

SURVEY REPORT

LEAWOOD HISTORIC RESOURCES SURVEY, DISTRICT II



PREPARED FOR:
The City of Leawood, Kansas

PREPARED BY:
Rosin Preservation, LLC

April 20, 2011



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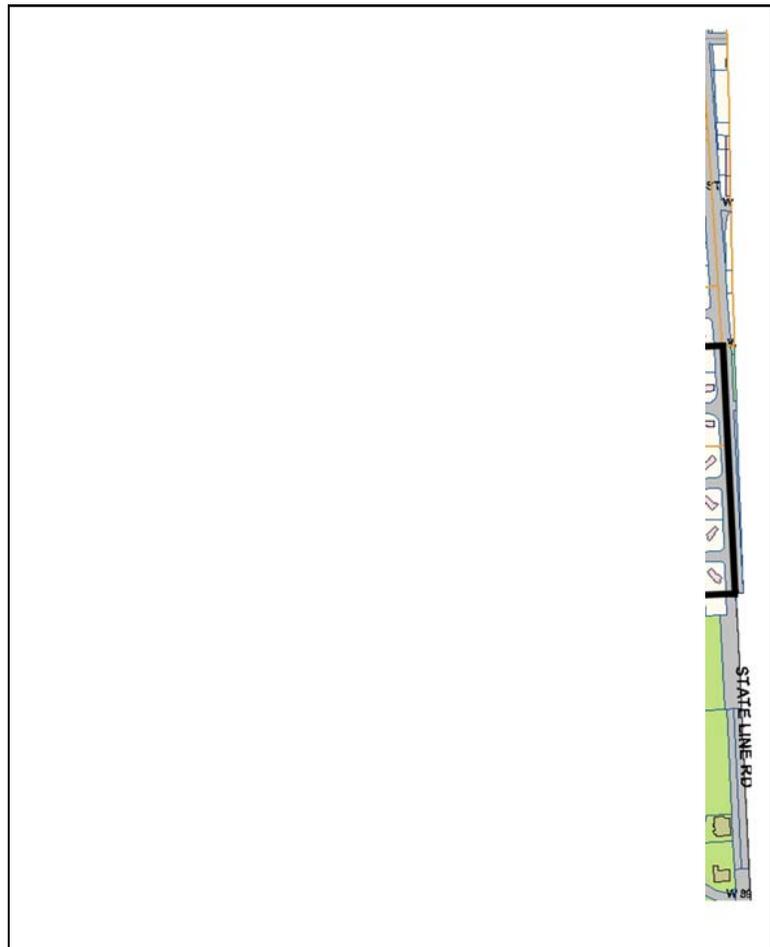
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INTRODUCTION

The City of Leawood contracted with Rosin Preservation, LLC to facilitate a reconnaissance survey of historic residential resources in District II, Leawood, Johnson County, Kansas. The boundaries of the survey area are West 83rd Street on the north; the western line of the properties fronting Ensley Lane, Belinder Road, and Meadow Lane on the west; West 89th Street on the south; and the eastern line of the properties fronting High Drive on the east, with an extension to State Line Road to include the properties along West 85th Terrace, West 86th Street, and West 86th Terrace. The area is predominantly residential but also contains one religious facility and one city park.

METHODOLOGY

Rosin Preservation trained community volunteers to conduct field survey and data entry. The volunteers collected information about the physical appearance of each resource, including primary material, roof and plan form, and overall condition, and they took digital photographs to document each resource. The City of Leawood provided names and addresses of property owners, parcel identification numbers, and dates of construction. The volunteers uploaded the information and photographs to the Kansas State Historical Society's on-line database.¹ Rosin Preservation added information about architectural style and building descriptions to the on-line entries, using *A Field Guide to American Houses* by Lee and Virginia McAlester to guide the identification of architectural styles. With data



entry complete, Rosin Preservation reviewed photographs and analyzed the data to understand the historic character of the survey area and to provide the City of Leawood with a summary of the defining characteristics and recommendations for further preservation action. Archival research and preparation of a historic context were not part of the scope of work.

¹ The Kansas Historic Resources Inventory (KHRI) can be found at <http://khri.kansasgis.org/>. To find entries related to the District II survey search for "Leawood – Historic Resources Survey District II (2010)" in the Survey Project Name field.

EVALUATION CRITERIA

In order to make recommendations about register eligibility, Rosin Preservation evaluated the buildings in District II according to the criteria and standards for historic resources established by the National Park Service (NPS) for listing buildings in the National Register of Historic Places. The NPS standards require that properties in a National Register historic district share associations with a common period of significance; that they individually communicate their historic architectural design; and that they share as a group certain criteria of historic significance.

Period of Significance

The period of significance for District II is 1915-1963. This period begins with the construction of the first building in the survey area and ends with the construction of the last Ranch House dwelling. This period reflects the transformation of District II from open fields and farmsteads into an established residential neighborhood, with an emphasis on its mid-twentieth century development. The building trend that began in 1940 and peaked in 1951 was complete in 1963.

Historic Significance

Historic significance is the importance of a property to the history, architecture, archaeology, engineering, or culture of a community, a state, or the nation. To be listed in the National Register, properties must have significance in at least one of the following areas.

- Criterion A: Association with events, activities, or broad patterns of history.
- Criterion B: Association with the lives of persons significant in our past.
- Criterion C: Embody distinctive characteristics of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.
- Criterion D: Have yielded, or be likely to yield information important in prehistory or history.

Because historic research was not part of this scope of work, the evaluation of register eligibility was based on the physical appearance of each resource and the qualities represented by Criterion C.

