

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 Simpson-Yeomans/Country Side Historic District (Boundary Increase II)

other names/site number N/A

2. Location

street & number E. 52nd Street, Brookside Boulevard, Oak Street, East 57th Street, Main Street N/A not for publication

city or town Kansas City N/A vicinity

state Missouri code MO county Jackson code 095 zip code 64112

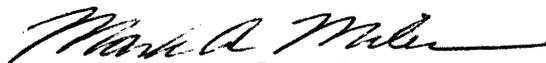
3. State/Federal Agency Certification

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

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

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

national statewide local


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

MAY 24, 2011
Date

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

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

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government _____

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register determined eligible for the National Register

determined not eligible for the National Register removed from the National Register

other (explain:) _____

Signature of the Keeper _____

Date of Action _____

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)

Jackson County, Missouri

Name of Property

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- private
- public - Local
- public - State
- public - Federal

Category of Property

(Check only **one** box.)

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

Number of Resources within Property

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

Contributing	Noncontributing	
379	24	buildings
		district
		site
		structure
		object
379	24	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

193ⁱ

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.)

Colonial Revival

Tudor Revival

Classical Revival

Prairie School

Bungalow/Craftsman

Materials

(Enter categories from instructions.)

foundation: STONE

walls: BRICK
STONE
WOOD

roof: ASPHALT

other: STUCCO

ⁱ The 193 contributing resources previously listed in the National Register include 41 resources from the original nomination (Simpson/Yeomans-Country Side Historic District, listed 6 September 1984), 151 resources in Boundary Increase I (listed 26 May 2000), and the residence at 54 East 53rd Terrace, individually listed 8 September 1983 in the "Residential Structures of Mary Rockwell Hook" Thematic District. The previous nominations did not include garages.

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)

Jackson County, Missouri

Name of Property

County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

COMMUNITY PLANNING AND DEVELOPMENT

ARCHITECTURE

Period of Significance

1907 – 1930

Significant Dates

1907

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

See Continuation Sheet

9. Major Bibliographical References

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

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: **Western Historical Manuscript Collection
University of Missouri, Kansas City**

Historic Resources Survey Number (if assigned): _____

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)

Jackson County, Missouri

Name of Property

County and State

10. Geographical Data

Acreage of Property 63.8 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>15</u> Zone	<u>362602</u> Easting	<u>4321598</u> Northing	3	<u>15</u> Zone	<u>362954</u> Easting	<u>4320814</u> Northing
2	<u>15</u> Zone	<u>362883</u> Easting	<u>4321583</u> Northing	4	<u>15</u> Zone	<u>362545</u> Easting	<u>4320635</u> Northing

11. Form Prepared By

name/title Elizabeth Rosin, Principal, and Rachel Nugent, Associate

organization Rosin Preservation, LLC date March 2011

street & number 215 West 18th Street telephone 816-472-4950

city or town Kansas City state MO zip code 64108

e-mail elizabeth@rosinpreservation.com or rachel@rosinpreservation.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 See Continuation Sheet

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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

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

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

SUMMARY

The Simpson-Yeomans/Country Side Historic District (Boundary Increase II) will add 379 contributing resources to the existing 192 contributing resources that comprise the Simpson-Yeomans/Country Side Historic District. The fourteen blocks in Boundary Increase II lie just east of the current District boundary, and are bounded by Main Street and Brookside Boulevard, East 52nd and East 57th Streets. Near the south end of the area, the boundary increase extends east to Oak Street along East 55th Terrace and the north side of East 56th Street. One- to two-and-one-half story single-family dwellings and their associated outbuildings line the blocks of Boundary Increase II. All of the contributing resources were constructed between 1907 and 1930 in the popular residential styles of the day. The contributing resources exhibit the same continuity of development and design as the buildings currently in the District, matching the architectural styles, setting and period of construction of the existing resources. The 379 contributing resources include 228 single dwellings and 151 secondary structures or garages. One single dwelling was previously listed in the National Register of Historic Places.ⁱⁱ Of the twenty-four non-contributing resources in Boundary Increase II, four resources, all single dwellings, were substantially altered and no longer retain sufficient integrity to communicate their associations with the period of significance. The remaining twenty resources, including seven single dwellings and thirteen secondary structures, were constructed outside the period of significance and reflect a shift in architectural styles. The addition of these resources to the Simpson-Yeomans/Country Side Historic District supports the context developed in the original nomination and in Boundary Increase I and documents the entirety of the residential neighborhood incorporated as the Country Side Homes Association.

ELABORATION

Setting

The Simpson-Yeomans/Country Side Historic District (Boundary Increase II) contains roughly fourteen blocks bounded by East 52nd Street on the north, Main Street on the west, East 57th Street on the south, and Brookside Boulevard on the east. A small section extends east of Brookside Boulevard to Oak Street to incorporate the resources along East 55th Terrace and the north side of East 56th Street. The tree-lined streets follow the contours of the land while maintaining the orthogonal grid of the city. Grand Street and Westover Road wind through small portions of the district following the neighborhood's gently rolling hills. While Main Street runs north-south along the west boundary, Brookside Boulevard is a wide thoroughfare that bends and curves to follow the natural and manmade features that existed on the site at the time of construction. The east-west streets slope down from Main Street toward Brookside Boulevard.

ⁱⁱ The dwelling at 54 East 53rd Terrace was listed in the National Register of Historic Places 8 September 1983 under the "Residential Structures of Mary Rockwell Hook" Thematic District. The garage was not included with the dwelling in the thematic district. The garage is contributing and is included as such in the current resource count. Mary Rockwell Hook was one of Kansas City's early female architects.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

Most of the blocks in Boundary Increase II contain narrow, rectangular lots. However, the divergent streets, such as Grand Street and Westover Road, create irregular lots with oblique angles. Each lot contains a single dwelling and often a small outbuilding, such as a detached garage or shed. There are 164 outbuildings. Concrete or asphalt driveways lead from the street to the garages. Some properties have their own driveways while others share a driveway, and sometimes a garage, with the adjacent property. The lots themselves are relatively flat around the dwellings but slope gently down to the sidewalk to meet the prevailing grade of the street. The lots closest to Brookside Boulevard are the flattest in the District. Many houses have concrete stairs and walkways that lead from the public sidewalk to the main entrance of the house. Nearly all of the lots maintain the uniformity of setbacks on the primary frontage.

Concrete sidewalks with narrow easement strips, often planted with street trees, line the streets in the boundary increase. Grassy lawns landscaped with mature trees, shrubs, and small plants surround each dwelling. Some properties have gardens of ornamental and functional plantings.

The respect for the natural topography demonstrated by the street grid and the uniformity of scale and setbacks presented by the buildings are features shared with the existing District and illustrate the original development concept designed by J. C. Nichols and the Nichols Company for the area.

Design

Much like the current District, Boundary Increase II displays a wide variety of building designs that reflect the wealth of architectural styles popular during the early decades of the twentieth century. The vast majority of resources (97%) were constructed between 1907 and 1930. Thirty-nine homes (16%) were built in 1910, at the height of construction in the boundary increase. The remaining seven dwellings were constructed between 1952 and 2007.

The houses are predominantly frame construction, sided with stucco, wood, brick, or stone veneer, or a combination of these materials. The most common siding material in the boundary increase is stucco. Few resources have synthetic replacement siding. Limestone is a nearly ubiquitous foundation material. Most roofs are composite shingles, although a few resources have wood shingle or clay tile roofs. Wood and stone are the most common decorative materials, and are often used to define specific architectural styles, such as Tudor Revival or Craftsman.

The Prairie School and Craftsman styles are the most common architectural genres in Boundary Increase II, with numerous examples of the American Foursquare subtype and the vernacular Kansas City Shirtwaist variant. Colonial Revival is the most common early-twentieth century revival style in the nominated area. There are also examples of Tudor Revival and Classical Revival designs.

Most of the secondary structures in Boundary Increase II stand at one of the rear corners of the building lot. The façade material and roof shape are the only significant architectural features and they often

National Register of Historic Places
Continuation Sheet

Section number 7 Page 3

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

mimic the style of main house. Forty-seven houses have attached garages. Many of these are historic features integrated into the foundation of the house.

Integrity

Boundary Increase II is a highly intact residential neighborhood that reflects the vision of one of Kansas City's most prolific and prominent residential developers, J.C. Nichols. It retains sufficient integrity of location, setting, design, materials, and workmanship to convey its associations with its period of significance. The resources illustrate the wide variety of architectural styles popular in the early decades of the twentieth century. The configuration of streets illustrates J.C. Nichols' original design intent of letting the topography influence street layout, rather than strictly adhering to the standard right-angle street grid. In the century since the first house was constructed, trees have matured, emphasizing the harmonious quality of nature and development.

Of the 404 additional resources in Boundary Increase II, only 24 are considered Non-Contributing and one was previously listed in the National Register. Twenty of the non-contributing resources (seven single dwellings and thirteen secondary structures) were constructed outside the period of significance. The seven single dwellings reflect a dramatic shift in architectural styles. These are scattered throughout the nominated area and reflect the continuing story of residential evolution in the neighborhood. The four non-contributing resources constructed during the period of significance underwent substantial alterations that compromise the integrity of the resources, overwhelming or obscuring the character-defining features. Although many resources in Boundary Increase II retain their historic wood windows, window and door replacement are common alterations that do not necessarily compromise the overall integrity of the resource and its contributing status. Likewise, the presence of replacement siding does not necessarily render a resource non-contributing if the identifying architectural features remain legible.

The individual property descriptions below include the property address, its contributing or non-contributing status, and the date of construction. The historic name, based on the original owner, is listed, if known. The architect and/or builder are listed, if known. The architectural style is also included.

Individual Property Descriptions

1.	3 East 52nd Street	Contributing
	Wallace J. Ferry Residence	1912
	Architect: Shepherd & Belcher	Builder: J.C. Nichols Company
	Colonial Revival	

This 2 1/2 story Colonial Revival dwelling has a limestone foundation, stucco walls, and an asphalt shingle side gable roof. A shallow arched dormer rises out of the center of the north roof slope. The front (north) facade is symmetrical around the center entry vestibule. The stucco-clad vestibule projects outward slightly from the facade and has a battered sides and a shallow arched hood over the shallow arched opening. The historic wood door fills the opening. The outer bays on each story contain tripartite Chicago Style windows with narrow outer sashes flanking a wide center sash. The center bay on the second story contains two multi-light fixed or casement sashes. The double-hung wood windows have

National Register of Historic Places
Continuation Sheet

Section number 7 Page 4

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

multi-light upper sashes. The dormer contains a tripartite Chicago Style window with multi-light sashes. A hipped roof covers the one-story wing attached to the east elevation.

A one-car garage with a front gable roof stands at the southeast corner of the lot facing west. The driveway connects to Main Street rather than East 52nd Street.

2. 11 East 52nd Street Contributing
Henry J. Owens Residence 1923
Architect: Harry S. Bill
Tudor Revival

This two-story Tudor Revival dwelling has a limestone foundation, stucco walls, and an asphalt shingle roof. The steeply pitched front gable roof has jerkinhead ends and wood soffits. A shed roof rises from the west roof slope. The front (north) facade has three bays on the first story and two bays on the second story. The entry vestibule at the east end of the front facade projects forward and has a hipped roof. Brick laid in a herringbone pattern clads 2/3 of the vestibule walls while the top third is multi-paned glass. The center bay has a tripartite window with sashes of equal width. The west bay has a round-arched opening with a brick sill. The west end of the house has a screened-in porch that is incorporated under the primary roof. The second story has one single and one paired window. The double-hung wood windows have multi-light upper sashes. A brick interior chimney rises through the roof at the north end of the west side of the house where the main block of the house meets the porch.

A two-car garage with wood siding and a flat roof with a peaked parapet stands at the southeast corner of the lot.

3. 15 East 52nd Street Contributing
Rev. Claudius B. and Mary Spencer 1908
Architect: unknown
Craftsman

This 2 1/2 story Craftsman dwelling has a limestone foundation and an asphalt shingle side gable roof. Stone clads the first story and wood shingles clad the upper stories. A gabled dormer projects from the roof at the center of the front (north) facade. An exterior stone chimney attaches to the east facade. The first-story windows and doors are not historic. The double-hung wood windows at the second story have multi-light upper sashes.

4. 17 East 52nd Street Contributing
Walter G. and Mattie Basinger Residence 1915
Architect: Shepard & Farrar Builder: J.C. Nichols Company
Colonial Revival

This 2 1/2 story Colonial Revival dwelling has the hipped roof, massing, and facade arrangement that communicate the American Foursquare subtype along with decorative features of the Colonial Revival. The house has a brick foundation, wood lap siding, and an asphalt shingle hipped roof with a single hipped dormer rising from the south roof slope. Tapered wood columns support the entablature and flat roof of the entry portico. A low wood wall encloses the narrow balcony atop the portico. Wood columns also support the flat roof over the porch on the east elevation. A low wood railing encloses the side porch. The first story of the front (north) facade contains the wood door and surround of the main entry and two single windows. The second story contains one single and one paired window. The double-hung wood

National Register of Historic Places
Continuation Sheet

Section number 7 Page 5

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

windows have multi-light upper sashes. The dormer contains a single window with a three-over-three wood sash. The projecting bay stairwell on the west elevation contains three windows of varying heights. Exterior chimneys rise above the rooflines on the east and west elevations.

A one-car garage with wood doors and a hipped roof stands at the southeast corner of the lot.

5. 21 East 52nd Street Contributing
Louis R. Caffery Residence 1908
Architect: unknown Builder: Butler-Weaver Realty Co.
Craftsman

This 2 1/2 story Craftsman dwelling has a limestone foundation and asphalt shingle front gable roof. Natural rustic stone clads the first story and stucco clads the second story, communicating the vernacular Kansas City Shirtwaist style. An asymmetrical porch wraps around the front (north) and east elevations. Massive stone posts support the front gable porch roof. Exaggerated wood brackets in the front gables and the rustic stone chimney centered on the front (north) facade are elements of the Craftsman style. The house retains wood soffits and double-hung wood windows with multi-light upper sashes.

A small shed with wood siding and a gambrel roof stands at the southeast corner of the lot.

6. 25 East 52nd Street Non-Contributing
Charles O. Barr Residence 1964
Architect: unknown Builder: Dierkson Homes
Modern Movement - Split Level

This 1 1/2 story Modern Movement - Split Level house has a poured concrete foundation and an asphalt shingle roof. Brick clads the first story of the front (north) facade and vinyl siding clads the rest of the house. The east wing has a side gable roof and the north wing has a hipped roof. The front (north) facade of the east wing has the single entry and a bay window. The north facade of the north wing has two single windows and a shallow balcony with ornate wrought iron supports and railings. The double-hung windows have six-over-six sashes. A two-car garage is integrated into the lower level of the north facade of the north wing. While the resource retains integrity, it was constructed outside the period of significance and is therefore non-contributing.

7. 31 East 52nd Street Contributing
Luman H. Cochrane Residence 1911
Architect: Clyde F. Mack Builder: Clarence L. Brown
Prairie School

This two-story Prairie School dwelling has a limestone foundation, stucco walls, and an asphalt shingle hipped roof. Wide overhanging eaves encircle the house. A screened-in porch with stone posts supporting the hipped roof attaches to the east elevation. The stucco-clad entry at the west end of the front (north) facade projects from the wall, containing the multi-light wood door and hipped roof. The first story contains a single window grouping composed of multi-light casement windows flanking a fixed single-pane window. The second story contains a band of four casement windows centered on the facade. An interior stone chimney rises above the roofline at the center of the house.

A two-car garage with a hipped roof stands at the south end of the lot.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 6

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

8. 35 East 52nd Street Contributing
Burr S. Stottle Residence 1921
Architect: unknown Builder: Carl A. Brand
Craftsman

This 1 1/2 story Craftsman bungalow has a limestone foundation, stucco walls, and an asphalt shingle side gable roof. Two small gable dormers rise from the north roof slope and one large gable dormer rises from the south roof slope. Stucco-clad posts on stone bases support the shed roof over the full-width front porch. Low stone walls enclose the screened-in porch with its gabled pediment over the entry. The front (north) facade has paired windows flanking the original wood door of the center entry. The secondary elevations have single and paired windows of varying sizes. The double-hung wood windows have multi-light upper sashes. The front dormers have three fixed multi-light windows. An exterior brick and stone chimney rises through the roofline at the north end of the east elevation.

A two-car garage with a front gable roof sits at the southeast corner of the lot facing west.

9. 39 East 52nd Street Contributing
John & Lucie Crandall Residence 1908
Architect: unknown Builder: Butler-Weaver Realty Co.
Craftsman

This two-story Craftsman dwelling has a brick foundation and asphalt shingle front gable roof. Painted brick clads the first story and wood lap siding clads the second story, communicating the vernacular Kansas City Shirtwaist style. An asymmetrical porch wraps around the front (north) and east elevations. Brick posts support the front gable porch roof. Exaggerated wood brackets in the front gables are elements of the Craftsman style. The house retains wood soffits and double-hung wood windows with multi-light upper sashes. An exterior brick chimney on the west elevation extends above the roofline.

A two-story two-car garage with a front gable roof stands at the center of the south end of the lot. This garage appears to have been constructed outside the period of significance and is therefore non-contributing.

10. 43 East 52nd Street Contributing
David B. Childs Residence 1911
Architect: unknown Builder: Butler-Weaver Realty Co.
Craftsman

This two-story Craftsman dwelling has a limestone foundation, a front gable roof with asphalt shingles, and stucco walls. The house has a front gable roof and asymmetrical wrap-around front-gable porch. The brick and wood columns and wood brackets in the front gables and the brick chimney centered on the front (north) facade are Craftsman elements. The house retains wood soffits and double-hung wood windows with multi-light upper sashes.

A one-car garage with a front gable roof stands at the southwest corner of the lot.

11. 47 East 52nd Street Contributing
Charles Jack Residence 1908
Architect: unknown Builder: Butler-Weaver Realty Co.
Craftsman

National Register of Historic Places
Continuation Sheet

Section number 7 Page 7

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

This two-story dwelling has a limestone foundation and a front gable roof with asphalt shingles. The house has a front gable roof and asymmetrical wrap-around porch. The massive stone column and wood brackets supporting the front gable porch roof, the natural stone chimney centered on the front (north) facade, and the wood shingle siding are Craftsman elements. The single double-hung wood windows have multi-light upper sashes.

A two-car garage with wood shingles and a front gable roof stands at the southeast corner of the lot.

12. 51 East 52nd Street Contributing
Harry L. Altenburg Residence 1908
Architect: unknown
Colonial Revival

This 2 1/2 story Colonial Revival dwelling fronts Grand Street to the east despite its East 52nd Street address. The side gable roof has inset pent roofs at each end. The primary (east) facade is symmetrical around the center entry. The asymmetrical porch has a hipped roof and Craftsman brackets. The center and north window bays are recessed beneath the porch. The center element on the second story is a bay window with small flanking windows. The single double-hung wood windows have multi-light upper sashes.

A two-car garage with a side gable roof and synthetic siding stands at the southeast corner of the lot facing west as the driveway connects to Grand Street rather than East 52nd Street. This garage is a non-contributing building.

13. 1 East 53rd Street Contributing
Emil C. Jedlicka Residence 1920
Architect: unknown Builder: Elihu W. Hayes
Prairie School

This 2 1/2 story Prairie School dwelling has a limestone foundation, stucco walls, and an asphalt shingle hipped roof with a single hipped dormer rising from the west roof slope. Wide overhanging eaves with wood soffits encircle the house and the dormer. The two-story east wing of the L-shaped house projects southward. The symmetrical front (west) facade has three bays on each story. Deep stucco pilasters support the flat roof of the entry portico over the non-historic wood door. A single window occupies the center bay above the entry. The remaining windows on the north and west elevations are paired windows. The double-hung wood windows have multi-light upper sashes. An exterior stucco and brick chimney rises through the roofline at the center of the north facade.

A two-car garage with a hipped roof stands at the southeast corner of the lot, facing west. The driveway connects to Main Street, rather than East 53rd Street.

14. 2 East 53rd Street Contributing
George & Lula Conkey Residence 1909
Architect: George L. Conkey Builder: Joseph W. Marshall
Prairie School

This 2 1/2 story Prairie School dwelling has a limestone foundation, stucco walls, and an asphalt shingle side gable roof with a large shed dormer. The symmetrical front (south) elevation contains the main entry

National Register of Historic Places
Continuation Sheet

Section number 7 Page 8

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

with wood posts supporting a hipped roof porch covering a single wood door and sidelights. Two wood beltcourses encircle the house above the first-story windows and below the second-story windows. Wood posts support the pent roof over the east porch. An enclosed sleeping porch with a hipped roof and wood siding sits atop the first-story porch. The non-historic windows are one-over-one double-hung sashes.

A two-car garage, with wood siding and a side gabled composite shingle roof, stands at the northeast corner of the lot.

15. 5 East 53rd Street Contributing
George E. Burley Residence 1920
Architect: unknown Builder: Elihu W. Hayes
Prairie School

This two-story Prairie School dwelling has a limestone foundation, stucco walls, and an asphalt shingle hipped roof with a small hipped monitor at the apex. Wide overhanging eaves with vinyl soffits encircle the house and the porch. Battered stucco-clad posts support the hipped roof over the full-width front porch. Low stucco walls enclose the porch. Single windows flank the non-historic wood door on the first story of the front (north) elevation. The second story has two single windows. The double-hung wood windows have multi-light upper sashes. An exterior brick and stucco chimney rises through the roofline on the west elevation.

A one-car garage with a hipped roof stands at the northwest corner of the lot.

16. 9 East 53rd Street Contributing
Charles J. Settel Residence 1909
Architect: unknown Builder: Orr H. Gray
Craftsman

This 2 1/2 story Craftsman dwelling has a limestone foundation and an asphalt shingle cross gable roof. Stucco clads the first story. Wood shingles clad the second story. Stucco with false half-timbering fills the gable ends. The roof has wide, overhanging eaves with wood soffits, exposed rafter ends, and wood brackets. Stone posts support the shed roof over the full-width front porch. The front (north) elevation of the first story contains the main entry set between a small window with diamond-shaped muntins, and large window operable with flanking fixed sidelights. The second and attic stories contain centered paired windows. The house retains its original wood door and one-over-one wood windows.

A one-car stucco garage with a front gable roof stands at the southwest corner of the lot.

17. 10 East 53rd Street Contributing
John H. Gregory Residence 1920
Architect: unknown Builder: Elihu W. Hayes
Prairie School

This two-story Prairie School dwelling has a limestone foundation, wood lap siding, and an asphalt shingle hipped roof. Wide overhanging eaves encircle the house and porch. Grouped wood posts support the hipped roof over the full-width front porch. A low wood railing with rectangular balusters encloses the porch. The symmetrical front (south) facade has three bays on the first story and two bays on the second story. Single windows flank the wood door on the first story. The second story has two single windows. An exterior brick chimney rises through the roofline at the south end of the west elevation.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 9

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

A one-car garage with wood lap siding and a hipped roof stands at the northwest corner of the lot.

18. 14 East 53rd Street Contributing
Earl B. Mill Residence 1920
Architect: unknown Builder: Elihu W. Hayes
Prairie School

This two-story Prairie School dwelling has a limestone foundation, stucco walls and an asphalt shingle hipped roof. Wide overhanging eaves encircle the house and porch. Stucco-clad posts support the hipped roof over the partial-width front porch. A narrow pent roof continues from the porch over the adjacent projecting window bay at the east end of the front (south) elevation. The east bay has a tripartite window with sashes of equal width. The recessed entry at the west end of the front elevation has a single wood door. The second story has two single windows. The double-hung wood windows have multi-light upper sashes. An exterior brick chimney rises through the roofline at the south end of the east elevation.

A one-car garage with a hipped roof stands at the northwest corner of the lot.

19. 15 East 53rd Street Contributing
Joseph W. and Constance Deal Residence 1909
Architect: Walter Munch Builder: Joseph Odom
Craftsman

This 2 1/2 story Craftsman dwelling has a limestone foundation and asphalt shingle front gable roof. Stone clads the first story and asbestos siding clads the upper stories, communicating the vernacular Kansas City Shirtwaist style. Wood brackets and rafter tails ornament the gable ends and eaves. An exterior stone chimney is centered on the front (north) facade. The house retains its original wood soffits and double-hung wood windows with multi-light upper sashes. An open stone patio with a stone balustrade wraps around the northeast corner of the house. Stone posts support the shed roof portico over the main entry on the east elevation with its original wood door. A one-car garage is integrated into the lower level on the west side of the front facade.

20. 17 East 53rd Street Contributing
Edwin F. Shinn Residence 1923
Architect: unknown Builder: Carl A. Brand
Craftsman

This 1 1/2 story Craftsman bungalow has a brick foundation and an asphalt shingle front gable roof. A gabled monitor rises from the primary roof at the south end of the house. The front porch that wraps around the northeast corner of the house has a cross gable roof. Brick support posts and low brick walls enclose the screened-in porch. The front facade within the porch has a single window and the historic wood door. The front facade outside of the porch has a paired window. The double-hung wood windows have multi-light upper sashes and painted shutters. The gable end over the porch has a multi-light fixed window. The porch screening was added since 1940.

A two-car garage with a side gable roof stands at the southeast corner of the lot. This garage appears to have been constructed outside the period of significance and is therefore non-contributing.

21. 20 East 53rd Street Contributing

National Register of Historic Places
Continuation Sheet

Section number 7 Page 10

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

Thomas P. & Stella Humphrey Residence
Architect: unknown
Craftsman

1915

This 1 1/2 story Craftsman dwelling has a limestone foundation, wood shingle walls and a wood shingle side gable roof with a large shed dormer on the front (south) elevation. The front porch is integrated under the primary roofline and has stone support posts and a low stone wall with stone coping. Wood brackets and exposed rafter ends at all rooflines are key features of the Craftsman style. The first story of the front elevation contains the wood door of the main entry and a multi-light French door. The second story shed dormer contains paired windows flanking a single window. The double-hung wood windows have multi-light upper sashes. An exterior stone chimney rises through apex of the gable roof on the east elevation.

A stone retaining wall follows the west edge of the driveway. A wood gate crosses the driveway at the southeast corner of the house. A two-car garage with wood shingles and a side gable roof stands at the northeast corner of the lot.

22. 23 East 53rd Street
Michael A. Nigro Residence
Architect: unknown
Prairie School

Contributing
1923

Builder: Albert P. Rader

This two-story Prairie School dwelling has a limestone foundation, stucco walls, and an asphalt shingle hipped roof with wood soffits. The two-story south wing of the L-shaped house has a gable roof. The symmetrical front (north) facade has three bays in each story. The main entry at the center bay has a round arched opening with a recessed non-historic wood door. Grouped stucco-clad posts support the hipped roof of the entry portico. The tripartite Chicago Style windows that fill the outer bays on the first story have stucco-clad mullions but continuous sills. Narrow multi-light casement windows flank a wider center window. Single windows fill the bays on the second story. Only the center window in the west bay of the first story has a multi-light upper sash. The remaining windows all have one-over-one sash configurations.

A two-car garage with a front gable roof stands at the southeast corner of the lot. This garage appears to have been constructed outside the period of significance and is therefore non-contributing.

23. 24 East 53rd Street
Robert LeMond Residence
Architect: unknown
Colonial Revival

Contributing
1915

Builder: Prather and Shull

This two-story Colonial Revival dwelling has a limestone foundation, vinyl siding, and an asphalt shingle side gable roof. The front (south) facade contains the main entry at the west end of the first story composed of a single door with sidelights, and a pedimented portico with scroll brackets. The one window on the first story and two windows on the second story are tripartite Chicago Style windows with narrow operable sashes flanking a center operable sash. The east end of the house contains a two-story wing that steps back from the main facade and has a hipped roof. Wide paired windows fill the openings in both stories of the east wing. The double-hung wood windows have multi-light upper sashes with vertical muntins. Small brick chimneys rise from the center and northwest corner of the house. A one-car garage is integrated into the lower level beneath the east wing on the front facade.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 11

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

24. 25 East 53rd Street Contributing
Bertrand F. Moon Residence 1912
Architect: Harry S. Bill
Colonial Revival/Dutch Colonial

This two-story dwelling has a front gambrel roof, communicating the Dutch Colonial subtype of the Colonial Revival style. The house has a limestone foundation, stucco walls, and large shed dormers on the east and west elevations. The north facade is symmetrical around the exterior brick chimney. Each story contains two flanking single windows. A pent roof at the base of the gambrel caps the first story. A stone porch on the east elevation has wood columns supporting a wood pergola over the main entry. The house retains its historic wood soffits, wood door and double-hung wood windows with one-over-one sash configurations.

A two-car garage with a hipped roof stands at the southeast corner of the lot.

25. 26 East 53rd Street Contributing
Rudolf H. and Cornelia Bichler Residence 1910
Architect: unknown Builder: Miles L. Slade
Craftsman

This two-story Craftsman dwelling has a limestone foundation and asphalt shingle side gable roof. Brick clads the first story and wood lap siding clads the second story, communicating the vernacular Kansas City Shirtwaist style. The symmetrical front (south) facade contains paired windows flanking a center entry. The second story contains paired windows flanking a smaller window. Square posts on brick bases support the shed roof over the full-width front porch. The wide eaves have decorative wood brackets. An exterior brick chimney attaches to the east elevation. The house retains wood doors and double-hung three-over-one wood windows. At some point in the past the porch roof slope changed from front gable to shed.

A one-car garage, with vinyl siding and a front gable roof, stands at the northeast corner of the lot.

26. 29 East 53rd Street Contributing
George Eldridge Residence 1909
Architect: unknown Builder: Curtis W. Colvin
Craftsman

This 2 1/2-story Craftsman dwelling has a limestone foundation and an asphalt shingle front gable roof with gable returns. Painted limestone clads the first story and vinyl siding clads the upper stories communicating the vernacular Kansas City Shirtwaist style. Stone posts support the hipped roof over the full-width front porch. The house retains its original wood door and one-over-one double-hung wood windows. The second story contains a bay window with a hipped roof.

A shared three-car garage with a hipped roof stands at the southeast corner of the lot.

27. 30 East 53rd Street Contributing
Ralph Parker Residence 1910
Architect: unknown Builder: Sibley A. Pierce
Colonial Revival

National Register of Historic Places
Continuation Sheet

Section number 7 Page 12

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

This two-story Colonial Revival dwelling has a limestone foundation, stucco walls, and an asphalt shingle side gable roof with two hipped wall dormers on the front (south) elevation. The exposed rafter ends on the main and porch rooflines reflect the Craftsman influence. Wood beltcourses encircle the house above the first-story windows and above and below the second-story windows. The full-width front porch contains wood columns that support the shed roof with its center gabled pediment. Single-pane fixed windows flank the center entry with its wood door and sidelights on the first story. The second-story wall dormers each contain a slightly projecting bay of triple windows. The center bay contains a small multi-pane fixed window. The windows are not historic.

