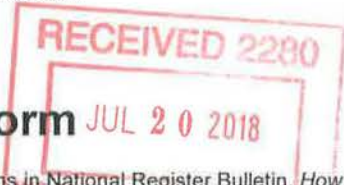


United States Department of the Interior
National Park Service



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 Lee's Summit Post Office

Other names/site number N/A

Name of related Multiple Property Listing N/A

2. Location

Street & number 210 SW Market Street N/A not for publication

City or town Lee's Summit N/A vicinity

State Missouri Code MO County Jackson Code 095 Zip code 64063

3. State/Federal Agency Certification

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

I hereby certify that this 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

Applicable National Register Criteria: A B C D


Signature of certifying official/Title _____ Date 7-17-18
JP 07/13/18

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 _____

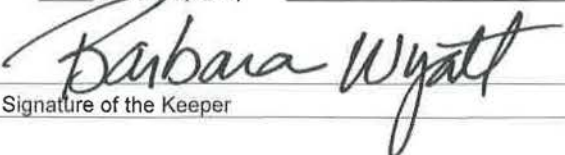
4. National Park Service Certification

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 8-23-18

Lee's Summit Post Office
Name of Property

Jackson County, Missouri
County and State

5. Classification

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

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

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

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

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

<u>Contributing</u>	<u>Noncontributing</u>	
1	0	buildings
		sites
1	0	structures
		objects
2	0	Total

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

GOVERNMENT/Post Office

Current Functions

(Enter categories from instructions.)

WORK IN PROGRESS

7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT

Materials

(Enter categories from instructions.)

foundation: CONCRETE
walls: BRICK
METAL
roof: OTHER/Tar and Gravel
other: _____

NARRATIVE DESCRIPTION ON CONTINUATION PAGES

Lee's Summit Post Office
Name of Property

Jackson County, Missouri
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.

STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES

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: _____

Historic Resources Survey Number (if assigned): N/A

Areas of Significance

ARCHITECTURE

Period of Significance

1962

Significant Dates

1962

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

U.S. Post Office Department (Architect)

Postal Leasing Corporation (Builder)

Lee's Summit Post Office
Name of Property

Jackson County, Missouri
County and State

10. Geographical Data

Acreage of Property 1.3 acres

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1 38.911724 -94.379883 3 _____
Latitude: Longitude: Latitude: Longitude:

2 _____ 4 _____
Latitude: Longitude: Latitude: Longitude:

UTM References

(Place additional UTM references on a continuation sheet.)

_____ NAD 1927 or _____ NAD 1983

1 _____ 3 _____
Zone Easting Northing Zone Easting Northing

2 _____ 4 _____
Zone Easting Northing Zone Easting Northing

Verbal Boundary Description (On continuation sheet)

Boundary Justification (On continuation sheet)

11. Form Prepared By

name/title Rachel Nugent, Sr. Historic Preservation Specialist; Alison Dunleavy, Historic Preservation Specialist

organization Rosin Preservation, LLC date March 2018

street & number 1712 Holmes telephone 816-472-4950

city or town Kansas City state MO zip code 64108

e-mail 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**
- **Owner Name and Contact Information**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

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.

Lee's Summit Post Office

Name of Property

Jackson County, Missouri

County and State

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log:

Name of Property: Lee's Summit Post Office

City or Vicinity: Lee's Summit

County: Jackson County State: Missouri

Photographer: Brad Finch, f-stop Photography

Date

Photographed: February 2017, June 2018

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 01 of 18:** Exterior southeast and northeast elevations looking west (2017)
- 02 of 18:** Exterior northeast elevation looking southwest (2017)
- 03 of 18:** Exterior northwest elevation looking southeast (2017)
- 04 of 18:** Exterior southwest elevation looking northeast (2017)
- 05 of 18:** Exterior southeast elevation looking northeast (2017)
- 06 of 18:** Exterior context looking southeast (2017)
- 07 of 18:** Exterior context looking south (2017)
- 08 of 18:** Exterior context looking southwest (2017)
- 09 of 18:** Exterior context looking northwest (2017)
- 10 of 18:** Exterior context looking west (2017)
- 11 of 18:** Interior lobby view looking east (2017)
- 12 of 18:** Interior lobby view looking west (2017)
- 13 of 18:** Interior view looking north (2017)
- 14 of 18:** Interior view looking south (2017)
- 15 of 18:** Exterior south elevation with historic blue enamel panels revealed, view northeast (2018)
- 16 of 18:** Exterior south elevation with historic blue enamel panels revealed, view northwest (2018)
- 17 of 18:** Exterior south elevation with historic blue enamel panels revealed, view west (2018)
- 18 of 18:** Exterior south elevation with historic blue enamel panels revealed, view west (2018)

Figure Log:

Include figures on continuation pages at the end of the nomination.

Figure 01. Context Map. *Google Maps, 2017.*

Figure 02. Site Map. *Jackson County Parcel Viewer, 2017, <http://maps.jacksongov.org/parcelviewer/>. Accessed March 20, 2017.*

Figure 03. Aerial photo and exterior photo map. *Google Earth, 2017.*

Figure 04. 1961 First Floor Plans. *U.S. Post Office Department, "Tentative Drawings of Proposed Leased Post Office for Lee's Summit, Missouri," Architectural Drawings, May 2, 1961.*

Figure 05. Interior photo map, current plans. Numbers with "F" indicate Figure numbers. Figures were inserted in the nomination. Numbers without "F" indicate Photo numbers. *Hollis + Miller Architects, 2017.*

Figure 06. 1961 Elevations. *U.S. Post Office Department, "Tentative Drawings of Proposed Leased Post Office for Lee's Summit, Missouri," Architectural Drawings, May 2, 1961.*

Figure 07. Completed Post Office, 1962. *Lee's Summit History Museum Archives.*

Lee's Summit Post Office

Jackson County, Missouri

Name of Property

County and State

Figure 08. Lot Types A-D. *URS Group, Inc., "USPS Nationwide Historic Context Study: Postal Facilities Constructed or Occupied Between 1940 and 1971," Draft report prepared for the U.S. Postal Service, September 2012, 2-16.*

Figure 09. Plate 120, Rendering of a 12,000 Square Foot Post Office, 1959. *U.S. Post Office Department, Building Designs. Washington, D.C.: Post Office Department, 1959.*

Figure 10. Plate 121, Schematic Plans of a 12,000 Square Foot Post Office, 1959. *U.S. Post Office Department, Building Designs. Washington, D.C.: Post Office Department, 1959.*

Figure 11. Lobby Renovation Plans. The historic lobby area is highlighted in red. *HU Jarvis Meyer Architects, Inc., "Postal Retail Store," Architectural Drawings, September 8, 1998.*

Figure 12. Comparative chart of active post offices in the Kansas City Metropolitan area and the Lee's Summit Post Office. *"USPS Owned Facilities Report," <https://about.usps.com/who-we-are/foia/readroom/ownedfacilitiesreport.htm>; "USPS Leased Facilities Report," <https://about.usps.com/who-we-are/foia/leased-facilities/report.htm>. Accessed May 2, 2017.*

Figure 13. Grandview Post Office, primary elevation. *Google Maps, 2017.*

Figure 14. Grandview Post Office, primary elevation, detail. *Alison Dunleavy, 2017.*

Figure 15. Lee's Summit Downtown Fire Station, primary elevation before renovation. *Williams Spurgeon Kuhl & Freshnock Architects, Inc. "Lee's Summit Fire Station Headquarters Renovation." <http://www.wskfarch.com/portfolio/18/public-safety/lees-summit-fire-station-headquarters-renovation/>. Accessed May 15, 2017.*

Figure 16. Lee's Summit Downtown Fire Station after renovation. *Williams Spurgeon Kuhl & Freshnock Architects, Inc. "Lee's Summit Fire Station Headquarters Renovation." <http://www.wskfarch.com/portfolio/18/public-safety/lees-summit-fire-station-headquarters-renovation/>. Accessed May 15, 2017.*

Figure 17. Grandview Post Office. interior. *Alison Dunleavy, 2017*

Figure 18. East wall of lobby (nominated building) after exploratory demolition of 1998 retail area, July 2017. *Source: Rosin Preservation.*

Figure 19. Lee's Summit Post Office. Lobby, post office box walls, view southwest. *F-stop Photography, 2017.*

Figure 20. Lee's Summit Post Office. Lobby, retail area, view northwest. *F-stop Photography, 2017.*

Figure 21. Lee's Summit Post Office. Lobby, customer service area, view west. *F-stop Photography, 2017.*

Figure 22. Lee's Summit Post Office. Post master's office, view north. *F-stop Photography, 2017.*

Figure 23. Lee's Summit Post Office. Workroom, view east. *F-stop Photography, 2017.*

Figure 24. Lee's Summit Post Office. Workroom, view south. *F-stop Photography, 2017.*

Figure 25. Lee's Summit Post Office. Workroom and post office box walls, view east. *F-stop Photography, 2017.*

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

Lee's Summit Post Office
Name of Property
Jackson County, Missouri
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N/A
Name of multiple listing (if applicable)

SUMMARY

The Lee's Summit Post Office (Post Office) at 210 SW Market Street in Lee's Summit, Jackson County, Missouri, is located on the western edge of the downtown commercial district. Constructed in 1962, the one-story Post Office occupies the center of a block surrounded by mid- to late twentieth century small-scale commercial buildings and large surface parking lots. The building's brick façade, cantilevered canopy, horizontal spans of fenestration, and large storefront windows, typical of Modern Movement buildings, embody the "Thousands Series" Modern style post office depicted in the 1959 Post Office Department publication *Building Designs*.¹ The flagpole included in the original design is extant, as is the parking lot designed to accommodate the increased reliance on the automobile in the mid-twentieth century. The historic robin's egg blue enameled metal panels, previously concealed under non-historic EIFS panels, are now revealed. The interior has two distinct spaces, the public lobby with access to post office boxes and a customer service area, and the larger separate workroom for employees with a large expanse of space for sorting mail and an elevated enclosed lookout gallery designed for monitoring employees. Alterations to the Post Office occurred in 1998. While the lobby retains its two primary functions, the spaces have been reconfigured and some of the finishes updated. The north lobby windows were infilled with brick that matches the rest of the brick on the building. The workroom retains its historic configuration of open space, lookout gallery, and access to the rear loading docks, as well as its historic finishes. The alterations reflect the continued use of the building as a functioning post office and do not compromise the ability of the Post Office to communicate its historic function, its property type, and the era in which it was constructed.

ELABORATION

Setting (1 Contributing Structure)

The Lee's Summit Post Office is located at 210 SW Market Street in Lee's Summit, Jackson County, Missouri (*Figure 1*). With a population of roughly 93,000, Lee's Summit is a suburban

¹ URS Group, Inc., "USPS Nationwide Historic Context Study: Postal Facilities Constructed or Occupied Between 1940 and 1971," Draft report prepared for the U.S. Postal Service, September 2012, 3-28. http://preservation.lacity.org/sites/default/files/USPSNationwideHistoricContextStudy_PostalFacilitiesConstructedOrOccupiedBetween1940and1971.pdf. Accessed February 28, 2017. As stated in the "Project Purpose and Need" section on pages 1-1 to 1-3 of the context study, the United States Postal Service issued an RFP for a *History and Context Study of Postal Facilities Constructed or Occupied Between 1940 and 1971* in the winter of 2011. Earlier that year, Interim Keeper of the National Register of Historic Places, Carol Shull, addressed the need to develop NRHP evaluation materials and a historic context for post offices constructed after 1940, recommending that the USPS develop a nationwide context up to 1971. The USPS hired URS Group, Inc. to conduct the study and write a historic context for a Multiple Property Document that the USPS, State Historic Preservation Officers, the Keeper of the National Register, the Advisory Council on Historic Preservation, and members of the public could use to evaluate eligibility of USPS properties constructed or occupied between 1940 and 1971 for listing in the NRHP. For unknown reasons, the report was never reviewed or accepted by the ACHP, Keeper, or any SHPOs (to this author's knowledge). However, the ACHP's "Preserving Historic Post Offices: A Report to Congress," lists the context study as a source. The "Thousands Series" property type will be discussed in detail in the historical background section of this report. U.S. Post Office Department, *Building Designs* (Washington, D.C.: Post Office Department, 1959).

National Register of Historic Places
Continuation Sheet

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Lee's Summit Post Office
Name of Property
Jackson County, Missouri
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community approximately twenty miles southeast of Kansas City, Missouri. The 1.3-acre property occupies the center of the block, bounded by SW 2nd Street to the north, SW Market Street to the east, SW 3rd Street to the south, and SW Jefferson Street to the west (*Figure 2*). It sits at the west end of the Lee's Summit commercial district just outside the National Register historic district boundary. Small-scale commercial buildings constructed in the mid- to late twentieth century and large surface parking lots surround the structure on the north, south, and east (*Photos 6 and 8*). West of the property, building types transition to residential uses (*Photos 7, 9, and 10*).

A paved parking lot surrounds the building on its east, south, and west sides and is a **contributing structure** to the property (*Photos 2, 4, and 5*).² The lot contains parking at the front of the building designated for customers while the rear lot is a maneuvering area for delivery vehicles to access the loading docks, both of which are combined as an important feature of the "Thousands Series" property type. A concrete sidewalk spans the front elevation and extends southeastward into the parking lot. A low cylindrical concrete base rises from the sidewalk to support the historic tall metal flagpole that rises from the concrete sidewalk to the south of the primary entrance (*Photo 1*). Driveways on SW Market Street and SW Jefferson Street access the parking lot (*Figure 3*). The east section of the parking lot is 65 feet wide and 115 feet long and has twenty-one pull-in parking spaces (*Photos 2 and 8*); the south section is narrower (100 feet wide and 15 feet long) and has eleven pull-in parking spaces (*Photo 5*). A driveway from the south parking lot leads to SW Jefferson Street and has a concrete island with a drive-through USPS mailbox on its south side. A chain-link fence encloses the rear (west) parking lot and the north driveway on SW Jefferson Street. The west parking lot is 150 feet wide and 125 feet long and connects to three loading bays centered on the west elevation of the building (*Photos 3 and 7*). A rectangular strip at the center of the loading area is recessed to provide dock access to taller vehicles (*Photo 4*). A tall metal light pole attaches to a concrete base at the edge of the sunken driveway. The remainder of the lot is striped for vehicular parking.

Exterior

The one-story building has a concrete foundation, brick cladding, and a flat tar and gravel roof. A shallow parapet with metal coping caps the building. Three rectangular blocks delineate the historic functions of the building. The building's central block, historically the Post Office's main work space, is slightly taller than the east and west blocks, which functioned as the lobby and loading docks, respectively.

The primary elevation faces east (*Photos 1, 2*). A historic aluminum-trimmed cantilevered canopy spans the width of the east elevation and returns on the north and south sides. Plaster clads the underside of the canopy; six square light fixtures illuminate the soffit. The primary

² The parking lot to the north of the Post Office, depicted in Photo 3, is part of a separate parcel and is not currently or historically associated with the Lee's Summit Post Office.

National Register of Historic Places
Continuation Sheet

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Lee's Summit Post Office
Name of Property
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entrance pierces the south end of the east elevation. Historic paired glazed aluminum doors with flanking storefront windows and transom fill the entrance, as detailed on the historic elevation drawings (*Figure 6*). Historic stone veneer clads the center of the east elevation (*Figure 6*). The bay immediately east of the stone veneer historically contained a multi-light fixed window that filled the bay. The window was removed during the 1998 renovation and non-historic brick that matches the historic brick filled the opening. While this alteration is not historic, the historic opening remains visible and the infill is compatible with existing material. A historic rectangular wing extends from the north end of the east elevation where it is flush with the east edge of the soffit. Except for the infilled window, the east elevation retains its historic design as shown in the east elevation of *Figure 6*.

The aluminum-trimmed canopy wraps around to the building's north elevation (*Photo 3*). Historic glazed aluminum clerestory windows span the length of the canopy. A historic robin's-egg blue enameled metal panel fills the third window from the east end. A translucent glass panel fills the third window from the west end, where, historically there was an enameled metal panel. A stacked three-light window at the east end of the canopy corresponds to the post master's office.³ A historic entrance pierces the north elevation under the west end of the clerestory windows (*Photo 3*). A historic metal door fills the doorway; a historic robin's-egg blue enameled metal panel fills the sidelight to the east of the door. In the center of the north elevation, a band of clerestory windows admits light into the former locker room. The north elevation retains the historic design as shown in the north elevation of *Figure 6*.⁴

A three-bay wide concrete loading dock projects from the center of the west elevation (*Photo 4*). A historic aluminum-trimmed cantilevered canopy shades the recessed loading docks; slim metal columns and steel beams support the canopy. On the north end of the loading dock, a short flight of concrete stairs with a metal railing leads to the sidewalk that accesses the west parking lot. On the south end of the loading dock, a non-historic wall with a doorway perpendicular to the building separates the loading dock from the sidewalk that accesses the south parking lot and a concrete ramp with metal railings leading to the west parking lot. A non-historic metal door fills the doorway. Two historic pedestrian openings and two freight openings pierce the west elevation behind the loading dock. Metal slab doors fill the pedestrian openings. Paired swinging metal doors fill the freight openings. The utilitarian doors have heavy hinges at the upper and lower corners, windows in the upper half, and rubber bumpers on the lower half. Two sets of paired multi-light aluminum windows pierce the north and south ends of the west elevation. Four lights of figured glass fill each window; metal bars cover the windows. The concrete ramp that extends from the southwest corner of the loading dock down to the pavement level is in the same general location as the ramp in the historic plans. It is unclear if the ramp was constructed this way initially, differing from the historic plans in response to terrain

³ While the original drawings show a this area with a single fixed pane with a clerestory window, the aluminum frame holding three fixed panes appears to be historic.

⁴ The drawings show a brick chimney rising from the northwest corner of the building. It appears that this was never constructed and a metal flue and vent were installed in that location to vent the mechanical equipment.

National Register of Historic Places
Continuation Sheet

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Lee's Summit Post Office
Name of Property
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N/A
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conditions, or if it was modified at a later date. The chain link fence that encloses the west parking area and loading dock attaches to the west ends of the north and south walls.

The canopy over the loading dock is recessed from the south elevation. The non-historic brick wall with a metal slab door at the loading dock is also recessed from the south elevation. The rest of the south elevation is divided into two portions. The majority of the south elevation is a long expanse with vertical bands. Non-historic EIFS panels added in the 1998 renovation (*Photo 5*) were removed to reveal the full extent of the historic robin's egg blue enameled paneling (*Photos 15-19*). Historic clear anodized aluminum framing divides the paneled portion of the façade into twenty-four vertical sections. Each section, except for the westernmost section, is divided into three parts: the tall bottom panel, the short middle panel, and the medium-sized upper panel. Ten sections, alternating every other section, contain historic windows in the middle panel, creating a horizontal band of windows. The historic aluminum framed windows have a small lower hopper and a fixed upper panel, all with clear glazing. A non-historic glazed aluminum door with a transom window fills the lower portion of the westernmost vertical section. The historic blue panels are extant above the door. The historic joints are visible in a 1962 photo of the Post Office (*Figure 7*). Historic brick clads the west end; a perpendicular brick wall separates the central block of the building from the east block, which projects out from the south elevation. A historic aluminum-trimmed cantilevered canopy shades the east end of the south elevation; a square light fixture illuminates the soffit. A historic aluminum storefront window pierces the east end of the south elevation beneath the canopy associated with the lobby. The south elevation retains its historic rhythm as seen in *Figure 6*. Although the materials for the central portion have been added over the historic material, including the historic horizontal band of windows, this portion of the façade retains its historic vertical banding.

