NPS Form 10-900 OMB No. 1024-0018 (Expires 5/31/2012)

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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

38

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

1. Name of Property

historic name Southwest Market Street Historic District

other names/site number N/A

2. Location

street & number 314 through 418 Southwest Market Street N/A not for publication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

3. State/Federal Agency Certification

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

I hereby certify that this _x_ 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 _x_ meets __ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

__ national __ statewide _x_ local

Mark A. Miles January 3, 2013

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

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

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

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

✓ entered in the National Register

__ determined eligible for the National Register

__ determined not eligible for the National Register

__ removed from the National Register

__ other (explain:)

Joe Edson for Beall 2.27.13

Signature of the Keeper Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply.)

- [x] private
- [ ] public - Local
- [ ] public - State
- [ ] public - Federal

Category of Property
(Check only **one** box.)

- [ ] building(s)
- [x] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
11	3	buildings
		sites
		structures
		objects
11	3	**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

None

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC/single dwelling
DOMESTIC/secondary structure

Current Functions
(Enter categories from instructions.)

DOMESTIC/single dwelling
DOMESTIC/secondary structure

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE VICTORIAN/Eastlake
LATE NINETEENTH & EARLY TWENTIETH CENTURY AMERICAN MOVEMENTS
Other: American Foursquare

Materials
(Enter categories from instructions.)

foundation: STONE
CERAMIC TILE
walls: WOOD
ASBESTOS
roof: ASPHALT
other: WOOD

8. Statement of Significance

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

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

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

Property is:

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

Areas of Significance
ARCHITECTURE

Period of Significance
c. 1870-c.1950

Significant Dates
N/A

Significant Person
(Complete only if Criterion B is marked above.)
N/A

Cultural Affiliation
N/A

Architect/Builder
N/A

9. Major Bibliographical References

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

Previous documentation on file (NPS):

____preliminary determination of individual listing (36 CFR 67 has been requested)
____previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark
____recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record #_____
____recorded by Historic American Landscape Survey #_____

Primary location of additional data:

_x_State Historic Preservation Office
____Other State agency
____Federal agency
____Local government
____University
____Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property Two acres

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing		Zone	Easting	Northing
1	15	380545	4307598	3			
2				4			

Verbal Boundary Description (On continuation sheet)

Boundary Justification (On continuation sheet)

11. Form Prepared By

name/title David L. Taylor, Principal
organization Taylor & Taylor Associates date June, 2012
street & number 9 Walnut Street telephone 814-648-4900
city or town Brookville state PA zip code 15825`
e-mail tta.david@gmail.com

Additional Documentation

Submit the following items with the completed form:

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

Property Owner:

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

name
street & number telephone
city or town state zip code

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

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

Summary

The Southwest Market Street Historic District (Photos 1-15; Figs. 1-3) consists of a compact two-acre area located along the southwest side of Southwest Market Street, in the city of Lee's Summit, Jackson County, Missouri. The district is associated with the "Historic Resources of Lee's Summit, Missouri" Multiple Property Documentation Form (NR 2005; hereafter referred to as "the MPDF" and incorporated by reference into this document)[1] and meets the MPDF's registration requirements as described under the category "Single-Family Residential Property Types, c. 1965-1960." The nominated area contains a total of 14 buildings, all of which are either residential in character or are outbuildings associated with specific residential properties. The district is topographically flat and consists of an unbroken row of eight houses of frame construction, built on elongated lots running westward from Southwest Market Street to an unnamed alley between Southwest Market Street and Jefferson Street. Southwest Fifth Street marks the district's southern boundary and one property, 314 Southwest Market Street, is across Fourth Street from the balance of the district. The district is located west of downtown Lee's Summit (Lee's Summit Downtown Historic District, NR 2006). All but 3 buildings (newer outbuildings) are contributing to the character of the district and the district as a whole retains integrity in all of its composite qualities of location, design, setting, feeling, association, materials, and workmanship.

Elaboration

The Southwest Market Street Historic District contains a concentration of eight residential properties and their associated outbuildings. The lots along Southwest Market Street are long and narrow, typically 50' x 150' in dimension (Photo 11). The double house at 408-410 Southwest Market Street (Photos 3, 4) occupies three lots and 418 (Photos 1, 2) Southwest Market Street occupies two lots; the other houses are on single lots. The rear lots of 314, 400, and 418 Southwest Market Street have been subdivided off and contain newer houses which are not included in the district. All of the buildings in the district are of wood frame construction and are built on foundations of coursed rubble and cut stone; one addition, that on 418 Southwest Market Street, rests on a foundation of ceramic tile. The district's resources stand side-by-side on the southwest side of Southwest Market Street, in a residential area west of downtown Lee's Summit. The buildings exhibit both gabled and hipped roof forms, universally clad in asphalt shingles. Window forms in the district are all rectangular, principally employing double-hung 1/1 sash. The house at 418 Southwest Market Street exhibits several single-hung windows with decorative geometric tracery, along with some art glass upper sash, the only instance of such embellishment in the district (Photo 2).

The buildings in this district have a generally uniform front-lot setback along Southwest Market Street (Photo 1). Side yards are modest in their proportion, but the 150-foot depth of the five lots that have not been subdivided assures that the houses have generous back yards (Photo 11), likely accommodating gardens during the early decades of the development of the neighborhood. Landscaping includes some mature deciduous trees, both in yards and in the tree lawn between the curb and the

[1] Sally F. Schwenk, "Historic Resources of Lee's Summit, Missouri." Jefferson City: Missouri Department of Natural Resources, 2005.

sidewalk. The landscaping of individual lots varies considerably from mowed lawns to more ambitious landscaping including ornamental trees, shrubbery, and plantings.