A stucco two-car garage with a flat roof stands at the northeast corner of the lot.

28. 33 East 53rd Street Contributing
Ralph Fennal Residence 1911
Architect: Clarence E. Shepard Builder: Clarence E. Shepard
Craftsman

This 1 1/2 story Craftsman dwelling has a limestone foundation, stucco walls, and an asphalt shingle side gable roof with a shed dormer and integrated balcony. Simple wood columns support the roof over the full-width front porch integrated under the primary roofline. Exposed rafter ends are visible at the roofline of the shed dormer. The asymmetrical front (north) facade contains the non-historic wood door and two single windows. The shed dormer contains three single windows. A flat tripartite window bay with a pent roof projects outward from the east facade. The house retains wood soffits and double-hung wood windows with multi-light sashes.

A shared three-car garage with a hipped roof stands at the southwest corner of the lot.

29. 34 East 53rd Street Contributing
David and Mellia Case Residence 1909
Architect: unknown Builder: Monroe Brown
Craftsman

This 2 1/2 story Craftsman dwelling has a limestone foundation and an asphalt shingle front gable roof. A gabled dormer extends from the east side of the flared roof. Wide overhanging eaves encircle the house above the second story, communicating the Prairie School influence. Brick clads the first story, wood lap siding clads the second story, and wood shingles clad the gable ends. Brick posts support the gable roof over the full-width front porch. The house retains its original wood door and one-over-one double-hung wood windows.

30. 37 East 53rd Street Contributing
Frank E. Davis Residence 1910
Architect: unknown Builder: Sibley A. Pierce
Prairie School

This two-story Prairie School dwelling has the hipped roof, massing, and facade arrangement that communicate the American Foursquare subtype. Wide overhanging eaves with wood soffits and ornamental brackets encircle the house. The house has a limestone foundation and an asphalt shingle hipped roof with hipped roof dormers on three elevations. Brick clads the first story and wood lap siding clads the second story, communicating the vernacular Kansas City Shirtwaist style. Stone quoins

National Register of Historic Places
Continuation Sheet

Section number 7 Page 13

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

ornament the corners of the first story. Paired wood posts support the hipped roof over the full-width front porch. The first story contains a single window and a wood door and sidelights. The second story contains a single window and a bay window. The windows are one-over-one double-hung wood windows.

31. 40 East 53rd Street Contributing
Chester & Louise Cantrel Residence 1922
Architect: unknown Builder: William Boekhouse
Craftsman

This two-story Craftsman dwelling has a limestone foundation, wood lap siding, and an asphalt shingle roof. The front gable roof has jerkinheads at the north and south ends. The two-story north wing of the A pedimented portico with brackets covers the entry with its multi-light wood door on the first story of the front (south) facade. The first story also contains a tripartite window with sashes of equal width. The second story contains two paired windows. The double-hung wood windows have multi-light upper sashes. Grouped wood posts support the flat roof over the porch that wraps around the southeast corner of the house. Wood railings with simple wood balusters enclose the porch and the balcony above.

A two-car garage, with clapboard siding and a jerkinhead roof, stands at the northeast corner of the lot. A stone walkway leads from the public sidewalk to the front entry.

32. 41 East 53rd Street Contributing
William C. Helmers Residence 1913
Architect: George Fuller Green Builder: Charles H. McFee
Craftsman

This 1 1/2 story Craftsman dwelling has a limestone foundation, stucco walls and an asphalt shingle side gable roof with a large shed dormer on the front (north) elevation. The full-width front porch is integrated under the primary roofline and has stone posts and wood railings with vertical and X-shaped balusters. The asymmetrical first story of the front facade contains two single windows and a non-historic wood door. The second story has two paired windows. The double-hung wood windows have multi-light upper sashes and painted shutters. The gables have wood soffits and simple wood brackets. A small brick interior chimney rises from the center of the north roof slope.

A two-car garage with wood lap siding, wood doors, and a front gable roof stands at the southwest corner of the lot.

33. 44 East 53rd Street Contributing
Joseph S. Strother Residence 1909
Architect: unknown Builder: Earl B. Ferrell
Craftsman

This 2 1/2 story Craftsman dwelling has a limestone foundation and an asphalt shingle front gable roof with an inset pent roof on the front (south) elevation and gable dormers on the east and west elevations. Stone clads the first story and stucco clads the upper stories, communicating the vernacular Kansas City Shirtwaist style. Stone piers support the gabled portico covering the front entry. The front elevation contains one window with a stone sill on the first story, two windows on the second story, and a band of three windows at the attic story. The house has a wood door and double-hung wood windows with multi-light upper sashes. A partially covered stone porch is attached to the east facade. Stone piers support a gable roof over the entry on the side porch. The front gables have pent roofs at the base of each gable.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 14

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

A two-car stucco garage with a front gable roof stands at the northeast corner of the lot.

34. 45 East 53rd Street Contributing
W.W. Dillard Residence 1909
Architect: unknown Builder: James W. Foster
Craftsman

This 2 1/2 story Craftsman dwelling has a limestone foundation and an asphalt shingle front gable roof with small cross gable dormers. Stone clads the first story and wood shingles clad the upper stories communicating the vernacular Kansas City Shirtwaist style. A shallow-pitched gable roof covers the porch that wraps around the east side of the house. Wood brackets ornament the gables. The house retains its original wood soffits, wood door, and one-over-one double-hung wood windows. An exterior stone chimney attaches to the west side of the house. The first and second stories each contain two windows. The first-story sills are stone. The top story contains a single fixed window flanked by narrow two-pane windows. A band of dentils cap the top story window. A one-car garage is integrated into the lower level at the west end of the front facade. A gable roof covers the garage entrance.

A shed with wood siding and a gable roof stands at the southwest end of the lot.

35. 48 East 53rd Street Contributing
Architect: Green & Dart 1910
Builder: George H. Davis
Craftsman

This 1 1/2 story Craftsman dwelling has a limestone foundation and an asphalt shingle side gable roof. The flared gable roof contains two flared gable dormers on the front (south) elevation and a rear cross gabled addition. The stone foundation is exposed on the east elevation. Wood shingles clad the rest of the building. The front porch, integrated under the main roof contains stone walls two stone support posts. The symmetrical front facade contains a center entry flanked by single windows. The single and paired double-hung wood windows have multi-light upper sashes. The front dormers contain paired multi-light casement windows. An exterior stone chimney attaches to the east elevation. A one-car garage attaches to the northeast corner of the house at the intersection with the rear addition.

Stone retaining walls form landscaped terraces in the front yard.

36. 49 East 53rd Street Contributing
Arthur & Nina Damon Residence 1908
Architect: unknown
Craftsman

This 1 1/2 story Craftsman dwelling has a limestone foundation and an asphalt shingle side-gable roof. A large front-gable dormer and balcony are set within the long sloping side gable roof. Wood brackets and exposed rafter tails ornament the wood soffits in the gables. Brick clads the first story on the front (north) facade and portions of the side facades. The porch wall and posts are brick. Wood clapboard siding clads the upper story and the remainder of the first story. A large single window at the east end of the front facade balances the original wood door with sidelights at the west end. The upper windows are one-over-one double-hung wood sashes. A limestone basement-level garage attaches to the east end of the foundation.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 15

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

37. 50 East 53rd Street Contributing
George E. Minor Residence 1912
Architect: unknown
Craftsman

This 2 1/2 story Craftsman dwelling has a brick foundation, stucco walls, and an asphalt shingle front gable roof. Cross gable dormers on the south and east elevation have roofs that connect with the shed roof over the partial-width front porch. The west end of the porch is enclosed with bands of one-over-one windows filling the openings. Brick posts support the wrap-around porch roof on the east elevation. The main entry on the east elevation consists of a single door. Single windows flank the exterior brick chimney centered on the south facade. A wood beltcourse, small multi-pane fixed windows and false half-timbering fill the gable end on the south facade. The single windows on the house are double-hung wood windows with multi-pane upper sashes.

A stone retaining wall on the east edge of the lot follows the curve of Grand Street and turns up the south side of the driveway at the north end of the lot. A stucco two-car garage with a front gable roof and gabled monitor stands at the northwest corner of the lot facing east. The driveway connects to Grand Street rather than East 53rd Street.

38. 53 East 53rd Street Contributing
Dr. Robert J. Ireland Residence 1912
Architect: unknown Builder: Alexander Hutchenson
Prairie School

This two-story Prairie School dwelling has the hipped roof, massing, and facade arrangement that communicate the American Foursquare subtype. The house has a limestone foundation and an asphalt shingle hipped roof. Painted brick clads the first story and painted wood shingles clad the second story, communicating the vernacular Kansas City Shirtwaist style as well. Brick posts support the front gable roof over the full-width front porch. Patterned brickwork and concrete coping form the low wall that encloses the porch. The asymmetrical first story contains a single window and a non-historic wood door. The second story contains two single windows. The first story window is a double-hung wood window with a six-over-one sash configuration. Storm windows with divided lights obscure the configuration of the second story windows. An exterior brick chimney rises above the roofline at the northeast corner of the house.

A one-car garage with a front gable roof stands at the southeast corner of the lot.

39. 55 East 53rd Street Contributing
Mrs. Jennie Craft Residence 1910
Architect: unknown
Craftsman

This 2 1/2 story Craftsman dwelling has a limestone foundation, stucco walls, and an asphalt shingle front gable roof. Non-historic wrought iron posts set on historic stone bases support the roof over the full-width front porch. The porch has a shed roof with a front gable. The front (north) facade has three bays on each story. The first story contains a center entrance with a non-historic door. The east bay contains a single window while the west bay projects slightly from the plane of the wall. The projecting bay has three windows with multi-light upper sashes. A corresponding rectangular bay projects outward from the west

National Register of Historic Places
Continuation Sheet

Section number 7 Page 16

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

facade. A small hipped roof covers the side bay. The second story contains three single windows. The house retains wood soffits and double-hung wood windows of varying sizes and configurations.

40. 1 East 53rd Terrace Contributing
Ace W. Aikens Residence 1919
Architect: unknown Builder: Elihu W. Hayes
Prairie School

This two-story Prairie School dwelling has a limestone foundation, vinyl siding, and an asphalt shingle hipped roof. Wide overhanging eaves with wood soffits encircle the house. Grouped wood posts support the partial-width front porch. A low wood railing with rectangular balusters encloses the porch. The symmetrical three-bay facade has a center entry with a non-historic wood door, and flanking single windows. The three-bay second story has single windows flanking a smaller center window. The symmetrical north facade has single windows at each story flanking an exterior brick chimney that rises through the roofline. A pent roof with wood brackets caps the first story on the north facade. The double-hung wood windows have multi-light upper sashes. Although the house has an East 53rd Terrace address, the primary facade faces west, fronting Main Street.

A two-car garage with vinyl siding and a hipped roof sits at the southeast corner of the lot facing west. The driveway connects to Main Street rather than East 53rd Terrace. This garage appears to have been constructed outside the period of significance and is therefore non-contributing.

41. 4 East 53rd Terrace Contributing
Bernard B. Zahner Residence 1930
Architect: unknown Builder: Fisher Building & Investment Co.
Tudor Revival

This 1 1/2 story Tudor Revival dwelling has a limestone foundation, brick walls, and an asphalt shingle cross gable roof. The primary mass of the house is oriented north-south and has a front gable roof. The small east and west gabled wings that form the T-shaped footprint extend outward from the main roof at the south end of the house. An entry vestibule at the west end of front (south) facade projects forward and has its own steep gable roof. The round arched opening has brick coursing and stone voussoirs. An arched wood door fills the opening. The front facade contains three single windows. The double-hung wood windows have six-over-six sashes and brick sills. The front gable end has a single round arched window with diamond patterned muntins and stucco cladding with false half-timbering. The west wing is an enclosed porch with round arched openings on all elevations.

A two-car garage has a front gable roof and stucco walls with false half timbering. The roof sits at the north end of the lot facing west. The driveway connects to Main Street rather than East 53rd Terrace.

42. 5 East 53rd Terrace Contributing
Richard D. Ehrecke Residence 1919
Architect: unknown Builder: Elihu W. Hayes
Prairie School

The two-story Prairie School dwelling has a limestone foundation, wood lap siding, and an asphalt shingle hipped roof. Wide overhanging eaves encircle the house. Grouped wood posts support the hipped roof over the partial-width front porch. The asymmetrical two-bay front (north) facade contains the main entry with its historic wood door and sidelights, and adjacent window bay. A pent roof covers the tripartite

National Register of Historic Places
Continuation Sheet

Section number 7 Page 17

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

window with three sashes of equal width. The two-bay second story contains two single windows. A bay window projects outward from the second story on the east elevation. The double-hung wood windows have multi-light upper sashes. An exterior brick chimney rises through the roofline at the north end of the west elevation.

A small shed with synthetic siding and a gable roof stands at the southeast corner of the lot. This building appears to have been constructed outside the period of significance and is therefore non-contributing.

43. 8 East 53rd Terrace Contributing
Leo and Mary Wassmer Residence 1909
Architect: unknown Builder: Clarence L. Brown
Prairie School

This 2 1/2 story Prairie School dwelling has a limestone foundation and an asphalt shingle hipped roof with hipped dormers on three elevations. Brick clads the first story and wood lap siding clads the upper stories, communicating the vernacular Kansas City Shirtwaist style. Wide overhanging eaves encircle the house. Wood posts support the hipped porch roof that runs along the south and east elevations. The house retains its wood door and double-hung wood windows with multi-light upper sashes.

A two-car garage, with clapboard siding and a side gable roof, stands at the northeast corner of the lot.

44. 9 East 53rd Terrace Contributing
Burton J. Hickman Residence 1909
Architect: Charles C. Vandenberg Builder: James E. Eldridge
Craftsman

This 1 1/2 story Craftsman dwelling has Tudor Revival features. The house has a limestone foundation with an asphalt shingle cross roof. The roof flares outward near the end on all elevations of the L-shaped building. The stucco walls have false half-timbering and decorative brackets. The gable dormer on the front elevation contains a single window. The house retains wood soffits and double-hung four-over-one wood windows. The wood door is not historic.

45. 11 East 53rd Terrace Contributing
Architect: unknown Builder: Charles E. Phillips
Colonial Revival/Dutch Colonial 1912

This 1 1/2 story dwelling has a front gambrel roof, communicating the Dutch Colonial subtype of the Colonial Revival style. The house has a limestone foundation, stucco walls, and an asphalt shingle roof with large shed dormers on the east and west elevations. The front (north) facade is symmetrical around the entry portico. Grouped wood posts support the front gabled portico with its pent roof. Single windows flank the center entry. A pent roof at the base of the gambrel caps the first story. The second story contains two single windows. The shed dormers on the east and west elevations each contain three single windows. The double-hung wood windows have multi-light upper sashes with Craftsman muntin configurations.

46. 12 East 53rd Terrace Contributing
Newton Ashby Residence 1909
Architect: unknown
Craftsman

National Register of Historic Places
Continuation Sheet

Section number 7 Page 18

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

This 2 1/2 story Craftsman dwelling has a limestone foundation and an asphalt shingle front gable roof. The symmetrical front (south) facade contains a central entry flanked by single windows. Paired wood posts support the gabled portico. The second story contains single windows flanking a pair of small single-pane windows. The third story contains a band of multi-pane wood windows. Wood brackets ornament the wide overhanging eaves. A two-story porch with a hipped roof attaches to the east end of the front facade. The house has a wood door and double-hung wood windows with multi-pane upper sashes.

A two-car garage with a side gable roof stands at the northwest corner of the lot. A small shed with wood siding and a gable roof stands at the northeast corner of the lot.

47. 17 East 53rd Terrace Contributing
James Scott Residence 1910
Architect: unknown
Colonial Revival

This 2 1/2 story Colonial Revival dwelling has a limestone foundation, vinyl wall siding, and an asphalt shingle hipped roof with a single hipped dormer. The symmetrical front (north) facade contains an enclosed front porch flanked by single windows. Two single windows on the second story flank the small paired windows in the center projecting bay. Massive stone posts support the hipped porch roof. An exterior stone chimney attaches to the east facade. The house retains its original wood door and double-hung four-over-one wood windows. The dormer contains a pair of three-pane fixed windows. A one-car garage is integrated into the lower level at the west end of the north facade.

48. 20 East 53rd Terrace Contributing
Harry Bleau Residence 1921
Architect: Burtin L. Austin
Prairie School

This two-story Prairie School dwelling has the hipped roof, massing, and facade arrangement that communicate the American Foursquare subtype. The house has a limestone foundation, stucco walls, and an asphalt shingle roof. A wood beltcourse encircles the house below the second-story windows. The front (south) facade contains two bays at each story. A gabled hood with a curved underside and scroll brackets cover the entry at the west end of the front facade. The east bay contains a paired window. Single windows will the bays on the second story. The double-hung wood windows have multi-light upper sashes. The windows on the front facade have black shutters. Grouped wood posts support the flat roof over the screened-in porch on the east end of the house. A low wood railing with rectangular and starburst balusters enclose the porch and the balcony above. An exterior stucco-clad chimney rises through the roofline at the south end of the east elevation. A one-car garage is integrated into the lower level of the house below the porch on the south elevation.

49. 21 East 53rd Terrace Contributing
William A. Miller Residence 1923
Architect: Harry S. Bill Builder: Jacob Nulf & Jesep Hansen
Tudor Revival

This two-story Tudor Revival dwelling has a limestone foundation, stucco walls, and an asphalt shingle roof. The steeply pitched front gable roof has jerkinhead ends and wood soffits. A shed roof rises from the

National Register of Historic Places
Continuation Sheet

Section number 7 Page 19

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

west roof slope. The front (north) facade has two bays on the each story. The entry vestibule at the east end of the front facade projects forward and has a hipped roof. The walls of the vestibule are half stucco and half multi-pane glass. The west bay has a tripartite window with sashes of equal width. The west end of the house has a screened-in porch that is incorporated under the primary roof. The second story has one single and one paired window. The double-hung wood windows have multi-light upper sashes. A brick interior chimney rises through the roof at the north end of the west side of the house where the main block of the house meets the porch.

A one-car garage with a hipped roof stands at the southwest corner of the lot.

50. 24 East 53rd Terrace Contributing
Charles D. Wright Residence 1910
Architect: Oden J. Ashley Builder: E.D. Hall
Prairie School

This 2 1/2 Prairie School dwelling has the hipped roof, massing, and facade arrangement that communicate the American Foursquare subtype. The house has a limestone foundation, stucco walls, and an asphalt shingle hipped roof with hipped dormers on the north and south elevations. Stone and wood posts support the shed roof over the full-width front porch. The front gable at the center of the porch roof is clad with wood shingles and contains a pent roof at the base of the gable. The first story contains three bays with the wood door in the west bay and narrow multi-light windows. The second story contains two single windows. The dormer contains one multi-light window. An exterior stone chimney attaches to the east elevation.

A two-car garage with wood shingles and a hipped roof stands at the northeast corner of the lot.

51. 25 East 53rd Terrace Contributing
Wallace J. Dano Residence 1910
Architect: unknown Builder: Clarence L. Brown
Prairie School

This two-story Prairie School dwelling has the hipped roof, massing, and facade arrangement that communicate the American Foursquare subtype. Wide overhanging eaves with vinyl soffits encircle the house. The house has a limestone foundation and stucco walls. Stucco-clad posts support the hipped roof over the full-width front porch. The limestone foundation and stucco-clad porch walls form an uncovered patio east of the porch. The front facade contains two bays at each story. The first story one set of paired windows and the original wood door with flanking sidelights. The second story has two paired windows. The house has double-hung one-over-one wood windows.

A stucco two-car garage with a front gable roof stands at the southeast corner of the lot.

52. 26 East 53rd Terrace Contributing
John M. Taylor Residence 1912
Architect: unknown Builder: Hattie Rinker
Craftsman

This 1 1/2 story Craftsman bungalow has a limestone foundation, wood shingle walls, and an asphalt shingle cross gable roof. A front gable wing and gabled dormer rise from the south roof slope. A partial-width screened-in porch with wood posts at the west end of the front (south) facade is integrated under

National Register of Historic Places
Continuation Sheet

Section number 7 Page 20

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

the primary roofline. The front facade contains a wood door and a double-hung wood window with eight-over-one sash configuration within the porch. The gabled wing contains a single fixed multi-pane window with scalloped wood trim. The front dormer contains paired double-hung wood windows with six-over-six sashes. An exterior stone chimney rises above the roofline on the east elevation. The L-shaped house has a large two-story north wing with a front gable roof.

A one-car garage with wood lap siding and a front gable roof stands at the northeast corner of the lot.

53. 27 East 53rd Terrace Contributing
Roy H. Potter Residence 1920
Architect: unknown Builder: John M. Smithers
Prairie School

This two-story Prairie School dwelling has a limestone foundation, stucco walls, and an asphalt shingle hipped roof. Wide overhanging eaves with wood soffits encircle the house. Two-story engaged pilasters define the three bays of the front (north) facade. An enclosed entry vestibule with non-historic paired wood doors projects outward from the center bay of the first story. A low wood railing caps the flat roof of the vestibule. Paired windows fill the east and west bays. The west bay of the second story has a paired window and center bay has two single windows. The double-hung wood windows have multi-light upper sashes with Craftsman muntin patterns. The east bay steps back and has an open patio with a wood railing. An exterior brick chimney rises through the roofline at the south end of the west elevation. A one-car garage is integrated into the lower level on the east end of the front facade.

54. 33 East 53rd Terrace Contributing
William T. Huoni Residence 1913
Architect: Samuel B. Tarbet Builder: Clarence D. Remley
Craftsman

This 2 1/2 story dwelling has a limestone foundation, stucco walls, and an asphalt shingle jerkinhead roof with decorative brackets. Small shed dormers rise from the east and west roof slopes. A one-story screened-in porch with a shed roof and battered walls runs along the east facade with a shallow arched entry in the front (north) facade. A shallow arched hood covers the entry. The first and second stories of the front facade have two single windows at each story. The attic story contains a tripartite arrangement of fixed windows, of which the two outer windows have divided lights while the center window has a single pane. The shed dormers have similar window configurations. The house retains wood soffits and double-hung wood windows with multi-pane upper sashes. An exterior stucco-clad chimney rises above the roofline on the west elevation.

A two-car garage with a hipped roof stands at the southeast corner of the lot.

55. 34 East 53rd Terrace Contributing
Carl C. Weaver Residence 1915
Architect: unknown Builder: Carl C. Weaver
Craftsman

This 1 1/2 story Craftsman bungalow has a limestone foundation, wood lap siding, and an asphalt shingle side gable roof. A large front gable dormer with asphalt shingle siding rises from the south roof slope. The north end of the house has a shed roof. The full-width front porch is integrated under the primary roofline. Stone support posts and low brick walls with open patterned brickwork enclose the porch and adjacent

National Register of Historic Places
Continuation Sheet

Section number 7 Page 21

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

patio to the east. The first story on the front (south) facade contains a single door and paired windows with diamond muntin patterns. The second story contains two single windows with one-over-one sashes. An exterior stone and brick chimney rises through the roofline at the east elevation.

A one-car garage with a front gable roof stands at the northwest corner of the lot.

56. 35 East 53rd Terrace Contributing
William L. Newcomer Residence 1908
Architect: unknown
Colonial Revival

This 2 1/2 story Colonial Revival dwelling has a limestone foundation, brick walls, and an asphalt shingle side gable roof with a single gabled dormer. The full-width front porch has classical wood columns supporting a dentiled entablature beneath the hipped porch roof. The multi-light wood door occupies the western bay of the three first-story bays. The other two bays contain single windows. The second story contains two bays, each with a single window. The dormer contains a tripartite Palladian-influenced arrangement. The double-hung wood windows have multi-light upper sashes.

A two-car garage with a front gable roof stands at the southeast corner of the lot.

57. 38 East 53rd Terrace Contributing
Albert H. Crocker Resident 1914
Architect: unknown Builder: Wells Brothers
Craftsman

This 1 1/2 story Craftsman bungalow has a limestone foundation, wood lap siding, and an asphalt shingle side gable roof. A shed dormer rises from the south roof slope and a hipped dormer rises from the north roof slope. Wood posts on stone bases support the shed roof over the partial-width front porch. A low wood railing with spiral balusters encloses the porch and uncovered patio at the east end of the front facade. The front (south) facade has two single windows and a wood door. The double-hung wood windows have multi-light upper sashes. The shed dormer has paired multi-light fixed windows. An exterior brick chimney with stone quoins rises through the roofline at the south end of the east elevation. A small bay on the east elevation projects forward and has a shed roof. The side gables and dormers have squared rafter ends.

A one-car garage has clapboard siding and a front gable roof with a pent roof at the base. The garage stands in the northwest corner of the lot.

58. 39 East 53rd Terrace Contributing
Andrew S. Barada Residence 1926
Architect: unknown Builder: Ernest J. Straub
Craftsman

This 1 1/2 story Craftsman bungalow has a limestone foundation, painted wood shingles, and an asphalt shingle side gable roof. Two gabled dormers rise from the north roof slope and a large shed dormer rises from the south roof slope. The front porch is integrated under the primary roof. Stone posts support the roof. The east half of the porch is screened in. The front (north) facade has a non-historic wood door with sidelights. The dormers have one-over-one double-hung wood windows. A stucco-clad exterior chimney rises above the roofline on the east elevation.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 22

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

59. 40 East 53rd Terrace Contributing
B.F. Moots Residence 1914
Architect: unknown
Craftsman

This 2 1/2 story Craftsman dwelling has a limestone foundation, vinyl siding, and an asphalt shingle front gable roof. The north wing of the T-shaped house has a front gable roof. Vinyl-clad posts support the front gable roof over the partial-width front porch at the east end of the facade. An exterior brick and stone chimney rises through the roofline just east of the peak on the south facade. The asymmetrical front (south) facade contains the primary entry with its non-historic door and flat hood, two single windows on either side of the chimney, and narrow windows flanking the multi-light door that opens onto the east porch. The second story contains two single windows west of the chimney and a small square window on the east side. The attic story contains a tripartite window with multi-light fixed or casement sashes and single-light transoms on the west side of the chimney, and a single multi-light window and transom on the east side. A wood beltcourse with dentils runs along the base of the gable ends. Wood brackets ornament the gables. The double-hung wood windows have multi-light upper sashes while the one-over-one sashes are replacement windows.

A two-car garage with wood shingle walls and a side gable roof stands at the northwest corner of the lot.

60. 44 East 53rd Terrace Non-Contributing
Architect: unknown 1963
Builder: Charles Musick
Modern Movement - Ranch

This one-story Modern Movement - Ranch House has a poured concrete foundation, asbestos siding, and an asphalt shingle hipped roof. The one-story south wing of the L-shaped house has a hipped roof. The front (south) facade of the west wing contains the simple entry with a wood door and a tripartite window with sashes of equal width. The front facade of the south wing has a paired window. The double-hung wood windows have two-over-two sashes with horizontal muntins. A one-car garage is incorporated into the brick lower level at the east end of the south wing. While the resource retains integrity, it was constructed outside the period of significance and is therefore non-contributing.

61. 45 East 53rd Terrace Contributing
Edward McGrade Residence 1915
Architect: Shepard & Belcher
Prairie School

This two-story Prairie School dwelling has a limestone foundation, stucco walls, and an asphalt shingle hipped roof. Wide overhanging eaves encircle the house. The front (north) facade is symmetrical around the wide exterior stone chimney that rises through the roofline. Single windows flank the chimney on both stories. A small entry vestibule extends outward from the west facade. The north elevation of the vestibule contains the single wood door. A pent roof runs along the front facade above the first-story windows to the enclosed porch on the east elevation. Wood beltcourses encircle the house above the first-story windows and above and below the second-story windows. The double-hung wood windows have multi-light upper sashes. A one-car garage is integrated into the lower level of the house on the east end of the north facade, below the enclosed porch.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 23

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

62. 49 East 53rd Terrace Contributing
1913
Architect: unknown
Builder: Charles E. Phillips
Craftsman

This 2 1/2 story dwelling has a limestone foundation, stucco walls, and an asphalt shingle front gable roof. A shed dormer with wood shingles and a single window rises from the west roof slope. Stone posts support the hipped roof over the full-width front porch. Low stone walls enclose the porch. The asymmetrical first story of the front (north) facade contains two single windows and a wood door. The second story contains two single windows. A paired window fills the gable end. Wood beltcourses cap each story above the windows. The double-hung wood windows have multi-light upper sashes with Craftsman muntin arrangements.

A one-car garage with a front gable roof stands at the southwest corner of the lot.

63. 50 East 53rd Terrace Contributing
1924
William L. Campbell Residence
Architect: unknown Builder: Rader Brothers
Tudor Revival

This two-story Tudor Revival dwelling has a limestone foundation, wood shingles, and an asphalt shingle cross-gable roof. A shed dormer rises from the west roof slope. The steeply pitched gable ends have stucco cladding with false half-timbering. A screened-in porch at the west end of the house is incorporated under the primary roof. The center entry bay projects outward from the facade and has its own gable end with stucco and half-timbering. A round-arched door fills the rectangular opening. Single and paired windows flank the entry bay. The second story has two paired windows on the front (south) facade and single windows on the east facade. The front and second-story east windows have metal awnings.

A 1 1/2 story garage with wood shingles and a jerkinhead roof stands at the northeast corner of the lot. A stone retaining wall lines the west side of the driveway.

64. 51 East 53rd Terrace Contributing
1907
Harry C. Graham Residence
Architect: unknown
Prairie School

This two-story Prairie School dwelling has the hipped roof, massing, and facade arrangement that communicate the American Foursquare subtype. Wide overhanging eaves with wood soffits encircle the house. Stone veneer clads the first story and stucco clads the second story. A simple rounded door hood covers the main entry. The entry consists of the original wood door flanked by sidelights. The first story contains a single window flanked by sidelights. The second story contains single windows. The double-hung wood windows have multi-light upper sashes. An enclosed stone porch extends from the east elevation.

A two-car garage with a hipped roof stands at the southeast corner of the lot.