Interior

The building's interior has a largely open floor plan with offices and secondary spaces lining the perimeter of the north and west walls (*Figure 5*). The lobby and main entrance occupies the southeast corner of the building. The lobby has a ceramic tile floor and a dropped ceiling grid with acoustical tiles and fluorescent lighting (*Photos 11 and 12*). Although the lobby retains its historic functions, the configuration and finishes of the lobby were altered to provide more post office boxes and retail space in 1998. The lobby spans the east end of the building, as it did originally, but the configuration has been altered. Originally, the lobby had a long and narrow rectangular plan, but is currently more trapezoidal in shape, although the division of space follows to what it was historically, with the post office boxes closest to the entrance and the service counter area at the far end of the lobby. The 1998 alterations expanded the service and retail area and the post office boxes into the eastern third of the main work room (*Figures 4, 5, and 11*). A historic steel column marks the historic location of the wall that formerly separated the post office boxes from the customer service area (*Photo 12 and Figure 20*). Non-historic painted drywall partitions in the south half of the west side of the lobby held individual postal boxes, which have since been removed (*Photo 12 and Figures 19 and 25*). Built-in cabinets remain in the service area of the lobby (*Figure 21*). A non-historic metal roll-down security gate

National Register of Historic Places
Continuation Sheet

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Lee's Summit Post Office

Name of Property

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N/A

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closes off the customer service area during non-business hours, which allows the lobby to continue functioning as it did historically with the post office boxes accessible to the public during those non-business hours. Non-historic flooring and display wall define the retail area (*Figure 20*), although selective demolition performed in 2017 revealed that the historic stone wall is extant beneath (*Figure 18*). A historic vault is located at the north end of the lobby. A plain metal door accesses the vault. At the northeast corner of the lobby, a historic aluminum-framed glazed door opens from the lobby into a corridor accessing private offices. The historic brick wall is exposed to the east of this door. Non-historic drywall partitions divide the lobby from the workroom (*Photo 12 and Figures 19 and 25*). The lobby is an important space for a Thousands Series post office and although this lobby has been altered, it retains clear evidence of its two primary functions. Character-defining features such as the post office boxes near the door for convenient customer access and a service area at the far end for customers with postal needs that extended beyond picking up mail are functionally intact, albeit expanded to accommodate increased usage due to population growth in the late twentieth century.

The corridor runs from the lobby and turns southwest, accessing the restrooms and a suite of private offices. The corridor and most of the offices have VCT floors, painted drywall walls, and dropped ceiling grids with lay-in acoustical tiles and fluorescent lighting. The offices and restrooms have metal doors with vents in the lower half. Doorways on the east side of the corridor access a non-historic bathroom and a historic office in the northeast corner of the building. The office has the same finishes as the corridors except for the carpet covering the floor. A historic full-height aluminum window pierces the east side of the north wall; historic aluminum clerestory windows span the rest of the north wall (*Figure 22*). A private bathroom occupies the southeast corner of the room. Two smaller offices line the north side of the corridor; historic aluminum clerestory windows span the north walls of the offices. The former swing (lunch/break) room and locker room also lines the north side of the corridor and has historic clerestory windows. This room retains its historic open rectangular configuration; there are no fixtures extant to communicate its historic function. A non-historic painted drywall partition in the westernmost office intersects a door on the north wall that accesses the building's exterior. A small room on the south side of the corridor with historic ceramic tile floors and tiled and painted plaster walls historically housed a bathroom but no fixtures remain.

Doorways on the south and west ends of the northeast corridor access a large space that historically was the main workroom. The room has tall dropped ceilings with acoustical tile grids and fluorescent lighting, historic black asphalt tile and painted concrete block walls with red brick wainscoting (*Photo 13 and Figures 23-25*). Metal pipe columns support the roof. An enclosed lookout gallery runs across the center of the workroom from south to north and along the perimeter of the north wall (*Photo 13 and Figures 23 and 24*). Small observation windows regularly dot the top of the solid walls of the lookout. A non-historic room in the southwest corner projects into the work room. Painted drywall partitions divide it from the work room. The room has ceramic tile floors, a dropped grid ceiling with acoustical tile and fluorescent lighting,

National Register of Historic Places
Continuation Sheet

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Lee's Summit Post Office
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N/A
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and laminate cabinets inset in the south wall. A non-historic glazed aluminum door with a transom window accesses the south parking lot from the southwest corner of the room.

Doorways pierce the north and west walls of the workroom, opening into mechanical, storage, and utility rooms and the men's bathroom. Single or pairs of metal doors with vents in the lower half fill the doorways. These secondary spaces have painted concrete block walls, VCT flooring, and tall dropped grid ceilings with acoustical tile and fluorescent lighting; the men's bathroom has a tile floor and tile and painted drywall walls. A band of clerestory windows pierces the north wall of the storage room along the north wall; paired multi-light aluminum windows pierce the west wall of the L-shaped mechanical room, located in the building's northwest corner. Two pairs of glazed, swinging metal doors with rubber bumpers pierce the center of the west wall and access the mailing vestibule that leads to the exterior loading dock on the west side of the building. The mailing vestibule has painted concrete block walls with red brick wainscoting, black asphalt tile, and a tall dropped grid ceiling with acoustical tile and fluorescent lighting (*Photo 14*). Two pairs of glazed, swinging metal doors with rubber bumpers and a single glazed metal door pierce the west wall of the mailing vestibule and lead to the exterior loading dock. A doorway on the south wall of the mailing vestibule leads to a small storage room that has the same finishes as the building's other utilitarian spaces. Pairs of multi-light aluminum windows pierce the west wall of the storage room.

Integrity

The Lee's Summit Post Office, constructed in 1962, retains sufficient architectural integrity to communicate its historic function and era of construction. The nominated property conveys associations the use of the Modern Movement in post office design. The Lee's Summit Post Office follows the detailed outline of features that communicate significance under Criterion C for Architecture outlined on pages 3-31 of the "USPS Nationwide Historic Context Study: Postal Facilities Constructed or Occupied between 1940 and 1971." The building stands in its original location on the periphery of the historic central business district with convenient automobile access. Its setting, composed of small-scale commercial buildings constructed in the mid- to late-twentieth century, with close proximity to residential neighborhoods that date from the late 1940s and early 1960s is intact. The Post Office is located on the east side of Lee's Summit with convenient access to major city, county, and state roads. The front parking lot designed to accommodate customers, most of whom accessed the post office by automobile, is an important feature of this property type. The historic flagpole communicates the building's historic civic function. The building's exterior, such as the brick façade with a large stone panel, cantilevered canopy, the robin's egg blue enameled metal panels on the south elevation, and multi-light storefront windows, are intact and clearly communicate feelings about and associations with its historic function, property type, and the era in which it was constructed. The Modern Movement exterior was an essential component of the modernization of Post Office Department standards, as defined in the 1959 publication *Building Designs*. The rectilinear modular components of the building's exterior express their interior function, mirrored in the division of interior space in the large workroom, mailing vestibule, and in the offices, storage

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space, utility, and mechanical rooms along the north side of the building. These service-related “back of house” spaces retain the majority of their historic configuration and comprise approximately seventy-five percent of the building’s interior.

Alterations to the building reflect its continued use as a United States Post Office for over forty years and as the sole post office serving Lee’s Summit for twenty-nine years. The north lobby windows were infilled during the expansion of the lobby retail space in 1998. The stone wall and historic window opening are intact under the brick veneer infill, which matches the historic brick. Enameled metal panels with small windows clad the south elevation but were covered with EIFS panels by USPS to increase the building’s energy efficiency. The EIFS panels have been removed to reveal the intact blue enameled metal panels beneath. The removal of the EIFS panels also revealed the horizontal band of windows intact within the enamel paneled curtainwall. Changes to the building’s lobby reflect the need for additional post office boxes and a larger retail area in 1998. Expansion of the post office box lobby was necessary to accommodate population increases in Lee’s Summit while maintaining continuous use of the building as a post office. All of the added post office boxes had to be accessible from both the lobby and the work room. Rather than expand the historic footprint of the building, multiple short corridors lined with post offices boxes were recessed slightly into the work room to provide the necessary accessibility. The building entrance location is unchanged, providing access first to the post office boxes at the east end of the lobby while the service counter area occupies the west end, following the historic distribution of functions. A historic steel column indicates the location of the wall that historically separated the post office boxes from the service counter (*Photo 12 and Figure 20*). A non-historic metal roll-down security gate closes off the service counter area during non-business hours. This allows the public to access the post office box lobby during non-business hours, which is how the lobby functioned historically. An entrance and small break room off the south elevation, part of the 1998 renovations, do not detract from the overall volume of the main work room. Combined, the area of the renovated lobby and break room make up less than twenty-five percent of the work room’s total area. As noted on page 3-30 of the context study “USPS Nationwide Historic Context Study: Postal Facilities Constructed or Occupied Between 1940 and 1971,” most post offices surveyed had no postal machinery in the work rooms.⁵

The level of finishes in the lobby and offices illustrates their function as retail and management spaces and differentiates the areas from the utilitarian workroom. As originally designed, ceilings in the lobby and offices are lower than in the workroom. Finishes in the areas, such as ceramic tile, VCT flooring, plaster walls, and flush-mounted fluorescent lighting, are more polished than the asphalt plank tiles, concrete block walls, and ceiling-mounted fluorescent lighting found in the workroom and mailing vestibule. The post office boxes and service counter in the lobby, while removed, are considered furniture and are not permanent fixtures of the building. Furthermore, the service counter area at the front of the building remains clearly

⁵ URS Group, Inc., “USPS Nationwide Historic Context Study,” 3-30.

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defined, retaining the historic configuration of a small retail-related "interior public areas" in contrast to the large service-related "work room" space, as described in the schematic plans published in *Building Designs*.⁶ The remaining interior spaces, including the enclosed lookout gallery, are intact with some minor updates to utilitarian storage spaces and restrooms.

The Lee's Summit Post Office retains the interior and exterior features that clearly communicate its historic post office Thousands Series property type, specifically the customer parking lot, flag pole, public lobby, workroom with the elevated lookout gallery, and the rear loading docks. The building expresses the Modern Movement through the aluminum canopies, the brick and stone cladding, and irregular fenestration pattern of fixed multi-light aluminum window panels.

⁶ U.S. Post Office Department, *Building Designs* (Washington, D.C.: Post Office Department, 1959), Plate 120F.

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SUMMARY

The Lee's Summit Post Office at 210 SW Market Street in Lee's Summit, Jackson County, Missouri, is locally significant under National Register Criterion C for the area of Architecture as an intact example of the "Thousand Series" Modern style post office property type, as defined in the "USPS Nationwide Historic Context Study: Postal Facilities Constructed or Occupied between 1940 and 1971."⁷ Lee's Summit Post Office follows the historic contexts and description of the property type outlined in the Historic Context Study. The "Thousands Series" is significant as a representation of the shift in Post Office Department priorities towards creating a more unified appearance that "stressed modernity and convenience over regional identity or the role of the federal government in everyday life," as was common in the 1930s.⁸ The "Thousands Series" represents the Post Office Department's adaptation of the lease-purchase program in response to increasing demand for postal services and facilities by trying to maintain uniform efficiency while allowing some flexibility in the design aesthetic. The "Thousands Series" post offices most commonly expressed one of two styles: Colonial Revival or Modern. Of the two styles, the Modern style better aligned with Post Office Department priorities. The Lee's Summit Post Office is an intact example of the Modern Thousands Series post office property type. The property type provided ample parking for customers and delivery vehicles while the design of the building expressed the government's embrace of the popular Modern aesthetic in its low, asymmetrical horizontal massing, projecting aluminum canopies, and bands and large expanses of fixed aluminum windows. The period of significance is 1962, the date of construction.

ELABORATION

Property History

Postal service in Lee's Summit began in 1865. The 1893 Sanborn Fire Insurance map depicts the post office on the first story of the 205 3rd Street in the downtown commercial center of Lee's Summit (present day 14 SW 3rd Street).⁹ By 1927, the post office had moved to a new building, sharing space with a retail store at 315 Douglas Street (315 SE Douglas Street).¹⁰ In 1936, the Triangle Club, a group of downtown business owners, lobbied for a new post office. Congress declared Lee's Summit eligible for a new post office building in 1937, allocating \$70,000 for its construction. In 1939, the post office moved into its own building at 220 SW Main Street. The one-story brick building was the first in the city specifically built to house the post office.¹¹

⁷ URS Group, Inc., "USPS Nationwide Historic Context Study," 3-30.

⁸ Ibid, 3-2.

⁹ The building is extant and is a contributing resource to the Lee's Summit Downtown Historic District (NR listed 8/17/05). Sanborn Fire Insurance Company, *Lee's Summit, Jackson County, Missouri* (New York: Sanborn Map Company, 1893), 1.

¹⁰ The building is no longer extant. Sanborn Fire Insurance Company, *Lee's Summit, Jackson County, Missouri* (New York: Sanborn Map Company, 1927), 2.

¹¹ The building is extant and is a contributing resource to the Lee's Summit Downtown Historic District (NR listed 8/17/05).

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After World War II, Lee's Summit, like many small towns on the outskirts of metropolitan areas, grew exponentially. The availability and popularity of the automobile transformed the small rural community into a suburban extension of Kansas City. Lee's Summit expanded, annexing surrounding land four times between 1951 and 1964. In 1948, the population of Lee's Summit was 2,400; by 1960, the population had increased over 300 percent, growing to 8,267.¹² As the post office outgrew its facilities on SW Main Street, the United States Post Office Department commissioned a new post office that would be six times larger than the current facility. The 1945 Sanborn Fire Insurance map depicts a one-story dwelling on SW Market Street where the 1962 Post Office would be built, but it is unclear if the house was extant when construction began.¹³ The United States Post Office Department commissioned the design of a new Lee's Summit post office in 1961 and called for construction bids that summer. Tudie Patti and Robert J. Patterson of the Postal Leasing Corporation won the bid; construction of the \$250,000 building began in March of 1962 and was completed in October the same year (*Figures 4, 6, 7*).¹⁴ The new post office opened in October 1962 just west of the 1939 post office, which was converted to City Hall. The new post office accommodated the substantial population increases in subsequent decades: 16,230 in 1970 and 28,741 in 1980. By 1990, the population had reached 46,418.¹⁵ The nominated building served as a United States Post Office from October 1962 until 2016 and was the only post office in Lee's Summit until 1991, when the R.B. Rice Station opened approximately three miles north of the 1962 post office.¹⁶ The building has been vacant since 2016.

Architecture

The design of the Lee's Summit Post Office, based on standards published in the Post Office Department's 1959 *Building Designs*, embodies the basic tenets of the Modern Movement, popular between 1940 and 1980.¹⁷ This period marked a transition from architectural designs based on classical elements to those characterized by geometric forms and simplistic decoration.¹⁸ The International Style, characterized by flat, smooth surfaces, ribbon windows,

¹² Historic Preservation Services, "Lee's Summit, Missouri Cultural Resources Survey Report," Prepared for the City of Lee's Summit, August 2002, 32.

¹³ Sanborn Fire Insurance Company, *Lee's Summit, Jackson County, Missouri* (New York: Sanborn Map Company, 1945), 1.

¹⁴ "New PO Building Is Open for Bids," *Lee's Summit Journal*, June 8, 1961; "Into Lee's Summit Post Office Oct. 1," *Kansas City Times*, September 20, 1962.

¹⁵ Missouri Census Data Center, "Missouri Population 1900-1990," <http://mcdc.missouri.edu/trends/tables/cities1900-1990.pdf> (accessed May 23, 2017).

¹⁶ "Into Lee's Summit Post Office Oct. 1," *Kansas City Times*, September 20, 1962; Russ Pulley, "U.S. Postal Service decides to close downtown office," *Lee's Summit Journal*, April 3, 2015.

<http://www.lsjournal.com/2015/04/03/127525/us-postal-service-decides-to-close.html>. Accessed 3/21/17; "John Greenwood, USPS Business Mail Technician From Lee's Summit Retires," *Lee's Summit Tribune*, 2010. <http://tribune.net/lees-summit-news/john-greenwood-usps-business-mail-technician-from-lee-s-summit-retires.htm>. Accessed May 1, 2017.

¹⁷ U.S. Post Office Department, *Building Designs* (Washington, D.C.: Post Office Department, 1959), Plate 120F.

¹⁸ George Ehrlich, *Kansas City, MO: An Architectural History, 1826-1990* (Columbia, MO: University of Missouri Press: 1984), 128.

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exposed structure, and flat roofs, was a primary influence. Significant features of this style include boxed overhanging eaves and banded windows installed flush with the wall. Simple forms, austere facades, geometric planes, and the rejection of applied ornament exemplify the functional vernacular interpretations of American modernism that developed in the decade following World War II. The cantilevered canopy, horizontal span of clerestory windows, and rectilinear modular components of the Lee's Summit Post Office exterior exemplify these features.

The Federal Government's use of Modern design began much later than in the private sector, which was quick to adapt new architectural styles imported from Europe after World War II. Beginning in 1954, the Post Office Department oversaw the design and construction of new post offices, however, the lack of funding prevented the widespread expansion of postal facilities needed to serve the country's rapidly growing suburban developments. While there were no published design guidelines in the early to mid-1950s, Post Office Department Annual Reports often highlighted International Style post offices for their efficiency and functionality.¹⁹

In 1958, the Post Office Department released the results of a five-year study of postal facilities and processes, urging Congress to allocate funds for the construction of new facilities. When Congress failed to act, the Post Office Department utilized a provision in the 1959 Public Buildings Construction Act to establish a lease-purchase program for new post offices.²⁰ The program allowed private investors to finance and construct public buildings according to federal government design requirements. The government leased the building for a specified number of years, becoming the owner of the building after the lease ended.²¹

The Post Office Department released several technical guidelines between 1959 and 1966 to ensure that the post offices constructed under the lease-purchase program met the department's needs. Technical guides included *Construction Requirements for Leased Postal Facilities, Bidders Instructions* (1959), *Standard Details for Building Construction, POD Publication 41* (1960), and *Construction Requirements for Leased Postal Facilities* (1966). These documents had detailed drawings of requirements for new post offices, depicting all aspects of design such as dedication plaques, service counters, doors, mailing platforms, and lobbies, with square footage requirements for the various service areas based on the total square footage of the facility.²²

In addition to technical guidelines, the Post Office Department published *Building Designs*, a book of design guidelines, in 1959. The manual contained designs for post offices ranging between 1,000 and 12,000 square feet. Labeled the "Thousands Series," the designs were

¹⁹ URS Group, Inc., "USPS Nationwide Historic Context Study," 2-84.

²⁰ Ibid, 2-86.

²¹ Advisory Council on Historic Preservation, "Preserving Historic Post Offices: A Report to Congress," (Washington, D.C.: Advisory Council on Historic Preservation, 2014), 17.

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geared towards builder-contractors hired by the investors leasing the post offices, who often designed the building as well to keep costs low. In the manual's foreword, Postmaster General Arthur Summerfield called for Modern building designs that emphasized efficiency and clean lines. The design guidelines included renderings, schematic plans, suggested materials, and notes on construction details. The various building designs could be paired with one of four lot types depending on the location and size of the building along with the need for customer parking.²³ The Thousands Series is significant as the deliberate design solution to meet Post Office Department requirements for spaces and processes while embracing the contemporary aesthetic that conveyed modernity and efficiency.²⁴

The designs embodied the Modern Movement architecture typical of the era and acknowledged the development of suburban communities centered around convenience and the ubiquity of the automobile. The new designs were one-story, had no stairs at the entrance, and featured separate service and post office box lobbies so customers could access their mailboxes after hours. The service lobby was accessible from within the post office box lobby, maintaining a single exterior entrance. While former post offices were integrated into downtown business districts, the "Thousands Series" post offices were typically built on the periphery of the business districts to allow for larger lots that would accommodate customer parking.