Associated with some of the houses in the Southwest Market Street Historic District are vernacular[2] outbuildings (Photo 11), located both at the end of driveways and along the unnamed alley which marks the western boundary of the individual house lots. These outbuildings range from a hip-roofed non-contributing concrete block garage behind 408-410 Southwest Market Street and a wood frame garage at 416 Southwest Market Street to a shed-roofed shed and a substantially larger barn with interconnected additions behind the double house at 408-410 Southwest Market Street (Photo 10).

Resource Inventory

The following properties are found within the Southwest Market Street Historic District. Their relative locations and addresses, along with the district boundaries, are shown on the district map prepared with this nomination.[3]

314 Southwest Market Street; c. 1880; contributing

This is a 1-story side-gable-roofed vernacular wood frame gabled ell built on a random ashlar foundation and finished in asbestos shingles, with a forward-projecting front-gable wing on the north side of the façade, creating an L-shaped footprint. The main entry to the house is through the side of this projecting wing, and incorporates a single-leaf door. In the angle of the ell on the facade is a 1-bay concrete and brick stoop shielded by a flat-roofed porch which is supported by plain wood posts resting on brick piers. Windows are flat-topped, 1/1 and 3/1, some with non-historic exterior fixed shutters. On the Fourth Street (south) elevation is a 1-bay porch with Eastlake-style turned posts and a balustrade with square wood balusters. The side porch supports likely date from the original construction but the front porch supports and 3/1 windows appear to be a c. 1920 modification as is a basement-level garage that has been added onto the west elevation.

In the 1880s, Lee's Summit's postmaster, P. H. Bowler, lived here and between 1905 and 1935, Joseph Carter made his home here.

400 Southwest Market Street; c. 1903; contributing (Photos 8, 9)

This house is repetitive to 402 Southwest Market Street, located immediately adjacent to the south. It is a substantial 2½-story American Foursquare of wood construction, finished in the original weatherboard and built on a poured concrete foundation. An exterior red brick chimney is on the south elevation. The building exhibits a hip-roofed porch above which is a hipped dormer on the façade. The dormer has a three-part window unit with a 6-light center sash flanked by 4-light sash. The main entry is offset on the north side of the 3-bay façade, with a single-leaf wood door with a glazed upped panel; the

[2] **Error! Main Document Only.**The term "vernacular" as it is used here conforms to the definition in Ward Bucher's **Dictionary of Building Preservation**: "a building built without being designed by an architect or someone with similar formal training; often based on traditional or regional forms." This term is not to be interpreted as a pejorative, since so many more buildings built nearly everywhere reflect local building traditions and the skill of local builders rather than the work of formally-trained architects.

[3] Historical information regarding these resources is drawn from historic resource surveys of the community conducted in 1991 and 1994; citations for these survey documents appear in the Bibliography in Section 9.

second story is two bays in width. The corners of the house are finished in prominent corner boards and a horizontal trim board with a molded cap extends around the house below the second-story windows. On the north elevation is a mid-story hip-roofed oriel with three vertical windows which likely open onto a stair landing. Beneath the oriel is a single-leaf solid paneled door leading to the basement. The façade exhibits an open hip-roofed porch supported by Doric columns that rest on red brick piers; the porch is enclosed within a wood balustrade with square wood balusters and the original porch skirting, consisting of vertical slats, has been retained. Windows are flat-topped, 1/1, with modest molded heads and exterior storm sash. What appears to be an early 1-story compatible addition has been built onto the rear (west) elevation.

This is a second-generation house along this street, having been erected by Dr. Samuel Ellis on the site of another home he acquired from William and Mary Dryden. In 1905, Harold E. Lamkin of Lamkin & Sons was residing with Dr. Ellis. Ellis (1835-1933) was an 1866 graduate of the Medical College of Ohio at Cincinnati and purportedly constructed both of the buildings at 400 and 402 SW Southwest Market Street. Eventually, he moved to 402 Southwest Market Street and gave 400 Southwest Market Street, his former residence, to his daughter.

402 Southwest Market Street; 1903; contributing (Photos 7, 9)

This house is repetitive to 400 Southwest Market Street, located immediately adjacent to the north. It is a substantial 2½-story American Foursquare of wood construction, finished in the original weatherboard and built on a poured concrete foundation. The building exhibits a hip-roofed porch above which is a hipped dormer on the façade. The dormer has a three-part window unit with a 6-light center sash flanked by 4-light sash. The main entry is offset on the north side of the 3-bay façade, with a single-leaf wood door with a glazed upper panel; the second story is two bays in width. The corners of the house are finished in prominent corner boards and a horizontal trim board with a molded cap extends around the house below the second-story windows. On the north elevation is a mid-story hip-roofed oriel with three vertical windows which likely open onto a stair landing. Beneath the oriel is a single-leaf solid paneled door leading to the basement. The façade exhibits an open hip-roofed porch supported by Doric columns that rest on red brick piers; the porch is enclosed within a wood balustrade with square wood balusters and the original porch skirting, consisting of vertical slats, has been retained. Windows are flat-topped, some with the original 1/1 sash and some with replacement 6/6 sash lacking true divided lights. Windows are finished with modest molded heads and some have exterior storm sash. A modern open deck of treated wood is on the rear.

Outbuilding; c. 1980; non-contributing

Single-story front-gable outbuilding at the rear of the house, built of wood construction and finished in T-111 siding. It appears to have been built in two stages and is accessed from the alley behind the house.