Architectural Integrity

Architectural integrity reflects the degree to which a property remains unaltered in terms of both materials and design and is able to communicate its associations with the period of time for which it is significant. The NPS defines seven areas of integrity, and a property listed in the National Register, whether for individual significance or as a contributing element to a historic district, must retain integrity in a majority of these areas. The impact of alterations on the Contributing/Non-contributing designation of a resource is scaled. The fewer alterations and the lesser the negative impact those alterations have on historic design and features a resource, the more likely it will be deemed “Contributing.” Conversely, the more alterations and the greater the negative impact those alterations have on the historic features of a resource, the more likely it will be deemed “Non-contributing.” While the integrity threshold for a property that

contributes to a historic district is lower than the threshold for individual significance, each contributing resource must enhance the historic character of the district. The seven areas of integrity are as follows:

- Location: The place where the historic property was constructed or the place where the historic event occurred.
- Design: The combination of elements that create the form, plan, space, structure, and style of a property.
- Setting: The physical environment of a historic property.
- Materials: The physical elements that were combined during a particular period of time and in a particular pattern or configuration to form a historic property.
- Workmanship: The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling: A property's expression of the aesthetic or historic sense of a particular period of time.
- Association: The direct link between an important historic event or person and a historic property.²

EVALUATION OF DISTRICT II RESOURCES

Based on these three factors (date of construction, historical significance, and integrity), the District II resources were identified as “Contributing” or “Non-contributing” to a potential historic district. Resources constructed outside the period of significance (after 1963) were deemed to be “Non-contributing.” All of the resources constructed within the period of significance share associations with the historical development of this residential neighborhood. District II remains a cohesive residential neighborhood defined by the architecture and setting of the buildings within its boundaries. Architecturally, these buildings form a distinct unit that communicates the history, feeling and associations of District II.

The crux of the Contributing/Non-contributing evaluation was based on the physical integrity of each resource. Rosin Preservation used photographs and field data to evaluate how much of its original design, workmanship, and materials each building retained³ and its relationship to the character of the neighborhood as a whole. Alterations and additions were evaluated for their impact to the resource. Changes sympathetic to the original building design in terms of materials, massing, scale and placement generally did not render the resource Non-contributing.

² U.S. Department of the Interior, National Park Service, National Register of Historic Places, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington, DC: National Register Publications, 1998), 45.

³ Architectural integrity differs from physical condition. A building with excellent integrity may be in very poor condition and, conversely, a building with very poor integrity may be in excellent condition.

Buildings that met the following criteria were identified as Contributing to a potential historic district.

- The majority of the building's openings are unaltered, or some were altered using new materials and profiles, but not causing irreversible damage to the original configuration of openings and spaces;
- Exterior cladding materials remain substantially unaltered;
- Significant decorative elements are intact;
- Design elements intrinsic to the building's style are intact;
- Alterations to the building are reversible and the historic character of the property could be easily restored;
- Additions occur on a secondary elevation and are in an appropriate manner, respecting the materials, scale, and character of the original building design; and
- The overall feeling or character of the building for the time period in which it was erected is intact; changes made over time are sympathetic and compatible to the original design in size, scale, massing, and materials.

Buildings that met the following criteria were identified as Non-contributing to a potential historic district.

- The majority of the building's openings were altered in an inappropriate manner using new materials, profiles, and sizes;
- Exterior cladding materials has been altered or added;
- Alterations are irreversible or would be extremely difficult, costly, and possibly physically damaging to the building to reverse;
- Later additions do not respect the materials, scale, or character of the original building design; and
- The historic feeling or character of the building is compromised; restoration, through the reversal of alterations and removal of inappropriate materials, may or may not be possible and would be costly.

SURVEY FINDINGS

The Leawood Historic Resources Survey, District II recorded 328 resources in a 193-acre residential area of northeast Leawood, Kansas. These resources include one religious facility (church), one city park, and 326 single-family dwellings. The surveyed resources reflect a wide range of construction dates (1915 to 2010) but relatively few architectural styles. Together these resources document a cohesive neighborhood defined by the architectural character of its predominant mid-twentieth century development period. Appendix A provides a complete list of resources surveyed.

SETTING

The survey area contains blocks of varying width and lot size. One major north-south thoroughfare (Lee Boulevard) cuts through the center of the survey area, connecting the northern boundary (West 83rd Street) to the southern boundary (West 89th Street). Within the survey area the numbered east-west streets and named north-south streets form a loose grid. Many of the side streets wind around to connect to other side streets or end in cul-de-sacs.

The area is relatively flat with only slight changes in grade. The wide, paved streets have concrete edging, curbs, and gutters but no sidewalks. Grassy lawns are dotted with mature deciduous and evergreen trees, shrubs, and decorative garden plantings. Two small streams meander through the survey area in a north-south direction, and the driveways for several large lots on Lee Boulevard have bridges that cross the streams as they run through the property.

The houses are either one- or one-and-one-half stories in height and most have a low profile. They sit back from the street at a uniform minimum distance. Some houses are set back even farther than this minimum.

District II includes two non-residential resources. At the heart of the survey area, on the west side of the 8600 block of Lee Boulevard, there is a small city park, identified by a wood sign as Leawood Park. It retains natural landscaping of grass and deciduous and evergreen trees. A stream flows along the southern edge of the park. The Leawood Presbyterian Church stands at the northwest corner of the survey area along West 83rd Street. The property includes a Modern Movement church building and a simple brick outbuilding.

DATES OF CONSTRUCTION

The resources in the survey area were constructed between 1915 and 2010. The two earliest buildings are a one-story Colonial Revival Cape Cod cottage (1915) and a two-story I-house, a National Folk House subtype (1930). Both are in the northwest corner of the survey area on the south side of West 83rd Street.

The main thrust of residential development in District II occurred during two major building campaigns. The first was in the early 1940s before World War II. Twenty-six houses were constructed each year in 1940 and 1941, and 15 were constructed in 1942. There was a hiatus during the war, after which construction resumed with vigor. The pace of building rose exponentially from 12 new houses in 1946 to

25 in 1949, peaking the following years with the construction of 42 houses in 1950 and 56 houses in 1951. Subsequently, the pace of construction slowed. Only 22 dwellings were built in 1952 and 13 were built in 1953.

After a long period when fewer than five new homes were built per decade, the late 2000s saw a resurgence of construction. These homes, however, were generally not built on undeveloped land. Existing mid-century houses were demolished and replaced with large contemporary dwellings.

Table 1 (*below*) and Figure 1 (*in Appendix B*) illustrate the distribution of properties according to date of construction.

