type that featured classical columns. The other house is a one-story Cape Cod cottage plan with a side-gabled roof and a small entrance porch with a pediment roof supported by pairs of slender columns; the door surround features a broken pediment.

NATIONAL FOLK HOUSE FORMS

Gable-Front-and-Wing Form

Three examples of the Gable-Front-and-Wing National Folk House form feature a prominent front-facing gable with a secondary side-gabled block placed perpendicular to the main gable-front block, resulting in the distinctive L-shaped massing. These two-story wood-frame houses are among the oldest in the District. They have moderate to steep roof pitches, minimal ornamentation that is restricted to plain fascia board and corner board trim, narrow windows with one-over-one light sashes and simple lintel drip molds, and one-half-width shed or hipped roof porches set within the L created by the two wings. Two of these houses retain their historic architectural integrity and contribute to the significance of the District.

DISTRICT INTEGRITY

The Northeast Green and 1st Streets 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.

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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."¹ 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 seven non-contributing residences and six non-contributing garages 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 re-evaluated as contributing resources to the District or as the basis to amend the District Boundaries.

PROPERTY LISTING BY ADDRESS

1. 1 Northeast Douglas Street, Contributing c. 1900 Prairie School Style House

This two-and-a-half-story American Four Square plan house has a steeply pitched hipped roof, central hipped roof dormers, and wide eaves. The first and second stories are clad in brick and the dormer walls and porch gable are clad in wood shingles. The one-story full-width porch has a front gable with eaves returns. Two square brick columns support the corners of the porch roof and two narrow square wood columns set on brick piers flank the central stairs leading to the porch. A wood railing extends between the piers. The wood porch floor and stairs remain intact. Single windows flank the central entrance. The windows have one-over-one light sashes and cut stone lintels and sills. Photograph Number 1.

2. 3 Northeast Green Street, Non-Contributing Post-World War II House

This irregularly shaped one-story wood-frame house has a shallow hipped composition roof and tight eaves. The asymmetrical southwest (primary) façade has three bays that are defined by a large

¹ *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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multi-pane picture window, an entrance, and paired windows with six-over-one lights. A concrete entrance stoop with a metal railing leads to the entrance.

3. 3-A Northeast Green Street, Non-Contributing Garage

The shake shingle hipped roof and two vehicular bays define this 1950s-era garage. The garage straddles the lot line and the paneled doors do not match.

4. 4 Northeast Green Street, Contributing c. 1920 Colonial Revival Style House

This one-story Colonial Revival cottage has a slightly off-center entrance that is beneath a gabled portico with returned eaves supported by paired Tuscan columns. A broken pediment frames the entrance. Flanking the central entrance are paired windows with three-over-one light sash windows with vertical muntins. The walls are clapboard and a wide, flat wood fascia treatment is just below the eaves line. The foundation is poured concrete. Photograph Number 4.

5. 4-A Northeast Green Street, Contributing c. 1925 Garage

This one-bay garage has a flat roof and an off-center vehicular opening. Located at the rear of the lot at the end of the driveway, this garage is an excellent example of its property type and features hinged wood doors, shiplap clapboard siding, and corner board trim. Photograph Number 4.

6. 5 Northeast Green Street, Contributing c. 1915 Craftsman Style Bungalow

This one-story gable-front bungalow has a symmetrical southwest (primary) façade dominated by a full-width gable-front porch that is set just below the house's front gable. Tapered wood columns set on tall brick piers support the porch roof and a wood railing with square balusters extends between the brick piers. Pairs of double-hung sash windows with decorative shutters flank the entrance. The porch has an open foundation area screened with wood lattice. Secondary wood siding covers the original wall material; however, it is installed in such a manner that it does not cover the character-defining elements of the architectural style.

7. 5-A Northeast Green Street, Contributing c. 1915 Garage

This one-car garage has a shallow pitched gable-front roof with exposed wide eaves and rafter tails that match those of the main house. The single vehicular bay is slightly off-center and the wood clapboards matching those of the main house clad the exterior walls.

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8. 7 Northeast Green Street, Non-Contributing Post-World War II Modern Style House

This one-story side-gabled Ranch style house features a gable-front projection over the entrance stoop that spans the width of the door and a rectangular window. A single double-hung sash window defines the third bay of the southwest (primary) façade. The walls are clad with board-and-batten siding that appears to be secondary siding.

9. 7-A Northeast Green Street, Non-Contributing Post-World War II Modern Style Garage

This large gable-front garage has one vehicular bay and adjacent space for an additional internal work area.

10. 9 Northeast Green Street, Non-Contributing Post-World War II Modern Style House

This one-story house has a rectangular plan and a low-pitched hipped roof with a large brick chimney located in the front corner. Asbestos shingles cover the walls. The southwest (primary) façade has three bays that are defined by a large three-part picture window, an entrance that opens onto a covered entrance stoop, and a double-hung sash window. All of the windows on the southwest (primary) façade have decorative shutters. Rectangular wrought iron panels support the porch roof. A side entrance opens onto an entrance stoop.