This was the home of Dr. Samuel Ellis after he gave the adjacent house at 400 Southwest Market Street to his daughter.

404 Southwest Market Street; c. 1890; contributing (Photos 5, 6)

This is a single-story Folk Victorian wood frame L-shaped house with an intersecting gable roof and an L-shaped façade. A wrap-around Eastlake-style hip-roofed veranda extends across the façade and a portion of the north elevation. The veranda incorporates turned wood posts, sawn fan brackets, and a turned upper and lower balustrade. The main entry on the façade is set back on the north side, with a single-leaf entry door. Windows are flat-topped, 1/1, set singly and in pairs, with flat casings and modest molded heads.

Outbuilding; c. 1980; non-contributing

One-story pyramidal-roofed garage of smooth-dressed concrete block, with two paneled metal overhead garage doors. The garage is accessed from an unnamed alley behind the house

This was the home of William B. Hook, a dealer in grain.

408-410 Southwest Market Street; c. 1870; contributing (Photos 3, 4)

This 1½-story wood frame house appears to have been built as a double house, with one entrance on the Southwest Market Street (east) elevation and the second on the north elevation, providing a degree of privacy to both occupants. It is irregularly massed, with a multiple hipped and gable roof system. Its massing and roof system give it a varied profile which included offset gables and wall dormers. Among its most distinctive features are its elaborate hip-roofed Eastlake-style porches, one shielding each entry. The porches retain their original lacy spindlework, including a profusion of sawn and turned trim. A window on the north side of the façade is shielded by a concave hood beneath which is a band of turned balusters. Windows are flat-topped, set singly and in pairs, retaining their original 1/1 wood sash.

Outbuilding; c. 1880; contributing (Photo 10)

At the rear of the lot, accessed from an unnamed alley, is an interconnected outbuilding consisting of at least three gable-roofed sections, one of which is larger than the others. The first appendage is built onto the north gable end of the larger unit and the second is built at right angles to the first, oriented to the east. They are variously finished in vertical board siding and shiplap siding.

This was the home of Samuel Breitenbaugh and later of his daughter, Dolly. Breitenbaugh sold his store in Virginia and became Lee's Summit's first retired citizen in 1868. In 1905, residing at this address were Dolly Breitenbaugh, Fred Dryden, of Samuel Dryden & Sons Grocers, and Thaddeus O. Davis.

414 Southwest Market Street; c. 1940; contributing (Photo 1)

This is a 1½-story gabled ell vernacular residence of wood construction, finished in asbestos shingles and capped with an intersecting gabled roof system. The L-shaped facade incorporates a shed-roofed open porch in the angle of the ell on the northeast corner of the house, supported by wood posts that are trimmed stylized curvilinear brackets. The main entry is beneath this porch, with a single-leaf 10-light wood door. Windows are flat-topped, 2/2 and 4/1, with flat panel surrounds and modest molded heads; some are shielded by metal awnings. In the pediment of the gable on the facade is a 4-light fixed window and on the north elevation the pediment incorporates a blind semi-circular lunette.

Outbuilding; c. 1980; non-contributing

This is a single-story shed-roofed garage with paired paneled metal overhead garage doors which open onto an unnamed alley behind the house

This house and the adjacent house at 416 Southwest Market Street were built on the site of the home of livery operator and feed dealer John Ragan.

416 Southwest Market Street; c. 1940; contributing (Photo 1)

This is a single-story side-gable-roofed vernacular cottage of wood construction, built on a foundation of coursed rubble and finished in asbestos shingle siding. The 3-bay symmetrical façade has a centered entry with a single-leaf 8-light wood door. The entrance is accessed from a 1-bay concrete stoop shielded by an engaged pedimented portico which extends forward from the main roof and is supported by attenuated Doric columns. The portico has partial returns of the cornice and incorporates a 2-light semi-circular lunette in the pediment. Partial returns of the cornice are also present on the north and south elevations. Windows are flat-topped, with flat board surrounds and modest molded heads.

Outbuilding; c. 1950; contributing

North of the house, at the end of a short paved parking pad, is a side-gable-roofed garage of wood frame construction with paired overhead garage doors.

This house and the adjacent house at 414 S. W. Southwest Market Street were built on the site of the home of livery operator and feed dealer John Ragan.

418 Southwest Market Street c. 1880; contributing (Photos 1, 2)

This is a 1½-story Queen Anne-style house of wood construction clad in asbestos shingle siding with T-shaped façade with a wrap-around hip-roofed veranda on the façade (east elevation) and on portions of both the north and south elevations. The veranda exhibits Doric columns and lacks a balustrade. A gable dormer penetrates the slope of the roof on the north side of the façade. On the north and south elevations are matching hip-roofed oriel windows and at least one addition has been erected onto the rear elevation. This gable-roofed addition is distinct from the rest of the house due to its ceramic tile block foundation and lower roofline. Windows are flat-topped, with modest surrounds and molded heads; some windows under the veranda have thin geometric wood tracery and both rectilinear and curvilinear art glass.

Outbuilding; c. 1900; contributing

A gable-front wood frame outbuilding with access doors with strap hinges is adjacent to the house to the north. The outbuilding is finished in vertical wood boards.

This was the home of Nathaniel C. and Susan E. Scoville. Nathaniel Scoville (1837-1898) was a Pitcairn, New York native who graduated from Harvard in 1864 and received his LL. B. from Harvard Law School in 1868. He initially set up practice in Kansas City and moved to Lee's Summit in 1875, practicing law here and operating an orchard until his death.