**TABLE 1
RESOURCES BY YEAR OF CONSTRUCTION**

Year	Resources Constructed	Year	Resources Constructed
1915	1	1949	25
1930	1	1950	42
1934	1 (City Park)	1951	56
1940	26	1952	22
1941	26	1953	13
1942	15	1954 – 1959	16
1943	1	1960 – 1969	5
1944	1	1970 – 1979	1
1945	5	1980 – 1989	3
1946	12	1990 – 1999	2
1947	14	2000 – 2010	23
1948	17		

ARCHITECTURAL STYLE

The three most common architectural styles in the survey area are Ranch House, Minimal Traditional, and the Cape Cod subtype of the Colonial Revival. These styles were nationally prominent during the 1940s and early 1950s, the primary period of development in District II. The Modern Movement dwellings in District II were constructed after this initial wave, in the mid to late-1950s. There are also several examples of Split Level, National Folk House, Contemporary, and Eclectic dwelling styles. The houses constructed between 1997 and 2010 have a primary style of “Other” and a secondary style that identifies their stylistic influence, such as Craftsman, Prairie, Tudor Revival, or French Eclectic. Although they are contemporary buildings, they generally maintain the architectural character of the surrounding neighborhood and draw influences from historical styles popular in older neighborhoods throughout the metropolitan area.

Table 2 (*below*) and Figure 2 (*in Appendix B*) show the distribution of properties according to architectural style.

TABLE 2
RESOURCES BY ARCHITECTURAL STYLE

Architectural Style	No. of Resources
Ranch House	152
Minimal Traditional	100
Colonial Revival	40
Modern Movement	8
Split Level	6
National Folk	1
Contemporary	1
Eclectic	1
No Discernable Style	2
Other (1997-2010)	
• Neo-Craftsman	8
• Neo-Minimal Traditional	3
• Neo-French Eclectic	3
• Neo-Prairie	1
• Neo-Tudor Revival	1

Ranch House

The dominant architectural style in the survey area is the Ranch House dwelling. The 152 resources identified as Ranch House reflect the growth of District II during the late 1940s and early 1950s. The Ranch House developed in California in the early 1940s and gained widespread popularity after World War II. These one-story houses had minimal decorative ornament. Their sprawling forms were well suited to the larger size of suburban lots. A low-pitch roof and a complex footprint are characteristic of the Ranch House. Roofs were commonly cross-gable or cross-hip, and exterior cladding featured a combination of brick or stone veneer and wood siding. Shallow front porches, often integrated under the wide eaves of the primary roof slope, had decorative wood or wrought iron supports. Ribbon windows or large picture windows were also common, many flanked by decorative (non-functional) painted shutters. Garages integrated into the main footprint of the house reflected the inherent value of the automobile in these new commuter neighborhoods, where residents depended solely on their car for transportation.



2028 W. 86th Street (1951)



2516 W. 88th Street (1952)

Minimal Traditional

The Minimal Traditional is the second most-common style in the survey area. Minimal Traditional dwellings evolved in the 1940s from the Tudor Revival style of the 1920s and 30s. Both variations were immensely popular in the Kansas City area. The simplified version that evolved after the Depression typically retained the dominant front gable form and the exterior chimney while lowering the pitch of the roof, tightening the eaves and removing most of the decorative ornament. One-quarter of the 100 Minimal Traditional resources surveyed exhibit overt Tudor Revival details, such as wood and stucco false half-timbering, that highlight this architectural influence. While compact in plan, these dwellings often incorporate an attached garage.



2504 W. 83rd Terrace (1941)



8303 High Drive (1940)

Colonial Revival

All 40 Colonial Revival dwellings in the survey area are examples of the Cape Cod subtype, which became popular in the 1940s. Cape Cod cottages were smaller versions of the stately Colonial Revival houses built at the turn of the twentieth century, and they expressed a renewed interest in the architecture of the early English and Dutch colonies. The Cape Cod cottage was one or one-and-one-half stories with a symmetrical front façade focused around a central entry. The side-gable roof often featured dormers that

illuminated upper story bedrooms. These houses have wood, brick, and stone cladding. Ornament was simple and classically inspired. Windows were predominantly double-hung with multi-light sashes. Because these were small houses, they were often expanded with side or rear wings, attached garages, and additional second floor space.



8541 High Drive (1940)



2023 W. 86th Terrace (1950)

Modern Movement

The eight Modern Movement dwellings in the survey area have irregular plan forms and shed or gabled roofs. This subtype of the Modern Movement (as opposed to the subtype with a flat roof) evolved as a modern interpretation of the Craftsman and Prairie styles. Popular from the 1950s to the 1970s, these houses combined established traditions of wide overhanging eaves and rustic stone and wood exteriors with contemporary experiments in ceiling heights and window sizes, either banded or occupying entire walls.



8746 High Drive (1955)



2400 W. 86th Terrace (1951)

Split Level

The Split Level dwelling is a subtype of the Ranch House style. The sprawling form of the Split Level featured a two-story wing with a slightly raised upper story and a lower story that was partially below-

grade. The façade materials and roof forms are similar to the Ranch House. There are six examples of Split Level dwellings in the survey area.



8416 Ensley Lane (1958)

INTEGRITY

The 328 resources in the survey area illustrate the development of a mid-twentieth century suburban residential neighborhood. All of the resources retain integrity of location and setting and communicate feelings about and associations with their period of construction. The 282 contributing resources also retain integrity of design, materials, and workmanship, including the Leawood Presbyterian Church and Leawood Park.

Several resources experienced minor alterations that respect the historic character of the house. Common changes include replacing windows in historic openings, constructing additions to the rear elevation, or adding siding. When viewed in context with the larger district, these alterations do not diminish our understanding of the resources and therefore do not necessarily render them non-contributing.⁴

Only 46 (14%) of the 328 resources are considered non-contributing. These are scattered throughout the survey area and do not impact the cohesiveness of the district as a whole. Thirty non-contributing resources were constructed outside the period of significance and do not have sufficient importance to merit special consideration for resources less than 50 years of age. The remaining 16 non-contributing resources were altered in ways that compromised our understanding of the historic style and features of the property. Figure 3 (*in Appendix B*) illustrates the distribution of non-contributing resources.

⁴ The Kansas State Historical Society does not allow buildings with non-original siding to be counted as Contributing resources to National or State Register historic districts. If the City of Leawood chooses to pursue a National or State Register nomination for District II, the two buildings with this condition would be non-contributing. The National Park Service does not automatically disqualify buildings for non-original siding. If the City of Leawood designates a local historic district these buildings can be counted as either Contributing or Non-Contributing.

RECOMMENDATIONS

The boundaries of the District II survey area appear to meet the requirements of the National Park Service for creating a National Register Historic District. Based on the appearance and age of the resources, District II is a cohesive residential neighborhood with identifiable architectural characteristics. The 46 non-contributing resources are scattered throughout the survey area, meaning there is no one street or section that should be removed from the historic district boundaries for lack of integrity. If the community pursues a formal designation to the State or National Register, the integrity of each nominated resource should be re-examined, as future alterations may impact integrity to the point that a building becomes ineligible – or eligible – for register listing.