11. 9-A Northeast Green Street, Post-World War II Non-Contributing Garage

This one-car garage has a shallow hipped roof.

12. 101 Northeast Green Street, Contributing c. 1890 Gable-Front-and-Wing house

This two-story Gable-Front-and-Wing National Folk House form has a one-story one-half-width shed roof porch set within the L created by the two wings. Square wood posts support the porch roof and a railing extends between the posts. The walls retain their original cedar clapboards. Plain wood fascia trim is located under the eaves and corner boards, with small capitals at the wall corners. Fenestration consists of single, narrow, one-over-one light sash windows with wood casings and lintel moldings. An exposed brick chimney is on the south elevation. A non-original second-story door located to the right of the chimney opens onto a small wood balcony. A two-story addition interrupts and changes the roof slope at the east (rear) elevation; a garage is attached to the east end of the addition. Photograph Number 5.

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13. 106 1st Street, Non-Contributing c. 1890/Moved c.1970 Queen Anne Style Cottage

The "front" of this two-story rectangular plan house faces northeast onto the alley and features an early twentieth century Craftsman-era full-width porch. The wider southeast (side) elevation faces onto 1st Street and has five asymmetrical bays. A single entrance that opens onto a concrete stoop forms the easternmost bay. A double-hung sash window at the first story and a gable-front dormer above form the second bay. A large three-part projecting bay containing three broad, double-hung sash windows with one-over-one lights set under a shingled gable roof that contains a small double-hung sash window forms the center bay. A single entrance that opens onto a concrete stoop forms the fourth bay. A double-hung sash window with one-over-one lights forms the fifth bay. Horizontal vinyl lap siding covers the original wood clapboards on the first story. The siding was installed in such a manner that it does not cover the character-defining elements of the architectural style. Photograph Number 3.

14. 108 1st Street, Contributing, c. 1900 Colonial Revival Style House

This large Colonial Revival house occupies a large parcel. At the south (primary) façade and secondary elevations, the steeply pitched hipped roof features large central hipped roof dormers with paired double-hung sash windows with one-over-one lights. The eaves of the main roof and the dormers have a slight bell cast. All the elevations feature symmetrical fenestration with double-hung sash windows with one-over-one lights. The southeast (primary) façade has a one-story full-width porch with smooth Tuscan columns on stone piers and a wood balustrade that extends between the piers and flanks the central entrance steps. Dentils provide ornament under the eaves throughout the porch, second story, and dormers. Narrow sidelights flank the door in the center bay entrance. At the second story, the center bay features a projecting square bay containing a pair of double-hung sash windows with one-over-one lights. Asbestos shingles cover the original lap siding; however, it is installed in such a manner that it does not cover the character-defining elements of the architectural style. Photograph Number 2.

15. 108-A 1st Street, Non-Contributing Post-World War II Garage

This large one-story garage with a steeply pitched hipped roof is located at the back of the property line along the alley. The garage's southeast (primary) façade faces onto 1st Street (as does the primary façade of the house) and features two vehicular bays and a pedestrian entrance. Photograph Number 2.

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16. 110 1st Street, Contributing c. 1885 Queen Anne Style House

This house is comprised of both Queen Anne and Craftsman style details. The original T-shaped plan is highly visible despite additions to secondary elevations that changed the building's footprint. The gable-front design with equally prominent side gables features decorative shingles at the gable ends. Corner trim and flat horizontal wood trim divides the first and second stories. The walls are clapboard. The ornate brackets at the eaves of the one-story bay on the southeast (side) elevation are decorative features that are typical of the Queen Anne style. Of note are the narrow one-over-one light windows dating from the nineteenth century. The Craftsman style porch with its tapered wood columns on brick piers and wood balustrade with square balusters is a later alteration that has gained significance in its own right. One-story additions are located on the rear elevation. Photograph Number 3.

17. 110-A 1st Street, Contributing c. 1920 Garage

This four-bay garage is located at the rear of the lot and opens onto a driveway that accesses 1st Street. This wood-frame garage has clapboard siding and a flat roof; a projecting pent roof with composition shingles spans the width of the building.

18. 200 1st Street, Contributing c. 1900 Queen Anne Style House

This transitional early twentieth century Queen Anne house is two stories tall and is defined by its complex roof form, changes in wall planes and cladding materials, and full-width front porch with Craftsman style tapered wood columns set on stone piers and wood matchstick balustrade. The first story has clapboard cladding and the second story is covered with overlapping cut shingles. A gable-front bay on the east half of the southeast (primary) façade projects slightly and contains a bay window at the second story. A projecting stair bay is located on the northeast (side) elevation. At the first story, a leaded glass fixed-sash window occupies the west bay of the southeast (primary) façade. Photograph Number 6.