Specifications for the "Thousands Series" Modern Movement post office in the 1959 *Building Designs* called for a one-story building with a flat roof; stone, face brick, or concrete exterior walls with aluminum or stainless steel windows; metal fascia with cement plaster soffit canopies above the mailing platforms; a glazed metal interior partition between the post office box lobby and the service lobby; and terrazzo or vinyl asbestos tile interior flooring. Floor plans included interior spaces such as a post office box lobby, service lobby, postmaster's offices, work rooms, swing/locker rooms, mail sorting areas, lookout galleries, and mailing platforms with loading docks. The four lot types included a paved maneuvering area at the rear of the building for loading and unloading mail trucks; lot type "D" also included an area for customer parking (*Figure 8*).²⁵ The lot of the Lee's Summit Post Office resembles lot type "D" as it is the only lot plan that includes customer parking. The lot has a large maneuvering area in the rear of the post office and customer parking on the south and east sides of the lot. Separate driveways access the maneuvering area and the customer parking. While the customer parking lot at the Lee's Summit Post Office is larger than specified in the design guidelines, the layout of the parking lot, post office, and maneuvering space in the rear of the building clearly illustrates the lot type "D" plan from the 1959 specifications. Since the post office was the only operating post office in Lee's Summit a larger parking lot was most likely needed.

²² U.S. Post Office Department, *Standard Details for Building Construction, POD Publication 41* (Washington, D.C.: Post Office Department, 1960), Table of Contents.

²³ URS Group, Inc., "USPS Nationwide Historic Context Study," 2-86, 2-89.

²⁴ *Ibid*, 3-2.

²⁵ *Ibid*, 2-86, 2-87, 3-30.

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The Lee's Summit Post Office is an excellent example of the "Thousands Series" Modern Movement post office property type. Construction of the Post Office, financed through the lease-purchase program, began in 1962.²⁶ Original floorplans for the building (*Figure 4*) reference the 1960 *Standard Details for Building Construction, POD Publication 41*. Plates 120 and 121 of the 1959 *Building Designs* depict a rendering and schematic plan for a 12,000-square foot post office similar to the Lee's Summit Post Office (*Figures 9 and 10*).²⁷ The one-story building has face brick walls with a stone panel, aluminum windows, and an aluminum trimmed canopy with plaster soffit above the main entrance and mailing platform. The main entrance, postmaster's offices, work room, swing/locker room, lookout galleries, and mailing platform retain their historic configuration; the lobby retains its historic volume of space. The black asphalt tile specified on the original plans for the work room floor is intact. The building occupies its original type "D" lot on the periphery of Lee's Summit's downtown business district (*Figure 3*). The Lee's Summit Post Office is regionally a rare example, as seen below, of the property type that embraces the Modern aesthetic, through massing and materials, to convey associations with popular architectural trends while maintaining the uniform efficiencies required by the U.S. Post Office Department.

Comparative Analysis

An informal windshield survey of active post offices in towns of a similar size and age within the Kansas City, Missouri, metropolitan area compared the Lee's Summit Post Office with nearby postal facilities (*Figure 12*). Pleasant Hill, Blue Springs, Raytown, Grandview, Independence, and other postal facilities in Lee's Summit (eleven properties in total) were included in the survey. The surveyed buildings were constructed between 1938 and 2000. One represented a WPA style post office (Pleasant Hill) and the remaining ten post offices represented Modern Movement post offices. Pleasant Hill is a small town located twenty-eight miles southeast of Kansas City and ten miles southeast of Lee's Summit. The population of Pleasant Hill fluctuated between two and four thousand residents until the year 2000 when it surpassed five thousand. The current population is a little more than eight thousand residents. The town constructed a post office during a period of sustained population (1938). Blue Springs is roughly seventeen miles east of Kansas City and eight miles northeast of Lee's Summit. The population of Blue Springs nearly tripled between 1970 and 1980 and nearly doubled again by 2000. The city constructed new post offices in 1975 and 1999 in response to population increases. The city of Raytown is nine miles southeast of Kansas City and eight miles northwest of Lee's Summit. The population nearly doubled between 1960 and 1970, with the new post office constructed in 1975. The city of Grandview is roughly fifteen miles south of Kansas City and nine miles west of Lee's Summit. The population nearly tripled between 1960 and 1970; the city constructed the

²⁶ The Postal Leasing Corporation held the lease and built the post office. A lease between the Post Office Department and the Postal Leasing Corporation dated October 25, 1962 lists Alexander J. Barket as President of the Postal Leasing Corporation and Tudie S. Patti as Vice President. Lease from the Postal Leasing Corporation to the Post Office Department, October 25, 1962 (filed April 19, 1963), Jackson County, Missouri Deed Book 1623, pages 403-409, Jackson County Recorder of Deeds, Jackson County, Missouri.

²⁷ U.S. Post Office Department, *Building Designs* (Washington, D.C.: Post Office Department, 1959), Plates 120E, 120F, 121E, and 121F.

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new post office in 1968. The city of Independence is nine miles east of Kansas City and roughly twelve miles north of Lee's Summit. While the population grew steadily throughout the late nineteenth and early twentieth centuries, it nearly doubled from 62,300 to 111,600 between 1960 and 1970. The city constructed two post offices during that decade (1973 and 1975) and a third post office in the following decade (1987).²⁸

Almost half of the surveyed properties have similar square footages (five are approximately 12,000 square feet). Three post offices are less than 10,000 square feet (Pleasant Hill Main Office, Blue Springs Main Office, Lee's Summit R. B. Rice Station); The Harry S. Truman Station in Independence and the Green Summit Annex in Lee's Summit are 15,000-25,000 square feet; the largest property is the Main Office in Independence (54,000 square feet) which houses the Office of the Inspector General as well as a Post Office. Of the eight post offices that are 12,000 square feet or smaller, only the Lee's Summit Post Office and the Grandview Post Office illustrate the "Thousands Series" Modern Movement post office property type. The other post offices were constructed either before the publication of *Building Designs* (the Pleasant Hill Post Office) or after the Postal Reorganization Act of 1970 and the founding of the United States Post Office in 1971, which restructured how post offices were designed and built.²⁹

The Grandview Post Office, like the Lee's Summit Post Office, was constructed under the lease-purchase program. Both Lee's Summit and Grandview had a single post office when the buildings first opened in 1962 and 1968, respectively. The Grandview Post Office has similar construction materials and square footage as the Lee's Summit Post Office. However, the Grandview building features concrete and brick ornament that detract from the horizontal emphasis and clean lines typical of Modern Movement architecture (*Figure 13*). In *Building Designs*, Postmaster General Arthur Summerfield called for buildings that expressed efficiency and modernity through clean lines and geometric designs. The horizontal emphasis of the Lee's Summit Post Office expresses modernity and efficiency more effectively and is a better example of the "Thousands Series" Modern Movement post office property type than its Grandview counterpart. Carved stone pillars and ornament at the main entrance of the Grandview facility are reminiscent of WPA style architecture. The building's windows are set back from the façade and divided by stone muntins, eliminating the flat façade with flush-mounted windows typically seen in Modern Movement architecture (*Figure 14*). While the Grandview Post Office has a more intact interior lobby, the exterior of the Lee's Summit Post Office better expresses the geometric forms and horizontality of Modern Movement architecture recommended in *Building Designs*.

²⁸ Information about the population growth in each of these cities comes from Missouri Census Data Center, "Missouri Population 1900-1990," <http://mcdc.missouri.edu/trends/tables/cities1900-1990.pdf>, accessed May 23, 2017.

²⁹ Prior to 1971, USPS was known as the Post Office Department and was a part of the cabinet. The Postal Reorganization Act of 1970 restructured the Post Office Department, removing it from the cabinet and creating the United States Postal Service, an independent agency in service to the United States Government. USPS, "Postal Reorganization Act," https://about.usps.com/publications/pub100/pub100_035.htm. Accessed May 8, 2017.

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The interior lobby of the Grandview Post Office retains its historic lobby configuration. The lobby has ceramic tile floors, plaster walls, and an acoustical tile ceiling with flush-mounted fluorescent lighting (*Figure 17*). A glass-framed wall and paired, glazed doors separate the post office box lobby from the service lobby. Post office boxes line the recessed walls in the post office box lobby. Similar to Lee's Summit, updates to the lobby include the expansion of the post office box lobby to increase the number of post office boxes, non-historic VCT floors in the expanded portion of the post office box lobby, and permanent retail wall displays in the service lobby. A comparison of alterations to the Grandview and Lee's Summit Post Offices illustrate the different rates of population growth for each city. Between 1970 and 1990 Grandview's population grew from 17,456 to 24,967; Lee's Summit grew from 16,230 to 46,418.³⁰ While both post offices were updated in the 1990s, the renovation of the Lee's Summit Post Office is more substantial due to the city's exponential population growth in the late twentieth century.

In outlining why a property should be eligible under Criterion C for Architecture, the Historic Context Study suggests examining all of the civic and governmental properties in the municipality to yield a better understanding of the architectural context in which the nominated property should be evaluated. A Modern Movement fire station, built in the 1970s, was located close to the post office at 207 SE Douglas Street (*Figure 15*). The fire station is the only other municipal building in Lee's Summit that was designed to express the Modern Movement. While it is extant, recent renovations obscure some of the architectural features indicative of the Modern Movement style (*Figure 16*).³¹

Conclusion

The Lee's Summit Post Office is an intact example of the "Thousands Series" Modern style post office, as depicted in official government publications that promoted a general layout and overall design aesthetic that met contemporary functional requirements for the U.S. Post Office Department and popular design trends of the time. The Thousands Series is significant as a deliberate design solution, disseminated through multiple publications, to convey modernity and efficiency through spatial planning and aesthetics. U.S. Post Office Department publications, specifically *Building Designs* from 1959 and *Standard Details for Building Construction, POD Publication 41*, provided general recommendations through sample plans and renderings. The Lee's Summit Post Office closely resembles the sample designs promoted for their functional efficiency and compatibility with popular architectural trends. The lot features a large customer parking area at the front of the property and a maneuvering area for delivery trucks at the rear, which illustrates how these updated designs accommodated the auto-oriented society. The parking lot, the low horizontal massing with brick and stone walls and aluminum canopies, and the internal division of space with the public lobby and the large employee workroom are the important features that illustrate the significant property type. The workroom is intact with its

³⁰ Missouri Census Data Center, "Missouri Population 1900-1990," <http://mcdc.missouri.edu/trends/tables/cities1900-1990.pdf>, accessed May 23, 2017.

³¹ <http://www.wskfarch.com/portfolio/18/public-safety/lees-summit-fire-station-headquarters-renovation/>. Accessed May 8, 2017.

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historic finishes, elevated lookout gallery, and large expanse of open space. The support spaces, such as the offices and swing/locker room are intact as well. The lobby is in its historic location with the original entrance to the post office box lobby and service counter area. While this space was expanded in 1998, it retains its historic separation of functions. A metal roll-down security gate closes off the service counter area during non-business hours, allowing the post office to continue functioning as it did historically with the post office box lobby open to the public during these hours. The Lee's Summit Post Office retains the exterior and interior features that embody the "Thousands Series" Modern property type, which communicates the building's historic function and period of significance.

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http://preservation.lacity.org/sites/default/files/USPSNationwideHistoricContextStudy_PostalFacilitiesConstructedOrOccupiedBetween1940and1971.pdf. Accessed February 28, 2017.

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———. *Standard Details for Building Construction, POD Publication 41*. Washington, D.C.: Post Office Department, 1960.

———. "Tentative Drawings of Proposed Leased Post Office for Lee's Summit, Missouri." Architectural Drawings. May 2, 1961.

"U.S. Postal Service decides to close downtown office," *Lee's Summit Journal*, April 3, 2015. <http://www.lsjournal.com/2015/04/03/127525/us-postal-service-decides-to-close.html>. Accessed 3/21/17.

U.S. Postal Service. "USPS Owned Facilities Report." <https://about.usps.com/who-we-are/foia/readroom/ownedfacilitiesreport.htm>. Accessed May 2, 2017.

———. "USPS Leased Facilities Report." <https://about.usps.com/who-we-are/foia/leased-facilities/report.htm>. Accessed May 2, 2017.

———. "Postal Reorganization Act." https://about.usps.com/publications/pub100/pub100_035.htm. Accessed May 8, 2017.

Williams Spurgeon Kuhl & Freshnock Architects, Inc. "Lee's Summit Fire Station Headquarters Renovation." <http://www.wskfarch.com/portfolio/18/public-safety/lees-summit-fire-station-headquarters-renovation/>. Accessed May 15, 2017.

National Register of Historic Places
Continuation Sheet

Section number 10 Page 19

Lee's Summit Post Office
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Verbal Boundary Description

The boundary of the Lee's Summit Post Office is all of lots 3, 4, and 5 and the east half of the vacated alley of Block 11 in the Town of Lee's Summit, Jackson County, Missouri.

Boundary Justification

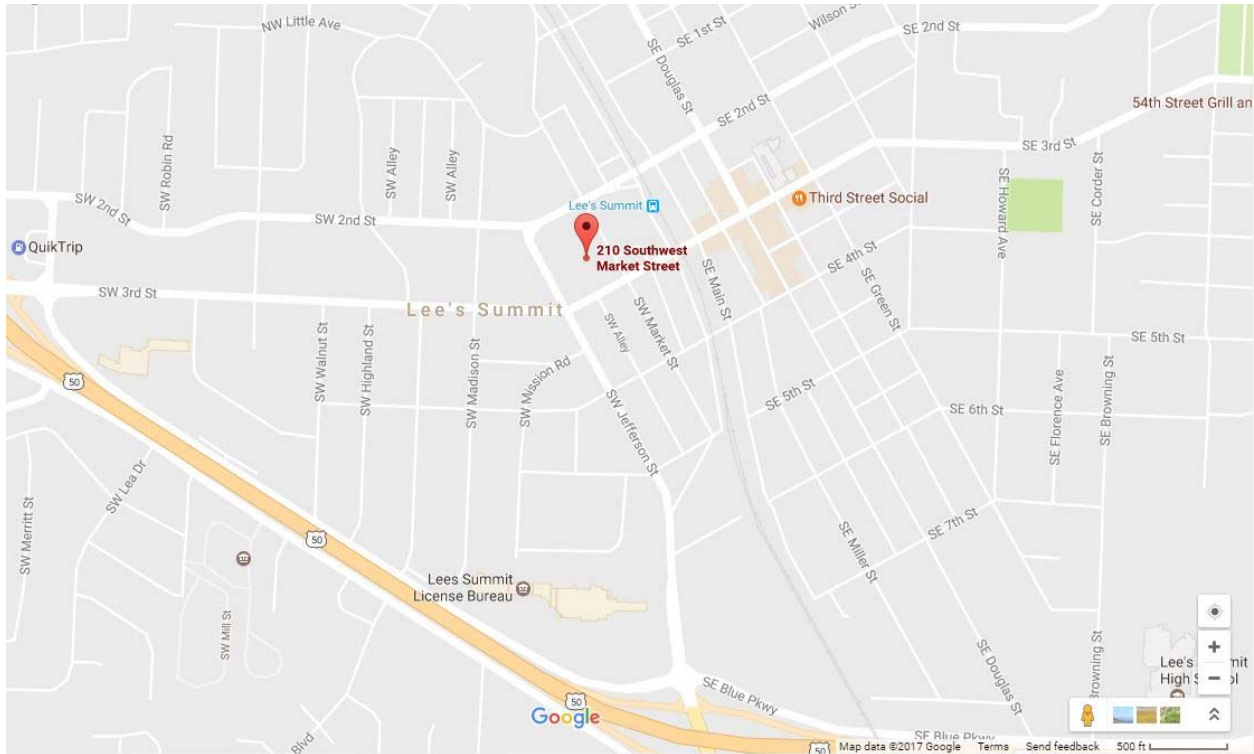
The boundary includes the parcel historically associated with the building and the customer parking lot.

National Register of Historic Places
Continuation Sheet

Section number Figures Page 20

Lee's Summit Post Office
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Figure 01. Context Map. *Google Maps, 2017.*



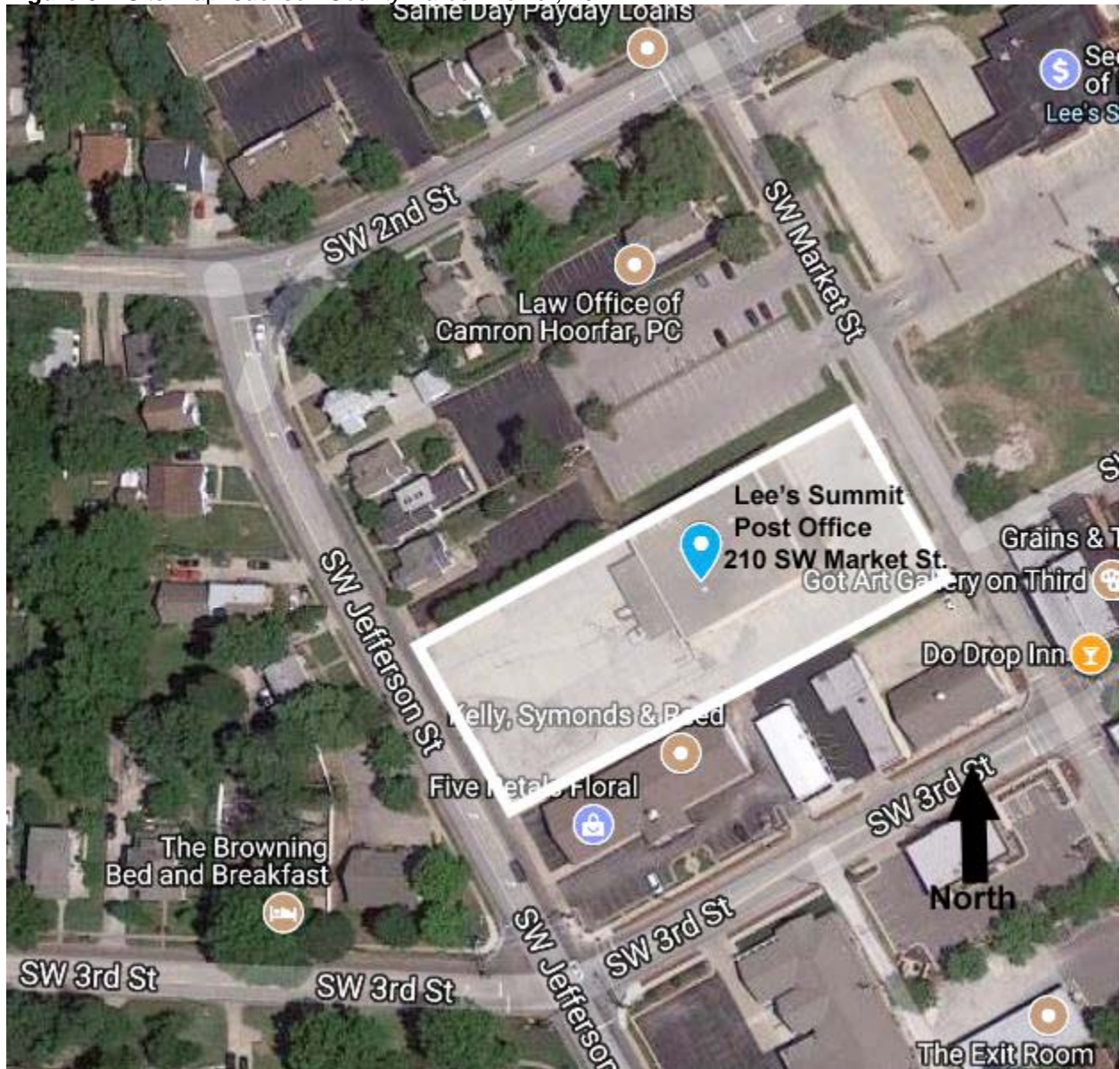
Lee's Summit Post Office
210 SW Market Street
Lee's Summit, Jackson County, Missouri
38.911724, -94.379883

National Register of Historic Places
Continuation Sheet

Section number Figures Page 21

Lee's Summit Post Office
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Figure 02. Site Map. Jackson County Parcel Viewer, 2017.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 22

Lee's Summit Post Office
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Figure 03. Aerial photo and exterior photo map. Google Earth, 2017.