Likewise, preparation of a State or National Register nomination will require archival research to describe the history and development of District II and to place it in context with the broader development history of Leawood and of suburban Johnson County. This level of research may also identify resources that are eligible for individual register listing or adjacent areas that should be included in the historic district nomination.

CONCLUSION

The District II survey examined over three hundred buildings that form a cohesive mid-twentieth century residential neighborhood in the City of Leawood. The survey identified the historic character and defining features of the neighborhood and determined that it is largely intact and appears eligible for listing in the State or National historic register.

While register listing is primarily an honorary designation that recognizes the qualities that make a building or district unique, in Kansas register status brings additional benefits and responsibilities. Alterations to register-listed buildings that require local permit approval are subject to review by the State Historic Preservation Office to ensure that the proposed changes will not have a negative impact on the qualities that make the building historic. Owners of historic properties may also be eligible for a 25-percent state historic tax credit for the rehabilitation of a designated building. The credit is available to residential and commercial properties and requires a minimum expenditure of \$5000 and prior approval of the scope of work by the State Historic Preservation Office.

Another important finding of the survey was the recent trend toward demolishing mid-century dwellings to make way for new, larger homes. This movement poses a significant threat to the historic character of District II, as the new houses are generally out of scale with the existing buildings. The losses from tear downs often extend to open space and mature trees that also enhance the distinct sense of place in a historic neighborhood. The creation of a state or national register historic district is one means communities use to protect themselves from the adverse impacts of teardowns. Local zoning tools can also be used to control demolition and/or to regulate the size, scale and massing of new construction without specifying architectural styles, design features, or building materials. The results of the District II Survey can provide a spring board for the community if it chooses to pursue a strategy for preserving the historic character of Leawood.

APPENDIX A

LIST OF SURVEYED RESOURCES

Address	Architectural Style	Date of Construction	Potential Eligibility for National Register	Survey Sequence Number
2509 W 83RD STREET	Minimal Traditional	1945	Contributing	001
2615 W 83RD STREET	Colonial Revival	1915	Contributing	002
2715 W 83RD STREET	Modern/Modern Movement	1957	Contributing	003
2727 W 83RD STREET	National Folk	1930	Contributing	004
2729 W 83RD STREET	Ranch	1955	Contributing	005
2500 W 83RD TERRACE	Ranch	1949	Contributing	006
2504 W 83RD TERRACE	Minimal Traditional	1941	Contributing	007
2505 W 83RD TERRACE	Minimal Traditional	1940	Contributing	008
2508 W 83RD TERRACE	Minimal Traditional	1940	Contributing	009
2509 W 83RD TERRACE	Minimal Traditional	1940	Contributing	010
2512 W 83RD TERRACE	Minimal Traditional	1987	Non-Contributing	011
2515 W 83RD TERRACE	Minimal Traditional	1940	Contributing	012
2315 W 84TH STREET	Other	2007	Non-Contributing	013
2316 W 84TH STREET	Minimal Traditional	1945	Non-Contributing	014
2319 W 84TH STREET	Minimal Traditional	1940	Contributing	015
2320 W 84TH STREET	Minimal Traditional	1946	Contributing	016
2500 W 84TH STREET	Ranch	1948	Contributing	017
2501 W 84TH STREET	Minimal Traditional	1941	Contributing	018
2504 W 84TH STREET	Minimal Traditional	1941	Contributing	019
2505 W 84TH STREET	Colonial Revival	1942	Contributing	020
2508 W 84TH STREET	Colonial Revival	1941	Contributing	021
2509 W 84TH STREET	Ranch	1958	Contributing	022
2512 W 84TH STREET	Ranch	1952	Non-Contributing	023
2515 W 84TH STREET	Minimal Traditional	1940	Contributing	024
2516 W 84TH STREET	Minimal Traditional	1941	Contributing	025
2519 W 84TH STREET	Colonial Revival	1941	Contributing	026
2000 W 85TH TERRACE	Ranch	1957	Contributing	027
2001 W 85TH TERRACE	Ranch	1949	Contributing	028
2003 W 85TH TERRACE	Colonial Revival	1941	Contributing	029
2006 W 85TH TERRACE	Colonial Revival	1947	Contributing	030
2007 W 85TH TERRACE	Ranch	1951	Contributing	031
2008 W 85TH TERRACE	Minimal Traditional	1941	Contributing	032
2011 W 85TH TERRACE	Minimal Traditional	1950	Contributing	033
2012 W 85TH TERRACE	Colonial Revival	1946	Contributing	034
2015 W 85TH TERRACE	Minimal Traditional	1942	Contributing	035
2016 W 85TH TERRACE	Minimal Traditional	1942	Contributing	036
2019 W 85TH TERRACE	Ranch	1952	Contributing	037
2020 W 85TH TERRACE	Minimal Traditional	1941	Contributing	038
2023 W 85TH TERRACE	Minimal Traditional	1941	Contributing	039
2024 W 85TH TERRACE	Minimal Traditional	1941	Contributing	040