19. 202 1st Street, Non-Contributing c. 1925 Craftsman Bungalow

This bungalow has asbestos shingle siding. A clipped-gable roof extends to cover the full-width porch at the first story. The porch features non-original narrow, square wood columns on brick piers; the replacement balustrades and foundation screening do not replicate the historic pattern. Synthetic stone veneer covers the southeast (primary) façade wall under the porch. A pair of sash windows with six-over-one lights flanks the center entrance. Wood sash windows with four-over-

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one lights are intact throughout. A small three-light casement window is located beneath the clipped gable. Photograph Numbers 6, 7, and 9.

20. 202-A 1st Street, c. 2005, Non-Contributing Garage

This two-story gable-front garage has a two-car bay and a pedestrian entrance. The second story features two single window openings with double-hung sashes.

21. 204 1st Street, Contributing c. 1889 Queen Anne Style House

This two-story clapboard and shingle Queen Anne house is distinguished by its irregular floor plan and complex rooflines; the decorative woodwork between stories and on the corners; the tall, narrow window openings; and the decorative shingles located within the gable ends. The one-story wrap-around porch with a hipped roof has been partially enclosed by clapboards and latticework; a central pediment with shingles marks the porch entrance. A band of shingles extends between the first and second stories. The front gable features a round attic window. The original tall, narrow window openings with wood surrounds contain one-over-one light replacement sashes. Adjacent to the primary entrance is the original large fixed-sash window with a multi-light replacement transom. At the rear of the northeast (side) elevation, a two-car garage extends from the small historic one-story wing addition. Photograph Numbers 7 and 9.

22. 206 1st Street, Non-Contributing, c. 1925 Gable-Front House

This one-and-a-half-story Gable-Front National Folk House form features a steeply pitched gable-front roof with eaves returns. The southeast (primary) façade is negatively impacted by a larger side-gabled addition, the application of vinyl siding, and the loss of the original porch features. The one-story full-width hipped-roof porch's supports and balustrade are non-historic. The one-story side addition is set back from the southeast (primary) façade and extends to the east under a side-gabled roof. A secondary entrance is located in the addition's southeast (primary) façade. The windows have one-over-one light sashes and are flanked by shutters. The second-story windows are paired. Photograph Numbers 8 and 9.

23. 208 1st Street, Non-Contributing c. 1908 Gable-Front-and-Wing House

A review of previous survey documentation reveals that this two-story Gable-Front-and-Wing National Folk House form has lost its original Queen Anne style treatment, which included spindlework, decorative bargeboard, and plain cornice boards located at the gable front. Vinyl siding and vinyl trim cover the building's original character-defining elements, including walls and

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window trim. Almost all of the materials visible from the public right-of-way are non-historic. Photograph Numbers 8 and 9.

24. 208-A 1st Street, Non-Contributing Non-Historic Garage

This non-historic gable-front garage has a single vehicular bay and vinyl siding.

25. 300 1st Street, Contributing c. 1885 Gable-Front-and-Wing House

This two-story Gable-Front-and-Wing National Folk House form has secondary siding that covers the original lap siding. However, the original folk house form, window and door trim, bay window and hipped roof porch set within the L continue to successfully convey information about its period of construction and associations with the District. The windows have double-hung sashes with one-over-one lights. The front-facing gable bay has paired windows on the first story and single windows on the second story. Some of the window surrounds retain their original projecting drip molds. Photograph Numbers 8 and 10.

26. 300-A 1st Street, Contributing c. 1930 Garage

Although it does not date to the house's period of construction, this gable-front wood garage dates to the period of significance of the District and reflects changes in streetscapes with the arrival of the automobile in the early twentieth century. The garage features two bays, sliding bead board doors, and board-and-batten wood siding.

27. 302 1st Street, Contributing c. 1915 Craftsman Bungalow

This one-story gable-front bungalow features a full-width porch that is recessed beneath the main roof of the house and dominates the southeast (primary) façade. The entrance is slightly off-center and is flanked by windows with decorative shutters. The historic wood-frame windows contain one-over-one light sashes and have wood casings and lintel moldings. The porch features battered wood columns on brick piers and a wood matchstick balustrade that extends between the piers. The original wood clapboards cover the exterior walls and the corner board and fascia trim is intact. Photograph Number 10.

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STATEMENT OF SIGNIFICANCE

The Northeast Green and 1st Streets 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 small grouping of contiguous residential resources in Howard's Addition (First) filed by William Howard in 1867 and Howard's Second Addition platted in 1883 in an area north of the downtown commercial area. The District remains substantially unaltered and 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 reflection of the community's residential building patterns associated with the economic growth when the town flourished as a rural railroad market center during the late nineteenth and early twentieth century. It visually reflects the physical orientation and patterns of residential land use unique to towns founded along rail lines in the mid-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. After the Depression, construction within the District was interrupted by World War II. Residential construction within the District after the end of 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 century Lee's Summit.