65. 54 East 53rd Terrace Listed in the National Register
1908
James R. Talcott Residence

National Register of Historic Places
Continuation Sheet

Section number 7 Page 24

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

Architect: Mary Rockwell Hook
Craftsman

This house is designed as a compact, rectangular residence which presents its narrower face to the street. Covering an open porch (later enclosed), the asymmetrical roof rakes down from its ridge. Two shed roofs pierce the east roof slope. Casement windows (non-original) are utilized throughout the first floor, a band of five projecting slightly on the front facade. Above this is a narrow balcony connected to the master bedroom by French doors. The original brown wooden shingles are covered with asbestos siding. Mrs. Hook characterized the plan as following "the latest trends in California cottages." She was probably referring to the type of verandahed bungalows, designed by Greene & Greene. The house was listed in the National Register of Historic Places 8 September 1983 under the "Residential Structures of Mary Rockwell Hook" Thematic District.

There is a two-car garage in the rear with a side gabled roof with composition shingle and vinyl siding. The garage was not included in the thematic district nomination but it is contributing to Boundary Increase II.

66. 55 East 53rd Terrace Contributing
Edwin T. Chester Residence 1915
Architect: unknown
Colonial Revival

This two-story Colonial Revival dwelling has a limestone foundation, stucco walls, and an asphalt shingle side gable roof. The two-story south wing of the T-shaped house has a front gable roof. The symmetrical front (north) facade has a center entry composed of a single wood door with wide flanking brick piers. A shallow arched hood covers the entry. Single windows with slightly peaked lintels flank the entry. The second story contains single windows flanking paired square windows with fixed sashes. Brick posts and low brick walls enclose the screened-in porch with its hipped roof on the east end of the house. An exterior brick chimney centered on the east elevation rises through the roofline. A small bay with a shed roof projects forward from the west elevation. The gable ends have wood soffits and decorative brackets.

A two-car garage with a side gable roof stands at the southwest corner of the lot.

67. 58 East 53rd Terrace Contributing
Alice & Anna Barbour Residence 1920
Architect: unknown
Craftsman

This 1 1/2 story Craftsman dwelling has a limestone foundation, wood lap siding, and an asphalt shingle front gable roof. Gabled dormers rise from the east and west roof slopes. Wood posts support the hipped roof over the centered partial-width front porch. A low wood railing with rectangular balusters encloses the porch. The symmetrical front (south) facade has three bays. Single windows fill the outer bays flanking the center entry. The front gable end has a paired window and cornice returns. The side dormers have paired windows. The double-hung wood windows have multi-light upper sashes.

A two-car garage, with vinyl siding, stands at the northwest corner of the lot. Gabled dormers rise from the east and west slopes of the front gable roof. A stone planter encircles the tree at the southeast corner of the lot.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 25

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

68. 62 East 53rd Terrace Contributing
W.F. Anderson Residence 1922
Architect: unknown
Craftsman

This 1 1/2 story Craftsman dwelling has a limestone foundation and an asphalt shingle jerkinhead roof with exposed rafter ends. A large front gable dormer rises from the east roof slope at the north end of the house. Brick clads the first story and wood shingles clad the second story. The first story of the front (south) elevation has a tripartite window with sashes of equal width on the west end of the facade. The center entry has a multi-light wood door with a jerkinhead gabled hood. The east end of the house has a screened-in porch incorporated under the primary roofline. The front facade has two single windows between the front entry and the screened-in porch. The second story has a band of four windows with sashes of equal width. The double-hung wood windows have multi-light upper sashes with vertical muntins. A one-car garage is incorporated into the lower level at the northeast corner of the house.

A low stone wall runs along the east edge of the property, parallel to Brookside Boulevard.

69. 1 East 54th Street Contributing
Meyer Peltzman Residence 1910
Architect: unknown Builder: Fred B. Gibbs
Craftsman

The 1 1/2 story Craftsman dwelling has a limestone foundation, stone walls, and a flared hipped roof with hipped dormers on all elevations. Wood and massive stone posts support the roof over the integrated front porch. An entablature with a dentil band encircles the house below the roofline. The front (north) facade contains a single window and the original wood door with wide sidelights. The front dormer contains a triple window. Wood shingles clad the dormers. The windows are double-hung wood windows with multi-light upper sashes with arched muntins. The exterior stone chimney attached to the west facade has wood shingle cladding above the roofline.

70. 2 East 54th Street Contributing
Newton M. Cameron Residence 1922
Architect: unknown
Colonial Revival

This 1 1/2 story Colonial Revival dwelling has the massing and facade arrangement that communicate the Cape Cod cottage subtype. The house has a limestone foundation and an asphalt shingle side gable roof with gable dormers rising from the north and south roof slopes. Brick clads the first story and stucco clads the dormers and gable ends. The gabled portico on the front (south) facade has a curved underside and grouped wood support posts. Single and paired windows flank the center entry with its multi-light wood door. Brick posts support the gabled roof over the screened-in porch on the west end of the front facade. A tripartite window with sashes of equal width fills the front dormer. The dormers and portico have cornice returns while the gable ends are pedimented. The double-hung wood windows have multi-light upper sashes. An interior brick chimney rises through the roofline between the west porch and the main block of the house.

A stucco one-car garage with a front gable roof stands at the northeast corner of the lot facing west. The driveway connects to Main Street rather than East 54th Street.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 26

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

71. 4 East 54th Street Contributing
Architect: Michaelis & Eysell 1913
Prairie School

This two-story Prairie School dwelling has the hipped roof, massing, and facade arrangement that communicate the American Foursquare subtype. The house has a limestone foundation and clay tile roof. The clay tile roof added since 1940s. Wide overhanging eaves with simple modillions encircle the house. Stone clads the first story and stucco clads the upper story. Stone posts support the hipped tile roof over the partial-width front porch. The stone porch with a wrought iron railing continues eastward as an uncovered patio. Stone posts also support the second-story sleeping porch with its gable roof. The front (south) facade contains a single window and wood door on the first story and two single windows on the second story. The double-hung wood windows have multi-light upper sashes. A stucco-clad interior chimney rises above the roofline at the juncture of the sleeping porch and the main block of the house. A one-car garage is integrated into the lower level beneath the stone patio at the canted southeast corner of the structure.

72. 5 East 54th Street Contributing
Warren & Matilda Davis Residence 1912
Architect: unknown
Prairie School

This 2 1/2 story Prairie School dwelling has a limestone foundation and a complex hipped roof with hipped dormers on the north, east, and west elevations. Wide overhanging eaves with wood soffits encircle the house. Buff brick clads the first story and stucco clads the second story, communicating the vernacular Kansas City Shirtwaist style. Brick posts support the front gable roof over the porch that wraps around the northeast corner of the house. The north elevation contains two single windows at each story. The main entrance is on the east elevation. The double-hung wood windows have multi-light upper sashes. The main entrance is on the east elevation.

73. 8 East 54th Street Contributing
Alpha A. Ziner Residence 1912
Architect: Samuel B. Tarbet Builder: Clarence D. Remely
Colonial Revival

This 2 1/2 story Colonial Revival dwelling has a limestone foundation and an asphalt shingle side gable roof with shed dormers on the north and south elevations. Stone clads the first story and stucco clads the upper stories. Stone posts support the shed roof with a small center gable over the full-width front porch. The symmetrical front (south) facade contains a center wood door with sidelights and flanking tripartite Chicago Style windows with a wide operable sash and narrow fixed sashes. The second story contains a band of three small square fixed windows with flanking single windows in slightly projecting bays with gabled dormers. All of the gable ends have cornice returns. The front shed dormer contains three fixed square windows with Craftsman muntin patterns. The double-hung wood windows have multi-light upper sashes with Craftsman muntin patterns. An exterior stone chimney centered on the west elevation rises above the roofline at the ridge.

A stone wall runs along the east edge of the property. A stucco one-car garage with a front gable roof and attached shed roof addition stands at the northwest corner of the lot.

74. 15 East 54th Street Contributing

National Register of Historic Places
Continuation Sheet

Section number 7 Page 27

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

Joseph & Estella Chandler Residence
Architect: unknown
Prairie School

1911

This 2 1/2 story Prairie School dwelling has the hipped roof and massing of the American Four Square subtype. The house has a limestone foundation, stucco walls, and an asphalt shingle hipped roof. The flared roof has hipped dormers on three elevations. Stone posts support the hipped roof over the full-width front porch. The symmetrical front (north) facade contains the original wood door with sidelights and flanking single windows on the first story, and two single windows on the second story. The front dormer has paired double-hung windows. The house retains wood soffits and one-over-one double-hung wood windows. A stucco-clad exterior chimney rises above the roofline on the west elevation. A stone one-car garage is integrated into the lower level attached to the east end of the house. The stone wall of the front porch becomes the parapet above the garage.

75. 16 East 54th Street
Mrs. William Hyde Residence
Architect: unknown
Craftsman

Contributing
1909

This 2 1/2 story Craftsman dwelling has a limestone foundation, stone walls, and a red clay tile roof. The side gable roof has two gabled wall dormers on the front (south) elevation. The front elevation is symmetrical. Brackets and exposed rafter tails ornament the gables. Stone piers support the shed roof over the full-width front porch. A front gable projects slightly forward at the center of the porch, at the stone steps leading up to the porch. The house retains its original wood multi-light door with sidelights and its three-over-three double hung wood windows. An uncovered stone patio connects the front porch to a covered side porch with stone piers and a gable roof. An interior stone chimney rises above the ridge at the east end of the house.

A two-story two-car garage with a front gable roof has stone cladding on the first story and clapboard siding on the second story. The garage stands at the northwest corner of the lot.

76. 17 East 54th Street
Architect: unknown
Builder: Sibley A. Pierce
Craftsman

Contributing
1910

This 2 1/2 story Craftsman dwelling has a limestone foundation and an asphalt shingle front gable roof with small cross gables. Stone clads the first story and stucco clads the upper stories, communicating the vernacular Kansas City Shirtwaist style. Massive stone posts support the full-width porch roof. This shed roof has a gabled pediment above the entrance to the porch. An uncovered patio with stone walls extends eastward from the porch. The first story contains a single window and a non-historic wood door with sidelights. The second story contains two bay windows at the outer edges of the facade. The bay windows each have their own front gabled roofs. The gables have pent roofs at the bases. Wood beltcourses encircle the house above and below the second-story windows. Half-timbering ornaments each gable end. Decorative wood brackets ornament the wood soffits. The double-hung wood windows have oval muntins in the upper sashes.

A 1 1/2 story two-car garage with stone cladding at the first story and stucco with half-timbering at the upper story, and a cross gable roof stands at the southeast corner of the lot.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 28

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

77. 20 East 54th Street Contributing
Harry E. Fisher Residence 1919
Architect: unknown Builder: John M. Smither
Prairie School

This two-story Prairie School dwelling has a limestone foundation, stucco walls, and an asphalt shingle hipped roof. The two-story east wing of the L-shaped house has a hipped roof. The front (south) facade has three bays on the first story and two bays on the second story. Posts support the hipped roof of the entry portico at the center of the facade. The wood door has multi-light sidelights. Single windows fill the outer bays on the first story. The second story contains two paired windows. The east wing contains a single window on the first story and a tripartite window on the second story with three sashes of equal width. The double-hung wood windows have multi-light upper sashes. An interior brick chimney rises above the roofline at the northwest corner of the house.

A two-car garage with wood siding and a hipped roof, stands at the northeast corner of the lot.

78. 21 East 54th Street Contributing
H.G. Hayes Residence 1911
Architect: unknown Builder: Thomas D. Drumheler
Colonial Revival

This two-story Colonial Revival dwelling contains multiple elements that communicate the Craftsman influence, specifically the use of rustic stone and the exposed rafter ends at each roofline. The house has a limestone foundation and an asphalt shingle side gable roof. Stone clads the first story and vinyl siding clads the second story. Stone posts support the shed roof over the full-width front porch. The symmetrical front (north) facade contains the original wood door and flanking single windows on the first story, and single windows flanking a smaller single window on the second story. The house retains its original wood soffits and double-hung wood windows with multi-light upper sashes. A stone exterior chimney rises above the roofline on the west elevation.

A one-car garage with a front gable roof stands at the southeast corner of the lot.

79. 24 East 54th Street Contributing
Paul F. Cropper Residence 1919
Architect: unknown Builder: John M. Smither
Craftsman

This 1 1/2 story Craftsman bungalow has a limestone foundation, stucco walls, and an asphalt shingle cross gable roof. The one-story east wing of the L-shaped house has a front gable roof. A small gable dormer rises from the west roof slope. Shaped and angled stucco posts on stone bases support the front gable roof over the partial-width front porch. The center entry has a wood door with Craftsman muntin patterns, sidelights, and a shaped wood frame. A paired window fills the west bay of the three-bay front (south) facade and a single window fills the east bay. The double-hung wood windows have shaped wood frames and multi-light upper sashes with Craftsman muntin patterns.

A two-car garage with a hipped roof stands at the northeast corner of the lot.

80. 27 East 54th Street Contributing

National Register of Historic Places
Continuation Sheet

Section number 7 Page 29

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

Don A. Kable Residence 1921
Architect: unknown Builder: John W. Gunn, Jr.
Prairie School

This two-story Prairie School dwelling has a limestone foundation, stucco walls, and an asphalt shingle hipped roof. The two-story east wing of the L-shaped house has a hipped roof. Wide overhanging eaves encircle the house. The front (north) facade of the main block of the house has three bays on the first story and two bays on the second story. Tapered stucco-clad columns support the flat roof of the entry portico at the center bay. Single windows fill the outer bays on both stories. The front facade of the east wing has paired openings on both stories. The double-hung wood windows have multi-light upper sashes.

81. 28 East 54th Street Contributing
R.R. Cope Residence 1916
Architect: Michaelis & Eysell Builder: Earl C. Hallar Construction Co.
Prairie School

This two-story Prairie School dwelling has a limestone foundation, wood lap siding, and an asphalt shingle hipped roof. Brick posts support the hipped roof over the screened-in porch that runs along the east elevation. A wood railing with thin balusters encloses the porch. The asymmetrical front (south) facade contains a gabled portico with wood posts and a full-light wood door. A pent roof caps the adjacent bay as it projects forward slightly. A band of four windows of equal width fill the window opening in the bay. The second story contains a continuous band of windows across the entire front facade. The windows are all double-hung wood windows with multi-light upper sashes.

A small shed with wood siding and a gable roof stands at the northeast corner of the lot.

82. 31 East 54th Street Contributing
W.S. Duggan Residence 1911
Architect: unknown Builder: Clarence L. Brown
Craftsman

This 1 1/2 story Craftsman dwelling has a stone foundation, stucco walls, and a side gable roof with shed dormers on the north and south elevations. Stone posts support the shed roof over the partial-width front porch. The asymmetrical front (north) facade contains the original wood door and adjacent small square window, and two single windows. The front dormer contains three single windows. The sides of the dormers and the gable ends contain false half-timbering communicating the influence of the Tudor Revival. The house retains wood soffits and double hung wood windows with six-over-one sashes.

A one-car garage with a front gable roof stands at the southeast corner of the lot.

83. 33 East 54th Street Contributing
William L. Jones Residence 1917
Architect: unknown Builder: Samuel D. Eiche
Colonial Revival

This two-story Colonial Revival dwelling has a limestone foundation, wood lap siding, and an asphalt shingle hipped roof. Wide overhanging eaves with wood soffits encircle the house. The three-bay symmetrical front (north) facade has an enclosed entry vestibule that projects outward from the main facade. The vestibule has a hipped roof and a wood door with sidelights. Paired windows flank the center

National Register of Historic Places
Continuation Sheet

Section number 7 Page 30

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

entry. Paired windows flank smaller paired windows at the center of the second story. Wood lattice fills the paired openings in the east bay of the first story. The house retains its double-hung wood windows with multi-light upper sashes with vertical muntins. The one-story south wing of the L-shaped house has a hipped roof. An exterior brick chimney rises through the roofline at the center of the south facade.

84. 34 East 54th Street Contributing
Harry G. Harris Residence 1911
Architect: Clyde F. Mack Builder: Clarence L. Brown
Prairie School

This two-story Prairie School dwelling has the hipped roof, massing, and facade arrangement that communicate the American Foursquare subtype. The house has a limestone foundation and an asphalt shingle roof. Clapboard siding clads the first story up to the second-story window sills and stucco clads the remainder of the facade. Wood posts support the flat roof of the porch that wraps around a portion of the front (south) and east elevations. The first story contains a pedimented hood with scroll brackets covering the main entry and multi-light French doors that open onto the porch. The second story contains two single windows. The double-hung wood windows have eight-over-one sashes.

A one-car garage with clapboard siding and a hipped roof stands at the north edge of the lot.

85. 36 East 54th Street Contributing
John A. Theis Residence 1915
Architect: unknown Builder: Zurn Building & Investment Company
Craftsman

This 1 1/2 story Craftsman bungalow has a limestone foundation, vinyl siding, and an asphalt shingle side gable roof with shed dormers that rise from the north and south roof slopes. The front porch is integrated under the primary roofline. Stone posts support the porch roof. The first story of the symmetrical front (south) facade contains single windows flanking the multi-light wood door with sidelights. The front shed dormer contains a band of four double-hung wood windows with eight-over-eight sashes. An exterior stone chimney rises through the roofline at the south end of the east

A two-car garage with a side gable roof stands at the northwest corner of the lot.

86. 37 East 54th Street Contributing
George H. Pipkin Residence 1920
Architect: unknown Builder: John M. Smither
Craftsman

This 1 1/2 story Craftsman bungalow has a limestone foundation, stucco walls, and an asphalt shingle cross gable roof with wood soffits. The one-story east wing of the L-shaped house has a front-gable roof. Battered stucco-clad posts support the front gabled roof over the partial-width front porch. The main entry has its historic wood door with sidelights and shaped wood frame. The first story of the front (north) elevation has a paired window. A single window with a shaped frame fills the gable end. The north elevation of the east wing has a single window. The double-hung wood windows have multi-light upper sashes with Craftsman muntin patterns and shutters. A one-car garage is integrated into the lower level of the east wing on the south elevation.

87. 40 East 54th Street Contributing

National Register of Historic Places
Continuation Sheet

Section number 7 Page 31

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

William Wooten Residence
Architect: unknown
Craftsman

Builder: John M. Smither

1919

This 1 1/2 story Craftsman bungalow has a limestone foundation, stucco walls, and an asphalt shingle hipped roof. Single hipped dormers rise from the north and south roof slopes. The one-story east wing of the T-shaped house has a hipped roof. The full-width front porch is integrated under the primary roofline. Stucco-clad support posts and low stone walls enclose the porch. The front (south) facade has the main entry with its multi-light wood door and sidelights, and a single window. The south facade of the east wing has a single window. The double-hung wood windows have multi-light upper sashes. The front dormer has wood shingles and a single multi-light fixed window. An exterior stone chimney rises through the roofline at the north end of the east elevation. A one-car garage is integrated into the lower level of the east wing on the south elevation.

88. 41 East 54th Street
Robert L. Moreland Residence
Architect: unknown
Craftsman

Builder: John M. Smither

Contributing
1919

This 1 1/2 story Craftsman bungalow has a limestone foundation, stucco walls, and an asphalt shingle front gable roof. The one-story east wing of the T-shaped house has a front gable roof. The full-width front porch is integrated under the primary roofline. Stucco-clad support posts on stone bases and low stone walls enclose the porch. A shaped wood frame surrounds the historic wood door and the sidelights filled with glass block. The front (north) facade also contains a paired window. A paired window fills the gable end above the front porch. The front facade of the east wing contains a single-pane fixed window. The double-hung wood windows have one-over-one sashes.

89. 45 East 54th Street
Edward S. North Residence
Architect: unknown
Craftsman

Contributing
1912

This 2 1/2 story Craftsman dwelling has a limestone foundation and an asphalt shingle front gable roof. Brick clads the first story and stucco clads the second story. The east bay of the front (north) facade steps outward from the plane of the wall and has its own front gable roofline. Painted wood trim articulates the corners of the front facade and the shutters at the second-story windows. The asymmetrical front facade contains a non-historic wood door with sidelights, a single window, and a tripartite window at the first story. The second story contains two wide single windows. The attic story contains a single window. The double-hung wood windows have multi-light upper sashes. Brick posts form a porch on the east elevation, supporting the second-story sleeping porch with its gable roof.

90. 46 East 54th Street
Architect: unknown
Craftsman

Contributing
1907

This 2 1/2 story Craftsman dwelling has a brick foundation. The asphalt shingle roof has a pent roof inset within the primary front gable. Painted brick clads the first story while wood lap siding clads the upper stories, communicating the vernacular Kansas City Shirtwaist style. The full-width front porch has wood posts supporting the shed roof. The house has single and paired one-over-one wood windows.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 32

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

A one-car garage, with clapboard siding and a front gable roof, stands at the northeast corner of the lot.

91. 50 East 54th Street Contributing
J.B. Glover Residence 1922
Architect: unknown Builder: Ernest J. Straub
Craftsman

This 1 1/2 story Craftsman dwelling has a limestone foundation, wood lap siding, and an asphalt shingle jerkinhead roof with wide overhanging eaves. Wood posts support the jerkinhead roof over the partial-width front porch. Wood brackets support the jerkinhead portico over the entry on the side (east) elevation. A projecting bay at the north end of the east elevation has a jerkinhead roof. Shed dormers rise from the east and west roof slopes at the north end of the house. The front (south) elevation has a paired and tripartite window with narrow outer operable sashes flanking a wide center operable sash. The double-hung wood windows have multi-light upper sashes with vertical muntins. A wrought iron railing encloses the front porch while a low stone wall encloses the adjacent east patio in front of the main entry. Exterior brick chimneys rise through the roofline on the west elevation. A one-car garage is integrated into the lower level of the west end of the south

A stone retaining wall runs along the south and east sides of the lot with stone posts at the southeast corner flanking the entrance to the concrete stairs leading from the public sidewalk to the lot.

92. 51 East 54th Street Contributing
George and May Collins Residence 1910
Architect: unknown Builder: George H. Collins
Colonial Revival

This 2 1/2 story dwelling has a limestone foundation and stucco-clad walls. Large shed dormers project from each slope of the asphalt-shingle-covered gable roof. A portico that is offset on the front-gabled facade covers a portion of a porch that wraps from the front elevation across the east elevation. Squared stuccoed posts support the portico's gable roof. The porch has limestone walls. The main entrance is centered on the east elevation under a gabled pediment with scrolled brackets. First floor window openings are filled with non-historic metal tripartite and picture sashes. It appears that the second story windows are historic with multi-light upper sashes. Metal storm windows cover the second story windows.

A single-car garage with a front-gabled roof stands at the southwest corner of the lot.

93. 54 East 54th Street Contributing
O.A. Schramm Residence 1909
Architect: unknown Builder: Jacob Sonnemann
Prairie School

This 2 1/2 story Prairie School dwelling has a limestone foundation and an asphalt shingle roof. The side gable roof has a large shed dormer with a band of triple windows on the front (south) elevation. Brick clads the first story and vinyl siding clads the second story and dormer. The asymmetrical front facade contains an entry flanked by single windows. The second story contains two large windows flanking a small center window. The east end of the house contains a two-story block that appears to have been open porches that are now infilled with siding and non-historic windows. The first-story brick corner and

National Register of Historic Places
Continuation Sheet

Section number 7 Page 33

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

side posts remain visible. Brick posts support the shed roof over the partial width front porch. An uncovered patio extends eastward over the lower-level garage integrated into the east end of the house.

94. 60 East 54th Street Contributing
W.B. Scott Residence 1910
Architect: unknown Builder: Walden
Craftsman

This 2 1/2 story dwelling has a limestone foundation and an asphalt shingle front gable roof. Wide overhanging flared eaves encircle the house above the second story. A rectangular bay projects from the center of the front elevation between the windows on the 2nd story. Stone clads the first story and wood shingles clad the upper stories, lending the house its Kansas City Shirtwaist styling. Stone posts support the gable roof over the full-width front porch. Pent roofs run along the bases of the gables. The house retains its original wood door and double-hung wood windows with five-light upper sashes.

A one-car garage with wood shingles and a front gable roof stands at the northeast corner of the lot.

95. 64 East 54th Street Contributing
Frederick and Olive Boxley Residence 1909
Architect: Owen & Payson
Colonial Revival

This 2 1/2 story Colonial Revival dwelling has a limestone foundation, and an asphalt shingle roof. The walls are stucco. The side gable roof has a rear cross gable and two pedimented gable dormers on the front (east) elevation. A full-width porch wraps around the south and east elevations. Pattered wood posts support the hipped roof that covers a portion of the porch on the east elevation. Single windows flank the center entry. An exterior chimney clad in stucco is centered on the south elevation. The windows are double-hung windows with multi-pane upper sashes.

A stucco two-car garage with a front gable roof stands at the northwest corner of the lot.

96. 2 East 54th Terrace Contributing
Architect: unknown 1911
Colonial Revival

This 2 1/2 story Colonial Revival dwelling has a limestone foundation, clapboard siding, and an asphalt shingle side gable roof with two gabled dormers. The symmetrical front (south) facade contains a center entry with a gabled portico supported by scroll brackets. Tripartite windows with wide center windows and narrow sidelights flank the entry on the first story. The second story contains paired windows flanking a center single window. The dormers each contain a single round-arched window with fanlight muntins, an exaggerated keystone in the wood frame, and cornice returns in the gable ends. The double-hung wood windows have multi-light upper sashes. The two-story east wing consists of a screened-in porch with a pent roof and an enclosed sleeping porch on the second story with a hipped roof.

A two-car garage, with clapboard siding and a front gable roof, stands at the northeast corner of the lot.

97. 3 East 54th Terrace Contributing
Arthur H. Sherburne Residence 1922
Architect: unknown

National Register of Historic Places
Continuation Sheet

Section number 7 Page 34

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

Craftsman

This 1 1/2 story Craftsman dwelling has a limestone foundation, wood lap siding, and an asphalt shingle front gable roof. Shed dormers rise from the east and west roof slopes at the south end of the house. Wood posts on stone bases support the front gable roof over the partial-width front porch. Low stone walls with stone coping enclose the porch. The front (north) facade has a single window and door under the front porch. The west end of the front facade has a single window and a tripartite window with narrow operable sashes flanking a wider operable sash. The double-hung wood windows have multi-light upper sashes with Craftsman muntin arrangements. The house retains its historic wood door and wood soffits with exposed rafter ends. A one-car garage is integrated into the lower level at the southeast corner of the house.

A brick pathway leads from the public sidewalk to the front porch.

98. 5 East 54th Terrace Contributing
Fred M. Roach Residence 1919
Architect: unknown Builder: Joseph Ray Miner
Colonial Revival

This one-story Colonial Revival dwelling has the massing and facade arrangement that communicate the Cape Cod cottage subtype. The house has a limestone foundation, wood lap siding, and an asphalt shingle cross gable roof. The large one-story south wing of the T-shaped house has a front gable roof. The symmetrical three-bay front (north) facade has single windows in the outer bays flanking the center entry portico. Wood posts support the gabled portico with its curved underside. The non-historic wood door has sidelights and a fanlight. The secondary elevations have single windows. The double-hung wood windows have six-over-six sashes. An exterior brick chimney rises through the roofline on the east elevation.

99. 8 East 54th Terrace Contributing
John B. terry Residence 1912
Architect: Frederick C. Pickett Builder: Alfred P. Boggess
Prairie School

This two-story Prairie School dwelling has the hipped roof, massing, and facade arrangement that communicate the American Foursquare subtype. Wide overhanging eaves encircle the house. The house has a limestone foundation, wood shingles, and an asphalt shingle roof. The asymmetrical front (south) facade contains a tripartite window and a wood door with a simple wood surround on the first story and paired windows on the second story. The double-hung wood windows have multi-light upper sashes. The two-story east wing contains an enclosed porch with stone posts on the first story, an enclosed sleeping porch on the second story, and a hipped roof. A small brick chimney rises above the roof from the center of the house.

A one-car garage with a front gable roof stands at the north end of the lot.

100. 12 East 54th Terrace Contributing
Architect: unknown 1915
Prairie School

This 2 1/2 story Prairie School house has a limestone foundation, stucco walls and an asphalt shingle

National Register of Historic Places
Continuation Sheet

Section number 7 Page 35

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

hipped roof with wide eaves. An exterior stucco-clad chimney rises through the eave line on the east wall. At the second story, the corners of the massing are canted with single windows placed in three planes. A partial-width hip roof porch fills the center bay of the symmetrical three-bay facade. Three widely spaced posts support each of the front roof corners. Small pent roof segments extend the porch roofline over the windows in the adjacent bays. There is a paired window at the second story above the porch roof. Double-hung wood windows have multi-light upper sashes. The two-story north wing of the L-shaped house has a hipped roof.

A two-car garage with a hipped roof stands at the center of the north end of the lot.

101. 15 East 54th Terrace Contributing
Dominick M. Nigro Residence 1919
Architect: unknown Builder: Henry R. Ostrom
Prairie School

This two-story Prairie School dwelling has a limestone foundation, stucco walls, and an asphalt shingle hipped roof. The two-story east wing of the L-shaped house has a hipped roof. Wide overhanging eaves encircle the house. The asymmetrical front (north) facade has two bays on each story. The east bay of the first story contains a single window and the non-historic wood door with a round arched hood with flared ends and brackets. The west bay of the first story contains a tripartite window with three sashes of equal width. The east bay of the second story contains a tripartite window with three sashes of equal width while the west bay has a paired window. The front facade of the east wing has a tripartite Chicago Style window with narrow windows flanking a wide center window. All three fixed windows have vertical muntins. The second story of the east wing has paired windows. The secondary elevations have single and paired windows. The double-hung wood windows have multi-light upper sashes. Interior brick chimneys rise through the roofline at the southeast and southwest corners.

A small shed with wood siding and a gable roof stands at the southeast corner of the lot.

102. 16 East 54th Terrace Contributing
William Degen Residence 1912
Architect: unknown Builder: John F. Reeder
Craftsman

This 2 1/2 story Craftsman dwelling has a limestone foundation and an asphalt shingle front gable roof with gabled dormers on the east and west elevations. Stone clads the first story, wood lap siding clads the second story, and wood shingles fill the gable ends, communicating the vernacular Kansas City Shirtwaist style. Wood posts support the front gable roof over the full-width front porch. The first story of the front (south) facade contains a single one-over-one window and a wood door with sidelights. The second story contains two single windows. The gable end contains a tripartite window. The upper-story windows are double-hung wood windows with multi-light upper sashes.