Integrity

The Southwest Market Street retains integrity in all of its composite qualities of location, design, setting, feeling, association, materials, and workmanship. Alterations to individual properties have been minimal and include some use of non-historic finishes, although the original finishes are assumed to remain beneath. Likewise, some window replacement has occurred but replacement units appear to be scaled to the original.

Summary

The Southwest Market Street Historic District meets National Register Criterion C for architecture in that it consists of an unbroken row of domestic architecture representing elements of many of the architectural designs which were popular during the district's c. 1870-c. 1950 period of significance. The beginning of the period of significance marks the approximate date of construction of the earliest of the resources in the district, 408-410 Southwest Market Street, and ends c. 1950. The closing date corresponds to the approximate date of construction of the contributing outbuilding associated with the house at 416 Southwest Market Street. As noted above, the district consists of eight houses and their associated outbuildings and retains integrity in all of its composite qualities.

The Southwest Market Street Historic District is associated with two of the historic contexts described in the aforementioned National Register Multiple Property Documentation Form, "Historic Resources of Lee's Summit, Missouri", which, as noted above, is incorporated by reference into this nomination. The historic contexts associated with this district are *Residential Development: 1860-1960* and *Architectural Styles and Vernacular Property Types: 1860-1960.* The associated property type described in the MPDF and found within the Southwest Market Street Historic District is *Single-Family Residential Property Types, circa 1865-1960.*

Elaboration

The historical development of Lee's Summit and the economic and cultural forces which accounted for the community's growth and maturity are described in the MPDF. As noted in the Resource Inventory included in Section 7, this district was home to an early postmaster, along with merchants and professionals including a local physician and an attorney.

Applicable National Register Criterion and Property Types

With respect to this district, National Register Criterion C, for architecture is applicable. The Southwest Market Street Historic District contains a row of domestic architecture representing some of the styles and property subtypes set forth in the MPDF. These include the "National Folk Houses 1950-1890" and include modest vernacular designs such as the gable-front and gabled ell. Within this district the gabled ell at 314 Southwest Market Street represents this property type and house form.

A second property sub-type found in this district falls into the MPDF typology of "Victorian Period: 1860-1900." Regarding this category the MPDF records

> During the Victorian Period, increasingly accessible builder's pattern books spread the latest trends in house designs and styles to the growing communities throughout the country. The expansion of the railroad system after the Civil War made building materials, including milled lumber and mass-produced nails, accessible to anyone living in relative proximity to a rail line. Milled lumber included decorative turned and cut pieces that conveyed ornate Victorian motifs.[4]

[4] *Ibid.*, Section E, p. 60.

This property subtype is represented by the adjacent properties at 404 and 408-410 Southwest Market Street Photos 3-6), each of which is an otherwise modest vernacular dwelling, built without reference to any particular style but in both cased ornamented with lacy Eastlake-style verandas incorporating the turned and cut pieces referred to in the MPDF.

The Queen Anne style is typically thought of as embracing large-scale domestic design with varied surface treatments, an irregularity of form, and a lively profile. However, Virginia and Lee McAlester, in their *Field Guide to American Houses*,[5] ascribe this style not only to such grand homes, but also to far less pretentious design, and the MPDF follows their characterization of the style. Within this district, the house at 418 Southwest Market Street (Photo 2) conforms to this definition.

Moving into twentieth-century design preferences, the American Foursquare was perhaps the most ubiquitous house type to appear on the American cultural landscape between the turn of the century and the Great Depression. 402 Southwest Market Street (Photo 7), specifically referenced in the MPDF, as well as its repetitive neighbor at 400 Southwest Market Street (Photo 8), exhibit all of the design characteristics of the American Foursquare.

In addition to representing many of the specific styles of architecture described in the MPDF, the buildings in the Southwest Market Street Historic District also meet the registration requirements set forth in the document. The MPDF states that the Single-Family Residential Property Type may be listed under National Register Criteria A, B and C. In the case of the Southwest Market Street Historic District, the associated Criterion is Criterion C, for the architecture of the district. The MPDF further notes that significance of this property type is for its local significance and its contribution to the history of Lee's Summit. The buildings in the Southwest Market Street Historic District represent sub type A-1, single-family residences that illustrate the initial development of neighborhoods in late nineteenth and early twentieth century Lee's Summit.

Clearly, the Southwest Market Street Historic District and its individual components represent the property types set forth in the MPDF, retain integrity individually and as a unit, meet the registration requirement set forth in the MPDF, and is eligible for the National Register under Criterion C.

[5] Virginia and Lee McAlester, *A Field Guide to American Houses.* (New York: Alfred A. Knopf, 1998).

Published Works

An Illustrated Historical Atlas of Jackson County Missouri. Edwardsville, Illinois: Brink, McDonough & Company, 1877.

Bucher, Ward ed. *Dictionary of Building Preservation.* New York: John Wiley & Sons, 1996.

McAlester, Virginia and Lee. *A Field Guide to American Houses.* New York: Alfred A. Knopf, 1998.

Quinquennial Catalog of the Law School of Harvard University, 1817-1904. Cambridge: Harvard University, 1905. Internet version, accessed June 1, 2012.

Sanborn Map Company. *Sanborn Fire Insurance Maps, Lee's Summit, Missouri.* New York: Sanborn Map Company, 1893, 1889, 1909, 1918, 1927.

Unpublished Manuscripts

Schwenk, Sally F. "Historic Resources of Lee's Summit, Missouri." National Register Multiple Property Documentation Form. Jefferson City: Missouri Department of Natural Resources, 2005

Wolfenbarger, Deon. "Historic Resources Survey: Phase I, Lee's Summit, Missouri." Lee's Summit: City of Lee's Summit, Missouri, 1991.