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 two blocks north of Lee's Summit's downtown commercial area east of the Missouri Pacific Rail Road tracks.² The District includes a portion of a plat filed in 1867 for Howard's Addition (First) and for Howard's Second Addition (1883).

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 runs along the west boundary of the District, ran parallel to the rail lines and was

² As noted in Section 7, the District is one 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 and are eligible for listing in the National Register as historic districts.

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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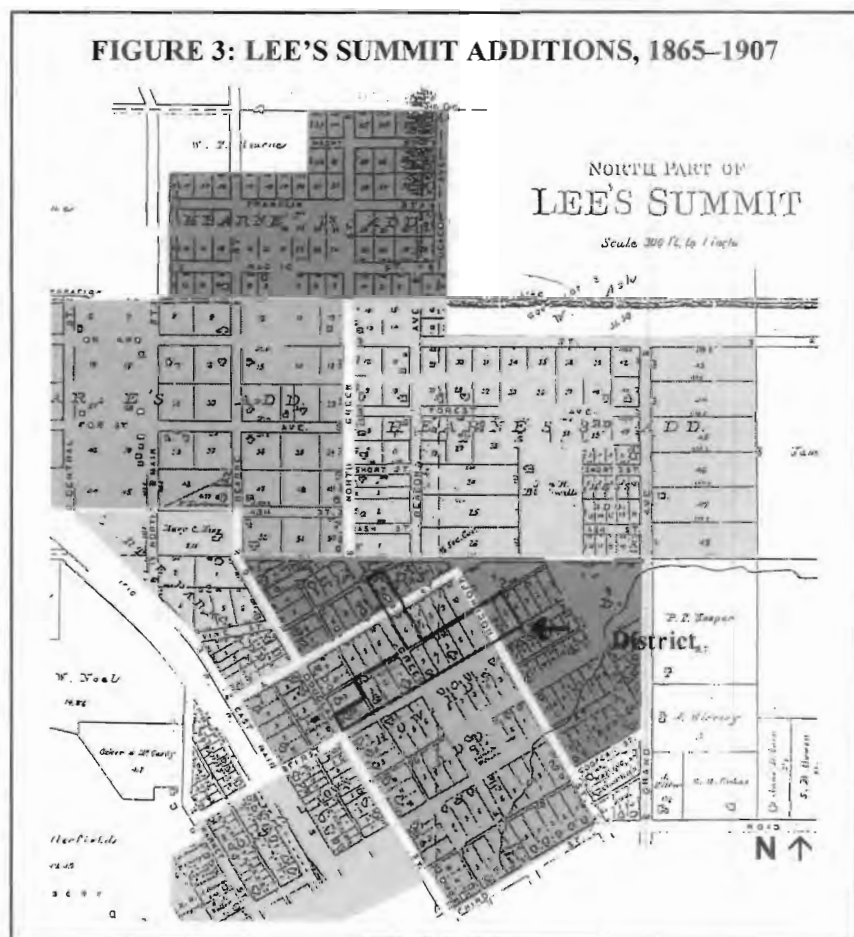
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historically the most significant north/south connector street in Lee's Summit. Formerly called "Hearne Street" north of Vine Street, it is and was an extension of "Lee's Summit Road," which ran north from Lee's Summit to the Jackson County governmental seat in Independence, Missouri. Early on, residential development occurred along Douglas Street in the area north of the downtown commercial area and spread along side streets adjacent to Douglas Street.

Its origins as a residential neighborhood were part of a larger development that occurred in the late nineteenth century north of the City's commercial district. The District is located in an area northwest of 1st Street and Northeast Douglas Street and East Ridge Street, where the streets are arranged in a grid pattern that parallels the Missouri Pacific Railroad line, which runs in a northwest-southeast direction. Just north of Vine Street on Douglas Street, the streets run in a true north-south, east-west grid that corresponds with the land survey grid laid out by compass points oriented by section, township, and range. Thus, the orientation of the District's streets and alleys



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reflects its early platting date and distinguishes it from later additions that are platted on a grid oriented to the compass points. The date of platting, in turn, reflects the periods of residential growth associated with the initial gains in population that occurred after rail lines came through the community.⁴

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. The District is in part of Howard's Addition (First) and Howard's Second Addition platted in 1883.

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. They included the following:

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

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 the Great Depression and World War II. After the end of 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.

⁴ Ibid., E13-16. Contexts associated with growth as a railroad market center and associated population growth trends.

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Like other early residential subdivisions, the District was the location for some of the community's earliest residential development.⁵ Initially residential development occurred south of the downtown commercial center along Douglas Street. In the mid-1880s residences appeared north of the commercial district along Douglas Street. 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 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 Green and 1st Streets Residential Historic District is one of several extant streetscapes which retains its historic architectural integrity and visually reflects 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, alleys, and sidewalks; the house setbacks; and the presence of wide grass verges⁶ 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

⁵ Ibid., E27

⁶ Grass areas located between the curb and sidewalk that run parallel to the street.