103. 21 East 54th Terrace Contributing
Henry C. Cecil Residence 1924
Architect: Harry S. Bill Builder: Jacob Nulf & Jesep Hansen
Tudor Revival

This two-story Tudor Revival dwelling has a limestone foundation, stucco walls, and an asphalt shingle jerkinhead roof with wood soffits. A shed dormer rises from the east roof slope. The asymmetrical front

National Register of Historic Places
Continuation Sheet

Section number 7 Page 36

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

(north) facade has two bays on each story. The portico in the west bay has a wood and brick half-wall with wood posts supporting the hipped roof covering the historic wood door. The east bay on the first story has a tripartite window with sashes of equal width. The second story has a paired window in the east bay and a single window in the west. The double-hung wood windows have six-over-six sashes. An enclosed porch with three narrow rectangular fixed windows is incorporated under the primary roof at the east end of the house.

104. 22 East 54th Terrace Contributing
Donald R. Black Residence 1919
Architect: unknown Builder: Henry R. Ostrom
Prairie School

This two-story Prairie School dwelling has a limestone foundation, stucco walls, and an asphalt shingle hipped roof. Stucco-clad pilasters support the gabled hood with flared ends that covers the entry at the center bay of three-bay front (south) facade. The west bay contains a tripartite window with three sashes of equal width. The east bay contains a single and paired window. The outer bays of the second story have paired windows while the center bay has a single narrow window set within a wide wood paneled frame. Painted wood molding frames rectangular panels on the stucco walls between the first and second stories. The double-hung wood windows have multi-light upper sashes with vertical muntins. An exterior brick chimney rises through the roofline at the center of the north elevation. A one-car garage is integrated into the lower level of the east end of the house on the south elevation.

105. 25 East 54th Terrace Contributing
Architect: unknown 1912
Builder: Butler-Weaver Realty Co.
Craftsman

This two-story Craftsman dwelling has a limestone foundation and an asphalt shingle front gable roof. The house has a front gable roof and asymmetrical wrap-around front-gable porch. The porch brackets supporting the front gable porch roof, the brick and stone chimney centered on the front (north) facade, and the wood shingle siding are Craftsman elements. The single double-hung wood windows have multi-light upper sashes.

106. 26 East 54th Terrace Contributing
Herbert H. Smith Residence 1919
Architect: unknown Builder: Henry R. Ostrom
Prairie School

This two-story Prairie School dwelling has a limestone foundation, wood lap siding, and an asphalt shingle hipped roof. Wide overhanging eaves encircle the house. An enclosed entry vestibule with a hipped roof projects forward from the center bay of the three-bay front (south) facade. The multi-light wood door has Craftsman muntin patterns and sidelights. The west bay on the first story has a tripartite window with sashes of equal width. The east bay has a single-pane fixed window and a paired window. The second story contains paired windows in the outer bays flanking a smaller center tripartite window with sashes of equal width. The non-historic windows on the first story have one-over-one sashes while the second story has multi-light upper sashes with Craftsman muntin arrangements. The windows in the outer bays have black shutters. A one-car garage is integrated into the lower level at the east end of the south facade.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 37

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

107. 30 East 54th Terrace Contributing
Claude W. Monser Residence 1919
Architect: unknown
Prairie School

This 2 1/2 story Prairie School dwelling has a limestone foundation, stucco walls, and an asphalt shingle side gable roof. Two front gable dormers rise from the south roof slope. Stucco-clad posts support the segmental arched portico over the entry in the east bay of the asymmetrical two-bay front (south) facade. The east bay also contains a single window. The west bay has a tripartite window with sashes of equal width. The second story has a paired window and a smaller tripartite window with sashes of equal width. The double-hung wood windows have multi-light upper sashes and painted shutters. The dormers have single multi-light fixed windows. The two-story east wing of the house has a pedimented gable roof. A one-car garage is integrated into the lower level at the west end of the south elevation.

108. 1 East 55th Street Contributing
Cole R. Jones Residence 1911
Architect: Walter E. Armentrout
Craftsman

This 1 1/2 story dwelling has the overall form of a Craftsman house with decorative elements that reflect the Colonial Revival influence. The house has a limestone foundation, stone and stucco walls, and an asphalt shingle cross gable roof. The front (north) facade contains the recessed entry with sidelights, a wide bay window at the first story, and a Palladian window in the primary gable end. A gabled portico projects outward from the main entry. The double-hung wood windows have multi-light sashes. A stucco clad chimney rises above the roofline on the east elevation.

A one-car garage with a front gable roof stands at the southeast corner of the lot facing west. The driveway connects with Main Street rather than East 55th Street.

109. 8 East 55th Street Contributing
Architect: Michaelis & Eyssell 1914
Prairie School

This two-story Prairie School dwelling has the hipped roof, massing, and facade arrangement that communicate the American Foursquare subtype. The house has a limestone foundation and an asphalt shingle roof. Brick clads the first story and wood lap siding clads the second story, communicating the vernacular Kansas City Shirtwaist style as well. Brick posts support the hipped roof and wood pergola over the front porch. Low brick walls with stone coping enclose the porch. The first story of the front (south) facade contains a single window and multi-light wood door. The second story contains two single windows. The secondary elevations have single and paired windows. The double-hung wood windows have multi-light upper sashes. An interior brick chimney rises above the roofline at the north elevation.

A one-car garage with vertical wood siding and a hipped roof stands at the northeast corner of the lot.

110. 9 East 55th Street Contributing
Henry L. Fetters Residence 1925
Architect: unknown Builder: Frank H. Pavlick
Craftsman

National Register of Historic Places
Continuation Sheet

Section number 7 Page 38

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

This 1 1/2 story Craftsman bungalow has a limestone foundation, brick walls, and an asphalt shingle side gable roof. The full-width front porch is integrated under the primary roof. Brick posts support the roof and a low brick wall with a concrete coping encloses the porch and adjacent patio to the east. A small front gable dormer rises from the north roof slope while a large gable dormer rises from the south roof slope. The dormers and gable ends have tripartite windows with sashes of equal width. The symmetrical front (north) facade has single windows flanking the historic wood door of the center entry. The double-hung wood windows have multi-light upper sashes.

A two-car garage with a front gable roof stands at the southeast corner of the lot.

111. 12 East 55th Street Contributing
Julian Peycke Residence 1919
Architect: unknown
Prairie School

This two-story Prairie School dwelling has a limestone foundation, stucco walls, and an asphalt shingle hipped roof. Wide overhanging eaves encircle the house. The two-story east wing of the T-shaped house has a hipped roof. The symmetrical front (south) facade has three bays on the first story and two bays on the second story. The slightly recessed outer bays on the first story have blind arches and tripartite Chicago Style windows with narrow operable sashes flanking a center operable sash. The wood door in the center bay has a round arched hood with flared ends and decorative brackets. The second story bays each contain a paired window with an ornate wrought iron balconette. The east wing has bands of windows with sashes of equal width on all elevations. The first story has paired doors that open onto a small patio enclosed with a wrought iron railing. The double-hung wood windows on all elevations have multi-light upper sashes with vertical muntins. Interior brick chimneys rise above the roofline on the north side of the house. Two one-car garages are integrated into the lower level of the house on the east elevation.

112. 15 East 55th Street Contributing
Dr. James T. Kennery Residence 1913
Architect: unknown Builder: Carl Bliss
Prairie School

This two-story Prairie School dwelling has the hipped roof, massing, and facade arrangement that communicate the American Foursquare subtype. Wide overhanging eaves with wood soffits and simple wood brackets encircle the house and porch. Brick clads the first story and stucco with simple false half-timbering clads the second story. Brick posts with patterned brickwork support the hipped roof over the partial-width front porch. The asymmetrical front (north) facade contains two single windows and a non-historic wood door on the first story and four single windows on the second story. Although aluminum storm windows partially obscure the windows, the double-hung wood windows appear to have one-over-one sash configurations. An exterior brick and stucco chimney rises above the roofline on the east elevation. A smaller interior stucco-clad chimney rises above the roofline on the west elevation.

A one-car stucco garage stands at the southwest corner of the lot.

113. 21 East 55th Street Contributing
Charles A. Oldham Residence 1919
Architect: unknown Builder: Earl C. Hallar Construction Co.
Colonial Revival/Dutch Colonial

National Register of Historic Places
Continuation Sheet

Section number 7 Page 39

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

This 1 1/2 story dwelling has a side gambrel roof, communicating the Dutch Colonial subtype of the Colonial Revival style. The house has a limestone foundation, wood lap siding, and an asphalt shingle roof with large shed dormers on the north and south elevations. One story porches and wings on the east and west sides of the house have shed roofs. The symmetrical front (north) facade has three bays on each story. The flat roof of the center portico has a curved underside and engaged pilasters. The outer bays on the first story have tripartite Chicago Style windows with narrow operable sashes flanking a wider center operable sash. The second story has two single windows flanking a smaller center window. The house retains its historic wood door and double-hung wood windows with multi-light upper sashes. A wood post and lattice enclose the screened-in porch on the west end of the front facade. The east wing does not have any openings in the front facade. A one-story wing with a shed roof attaches to the southwest corner of the house. A one-car garage is integrated into the lower level of the house under the west porch on the north facade.

114. 27 East 55th Street
Architect: unknown
Builder: John P. Nelson
Prairie School

Contributing
1913

This 2 1/2 story Prairie School dwelling has the hipped roof, massing, and facade arrangement that communicate the American Foursquare subtype. The house has a limestone foundation and an asphalt shingle hipped roof with hipped dormers rising from the roof slopes on all elevations. Tapered wood posts support the hipped roof over the full-width front porch. Wide overhanging eaves with wood soffits encircle the house, the dormers, and the porch. Brick clads the first story and vinyl siding clads the second story and dormers. The asymmetrical first story of the front (north) elevation has a single window and a non-historic wood door with sidelights. The second story contains two single windows. The dormers have paired windows. The double-hung wood windows have multi-light upper sashes. Interior and exterior brick chimneys rise above the roofline on the west elevation.

A two-car garage with a hipped roof, built in 1936, stands on the east side of the lot towards the southeast corner. A concrete patio surrounds the rectangular in-ground swimming pool at the south end of the lot.

115. 30 East 55th Street
Charles Ricker Residence
Architect: Harry I. Goddard
Colonial Revival/Dutch Colonial

Contributing
1910

This 1 1/2 story Colonial Revival dwelling has a limestone foundation. The house's Dutch Colonial styling is defined by its large asphalt shingle side-gambrel roof with a three-bay-wide shed dormer on the front elevation. Brick clads the 1st story. Wood shingles clad the dormer walls. A 2-story enclosed porch projects from the east elevation. It has wood-shingled walls and a flat roof. The entrance, defined by Doric columns, is centered on the front elevation. It has a historic wood door flanked by sidelights. Double-hung wood three-over-one windows rill the window openings on the 1st story. Multi-light casement sashes fill the dormer windows. Multi-light sashes fill the windows on the enclosed porches. The second-story windows are historic but it is unclear if the first-story windows are historic. A one-car garage is integrated into the lower level of the house on the north elevation.

A stone retaining wall runs along the sloped driveway and the north side of the triangular lot. A small shed

National Register of Historic Places
Continuation Sheet

Section number 7 Page 40

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

with wood siding and a gable roof stands at northeast corner of the lot.

116. 35 East 55th Street Contributing
Dr. Frank B. Hiller Residence 1925
Architect: Frederick H. Michaelis
Tudor Revival

This two-story Tudor Revival dwelling has a brick foundation, stucco walls and an asphalt shingle side gable roof. A complex dormer with front gables flanking a center shed roof rises from the north roof slope. The symmetrical front (north) facade, with three bays on each story, communicates the Colonial Revival influence, but the steeply pitched roof and false half-timbering in the gable ends communicates the Tudor Revival style. The center entry has a non-historic wood door, a brick surround, and an arched hood. The center bay on the second story has small paired windows. The outer bays on each story have single windows. The first story windows have simple brick surrounds. The double-hung wood windows have one-over-one sashes. The one-story east wing of the L-shaped house has a gabled roof with half timbering. A rounded bay at the center of the first story on the rear (south) elevation has a flat roof. An interior brick chimney rises through the roof at the ridge of the primary roof on the east elevation. A one-car garage is integrated into the lower level on the front (north) facade. The stone garage with an arched opening supports a patio above with a wrought iron railing.

117. 39 East 55th Street Contributing
William J. Murray Residence 1910
Architect: Clyde F. Mack Builder: Clarence L. Brown
Colonial Revival

This 2 1/2 story Colonial Revival dwelling has a limestone foundation, stucco walls, and an asphalt shingle side gable roof with three front gable dormers. The symmetrical front (north) facade contains a large center entry with sidelights flanking the original wood door, and a fanlight transom. Scroll brackets support the large pedimented hood over the entry. Paired windows flank the center entry. The second story contains wide single windows flanking a smaller center window. The house has double-hung wood windows with multi-light sashes. Paired engaged pilasters ornament the gabled dormers. Columns support the flat roof and wood balustrade above the screened-in porch on the east side of the house.

118. 40 East 55th Street Contributing
Architect: unknown 1913
Builder: Charles D. Gilchrist
Craftsman

This 1 1/2 story Craftsman dwelling has a limestone foundation, dark brick walls, and an asphalt shingle hipped roof with hipped dormers rising from the roof slopes on all elevations. Brick posts support the hipped roof over the full-width front porch. A low brick wall with stone coping encloses the porch. The eaves at all rooflines have shaped rafter ends. The front (south) facade contains two single windows flanking the center entry and an immediately adjacent window. The windows on the east elevation have flat stone lintels with exaggerated voussoirs. The double-hung wood windows have stone sills and multi-pane upper sashes with Craftsman muntin arrangements. The front dormer has a tripartite window with multi-pane casements. Interior brick chimneys rise above the roofline at the northeast and southwest corners.

A one-car garage with wood shingles and a front gable roof stands at the northeast corner of the lot.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 41

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

119. 44 East 55th Street Contributing
Albert I. Beach Residence 1911
Architect: unknown Builder: J.W. Strain
Prairie School

This two-story Prairie School dwelling has a limestone foundation and an asphalt shingle hipped roof. Stone clads the first story and stucco clads the second story. Wide overhanging eaves with wood soffits encircle the house. Grouped wood posts support the hipped roof over the full-width front porch. The front (south) facade is symmetrical around the center entry with its wood door and sidelights. Tripartite windows with stone sills flank the entry on the first story. The second story contains paired windows flanking a small center window. The double-hung wood windows have six-over-one sash configurations.

A one-car garage, with clapboard siding and a front gable roof, stands at the northeast corner of the lot.

120. 45 East 55th Street Contributing
Hugh E. Brann Residence 1910
Architect: Walter E. Armentrout
Colonial Revival

This 2 1/2 story Colonial Revival dwelling has a limestone foundation and a flared asphalt shingle side gable roof with three hipped dormers. Stone clads the first story and vinyl siding clads the upper stories. The symmetrical front (north) elevation contains three bays at each story. Bay windows with hipped roofs fill the outer bays on the first story, flanking the center recessed entry. Single windows in rectangular bays project outward slightly on the second story. These windows flank the rounded center bay containing three windows. The wide center dormer contains a paired window while the outer dormers each contain a single window. Wood posts support the flat roof at the entry portico. The rear (south) elevation contains a single hipped dormer and a one-story addition with a shed roof. The house retains its original wood with wide sidelights, and double-hung wood windows with multi-light sashes.

A two-car stucco garage with a side gable roof stands at the southeast corner of the lot.

121. 47 East 55th Street Contributing
Volney B. Wright Residence 1909
Architect: unknown Builder: Swan E. Johnson
Craftsman

This 1 1/2 story Craftsman dwelling has a limestone foundation, stone walls, and an asphalt shingle roof. The side gable roof has two front gable dormers on the front (north) elevation and a single front gable dormer on the west elevation. The roof flares outward at the north end of the side gable, extending over the partial-width front porch. Stone posts support the porch roof. The northwest corner of the house is canted and contains a single window. The window sills and lintels are stone. An exterior stone chimney extends through the roofline on the west elevation. The house retains its wood soffits and original single, paired, and triple windows are double-hung wood windows with multi-light upper sashes. The south wing of the L-shaped house is stone and contains a large stone chimney.

A stucco one-car garage with a front gable roof stands at the southwest corner of the lot.

122. 48 East 55th Street Contributing

National Register of Historic Places
Continuation Sheet

Section number 7 Page 42

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

George Belt Residence 1910
Architect: Elmer Boillot Builder: Smith & Masker
Craftsman

This 1 1/2 story Craftsman dwelling has a limestone foundation and an asphalt shingle side gable roof with multiple shed dormers. Stone clads the dwelling from the foundation to the first-story window sills. Painted wood shingles clad the remainder of the house. The wrap-around front porch with stone posts and walls is integrated under the main roofline. Rafter ends are visible at the eaves. The house has a multi-light wood door and double-hung wood windows with multi-light upper sashes. The shed dormers contain pairs or bands of windows.

A one-car garage with clapboard siding and a front gable roof with jerkinhead ends stands at the northeast corner of the lot.

123. 54 East 55th Street Contributing
M.A. O'Donnell Residence 1915
Architect: Samuel B. Tarbet Builder: Ford & R.W. Buchanan
Colonial Revival

This 2 1/2 story Colonial Revival dwelling has a brick foundation and wood lap siding. The asphalt shingle, side gable roof has two hipped dormers rising from the east roof slope and one hipped dormer rising from the west roof slope. Round wood columns support the hipped roof over the porch that wraps around the east and south elevations. A low wood railing with rectangular balusters encloses the porch. The symmetrical front (east) facade has wide single windows flanking a center entry. Single windows flank a smaller center window on the second story. The dormers each contain a single window. The symmetrical south facade has a secondary door and windows flanking the central exterior brick chimney that rises through the roofline at the ridge. The double-hung wood windows have multi-light upper sashes. The gable ends are pedimented and a dentil course encircles the house below the wood soffits.

A one-car garage with a front gable roof stands at the northwest corner of the property facing east. The driveway connects to Brookside Boulevard rather than East 55th Street.

124. 2 East 55th Terrace Contributing
Fred Hutterer Residence 1922
Architect: unknown Builder: Orlando O. Concannon
Colonial Revival

This two-story Colonial Revival dwelling has a brick foundation, vinyl siding, and an asphalt shingle side gable roof. The two-story north wing of the L-shaped house has a shed roof. Wood posts support the flat roof over the screened-in porch on the west elevation. The symmetrical front (south) facade has three bays at each story. Wood posts support the gabled entry portico in the center bay. The center bay of the second story contains a single small window. Paired windows fill the outer bays on each story. The secondary elevations have single windows. The double-hung wood windows have multi-light upper sashes. The windows have painted shutters. An exterior painted brick chimney rises above the roofline, centered on the west elevation. A two-car garage is integrated into the west elevation of north wing, facing west. The driveway connects to Main Street rather than East 55th Terrace.

125. 3 East 55th Terrace Contributing
Architect: unknown 1912

National Register of Historic Places
Continuation Sheet

Section number 7 Page 43

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

Builder: Clarence L. Brown
Colonial Revival

This 2 1/2 story Colonial Revival dwelling has a limestone foundation, stucco walls, and an asphalt shingle side gable roof. The L-shaped house has a two-story gable-roofed wing that extends southward at the west end of the building. The symmetrical front (north) facade contains a non-historic door with an elaborate entry portico. Wood posts support the flat-roofed portico with a large round-arched pediment. Single windows flank the entry portico on the first story while single windows flank the small center window on the second story. Arched dormers rise from the north and south roof slopes, with three dormers on the north elevation and two dormers on the south. The double-hung wood windows have multi-light upper sashes. Classical ornament includes egg and dart molding on the entry portico and a band of triglyphs at the second-story roofline. A two-car garage is attached to the west wing of the house.

126. 7 East 55th Terrace

Contributing
1914

Architect: Shepard & Belcher
Builder: Shepard & Belcher
Prairie School

This two-story Prairie School dwelling has a limestone foundation, stucco walls, and an asphalt shingle side gable roof. The asymmetrical front (north) facade contains the entry at the west end with its original wood door and gabled hood, and two multi-light casement windows flanking the exterior brick chimney that rises through the roofline. The casement windows have a thick wood border linking them together despite the chimney. The second story contains three single windows. The double-hung wood windows have multi-light upper sashes. The east end of the house contains an enclosed porch on the first story and sleeping porch on the second story, capped with a gable roof. A wood beltcourse encircles the house below the second-story windows.

A wide one-car garage with wood paneling and a front gable roof stands at the southwest corner of the lot.

127. 8 East 55th Terrace

Contributing
1913

Architect: Clyde F. Mack
Builder: Clarence L. Brown
Prairie School

This two-story Prairie School dwelling has a limestone foundation, stucco walls, and an asphalt shingle hipped roof. The L-shaped house has a two-story north wing and one-story east wing, each with a hipped roof. Wide overhanging eaves with simple modillions encircle the house. The symmetrical front (south) facade has single windows flanking the gabled entry portico on the first story and single windows flanking a small center window on the second story. The double-hung wood windows have multi-light upper sashes. The main entry and the entry into the east wing have multi-light doors. An exterior brick chimney rises through the roofline on the east elevation.

A stucco three-car garage with a hipped roof stands at the northeast corner of the lot.

128. 14 East 55th Terrace

Contributing
1911

William H. Hoffstott Residence
Architect: unknown
Prairie School

Builder: George V. Tracy

National Register of Historic Places
Continuation Sheet

Section number 7 Page 44

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

This two-story Prairie School dwelling has a limestone foundation, stucco walls, and a clay tile side gable roof. Exposed rafter ends communicate the Craftsman influence. The front (south) facade is symmetrical around the main entry. Tripartite windows with Chicago Style configurations flank the wood door. The second story contains three paired windows. Wood beltcourses encircle the house above the windows on each story. Stucco-clad posts support the shed roof over the center porch. An additional post supports the pergola that extends over the patio east of the covered porch. White concrete bands and simple geometric shapes ornament the posts. A two-car garage with an asphalt shingle side gable roof is attached to the northeast corner of the house.

129. 15 East 55th Terrace
William E. Pruett Residence
Architect: unknown
Colonial Revival

Contributing
1915

Builder: D. Jochem

This two-story Colonial Revival dwelling has a limestone foundation, stucco walls, and an asphalt shingle front gable roof. The flared roof has wide overhanging eaves and pedimented gable ends. Simple stucco-clad columns support the flat roof portico at the west end of the front (north) facade. A low wood railing tops the portico. A brick patio connects the portico to a partial-width porch on the east elevation. Brick posts support the flat roof and wood railing above. The east bay of the two-bay north facade projects forward. A band of four multi-light casement windows and a stucco sill is set within the brick bay. A brick soldier course lintel caps the window opening. The second story of the projecting bay is stucco and contains a paired window. The house retains its historic wood door and double-hung wood windows with multi-light upper sashes. Interior brick chimneys rise through the rooflines on the east and west elevations.

A stucco two-car garage with a hipped roof stands at the southwest corner of the lot.

130. 21 East 55th Terrace
William C. McLeod Residence
Architect: unknown
Prairie School

Contributing
1910

Builder: Clarence L. Brown

This 2 1/2 story Prairie dwelling has a limestone foundation, stucco walls, and an asphalt shingle pyramidal hipped roof with flared ends and front and rear hipped dormers. Wide overhanging eaves encircle the house. Stucco-clad posts support the flat roof of the full-width front porch. The first story contains a single window and the entry with its original multi-light wood door. The second story contains single window in each of the two slightly projecting bays. The dormer contains paired windows. The double-hung wood windows have multi-light upper sashes. A stucco-clad exterior chimney attaches to the west elevation.

A one-car stucco garage with a front gable roof stands at the southwest corner of the lot.

131. 22 East 55th Terrace
Myron M. Blackman Residence
Architect: Herbert P. Green
Craftsman

Contributing
1909

Builder: Logan M. Green

This 2 1/2 story Craftsman dwelling, with vaguely Tudor Revival details, has a limestone foundation and

National Register of Historic Places
Continuation Sheet

Section number 7 Page 45

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

an asphalt shingle roof. The complex hipped roof has steep cross gables and a large shed dormer. Wood shingles clad the exterior. The front (south) elevation contains wood posts supporting a gabled portico with half-timbering in the pediment. A bay window west of the entry creates a canted wall at the southwest corner of the house. The paired window east of the entry is recessed. The enclosed porch at the east end of the house has shallow arched openings filled with screen windows. An eyelid dormer covers the single window in the second story above the entry. Paired windows fill the gable ends flanking the center window. An enclosed sleeping porch with a shed roof sits atop the enclosed porch at the east end of the house. The attic story contains a shed dormer with paired windows with diamond-shaped muntins. The house retains its historic wood door and double-hung wood windows with Craftsman muntin arrangements in the upper sashes.

132. 27 East 55th Terrace
Architect: unknown
Builder: Clarence L. Brown
Craftsman

Contributing
1910

This 2 1/2 Craftsman dwelling has a limestone foundation and an asphalt shingle roof. The side gable roof has gable dormers on the north and south elevations. Stone clads the first story and wood lap siding clads the upper stories, communicating the vernacular Kansas City Shirtwaist style. Stone piers support the shed roof over the full-width front porch. Rafter tails are visible at the second-story roofline. The front (north) elevation contains the main entry, consisting of a non-historic wood door and sidelights, and a single window on the first story. The second story contains two single windows. The dormer contains a paired window. The house retains wood soffits and double-hung wood windows with multi-light upper sashes. An exterior brick and stone chimney attaches to the east elevation.

A one-car wood paneled garage with a side gable roof stands at the southwest corner of the lot.

133. 28 East 55th Terrace
Marion Stone Residence
Architect: Herbert P. Green
Classical Revival

Contributing
1909

This 2 1/2 story Classical Revival dwelling has a limestone foundation, stucco walls, and an asphalt shingle side gable roof with three pedimented dormers. Two-story columns support the classical entablature and shed roof over the full-height, full-width front porch. The front (south) elevation contains three bays at each story. The east and west bays contain single round-arched windows with fanlights. A multi-light wood door with sidelights and multi-light transom forms the main entry. Scroll brackets support a balcony above the entry ornamented with dentils and a wrought iron baluster. The second story contains three single windows with multi-light upper sashes. Exterior brick chimneys are centered on the east and west facades. A two-story enclosed wing attaches to the east end of the house.

A 1 1/2 story stucco one-car garage with gable dormers and a side gable roof stands at the northwest corner of the lot.

134. 31 East 55th Terrace
John T. Riley Residence
Architect: unknown
Prairie School

Contributing
1910
Builder: Clarence L. Brown

National Register of Historic Places
Continuation Sheet

Section number 7 Page 46

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

This two-story Prairie School dwelling has a limestone foundation, stucco walls, and an asphalt shingle hipped roof with hipped dormers on three elevations. Wide overhanging eaves encircle the building. Stucco-clad posts support the flat roof and balcony over the partial-width front porch. The asymmetrical front (north) facade contains a single door and two single windows. The second story contains two windows of varying sizes flanking a single door to the balcony. The house retains its historic wood door and double-hung wood windows.

A two-car stucco garage with a front gable roof stands at the southwest corner of the lot.

135. 34 East 55th Terrace Contributing
Oscar C. Lundquist Residence 1921
Architect: unknown
Craftsman

This 1 1/2 story Craftsman dwelling has a limestone foundation and an asphalt shingle side gable roof. Large front gable dormers rise from the north and south roof slopes. The one-story east and south wings of the L-shaped house have gable roofs. The gable ends have simple wood brackets and exposed rafter ends are visible at all rooflines. Brick clads the first story and wood lap siding clads the dormers and gable ends. The asymmetrical front (south) facade has a tripartite window with sashes of equal width, the wood door of the main entry, and single windows flanking the exterior brick chimney that rises through the roofline above the dormer. The front dormer has a tripartite window with sashes of equal width. The non-historic windows have one-over-one sashes.

136. 39 East 55th Terrace Contributing
Charles E. Salsberry Residence 1910
Architect: unknown Builder: Clarence L. Brown
Prairie School

This 2 1/2 story Prairie School dwelling has a limestone foundation, stucco walls, and an asphalt shingle flared hipped roof with a center hipped dormer. Wide overhanging eaves encircle the house. Stucco-clad posts support the hipped roof over the full-width screened-in front porch. The symmetrical front (north) facade contains a center entry and flanking single windows on the first story. The second story contains single windows flanking paired multi-light fixed or casement windows. The dormer contains paired double-hung windows. The house retains double-hung wood windows with multi-light upper sashes. An interior brick chimney extends above the roofline at the southwest corner of the house.

A two-car wood-paneled garage with front gable roof stands at the southwest corner of the lot.

137. 42 East 55th Terrace Contributing
Day and Nana Smith Residence 1910
Architect: Smith, Rea & Lovitt
Colonial Revival

This 2 1/2 story Colonial Revival dwelling has a limestone foundation and an asphalt shingle hipped roof with gabled dormers on three elevations. The east end of the house contains an enclosed porch on the first story and a sleeping porch on the second story with a hipped roof. A stone post remains visible at the southeast corner of the porch. The main portion of the front (south) facade is symmetrical around the main entry. A segmental arched hood with decorative brackets covers the single door. Single windows flank the entry. The second story contains two single windows and center operable window flanked by

National Register of Historic Places
Continuation Sheet

Section number 7 Page 47

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

fixed sidelights. The round arched dormer contains three windows. The house has double-hung windows with multi-light upper sashes. The windows in the east porches are multi-light casement windows.

A one-car garage with a flat roof and stucco walls stands at the northwest corner of the lot.

138. 45 East 55th Terrace Contributing
George E. Rice Residence 1912
Architect: unknown Builder: Clarence L. Brown
Colonial Revival

This 2 1/2 story Colonial Revival dwelling has a limestone foundation, wood lap siding, and an asphalt shingle side gable roof. Single windows flank the entry portico on the symmetrical front (north) facade. Wood posts support the flat roof of the portico. The second story contains wide single windows flanking a small center window. The double-hung wood windows have multi-light upper sashes. The front windows have black shutters. Three gabled dormers with cornice returns and round arched windows rise from the north roof slope. Two similar gabled dormers and a single shed dormer rise from the south roof slope. Wood posts support the hipped roof over the screened-in porch on the east elevation. A wood balustrade encloses the patio between the entry portico and the side porch.

A large two-car garage with a hipped roof and a shed-roof addition stands at the southwest corner of the lot.

139. 46 East 55th Terrace Contributing
Architect: unknown 1910
Builder: Clarence L. Brown
Craftsman

This 2 1/2 story Craftsman dwelling has a limestone foundation and a hipped roof with a front cross gable. The deep full-width has massive stone posts that support the shed roof. The stucco exterior walls have wood trim and decorative brackets. The asphalt shingle roof has exposed rafter tails and a single front gable on the front (south) facade. The paired and single double-hung wood windows have multi-light upper sashes.