_____. "Lee's Summit, Missouri, Historic Resources Survey: Phases II & III." Lee's Summit: City of Lee's Summit, Missouri, 1994.

_____. "Lee's Summit, Missouri Final Report: Historic Resources Survey." Lee's Summit: City of Lee's Summit, Missouri, 1994.

Collections

Lee's Summit Historical Society, 222 SE Main Street, Lee's Summit, Missouri

Verbal Boundary Description

The boundaries for the Southwest Market Street Historic district consist of that area depicted on the map submitted with the nomination documents, prepared by the City of Lee's Summit GIS Department, at a 1:100 scale.

Boundary Justification

The boundaries for this district include only that contiguous row of properties in this neighborhood which are chronologically linked and retain integrity. As illustrated in Fig. 1, the downtown and modern commercial development lies to the east and the properties which are nearby on the other sides of the nominated area date from a significantly later period and represent distinctively different architectural styles from those in the Southwest Market Street Historic District.

PHOTO LOG

Name of Property: Southwest Market Street Historic District

City or Vicinity: Lee's Summit

County: Jackson **State:** MO

Photographer: David L. Taylor

Date Photographed: June, 2011

Description of Photograph(s) and number:

1 of 15	Streetscape, Southwest Market Street, looking northwest, with 418 Southwest Market Street in the foreground
2 of 15	418 Southwest Market Street, perspective view, showing overall form and asphalt shingle finish, wrap-around veranda, and ornamental windows under the veranda
3 of 15	Double house at 408-410 Southwest Market Street, façade, looking west and showing asphalt shingle finish, wall dormer on south elevation, and porch in the angle of the ell accessing one unit and the porch on the north elevation accessing the other unit.
4 of 15	408-410 Southwest Market Street, detail of façade, showing elaborate turned and sawn trim on the porch
5 of 15	414 Southwest Market Street, perspective view looking southwest and showing L-shaped footprint, intersecting gable roof system, and wrap-around veranda with Eastlake-style turned and sawn trim
6 of 15	414 Southwest Market Street, detail of veranda, looking southwest
7 of 15	402 Southwest Market Street perspective view looking southwest and showing its American Foursquare characteristics. This house is repetitive to its neighbor at 400 Southwest Market Street (see photos 8 and 9)
8 of 15	400 Southwest Market Street, perspective view looking southwest and showing its American Foursquare characteristics. This house is repetitive to its neighbor at 402 Southwest Market Street (see photos 7 and 9)
9 of 15	Streetscape, Southwest Market Street, looking southwest and showing repetitive 1903 American Foursquare houses at 402 (right) and 404 (left)

10 of 15	Interconnected barn and outbuildings at the rear of 408-410 Southwest Market Street, looking southeast
11 of 11	View of rear lots and outbuildings, showing relative depth of the lots in the district. 414 Southwest Market Street is at the left, followed by 416 and 418 Southwest Market Street.
12 of 15	Streetscape, north side of SW Market Street, looking west from SW Fifth Street.
13 of 15	Streetscape, SW Market Street, looking west, with 404 SW Market in foreground
14 of 15	Streetscape, SW Market Street, looking east from SW Fourth Street, with 400 SW Market Street in foreground
15 of 15	Façade, 314 SW Market Street, a gabled ell cottage, showing its form, scale, massing, finishes, etc.

Figure 1 This aerial view illustrates the character of the Southwest Market Street Historic District, showing its residential composition, the siting of the dependencies along the alley at the rear of the houses, etc. The central business district is out of the view to the right [from Bing Maps, http://www.bing.com/maps, accessed January 25, 2012]