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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 form dating from the 1880s. 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 that originally faced onto 1st Street. 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 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 1900.⁷ 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 real estate agents, cigar manufacturers, a bank cashier, a dressmaker, middle class laborers and 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 1860-1960" 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.

⁷ Ibid., E29.

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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.⁸ The earliest houses fall into two distinct classifications, high style and vernacular folk house forms. Two of the extant Gable-Front-and-Wing folk houses date to the 1880s and 1890s. There are four Queen Anne style residences 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, Colonial Revival, 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 World War I era through the 1920s include several craftsman bungalows and a 1920s Colonial Revival style house.

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.

CONTRIBUTING PROPERTY HISTORICAL DOCUMENTATION

1 Northeast Douglas Street, Contributing c. 1900 Prairie School Style House

This house dates to the turn of the century. The 1888-1889 city directory does not show a listing for this property. The 1905-1906 city directory lists T. J. Ragsdale as the resident of this property. This building

⁸ 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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is represented on a 1904 plat map. Deed records indicate that T. J. Ragsdale purchased this property from W. B. Howard. The records also indicate that Ragsdale still owned the property in 1929. Later owners include Mary Jo Ragsdale, Herbert Hank, William Rich, First Baptist Church, Nancy Tucker, and Michael Mathews.

4 Northeast Green Street, Contributing c. 1920 Colonial Revival Style House

Located within Howard's Addition (First), platted in 1867, this home is not on the 1904 plat map, but it is on the 1935 Sanborn Fire Insurance Company map.⁹ Ella M. Powell purchased this property from J. H. Stinson in 1896. R. H. Marquette purchased the property in 1909 and was also listed as its owner in 1929. The Marquettes are listed in the 1905-1906 city directory as residents of the property on the northwest corner of 1st and Green Streets, indicating that although they owned the property at 4 Northeast Green Street, they lived at 110 1st Street. Since the property was in the Marquettes' ownership until 1953 and it appears on the 1935 map, the house was obviously built by the family. Later owners were Ronald A. Marquette; Henry C. Kundert (1953); Jack E. Preston (1982); and Jack, Walter, and Nancy Preston. The styling of the house and use of vertical muntins in the windows were used to assign a circa date of 1915.

5 Northeast Green Street, Contributing c. 1915 Craftsman Style Bungalow

This house does not appear in the 1904 plat map, but is on the 1935 Sanborn Fire Insurance Company map. This property is located in Howard's Addition (First), platted in 1867. Deed records indicate that Mary Wilson acquired this property from W. B. Howard in 1889. Later residents include James Martin (1896 and 1929). No residents were listed for this house in the 1905-1906 city directory.

**101 Northeast Green Street, Contributing
c. 1890 Gable-Front-and-Wing House**

This property is located within Howard's Second Addition, platted in 1883, and appears on the 1904 plat map. Deed records indicate that A. King purchased this property from W. B. Howard in 1895. M. P. King acquired the property in 1900. The next owner of the property was Walter D. Parish; records indicate that Parish owned the property in 1929. The



⁹ The 1935 Sanborn Fire Insurance Company map is the earliest

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1905-1906 city directory lists this house as the residence of William Flanery.

106 1st Street, Contributing c. 1890/Moved c.1970 Queen Anne Style Cottage

This house was originally located on the schoolyard across the street and faced onto NE Green just south of 1st Street. The house was moved in the late twentieth century to make way for schoolyard expansion.

108 1st Street, Contributing, c. 1900 Colonial Revival Style House

In 1882, W. B. Howard sold this property to Mary Stinson for \$240; in 1889, M. Stinson then sold the property to Jacob Yankee for \$750; and in 1900, Fannie Yankee sold the property to William A. Lacy for \$2,000. This building appears in a 1904 Jackson County plat map. The 1905-1906 city directory list this house as the residence of William A. Lacy, cashier at Farmer's Bank of Lee's Summit. Because there is no residence listed at this location prior to the turn of the century, it is probable that the house was built shortly after 1900. The footprint on the 1904 plat map matches that of the current residence.