A one-car garage with shingle and stucco siding and a hipped roof stands at the northwest corner of the lot.

140. 50 East 55th Terrace Contributing
Architect: unknown 1912
Builder: Clarence L. Brown
Colonial Revival

This 2 1/2 story dwelling has Colonial Revival massing and facade arrangement with significant Craftsman decorative features. The house has a limestone foundation, stucco walls, and a side gable roof with gabled dormers on the north and south elevations. The symmetrical front (south) facade has a gabled center bay that steps outward from the plane of the wall. Grouped wood posts support the flat roof of the entry portico. The portico has exposed rafter ends while the primary roof has decorative wood brackets, communicating the Craftsman influence. Tripartite Chicago Style windows with wide center windows and narrow side windows flank the entry portico on the first story. The second story contains single windows flanking a Palladian window in the center bay. The dormers each contain single windows.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 48

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

The double-hung wood windows have multi-light upper sashes. The two-story enclosed porch and sleeping porch on the east end of the house has a hipped roof. The L-shaped house has a two-story gabled wing on the south elevation. The asphalt shingle false-thatched roof reflects the Tudor Revival influence as well.

A stone wall runs along the east edge of the property, parallel to Brookside Boulevard. The 1 1/2 story stucco garage has a side gable roof with two dormers on the north and south elevations. The two-car garage stands at the northwest corner of the lot.

141. 202 East 55th Terrace Contributing
Architect: unknown 1913
Builder: F.C. Riley
Craftsman

This two-story Craftsman dwelling has a limestone foundation and an asphalt shingle side gable roof with simple wood brackets. Painted faux stone clads the first story on the front (south) facade while the rest of the walls are stucco. Stucco-clad posts support the shed roof over the partial-width front porch. A low wood railing with square balusters encloses the porch. The asymmetrical front facade has a single door and a tripartite Chicago Style window with narrow operable windows flanking a wide center fixed window on the first story. The second story contains paired windows and a bay that projects forward slightly from the facade. The bay has a gable roof with an inset shed roof and a tripartite Chicago Style window identical to the one on the first story. The double-hung windows have one-over-one sashes. An exterior stucco-clad chimney rises through the roofline on the west elevation.

A one-car garage, with clapboard siding and a front gable roof, stands at the northeast corner of the lot.

142. 203 East 55th Terrace Contributing
George M. Hasser Residence 1913
Architect: unknown Builder: F.C. Riley
Craftsman

This two-story Craftsman dwelling has a limestone foundation and an asphalt shingle side gable roof with simple wood brackets. Brick clads the first story and wood lap siding clads the second story. Battered brick posts support the front gable and shed roof over the full-width front porch. A low wood railing with square balusters encloses the porch. The asymmetrical front (north) facade has a single door and a tripartite Chicago Style window with narrow operable windows flanking a wide center fixed window on the first story. The second story contains a wide window and a bay that projects forward slightly from the facade. The bay has a gable roof and a tripartite Chicago Style window identical to the one on the first story. Aluminum storm windows make it difficult to determine the sash configuration of the operable windows. An exterior brick chimney is capped beneath the roofline on the west elevation.

A stucco two-car garage with a hipped roof stands at the southeast corner of the lot.

143. 207 East 55th Terrace Contributing
John and Hazel Ward Residence 1913
Architect: unknown Builder: F.C. Riley
Prairie School

This 2 1/2 story Prairie School dwelling has the hipped roof, massing, and facade arrangement that

National Register of Historic Places
Continuation Sheet

Section number 7 Page 49

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

communicates the American Foursquare subtype. The house has a limestone foundation, stucco walls, and an asphalt shingle hipped roof with hipped dormers on the north, east, and west elevations. Wide overhanging eaves with wood soffits encircle the primary roofline, dormers, and porch. Brick and wood posts support the hipped roof over the full-width front porch. A low wood railing with wood balusters encloses the porch. The asymmetrical front (north) facade has a single window and historic wood door with flanking square windows on the first story and paired windows flanking two narrow center windows on the second story. The dormers have paired single-pane fixed sashes. The rounded bow window on the first story of the west elevation has a hipped roof. The double-hung wood windows have one-over-one sashes.

A one-car garage with wood panels and a front gable roof stands at the southwest corner of the lot.

144. 210 East 55th Terrace Contributing
Ennis P. McKee Residence 1913
Architect: unknown Builder: F.C. Riley
Craftsman

This two-story Craftsman dwelling has a limestone foundation and an asphalt shingle cross gable roof. The L-shaped house has a two-story north wing with a front gable roof. The gable ends have simple wood brackets. Painted brick clads the first story and stucco clads the second story. Wood posts support the front gable roof over the partial-width front porch. A low wood railing with wood balusters encloses the porch. The asymmetrical front (south) facade contains a wood door and two single windows flanking the exterior chimney that rises above the roofline. The second story contains two paired windows. The double-hung windows have one-over-one wood sashes.

A one-car garage with a front gable roof stands at the northwest corner of the lot.

145. 211 East 55th Terrace Contributing
John R. Richards Residence 1911
Architect: unknown Builder: Clarence L. Brown
Prairie School

This two-story Prairie School dwelling has a limestone foundation, wood lap siding, and an asphalt shingle hipped roof. Wide overhanging eaves with simple modillions encircle the house. Wood posts support the hipped roof and wide eaves of the full-width front porch. The asymmetrical first story of the front (north) facade contains two single windows and a wood door with sidelights. The second story contains two wide single windows flanking two small square windows. The two-story west wing of the T-shaped house has a single window on the first story of the north facade and paired windows on the second story. The double-hung wood windows have multi-light upper sashes. A one-story hip-roofed wing attaches to the rear (south) facade. Brick chimneys rise above the roofline at the northeast corner and west end of the main block of the house.

A two-car garage with wood panel siding and a hipped roof stands at the southeast corner of the lot.

146. 214 East 55th Terrace Contributing
Arthur B. Eisenhart Residence 1911
Architect: unknown Builder: Dawson & Caldwell
Craftsman

National Register of Historic Places
Continuation Sheet

Section number 7 Page 50

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

This 1 1/2 story Craftsman dwelling has a limestone foundation, vinyl siding, and an asphalt shingle front gable roof with wood brackets and shed dormers on the east and west elevations. Painted wood shingles fill the gable end above the dentil band above the second-story windows. Brick posts support the hipped roof over the full-width front porch. The asymmetrical front (south) facade contains a single window and door on the first story and two tripartite windows on the second story. The secondary elevations have single and paired windows. The double-hung windows have multi-pane upper sashes. An exterior brick chimney rises above the roofline on the west elevation.

A one-car garage, with clapboard or vinyl siding and a front gable roof, stands at the northwest corner of the lot.

147. 215 East 55th Terrace Contributing
Architect: unknown 1911
Builder: Clarence L. Brown
Craftsman

This 2 1/2 story Craftsman dwelling has a limestone basement, stucco walls, and an asphalt shingle front gable roof with gabled dormers on the east and west elevations. Wood posts support the shed roof over the full-width front porch. The front (north) facade contains a single window and a wood door with sidelights on the first story, two single windows on the second story, and paired windows in the gable end. The house retains wood soffits and double-hung wood windows with multi-light upper sashes. Simple wood brackets ornament the gables. Exterior and interior stone chimneys rise above the roofline on the west elevation. A two-story projecting bay on the west facade has a front gable roof.

A two-car wood paneled garage with a front gable roof stands at the southeast corner of the lot.

148. 218 East 55th Terrace Contributing
James Ellison Residence 1911
Architect: unknown Builder: Dawson & Caldwell
Craftsman

This 1 1/2 story Craftsman dwelling has a limestone foundation, stucco walls, and an asphalt shingle front gable roof with wood brackets and shed dormers on the east and west elevations. Stone posts support the shed roof over the full-width front porch. The rooflines all have exposed rafter ends. The asymmetrical front (south) facade contains a tripartite window and a single door on the first story and a band of windows at the second story. A wood beltcourse runs the length of the front facade above the second-story windows. The double-hung wood windows have multi-light upper

A stucco two-car garage with a front gable roof stands at the northeast corner of the lot.

149. 221 East 55th Terrace Contributing
Wendell H. Cloud Residence 1911
Architect: unknown Builder: Clarence L. Brown
Colonial Revival

This 2 1/2 story Colonial Revival dwelling has a limestone foundation and an asphalt shingle side gable with three gabled dormers on the north and south elevations. Painted wood shingles clad the first story and stucco clads the second story. Grouped wood posts support the hipped roof over the full-width front porch. Wide overhanging eaves at all rooflines, including the dormers, illustrate the influence of the

National Register of Historic Places
Continuation Sheet

Section number 7 Page 51

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

Prairie School. The front (north) facade is symmetrical around the center entry. Tripartite windows flank the original wood door with sidelights. Paired windows flank a smaller center window on the second story. The dormers each contain a single window. The double-hung wood windows have multi-light upper sashes. An exterior brick chimney centered on the east elevation rises through the roofline.

A two-car wood paneled garage with a front gable roof stands at the southeast corner of the lot.

150. 222 East 55th Terrace Contributing
Joseph W. Sherer Residence 1911
Architect: unknown Builder: Dawson & Caldwell
Craftsman

This two-story Craftsman dwelling has a limestone foundation and an asphalt shingle front gable roof with ornamental brackets. Stucco clads the first story and painted wood shingles clad the second story and gable ends. Brick posts support the gabled roof over the partial-width front porch. The low brick wall of the porch continues eastward to enclose the uncovered patio along the rest of the facade. The asymmetrical front (south) facade contains a single window and wood door. The second story contains two single windows. The double-hung wood windows have multi-light upper sashes. An exterior brick chimney rises above the roofline on the west elevation.

151. 225 East 55th Terrace Contributing
Architect: Clyde F. Mack 1911
Builder: Clarence L. Brown
Colonial Revival

This 2 1/2 story Colonial Revival dwelling has a limestone foundation, wood lap siding, and an asphalt shingle front gable roof with gabled dormers on the east and west elevations. The flared roofs of the gable dormers, exposed rafter ends at the primary roofline, and the carved porch railing reflect the Craftsman influence. Brick posts support the hipped roof over the full-width front porch. The front (north) facade is symmetrical around the center entry. Single windows flank the wood door with sidelights on the first story and single windows flank a smaller center window on the second story. The dormers each contain a single window. The double-hung wood windows have multi-light upper sashes. The L-shaped house has a two-story wing at the south elevation. An exterior brick chimney is centered on the east elevation.

A one-car wood paneled garage with a front gable roof stands at the southwest corner of the lot. A shed-roofed addition attaches to the east side of the garage.

152. 226 East 55th Terrace Contributing
Arthur L. Burnett Residence 1920
Architect: unknown Builder: Everett W. Wheelock
Prairie School

The two-story Prairie School dwelling has a limestone foundation, stucco walls, and an asphalt shingle hipped roof. The two-story north wing of the L-shaped house has a hipped roof. Stucco-clad posts support the hipped roof over the full-width front porch. A low stucco wall with concrete coping encloses the porch. The symmetrical front (south) facade has three bays on each story. Single windows flank the wood door on the first story. Paired windows flank a small square window on the second story. The double-hung wood windows one-over-one sashes have black shutters. At some point after 1940 the flat

National Register of Historic Places
Continuation Sheet

Section number 7 Page 52

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

porch roof was removed and a hip roof installed.

153. 2 East 56th Street Contributing
M.J. O'Hearn Residence 1918
Architect: Madorie & Fields
Prairie School

This two-story Prairie School dwelling has a limestone foundation, stucco walls, and an asphalt shingle hipped roof. Wide overhanging eaves encircle the house. The symmetrical three-bay front (south) facade contains an elaborate center entry on the first story and paired windows on the second story. Engaged stucco pilasters with painted geometric details support the segmental arched hood with flared ends. Painted elements evoking voussoirs ornament the space between the hood and the door opening. A shaped wood door fills the segmental arched opening. The windows in the outer bays on the first and second stories are tripartite Chicago Style windows with wide center operable sashes and narrow flanking operable sashes. The double-hung wood windows have multi-light upper sashes. The two-story north wing of the L-shaped house has a hipped roof. Stucco-clad posts support the hipped roof over the porch on the west elevation. An exterior stucco-clad chimney rises through the roofline at the south end of the west elevation.

A two-car garage with a hipped roof stands at the northeast corner of the lot, facing west. The driveway connects to Main Street rather than East 56th Street.

154. 3 East 56th Street Contributing
Alfred Lorraine Residence 1919
Architect: unknown Builder: Napoleon W. Dible, Home Investment Co.
Prairie School

This two-story Prairie School dwelling has a limestone foundation, stucco walls, and an asphalt shingle hipped roof. The two-story east and south wings of the L-shaped house have hipped roofs. Wide overhanging eaves encircle the house. A one-story wing with a hipped roof attaches to the south elevation at the crux of the two-story wings. The symmetrical front (north) facade has three bays on each story. Engaged wood pilasters and a segmental arched hood with flared ends form the entry portico over the wood door at the center bay on the first story. The outer bays each have a tripartite Chicago Style window with narrow operable sashes flanking wide operable sashes. The first-story windows have stucco sills with multiple lugs. The second story has single windows flanking a smaller center window. The east wing contains a band of multi-light casement windows on the first story and paired windows on the second story. A wood beltcourse encircles the house below the second-story windows. The double-hung wood windows have multi-light upper sashes. wooden windows, wooden door w/ brass embellishments

A large three-car garage with a front gable roof and a tripartite window in the gable end, stands at the southwest corner of the lot. This garage appears to have been constructed outside the period of significance and is therefore non-contributing.

155. 9 East 56th Street Contributing
Architect: unknown 1910
Builder: Clarence L. Brown
Craftsman

This 2 1/2 story Craftsman dwelling has a limestone foundation and an asphalt shingle front gable roof

National Register of Historic Places
Continuation Sheet

Section number 7 Page 53

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

with cross gable dormers. Stone clads the first story and wood lap siding clads the upper stories, communicating the vernacular Kansas City Shirtwaist style. Grouped wood posts support the front gable roof over the asymmetrical front porch. The first and second stories of the front (north) facade each contain two single windows. The front gable contains a tripartite window. The house retains its original wood and glass door, wood soffits, and double-hung wood windows with multi-light upper sashes. An exterior stone chimney rises above the roofline on the west elevation. Alterations made since the 1940s include changing the porch roof and adding a dormer.

A one-car garage with a front gable roof stands at the southwest corner of the lot.

156. 10 East 56th Street Contributing
Architect: unknown 1911
Builder: Clarence L. Brown
Craftsman

This 1 1/2 story Craftsman dwelling has a limestone foundation, stone walls, and an asphalt shingle side gable roof. The gabled dormer on the front (south) facade has wood brackets, stucco siding and a band of three windows. Stone posts support the roof over the full-width front porch. The porch is integrated under the primary roof. The symmetrical front facade contains a center wood door with sidelights and flanking tripartite Chicago Style windows. The double-hung wood windows have multi-light upper sashes. A stone chimney rises through the ridge on the west elevation. The rear (north) elevation contains a hipped dormer and small one-story wing.

A two-car garage with a hipped shingle roof stands at the northwest corner of the lot.

157. 14 East 56th Street Contributing
S.J. Thalheimer Residence 1915
Architect: unknown Builder: H.A. Brown
Prairie School

This two-story Prairie School dwelling has a limestone foundation, stucco walls, and an asphalt shingle hipped roof. Wide overhanging eaves with elaborate wood brackets encircle the house. Brick posts support the flat roof of the portico at the center of the front (south) facade. A low wood wall encloses the balcony atop the portico. The symmetrical front facade has a wood door with flanking tripartite windows with three sashes of equal width. The second story contains two single windows flanking a smaller center window. The two-story east wing has bands of windows with sashes of equal widths on all elevations. The double-hung windows have multi-light upper sashes. A pent roof encircles the east wing at the first story and a hipped roof caps the wing.

A two-car garage with a hipped roof stands at the northwest corner of the lot.

158. 15 East 56th Street Contributing
Architect: unknown 1910
Builder: Clarence L. Brown
Prairie School

This two-story Prairie School dwelling has a limestone roof and an asphalt shingle hipped roof. Wide overhanging eaves encircle the house. Painted wood shingles clad the first story and stucco clads the second story. Wood beltcourses encircle the house at the window sills on each story. Stone posts

National Register of Historic Places
Continuation Sheet

Section number 7 Page 54

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

support the hipped roof over the full-width front porch. The asymmetrical first story contains two sets of paired windows, the recessed entry with its original multi-light wood door and sidelights, and a small square window with starburst muntins. The symmetrical second story contains paired windows flanking a pair of small square windows with starburst muntins. The double-hung wood windows have multi-light upper sashes. The two-story west wing of the L-shaped house contains single windows at the first story and bands of windows at the second story. An exterior stone chimney rises above the rooflines on the east elevation.

A one-car garage with a front gable roof stands at the southwest corner of the lot.

159. 19 East 56th Street Contributing
Architect: unknown 1910
Builder: Clarence L. Brown
Prairie School

This 2 1/2 story Prairie School dwelling a limestone foundation, stucco walls, and an asphalt shingle flared hipped roof with hipped dormers on three elevations. Wide overhanging eaves encircle the house. A two-story enclosed porch and sleeping porch at the east end of the house make the front (north) facade asymmetrical. Two stucco-clad porches project northward from the front facade. The porches have shallow arched openings, pent roofs, and stucco-clad balcony walls. Tripartite windows fill the arched front and side opening in the west porch. The west porch also contains the main entry to the house. The east porch is open. The second story contains a band of windows at the sleeping porch on the east end of the house, and two single windows flanking a small center window. The house retains wood soffits and double-hung wood windows with multi-light upper sashes.

A one-car stucco garage with a hipped roof stands at the southwest corner of the lot.

160. 22 East 56th Street Contributing
Joel A. Marvin Residence 1910
Architect: Herbert P. Green
Colonial Revival

This 2 1/2 story Colonial Revival dwelling has a limestone foundation and an asphalt shingle cross gable roof with flared ends. Painted brick clads the first story and stucco with half-timbering clads the upper stories, reflecting the Tudor Revival influence. The gabled center bay projects slightly from the symmetrical front (south) elevation. The first story contains a tripartite window in the small gabled bay that projects slightly from the wall at the west end of the front facade. The east end of the first story contains a wide single window. Narrow single windows with brick sills in the center bay flank the wood door and the gabled portico with wood brackets. The second story contains wide single windows in the outer bays flanking paired windows in the center bay. The dormers contain multi-light fixed or casement windows. The double-hung wood windows have four-over-one sashes. Brick posts at the screened-in porch on the east of the house support the enclosed sleeping porch above.

A shared four-car garage, with vinyl siding and side gable roof, stands at the northeast corner of the lot. This garage appears to have been constructed outside the period of significance and is therefore non-contributing.

161. 25 East 56th Street Contributing
Architect: unknown 1911

National Register of Historic Places
Continuation Sheet

Section number 7 Page 55

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

Builder: Clarence L. Brown
Colonial Revival

This 2 1/2 story Colonial Revival dwelling has a limestone foundation, wood lap siding, and an asphalt shingle side gable roof with shed dormers on the north and south elevations. Grouped wood posts support the shed roof over the full-width front porch. The front (north) facade is symmetrical around the center entry. Single windows flank the wood door with sidelights. The second story contains single windows flanking a smaller center window. The dormers each contain a single window. The double-hung wood windows have multi-light upper sashes. The L-shaped house has a two-story gabled wing on the south elevation.

A one-car wood paneled garage with a front gable roof stands at the southwest corner of the lot.

162. 28 East 56th Street Contributing
A.L. Hubach Residence 1910
Architect: Selby H. Kurfiss Builder: Clarence L. Brown
Colonial Revival/Dutch Colonial

This two-story dwelling has a side gambrel roof, communicating the Dutch Colonial subtype of the Colonial Revival style. The house has a limestone foundation and aluminum siding. The center bay of the first story is recessed while the outer window bays project outward from the facade. The recessed bay has a single wood door and two posts clad in aluminum siding. Exposed rafter ends are visible under the gambrel roofline above the first story. A shed roof dormer at the second story contains a narrow tripartite window with flanking single windows. The two-story enclosed porches on the east end of the house have a shed roof. The double-hung wood windows have four-over-one wood sashes.

A shared four-car garage, with vinyl siding and a side gable roof, stands at the northwest corner of the lot. This garage appears to have been constructed outside the period of significance and is therefore non-contributing.

163. 31 East 56th Street Contributing
Architect: unknown 1910
Builder: Clarence L. Brown
Colonial Revival/Dutch Colonial

This 1 1/2 story dwelling has a side gambrel roof, communicating the Dutch Colonial subtype of the Colonial Revival style. The house has a limestone foundation and an asphalt shingle roof. The first story is stone and the second story is stucco. The deep full-width front porch is integrated under the roof. Massive wood posts support the porch roof. The wood double-hung windows have multi-light upper sashes. The first story has triple windows while the second story has single and paired windows. A single long shed dormer projects from the front facade. The main entry has a wood door and sidelights. The west facade contains an exterior stone chimney.

A stucco one-car garage with a front gable roof stands at the southwest corner of the lot.

164. 32 East 56th Street Contributing
Architect: Clyde F. Mack 1912
Builder: Clarence L. Brown
Craftsman

National Register of Historic Places
Continuation Sheet

Section number 7 Page 56

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

This 2 1/2 story Craftsman dwelling has a limestone foundation, stucco walls, and an asphalt shingle front gable roof with wood brackets. Single gabled dormers rise from the east and west roof slopes. Wood posts support the shed roof over the full-width front porch. The first story contains a single window and door. The second story contains two single windows. The attic story contains paired windows. The upper-story windows have decorative shutters. The double-hung wood windows have multi-light upper sashes. An exterior stone chimney rises through the roofline on the west elevation.

A stucco one-car garage with a front gabled shingle roof stands at the northwest corner of the lot.

165. 38 East 56th Street Contributing
S.J. Thalheimner Residence 1910
Architect: unknown Builder: Clarence L. Brown
Colonial Revival/Dutch Colonial

This 1 1/2 story dwelling has a side gambrel roof, communicating the Dutch Colonial subtype of the Colonial Revival style. The house has a limestone foundation and an asphalt shingle roof. The first story is stone and the second story is clapboard. The deep full-width front porch is integrated under the roof. Massive wood posts support the porch roof. The double-hung windows have multi-light upper sashes. The first story has triple windows while the second story has single windows. Three shed dormers project from the roof on the front facade. The main entry has a wood door and sidelights. The east facade contains an exterior stone chimney.

A wood shingle one-car garage with a front gable shingle roof stands at the northwest corner of the lot.

166. 200 East 56th Street Contributing
Architect: Alice G. Jackson 1915
Colonial Revival

This 2 1/2 story Colonial Revival dwelling has a brick foundation, stucco walls, and an asphalt shingle side gable roof. The two-story north wing of the L-shaped house has a front gable roof. Segmental arched dormers with flared ends rise from the roof slopes with three dormers on the south elevation and two on the north. Simple stucco-clad columns support the shed roof over the full-width front porch. The symmetrical front (south) facade contains a center entry with a wood door and sidelights, and single windows in outer bays of the three-bay facade. The second story contains two single windows flanking a smaller center window. The outer dormers each contain a single window while the center dormer has a paired window. The double-hung wood windows have multi-light upper sashes. The pedimented end gables contain paired windows. A one-car garage is integrated into the lower level on the north elevation.

167. 210 East 56th Street Contributing
Architect: unknown 1912
Builder: William H. Johns
Craftsman

This 1 1/2 story Craftsman bungalow has a limestone foundation and an asphalt shingle side gable roof with a large front gable dormer and balcony. The full-width front porch with stone posts and low stone walls is integrated under the primary roofline. The porch is screened in. The front dormer has a band of four double-hung wood windows with multi-light upper sashes. The apex of the gable has paired multi-light windows. Wood brackets ornament the gable. An exterior brick chimney rises above the roofline on

National Register of Historic Places
Continuation Sheet

Section number 7 Page 57

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

the west elevation.

168. 214 East 56th Street Contributing
Elizabeth D. Hornbrook Residence 1925
Architect: Fred Gabelman
Craftsman

This 1 1/2 story Craftsman dwelling has a limestone foundation, painted wood shingles, and an asphalt shingle front gable roof with a gabled second story at the north end of the house. Grouped wood posts support the gabled roof over the porch that extends eastward at the south end of the east facade. The wood door under the porch roof is the primary entrance in the east facade. The south facade is symmetrical around the exterior brick chimney that rises through the roofline at the ridge. Single windows with painted shutters flank the chimney. The double-hung wood windows have multi-light upper sashes. The renovated second story has two paired windows on the east and west elevations. These windows have one-over-one sashes. Wood brackets ornament the gable ends.

169. 218 East 56th Street Contributing
Architect: Clyde F. Mack 1913
Builder: Clarence L. Brown
Craftsman

This two-story Craftsman dwelling has a limestone foundation, stucco walls, and an asphalt shingle front gable roof with curved wood brackets. The rectangular house has a one-story enclosed porch at the east end of the front (south) facade. The enclosed porch has a shed roof with a flat parapet. A wood and screen door fills the round arched opening in the porch. The front facade has a central rectangular bay that projects forward and contains a tripartite window with three sashes of equal width. The second story above the projecting bay contains a band of four windows of equal width. The double-hung wood windows have multi-light upper sashes. A wood beltcourse encircles the house below the second-story windows. An exterior brick chimney rises above the roofline on the west elevation.

A stucco one-car garage with a front gable roof stands at the northeast corner of the lot.

170. 222 East 56th Street Contributing
Architect: Clyde F. Mack 1913
Builder: Clarence L. Brown
Prairie School

This two-story Prairie School dwelling has the hipped roof, massing, and facade arrangement that communicate the American Foursquare subtype. The house has a limestone foundation, stucco walls, and an asphalt shingle roof. Wood posts support the hipped roof over the full-width screened-in front porch. The L-shaped house has a two-story wing with a hipped roof at the northwest corner. Wide overhanging eaves encircle the house and the porch. The facade arrangement of the first story of the front facade cannot be determined through the enclosed porch. The second story contains two single windows. The double-hung wood windows have multi-light upper sashes. An exterior brick chimney rises above the roofline on the east elevation.

A one-car garage with clapboard siding and a front gable roof stands at the northeast corner of the lot.

171. 226 East 56th Street Contributing

National Register of Historic Places
Continuation Sheet

Section number 7 Page 58

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

Architect: unknown 1913
Builder: Volney B. Wright Real Estate
Prairie School

This 2 1/2 story Prairie School dwelling has the hipped roof, massing, and facade arrangement that communicate the American Foursquare subtype. The house has a limestone foundation, stucco walls, and an asphalt shingle roof with hipped dormers rising from the roof slopes on all elevations. The two-story north wing of the L-shaped house has a hipped roof. Wood posts support the hipped roof over the wrap-around porch at the southeast corner of the house. Wide overhanging eaves encircle the primary roofline, dormers and porch. The asymmetrical first story of the front (south) facade contains a multi-light wood door and single windows. The second story contains two paired windows. The wood shingle-clad dormers each contain paired single-pane fixed windows. The double-hung wood windows have multi-light upper sashes. An exterior brick chimney rises above the roofline on the north elevation.

A two-car garage with clapboard siding and a hipped roof stands at the northwest corner of the lot.

172. 230 East 56th Street Contributing
Edward L. Walsh Residence 1920
Architect: unknown Builder: August L. Huber
Prairie School

This two-story Prairie School dwelling has a limestone foundation, wood lap siding, and an asphalt shingle hipped roof. Stone posts support the hipped roof over the full-width front porch. The first story of the front (south) elevation has a paired window and a wood door with sidelights. The second story has a band of four windows. The double-hung wood windows have one-over-one sashes. An exterior brick chimney rises through the roofline at the south end of the east elevation.

A one-car garage with wood shingles and a hipped roof stands at the northwest corner of the lot.

173. 234 East 56th Street Contributing
Clyde D. Peck Residence 1921
Architect: unknown Builder: Everett W. Wheeler
Craftsman

This 1 1/2 story Craftsman bungalow has a limestone foundation, stucco walls, and a complex asphalt shingle roof with front and side gables as well as a hipped roof over the north wing. Stone posts support the gabled roof over the partial-width front porch that extends eastward from the main block of the house. Brackets and exposed rafter ends ornament the gabled and pent rooflines. The south end of the house has bands of double-hung wood windows with multi-light upper sashes. The house has single and paired windows on all elevations. A one-car garage is integrated into the first story at the northeast corner of the house.

174. 3 East 56th Terrace Contributing
Homer L. Donaldson Residence 1910
Architect: unknown
Craftsman

This 2 1/2 story Craftsman dwelling exhibits multiple stylistic influences. The house has a limestone foundation and an asphalt shingle front gable roof with gabled dormers on the east and west elevations.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 59

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

The flared roof has gable returns the large front gable. The wide eaves have wood soffits reflecting the Prairie School influence. A band of dentil molding below the roofline and the vaguely Palladian windows in the gable end reflect the influence of the Colonial Revival. Stone clads the first story and wood shingles clad the upper stories, communicating the vernacular Kansas City Shirtwaist style. Massive stone posts support the front gable roof over the full-width front porch. The first story contains a wide single window and the original multi-light wood door with sidelights. The second story contains a single window and a shallow bay window. The double-hung wood windows have multi-light upper sashes. An exterior stone chimney rises above the roofline on the west elevation.

A two-car garage with wood shingles and a front gable roof stands at the northeast corner of the lot. The garage faces west as the driveway connects to Main Street rather than East 56th Terrace.

175. 4 East 56th Terrace Contributing
Cornelius L. Farrell Residence 1919
Architect: unknown Builder: Napoleon W. Dible, Home
Prairie School

This two-story Prairie School dwelling has a limestone foundation, stucco walls, and an asphalt shingle hipped roof. Wide overhanging eaves encircle the house and porch. Stucco-clad posts support the hipped roof over the full-width front porch. The porch has low stucco walls with concrete coping and shallow shaped arches. The symmetrical front (south) facade has three bays on each story. Tripartite Chicago Style windows flank the center wood door on the first story. Single windows flank a smaller paired window on the second story. The double-hung wood windows have multi-light upper sashes. An exterior stucco-clad chimney rises through the roofline from the center of the east elevation.