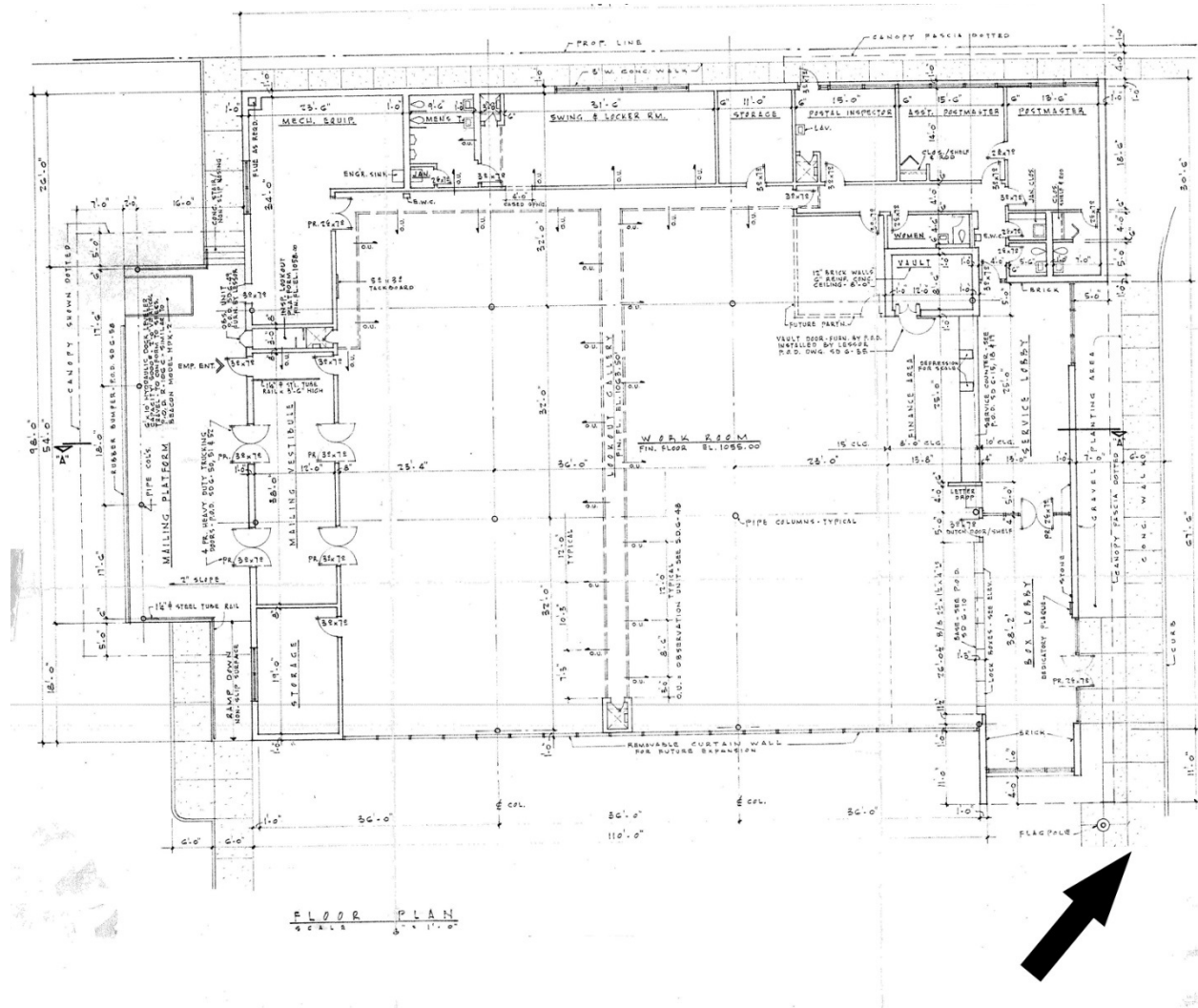


National Register of Historic Places
Continuation Sheet

Section number Figures Page 23

Lee's Summit Post Office
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Figure 04. 1961 First Floor Plans. U.S. Post Office Department, "Tentative Drawings of Proposed Leased Post Office for Lee's Summit, Missouri," Architectural Drawings, May 2, 1961.

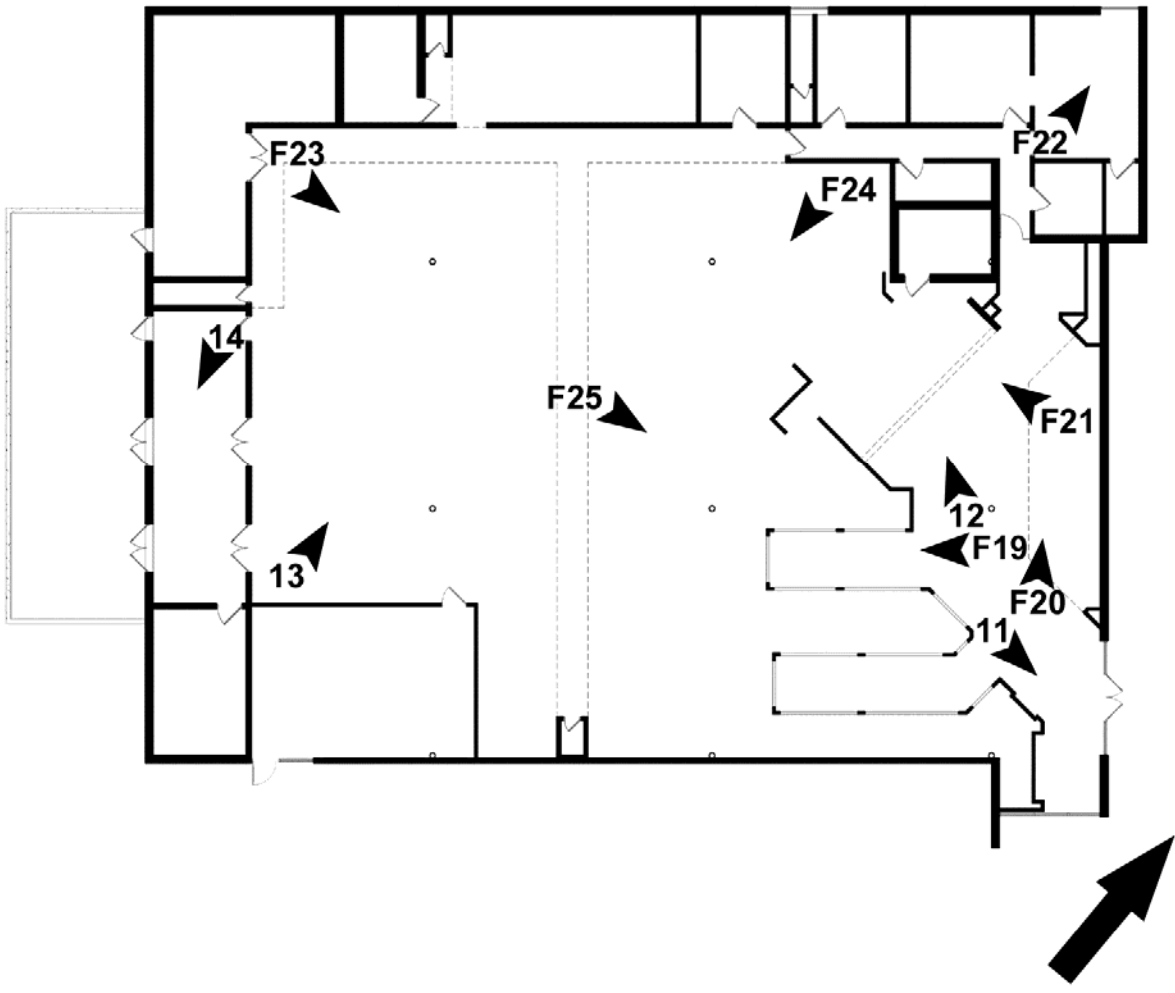


National Register of Historic Places
Continuation Sheet

Section number Figures Page 24

Lee's Summit Post Office
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Figure 05. Interior photo map, current plans. Numbers with "F" indicate Figure numbers. Figures were inserted in the nomination. Numbers without "F" indicate Photo numbers. *Hollis + Miller, 2017.*



National Register of Historic Places
 Continuation Sheet

Section number Figures Page 25

Lee's Summit Post Office

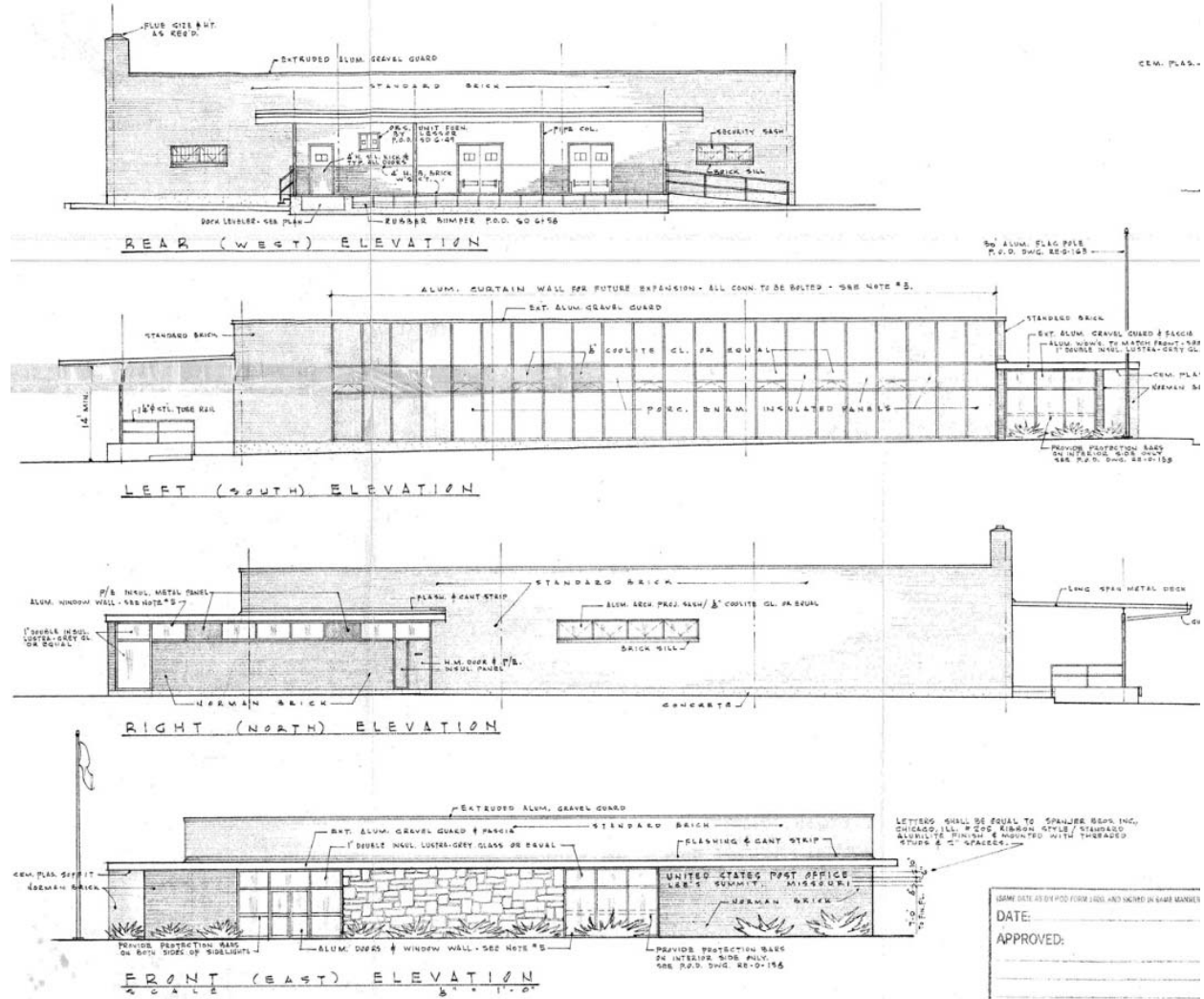
Name of Property
 Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Figure 06. 1961 Elevations. U.S. Post Office Department, "Tentative Drawings of Proposed Leased Post Office for Lee's Summit, Missouri," Architectural Drawings, May 2, 1961.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 26

Lee's Summit Post Office

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Figure 07. Completed Post Office, 1962. *Lee's Summit History Museum Archives.*



National Register of Historic Places
Continuation Sheet

Section number Figures Page 27

Lee's Summit Post Office

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Figure 08. Lot Types A-D. URS Group, Inc., "USPS Nationwide Historic Context Study: Postal Facilities Constructed or Occupied Between 1940 and 1971," Draft report prepared for the U.S. Postal Service, September 2012, 2-16.

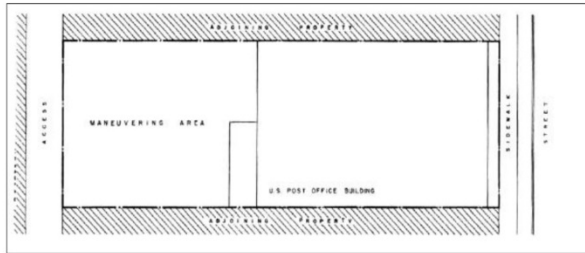


Plate 600 Lot A

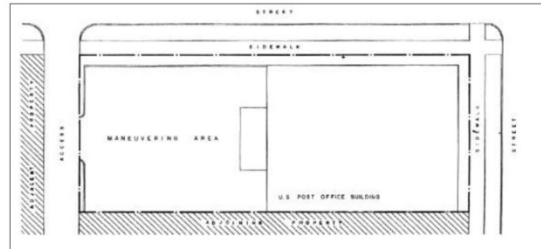


Plate 600 Lot B

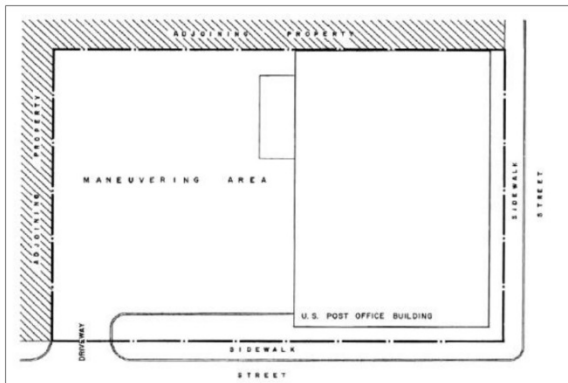


Plate 600 Lot C

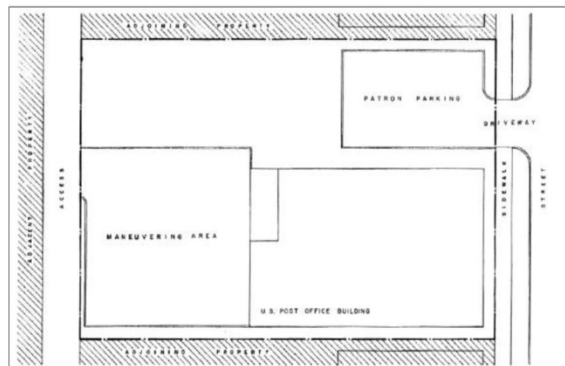


Plate 600 Lot D

National Register of Historic Places
Continuation Sheet

Section number Figures Page 28

Lee's Summit Post Office

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Figure 09. Plate 120, Rendering of a 12,000 Square Foot Post Office, 1959. *U.S. Post Office Department, Building Designs. Washington, D.C.: Post Office Department, 1959.*

PLATE 120



UNITED STATES POST OFFICE

DESIGN FOR 12 000 SQUARE FEET GROSS AREA

National Register of Historic Places
Continuation Sheet

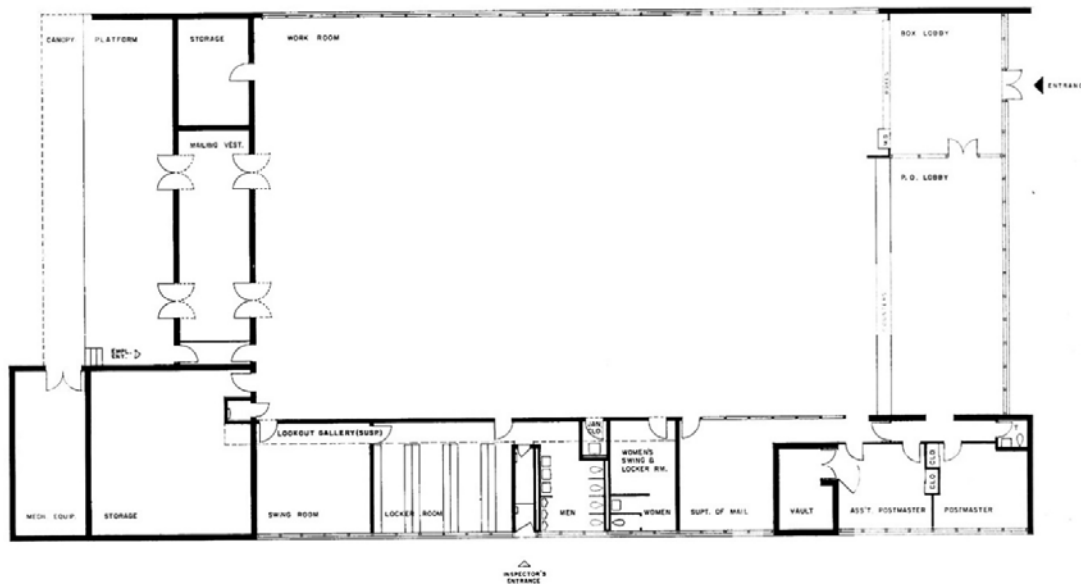
Section number Figures Page 29

Lee's Summit Post Office

Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Figure 10. Plate 121, Schematic Plans of a 12,000 Square Foot Post Office, 1959. *U.S. Post Office Department, Building Designs. Washington, D.C.: Post Office Department, 1959.*

PLATE 121



SCHEMATIC PLAN

DO NOT SCALE
12 000 SQUARE FEET
GROSS AREA

PLAN DESCRIPTION

Building Plan

This plan is designed to satisfy the general requirements of a Post Office when the Postmaster's PFS level is 11 or above.

Lot type "C" or "B" layout is suggested when a corner lot is to be used.

SUGGESTED MATERIALS

Interior Public Areas

- (a) Outside walls: exposed masonry and glass.
- (b) Partition between box lobby and post office lobby: glass with trim to match exterior.
- (c) Finish floor: terrazzo or vinyl asbestos.

SUGGESTED MATERIALS (Continued)

Exterior

- (a) Front and side window walls: glass with aluminum or stainless steel framing and trim.
- (b) Front and side masonry walls: local face brick in stack bond.
- (c) Roof fascia: same metal facing as glass framing.