110 1st Street, Contributing c. 1885

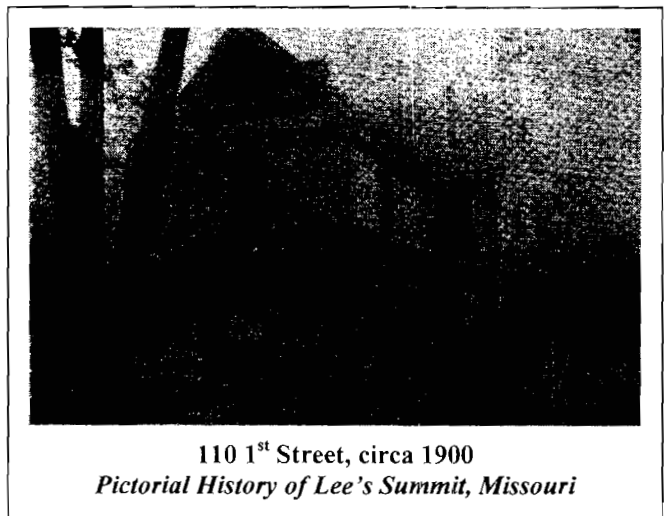
Queen Anne Style House

The 1888-1889 city directory lists this house as the residence of G. Z. Hulse (Hulse and DeMoss). This building appears in a 1904 Jackson County plat map. Census information from 1910 indicates the house was the residence of Richard Merquette [sic], a manufacturer of cigars.

200 1st Street, Contributing c. 1900

Queen Anne Style House

This building appears in a 1904 Jackson County plat map. The 1905-1906 city directory lists this house as the residence of Lewis Long, an owner of Long and Carpenter Merchant Co. The 1910 census lists Long's occupation as a real estate agent.



204 1st Street, Contributing c. 1889 Queen Anne Style House

The 1888-1889 city directory lists Andrew Wilson as the resident of a house at the corner of Green and 1st Streets, which corresponds to deed research that identifies the Wilson's as the first owners of this property after it was platted in W. B. Howard's Addition (First) in 1867. This house appears in the 1904 plat map.

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Mary Wilson purchased this property in 1889, which indicates that the house may have been built after that date. The 1888 city directory may reference a house built adjacent to the property owned by the Wilsons. The property was sold to John Bowler in 1895. The 1905-1906 city directory lists Frank and Mary Bowler as residents of the home. The 1910 census lists Elizabeth Bowler as the head of household. Bowler sold this property to W. A. Bruce on an unknown date; and Bruce sold the property to E. F. Laningham in 1914. Deed records indicate that Morton White owned the property in 1929 and later sold the house to Daisy M. White, who sold it to Charles E. Lavery.

300 1st Street, Contributing c. 1885 Gable-Front-and-Wing House

This house is located within Howard's Second Addition, platted in 1883. The 1888-1889 and 1905-1906 city directories list this house as the residence of C. F. Besler. This house is in the 1904 plat map. Besler later sold the property to B. T. Vestal. Isabell J. Clifford was the owner in 1929.

302 1st Street, Contributing c. 1915 Craftsman Bungalow

This house is not on the 1904 plat map, but it is on the 1935 Sanborn Fire Insurance Company map. The property is located within Howard's Second Addition, platted in 1883. The first recorded owner of the parcel was Charles Saunders (1888) who sold the property to Wendal Staupel in 1889. Jennie Besler bought the property in 1898. The Besler family appears to have owned this lot and, according to the 1905 city directory, lived in a house at 300 1st Street. The 1888-1889 and 1905-1906 city directories do not list any residents at this house. According to Deed records, the Beslers continued to own the property in 1929. The circa construction date is based on the house's architectural style.

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Jackson County, Missouri
Historic Resources of Lee's Summit, Missouri (MPS)**

Schwenk, Sally F. Multiple Property Documentation Form "Historic Resources of Lee's Summit, Missouri," 17 August 2005. U.S. Department of the Interior, National Park Service, National Register of Historic Places, Washington, D.C.

The History of Jackson County, Missouri. Kansas City, MO: Union Historical Company, Birdsall, Williams & Co., 1881. Reprint, Cape Girardeau, Missouri: Ramfree Press, n.d.

Wolfenbarger, Deon K. "Lee's Summit, Missouri Historic Resources Survey: Phases II & III," 15 August 1994. Photocopy. City of Lee's Summit, Missouri Community Development Department.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 10 Page 26

Northeast Green and 1st Streets Residential Historic District
Jackson County, Missouri
Historic Resources of Lee's Summit, Missouri (MPS)

GEOGRAPHICAL DATA

BOUNDARY JUSTIFICATION

The boundary of the Northeast Green and 1st Streets Residential Historic District encompasses 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 included properties 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 boundary extends north on NE Green Street to include the significant nineteenth-century Gable-Front-and-Wing folk house at 101 NE Green Street. Although this extension includes two small non-contributing post-WWII properties, the 101 NE Green Street property is a rare surviving example of the earliest homes constructed in the neighborhood – one of only four nineteenth century homes in the District. Because of its corner location and one-and-one-half-story height compared to the one-story height of the non-contributing houses, the property has a visual link to the other historic one-and-one-half and two-story properties in the District. As such, the property is a visual and historic landmark in the neighborhood and its historic and architectural significance justifies its inclusion. The residential properties adjacent to the District boundaries and those in the immediate vicinity were considered for inclusion in the District, but were determined ineligible due to lack of historic architectural integrity or age. As noted in Section 7, the District is one 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.