A two-car garage with vertical siding and a side gable roof, stands at the northeast corner of the lot, facing west. The driveway connects to Main Street rather than East 56th Terrace.

176. 9 East 56th Terrace Contributing
Frank A. Dancombe Residence 1912
Architect: unknown Builder: Clarence L. Brown
Prairie School

This 2 1/2 story Prairie School dwelling has a limestone roof, stucco walls, and an asphalt shingle hipped roof with single hipped dormers on all elevations. Stone posts support the gabled roof over the entry portico on the front (north) elevation. The low stone wall at the entry portico extends eastward to enclose the patio that connects with the porch with the gabled roof on the east side of the house. The symmetrical front facade has single windows flanking the wood door at the center entry on the first story and single windows flanking small paired square windows on the second story. The dormers each contain paired windows. The double-hung wood windows have multi-light upper sashes. An exterior stone chimney rises above the roofline on the east elevation and an interior stone chimney rises above the roofline at the southwest corner of the house.

A stucco one-car garage with a hipped roof stands at the southwest corner of the lot.

177. 10 East 56th Terrace Contributing
Carl W. Allendoerfer Residence 1910
Architect: unknown Builder: Clarence L. Brown
Prairie School

National Register of Historic Places
Continuation Sheet

Section number 7 Page 60

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

This two-story Prairie School dwelling has the hipped roof and massing indicative of the American Foursquare subtype. Wide overhanging eaves with wood soffits encircle the house. The house has a limestone foundation and stucco walls. A small, one-story wing at the east end of the house has vertical wood siding and a gable roof. Massive stone posts support the hipped roof over the full-width front porch. The front (south) facade is symmetrical around the main entry. Single eight-over-two double-hung wood windows flank the wood door. The second story contains two eight-over-one double-hung wood windows. An exterior stone chimney rises above the roofline on the east elevation.

A stucco two-car garage with a hipped shingle roof stands at the northwest corner of the lot

178. 14 East 56th Terrace Contributing
Architect: unknown 1910
Builder: Clarence L. Brown, C.J. Vance
Craftsman

This 2 1/2 story dwelling has a limestone foundation, stucco walls, and an asphalt shingle front gable roof with gabled dormers on the east and west elevations. The two-story wing on the east side of the L-shaped house has a shed roof. Simple columns support the flat roof over the full-width wraparound porch. Exposed rafter ends at the gable and shed roofs communicate the Craftsman influence. The symmetrical front (south) facade contains two windows at each story. The attic story contains paired windows. The wood door at the main entry is located on the east facade. The windows are multi-light casement windows.

A stucco-clad one-car garage with a front gable shingle roof stands at the northwest corner of the lot.

179. 15 East 56th Terrace Contributing
Architect: Clyde F. Mack 1911
Builder: Clarence L. Brown
Colonial Revival

This 2 1/2 story Colonial Revival dwelling has a limestone foundation, painted wood shingles, and an asphalt shingle side gable roof with three dormers on the north and south elevations. The symmetrical front (north) facade contains single windows flanking the center entry on the first story and single windows flanking a smaller center window on the second story. The dormers each contain a single window. The double-hung wood windows have multi-light upper sashes. The wood door with flanking sidelights and simple wood surround form the main entry on the front facade. Wood posts support the hipped roof over the screened-in porch on the east elevation. An exterior stone chimney rises above the ridge on the east elevation. The south elevation of the L-shaped house has a two-story gabled wing.

A two-car garage with wood shingles and a front gable roof stands at the southwest corner of the lot.

180. 20 East 56th Terrace Contributing
Fred Gabelman Residence 1923
Architect: Fred Gabelman Builder: Fred Gabelman
Colonial Revival

This 2 1/2 story Colonial Revival dwelling has a limestone foundation, wood lap siding, and an asphalt shingle side gable roof. Three gabled dormers rise from the south roof slope. The one-story north wing of

National Register of Historic Places
Continuation Sheet

Section number 7 Page 61

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

the L-shaped house has a shed roof. The symmetrical front (south) facade has three bays on each story. At the center bay of the first story, wood posts support the gabled portico with its curved underside. The main entry has a wood door with a fanlight. Wide single windows fill the outer bays on the first story. Single windows fill the bays on the second story and the dormers. The double-hung wood windows have multi-light upper sashes and painted shutters. The dormers have multi-light sashes and arched transoms with curved muntins. Grouped wood posts support the shed roof over the screened-in porch on the east elevation. An exterior brick chimney rises above the roofline at the center of the east facade.

A one-car garage, with clapboard siding and a front gable roof, stands at the northwest corner of the lot.

181. 21 East 56th Terrace Non-Contributing
Architect: unknown 2007
Builder: Noblit Didier Development
Colonial Revival

This 2 1/2 story Colonial Revival dwelling has a poured concrete foundation, stucco walls, and an asphalt shingle side gable roof. A single gabled dormer rises from the north roof slope. The two-story south wings of the U-shaped house have gabled roofs. Wood posts support the pedimented gable roof over the full-width front porch. Low wood railings with starburst balusters enclose the porch. The symmetrical front (north) facade has three bays on each story. The multi-light front door with sidelights occupies the center bay. A small tripartite, vaguely Chicago Style, window fills the center bay on the second story. Paired windows fill the outer bays on both stories. The dormer has a tripartite window with sashes of equal width. The windows have multi-light upper sashes, although they are not true divided lights. A two-car garage with stucco walls and a front gable roof attaches to the southwest corner of the house. A multi-light fixed window fills the gable end of the garage. While the resource retains integrity, it was constructed outside the period of significance and is therefore non-contributing.

182. 25 East 56th Terrace Contributing
Ray F. Mosley Residence 1921
Architect: Alfred W. Hertz Builder: F.A. Benson
Craftsman

This 1 1/2 story Craftsman dwelling has a limestone foundation, vinyl siding, and an asphalt shingle front gable roof. Large shed dormers rise from the east and west roof slopes. A porch on the east side of the house is incorporated under the primary roofline. Grouped wood posts support the roof and a low wood railing with simple vertical balusters encloses the porch. A narrow pent roof runs along the front (north) facade from the east end of the base of the gable to the entry at the west end of the facade. The front facade contains a single door and a paired window. The second story has two single windows. The double-hung wood windows have multi-light upper sashes. The soffits are vinyl. The vinyl siding covers the original lap siding, but it does not obscure any decorative details and matches the horizontal form of the original clapboard.

A two-car garage with wood doors, vinyl siding, and a front gable roof, stands at the southwest corner of the lot.

183. 26 East 56th Terrace Contributing
Frank C. Fletcher Residence 1913
Architect: Clyde F. Mack Builder: Clarence L. Brown
Prairie School

National Register of Historic Places
Continuation Sheet

Section number 7 Page 62

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

This two-story Prairie School dwelling has the hipped roof, massing, and facade arrangement that communicate the American Foursquare subtype. The house has a limestone foundation, wood lap siding, and an asphalt shingle roof. The east end of the house has an enclosed porch with a pent roof and an enclosed sleeping porch above. The sleeping porch has a hipped roof that connects with the primary roof. Wide overhanging eaves encircle the house and porch. Wood posts support the hipped roof over the partial-width front porch on the west end of the front (south) facade. The multi-light wood door of the main entry has flanking sidelights. A wood railing with thin, rectangular balusters encloses the porch and adjacent patio. French doors at the east end of the front facade, in the enclosed porch, open to the patio. A tripartite Chicago Style window with narrow operable sashes flanking a wide center operable sash sits at the center of the facade between the two doors. The second story contains two single windows. The double-hung wood windows have multi-light upper sashes. An interior brick chimney rises above the roofline between the sleeping porch and the main block of the house.

A two-car garage, with clapboard siding and a front gable roof, stands at the northwest corner of the lot.

184. 32 East 56th Terrace Contributing
Architect: unknown 1913
Builder: Charles E. Phillips
Colonial Revival

This 2 1/2 story Colonial Revival dwelling has a limestone foundation, clapboard siding, and an asphalt shingle side gable roof with shed dormers on the north and south elevations. The symmetrical front (south) facade has a recessed entryway with simple wood trim. The paired wood doors have arched lights with elaborate carved panels. Tripartite windows with three sashes of equal width flank the entry. The second story contains three single windows. The shed dormer contains a band of three small windows with multi-pane sashes. The double-hung wood windows have multi-light upper sashes.

A stucco one-car garage with a front gable roof stands at the northwest corner of the lot.

185. 34 East 56th Terrace Contributing
Joyce C. Hall Residence 1913
Architect: Clyde F. Mack Builder: Clarence L. Brown
Prairie School

The two-story Prairie School dwelling has the hipped roof, massing, and facade arrangement that communicate the American Foursquare subtype. Wide overhanging eaves with simple modillions encircle the house and porch. Wood posts support the hipped roof over the full-width front porch. A low wood railing with rectangular balusters encloses the porch and patio on the east elevation. The first story of the front (south) elevation contains a single window and a multi-light wood door with sidelights. The second story contains two single windows. The secondary east elevation contains a single wood door with a shallow arched hood. Small rectangular windows sit at the outer edges of the first story. The second story contains single windows flanking two small square windows at the center of the facade. The double-hung wood windows have multi-light upper sashes. An exterior brick chimney rises above the roofline on the west elevation at the south end of the house. A two-story wing at the north end of the house has an enclosed porch and sleeping porch. A one-car garage was once incorporated into the lower level of the house below the north wing but the garage was closed off and the sunken driveway was filled.

186. 2 East 57th Street Contributing

National Register of Historic Places
Continuation Sheet

Section number 7 Page 63

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

John A. Lazonby Residence 1913
Architect: Rose & Peterson Builder: David E. Long (Real Estate)
Colonial Revival

This 2 1/2 story Colonial Revival dwelling has a high limestone foundation, brick walls, and a side gable roof. The clay tile roof has paired wood brackets and a hipped dormer rising from the south roof slope. The north wing of the T-shaped house has a hipped roof. Brick and stone posts support the gabled roof over the porch that wraps around the south and west elevations. The stone porch has a stone railing with shaped stone balusters. The front (south) facade contains a center entry with a multi-light wood door and sidelights, with flanking single windows. The second story contains wide single windows flanking two narrow center windows. The double-hung wood windows have stone sills and multi-light upper sashes with Craftsman muntin arrangements. The dormer contains paired multi-light fixed windows.

A brick two-car garage with a front gable clay tile roof stands at the northeast corner of the lot facing west. The driveway connects to Main Street rather than East 57th Street.

187. 6 East 57th Street Contributing
Cord Johnson Residence 1912
Architect: Clyde F. Mack
Prairie School

The 2 1/2 story Prairie School dwelling has the hipped roof, massing, and facade arrangement that communicate the American Foursquare subtype. Grouped wood posts on stone bases support the hipped roof over the full-width front porch. A low wood railing with simple square balusters encloses the porch and the patio that extends eastward. Wide overhanging eaves with wood modillions encircle the house, the porch, and the hipped dormer on the front (south) facade. Wood shingles clad the first story and stucco clads the second story. The asymmetrical front facade contains a single window and wood door at the first story and two single windows at the second story. The dormer contains a single window. A two-story enclosed porch and sleeping porch at the east end of the house is integrated under the primary roofline. The porches have bands of three windows. The double-hung wood windows have multi-light upper sashes. An interior brick chimney rises through the roofline between the east porches and the main block of the house.

A two-car garage with wood siding and a front gable roof stands at the northeast corner of the lot.

188. 12 East 57th Street Contributing
Walker Hickman Residence 1911
Architect: unknown
Craftsman

This 2 1/2 story Craftsman dwelling has a limestone foundation and a side gable roof and single gabled dormers on the north and south elevations. Stone clads the first story and stucco clads the second story and dormers, communicating the vernacular Kansas City Shirtwaist style. Massive stone posts support the front gable roof over the full-width front porch. Exposed rafter ends are visible at all rooflines. The asymmetrical first story of the front (south) facade contains two single windows and a wood door. The symmetrical second story contains two single windows flanking two smaller center windows. The dormer contains paired windows. The double-hung wood windows have multi-light upper sashes. An exterior brick and stone chimney rises above the roofline on the east

National Register of Historic Places
Continuation Sheet

Section number 7 Page 64

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

A stucco two-car garage with a front gable shingle roof stands at the northeast corner of the lot.

189. 14 East 57th Street Contributing
Architect: unknown 1912
Builder: Clarence L. Brown
Prairie School

This 2 1/2 story Prairie School dwelling has a limestone foundation and an asphalt shingle hipped roof. The flared roof has single hipped dormers on the south, east, and west elevations. Painted wood shingles clad the first story and stucco clads the second story. Shingle-clad posts support the hipped roof over the full-width front porch. The first story of the front (south) facade contains a single window and a wood door. The second story contains a single tripartite Chicago Style window with narrow operable sashes flanking a wide fixed window. The front dormer contains paired windows. The double-hung wood windows have multi-light upper sashes. An exterior stone chimney rises above the roofline on the east elevation. The two-story north wing of the L-shaped house has a hipped roof.

A two-car garage with wood lap siding and a hipped roof stands at the northwest corner of the lot.

190. 18 East 57th Street Contributing
Flory A. Berg Residence 1912
Architect: unknown Builder: Clarence L. Brown
Craftsman

This 1 1/2 story Craftsman bungalow has a stone foundation and an asphalt shingle front gable roof with single gabled dormers on the east and west elevations. The east and west walls are stucco while painted wood shingles clad the gable ends. Stone posts support the shed roof over the full-width screened-in porch. The rooflines have exposed rafter ends and the gables have wood brackets. The first story contains single and paired windows, some of which are double-hung wood windows with multi-light upper sashes. The gable end has non-historic one-over-one windows. An exterior stone chimney rises above the roofline on the west elevation.

A one-car garage with wood shingles and a front gable roof stands at the northwest corner of the lot.

191. 22 East 57th Street Contributing
John M. Scott Residence 1912
Architect: unknown Builder: Clarence L. Brown
Prairie School

This two-story Prairie School dwelling has the hipped roof, massing, and facade arrangement that communicate the American Foursquare subtype. The house has a limestone foundation and an asphalt shingle roof. Painted wood shingles clad the first story up to the second-story window sills. Stucco clads the second story. The L-shaped house has a two-story north wing with a hipped roof. Massive stone posts support the hipped roof over the full-width front porch. The low stone wall of the porch continues eastward to enclose the adjacent uncovered patio. The asymmetrical front (south) facade contains a wood door and two single windows on the first story and two sets of paired windows on the second story. The secondary elevations contain single windows. The double-hung wood windows have multi-light upper sashes. An exterior brick chimney rises above the roofline on the north elevation.

A two-car garage with wood shingles and a hipped roof stands at the northwest corner of the lot.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 65

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

192. 26 East 57th Street Contributing
S.E. Colviele Residence 1913
Architect: Clyde F. Mack Builder: Clarence L. Brown
Prairie School

This 2 1/2 story Prairie School dwelling has two primary that face East 57th Street and Brookside Boulevard. The house has a limestone foundation, stucco walls, and an asphalt shingle roof with hipped dormers on all elevations. Wide overhanging eaves encircle the house and dormers. The south facade has the hipped roof, massing, and facade arrangement that communicate the American Foursquare subtype. The asymmetrical facade has paired wood doors and a paired window on the first story and two single windows on the second story. The dormer contains a single window. Wood posts support the flat roofs over the full-width front porch on the south elevation and the portico on the east elevation. The porch roofs have ornamental modillions. The symmetrical east facade has tripartite windows with sashes of equal width flanking the recessed entry with its wood door and sidelights. The second story has single windows flanking a smaller center window. The two hipped dormers on the east elevation each contain a single window. The double-hung wood windows have multi-light upper sashes.

A two-car garage with clapboard siding and a flat roof stands at the northwest corner of the lot.

193. 5200 Brookside Boulevard Non-Contributing
Charles & Frances Mitchell Residence 1952
Architect: unknown
Modern Movement - Split Level

This Modern Movement - Split Level house has a poured concrete foundation, brick walls, and an asphalt shingle side gable roof. The two-story north wing of the L-shaped house has a hipped roof and asbestos siding. The front (east) facade of the south wing has two single windows and the entry portico. A wood post supports the roof over the non-historic door at the intersection of the two wings. The front facade of the north wing has paired windows. The double-hung wood windows have two-over-two sashes with horizontal muntins. Dark clinker bricks add texture and irregularity to the brick walls. A one-car garage is integrated into the lower level at the north end of the east elevation. While the resource retains integrity, it was constructed outside the period of significance and is therefore non-contributing.

A small shed with wood siding and a gable roof stands at the southwest corner of the lot. This building appears to have been constructed outside the period of significance and is therefore non-contributing.

194. 5204 Brookside Boulevard Non-Contributing
Herschel & Betty McMillen Residence 1952
Architect: unknown
Modern Movement - Split Level

This 1 1/2 story T-shaped Modern Movement - Split Level house has a poured concrete foundation, brick walls, and an asphalt shingle cross gable roof. Shed dormers rise from the east and west roof slopes of the north wing. The front (east) facade of the north wing has the main entry and a tripartite Chicago Style window with narrow operable sashes flanking a wide fixed pane. The east facade of the south wing has a single window. The dormers have three single windows. Dark clinker bricks add texture and irregularity to the brick walls. A one-car garage is integrated into the lower level at the south end of the east elevation. The house had a fire in 2008. All of the windows and doors were replaced and a new wood shake was

National Register of Historic Places
Continuation Sheet

Section number 7 Page 66

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

installed. This resource was constructed outside the period of significance and is therefore non-contributing.

195. 5212 Brookside Boulevard Contributing
Architect: unknown 1910
Builder: William M. Walker
Craftsman

This 1 1/2 story Craftsman house has wood double hung windows with Prairie School muntins and a full view front door. The house has a side gable roof with exposed cut rafters and two gable dormers on the front (east) facade. The full width front porch has a gable roof supported by limestone columns and decorative brackets.

There is a two car stucco garage that was built in 2008 located on the west (rear) of the property. This garage is a non-contributing building.

196. 5230 Brookside Boulevard Contributing
Adrian and Myrtle Morehead Residence 1909
Architect: unknown Builder: William M. Walker
Craftsman

This 1 1/2 story stone Craftsman bungalow has a side gable roof and two gable dormers on the front (east) facade. The window are 1/1 double hung windows with a diamond paned muntin pattern. The front portico has a gable roof supported by stone columns.

There is a two car garage with stucco cladding and a side gabled composite shingle roof located on the west (rear) side of the property. There is a low stone retaining wall on some parts of the property.

197. 5300 Brookside Boulevard Contributing
Architect: Sanneman & Van Trump 1910
Builder: O.E. Flanders
Craftsman

This 1 1/2 story Craftsman bungalow has a limestone foundation, stucco walls, and an asphalt shingle roof. The side gable roof has a shed dormer that spans most of the front façade. The full width front porch is integrated under the gable roof with large Tuscan columns. Exposed rafter ends are visible on all elevations. The symmetrical front (east) façade has paired wood doors with flanking multi-light window. The second story has tripartite windows flanking a paired window. The house has multi-light wood casement windows. An interior brick chimney rises through the roof ridge at the north end of the building.

A non original fence and burm surround the front (east) yard. The two car garage at the southeast corner of the property facing Brookside Boulevard was built in 2004. This garage is a non-contributing building.

198. 5320 Brookside Boulevard Contributing
Clarence E. Lilley Residence 1926
Architect: Frank R. Graves
Craftsman

This 1 1/2 story Craftsman bungalow has a limestone foundation, wood shingles, and an asphalt shingle

National Register of Historic Places
Continuation Sheet

Section number 7 Page 67

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

side gable roof with a central cross gable that projects at the front façade. The porch and entry are integrated under the roof. Grouped wood posts support the front gable with its shallow arched opening. A low wood railing and stone posts enclose the patio on the east and west sides of the porch. Decorative brackets ornament the eaves and the grouped posts support the porch roof. The symmetrical front (north) façade has paired windows flanking the center door with sidelights. The double-hung wood windows have multi-light upper sashes with vertical muntins. An exterior stone chimney rises on the east façade.

There is a 1 1/2 story two-car garage with a side gable composite shingle roof and wood shingle siding on the southeast corner of the property. It was built in 2005. A stone retaining wall extends along the driveway. This garage is a non-contributing building.

199. 5412 Brookside Boulevard Non-Contributing
George L. Wade Residence 1915
Architect: Opel & Torbitt Miller Builder: F.M. Calhoun
Prairie School

The boxy form of this building is broken into a two-story main block and a one-story entrance pavilion. The walls of the pavilion are masonry while the main block is clad in vinyl siding. The flat roof has a parapet and a wide cornice band that gives the building a vaguely Prairie School appearance. Windows are 1/1 vinyl sashes. The portico at the main entrance has a flat roof supported on wrought iron lattice posts. Exterior renovations removed all evidence of the building's historic features and finishes, and it no longer communicates its associations with its period of construction, rendering it non-contributing.

200. 5416 Brookside Boulevard Contributing
Joy D. Cornell Residence 1919
Architect: unknown Builder: J. Ray Miner
Prairie School

This two -story Prairie School dwelling has a hip roof, clapboard siding and a limestone foundation. Six-over-six wood windows are paired. An arched door hood with brackets shelters the multi-light wood front door. An enclosed sun porch extends from the front facade. It has a flat roof and a brick watertable. Soffits are vinyl.

There is a circle drive in front of the house.

201. 5500 Brookside Boulevard Contributing
Hugh Tanzey Residence 1918
Architect: unknown Builder: Clay Alexander
Craftsman

This 1 1/2 story Craftsman bungalow has a limestone foundation, stucco walls, and an asphalt shingle roof. The predominant form of the complex roof is a front gable. Double-hung wood windows have multi-light upper sashes. The flat roof portico sheltering the entrance has square posts. The large screened porch on the side elevation has robust, round columns.

A stone one-car garage with a wood parapet and a flat roof is built into the hill at the southeast end of the lot.

202. 5544 Brookside Boulevard Contributing

National Register of Historic Places
Continuation Sheet

Section number 7 Page 68

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

Architect: unknown 1912
Builder: Clarence L. Brown
Tudor Revival

This 2 1/2 story dwelling has a limestone foundation, stucco walls and an asphalt shingle side gable roof. Three gable-front dormers rise from the east (front) roof slope. Gable-front porches project from the mass of the house on the front and south elevations. The porches have grouped posts, starburst railings, brackets and false timbering. Double-hung wood windows are tripled on the first story, single on the second story, and paired in the dormers. False half-timbering and multi-light upper sashes communicate elements of the Tudor Revival style, while exposed rafter tails, grouped porch posts and brackets express the Craftsman style. Multi-light sidelights flank the wood front door.

A stone wall runs along the east edge of the property, parallel to Brookside Boulevard. A stucco one-car garage with a front gable roof stands at the northwest corner of the lot facing south. The driveway connects to East 56th Street rather than Brookside Boulevard.

203. 5600 Brookside Boulevard Contributing
Architect: unknown 1913
Builder: Clarence L. Brown
Craftsman

This two-story Craftsman dwelling has limestone foundation, stucco siding and an asphalt shingle hip roof. The asymmetrical facade features a partial-width front porch with a shed roof and a prominent front gable that projects toward the street. Heavy square posts support the corners of the roof. A pent roof continues the line of the porch across the front wall of the house. Rafter tails are exposed at all eaves lines. An exterior brick chimney rises on the front facade. The double-hung wood windows vary in size and arrangement, but all have multi-light upper sashes. The original wood front door is intact.

A stucco two-car garage with a flat roof stands at the southwest corner of the lot facing east.

204. 5630 Brookside Boulevard Contributing
Lewis H. Schwald Residence 1910
Architect: unknown Builder: Clarence L. Brown
Colonial Revival

This 2 1/2 story Colonial Revival dwelling has a limestone foundation, wood lap siding, and a side gable roof. The roof has wide eaves and pedimented gable ends. An exterior limestone chimney rises through the north gable end. A pedimented door hood projects above the main entrance, centered in the symmetrical east elevation. The north elevation has a full width porch with square posts and railings that encircle the first floor and the roof. Wood windows are arranged singly, in pairs, and in bands of three. Two pairs of multi-light French doors open onto the side porch.

A two-car garage with a side gable roof stands at the southwest corner of the lot facing north. The driveway connects to East 56th Terrace rather than Brookside Boulevard.

205. 2 East Concord Avenue Contributing
Mr. W.G. Baird Residence 1909
Architect: unknown Builder: Adam E. Madorie
Colonial Revival

National Register of Historic Places
Continuation Sheet

Section number 7 Page 69

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

This 2 1/2 story Colonial Revival dwelling has limestone foundation, stucco walls and a side gable asphalt shingle roof. A front gable dormer rises through the center of the south roof slope. The full-width screened porch that spans the front facade has painted brick piers. Non-historic windows are arranged singly and in pairs in the historic openings. Exterior brick chimneys rise through the west gable peak and toward the rear on the east elevation. A one-car garage is integrated into the lower level at the rear of the house. The garage faces west as the driveway connects to Main Street rather than East Concord Avenue.

Stone planters mark the southeast and southwest corners of the lot. The painted planters also flank the entrance to the concrete walkway leading to the house as well as the driveway on the west side of the property.

206. 3 East Concord Avenue Contributing
Frank L. Miller Residence 1919
Architect: unknown Builder: J.C. Nichols Company
Prairie School

This two-story Prairie School dwelling has a limestone foundation, stucco walls, and an asphalt shingle hip roof. The L-shaped massing of the house is complemented by the gabled porch that extends across the long arm of the L and wraps around the west end wall. Square stucco and decorative wood posts support the porch roof. A front gabled portico with slightly battered stucco piers leads to the historic front door at the center of the facade. The original wood windows, arranged singly and in bands of three, have multi-light upper sashes. Soffits are vinyl. A one-car garage is integrated into the lower level on the west elevation.

207. 10 East Concord Avenue Contributing
Ida B. Burr Residence 1914
Architect: Michaelis & Eyssell
Colonial Revival/Dutch Colonial

This 2 1/2 story house has a limestone foundation and the distinctive gambrel roof that identify its Dutch Colonial subtype of the Colonial Revival style. The limestone foundation rises to clad the first story, while the upper floors are wood shingled. The asphalt-shingled gable-front roof has cornice returns, and a wide fascia runs below the eaves on the side walls. An exterior limestone chimney rises on the west side, piercing the soffit and roof near the front of the house. A partial width front porch has limestone posts supporting a gable front roof. Historic wood double-hung windows have multi-light upper sashes. They are arranged singly, except for a triple unit in the gable peak.

A two-car garage with horizontal and vertical boards and front gable, composite shingle roof stands at the northeast corner of the lot.

208. 11 East Concord Avenue Contributing
Charles E. Thompson Residence 1909
Architect: Owen & Payson Builder: Albert E. Shahane
Prairie School

This two story Prairie School dwelling has a limestone foundation, stucco walls, and an asphalt shingle hip roof with wide bellcast eaves. The portico centered in the symmetrical facade also has a hip roof and stucco walls with columns at the outer corners. The limestone porch extends east and forward (north)

National Register of Historic Places
Continuation Sheet

Section number 7 Page 70

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

from the body of the house. It has a flat roof. Wood double-hung windows are arranged singly. The house also retains its original wood front door.

A two-car garage with a front gable roof stands at the southeast corner of the lot. A gabled hood extends over the pedestrian entrance at the southwest corner of the garage. This garage appears to have been constructed outside the period of significance and is therefore non-contributing.

209. 12 East Concord Avenue Contributing
George P. Whyte Residence 1914
Architect: unknown
Prairie School

This two story Prairie School dwelling has a limestone foundation, stucco walls and an asphalt shingle hip roof with wide eaves. An arched hood supported on corbeled brackets shelters the front door. Extensions of the massing on the east and west ends have porches in the first story and enclosed living space in the second story. The porches have gently arched openings. Wood double hung sashes fill the window openings.

A one-car garage with clapboard siding and a front gable roof stands on the east side of the lot at the northeast corner of the house.

210. 15 East Concord Avenue Contributing
Oscar A. Brown Residence 1909
Architect: Herman J. Stroeh Builder: Shahoue and Johnston
Craftsman

The two-story Craftsman bungalow has a limestone foundation, stucco walls, and an asphalt shingle side gable roof with prominent cross-gables on the front and rear elevations. The front-facing gable integrates the partial-width front porch. Grouped columns support the porch roof and the limestone foundation rises to form solid porch railings. The house retains its original wood front door and wood windows. Since the 1940s, the front roofline was trimmed to create tight eaves.

A two-car garage with a front gable roof stands at the southeast corner of the lot. A 1 1/2 story outbuilding with a gabled roof and gabled dormers stands at the southwest corner of the lot.

211. 16 East Concord Avenue Contributing
William E. Smith Residence 1915
Architect: unknown
Prairie School

This 2 1/2 story Prairie School house has a limestone foundation, stucco walls and an asphalt shingle side-gable roof with wide eaves. The gable ends of the roof are pedimented. An exterior brick chimney rises through the eave line on the east wall in front of the roof ridge. At the second story, the corners of the massing are canted with single windows placed in three planes. A partial width hip roof porch fills the center bay of the symmetrical three-bay facade. Three widely spaced posts support each of the front roof corners. Small pent roof segments extend the porch roofline over the windows in the adjacent bays. Small corbeled brackets support the ends of the pent roof. There is a rectangular medallion at the second story above the porch roof. Double-hung wood windows have multi-light upper sashes. At the rear of the house is a rectangular garage addition.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 71

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

212. 19 East Concord Avenue Contributing
W. Scott Bates Residence 1910
Architect: unknown Builder: John V. Walker
Craftsman

This 2 1/2 story Craftsman dwelling has a limestone foundation that rises to clad the first story walls. The upper story walls are shingled, creating the Kansas City Shirtwaist vernacular style. Asphalt shingles cover the gable front roof, which has wide eaves and decorative brackets. Gabled dormers rise from the east and west roof slopes. A gable front porch projects from the southeast corner of the massing and extends along the east side of the house. There is a projecting oriel window on the west elevation. Double-hung wood windows have a one-over-one configuration. They are arranged singly, except in the gable peaks and dormers where they are tripled. There is a one story addition on the rear elevation.

A one-car garage with a front gable roof stands at the southeast corner of the lot.