Address	Architectural Style	Date of Construction	Potential Eligibility for National Register	Survey Sequence Number
2027 W 85TH TERRACE	Ranch	1949	Contributing	041
2028 W 85TH TERRACE	Minimal Traditional	1941	Contributing	042
2200 W 85TH TERRACE	Colonial Revival	1941	Contributing	043
2201 W 85TH TERRACE	Colonial Revival	1942	Contributing	044
2204 W 85TH TERRACE	Ranch	1952	Contributing	045
2208 W 85TH TERRACE	Minimal Traditional	1940	Contributing	046
2300 W 85TH TERRACE	Ranch	1940	Contributing	047
2310 W 85TH TERRACE	Ranch	1949	Contributing	048
2319 W 85TH TERRACE	Minimal Traditional	1940	Contributing	049
2321 W 85TH TERRACE	Ranch	1941	Contributing	050
2325 W 85TH TERRACE	Minimal Traditional	1941	Contributing	051
2001 W 86TH STREET	Ranch	1950	Contributing	052
2003 W 86TH STREET	Minimal Traditional	1946	Contributing	053
2004 W 86TH STREET	Ranch	1950	Contributing	054
2007 W 86TH STREET	Colonial Revival	1947	Contributing	055
2008 W 86TH STREET	Ranch	1950	Contributing	056
2011 W 86TH STREET	Ranch	1949	Contributing	057
2015 W 86TH STREET	Ranch	1953	Contributing	058
2016 W 86TH STREET	Minimal Traditional	1948	Contributing	059
2019 W 86TH STREET	Minimal Traditional	1946	Contributing	060
2024 W 86TH STREET	Ranch	1951	Non-Contributing	061
2028 W 86TH STREET	Ranch	1951	Contributing	062
2701 W 86TH STREET	Ranch	1952	Contributing	063
2000 W 86TH TERRACE	Colonial Revival	1950	Contributing	064
2001 W 86TH TERRACE	Ranch	1951	Contributing	065
2003 W 86TH TERRACE	Ranch	1953	Contributing	066
2004 W 86TH TERRACE	Minimal Traditional	1950	Contributing	067
2007 W 86TH TERRACE	Colonial Revival	1951	Contributing	068
2008 W 86TH TERRACE	Ranch	1949	Contributing	069
2011 W 86TH TERRACE	Ranch	1951	Contributing	070
2012 W 86TH TERRACE	Minimal Traditional	1948	Contributing	071
2015 W 86TH TERRACE	Ranch	1950	Contributing	072
2016 W 86TH TERRACE	Ranch	1951	Contributing	073
2019 W 86TH TERRACE	Ranch	1951	Contributing	074
2020 W 86TH TERRACE	Colonial Revival	1953	Contributing	075
2023 W 86TH TERRACE	Colonial Revival	1950	Contributing	076
2027 W 86TH TERRACE	Ranch	1951	Contributing	077
2028 W 86TH TERRACE	Ranch	1948	Non-Contributing	078
2400 W 86TH TERRACE	Modern/Modern Movement	1951	Contributing	079
2401 W 86TH TERRACE	Modern/Modern Movement	1957	Contributing	080

Address	Architectural Style	Date of Construction	Potential Eligibility for National Register	Survey Sequence Number
2404 W 86TH TERRACE	Colonial Revival	1952	Contributing	081
2407 W 86TH TERRACE	Ranch	1952	Contributing	082
2408 W 86TH TERRACE	Modern/Modern Movement	1951	Contributing	083
2411 W 86TH TERRACE	Ranch	1951	Non-Contributing	084
2412 W 86TH TERRACE	Ranch	1950	Contributing	085
2505 W 88TH STREET	Minimal Traditional	2005	Non-Contributing	086
2508 W 88TH STREET	Colonial Revival	1950	Contributing	087
2509 W 88TH STREET	Ranch	1951	Contributing	088
2512 W 88TH STREET	Colonial Revival	1948	Contributing	089
2515 W 88TH STREET	Ranch	1952	Non-Contributing	090
2516 W 88TH STREET	Ranch	1952	Contributing	091
8327 BELINDER ROAD	Ranch	1951	Contributing	092
8400 BELINDER ROAD	Colonial Revival	1951	Contributing	093
8401 BELINDER ROAD	Ranch	1950	Contributing	094
8406 BELINDER ROAD	Ranch	1950	Contributing	095
8407 BELINDER ROAD	Minimal Traditional	1948	Contributing	096
8410 BELINDER ROAD	Ranch	1952	Contributing	097
8415 BELINDER ROAD	Ranch	1953	Contributing	098
8416 BELINDER ROAD	Ranch	1951	Contributing	099
8417 BELINDER ROAD	Ranch	1952	Contributing	100
8421 BELINDER ROAD	Ranch	1950	Contributing	101
8425 BELINDER ROAD	Other	2005	Non-Contributing	102
8501 BELINDER ROAD	Ranch	1949	Contributing	103
8504 BELINDER ROAD	Colonial Revival	1952	Contributing	104
8505 BELINDER ROAD	Minimal Traditional	1951	Contributing	105
8508 BELINDER ROAD	Ranch	1951	Contributing	106
8509 BELINDER ROAD	Minimal Traditional	2006	Non-Contributing	107
8514 BELINDER ROAD	Ranch	1950	Contributing	108
8515 BELINDER ROAD	Minimal Traditional	1950	Contributing	109
8520 BELINDER ROAD	Ranch	1951	Contributing	110
8521 BELINDER ROAD	Colonial Revival	1950	Contributing	111
8600 BELINDER ROAD	Ranch	1951	Contributing	112
8601 BELINDER ROAD	Ranch	1951	Contributing	113
8606 BELINDER ROAD	Ranch	1951	Contributing	114
8316 ENSLEY LANE	Ranch	1951	Contributing	115
8320 ENSLEY LANE	Ranch	1952	Contributing	116
8321 ENSLEY LANE	Split Level	1953	Contributing	117
8324 ENSLEY LANE	Ranch	1953	Contributing	118
8328 ENSLEY LANE	Ranch	1951	Contributing	119
8329 ENSLEY LANE	Ranch	1953	Contributing	120