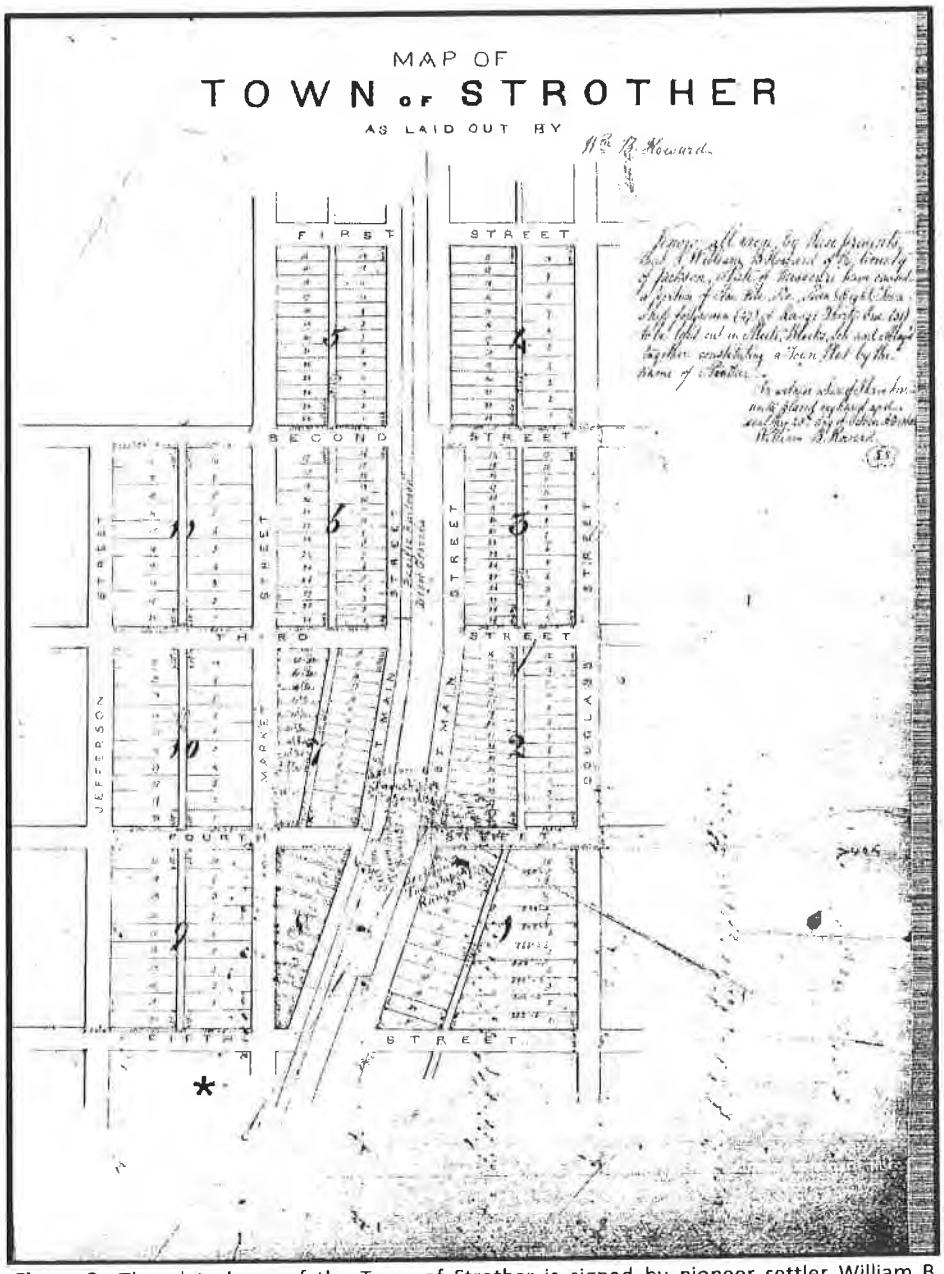


Figure 2 The plat above of the Town of Strother is signed by pioneer settler William B. Howard; Howard named the settlement after his wife's family name. The location of the Southwest Market Street Historic District, outside the original plat, is indicated by the superimposed asterisk. [courtesy of the City of Lee's Summit]