GENERAL NOTES

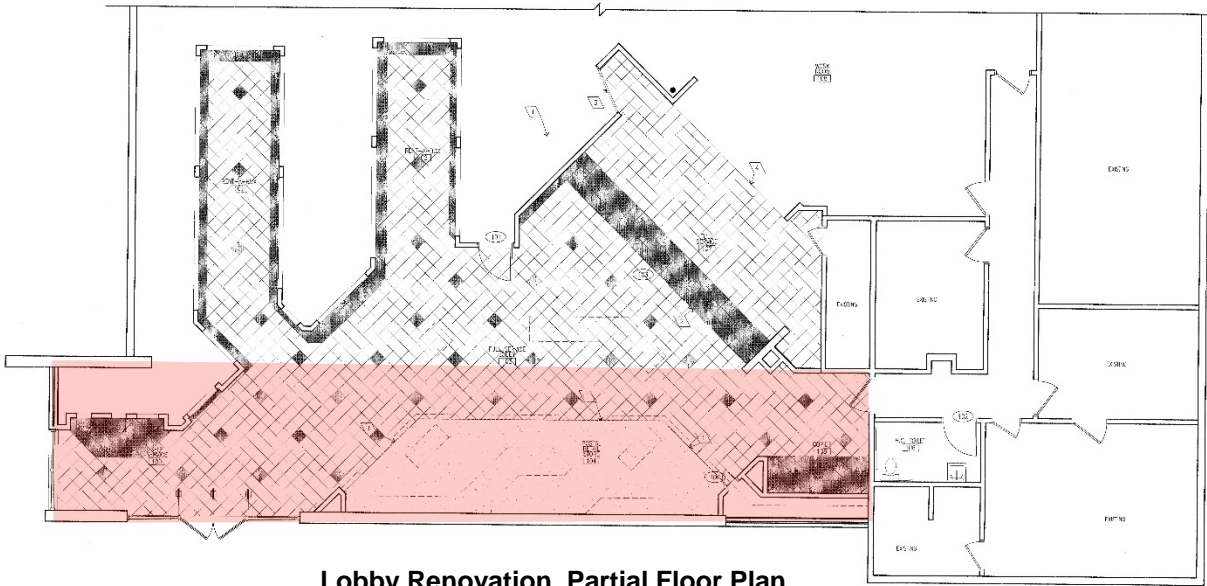
- (a) This plan may be used in any section of the country by adapting exterior design and materials to suit local conditions.
- (b) Windows in either or both side walls may be omitted when they would be obstructed by adjoining buildings.
- (c) Box Lobby and Post Office Lobby are planned for average conditions. When other areas are required, plan should be adapted.
- (d) For Space Criteria of each area refer to plate 500.
- (e) For Lot Types refer to plate 600.
- (f) For Suggested Construction Details refer to plate 700, 701.
- (g) Handbook on "Construction Requirements For Leased Post Office Facilities," schematic plant layout drawing, and outline specifications are to be used in conjunction with this plate.

National Register of Historic Places
Continuation Sheet

Section number Figures Page 30

Lee's Summit Post Office
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Figure 11. Lobby Renovation Plans. The historic lobby area is highlighted in red. *HU Jarvis Meyer Architects, Inc., "Postal Retail Store," Architectural Drawings, September 8, 1998.*



Lobby Renovation, Partial Floor Plan

National Register of Historic Places
 Continuation Sheet

Section number Figures Page 31

Lee's Summit Post Office
Name of Property Jackson County, Missouri
County and State N/A
Name of multiple listing (if applicable)

Figure 12. Comparative chart of active post offices in the Kansas City Metropolitan area and the Lee's Summit Post Office. "USPS Owned Facilities Report," <https://about.usps.com/who-we-are/foia/readroom/ownedfacilitiesreport.htm>; "USPS Leased Facilities Report," <https://about.usps.com/who-we-are/foia/leased-facilities/report.htm>. Accessed May 2, 2017.

PO Name	Unit Name	Address	City	Bldg Occu Date	Int Sq Ft	Site Sq Ft	Status
Lee's Summit	Main Office	210 SW Market St	Lee's Summit	10/1/1962	11,945	59,280	Closed
Pleasant Hill	Main Office	124 Veterans Pkwy	Pleasant Hill	4/1/1938	7,555	21,244	Active
Grandview	Main Office	1415 Main St	Grandview	2/19/1968	11,819	65,724	Active
Independence	Harry S. Truman Station	14200 E 32nd St. S	Independence	10/1/1973	15,372	64,050	Active
Blue Springs	Main Office	200 NW 11 th St	Blue Springs	11/1/1975	9,040	80,000	Active
Kansas City	Raytown Branch	10501 E 63 rd St	Raytown	12/1/1975	12,670	196,078	Active
Independence	Englewood Station	1500 S Northern Blvd	Independence	5/1/1987	12,601	128,429	Active
Independence	Main Office	301 W Lexington Ave Ste 221	Independence	6/1/1987	54,390	128,437	Active
Lee's Summit	R. B. Rice Station	1951 NE Rice Rd	Lee's Summit	9/1/1991	9,271	93,131	Active
Blue Springs	South Avenue Annex	500 SW South Ave	Blue Springs	2/1/1999	12,578	148,492	Active
Lee's Summit	Green Summit Annex	1404 SW Market St	Lee's Summit	7/1/2000	22,500	191,700	Active

National Register of Historic Places
Continuation Sheet

Section number Figures Page 32

Lee's Summit Post Office

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Figure 13. Grandview Post Office, primary elevation. *Google Maps, 2017.*



National Register of Historic Places
Continuation Sheet

Section number Figures Page 33

Lee's Summit Post Office

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Figure 14. Grandview Post Office, primary elevation, detail. *Alison Dunleavy, 2017.*



National Register of Historic Places
Continuation Sheet

Section number Figures Page 34

Lee's Summit Post Office

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Figure 15. Lee's Summit Downtown Fire Station, primary elevation before renovation. *Williams Spurgeon Kuhl & Freshnock Architects, Inc.* "Lee's Summit Fire Station Headquarters Renovation." <http://www.wskfarch.com/portfolio/18/public-safety/lees-summit-fire-station-headquarters-renovation/>. Accessed May 15, 2017.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 35

Lee's Summit Post Office

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Figure 16. Lee's Summit Downtown Fire Station after renovation. *Williams Spurgeon Kuhl & Freshnock Architects, Inc.* "Lee's Summit Fire Station Headquarters Renovation." <http://www.wskfarch.com/portfolio/18/public-safety/lees-summit-fire-station-headquarters-renovation/>. Accessed May 15, 2017.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 36

Lee's Summit Post Office

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Figure 17. Grandview Post Office. interior. *Alison Dunleavy, 2017.*



National Register of Historic Places
Continuation Sheet

Section number Figures Page 37

Lee's Summit Post Office

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Figure 18. Lee's Summit Post Office. East wall of lobby after exploratory demolition of 1998 retail area, July 2017. *Rosin Preservation.*



National Register of Historic Places
Continuation Sheet

Section number Figures Page 38

Lee's Summit Post Office

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Figure 19. Lee's Summit Post Office. Lobby, post office box walls, view southwest. *F-stop Photography, 2017.*



National Register of Historic Places
Continuation Sheet

Section number Figures Page 39

Lee's Summit Post Office

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Figure 20. Lee's Summit Post Office. Lobby, retail area, view northwest. *F-stop Photography, 2017.*



National Register of Historic Places
Continuation Sheet

Section number Figures Page 40

Lee's Summit Post Office

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Figure 21. Lee's Summit Post Office. Lobby, service counter, view west. *F-stop Photography, 2017.*



National Register of Historic Places
Continuation Sheet

Section number Figures Page 41

Lee's Summit Post Office

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Figure 22. Lee's Summit Post Office. Post master's office, view north. *F-stop Photography, 2017.*



National Register of Historic Places
Continuation Sheet

Section number Figures Page 42

Lee's Summit Post Office

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Figure 23. Lee's Summit Post Office. Workroom, view east. *F-stop Photography, 2017.*



National Register of Historic Places
Continuation Sheet

Section number Figures Page 43

Lee's Summit Post Office

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Figure 24. Lee's Summit Post Office. Workroom, view south. *F-stop Photography, 2017.*



National Register of Historic Places
Continuation Sheet

Section number Figures Page 44

Lee's Summit Post Office

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Figure 25. Lee's Summit Post Office. Workroom and post office box walls, view east. *F-stop Photography, 2017.*

























EXIT

WASTE







EXIT

EXIT

EXIT

STAGING AREA



TED'S



The building features a light blue facade with a grid of windows. A worker on a scissor lift is positioned on the left side of the building, working on the upper part of the facade. The building is situated in a parking lot with a white SUV, a white minivan, and a blue car parked nearby. Two yellow bollards are visible in the foreground.

A green scissor lift is extended to the upper part of the building facade. A worker in a high-visibility vest is visible on the platform of the lift.

A white SUV is parked on the left side of the parking lot.

A white minivan is parked in the center of the parking lot.

A blue car is parked on the right side of the parking lot.

A yellow bollard is located in the foreground on the left side.

A yellow bollard is located in the foreground in the center.





National Register of Historic Places
Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: Date of Pending List: Date of 16th Day: Date of 45th Day: Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

Accept Return Reject Date

Abstract/Summary
Comments:

Recommendation/
Criteria

Reviewer Barbara Wyatt Discipline Historian

Telephone (202)354-2252 Date

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

Missouri CLG National Register of Historic Places - Nomination Review Report Form

Property Name: Lee's Summit Post Office, 210 SW Market St., Lee's Summit, Jackson County

Certified Local Government: Landmarks Commission of Kansas City

Date of public meeting at which nomination was reviewed: 1-22-18



Criteria of Significance

Please check below the responses appropriate to the nomination review.

NOTE: For more information on the criteria, see *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*.

- Criterion A. Property is associated with events that have made a significant contribution to our history.
- Criterion B. Property is associated with the lives of persons significant in our past.
- Criterion C. Property embodies the distinctive characteristics of a type, period or method of construction, or represents a work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction (a district).
- Criterion D. Property has yielded or may be likely to yield information important in prehistory or history.
- None of the Above

Integrity

Please check below the responses appropriate to the nomination review.

NOTE: For more information on integrity, see *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*.

- The property retains authentic historic character from its period of significance.
- The property has been significantly altered and no longer retains authentic historic character from its period of significance.

Review Comments

Please check below the responses appropriate to the nomination review.

Commission/Board

- The commission/board recommends that the property is significant, retains integrity and is eligible for listing in the National Register of Historic Places.
- The commission/board recommends that the property does not meet the criteria of significance and/or no longer retains integrity and is not eligible for listing in the National Register of Historic Places.
- The commission/board chooses not to make a recommendation on the nomination. An explanation of the lack of a recommendation is attached.

Chief Elected Official

- The chief elected official recommends that the property is significant, retains integrity and is eligible for listing in the National Register of Historic Places.
- The chief elected official recommends that the property does not meet the criteria of significance and/or no longer retains integrity and is not eligible for listing in the National Register of Historic Places.
- The chief elected official chooses not to make a recommendation on the nomination. An explanation of the lack of a recommendation is attached.

Attach additional sheets for further comments.

CLG Commission/Board Chair or Representative

Print Name: JOSEPH ALAN TOWNS, PE, AIA

Signature and Date: [Signature] 1/21/18

Chief Elected Official or Designee

Print Name: Randall L. Rhoads

Signature and Date: [Signature] 1/29/18



Lee's Summit Post Office, 210 SW Market Street, Lee's Summit, Jackson County

Prepared by: Rachel Nugent and Alison Dunleavy, Rosin Preservation, LLC

Property Information

- Previous Eligibility Assessment eligible not eligible additional info needed
 HPF Grant
 Within CLG Jurisdiction

Applicable NR Criteria: C

Criteria Considerations: N/A

Area of Significance: Architecture

Period of Significance: 1962

Level of Significance: local state national

Staff Comments

SHPO staff have many questions and concerns about the integrity of the Lee's Summit Post Office and the significance of the "Thousand Series" property type that was identified in the "USPS Nationwide Historic Context Study: Postal Facilities Constructed or Occupied between 1940 and 1971." This study is a source of information vs. a National Park Service (NPS)-approved Multiple Property Document Form (MPDF). Our concerns about eligibility were conveyed to the NPS via a Part 1 Federal Tax Credit application; however, the NPS stated the building was eligible under Criterion C: Architecture as an example of the "Thousand Series" property type.

Council Decision

- Approve and submit to the Keeper of the National Register.
 Table nomination until additional information on the property's significance or integrity is provided.
 Property does not meet the National Register criteria of eligibility and/or does not retain sufficient integrity to convey significance.
 Other (explain): _____

First: Crittenden

Second: Kuypers

Vote: Carried by majority vote. Hibbeler and Statler opposed

Additional Comments

Mr. Kuypers stated that Section 8.10 notes federal design requirements and asked who owns the building. Ms. Nugent stated that it is privately owned. Ms. Hibbeler said she had some integrity concerns and that the property was not as recognizable as other post offices of the era. She then asked staff to speak about their concerns noted in the tally sheet. Ms. Diedriech pointed out that there was public support via the CLG letter as well as the National Park Service (NPS) indicating eligibility via the Part I of the Federal Tax Credit Application. She explained that SHPO staff felt the context outlined in the Thousand Series post office was vague. As the Part I Federal Tax Credit Application has been approved by the NPS, staff looked for other examples of a listed Thousand Series post office and found one example under a state-wide MPDF from another state (could not recall which state it was). In the MPDF cover document the registration requirements for a Thousand Series post stated that it had to be a fairly pristine example of the property type to be eligible. The example nomination and MPDF were shared with the preparer. Ms. Diedriech also noted specific integrity concerns including the EFIS panels covering up portions of the exterior of the building and the changes to the lobby. Dr. Wieggers commented that the

“Thousand Series” was also a term used for armories. Driving by the property he would not recognize this as a post office. Ms. Diedriech stated that while there may be intact historic materials beneath the modern siding, the property must be assessed as it sits today based upon the argument made in the nomination, which states this is a good example of the property type. What defines the property type are the interior and exterior features, thus why staff have concerns about integrity. She discussed the difference between nominating a property for its style under Criterion C vs. a property type under Criterion C. Ms. Stirtz asked if she (Ms. Stirtz) was correct in her understanding that the NPS was more knowledgeable than the SHPO. Ms. Diedriech stated that the reviewer who approved the Part I Federal Tax Credit Application was not Missouri’s NPS National Register nomination reviewer. However, the Part I Federal Tax Credit Application officially stated the post office was eligible under Criterion C: Architecture, as an example of the Thousand Series property type, which is why the nomination was presented to the MOACHP. Ms. Stirtz asked if the MOACHP approves the nomination, is it possible other sections within the NPS may disagree with one another. Ms. Diedriech commented that the National Register staff and the Technical Preservation Services (TPS) staff at the NPS are different entities; however the TPS section has a National Register liaison. In this case, it was not Missouri’s normal reviewer. Ms. Stirtz asked if there were other listed post offices where the boxes had been moved. Ms. Diedriech stated that she couldn’t think of any off of the top of her head. Most post offices listed in recent times are contributing to districts. While there likely are individual post offices listed, none are mid-century examples. Ms. Diedriech asked members of the audience, specifically consultants, if they could think of any. They could not. Mr. Kuypers mentioned a similar post office in St. Charles that had recently been demolished. Ms. Nugent remarked that they did look at other post offices in the surrounding area. Mr. Crittenden felt the nomination glossed over the EFIS panels on the side elevation, specifically that they were covering windows.



NATURAL RESOURCES

Eric R. Greitens, Governor

Carol S. Comer, Director



Memorandum

Date: March 20, 2018

To: J. Paul Loether, National Register of Historic Places

From: Mike Sutherland, Deputy SHPO

Subject: Lee's Summit Post Office, Lee's Summit, Jackson County, Missouri, National Register Nomination

Our state review board, the Missouri Advisory Council on Historic Preservation, approved the above nomination on **February 9, 2018**. All owners and appropriate elected public officials were notified and provided at least thirty (30) days to comment on the above proposed nomination in accordance with Section 36CFR60.6, interim regulations, using the exact notification format recommended by the National Register. **The enclosed disc contains the true and correct copy of the nomination to the National Register of Historic Places.**

Please find enclosed the following documentation:

- 1 CD with original National Register of Historic Places registration form, KML file, CLG letter, and MOAHCP tally sheet
- Multiple Property Documentation Form
- Photographs
- 1 CD with electronic images
- Original USGS map(s)
- 2 Piece(s) of correspondence (cover letter and signature page)
- Other: _____

Comments:

- Please ensure that this nomination is reviewed
- The enclosed owner objection(s) do _____ do not _____ constitute a majority of property owners.
- Other: _____

56-2426

OMB No. 1024-0018



NPS Form 10-900

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 Lee's Summit Post Office
Other names/site number N/A
Name of related Multiple Property Listing N/A

2. Location

Street & number 210 SW Market Street N/A not for publication
City or town Lee's Summit N/A vicinity
State Missouri Code MO County Jackson Code 095 Zip code 64063

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this 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
Applicable National Register Criteria: A B C D


Signature of certifying official/Title JP Date 03/26/18

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 _____

Returned

Lee's Summit Post Office
Name of Property

Jackson County, Missouri
County and State

5. Classification

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

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

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

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
1	0	buildings
		sites
1	0	structures
		objects
2	0	Total

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

GOVERNMENT/Post Office

Current Functions
(Enter categories from instructions.)

WORK IN PROGRESS

Returned

7. Description

Architectural Classification
(Enter categories from instructions.)

MODERN MOVEMENT

Materials
(Enter categories from instructions.)

foundation: CONCRETE

walls: BRICK

METAL

roof: OTHER/Tar and Gravel

other:

NARRATIVE DESCRIPTION ON CONTINUTATION PAGES

Lee's Summit Post Office
Name of Property

Jackson County, Missouri
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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.

Areas of Significance

ARCHITECTURE

Period of Significance

1962

Significant Dates

1962

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.

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

U.S. Post Office Department (Architect)

Postal Leasing Corporation (Builder)

STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES

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: _____

Historic Resources Survey Number (if assigned): N/A

Returned

Lee's Summit Post Office
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10. Geographical Data

Acreeage of Property 1.3 acres

Latitude/Longitude Coordinates

Datum if other than WGS84:
(enter coordinates to 6 decimal places)

1 38.911724 -94.379883 3 Latitude: Longitude: Latitude: Longitude:

2 Latitude: Longitude: 4 Latitude: Longitude:

UTM References

(Place additional UTM references on a continuation sheet.)

NAD 1927 or NAD 1983

1 Zone Easting Northing 3 Zone Easting Northing

2 Zone Easting Northing 4 Zone Easting Northing

Verbal Boundary Description (On continuation sheet)

Boundary Justification (On continuation sheet)

11. Form Prepared By

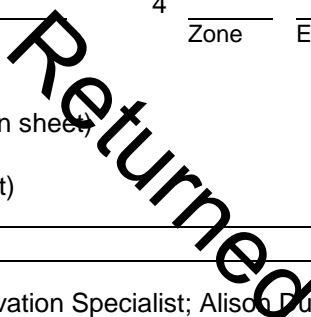
name/title Rachel Nugent, Sr. Historic Preservation Specialist; Alison Dunleavy, Historic Preservation Specialist
organization Rosin Preservation, LLC date March 2018
street & number 1712 Holmes telephone 816-472-4950
city or town Kansas City state MO zip code 64108
e-mail rachel@rosinpreservation.com

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**
- **Owner Name and Contact Information**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

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.).



Lee's Summit Post Office

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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.

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log:

Name of Property: Lee's Summit Post Office

City or Vicinity: Lee's Summit

County: Jackson County State: Missouri

Photographer: Brad Finch, f-stop Photography

Date

Photographed: February 2017

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 01 of 14: Exterior southeast and northeast elevations looking west
- 02 of 14: Exterior northeast elevation looking southwest
- 03 of 14: Exterior northwest elevation looking southeast
- 04 of 14: Exterior southwest elevation looking northeast
- 05 of 14: Exterior southeast elevation looking northeast
- 06 of 14: Exterior context looking southeast
- 07 of 14: Exterior context looking south
- 08 of 14: Exterior context looking southwest
- 09 of 14: Exterior context looking northwest
- 10 of 14: Exterior context looking west
- 11 of 14: Interior lobby view looking east
- 12 of 14: Interior lobby view looking west
- 13 of 14: Interior view looking north
- 14 of 14: interior view looking south

Figure Log:

Include figures on continuation pages at the end of the nomination.