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Section Photographic Documentation Page 27 **Northeast Green and 1st Streets Residential Historic District**
Jackson County, Missouri
Historic Resources of Lee's Summit, Missouri (MPS)

PHOTOGRAPHIC DOCUMENTATION

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

Date of Photographs: July 2007

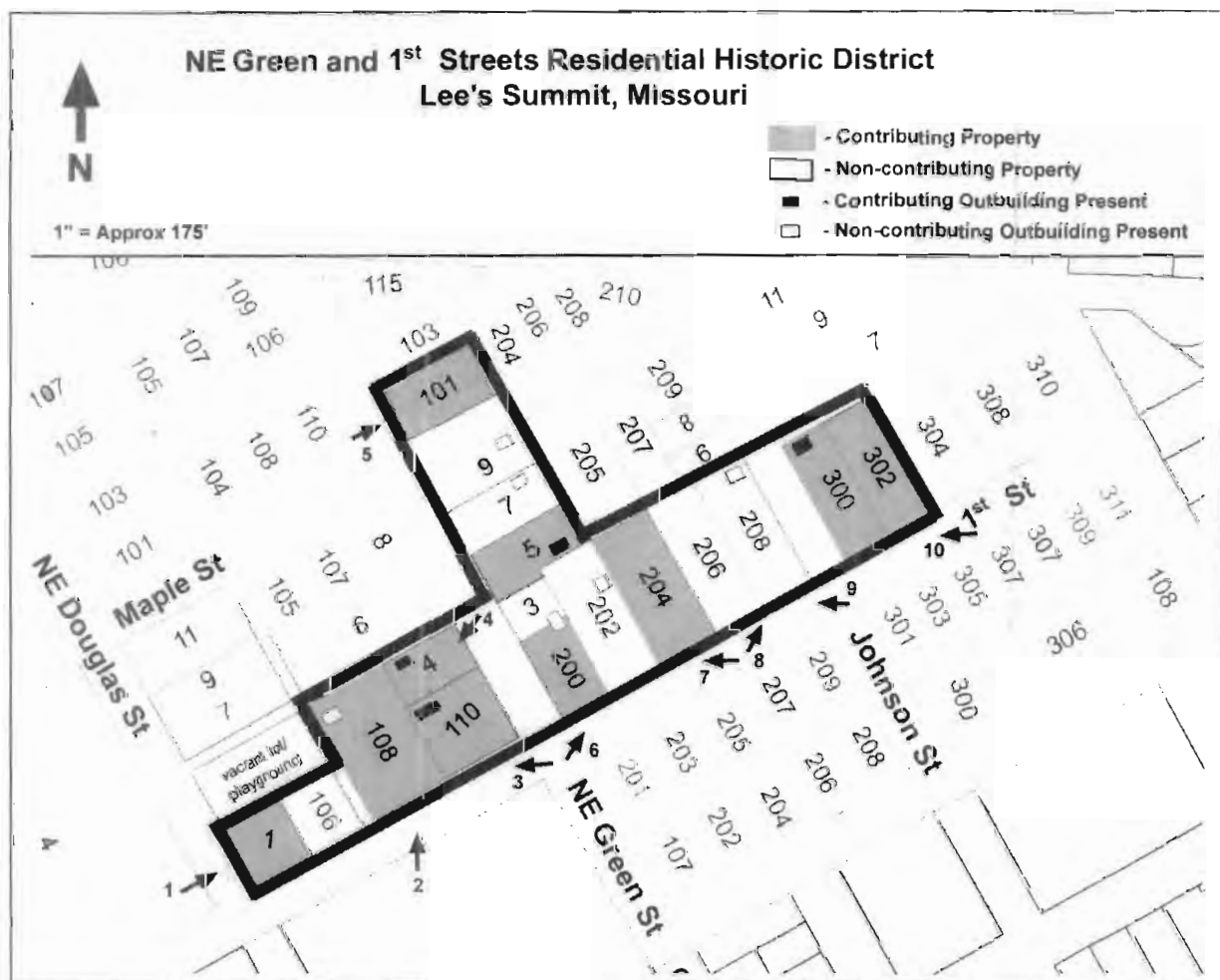
Location of Digital Photographs on CD-ROM: Missouri State Historic Preservation Office
Jefferson City, Missouri 65101

Photograph Number	Camera View	Street Address/Location
1.	Northeast	1 Northeast Douglas Street
2.	North	108 1 st Street
3.	West	110, 108, and 106 1 st Street (right to left)
4.	Southwest	4 Northeast Green Street
5.	Northeast	101 Northeast Green Street
6.	Northeast	200, 202 1 st Street (left to right)
7.	West	204, 202 1 st Street (right to left)
8.	Northeast	206, 208 1 st Street (left to right)
9.	West	202 through 208 1 st Street
10.	West	302, 300 1 st Street (right to left)