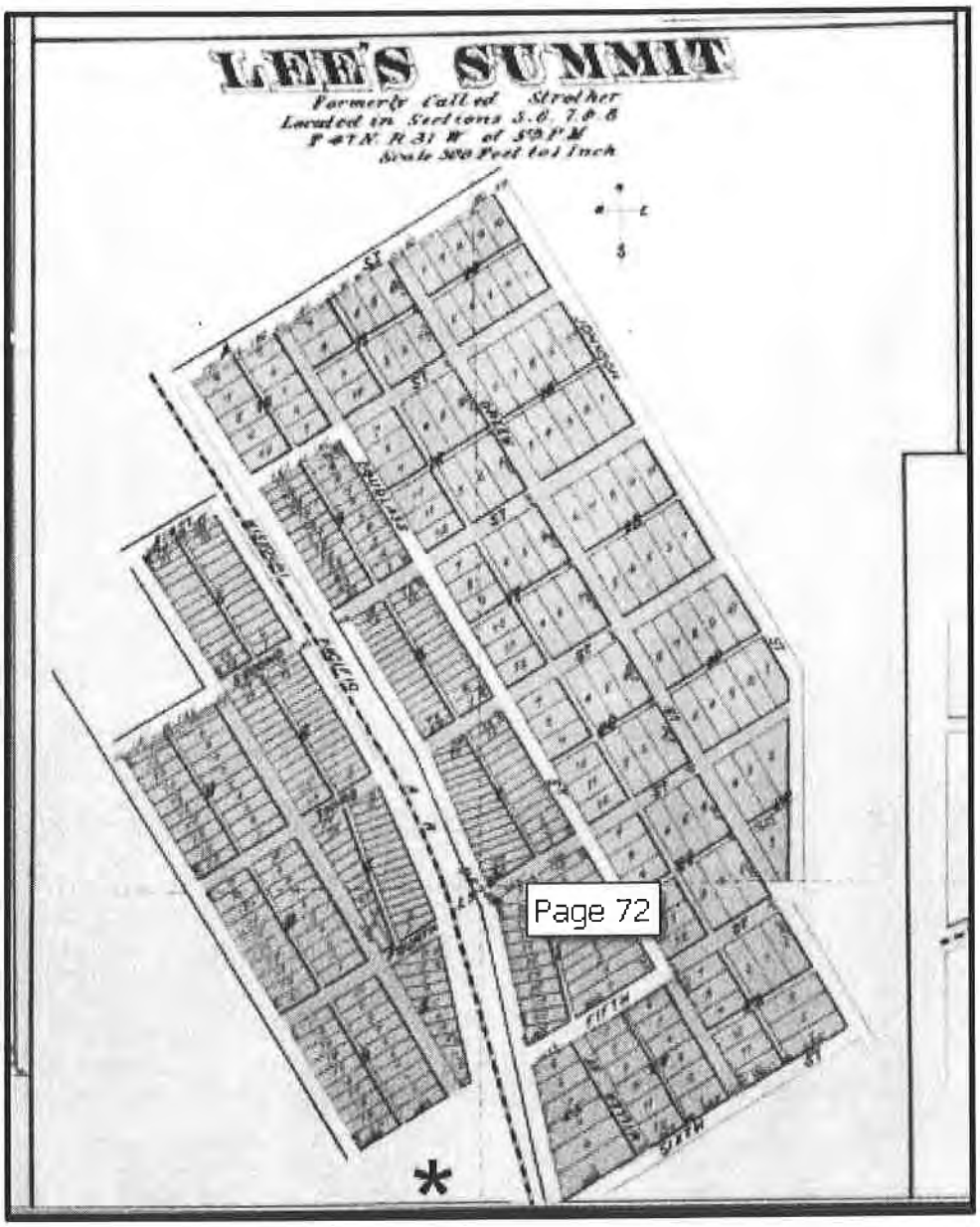
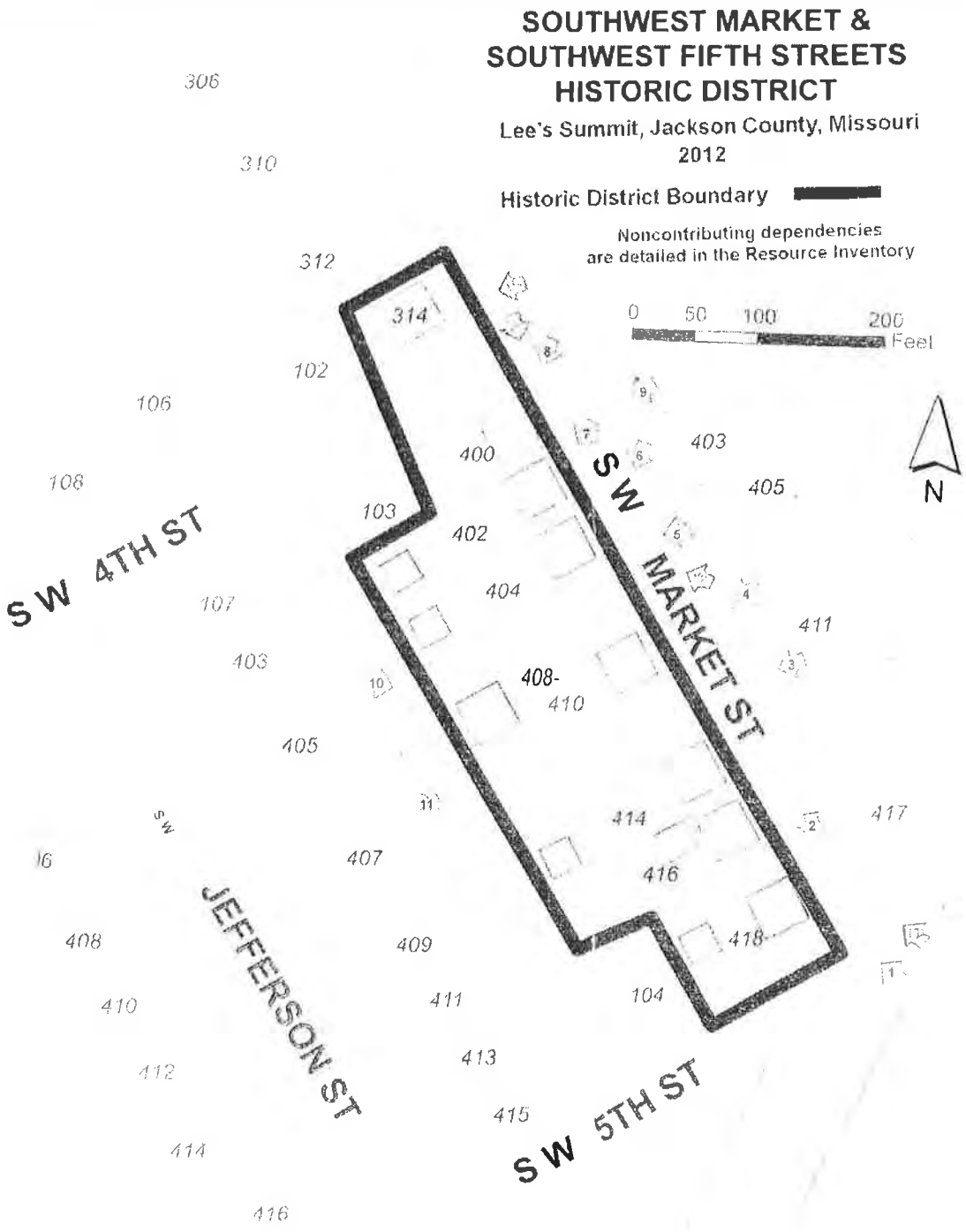


Figure 3 This map from the 1877 *Illustrated Atlas of Jackson County, Missouri,* shows that portion of the community which had been formally platted by that time. The superimposed asterisk near the bottom of the map indicates the location of the Southwest Fifth and Southwest Market Streets Historic District. [from Missouri Digital Heritage Collections website, accessed June 3, 2012]


SOUTHWEST MARKET &
SOUTHWEST FIFTH STREETS
HISTORIC DISTRICT
Lee's Summit, Jackson County, Missouri
2012
Historic District Boundary
Noncontributing dependencies
are detailed in the Resource Inventory
0 50 100 200
Feet
N
SW 4TH ST
SW MARKET ST
SW JEFFERSON ST
SW 5TH ST
306
310
312
314
102
106
108
103
400
402
403
404
405
407
408-
410
411
413
414
415
416
417
418
104