Address	Architectural Style	Date of Construction	Potential Eligibility for National Register	Survey Sequence Number
8332 ENSLEY LANE	Not Applicable/No Style	1953	Non-Contributing	121
8333 ENSLEY LANE	Ranch	1953	Contributing	122
8336 ENSLEY LANE	Other	1997	Non-Contributing	123
8400 ENSLEY LANE	Ranch	1951	Contributing	124
8401 ENSLEY LANE	Ranch	1951	Contributing	125
8406 ENSLEY LANE	Ranch	1952	Contributing	126
8407 ENSLEY LANE	Ranch	1952	Contributing	127
8410 ENSLEY LANE	Ranch	1951	Contributing	128
8411 ENSLEY LANE	Ranch	1951	Contributing	129
8416 ENSLEY LANE	Split Level	1958	Contributing	130
8417 ENSLEY LANE	Ranch	1962	Contributing	131
8420 ENSLEY LANE	Ranch	1951	Contributing	132
8423 ENSLEY LANE	Ranch	1951	Contributing	133
8424 ENSLEY LANE	Ranch	1951	Contributing	134
8428 ENSLEY LANE	Ranch	1951	Contributing	135
8300 HIGH DRIVE	Ranch	1940	Contributing	136
8301 HIGH DRIVE	Ranch	1949	Contributing	137
8303 HIGH DRIVE	Minimal Traditional	1940	Contributing	138
8304 HIGH DRIVE	Minimal Traditional	1941	Contributing	139
8305 HIGH DRIVE	Minimal Traditional	1948	Contributing	140
8308 HIGH DRIVE	Minimal Traditional	1940	Contributing	141
8309 HIGH DRIVE	Minimal Traditional	2007	Non-Contributing	142
8312 HIGH DRIVE	Other	2005	Non-Contributing	143
8315 HIGH DRIVE	Ranch	1950	Contributing	144
8316 HIGH DRIVE	Minimal Traditional	1942	Contributing	145
8317 HIGH DRIVE	Ranch	1949	Contributing	146
8320 HIGH DRIVE	Ranch	1942	Contributing	147
8321 HIGH DRIVE	Minimal Traditional	1940	Contributing	148
8324 HIGH DRIVE	Ranch	1950	Contributing	149
8325 HIGH DRIVE	Colonial Revival	1940	Contributing	150
8329 HIGH DRIVE	Ranch	1955	Contributing	151
8415 HIGH DRIVE	Ranch	1949	Contributing	152
8416 HIGH DRIVE	Ranch	1948	Contributing	153
8420 HIGH DRIVE	Minimal Traditional	1942	Contributing	154
8423 HIGH DRIVE	Minimal Traditional	1947	Contributing	155
8424 HIGH DRIVE	Minimal Traditional	1942	Contributing	156
8427 HIGH DRIVE	Minimal Traditional	1942	Contributing	157
8428 HIGH DRIVE	Minimal Traditional	1942	Contributing	158
8432 HIGH DRIVE	Minimal Traditional	1947	Contributing	159
8440 HIGH DRIVE	Ranch	1949	Contributing	160

Address	Architectural Style	Date of Construction	Potential Eligibility for National Register	Survey Sequence Number
8500 HIGH DRIVE	Ranch	1950	Contributing	161
8507 HIGH DRIVE	Minimal Traditional	1942	Contributing	162
8510 HIGH DRIVE	Ranch	1949	Contributing	163
8516 HIGH DRIVE	Minimal Traditional	1946	Contributing	164
8517 HIGH DRIVE	Ranch	1955	Contributing	165
8520 HIGH DRIVE	Colonial Revival	1946	Contributing	166
8521 HIGH DRIVE	Minimal Traditional	1941	Contributing	167
8524 HIGH DRIVE	Ranch	1951	Contributing	168
8525 HIGH DRIVE	Ranch	1951	Contributing	169
8528 HIGH DRIVE	Minimal Traditional	1941	Contributing	170
8529 HIGH DRIVE	Minimal Traditional	1942	Contributing	171
8532 HIGH DRIVE	Minimal Traditional	1942	Contributing	172
8533 HIGH DRIVE	Minimal Traditional	1941	Contributing	173
8536 HIGH DRIVE	Minimal Traditional	1983	Contributing	174
8537 HIGH DRIVE	Minimal Traditional	1940	Contributing	175
8540 HIGH DRIVE	Minimal Traditional	1940	Contributing	176
8541 HIGH DRIVE	Colonial Revival	1940	Contributing	177
8544 HIGH DRIVE	Contemporary Folk	1984	Non-Contributing	178
8545 HIGH DRIVE	Minimal Traditional	1942	Contributing	179
8549 HIGH DRIVE	Colonial Revival	1940	Contributing	180
8551 HIGH DRIVE	Modern/Modern Movement	1947	Contributing	181
8706 HIGH DRIVE	Ranch	1948	Contributing	182
8707 HIGH DRIVE	Eclectic	2007	Non-Contributing	183
8711 HIGH DRIVE	Ranch	1951	Contributing	184
8712 HIGH DRIVE	Ranch	1951	Contributing	185
8715 HIGH DRIVE	Minimal Traditional	1945	Contributing	186
8719 HIGH DRIVE	Minimal Traditional	1947	Contributing	187
8720 HIGH DRIVE	Ranch	1949	Contributing	188
8723 HIGH DRIVE	Ranch	1950	Contributing	189
8724 HIGH DRIVE	Ranch	1948	Contributing	190
8727 HIGH DRIVE	Ranch	1951	Contributing	191
8728 HIGH DRIVE	Ranch	1951	Contributing	192
8731 HIGH DRIVE	Minimal Traditional	1951	Contributing	193
8732 HIGH DRIVE	Minimal Traditional	1950	Contributing	194
8735 HIGH DRIVE	Other	2003	Non-Contributing	195
8736 HIGH DRIVE	Colonial Revival	1950	Contributing	196
8741 HIGH DRIVE	Ranch	1960	Contributing	197
8742 HIGH DRIVE	Colonial Revival	1956	Non-Contributing	198
8745 HIGH DRIVE	Split Level	1955	Contributing	199
8746 HIGH DRIVE	Modern/Modern Movement	1955	Contributing	200