NATIONAL REGISTER OF HISTORIC PLACES
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Section Photographic Documentation Page 28 **Northeast Green and 1st Streets Residential Historic District**
Jackson County, Missouri
Historic Resources of Lee's Summit, Missouri (MPS)

**NORTHEAST GREEN AND 1ST STREETS RESIDENTIAL HISTORIC DISTRICT
PHOTOGRAPH LOCATION MAP**



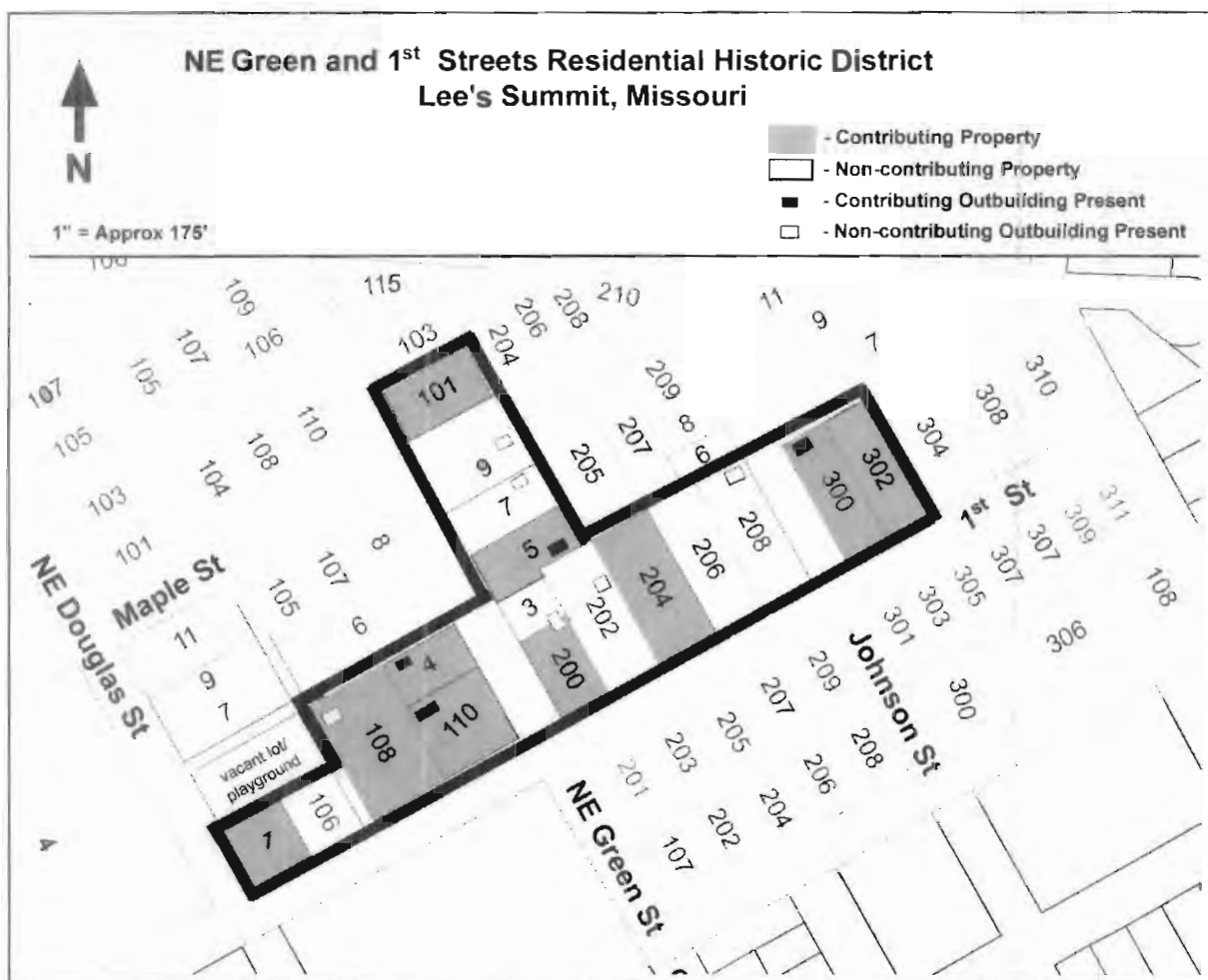
United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Boundary Map Page 29

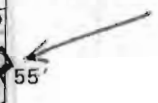
**Northeast Green and 1st Streets Residential Historic District
Jackson County, Missouri
Historic Resources of Lee's Summit, Missouri (MPS)**

**NORTHEAST GREEN AND 1ST STREETS RESIDENTIAL HISTORIC DISTRICT
BOUNDARY MAP**





NE GREEN AND 1ST ST.
RESIDENTIAL
T 48 N HISTORIC DISTRICT
T 47 N
LEES SUMMIT,
JACKSON CO., MO
UTM REFERENCE.
15/380563/4328797



55'
508
507
281
506



