15
M.P.H.

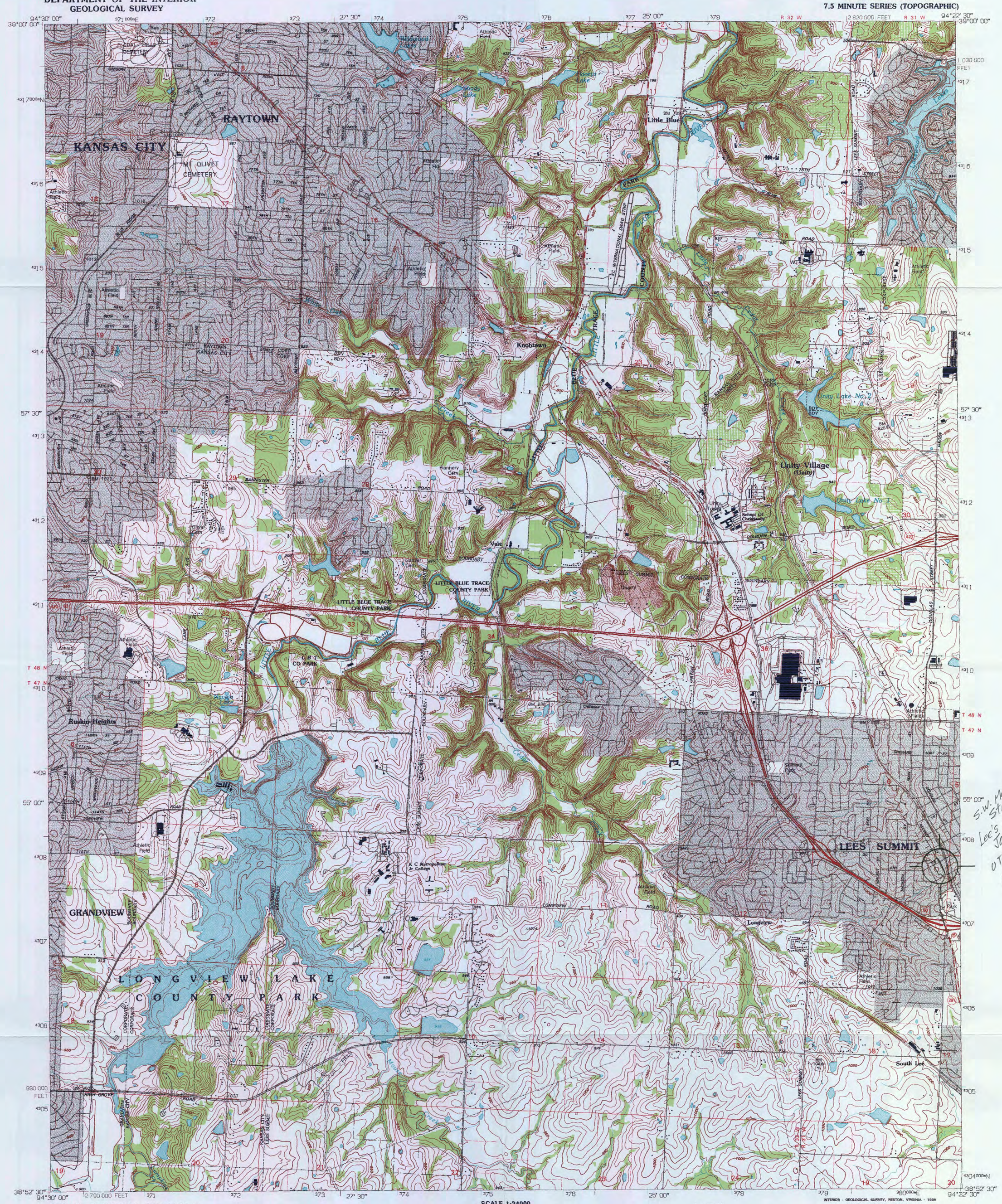
FOR
RENT

402

314

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

LEES SUMMIT QUADRANGLE
MISSOURI-JACKSON CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)



S.W. Market & S.W. Fifth Streets, H.D.
Lee's Summit, Jackson Co, MO
UTM Reference:
15/380545/4307593

Produced by the United States Geological Survey

Compiled by photogrammetric methods from imagery dated 1955
Revised from imagery dated 1962. Field checked 1964
Revised from imagery dated 1990. PLSS and survey control current as of 1964. Map edited 1995. Contours not revised
Contours that conflict with revised planimetry are dashed

North American Datum of 1983 (NAD 83). Projection and blue 1000-meter ticks: Universal Transverse Mercator, zone 15
10 000-foot ticks: Missouri Coordinate System of 1983 (west zone)

North American Datum of 1927 (NAD 27) is shown by dashed corner ticks. The values of the shift between NAD 83 and NAD 27 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software

UTM GRID AND 1995 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1:24000

CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
AND DIVISION OF GEOLOGY AND LAND SURVEY
MISSOURI DEPARTMENT OF NATURAL RESOURCES, ROLLA, MISSOURI 65401
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

INTERIOR - GEOLOGICAL SURVEY, RESTON, VIRGINIA - 1995

QUADRANGLE LOCATION

ADJOINING 7.5' QUADRANGLE NAMES
1 Kansas City
2 Independence
3 Blue Springs
4 Grandview
5 Lake Jacomo
6 Belton
7 Raymore
8 Pleasant Hill

ROAD CLASSIFICATION
Primary highway hard surface
Secondary highway hard surface
Light-duty road, hard or improved surface
Unimproved road
Interstate Route
U.S. Route
State Route

LEES SUMMIT, MO
38094-H4-TF-024
1990
DMA 7161 IV NW-SERIES V879