213. 21 East Concord Avenue Contributing
Dr. G. Wilse Robinson Residence 1910
Architect: Frederick C. Gunn Builder: Patrick J. Morley
Colonial Revival

This two story Colonial Revival dwelling has a limestone foundation, clapboard walls, and an asphalt shingle side gable roof. The roof has boxed eaves and cornice returns in the gable end. Pedimented dormers, with a medallion in the gable peak, rise through the center of the north and south roof slopes. Exterior brick chimneys rise on the side walls just north of the ridge. A full-width porch spans the symmetrical front (north) facade. The porch has heavy Doric columns, a wide frieze, and mutules. A wood railing encircles the porch roof. The wood front door has slender multi-light sidelights. Double-hung windows have multi-light upper sashes. They are arranged singly, except for a pair of small windows at the center of the facade. A two-story addition spans the rear elevation.

A shared two-car garage with a front gable roof stands at the southeast corner of the lot. The garage is shared with 27 East Concord Avenue.

214. 24 East Concord Avenue Contributing
Harry A. & Viola Allshouse Residence 1909
Architect: unknown Builder: Clarence D. Remely
Craftsman

This 1 1/2 story Craftsman has a limestone foundation, stucco walls, and a side-gabled asphalt shingle roof. A complex dormer (shed with a central front gable) with false half-timbering fills most of the south roof slope. There is also a similar dormer on the rear of the house. The full-width porch is integrated below the wide sloping roofline. The limestone foundation rises to form the porch railing. A small gable-front projection marks the porch entrance. Groups of square posts support the porch roof, and brackets adorn the eaves on all elevations. The house has double-hung wood windows and a wood front door.

A two-car shared garage with vinyl siding and a flat roof with double front gable parapet stands at the northeast corner of the lot.

215. 26 East Concord Avenue Contributing

National Register of Historic Places
Continuation Sheet

Section number 7 Page 72

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

Charles P. Bryant Residence 1909
Architect: unknown Builder: Clarence D. Remely
Prairie School

This 2 1/2 story Prairie School dwelling has a limestone foundation. Rough-textured limestone clads the first story walls. The upper story walls are clapboard, creating the Kansas City Shirtwaist vernacular style. Asphalt shingles clad the steep hip roof. Single hip dormers rise at the center of each roof slope. The wide soffits are vinyl. A full-width porch spans the south facade. Rough limestone piers rise from the foundation to support the outer corners of the porch roof. Double-hung windows have multi-light upper sashes. They are arranged singly, except in the dormer, where the windows are paired. The wood front door has sidelights.

A two-car shared garage with vinyl siding and a flat roof with double front gable parapet stands at the northwest corner of the lot.

216. 27 East Concord Avenue Contributing
John E. Beatt Residence 1913
Architect: Andrew B. Anderson Builder: Joseph O. Swanson
Colonial Revival

This 2 1/2 story dwelling has elements of Craftsman and Colonial Revival styling. It has a limestone foundation, stucco walls, and an asphalt shingle side-gable roof. Two small gable front dormers rise through the front (north) roof slope, while a shed dormer spans most of the rear facade. The full-width porch has square posts supporting the hip roof. Double-hung wood windows have multi-light upper sashes. They are generally single, although there is a tripartite Palladian-influenced arrangement at the center of the front facade.

A shared two-car garage with a front gable roof stands at the southwest corner of the lot. The garage is shared with 21 East Concord Avenue.

217. 28 East Concord Avenue Contributing
William B. Davis Residence 1909
Architect: unknown Builder: Clarence D. Remely
Craftsman

This 2 1/2 story Craftsman dwelling has a limestone foundation that rises to clad the first story walls. The upper story walls are stucco, creating the Kansas City Shirtwaist vernacular style. Asphalt shingles clad the gable-front roof and the gabled dormers. All of the roof lines have wide eaves with vinyl soffits and cornice returns in the gable ends. A large exterior limestone chimney rises on the west elevation. The front porch wraps around the southeast corner of the building. Square limestone posts support the flat porch roof. A large two story addition on the rear of the building includes an attached garage and a deck.

A stucco one-car garage with a front gable roof stands at the northeast corner of the lot.

218. 32 East Concord Avenue Contributing
Hunter C. Moore Residence 1913
Architect: Harry I. Goddard Builder: William B. Wear
Colonial Revival

National Register of Historic Places
Continuation Sheet

Section number 7 Page 73

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

This two story Colonial Revival dwelling has a limestone foundation, red brick walls, and an asphalt shingled side-gable roof. The roof has pedimented gable ends and vinyl soffits. The main entrance is centered in the symmetrical facade. It features a gabled door hood with cornice returns and brackets. A multi-light transom and sidelights frame the wood door. Single windows have multi-light upper sashes. There is a two-story enclosed porch on the east end of the main block.

219. 37 East Concord Avenue Contributing
Gustave A. Kuhn Residence 1909
Architect: Frank R. Graves Builder: J.C. Nichols Company
Prairie School

This 2 1/2 story Prairie School dwelling has a limestone foundation, brick first story walls and stucco second story walls. The two types of wall cladding create the Kansas City Shirtwaist vernacular style. The asphalt shingle hip roof and hip dormers have very deep sloped eaves. The roof of the full width porch has a similar shape. It has slender brick posts and a wood picket railing. At the front corners of the second story are small oriels. Double-hung wood windows are arranged singly, except for a pair of small casement windows centered at the 2nd story of the facade.

A two-car garage with a hipped roof stands at the southeast corner of the lot.

220. 39 East Concord Avenue Contributing
James B. and Dorothy Wallace Residence 1910
Architect: Clarence E. Shepard Builder: Clarence E. Shepard
Craftsman

This two story Craftsman bungalow has a limestone foundation, stucco siding and an asphalt shingle side gable roof with wide sloping eaves. A shed roof wall dormer dominates the front (north) and rear (south) elevations. An exterior limestone chimney rises on the west elevation just north of the ridge. The wraparound porch projects from the northeast corner of the house. The non-historic north leg has a flat roof and vertical wood screening. The historic east leg has a gable roof. Double-hung wood windows are arranged singly, except for a tripled arrangement in the first story

221. 40 East Concord Avenue Contributing
Clifford R. Murry Residence 1909
Architect: Frank R. Graves Builder: J.C. Nichols Company
Craftsman

This 2 1/2 story Craftsman has a limestone foundation. Painted brick clads the first story and clapboards clad the second story, communicating the vernacular Kansas City Shirtwaist style. The asphalt shingle side gable roof has wide sloped eaves with decorative rafter tails and knee braces. Gable front dormers rise from the center of the front and rear roof slopes. The full width porch has a shed roof with similar detailing. Groups of wood posts resting on brick bases support the roof. The low wood railing has square pickets. Double-hung wood windows have multi-light upper sashes. The windows are mainly single, although there is a pair in the dormer, a triple band at the center of the second story, and a quadruple band in the first story. The banded windows have decorative casement sashes.

A small shed with wood siding and a gable roof stands at the northeast corner of the lot.

222. 43 East Concord Avenue Contributing

National Register of Historic Places
Continuation Sheet

Section number 7 Page 74

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

Joseph E. Hoopes Residence 1918
Architect: unknown
Craftsman

This two story Craftsman dwelling has a limestone foundation, stucco walls and an asphalt shingle gable front roof with a cross-hip wing. The roof has wide eaves with cornice returns in the gable ends. There is a small hip dormer on the west elevation opposite the two-story wing. An interior brick chimney rises on the ridge toward the rear of the house. Double-hung wood windows are arranged in bands of three unified by a common molding. A hip door hood supported on knee braces shelters the wood entrance door and stoop.

A one-car garage with a front gable roof stands at the southeast corner of the lot.

223. 44 East Concord Avenue Non-Contributing
Curtis Hill Residence 1911
Architect: unknown Builder: Edgar B. Albertson
Craftsman

This two story dwelling has a limestone foundation, vinyl siding and an asphalt shingle roof. The complex roof line includes a front gable with cornice returns, shed wall dormers on the east and west sides, a three-window oriel at the second story and an enclosed hip roof porch across the front elevation. The porch has been converted to indoor living space. An exterior chimney rises on the west elevation. Non-historic double-hung vinyl sashes fill the window openings. The front door is also non-historic. Exterior renovations removed all evidence of the building's historic features and finishes, and it no longer communicates its associations with its period of construction, rendering it non-contributing.

A stone retaining wall runs along the north edge of the property adjacent to the concrete sidewalk.

224. 47 East Concord Avenue Contributing
Frank P. & Nellie McGuigan Residence 1911
Architect: unknown Builder: Clarence L. Brown
Colonial Revival

This 2 1/2 story Colonial Revival dwelling has a limestone foundation, stucco walls and a pedimented asphalt shingle side gable roof. An exterior limestone chimney rises prominently on the east elevation. Two pedimented dormers rise from the front roof slope. The symmetrical facade features single, double-hung wood windows with multi-light upper sashes. At the center of the second story is a small pair of multi-light casement windows. A flat roof portico below the casement windows shelters the historic wood front door. A one-car garage with a flat roof attaches to the east side of the house.

225. 5220 Grand Street Non-Contributing
George Hayward Residence 1921
Architect: Alice G. Jackson
Prairie School

This two-story house has a limestone foundation, stucco walls and an asphalt shingle roof. It appears that it was originally designed in the Prairie School style or as a Foursquare, but alterations have enclosed the front porch and expanded the massing to the east. The two-story east addition has full-height vertical bands of fixed windows, while the body of the house has double-hung windows. A one-car garage is

National Register of Historic Places
Continuation Sheet

Section number 7 Page 75

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

integrated into the lower level of the house on the north elevation. Exterior renovations removed all evidence of the building's historic features and finishes, and it no longer communicates its associations with its period of construction, rendering it non-contributing.

226. 5230 Grand Street Contributing
Frederick & Gussie Wheeler Residence 1909
Architect: Washington Irving Morley Builder: William M. Walker
Craftsman

This two story Craftsman dwelling has a limestone foundation, wood shingle walls, and an asphalt shingle gable roof. The east roof slope extends over the porch to give the roofline a saltbox shape. Three gable front dormers rise from the east roof slope. All of the eaves are deep and sloped and adorned with knee braces. The wrap around front porch is also gable-front. It has heavy battered stone piers. The east side of the porch has been enclosed with glazed sashes in the bays between the piers. Double-hung wood windows have decorative upper sashes.

At the rear of the property is a detached one car garage. The garage has a gable-front massing, wood shingle walls and an asphalt shingle roof.

227. 5421 Main Street Contributing
Roger Rankin Residence 1912
Architect: unknown Builder: Day K. Smith
Colonial Revival

This 2 1/2 story house has a limestone foundation, clapboard siding, and an asphalt shingle jerkinhead roof. Small gable dormers rise from the east and west roof slopes. The entrance is centered on the west elevation, and a full-width porch spans the north elevation. The porch has square posts and railings with square balusters between the posts and encircling the roof. The symmetrical arrangement of the facades conveys elements of the Colonial Revival style while the jerkinhead roof is a Craftsman element. Multi-light wood windows include double-hung and casement sashes. The wood front door and is centered on the west elevation. It has a concrete stoop and a decorative door hood.

A detached two-car garage, with a gabled roof and shingle siding, stands at the south property line. It was built in 1917 for the owner, Roger Rankin.

228. 5431 Main Street Non-Contributing
Budd and Ira W. Anderson Residence 1954
Architect: unknown Builder: Charles Brooder
Modern Movement - Minimal Traditional

This 1 1/2 story Minimal Traditional dwelling has a limestone foundation, vinyl walls and an asphalt shingle cross gable roof. The primary mass of the house is gable front. This is augmented by a secondary, shallow gable-front mass on the front elevation and the side-gabled attached garage. The secondary mass has brick veneer beneath the wide vinyl gable. Wood windows have multi-light sashes. They are primarily double-hung but also include a tripartite Chicago style window next to the front door and single casement sashes. The wood front door has a small concrete stoop with wrought iron railings. While the resource retains integrity, it was constructed outside the period of significance and is therefore non-contributing.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 76

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

229. 5433 Main Street Contributing
James E. Houston Residence 1920
Architect: unknown Builder: James Murray
Prairie School

This two story Prairie School dwelling has a limestone foundation, stucco walls and an asphalt shingle hip roof. The wide eaves have vinyl soffits. A hip dormer with three louvered vents rises at the center of the west roof slope. The main mass of the building extends to the south with a two-story enclosed sun porch. The double-hung wood windows are arranged mostly in pairs, although they are banded across the south end of the sun porch. The entrance at the center of the facade is framed by stucco pilasters and a standing seam metal-clad hip roof. The pair of glazed doors does not appear to be historic. A one-story gabled south wing connects the main block of the house with the 1 1/2 story three-car attached garage. The stucco garage has a front gable roof.

230. 5520 Oak Street Contributing
August G. Chapman Residence 1916
Architect: Herman J. Stroeh Builder: Earl C. Hallar Construction Co.
Prairie School

This two story Prairie School house has a limestone foundation, stucco walls and an asphalt shingle hip roof with wide eaves. The one story full-width porch on the south elevation and the portico at the center of the east elevation have hip roofs, stucco posts and arched openings. Double-hung wood windows have multi-light upper sashes. Most are arranged in bands of three. The house also retains its wood front door.

There is a circle drive in front of the house with limestone piers marking the entrances. A one car detached stucco garage with a hip roof stands at the northwest corner of the property.

231. 5530 Oak Street Contributing
James F. Oliphant Residence 1912
Architect: unknown Builder: Clarence L. Brown
Colonial Revival

This two story Colonial Revival house has a limestone foundation, stucco walls and an asphalt shingle hip roof. A hip roof porch wraps around the east and north elevations. Paneled wood posts support the roof. The roof lines have wide eaves with vinyl soffits. Double-hung wood windows have multi-light upper sashes and black shutters. The two story sun porch on the south elevation is enclosed at the first story and screened at the second story.

At the southwest property line is a detached two-car stucco garage with a hip roof. A limestone wall separates the yard from Oak Street.

232. 5400 Westover Road Non-Contributing
Architect: unknown 1972
Modern Movement - Split Level

This 1 1/2 story split level dwelling has a concrete foundation, brick and wood paneled walls and an asphalt shingle gable-on-hip roof. A two car garage is integrated into the lower level at the east end of the dwelling. Above the garage is a gable front mass with a faux-balcony. The main wall sits back from the gable peak. Timber posts support the gable peak and a railing with an open design spans this width.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 77

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

Wood double-hung windows have multi-light sashes. They are arranged singly and in pairs. The main hip roof also projects in front of the front plane of the dwelling to create a small porch near the front door. The porch has a wrought iron railing. While the resource retains integrity, it was constructed outside the period of significance and is therefore non-contributing.

233. 5410 Westover Road Non-Contributing
Herbert M. Hayward Residence 1916
Architect: unknown
Prairie School

This two-story Prairie School house has a limestone foundation, vinyl siding and soffits, and a hip roof. The front porch has been awkwardly enclosed with vinyl siding, infill panels, and sliding windows, although the front edge of the shed roof, corner brackets and columns remain visible. Double-hung wood windows have multi-light upper sashes. They are arranged singly and in pairs. A brick chimney rises near the center of the roof. The vinyl siding and alterations to the front porch significantly obscure the character-defining features of the property and render it non-contributing to the district.

234. 5414 Westover Road Contributing
Earl E. Moffett Residence 1916
Architect: unknown
Prairie School

This 2 1/2 story Prairie School house has a limestone foundation, brick and stucco walls and an asphalt shingle hip roof with wide eaves. A hip dormer rises at the center of the front roof slope. The wraparound porch also has a hip roof supported on Tuscan columns. The west side of the porch is enclosed with screen panels. Double-hung wood windows have multi-light upper sashes with vertical muntins. They are arranged singly on the first floor and in pairs in the upper floors. The house also retains its original wood front door.

A one-car stucco garage with a hip roof stands behind the house at the north end of the triangular lot.

235. 5418 Westover Road Contributing
Frank B. Root Residence 1916
Architect: unknown Builder: Joseph Albert Rose
Craftsman

This 2 1/2 story Craftsman house has a limestone foundation, wood shingle walls, and an asphalt shingle complex double-gable roof with deep soffits and exaggerated cornice returns. The main roof has an M shape that faces front (south). Wide shed dormers span the east and west roof slopes. A small enclosed vestibule near the center of the asymmetrical facade contains the main entrance. It has a gable front roof with decorative rafter tails and narrow sidelights flanking the door. A rusticated limestone chimney also rises on the facade, piercing the ridge of the eastern gable. Fenestration is varied and includes a combination of tripartite windows (casement sashes flanking picture windows), double-hung sashes and paired casement windows. The casement sashes and upper sashes of the hung windows have multiple lights. Most of the windows on the front elevation have shutters. A garage is integrated below the eastern most bay of the facade. It has historic trifold wood doors.

A one-story outbuilding at the northwest corner of the lot has wood siding and a gabled and hipped roof.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 78

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

236. 5422 Westover Road Contributing
Ida Downs Murray Residence 1916
Architect: unknown
Colonial Revival

This two-story Colonial Revival house has a limestone foundation, vinyl siding and an asphalt shingle hip roof with wide eaves. The three-bay facade has an asymmetrical organization. The entrance is roughly at the center of the facade. It has a gabled portico supported by square posts that have a "capital" detail near the top. The heavy triangular molding within the gable evokes a pediment. Double-hung windows have multi-light upper and lower sashes. The windows are paired in the western and central bays and single on the east. An addition on the east end of the house has a similar form and materials as the main house with bands of casement windows in the first floor. Below grade, the addition houses a two-car garage.

237. 5425 Westover Road Contributing
Samuel Fletcher Residence 1910
Architect: Elmer Boillot Builder: Boggers
Craftsman

This 2 1/2 story Craftsman house has a limestone foundation, wood shingle siding, and an asphalt shingle gable-front salt box roof with exaggerated cornice returns in the gable end. The roof shape enhances the asymmetrical facade. A rusticated limestone chimney rises on the front facade, piercing the gable ridge. The front door, located at the west end of the raised first story, has flanking pilasters with a slightly battered shape. A small oriel "supported" on heavy rafter tails bulges from the second story of the west wall. A one-car garage is integrated into the lower level on the east side of the facade. The dwelling retains wood double-hung windows with multi-light sashes.

238. 5427 Westover Road Contributing
Architect: unknown 1921 (Moved 1953)
Builder: H.C. Anderson Construction Co.
Craftsman

This 1 story Craftsman bungalow has a concrete foundation, clapboard siding and an asphalt shingle hip roof. The porch covers the center half of the front (northwest) facade. Tall brick posts support short paneled and battered wood piers that carry the gabled porch roof. There is a square louvered vent in the gable peak. Wood double-hung windows are arranged in a band on the front elevation and in pairs on the side elevation. The house retains its original wood front door. A one-car garage is integrated into the lower level of the house at the northeast corner of the side (northeast) elevation.

This building was moved to this location from 5009 Main Street in 1953. While this building was moved after the period of significance for the District, it is only one of a large number of equally significant, unmoved resources and does not meet Criteria Consideration B: Moved Properties. The house was constructed in a similar neighborhood also developed by J.C. Nichols; the architectural style is compatible with the surrounding resources; and the house retains its historic features and sufficient integrity of design, materials, workmanship, feeling, and association.

239. 5438 Westover Road Contributing
George E. West Residence 1912
Architect: unknown Builder: Butler-Weaver Realty Co.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 79

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

Colonial Revival

This 2 1/2 story Colonial Revival house has a limestone foundation, stucco walls and an asphalt shingle side-gable roof with wide sloping eaves. An interior chimney rises through the ridge at the east end of the house. A wide shed roof porch spans the façade. Massive stone and square wood posts support the roof. The porch roof has a slightly-projecting gable end on the south facade. A small shed roof dormer with wood shingle siding and four small windows rises through the front roof slope above the central bay of the three-bay facade. The front entrance with sidelights is at the center of the facade on the first story. To the north of the entrance is a projecting bay window that retains wood double-hung windows with multi-light upper sashes. The other double-hung windows are arranged singly and do not have divided lights.

The open wood carport at the west corner of the lot has a gable roof with wood shingle.

240. 5448 Westover Road
Architect: unknown
Builder: Butler-Weaver Realty Co.
Craftsman

Contributing
1912

This two-story Craftsman dwelling has a brick foundation and asphalt shingle front gable roof. Painted brick clads the first story and wood lap siding clads the second story, communicating the vernacular Kansas City Shirtwaist style. An asymmetrical porch wraps around the front south and east elevations. Wood brackets and brick and battered wood posts support the front gable porch roof. Exaggerated wood brackets in the front gables are elements of the Craftsman style. The front entrance with sidelights is at the center of the facade on the first story. To the north of the entrance is a projecting bay window. An enclosed sleeping porch with a shed roof extends eastward at the north end of the second story. Single and paired double-hung windows have multi-light upper sashes. An exterior brick chimney is centered on the south elevation.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 80

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

Architects

Anderson, Andrew B. (Architect)
Armentrout, Walter E. (Architect)
Ashley, Oden (Architect)
Austin, Burtin L. (Architect)
Bill, Harry S. (Architect)
Boillot, Elmer (Architect)
Conkey, George L. (Architect)
Gabelman, Fred (Architect)
Goddard, Harry I. (Architect)
Graves, Frank R. (Architect)
Green & Dart (Architect)
Green, George Fuller (Architect)
Green, Herbert P. (Architect)
Gunn, Frederick C. (Architect)
Hertz, Albert W. (Architect)
Hook, Mary Rockwell (Architect)
Jackson, Alice G. (Architect)
Kurfiss, Selby H. (Architect)
Mack, Clyde F. (Architect)
Madorie & Fields (Architect)
Michaelis & Eysell (Architect)
Michaelis, Frederick H. (Architect)
Morley, Washington Irving (Architect)
Munch, Walter (Architect)
Opel & Torbitt Miller (Architect)
Owen & Payson (Architect)
Pickett, Frederick C. (Architect)
Rose & Peterson (Architect)
Sanneman & Van Trump (Architect)
Shepard & Belcher (Architect)
Shepard & Farrar (Architect)
Shepard, Clarence E. (Architect)
Smith, Rea & Lovitt (Architect)
Stroeh, Herman J. (Architect)
Tarbet, Samuel B. (Architect)
Vandenberg, Charles C. (Architect)

**Builders attributed to more than one
resource in Boundary Increase II**

Brown, Clarence L. (Builder)
Butler-Weaver Realty Co. (Builder)
Dawson & Caldwell (Builder)
Earl C. Hallar Construction Co. (Builder)
Hayes, Elihu W. Hayes (Builder)
J.C. Nichols Company (Builder)
Ostrom, Henry R. (Builder)
Phillips, Charles E. (Builder)
Pierce, Sibley A. (Builder)
Remely, Clarence D. (Builder)
Riley, F.C. (Builder)
Shepard, Clarence E. (Builder)
Smither, John M. (Builder)
Walker, William M. (Builder)

National Register of Historic Places
Continuation Sheet

Section number 8 Page 81

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

SUMMARY

The Simpson-Yeomans/Country Side Historic District (Boundary Increase II) is significant under National Register Criterion A for the area of COMMUNITY PLANNING AND DEVELOPMENT and under National Register Criterion C for the area of ARCHITECTURE. The 379 contributing resources (404 total resources) between Main Street and Brookside Boulevard, East 52nd and East 57th Streets, Kansas City, Jackson County, Missouri, were constructed in the same time period and exhibit the same character-defining features as the contributing resources in the original district and in the 2000 Boundary Increase, adjacent to the west.ⁱⁱⁱ Boundary Increase II encompasses the Rockhill Park, Rockhill Park Extension, Rockhill Place, and Bowling Green subdivisions, platted between 1907 and 1911. While they were not part of the historic Simpson family property, they were also developed by J.C. Nichols and L.R. Wright and embody the same planning concepts, scale of construction, and building materials as the current district. In 1924 the subdivisions in Boundary Increase II formally joined with the subdivisions of the existing district to create the Country Side Homes Association. Boundary Increase II expands the boundaries of the existing district to incorporate all of the single-family residential neighborhoods historically associated with the Country Side Homes Association. Together, the listed district and Boundary Increase II form a visually cohesive neighborhood. Like the original district and Boundary Increase I, Boundary Increase II contains excellent examples of architect-designed residences that express a wide variety of formal and vernacular architectural styles popular in Kansas City during the period of significance. Although no specific period of significance was stated in the original nomination, Boundary Increase I defines the period of significance as beginning in 1908 with the earliest date of construction, and ending in 1950, the fifty-year closing date for periods of significance where activities begun historically continue to have importance but no more-specific date can be defined. The period of significance for Boundary Increase II begins in 1907 and ends in 1930, the earliest and latest dates of construction for contributing resources.

ELABORATION

HISTORY OF BOUNDARY INCREASE II

The Simpson-Yeomans/Country Side Historic District (Boundary Increase II) expands the boundaries of the existing district to include fourteen blocks east of the current district boundary. The nominated area includes the Rockhill Park, Rockhill Park Extension, Rockhill Place, and Bowling Green subdivisions. The nominated subdivisions represent the earliest platted residential subdivisions developed by Jesse Clyde (J.C.) Nichols in the Country Club District of Kansas City, Missouri and illustrate his vision for neighborhood planning and design. Notable features include streets adapted to the topography and blocks laid out with a dominant east-west orientation.

ⁱⁱⁱ The Simpson-Yeomans/Country Side Historic District was listed in the National Register of Historic Places 6 September 1984; Simpson-Yeomans/Country Side Historic District (Boundary Increase) was listed in the National Register 26 May 2000.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 82

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

The Rockhill Park subdivision, platted in April 1907, includes five blocks bounded by Main Street and Brookside Boulevard, East 53rd and East 55th Streets. This was the second plat that Nichols filed and his first subdivision to incorporate streets that respected the contours and natural features of the land. William Rockhill Nelson had pioneered this concept in Kansas City a few years earlier. Rockhill Road, a tree-lined boulevard, winds up and down gentle hills through Nelson's Rockhill residential neighborhood, which straddles Brush Creek east of Oak Street.^{iv} Nichols incorporated the prominent "Rockhill" name along with the development concept in the Rockhill Park plat. In the plat Nichols arranged Brookside Boulevard to follow a meandering streambed that lay just east of the subdivision and parallel to the Dodson dummy railroad right-of-way. The strong north-south curves of the boulevard prompted Nichols to lay out blocks with a dominant east-west orientation rather than the conventional north-south orientation.^v In order to maintain local street-naming practices, intermediate east-west streets were inserted between the numbered streets. Some of these streets retain their original names, such as Concord Avenue, while others have been renamed with a "Numbered Street Terrace" convention. Berkley Avenue, for instance, is now East 54th Terrace.

In November 1907, Nichols filed a plat for the Rockhill Place subdivision, extending north of Rockhill Park to East 52nd Street. Grand Street, the east boundary of Rockhill Place, curves westward up and over a slight hill. Rockhill Park Extension, also filed in 1907, re-platted the east end of the northernmost block in Rockhill Park, including the small island between Grand Street and Brookside Boulevard.

Another local developer, L.R. Wright, filed a plat for the Bowling Green subdivision in March 1911. This subdivision includes four blocks bounded by Main Street, Brookside Boulevard, East 55th and East 57th Streets, and the blocks between Brookside Boulevard and Oak Street along East 55th Terrace and the north side of East 56th Street. The terrain is much flatter between East 55th and East 57th Streets, and thus there was little need to alter the street grid to respond to the topography. Brookside Boulevard cuts through the subdivision creating angled lots on the adjacent blocks. Wright maintained the east-west orientation of numbered Streets and Terraces as established by Nichols. The lots in Bowling Green are slightly wider than those in the Nichols subdivisions, resulting in slightly larger houses.

J.C. Nichols initiated the formation of neighborhood homes associations once each subdivision had a sufficient number of residents. The Country Side Homes Association met for the first time on April 15, 1924. At first the Association included only the properties in the South Country Side and Bowling Green subdivisions, between Wornall Road and Oak Street, from 55th to 57th Streets. By the end of the year the Country Side, Country Side Extension, Rockhill Park, and Rockhill Place subdivisions had also joined the Country Side Homes Association.^{vi}

^{iv} William S. Worley, *J.C. Nichols and the Shaping of Kansas City*, (Columbia, MO: University of Missouri Press, 1990) 61.

^v Worley, 96.

^{vi} *J.C. Nichols Company Scrapbooks*. Compiled by Faye Littleton. vols. (Microfilm) Kansas City, MO, 1954-1981. Western Historical Manuscript Collection – Kansas City, University of Missouri, Kansas City. Nichols Scrapbooks, volume 7, page 148, and volume 8, page 137. Western Historical Manuscript Collection, University of Kansas City, Missouri.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 83

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

Nichols wanted to develop upscale residential neighborhoods. Beginning with Rockhill Park, he filed deed restrictions with the plats. These were designed to attract a specific type of homeowner in order to create a "respectable" neighborhood standard. The deed restrictions prohibited commercial land uses; placed racial restrictions on property ownership; established a minimum value for house construction (between \$2,000 and \$5,000); specified a front yard setback of 30 - 40 feet; and prohibited billboards, privies, and raising hogs.^{vii} The minimum cost provision would prohibit the construction of smaller homes, while the setback requirements would ensure a consistent streetscape and promote neighborhood cohesion.

Wright filed three standard deed restrictions with his Bowling Green subdivision: minimum construction costs, prohibition of billboards, and racial restrictions for property owners. While these restrictions were significantly fewer than those of Nichols subdivisions, when Bowling Green joined the Country Side Homes Association the residents elected to adopt the stricter Nichols deed restrictions.^{viii}

Like the residents of the listed district, the original residents in Boundary Increase II held a wide variety of occupations. Many were prominent members of Kansas City's commercial and professional community. Business owners, managers, and vice presidents made their homes in the Country Side neighborhood. Doctors, engineers, grocers, railroad ticket agents, and salesmen also resided here. The size and stature of homes in the District reflects this range of middle and upper incomes.^{ix}

ARCHITECTURE

Like the buildings presently within the district boundaries, the nominated area reflects the variety of architectural styles and design preferences popular in Kansas City during the first decades of the twentieth century. The Prairie School, Craftsman, Colonial Revival, Classical Revival, and Tudor Revival styles, all common in the original nomination and Boundary Increase I, are also well-represented in Boundary Increase II. While the nominated resources employ styles that were popular nationwide, there are also excellent examples of local interpretations and influences. While the secondary structures do not employ formal architectural styles, they often incorporate simplified stylistic features borrowed from the main house, such as façade material and roof shape.

The seven resources constructed outside the period of significance are scattered throughout Boundary Increase II. The six resources identified as Modern Movement include four Split Level dwellings, one simple Ranch house, and one Minimal Traditional residence. One Colonial Revival dwelling was constructed in 2007. Although they fall outside the period of significance, most of these resources retain integrity and reflect the on-going evolution of the residential neighborhood.