Figure 01. Context Map. *Google Maps, 2017.*

Figure 02. Site Map. *Jackson County Parcel Viewer, 2017, <http://maps.jacksongov.org/parcelviewer/>. Accessed March 20, 2017.*

Figure 03. Aerial photo and exterior photo map. *Google Earth, 2017.*

Figure 04. 1961 First Floor Plans. *U.S. Post Office Department, "Tentative Drawings of Proposed Leased Post Office for Lee's Summit, Missouri," Architectural Drawings, May 2, 1961.*

Figure 05. Interior photo map, current plans. Numbers with "F" indicate Figure numbers. Figures were inserted in the nomination. Numbers without "F" indicate Photo numbers. *Hollis + Miller Architects, 2017.*

Figure 06. 1961 Elevations. *U.S. Post Office Department, "Tentative Drawings of Proposed Leased Post Office for Lee's Summit, Missouri," Architectural Drawings, May 2, 1961.*

Figure 07. Completed Post Office, 1962. *Lee's Summit History Museum Archives.*

Lee's Summit Post Office

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- Figure 08.** Lot Types A-D. URS Group, Inc., "USPS Nationwide Historic Context Study: Postal Facilities Constructed or Occupied Between 1940 and 1971," Draft report prepared for the U.S. Postal Service, September 2012, 2-16.
- Figure 09.** Plate 120, Rendering of a 12,000 Square Foot Post Office, 1959. U.S. Post Office Department, *Building Designs*. Washington, D.C.: Post Office Department, 1959.
- Figure 10.** Plate 121, Schematic Plans of a 12,000 Square Foot Post Office, 1959. U.S. Post Office Department, *Building Designs*. Washington, D.C.: Post Office Department, 1959.
- Figure 11.** Lobby Renovation Plans. The historic lobby area is highlighted in red. HU Jarvis Meyer Architects, Inc., "Postal Retail Store," *Architectural Drawings*, September 8, 1998.
- Figure 12.** Comparative chart of active post offices in the Kansas City Metropolitan area and the Lee's Summit Post Office. "USPS Owned Facilities Report," <https://about.usps.com/who-we-are/foia/readroom/ownedfacilitiesreport.htm>; "USPS Leased Facilities Report," <https://about.usps.com/who-we-are/foia/leased-facilities/report.htm>. Accessed May 2, 2017.
- Figure 13.** Grandview Post Office, primary elevation. *Google Maps*, 2017.
- Figure 14.** Grandview Post Office, primary elevation, detail. *Alison Dunleavy*, 2017.
- Figure 15.** Lee's Summit Downtown Fire Station, primary elevation before renovation. *Williams Spurgeon Kuhl & Freshnock Architects, Inc.* "Lee's Summit Fire Station Headquarters Renovation." <http://www.wskfarch.com/portfolio/18/public-safety/lees-summit-fire-station-headquarters-renovation/>. Accessed May 15, 2017.
- Figure 16.** Lee's Summit Downtown Fire Station after renovation. *Williams Spurgeon Kuhl & Freshnock Architects, Inc.* "Lee's Summit Fire Station Headquarters Renovation." <http://www.wskfarch.com/portfolio/18/public-safety/lees-summit-fire-station-headquarters-renovation/>. Accessed May 15, 2017.
- Figure 17.** Grandview Post Office. interior. *Alison Dunleavy*, 2017
- Figure 18.** East wall of lobby (nominated building) after exploratory demolition of 1998 retail area, July 2017. *Source: Rosin Preservation.*
- Figure 19.** Lee's Summit Post Office. Lobby, post office box walls, view southwest. *F-stop Photography*, 2017.
- Figure 20.** Lee's Summit Post Office. Lobby, retail area, view northwest. *F-stop Photography*, 2017.
- Figure 21.** Lee's Summit Post Office. Lobby, customer service area, view west. *F-stop Photography*, 2017.
- Figure 22.** Lee's Summit Post Office. Post master's office, view north. *F-stop Photography*, 2017.
- Figure 23.** Lee's Summit Post Office. Workroom, view east. *F-stop Photography*, 2017.
- Figure 24.** Lee's Summit Post Office. Workroom, view south. *F-stop Photography*, 2017.
- Figure 25.** Lee's Summit Post Office. Workroom and post office box walls, view east. *F-stop Photography*, 2017.

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SUMMARY

The Lee's Summit Post Office (Post Office) at 210 SW Market Street in Lee's Summit, Jackson County, Missouri, is located on the western edge of the downtown commercial district. Constructed in 1962, the one-story Post Office occupies the center of a block surrounded by mid- to late twentieth century small-scale commercial buildings and large surface parking lots. The building's brick façade, cantilevered canopy, horizontal spans of fenestration, and large storefront windows, typical of Modern Movement buildings, embody the "Thousands Series" Modern style post office depicted in the 1959 Post Office Department publication *Building Designs*.¹ The flagpole included in the original design is extant, as is the parking lot designed to accommodate the increased reliance on the automobile in the mid-twentieth century. The interior has two distinct spaces, the public lobby with access to post office boxes and a customer service area, and the larger separate workroom for employees with a large expanse of space for sorting mail and an elevated enclosed lookout gallery designed for monitoring employees. Alterations to the Post Office occurred in 1998. While the lobby retains its two primary functions, the spaces have been reconfigured and some of the finishes updated. The north lobby windows were infilled with brick that matches the rest of the brick on the building. The workroom retains its historic configuration of open space, lookout gallery, and access to the rear loading docks, as well as its historic finishes. The alterations reflect the continued use of the building as a functioning post office and do not compromise the ability of the Post Office to communicate its historic function, its property type, and the era in which it was constructed.

ELABORATION

Setting (1 Contributing Structure)

The Lee's Summit Post Office is located at 210 SW Market Street in Lee's Summit, Jackson County, Missouri (*Figure 1*). With a population of roughly 93,000, Lee's Summit is a suburban community approximately twenty miles southeast of Kansas City, Missouri. The 1.3-acre

¹ URS Group, Inc., "USPS Nationwide Historic Context Study: Postal Facilities Constructed or Occupied Between 1940 and 1971," Draft report prepared for the U.S. Postal Service, September 2012, 3-28. http://preservation.lacity.org/sites/default/files/USPSNationwideHistoricContextStudy_PostalFacilitiesConstructedOrOccupiedBetween1940and1971.pdf. Accessed February 28, 2017. As stated in the "Project Purpose and Need" section on pages 1-1 to 1-3 of the context study, the United States Postal Service issued an RFP for a *History and Context Study of Postal Facilities Constructed or Occupied Between 1940 and 1971* in the winter of 2011. Earlier that year, Interim Keeper of the National Register of Historic Places, Carol Shull, addressed the need to develop NRHP evaluation materials and a historic context for post offices constructed after 1940, recommending that the USPS develop a nationwide context up to 1971. The USPS hired URS Group, Inc. to conduct the study and write a historic context for a Multiple Property Document that the USPS, State Historic Preservation Officers, the Keeper of the National Register, the Advisory Council on Historic Preservation, and members of the public could use to evaluate eligibility of USPS properties constructed or occupied between 1940 and 1971 for listing in the NRHP. For unknown reasons, the report was never reviewed or accepted by the ACHP, Keeper, or any SHPOs (to this author's knowledge). However, the ACHP's "Preserving Historic Post Offices: A Report to Congress," lists the context study as a source. The "Thousands Series" property type will be discussed in detail in the historical background section of this report. U.S. Post Office Department, *Building Designs* (Washington, D.C.: Post Office Department, 1959).

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property occupies the center of the block, bounded by SW 2nd Street to the north, SW Market Street to the east, SW 3rd Street to the south, and SW Jefferson Street to the west (*Figure 2*). It sits at the west end of the Lee's Summit commercial district just outside the National Register historic district boundary. Small-scale commercial buildings constructed in the mid- to late twentieth century and large surface parking lots surround the structure on the north, south, and east (*Photos 6 and 8*). West of the property, building types transition to residential uses (*Photos 7, 9, and 10*).

A paved parking lot surrounds the building on its east, south, and west sides and is a **contributing structure** to the property (*Photos 2, 4, and 5*).² The lot contains parking at the front of the building designated for customers while the rear lot is a maneuvering area for delivery vehicles to access the loading docks, both of which are combined as an important feature of the "Thousands Series" property type. A concrete sidewalk spans the front elevation and extends southeastward into the parking lot. A low cylindrical concrete base rises from the sidewalk to support the historic tall metal flagpole that rises from the concrete sidewalk to the south of the primary entrance (*Photo 1*). Driveways on SW Market Street and SW Jefferson Street access the parking lot (*Figure 3*). The east section of the parking lot is 65 feet wide and 115 feet long and has twenty-one pull-in parking spaces (*Photos 2 and 8*); the south section is narrower (100 feet wide and 15 feet long) and has eleven pull-in parking spaces (*Photo 5*). A driveway from the south parking lot leads to SW Jefferson Street and has a concrete island with a drive-through USPS mailbox on its south side. A chain link fence encloses the rear (west) parking lot and the north driveway on SW Jefferson Street. The west parking lot is 150 feet wide and 125 feet long and connects to three loading bays centered on the west elevation of the building (*Photos 3 and 7*). A rectangular strip at the center of the loading area is recessed to provide dock access to taller vehicles (*Photo 4*). A tall metal light pole attaches to a concrete base at the edge of the sunken driveway. The remainder of the lot is striped for vehicular parking.

Exterior

The one-story building has a concrete foundation, brick cladding, and a flat tar and gravel roof. A shallow parapet with metal coping caps the building. Three rectangular blocks delineate the historic functions of the building. The building's central block, historically the Post Office's main work space, is slightly taller than the east and west blocks, which functioned as the lobby and loading docks, respectively.

The primary elevation faces east (*Photos 1, 2*). A historic aluminum-trimmed cantilevered canopy spans the width of the east elevation and returns on the north and south sides. Plaster clads the underside of the canopy; six square light fixtures illuminate the soffit. The primary

² The parking lot to the north of the Post Office, depicted in Photo 3, is part of a separate parcel and is not currently or historically associated with the Lee's Summit Post Office.

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entrance pierces the south end of the east elevation. Historic paired glazed aluminum doors with flanking storefront windows and transom fill the entrance, as detailed on the historic elevation drawings (*Figure 6*). Historic stone veneer clads the center of the east elevation (*Figure 6*). The bay immediately east of the stone veneer historically contained a multi-light fixed window that filled the bay. The window was removed during the 1998 renovation and non-historic brick that matches the historic brick filled the opening. While this alteration is not historic, the historic opening remains visible and the infill is compatible with existing material. A historic rectangular wing extends from the north end of the east elevation where it is flush with the east edge of the soffit. Except for the infilled window, the east elevation retains its historic design as shown in the east elevation of *Figure 6*.

The aluminum-trimmed canopy wraps around to the building's north elevation (*Photo 3*). Historic glazed aluminum clerestory windows span the length of the canopy. A historic robin's-egg blue enameled metal panel fills the third window from the east end. A translucent glass panel fills the third window from the west end, where, historically there was an enameled metal panel. A stacked three-light window at the east end of the canopy corresponds to the post master's office.³ A historic entrance pierces the north elevation under the west end of the clerestory windows (*Photo 3*). A historic metal door fills the doorway; a historic robin's-egg blue enameled metal panel fills the sidelight to the east of the door. In the center of the north elevation, a band of clerestory windows admits light into the former locker room. The north elevation retains the historic design as shown in the north elevation of *Figure 6*.⁴

A three-bay wide concrete loading dock projects from the center of the west elevation (*Photo 4*). A historic aluminum-trimmed cantilevered canopy shades the recessed loading docks; slim metal columns and steel beams support the canopy. On the north end of the loading dock, a short flight of concrete stairs with a metal railing leads to the sidewalk that accesses the west parking lot. On the south end of the loading dock, a non-historic wall with a doorway perpendicular to the building separates the loading dock from the sidewalk that accesses the south parking lot and a concrete ramp with metal railings leading to the west parking lot. A non-historic metal door fills the doorway. Two historic pedestrian openings and two freight openings pierce the west elevation behind the loading dock. Metal slab doors fill the pedestrian openings. Paired swinging metal doors fill the freight openings. The utilitarian doors have heavy hinges at the upper and lower corners, windows in the upper half, and rubber bumpers on the lower half. Two sets of paired multi-light aluminum windows pierce the north and south ends of the west elevation. Four lights of figured glass fill each window; metal bars cover the windows. The concrete ramp that extends from the southwest corner of the loading dock down to the pavement level is in the same general location as the ramp in the historic plans. It is unclear if

³ While the original drawings show a this area with a single fixed pane with a clerestory window, the aluminum frame holding three fixed panes appears to be historic.

⁴ The drawings show a brick chimney rising from the northwest corner of the building. It appears that this was never constructed and a metal flue and vent were installed in that location to vent the mechanical equipment.

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the ramp was constructed this way initially, differing from the historic plans in response to terrain conditions, or if it was modified at a later date. The chain link fence that encloses the west parking area and loading dock attaches to the west ends of the north and south walls.

The canopy over the loading dock is recessed from the south elevation. The non-historic brick wall with a metal slab door at the loading dock is also recessed from the south elevation. The rest of the south elevation is divided into two portions. The majority of the south elevation is a long expanse with vertical bands. Non-historic EIFS panels were added in the 1998 renovation, but were installed within historic metal control joints on the south elevation (*Photo 5*). The historic joints are visible in a 1962 photo of the Post Office (*Figure 7*). In 2017, selective demolition to explore what is beneath the EIFS panels revealed that the historic robin's egg blue enameled paneling is extant. Historic brick clads the west end; a perpendicular brick wall separates the central block of the building from the east block, which projects out from the south elevation. A non-historic glazed aluminum door with a transom window pierces the west side of the EIFS panels in a non-historic opening. A historic aluminum-trimmed cantilevered canopy shades the east end of the south elevation; a square light fixture illuminates the soffit. A historic aluminum storefront window pierces the east end of the south elevation beneath the canopy associated with the lobby. The south elevation retains its historic rhythm as seen in *Figure 6*. Although the materials for the central portion have been added over the historic material, including the historic horizontal band of windows, this portion of the façade retains its historic vertical banding.

Interior

The building's interior has a largely open floor plan with offices and secondary spaces lining the perimeter of the north and west walls (*Figure 5*). The lobby and main entrance occupies the southeast corner of the building. The lobby has a ceramic tile floor and a dropped ceiling grid with acoustical tiles and fluorescent lighting (*Photos 11 and 12*). Although the lobby retains its historic functions, the configuration and finishes of the lobby were altered to provide more post office boxes and retail space in 1998. The lobby spans the east end of the building, as it did originally, but the configuration has been altered. Originally, the lobby had a long and narrow rectangular plan, but is currently more trapezoidal in shape, although the division of space follows to what it was historically, with the post office boxes closest to the entrance and the service counter area at the far end of the lobby. The 1998 alterations expanded the service and retail area and the post office boxes into the eastern third of the main work room (*Figures 4, 5, and 11*). A historic steel column marks the historic location of the wall that formerly separated the post office boxes from the customer service area (*Photo 12 and Figure 20*). Non-historic painted drywall partitions in the south half of the west side of the lobby held individual postal boxes, which have since been removed (*Photo 12 and Figures 19 and 25*). Built-in cabinets remain in the service area of the lobby (*Figure 21*). A non-historic metal roll-down security gate closes off the customer service area during non-business hours, which allows the lobby to continue functioning as it did historically with the post office boxes accessible to the public

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during those non-business hours. Non-historic flooring and display wall define the retail area (*Figure 20*), although selective demolition performed in 2017 revealed that the historic stone wall is extant beneath (*Figure 18*). A historic vault is located at the north end of the lobby. A plain metal door accesses the vault. At the northeast corner of the lobby, a historic aluminum-framed glazed door opens from the lobby into a corridor accessing private offices. The historic brick wall is exposed to the east of this door. Non-historic drywall partitions divide the lobby from the workroom (*Photo 12 and Figures 19 and 25*). The lobby is an important space for a Thousands Series post office and although this lobby has been altered, it retains clear evidence of its two primary functions. Character-defining features such as the post office boxes near the door for convenient customer access and a service area at the far end for customers with postal needs that extended beyond picking up mail are functionally intact, albeit expanded to accommodate increased usage due to population growth in the late twentieth century.

The corridor runs from the lobby and turns southwest, accessing the restrooms and a suite of private offices. The corridor and most of the offices have VCT floors, painted drywall walls, and dropped ceiling grids with lay-in acoustical tiles and fluorescent lighting. The offices and restrooms have metal doors with vents in the lower half. Doorways on the east side of the corridor access a non-historic bathroom and a historic office in the northeast corner of the building. The office has the same finishes as the corridors except for the carpet covering the floor. A historic full-height aluminum window pierces the east side of the north wall; historic aluminum clerestory windows span the rest of the north wall (*Figure 22*). A private bathroom occupies the southeast corner of the room. Two smaller offices line the north side of the corridor; historic aluminum clerestory windows span the north walls of the offices. The former swing (lunch/break) room and locker room also lines the north side of the corridor and has historic clerestory windows. This room retains its historic open rectangular configuration; there are no fixtures extant to communicate its historic function. A non-historic painted drywall partition in the westernmost office intersects a door on the north wall that accesses the building's exterior. A small room on the south side of the corridor with historic ceramic tile floors and tiled and painted plaster walls historically housed a bathroom but no fixtures remain.

Doorways on the south and west ends of the northeast corridor access a large space that historically was the main workroom. The room has tall dropped ceilings with acoustical tile grids and fluorescent lighting, historic black asphalt tile and painted concrete block walls with red brick wainscoting (*Photo 13 and Figures 23-25*). Metal pipe columns support the roof. An enclosed lookout gallery runs across the center of the workroom from south to north and along the perimeter of the north wall (*Photo 13 and Figures 23 and 24*). Small observation windows regularly dot the top of the solid walls of the lookout. A non-historic room in the southwest corner projects into the work room. Painted drywall partitions divide it from the work room. The room has ceramic tile floors, a dropped grid ceiling with acoustical tile and fluorescent lighting, and laminate cabinets inset in the south wall. A non-historic glazed aluminum door with a transom window accesses the south parking lot from the southwest corner of the room.

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Doorways pierce the north and west walls of the workroom, opening into mechanical, storage, and utility rooms and the men's bathroom. Single or pairs of metal doors with vents in the lower half fill the doorways. These secondary spaces have painted concrete block walls, VCT flooring, and tall dropped grid ceilings with acoustical tile and fluorescent lighting; the men's bathroom has a tile floor and tile and painted drywall walls. A band of clerestory windows pierces the north wall of the storage room along the north wall; paired multi-light aluminum windows pierce the west wall of the L-shaped mechanical room, located in the building's northwest corner. Two pairs of glazed, swinging metal doors with rubber bumpers pierce the center of the west wall and access the mailing vestibule that leads to the exterior loading dock on the west side of the building. The mailing vestibule has painted concrete block walls with red brick wainscoting, black asphalt tile, and a tall dropped grid ceiling with acoustical tile and fluorescent lighting (*Photo 14*). Two pairs of glazed, swinging metal doors with rubber bumpers and a single glazed metal door pierce the west wall of the mailing vestibule and lead to the exterior loading dock. A doorway on the south wall of the mailing vestibule leads to a small storage room that has the same finishes as the building's other utilitarian spaces. Pairs of multi-light aluminum windows pierce the west wall of the storage room.

Integrity

The Lee's Summit Post Office, constructed in 1962, retains sufficient architectural integrity to communicate its historic function and era of construction. The nominated property conveys associations the use of the Modern Movement in post office design. The Lee's Summit Post Office follows the detailed outline of features that communicate significance under Criterion C for Architecture outlined on pages 3-31 of the "USPS Nationwide Historic Context Study: Postal Facilities Constructed or Occupied between 1940 and 1971." The building stands in its original location on the periphery of the historic central business district with convenient automobile access. Its setting, composed of small-scale commercial buildings constructed in the mid- to late-twentieth century, with close proximity to residential neighborhoods that date from the late 1940s and early 1960s is intact. The Post Office is located on the east side of Lee's Summit with convenient access to major city, county, and state roads. The front parking lot designed to accommodate customers, most of whom accessed the post office by automobile, is an important feature of this property type. The historic flagpole communicates the building's historic civic function. The building's exterior, such as the brick façade with a large stone panel, cantilevered canopy, and multi-light storefront windows, are intact and clearly communicate feelings about and associations with its historic function, property type, and the era in which it was constructed. The Modern Movement exterior was an essential component of the modernization of Post Office Department standards, as defined in the 1959 publication *Building Designs*. The rectilinear modular components of the building's exterior express their interior function, mirrored in the division of interior space in the large workroom, mailing vestibule, and in the offices, storage space, utility, and mechanical rooms along the north side of the building.