Address	Architectural Style	Date of Construction	Potential Eligibility for National Register	Survey Sequence Number
8300 LEE BOULEVARD	Ranch	1944	Contributing	201
8301 LEE BOULEVARD	Minimal Traditional	1940	Contributing	202
8305 LEE BOULEVARD	Minimal Traditional	1941	Contributing	203
8309 LEE BOULEVARD	Colonial Revival	1940	Contributing	204
8315 LEE BOULEVARD	Minimal Traditional	1940	Contributing	205
8316 LEE BOULEVARD	Ranch	1948	Contributing	206
8317 LEE BOULEVARD	Minimal Traditional	1940	Contributing	207
8321 LEE BOULEVARD	Minimal Traditional	1940	Contributing	208
8325 LEE BOULEVARD	Ranch	1952	Contributing	209
8401 LEE BOULEVARD	Minimal Traditional	1941	Contributing	210
8410 LEE BOULEVARD	Ranch	1951	Contributing	211
8411 LEE BOULEVARD	Ranch	1957	Contributing	212
8414 LEE BOULEVARD	Minimal Traditional	1946	Contributing	213
8415 LEE BOULEVARD	Ranch	1950	Contributing	214
8425 LEE BOULEVARD	Minimal Traditional	1941	Contributing	216
8428 LEE BOULEVARD	Minimal Traditional	1948	Contributing	217
8429 LEE BOULEVARD	Minimal Traditional	1940	Contributing	218
8432 LEE BOULEVARD	Other	2010	Non-Contributing	219
8433 LEE BOULEVARD	Ranch	1941	Contributing	220
8436 LEE BOULEVARD	Minimal Traditional	1946	Non-Contributing	221
8439 LEE BOULEVARD	Minimal Traditional	1940	Contributing	222
8440 LEE BOULEVARD	Ranch	1947	Contributing	223
8444 LEE BOULEVARD	Other	2010	Non-Contributing	224
8500 LEE BOULEVARD	Minimal Traditional	1950	Contributing	225
8505 LEE BOULEVARD	Ranch	1946	Contributing	226
8508 LEE BOULEVARD	Colonial Revival	1949	Contributing	227
8511 LEE BOULEVARD	Ranch	1947	Contributing	228
8512 LEE BOULEVARD	Other	2010	Non-Contributing	229
8516 LEE BOULEVARD	Minimal Traditional	1945	Contributing	230
8519 LEE BOULEVARD	Minimal Traditional	1949	Contributing	231
8520 LEE BOULEVARD	Minimal Traditional	1946	Contributing	232
8524 LEE BOULEVARD	Ranch	1950	Contributing	233
8525 LEE BOULEVARD	Minimal Traditional	1947	Non-Contributing	234
8646 LEE BOULEVARD		1934	Contributing	235
8700 LEE BOULEVARD	Other	2010	Non-Contributing	236
8701 LEE BOULEVARD	Minimal Traditional	1945	Contributing	237
8703 LEE BOULEVARD	Ranch	1950	Contributing	238
8704 LEE BOULEVARD	Modern Movement	1971	Non-Contributing	239
8706 LEE BOULEVARD	Ranch	1951	Contributing	240
8707 LEE BOULEVARD	Ranch	1950	Contributing	241

Address	Architectural Style	Date of Construction	Potential Eligibility for National Register	Survey Sequence Number
8710 LEE BOULEVARD	Ranch	1951	Contributing	242
8711 LEE BOULEVARD	Ranch	1950	Contributing	243
8714 LEE BOULEVARD	Not Applicable/No Style	1948	Non-Contributing	244
8715 LEE BOULEVARD	Ranch	1950	Contributing	245
8718 LEE BOULEVARD	Minimal Traditional	1951	Contributing	246
8719 LEE BOULEVARD	Colonial Revival	1955	Contributing	247
8722 LEE BOULEVARD	Ranch	1947	Contributing	248
8723 LEE BOULEVARD	Ranch	1950	Non-Contributing	249
8800 LEE BOULEVARD	Ranch	1951	Contributing	250
8801 LEE BOULEVARD	Ranch	1950	Contributing	251
8804 LEE BOULEVARD	Minimal Traditional	1949	Contributing	252
8805 LEE BOULEVARD	Ranch	1950	Contributing	253
8807 LEE BOULEVARD	Ranch	1953	Contributing	254
8818 LEE BOULEVARD	Ranch	1952	Contributing	255
8300 MEADOW LANE	Ranch	1946	Contributing	256
8301 MEADOW LANE	Colonial Revival	1940	Contributing	257
8304 MEADOW LANE	Ranch	1951	Contributing	258
8305 MEADOW LANE	Minimal Traditional	2010	Non-Contributing	259
8308 MEADOW LANE	Ranch	1954	Contributing	260
8311 MEADOW LANE	Other	2007	Non-Contributing	261
8312 MEADOW LANE	Ranch	1951	Contributing	262
8316 MEADOW LANE	Minimal Traditional	1951	Contributing	263
8319 MEADOW LANE	Other	2009	Non-Contributing	264
8323 MEADOW LANE	Ranch	1950	Contributing	265
8324 MEADOW LANE	Colonial Revival	1941	Contributing	266
8328 MEADOW LANE	Minimal Traditional	1943	Contributing	267
8400 MEADOW LANE	Minimal Traditional	1941	Contributing	268
8404 MEADOW LANE	Ranch	1963	Contributing	269
8410 MEADOW LANE	Colonial Revival	1952	Contributing	270
8411 MEADOW LANE	Minimal Traditional	1999	Non-Contributing	271
8414 MEADOW LANE	Other	2007	Non-Contributing	272
8415 MEADOW LANE	Ranch	1951	Contributing	273
8416 MEADOW LANE	Colonial Revival	1949	Contributing	274
8419 MEADOW LANE	Ranch	1950	Contributing	275
8420 MEADOW LANE	Ranch	1951	Contributing	276
8421 MEADOW LANE	Ranch	1949	Contributing	277
8424 MEADOW LANE	Minimal Traditional	1950	Non-Contributing	278
8425 MEADOW LANE	Minimal Traditional	2009	Non-Contributing	279
8428 MEADOW LANE	Ranch	1951	Contributing	280
8429 MEADOW LANE	Ranch	1948	Contributing	281