^{vii} Worley, 33.

^{viii} Worley, xvi. A similar scenario arose in Wright's unsuccessful Westwood Park development, just north of Nichols' Sunset Hill neighborhood. Platted in 1913 with Wright's three standard deed restrictions, many of the lots in the small subdivision remained unsold eight years later. Nichols purchased the undeveloped lots in 1921, imposed his more-restrictive covenants, and sold more lots in one month than Wright had to date (Worley, 132). Worley, 133.

^{ix} Kansas City Historic Preservation Office, Citywide Planning Division, City Planning and Development Department, *Country Side Survey*, Microsoft Access Database, 2009.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 84

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

The distribution of architectural styles among the 228 contributing single dwellings includes:

Craftsman	96
Prairie	72
Colonial Revival	52
Tudor Revival	7
Classical Revival	1

Architects and Builders

Several prominent Kansas City architects designed residences in Boundary Increase II. These designs expressed a range of popular styles, illustrating the designers' familiarity with local and national architectural trends. Houses in Boundary Increase II include the work of Frederick Gunn (21 East Concord Avenue), Selby Kurffis (28 East 56th Street), and Smith, Rea & Lovitt (42 East 55th Terrace). Clarence E. Shepard, Harry S. Bill, and Michaelis & Eyssell each designed four residences in the nominated area, and Owen & Payson, Alice G. Jackson, and Elmer Boillot each designed two residences.

Building permits listed 178 different builders for the resources in Boundary Increase II. Many of these builders constructed only one residence in the District while fourteen builders (listed above) constructed two or more residences.

Clyde F. Mack was the most prolific architect in Boundary Increase II, designing thirteen Colonial Revival and Prairie School residences between 1910 and 1913. Mack employed builder Clarence L. Brown to erect all but one of these residences. Brown was a very popular builder in the nominated area and is associated with a total of 45 residences. Independently and together, Clyde F. Mack and Clarence L. Brown designed and built stately residences for Kansas City's prominent businessmen and merchants throughout the first quarter of the twentieth century.

Clyde F. Mack

Clyde Frederick Mack was born in Hillsdale, Iowa in 1887. By 1904 he had moved to Kansas City and was employed as a draftsman. Mack worked for various architects around Kansas City in this capacity for seven years, including two years with Wilder & Wight in 1909 and 1910. He began an independent practice around 1910, at which time he shared office space downtown in the R.A. Long Building with builder Clarence Brown. Mack continued his solo practice from offices in Midtown Kansas City from 1914 – 1920. In 1920 he became Chief of Staff for the prominent architecture firm Keene & Simpson and in 1945 joined the office of architects Marshall & Brown. In 1955 Mack moved to Chattanooga, Tennessee where he again started his own office. Mack died in 1994.^x

^x City Directories for Kansas City, Missouri, 1900 – 1956, Microfilm, Missouri Valley Special Collections, Kansas City Public Library. *Pen and Sunlight Sketches of Greater Kansas City, America's Most Progressive Metropolis* (Kansas City, MO: American Illustrating Co., c.1914) 173, 175. Missouri Valley Special Collections, Kansas City (Missouri) Public Library. American Institute of Architects, *American Architects Directory*, 2nd ed., (R.R. Bowker, LLC, 1962), 449, available on line at AIA Historical Directory, <http://communities.aia.org/sites/hdoaa/wiki/Wiki%20Pages/Find%20Names.aspx> (accessed February 3, 2011).

National Register of Historic Places
Continuation Sheet

Section number 8 Page 85

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

Clarence L. Brown

Clarence L. Brown first appears in the 1907 city directory, working in the real estate field. He switched to the construction field the following year. Brown shared office space with Clyde Mack from 1910 – 1913, after which he disappears from city directories.^{xi}

CONCLUSION

The Simpson-Yeomans/Country Side Historic District (Boundary Increase II) expands the boundaries of the existing district to incorporate all of the single-family residential neighborhoods historically associated with the Country Side Homes Association. The nominated area reflects the same neighborhood planning concepts as well as the same quality and variety of architecture present in the current district. The 379 contributing resources (404 total^{xii}) were designed using many of the architectural styles popular at the time they were constructed. Boundary Increase II, along with the existing district, reflects a cohesive upscale residential neighborhood formally planned in the early decades of the twentieth century.

^{xi} City Directories for Kansas City, Missouri, 1900 – 1956, Microfilm, Missouri Valley Special Collections, Kansas City Public Library.

^{xii} The 404 total resources include the dwelling at 54 East 53rd Terrace, previously listed in the National Register.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 86

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

BUILDINGS BY ARCHITECTURAL STYLE

Craftsman

15	E	52nd	Street	1908
47	E	52nd	Street	1908
43	E	52nd	Street	1911
39	E	52nd	Street	1908
35	E	52nd	Street	1921
21	E	52nd	Street	1908
26	E	53rd	Terrace	1912
33	E	53rd	Terrace	1913
34	E	53rd	Terrace	1915
38	E	53rd	Terrace	1914
39	E	53rd	Terrace	1926
49	E	53rd	Terrace	1913
12	E	53rd	Terrace	1909
58	E	53rd	Terrace	1920
40	E	53rd	Terrace	1914
62	E	53rd	Terrace	1922
9	E	53rd	Street	1909
20	E	53rd	Street	1915
17	E	53rd	Street	1923
9	E	53rd	Terrace	1909
26	E	53rd	Street	1910
29	E	53rd	Street	1909
33	E	53rd	Street	1911
34	E	53rd	Street	1909
40	E	53rd	Street	1922
44	E	53rd	Street	1909
45	E	53rd	Street	1909
48	E	53rd	Street	1910
49	E	53rd	Street	1908
50	E	53rd	Street	1912
55	E	53rd	Street	1910
41	E	53rd	Street	1913
15	E	53rd	Street	1909
17	E	54th	Street	1910
60	E	54th	Street	1910
50	E	54th	Street	1922
46	E	54th	Street	1907
45	E	54th	Street	1912
41	E	54th	Street	1919
40	E	54th	Street	1919
37	E	54th	Street	1920
36	E	54th	Street	1915
24	E	54th	Street	1919
16	E	54th	Street	1909
1	E	54th	Street	1910
16	E	54th	Terrace	1912

National Register of Historic Places
Continuation Sheet

Section number 8 Page 87

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

31	E	54th	Street	1911
3	E	54th	Terrace	1922
25	E	54th	Terrace	1912
12	E	54th	Terrace	1915
46	E	55th	Terrace	1910
222	E	55th	Terrace	1911
218	E	55th	Terrace	1911
215	E	55th	Terrace	1911
214	E	55th	Terrace	1911
210	E	55th	Terrace	1913
202	E	55th	Terrace	1913
34	E	55th	Terrace	1921
27	E	55th	Terrace	1910
22	E	55th	Terrace	1909
48	E	55th	Street	1910
47	E	55th	Street	1909
40	E	55th	Street	1913
9	E	55th	Street	1925
1	E	55th	Street	1911
203	E	55th	Terrace	1913
214	E	56th	Street	1925
14	E	56th	Terrace	1910
3	E	56th	Terrace	1910
25	E	56th	Terrace	1921
218	E	56th	Street	1913
32	E	56th	Street	1912
10	E	56th	Street	1911
9	E	56th	Street	1910
234	E	56th	Street	1921
210	E	56th	Street	1912
12	E	57th	Street	1911
18	E	57th	Street	1912
		Brooksid		
5500		e	Boulevard	1918
		Brooksid		
5600		e	Boulevard	1913
		Brooksid		
5320		e	Boulevard	1926
		Brooksid		
5300		e	Boulevard	1910
		Brooksid		
5230		e	Boulevard	1909
		Brooksid		
5212		e	Boulevard	1910
19	E	Concord	Avenue	1910
24	E	Concord	Avenue	1909
28	E	Concord	Avenue	1909
39	E	Concord	Avenue	1910
40	E	Concord	Avenue	1909

National Register of Historic Places
Continuation Sheet

Section number 8 Page 88

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

43	E	Concord	Avenue	1918
15	E	Concord	Avenue	1909
5230		Grand	Street	1909
5448		Westover	Road	1912
5418		Westover	Road	1916
5425		Westover	Road	1910
5427		Westover	Road	1921 (moved 1953)

Prairie School

31	E	52nd	Street	1911
20	E	53rd	Terrace	1921
1	E	53rd	Street	1920
51	E	53rd	Terrace	1907
45	E	53rd	Terrace	1915
27	E	53rd	Terrace	1920
24	E	53rd	Terrace	1910
8	E	53rd	Terrace	1909
5	E	53rd	Terrace	1919
1	E	53rd	Terrace	1919
53	E	53rd	Street	1912
37	E	53rd	Street	1910
23	E	53rd	Street	1923
14	E	53rd	Street	1920
10	E	53rd	Street	1920
5	E	53rd	Street	1920
2	E	53rd	Street	1909
25	E	53rd	Terrace	1910
54	E	54th	Street	1909
30	E	54th	Terrace	1919
26	E	54th	Terrace	1919
22	E	54th	Terrace	1919
15	E	54th	Terrace	1919
8	E	54th	Terrace	1912
34	E	54th	Street	1911
28	E	54th	Street	1916
27	E	54th	Street	1921
20	E	54th	Street	1919
15	E	54th	Street	1911
4	E	54th	Street	1913
5	E	54th	Street	1912
44	E	55th	Street	1911
8	E	55th	Street	1914
12	E	55th	Street	1919
15	E	55th	Street	1913
7	E	55th	Terrace	1914
8	E	55th	Terrace	1913
14	E	55th	Terrace	1911
21	E	55th	Terrace	1910
31	E	55th	Terrace	1910

National Register of Historic Places
Continuation Sheet

Section number 8 Page 89

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

39	E	55th	Terrace	1910
207	E	55th	Terrace	1913
211	E	55th	Terrace	1911
226	E	55th	Terrace	1920
27	E	55th	Street	1913
4	E	56th	Terrace	1919
34	E	56th	Terrace	1913
26	E	56th	Terrace	1913
9	E	56th	Terrace	1912
230	E	56th	Street	1920
226	E	56th	Street	1913
19	E	56th	Street	1910
10	E	56th	Terrace	1910
15	E	56th	Street	1910
14	E	56th	Street	1915
3	E	56th	Street	1919
2	E	56th	Street	1918
222	E	56th	Street	1913
22	E	57th	Street	1912
26	E	57th	Street	1913
14	E	57th	Street	1912
6	E	57th	Street	1912
		Brooksid		
5416		e	Boulevard	1919
3	E	Concord	Avenue	1919
11	E	Concord	Avenue	1909
12	E	Concord	Avenue	1914
16	E	Concord	Avenue	1915
26	E	Concord	Avenue	1909
37	E	Concord	Avenue	1909
5433		Main	Street	1920
5520		Oak	Street	1916
5414		Westover	Road	1916

Colonial Revival

3	E	52nd	Street	1912
17	E	52nd	Street	1915
51	E	52nd	Street	1908
24	E	53rd	Street	1915
25	E	53rd	Street	1912
30	E	53rd	Street	1910
11	E	53rd	Terrace	1912
17	E	53rd	Terrace	1910
35	E	53rd	Terrace	1908
55	E	53rd	Terrace	1915
21	E	54th	Street	1911
5	E	54th	Terrace	1919
2	E	54th	Terrace	1911
64	E	54th	Street	1909

National Register of Historic Places
Continuation Sheet

Section number 8 Page 90

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

33	E	54th	Street	1917
8	E	54th	Street	1912
2	E	54th	Street	1922
51	E	54th	Street	1910
15	E	55th	Terrace	1915
42	E	55th	Terrace	1910
21	E	55th	Street	1919
30	E	55th	Street	1910
39	E	55th	Street	1910
45	E	55th	Street	1910
54	E	55th	Street	1915
2	E	55th	Terrace	1922
45	E	55th	Terrace	1912
50	E	55th	Terrace	1912
221	E	55th	Terrace	1911
225	E	55th	Terrace	1911
3	E	55th	Terrace	1912
20	E	56th	Terrace	1923
32	E	56th	Terrace	1913
15	E	56th	Terrace	1911
200	E	56th	Street	1915
31	E	56th	Street	1910
28	E	56th	Street	1910
25	E	56th	Street	1911
22	E	56th	Street	1910
38	E	56th	Street	1910
2	E	57th	Street	1913
		Brooksid		
5630		e	Boulevard	1910
2	E	Concord	Avenue	1909
47	E	Concord	Avenue	1911
32	E	Concord	Avenue	1913
27	E	Concord	Avenue	1913
10	E	Concord	Avenue	1914
21	E	Concord	Avenue	1910
5421		Main	Street	1912
5530		Oak	Street	1912
5422		Westover	Road	1916
5438		Westover	Road	1912

Tudor Revival

11	E	52nd	Street	1923
50	E	53rd	Terrace	1924
21	E	53rd	Terrace	1923
4	E	53rd	Terrace	1930
21	E	54th	Terrace	1924
35	E	55th	Street	1925
		Brooksid		
5544		e	Boulevard	1912

National Register of Historic Places
Continuation Sheet

Section number 8 Page 91

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

Classical Revival

28 E 55th Terrace 1909

National Register of Historic Places
Continuation Sheet

Section number 9 Page 92

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

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National Register of Historic Places
Continuation Sheet

Section number 10 Page 93

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

VERBAL BOUNDARY DESCRIPTION

The Simpson-Yeomans/Country Side Historic District (Boundary Increase II) is bounded by East 52nd Street on the north, Main Street on the west, and East 57th Street on the south. The east boundary is Brookside Boulevard, except where it jogs east to Oak Street along East 55th Terrace and the north side of East 56th Street.

BOUNDARY JUSTIFICATION

Simpson-Yeomans/Country Side Historic District (Boundary Increase II) includes all of the blocks in the Rockhill Park, Rockhill Park Extension, Rockhill Place, and Bowling Green subdivisions with two exceptions, described below. These three contiguous subdivisions, along with the subdivisions that comprise the Simpson-Yeomans/Country Side Historic District and Boundary Increase I, form the Country Side Homes Association. The Nichols Company organized the Country Side Homes Association in 1924 to protect the upscale character of these developments, which were among the earliest in Kansas City's new Country Club residential area. The boundaries of the neighborhood association (as represented by the three parts of the historic district) encompass a highly intact and cohesive residential neighborhood that has endured for over a century and that continues to embody the high-quality residential development that Nichols sought to create.

Boundary Increase II includes most of the land historically associated with the nominated plats. The north side of East 52nd Street is not part of the Country Side Homes Association and is not included in the District. The south side of East 55th Street between Brookside Boulevard and Oak Street is also excluded from Boundary Increase II because the block-long commercial development represents a property type that is distinct from the residential historic district.

National Register of Historic Places
Continuation Sheet

Section number Photo Log Page 94 Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

Name of Property: Simpson-Yeomans/Country Side Historic District (Boundary Increase II)

City or Vicinity: Kansas City

County: Jackson **State:** Missouri

Photographer: Brad Finch

Date Photographed: January 2011

Description of Photograph(s) and number:

All digital images labeled as follows: MO_JacksonCounty_SYCountrySideHDBoundaryIncreaseII_#.tif

- 1 of 30. East 52nd Street and Grand Street from Brookside Boulevard, view southwest.
- 2 of 30. 39, 43, and 47 East 52nd Street, view southwest.
- 3 of 30. Southeast corner of Main Street and East 52nd Street, view southeast.
- 4 of 30. 44 East Concord Avenue and 5220 Grand Street, non-contributing due to alterations, view north.
- 5 of 30. 5200 and 5204 Brookside Boulevard, non-contributing due to age, view southwest.
- 6 of 30. 5212 Brookside Boulevard, example of Craftsman Style, view northwest.
- 7 of 30. 5230 Brookside Boulevard, unique example of Craftsman Style, view northwest.
- 8 of 30. East 53rd Street and Grand Street, view northwest.
- 9 of 30. South side of East 53rd Street, view southwest.
- 10 of 30. North side of East 53rd Street, view northeast.
- 11 of 30. South side of East 53rd Terrace, view southeast.
- 12 of 30. South side of East 53rd Terrace, view southwest.
- 13 of 30. South side of East 54th Street, view southeast.
- 14 of 30. North side of East 54th Street, view northeast.
- 15 of 30. Westover Road and East 54th Street from Brookside Boulevard, view southwest.
- 16 of 30. East 54th Terrace from Westover Road, view northwest.
- 17 of 30. Westover Road from East 55th Street, view northeast.
- 18 of 30. 5431 Main Street, non-contributing due to age, view east.
- 19 of 30. North side of East 55th Terrace, view northeast.
- 20 of 30. 28 East 55th Terrace, example of Classical Revival Style, view north.

National Register of Historic Places
Continuation Sheet

Section number Photo Log Page 95 Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri

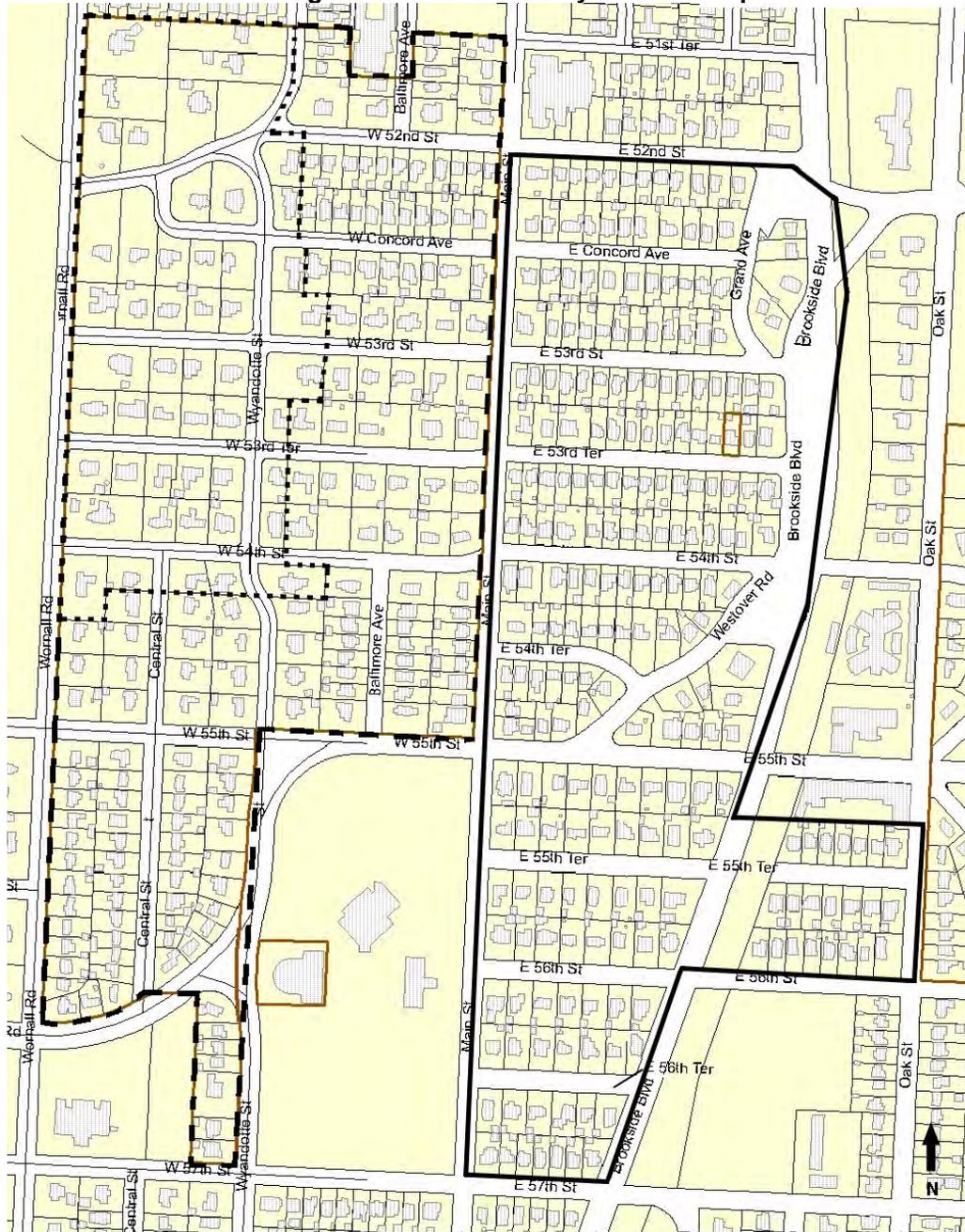
- 21 of 30.** South side of East 55th Terrace between Oak Street and Brookside Boulevard, view southwest.
- 22 of 30.** North side of East 56th Street between Oak Street and Brookside Boulevard, view northwest.
- 23 of 30.** South side of East 56th Street, between Brookside Boulevard and Main Street, view southwest.
- 24 of 30.** South side of East 56th Street, between Main Street and Brookside Boulevard, view southeast.
- 25 of 30.** 3 East 56th Street, house is contributing, garage is non-contributing due to age, view southeast.
- 26 of 30.** 3 East 56th Terrace, example of the Craftsman Style, view southwest.
- 27 of 30.** 9 East 56th Terrace, example of the Prairie School style, view southeast.
- 28 of 30.** 15 East 56th Terrace, example of the Colonial Revival style, view southeast.
- 29 of 30.** 21 East 56th Terrace, non-contributing due to age (constructed in 2007), view southeast.
- 30 of 30.** North side of East 57th Street and Main Street, view northeast.

National Register of Historic Places
Continuation Sheet

Section number Additional Documents Page 96

Simpson-Yeomans/Country Side
Historic District
(Boundary Increase II)
Jackson County, Missouri

Existing District and Boundary Increase Map



- Simpson-Yeomans/Country Side Historic District
- . - . - Simpson-Yeomans/Country Side Historic District (Boundary Increase I)
- Simpson-Yeomans/Country Side Historic District (Boundary Increase II)

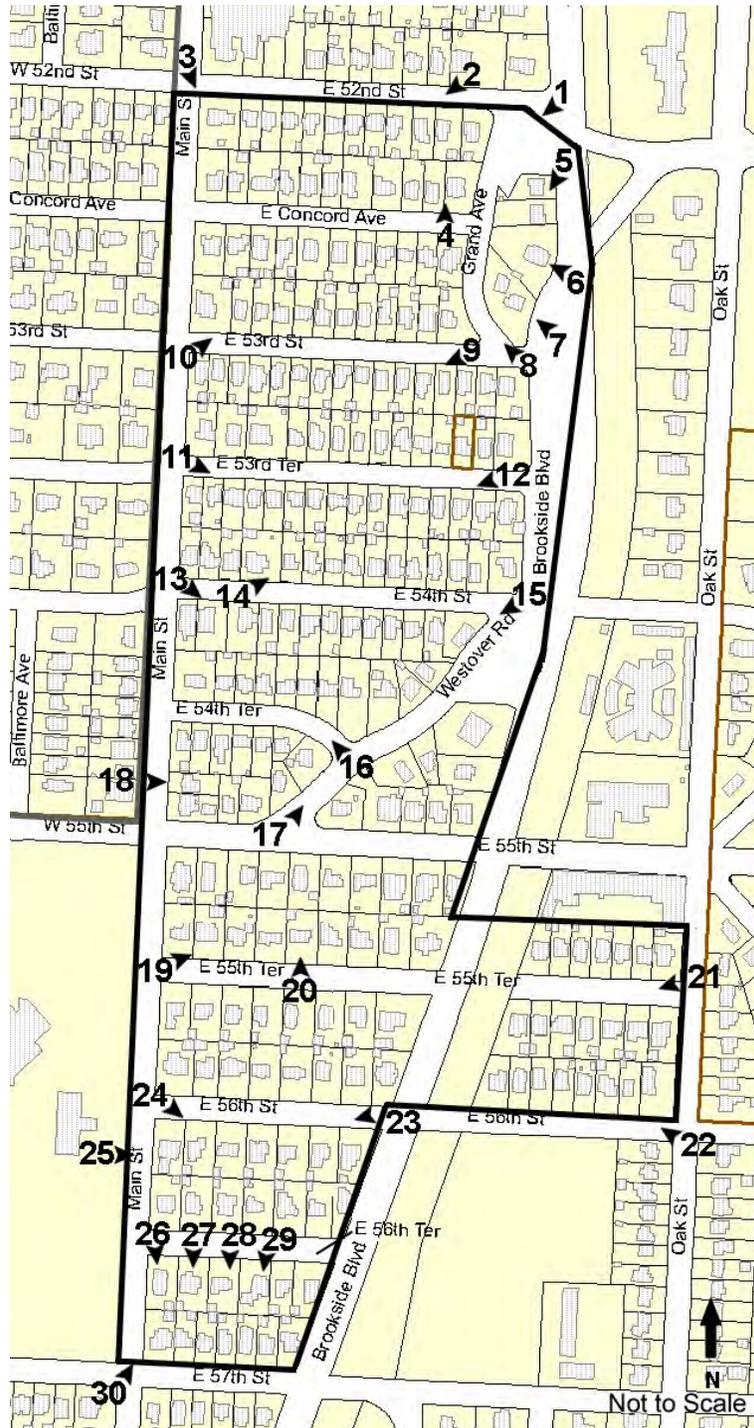


Boundary Increase II Photo Map

National Register of Historic Places
Continuation Sheet

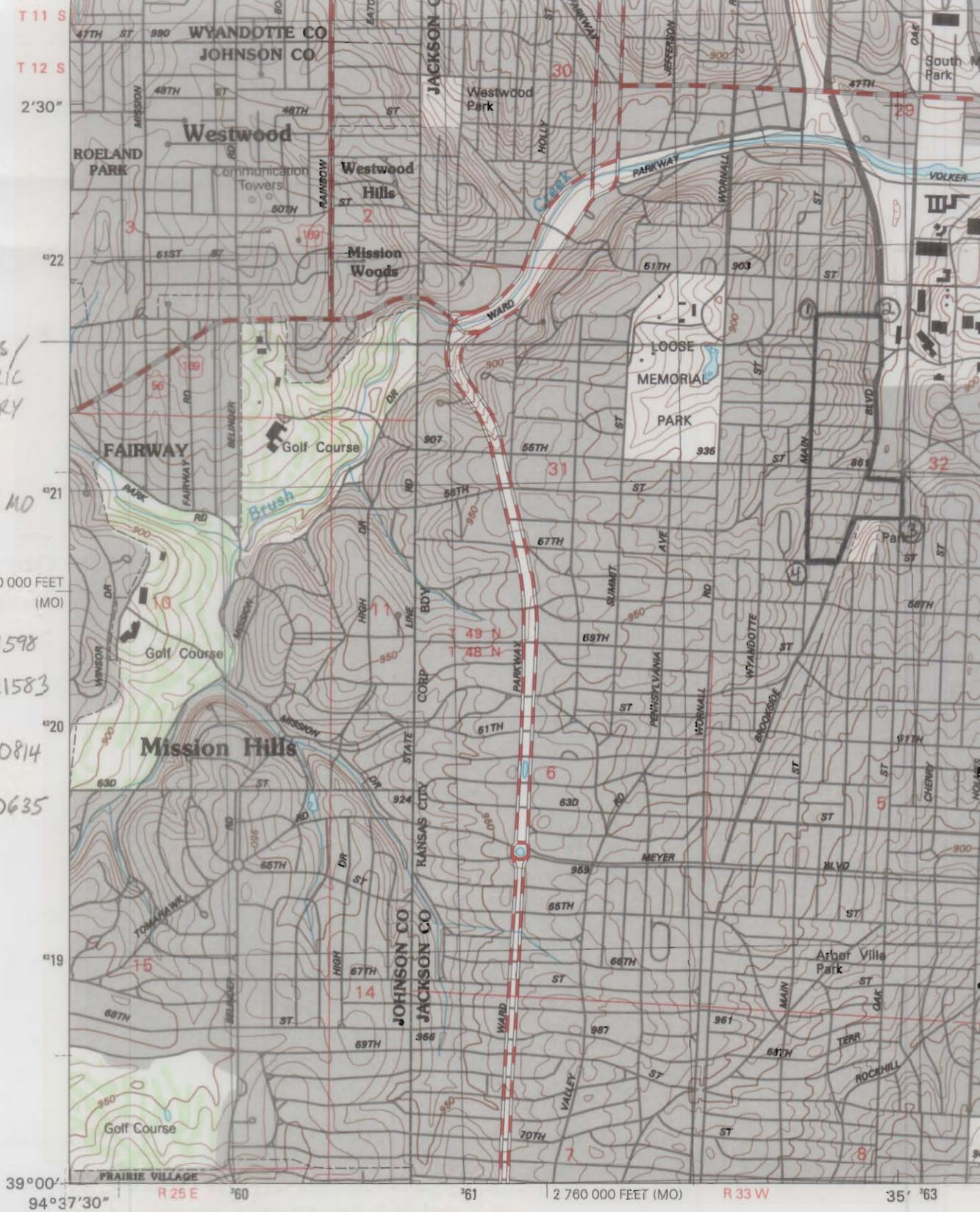
Section number Additional Documents Page 97

Simpson-Yeomans/Country Side
Historic District
(Boundary Increase II)
Jackson County, Missouri



SIMPSON-YEDMAN'S /
COUNTRY SIDE HISTORIC
DISTRICT (BOUNDARY
INCREASE II)
KANSAS CITY,
JACKSON COUNTY, MO

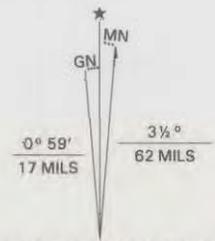
1. 15/362602/4321598
2. 15/362883/4321583
3. 15/362954/4320814
4. 15/362545/4320635



Produced by the United States Geological Survey
 Topography compiled 1934. Planimetry derived from imagery taken 1996 and other sources. Public Land Survey System and survey control current as of 1935. Boundaries current as of 2001
 North American Datum of 1983 (NAD 83). Projection and 1 000-meter grid: Universal Transverse Mercator, zone 15 10 000-foot ticks: Missouri Coordinate System of 1983 (west zone). 2500-meter ticks: Kansas Coordinate System of 1983 (north 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

Houses of worship, schools, and other labeled buildings verified 1955



UTM GRID AND 2001 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET



↑
N
1" = 200'

■ Non-Contributing

Simpson-Yeomans/Country Side Historic District
(Boundary Increase II)
Jackson County, Missouri







MAIN ST
52nd ST

Blue Ribbon
Cancer Research

No Parking
No Right Turn

























SPEED
LIMIT
25







SPEED
25









SOUTH
OAK ST









No Parking











21