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These service-related "back of house" spaces retain the majority of their historic configuration and comprise approximately seventy-five percent of the building's interior.

Alterations to the building reflect its continued use as a United States Post Office for over forty years and as the sole post office serving Lee's Summit for twenty-nine years. The north lobby windows were infilled during the expansion of the lobby retail space in 1998. The stone wall and historic window opening are intact under the brick veneer infill, which matches the historic brick. Enameled metal panels with small windows clad the south elevation but were covered with EIFS panels by USPS to increase the building's energy efficiency. The blue enameled metal panels are intact beneath the EIFS panels. The EIFS panels are set between the historic metal joints that held the enameled panels, preserving the architectural rhythm of the vertical panels on the south elevation. Changes to the building's lobby reflect the need for additional post office boxes and a larger retail area in 1998. Expansion of the post office box lobby was necessary to accommodate population increases in Lee's Summit while maintaining continuous use of the building as a post office. All of the added post office boxes had to be accessible from both the lobby and the work room. Rather than expand the historic footprint of the building, multiple short corridors lined with post offices boxes were recessed slightly into the work room to provide the necessary accessibility. The building entrance location is unchanged, providing access first to the post office boxes at the east end of the lobby while the service counter area occupies the west end, following the historic distribution of functions. A historic steel column indicates the location of the wall that historically separated the post office boxes from the service counter (*Photo 12 and Figure 20*). A non-historic metal roll-down security gate closes off the service counter area during non-business hours. This allows the public to access the post office box lobby during non-business hours, which is how the lobby functioned historically. An entrance and small break room off the south elevation, part of the 1998 renovations, do not detract from the overall volume of the main work room. Combined, the area of the renovated lobby and break room make up less than twenty-five percent of the work room's total area. As noted on page 3-30 of the context study "USPS Nationwide Historic Context Study: Postal Facilities Constructed or Occupied Between 1940 and 1971," most post offices surveyed had no postal machinery in the work rooms.⁵

The level of finishes in the lobby and offices illustrates their function as retail and management spaces and differentiates the areas from the utilitarian workroom. As originally designed, ceilings in the lobby and offices are lower than in the workroom. Finishes in the areas, such as ceramic tile, VCT flooring, plaster walls, and flush-mounted fluorescent lighting, are more polished than the asphalt plank tiles, concrete block walls, and ceiling-mounted fluorescent lighting found in the workroom and mailing vestibule. The post office boxes and service counter in the lobby, while removed, are considered furniture and are not permanent fixtures of the building. Furthermore, the service counter area at the front of the building remains clearly

⁵ URS Group, Inc., "USPS Nationwide Historic Context Study," 3-30.

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defined, retaining the historic configuration of a small retail-related "interior public areas" in contrast to the large service-related "work room" space, as described in the schematic plans published in *Building Designs*.⁶ The remaining interior spaces, including the enclosed lookout gallery, are intact with some minor updates to utilitarian storage spaces and restrooms.

The Lee's Summit Post Office retains the interior and exterior features that clearly communicate its historic post office Thousands Series property type, specifically the customer parking lot, flag pole, public lobby, workroom with the elevated lookout gallery, and the rear loading docks. The building expresses the Modern Movement through the aluminum canopies, the brick and stone cladding, and irregular fenestration pattern of fixed multi-light aluminum window panels.

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⁶ U.S. Post Office Department, *Building Designs* (Washington, D.C.: Post Office Department, 1959), Plate 120F.

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SUMMARY

The Lee's Summit Post Office at 210 SW Market Street in Lee's Summit, Jackson County, Missouri, is locally significant under National Register Criterion C for the area of Architecture as an intact example of the "Thousand Series" Modern style post office property type, as defined in the "USPS Nationwide Historic Context Study: Postal Facilities Constructed or Occupied between 1940 and 1971."⁷ Lee's Summit Post Office follows the historic contexts and description of the property type outlined in the Historic Context Study. The "Thousands Series" is significant as a representation of the shift in Post Office Department priorities towards creating a more unified appearance that "stressed modernity and convenience over regional identity or the role of the federal government in everyday life," as was common in the 1930s.⁸ The "Thousands Series" represents the Post Office Department's adaptation of the lease-purchase program in response to increasing demand for postal services and facilities by trying to maintain uniform efficiency while allowing some flexibility in the design aesthetic. The "Thousands Series" post offices most commonly expressed one of two styles: Colonial Revival or Modern. Of the two styles, the Modern style better aligned with Post Office Department priorities. The Lee's Summit Post Office is an intact example of the Modern Thousands Series post office property type. The property type provided ample parking for customers and delivery vehicles while the design of the building expressed the government's embrace of the popular Modern aesthetic in its low, asymmetrical horizontal massing, projecting aluminum canopies, and bands and large expanses of fixed aluminum windows. The period of significance is 1962, the date of construction.

ELABORATION

Property History

Postal service in Lee's Summit began in 1865. The 1893 Sanborn Fire Insurance map depicts the post office on the first story of the 205 3rd Street in the downtown commercial center of Lee's Summit (present day 14 SW 3rd Street).⁹ By 1927, the post office had moved to a new building, sharing space with a retail store at 315 Douglas Street (315 SE Douglas Street).¹⁰ In 1936, the Triangle Club, a group of downtown business owners, lobbied for a new post office. Congress declared Lee's Summit eligible for a new post office building in 1937, allocating \$70,000 for its construction. In 1939, the post office moved into its own building at 220 SW

⁷ URS Group, Inc., "USPS Nationwide Historic Context Study," 3-30.

⁸ Ibid, 3-2.

⁹ The building is extant and is a contributing resource to the Lee's Summit Downtown Historic District (NR listed 8/17/05). Sanborn Fire Insurance Company, *Lee's Summit, Jackson County, Missouri* (New York: Sanborn Map Company, 1893), 1.

¹⁰ The building is no longer extant. Sanborn Fire Insurance Company, *Lee's Summit, Jackson County, Missouri* (New York: Sanborn Map Company, 1927), 2.

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Main Street. The one-story brick building was the first in the city specifically built to house the post office.¹¹

After World War II, Lee's Summit, like many small towns on the outskirts of metropolitan areas, grew exponentially. The availability and popularity of the automobile transformed the small rural community into a suburban extension of Kansas City. Lee's Summit expanded, annexing surrounding land four times between 1951 and 1964. In 1948, the population of Lee's Summit was 2,400; by 1960, the population had increased over 300 percent, growing to 8,267.¹² As the post office outgrew its facilities on SW Main Street, the United States Post Office Department commissioned a new post office that would be six times larger than the current facility. The 1945 Sanborn Fire Insurance map depicts a one-story dwelling on SW Market Street where the 1962 Post Office would be built, but it is unclear if the house was extant when construction began.¹³ The United States Post Office Department commissioned the design of a new Lee's Summit post office in 1961 and called for construction bids that summer. Tудie Patti and Robert J. Patterson of the Postal Leasing Corporation won the bid; construction of the \$250,000 building began in March of 1962 and was completed in October the same year (*Figures 4, 6, 7*).¹⁴ The new post office opened in October 1962 just west of the 1939 post office, which was converted to City Hall. The new post office accommodated the substantial population increases in subsequent decades: 16,230 in 1970 and 28,741 in 1980. By 1990, the population had reached 46,418.¹⁵ The nominated building served as a United States Post Office from October 1962 until 2016 and was the only post office in Lee's Summit until 1991, when the R.B. Rice Station opened approximately three miles north of the 1962 post office.¹⁶ The building has been vacant since 2016.

Architecture

The design of the Lee's Summit Post Office, based on standards published in the Post Office Department's 1959 *Building Designs*, embodies the basic tenets of the Modern Movement, popular between 1940 and 1980.¹⁷ This period marked a transition from architectural designs

¹¹ The building is extant and is a contributing resource to the Lee's Summit Downtown Historic District (NR listed 8/17/05).

¹² Historic Preservation Services, "Lee's Summit, Missouri Cultural Resources Survey Report," Prepared for the City of Lee's Summit, August 2002, 32.

¹³ Sanborn Fire Insurance Company, *Lee's Summit, Jackson County, Missouri* (New York: Sanborn Map Company, 1945), 1.

¹⁴ "New PO Building Is Open for Bids," *Lee's Summit Journal*, June 8, 1961; "Into Lee's Summit Post Office Oct. 1," *Kansas City Times*, September 20, 1962.

¹⁵ Missouri Census Data Center, "Missouri Population 1900-1990," <http://mcdc.missouri.edu/trends/tables/cities1900-1990.pdf> (accessed May 23, 2017).

¹⁶ "Into Lee's Summit Post Office Oct. 1," *Kansas City Times*, September 20, 1962; Russ Pulley, "U.S. Postal Service decides to close downtown office," *Lee's Summit Journal*, April 3, 2015.

<http://www.lsjournal.com/2015/04/03/127525/us-postal-service-decides-to-close.html>. Accessed 3/21/17; "John Greenwood, USPS Business Mail Technician From Lee's Summit Retires," *Lee's Summit Tribune*, 2010.

<http://Istribune.net/lees-summit-news/john-greenwood-usps-business-mail-technician-from-lee-s-summit-retires.htm>. Accessed May 1, 2017.

¹⁷ U.S. Post Office Department, *Building Designs* (Washington, D.C.: Post Office Department, 1959), Plate 120F.

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based on classical elements to those characterized by geometric forms and simplistic decoration.¹⁸ The International Style, characterized by flat, smooth surfaces, ribbon windows, exposed structure, and flat roofs, was a primary influence. Significant features of this style include boxed overhanging eaves and banded windows installed flush with the wall. Simple forms, austere facades, geometric planes, and the rejection of applied ornament exemplify the functional vernacular interpretations of American modernism that developed in the decade following World War II. The cantilevered canopy, horizontal span of clerestory windows, and rectilinear modular components of the Lee's Summit Post Office exterior exemplify these features.

The Federal Government's use of Modern design began much later than in the private sector, which was quick to adapt new architectural styles imported from Europe after World War II. Beginning in 1954, the Post Office Department oversaw the design and construction of new post offices, however, the lack of funding prevented the widespread expansion of postal facilities needed to serve the country's rapidly growing suburban developments. While there were no published design guidelines in the early to mid-1950s, Post Office Department Annual Reports often highlighted International Style post offices for their efficiency and functionality.¹⁹

In 1958, the Post Office Department released the results of a five-year study of postal facilities and processes, urging Congress to allocate funds for the construction of new facilities. When Congress failed to act, the Post Office Department utilized a provision in the 1959 Public Buildings Construction Act to establish a lease-purchase program for new post offices.²⁰ The program allowed private investors to finance and construct public buildings according to federal government design requirements. The government leased the building for a specified number of years, becoming the owner of the building after the lease ended.²¹

The Post Office Department released several technical guidelines between 1959 and 1966 to ensure that the post offices constructed under the lease-purchase program met the department's needs. Technical guides included *Construction Requirements for Leased Postal Facilities, Bidders Instructions* (1959), *Standard Details for Building Construction, POD Publication 41* (1960), and *Construction Requirements for Leased Postal Facilities* (1966). These documents had detailed drawings of requirements for new post offices, depicting all aspects of design such as dedication plaques, service counters, doors, mailing platforms, and

¹⁸ George Ehrlich, *Kansas City, MO: An Architectural History, 1826-1990* (Columbia, MO: University of Missouri Press: 1984), 128.

¹⁹ URS Group, Inc., "USPS Nationwide Historic Context Study," 2-84.

²⁰ *Ibid*, 2-86.

²¹ Advisory Council on Historic Preservation, "Preserving Historic Post Offices: A Report to Congress," (Washington, D.C.: Advisory Council on Historic Preservation, 2014), 17.

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lobbies, with square footage requirements for the various service areas based on the total square footage of the facility.²²

In addition to technical guidelines, the Post Office Department published *Building Designs*, a book of design guidelines, in 1959. The manual contained designs for post offices ranging between 1,000 and 12,000 square feet. Labeled the "Thousands Series," the designs were geared towards builder-contractors hired by the investors leasing the post offices, who often designed the building as well to keep costs low. In the manual's foreword, Postmaster General Arthur Summerfield called for Modern building designs that emphasized efficiency and clean lines. The design guidelines included renderings, schematic plans, suggested materials, and notes on construction details. The various building designs could be paired with one of four lot types depending on the location and size of the building along with the need for customer parking.²³ The Thousands Series is significant as the deliberate design solution to meet Post Office Department requirements for spaces and processes while embracing the contemporary aesthetic that conveyed modernity and efficiency.²⁴

The designs embodied the Modern Movement architecture typical of the era and acknowledged the development of suburban communities centered around convenience and the ubiquity of the automobile. The new designs were one-story, had no stairs at the entrance, and featured separate service and post office box lobbies so customers could access their mailboxes after hours. The service lobby was accessible from within the post office box lobby, maintaining a single exterior entrance. While former post offices were integrated into downtown business districts, the "Thousands Series" post offices were typically built on the periphery of the business districts to allow for larger lots that would accommodate customer parking.

Specifications for the "Thousands Series" Modern Movement post office in the 1959 *Building Designs* called for a one-story building with a flat roof; stone, face brick, or concrete exterior walls with aluminum or stainless steel windows; metal fascia with cement plaster soffit canopies above the mailing platforms; a glazed metal interior partition between the post office box lobby and the service lobby; and terrazzo or vinyl asbestos tile interior flooring. Floor plans included interior spaces such as a post office box lobby, service lobby, postmaster's offices, work rooms, swing/locker rooms, mail sorting areas, lookout galleries, and mailing platforms with loading docks. The four lot types included a paved maneuvering area at the rear of the building for loading and unloading mail trucks; lot type "D" also included an area for customer parking (*Figure 8*).²⁵ The lot of the Lee's Summit Post Office resembles lot type "D" as it is the only lot plan that includes customer parking. The lot has a large maneuvering area in the rear of the

²² U.S. Post Office Department, *Standard Details for Building Construction, POD Publication 41* (Washington, D.C.: Post Office Department, 1960), Table of Contents.

²³ URS Group, Inc., "USPS Nationwide Historic Context Study," 2-86, 2-89.

²⁴ *Ibid.*, 3-2.

²⁵ *Ibid.*, 2-86, 2-87, 3-30.

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post office and customer parking on the south and east sides of the lot. Separate driveways access the maneuvering area and the customer parking. While the customer parking lot at the Lee's Summit Post Office is larger than specified in the design guidelines, the layout of the parking lot, post office, and maneuvering space in the rear of the building clearly illustrates the lot type "D" plan from the 1959 specifications. Since the post office was the only operating post office in Lee's Summit a larger parking lot was most likely needed.

The Lee's Summit Post Office is an excellent example of the "Thousands Series" Modern Movement post office property type. Construction of the Post Office, financed through the lease-purchase program, began in 1962.²⁶ Original floorplans for the building (*Figure 4*) reference the 1960 *Standard Details for Building Construction, POD Publication 41*. Plates 120 and 121 of the 1959 *Building Designs* depict a rendering and schematic plan for a 12,000-square foot post office similar to the Lee's Summit Post Office (*Figures 9 and 10*).²⁷ The one-story building has face brick walls with a stone panel, aluminum windows, and an aluminum trimmed canopy with plaster soffit above the main entrance and mailing platform. The main entrance, postmaster's offices, work room, swing/locker room, lookout galleries, and mailing platform retain their historic configuration, the lobby retains its historic volume of space. The black asphalt tile specified on the original plans for the work room floor is intact. The building occupies its original type "D" lot on the periphery of Lee's Summit's downtown business district (*Figure 3*). The Lee's Summit Post Office is regionally a rare example, as seen below, of the property type that embraces the Modern aesthetic, through massing and materials, to convey associations with popular architectural trends while maintaining the uniform efficiencies required by the U.S. Post Office Department.

Comparative Analysis

An informal windshield survey of active post offices in towns of a similar size and age within the Kansas City, Missouri, metropolitan area compared the Lee's Summit Post Office with nearby postal facilities (*Figure 12*). Pleasant Hill, Blue Springs, Raytown, Grandview, Independence, and other postal facilities in Lee's Summit (eleven properties in total) were included in the survey. The surveyed buildings were constructed between 1938 and 2000. One represented a WPA style post office (Pleasant Hill) and the remaining ten post offices represented Modern Movement post offices. Pleasant Hill is a small town located twenty-eight miles southeast of Kansas City and ten miles southeast of Lee's Summit. The population of Pleasant Hill fluctuated between two and four thousand residents until the year 2000 when it surpassed five thousand. The current population is a little more than eight thousand residents. The town constructed a

²⁶ The Postal Leasing Corporation held the lease and built the post office. A lease between the Post Office Department and the Postal Leasing Corporation dated October 25, 1962 lists Alexander J. Barket as President of the Postal Leasing Corporation and Tудie S. Patti as Vice President. Lease from the Postal Leasing Corporation to the Post Office Department, October 25, 1962 (filed April 19, 1963), Jackson County, Missouri Deed Book 1623, pages 403-409, Jackson County Recorder of Deeds, Jackson County, Missouri.

²⁷ U.S. Post Office Department, *Building Designs* (Washington, D.C.: Post Office Department, 1959), Plates 120E, 120F, 121E, and 121F.

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post office during a period of sustained population (1938). Blue Springs is roughly seventeen miles east of Kansas City and eight miles northeast of Lee's Summit. The population of Blue Springs nearly tripled between 1970 and 1980 and nearly doubled again by 2000. The city constructed new post offices in 1975 and 1999 in response to population increases. The city of Raytown is nine miles southeast of Kansas City and eight miles northwest of Lee's Summit. The population nearly doubled between 1960 and 1970, with the new post office constructed in 1975. The city of Grandview is roughly fifteen miles south of Kansas City and nine miles west of Lee's Summit. The population nearly tripled between 1960 and 1970; the city constructed the new post office in 1968. The city of Independence is nine miles east of Kansas City and roughly twelve miles north of Lee's Summit. While the population grew steadily throughout the late nineteenth and early twentieth centuries, it nearly doubled from 62,300 to 111,600 between 1960 and 1970. The city constructed two post offices during that decade (1973 and 1975) and a third post office in the following decade (1987).²⁸

Almost half of the surveyed properties have similar square footages (five are approximately 12,000 square feet). Three post offices are less than 10,000 square feet (Pleasant Hill Main Office, Blue Springs Main Office, Lee's Summit R. B. Rice Station); The Harry S. Truman Station in Independence and the Green Summit Annex in Lee's Summit are 15,000-25,000 square feet; the largest property is the Main Office in Independence (54,000 square feet) which houses the Office of the Inspector General as well as a Post Office. Of the eight post offices that are 12,000 square feet or smaller, only the Lee's Summit Post Office and the Grandview Post Office illustrate the "Thousands Series" Modern Movement post office property type. The other post offices were constructed either before the publication of *Building Designs* (the Pleasant Hill Post Office) or after the Postal Reorganization Act of 1970 and the founding of the United States Post Office in 1971, which restructured how post offices were designed and built.²⁹

The Grandview Post Office, like the Lee's Summit Post Office, was constructed under the lease-purchase program. Both Lee's Summit and Grandview had a single post office when the buildings first opened in 1962 and 1968, respectively. The Grandview Post Office has similar construction materials and square footage as the Lee's Summit Post Office. However, the Grandview building features concrete and brick ornament that detract from the horizontal emphasis and clean lines typical of Modern Movement architecture (*Figure 13*). In *Building Designs*, Postmaster General Arthur Summerfield called for buildings that expressed efficiency and modernity through clean lines and geometric designs. The horizontal emphasis of the Lee's

²⁸ Information about the population growth in each of these cities comes from Missouri Census Data Center, "Missouri Population 1900-1990," <http://mcdc.missouri.edu/trends/tables/cities1900-1990.pdf>, accessed May 23, 2017.