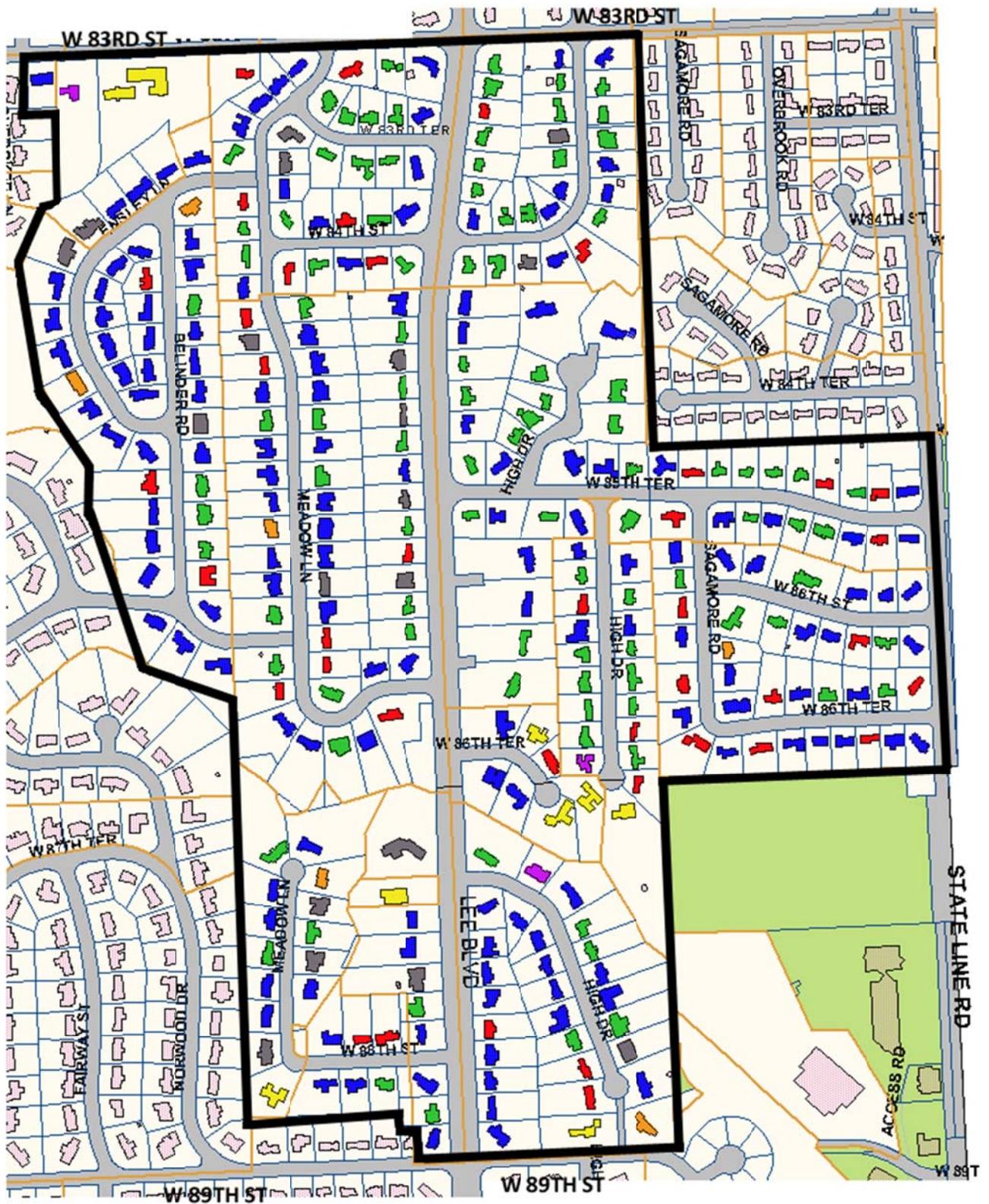
Address	Architectural Style	Date of Construction	Potential Eligibility for National Register	Survey Sequence Number
8433 MEADOW LANE	Minimal Traditional	1950	Contributing	282
8434 MEADOW LANE	Ranch	1950	Contributing	283
8436 MEADOW LANE	Ranch	1959	Contributing	284
8437 MEADOW LANE	Ranch	1948	Non-Contributing	285
8440 MEADOW LANE	Split Level	1952	Contributing	286
8441 MEADOW LANE	Ranch	1947	Contributing	287
8444 MEADOW LANE	Ranch	1949	Contributing	288
8445 MEADOW LANE	Ranch	1953	Contributing	289
8448 MEADOW LANE	Ranch	1951	Contributing	290
8449 MEADOW LANE	Other	2009	Non-Contributing	291
8452 MEADOW LANE	Minimal Traditional	1949	Contributing	292
8453 MEADOW LANE	Ranch	1950	Non-Contributing	293
8601 MEADOW LANE	Colonial Revival	1953	Contributing	294
8602 MEADOW LANE	Minimal Traditional	1949	Contributing	295
8605 MEADOW LANE	Colonial Revival	1947	Contributing	296
8606 MEADOW LANE	Colonial Revival	1950	Contributing	297
8608 MEADOW LANE	Ranch	1949	Contributing	298
8609 MEADOW LANE	Minimal Traditional	1948	Contributing	299
8610 MEADOW LANE	Ranch	1950	Contributing	300
8612 MEADOW LANE	Minimal Traditional	2006	Non-Contributing	301
8614 MEADOW LANE	Ranch	1949	Contributing	302
8615 MEADOW LANE	Ranch	1952	Contributing	303
8616 MEADOW LANE	Colonial Revival	1949	Contributing	304
8700 MEADOW LANE	Minimal Traditional	2004	Non-Contributing	305
8701 MEADOW LANE	Ranch	1950	Contributing	306
8703 MEADOW LANE	Split Level	1952	Contributing	307
8704 MEADOW LANE	Ranch	1951	Contributing	308
8707 MEADOW LANE	Other	2003	Non-Contributing	309
8708 MEADOW LANE	Ranch	1951	Contributing	310
8711 MEADOW LANE	Minimal Traditional	1952	Contributing	311
8712 MEADOW LANE	Minimal Traditional	1951	Contributing	312
8715 MEADOW LANE	Other	2007	Non-Contributing	313
8716 MEADOW LANE	Ranch	1952	Contributing	314
8719 MEADOW LANE	Ranch	1954	Contributing	315
8720 MEADOW LANE	Ranch	1953	Contributing	316
8724 MEADOW LANE	Other	2009	Non-Contributing	317
8728 MEADOW LANE	Modern/Modern Movement	1951	Contributing	318
8510 SAGAMORE ROAD	Ranch	1961	Contributing	319
8516 SAGAMORE ROAD	Minimal Traditional	1948	Contributing	320
8600 SAGAMORE ROAD	Colonial Revival	1941	Contributing	321

Address	Architectural Style	Date of Construction	Potential Eligibility for National Register	Survey Sequence Number
8601 SAGAMORE ROAD	Minimal Traditional	1947	Contributing	322
8604 SAGAMORE ROAD	Ranch	1942	Contributing	323
8611 SAGAMORE ROAD	Split Level	1969	Non-Contributing	324
8612 SAGAMORE ROAD	Colonial Revival	1946	Contributing	325
8615 SAGAMORE ROAD	Ranch	1949	Non-Contributing	326
8616 SAGAMORE ROAD	Ranch	1951	Contributing	327
8620 SAGAMORE ROAD	Colonial Revival	1950	Contributing	328
8520 STATE LINE ROAD	Ranch	1947	Contributing	329

APPENDIX B

SURVEY FINDINGS

Figure 2. Architectural Style
Leawood Survey of Historic Resources



- Ranch
- Modern Movement
- Minimal Traditional
- Split Level
- Colonial Revival
- Other Styles
- Other/No Style



Figure 3. Contributing/Non-Contributing
Leawood Survey of Historic Resources