²⁹ Prior to 1971, USPS was known as the Post Office Department and was a part of the cabinet. The Postal Reorganization Act of 1970 restructured the Post Office Department, removing it from the cabinet and creating the United States Postal Service, an independent agency in service to the United States Government. USPS, "Postal Reorganization Act," https://about.usps.com/publications/pub100/pub100_035.htm. Accessed May 8, 2017.

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Summit Post Office expresses modernity and efficiency more effectively and is a better example of the "Thousands Series" Modern Movement post office property type than its Grandview counterpart. Carved stone pillars and ornament at the main entrance of the Grandview facility are reminiscent of WPA style architecture. The building's windows are set back from the façade and divided by stone muntins, eliminating the flat façade with flush-mounted windows typically seen in Modern Movement architecture (*Figure 14*). While the Grandview Post Office has a more intact interior lobby, the exterior of the Lee's Summit Post Office better expresses the geometric forms and horizontality of Modern Movement architecture recommended in *Building Designs*.

The interior lobby of the Grandview Post Office retains its historic lobby configuration. The lobby has ceramic tile floors, plaster walls, and an acoustical tile ceiling with flush-mounted fluorescent lighting (*Figure 17*). A glass-framed wall and paired, glazed doors separate the post office box lobby from the service lobby. Post office boxes line the recessed walls in the post office box lobby. Similar to Lee's Summit, updates to the lobby include the expansion of the post office box lobby to increase the number of post office boxes, non-historic VCT floors in the expanded portion of the post office box lobby, and permanent retail wall displays in the service lobby. A comparison of alterations to the Grandview and Lee's Summit Post Offices illustrate the different rates of population growth for each city. Between 1970 and 1990 Grandview's population grew from 17,456 to 24,967; Lee's Summit grew from 16,230 to 46,418.³⁰ While both post offices were updated in the 1990s, the renovation of the Lee's Summit Post Office is more substantial due to the city's exponential population growth in the late twentieth century.

In outlining why a property should be eligible under Criterion C for Architecture, the Historic Context Study suggests examining all of the civic and governmental properties in the municipality to yield a better understanding of the architectural context in which the nominated property should be evaluated. A Modern Movement fire station, built in the 1970s, was located close to the post office at 207 SE Douglas Street (*Figure 15*). The fire station is the only other municipal building in Lee's Summit that was designed to express the Modern Movement. While it is extant, recent renovations obscure some of the architectural features indicative of the Modern Movement style (*Figure 16*).³¹

Conclusion

The Lee's Summit Post Office is an intact example of the "Thousands Series" Modern style post office, as depicted in official government publications that promoted a general layout and overall design aesthetic that met contemporary functional requirements for the U.S. Post Office Department and popular design trends of the time. The Thousands Series is significant as a

³⁰ Missouri Census Data Center, "Missouri Population 1900-1990," <http://mcdc.missouri.edu/trends/tables/cities1900-1990.pdf>, accessed May 23, 2017.

³¹ <http://www.wskfarch.com/portfolio/18/public-safety/lees-summit-fire-station-headquarters-renovation/>. Accessed May 8, 2017.

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deliberate design solution, disseminated through multiple publications, to convey modernity and efficiency through spatial planning and aesthetics. U.S. Post Office Department publications, specifically *Building Designs* from 1959 and *Standard Details for Building Construction, POD Publication 41*, provided general recommendations through sample plans and renderings. The Lee's Summit Post Office closely resembles the sample designs promoted for their functional efficiency and compatibility with popular architectural trends. The lot features a large customer parking area at the front of the property and a maneuvering area for delivery trucks at the rear, which illustrates how these updated designs accommodated the auto-oriented society. The parking lot, the low horizontal massing with brick and stone walls and aluminum canopies, and the internal division of space with the public lobby and the large employee workroom are the important features that illustrate the significant property type. The workroom is intact with its historic finishes, elevated lookout gallery, and large expanse of open space. The support spaces, such as the offices and swing/locker room are intact as well. The lobby is in its historic location with the original entrance to the post office box lobby and service counter area. While this space was expanded in 1998, it retains its historic separation of functions. A metal roll-down security gate closes off the service counter area during non-business hours, allowing the post office to continue functioning as it did historically with the post office box lobby open to the public during these hours. The Lee's Summit Post Office retains the exterior and interior features that embody the "Thousands Series" Modern property type, which communicates the building's historic function and period of significance.

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Verbal Boundary Description

The boundary of the Lee's Summit Post Office is all of lots 3, 4, and 5 and the east half of the vacated alley of Block 11 in the Town of Lee's Summit, Jackson County, Missouri.

Boundary Justification

The boundary includes the parcel historically associated with the building and the customer parking lot.

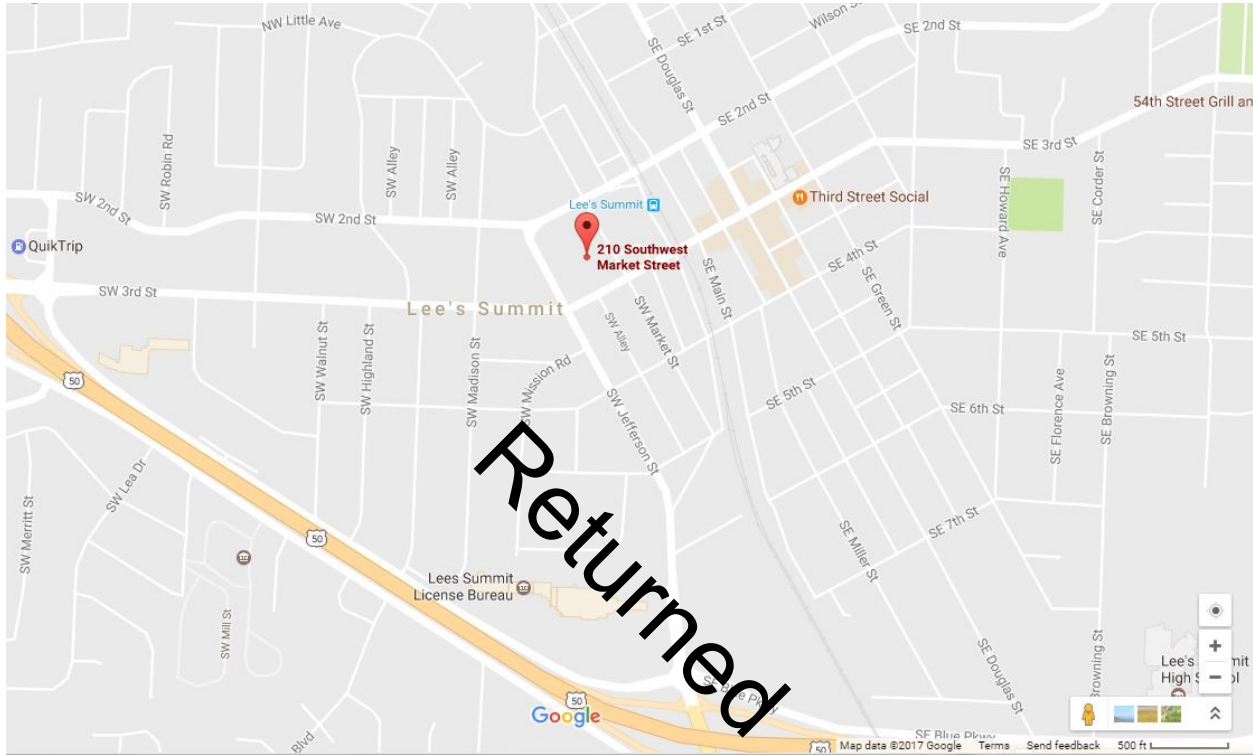
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Figure 01. Context Map. Google Maps, 2017.



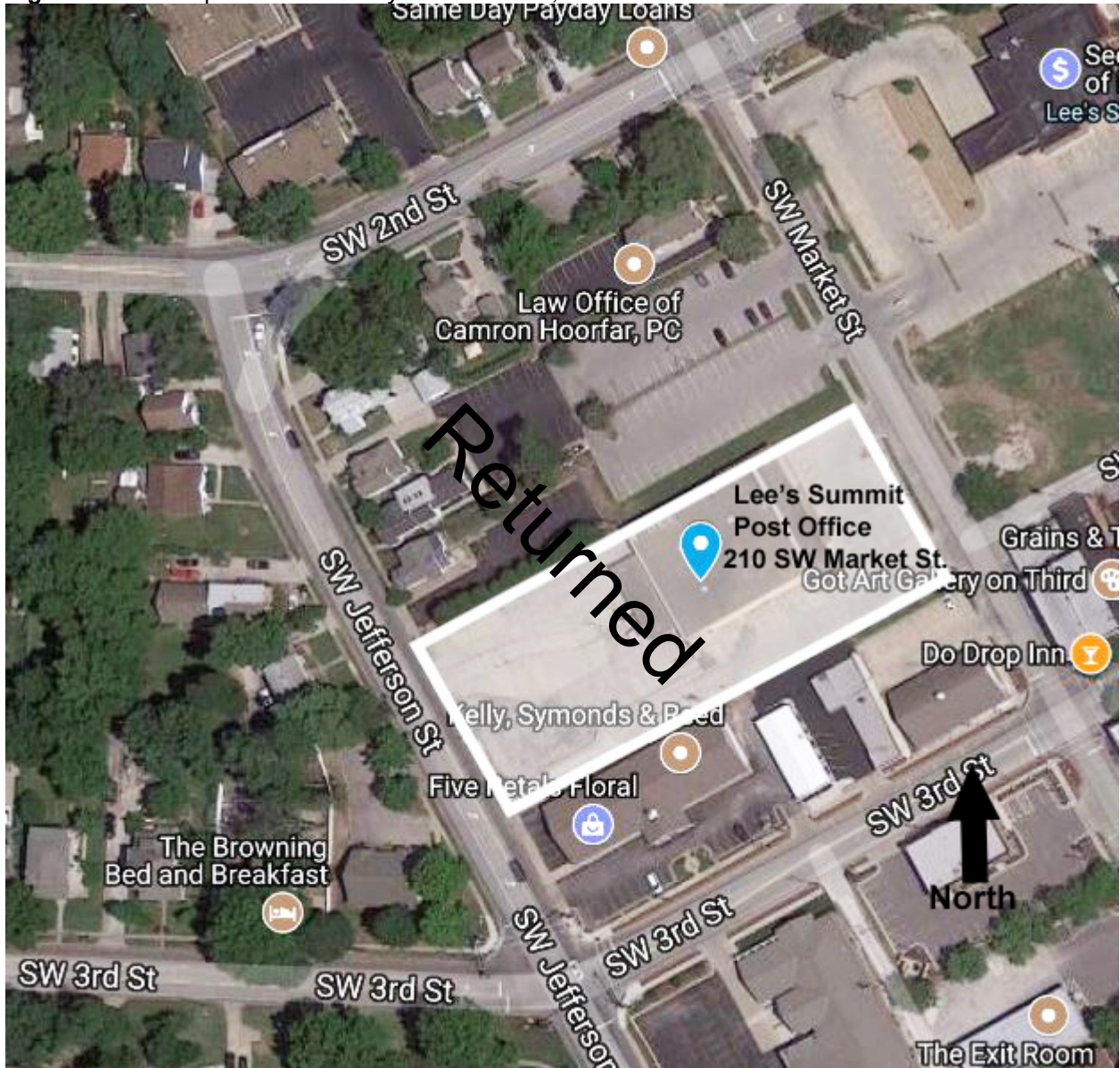
Lee's Summit Post Office
210 SW Market Street
Lee's Summit, Jackson County, Missouri
38.911724, -94.379883

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Figure 02. Site Map. Jackson County Parcel Viewer, 2017.



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Figure 03. Aerial photo and exterior photo map. Google Earth, 2017.

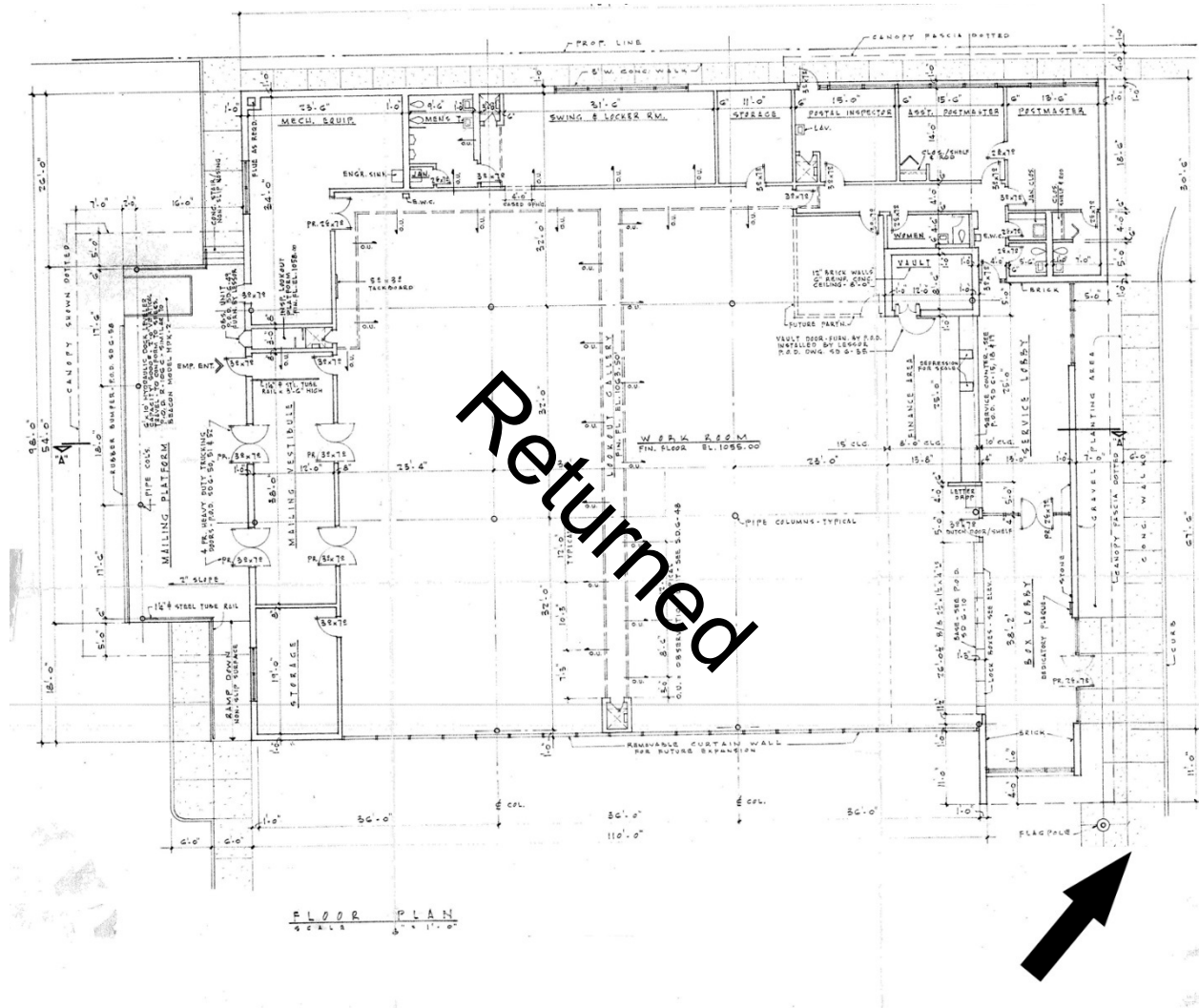


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Lee's Summit Post Office
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N/A
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Figure 04. 1961 First Floor Plans. U.S. Post Office Department, "Tentative Drawings of Proposed Leased Post Office for Lee's Summit, Missouri," Architectural Drawings, May 2, 1961.

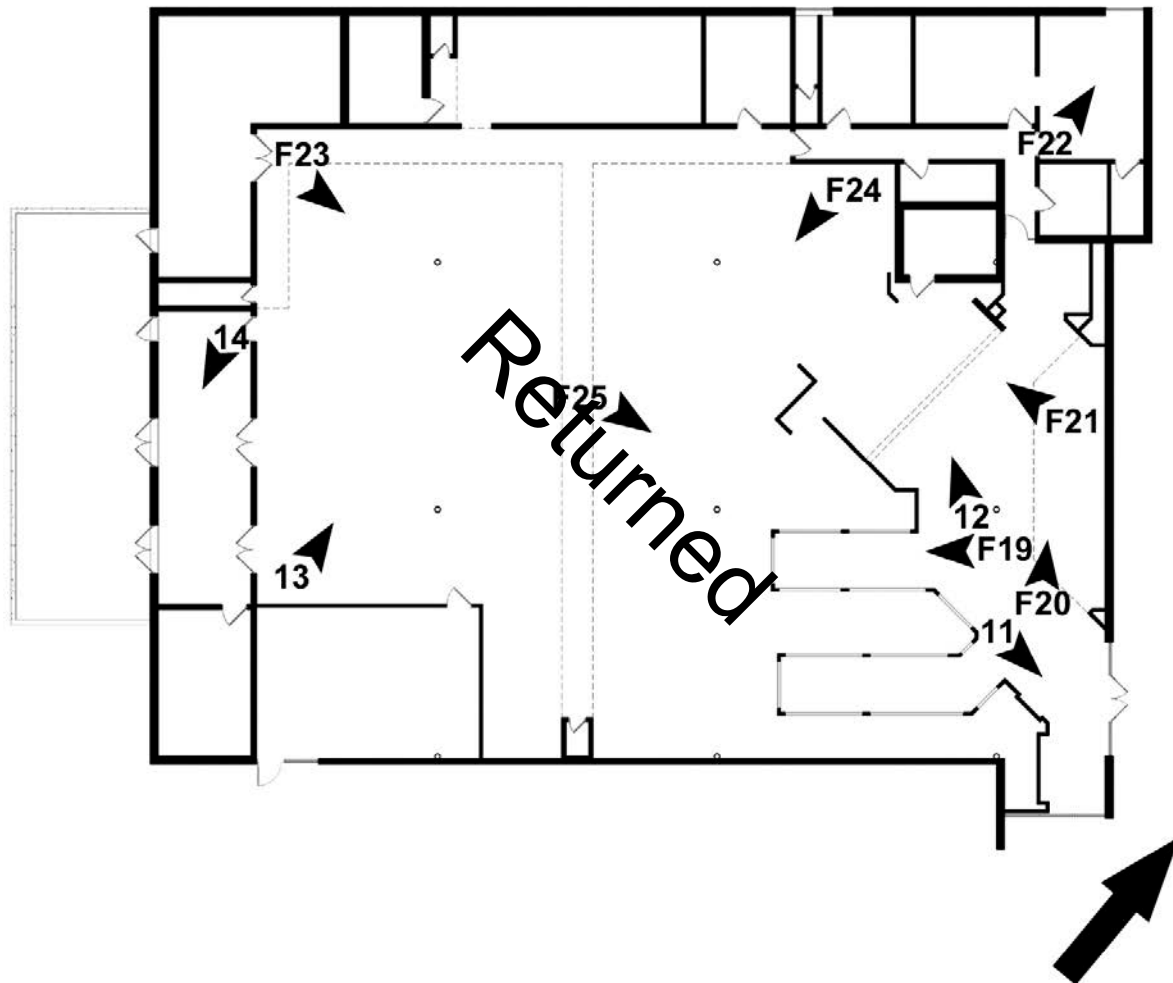


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N/A
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Figure 05. Interior photo map, current plans. Numbers with "F" indicate Figure numbers. Figures were inserted in the nomination. Numbers without "F" indicate Photo numbers. *Hollis + Miller, 2017.*

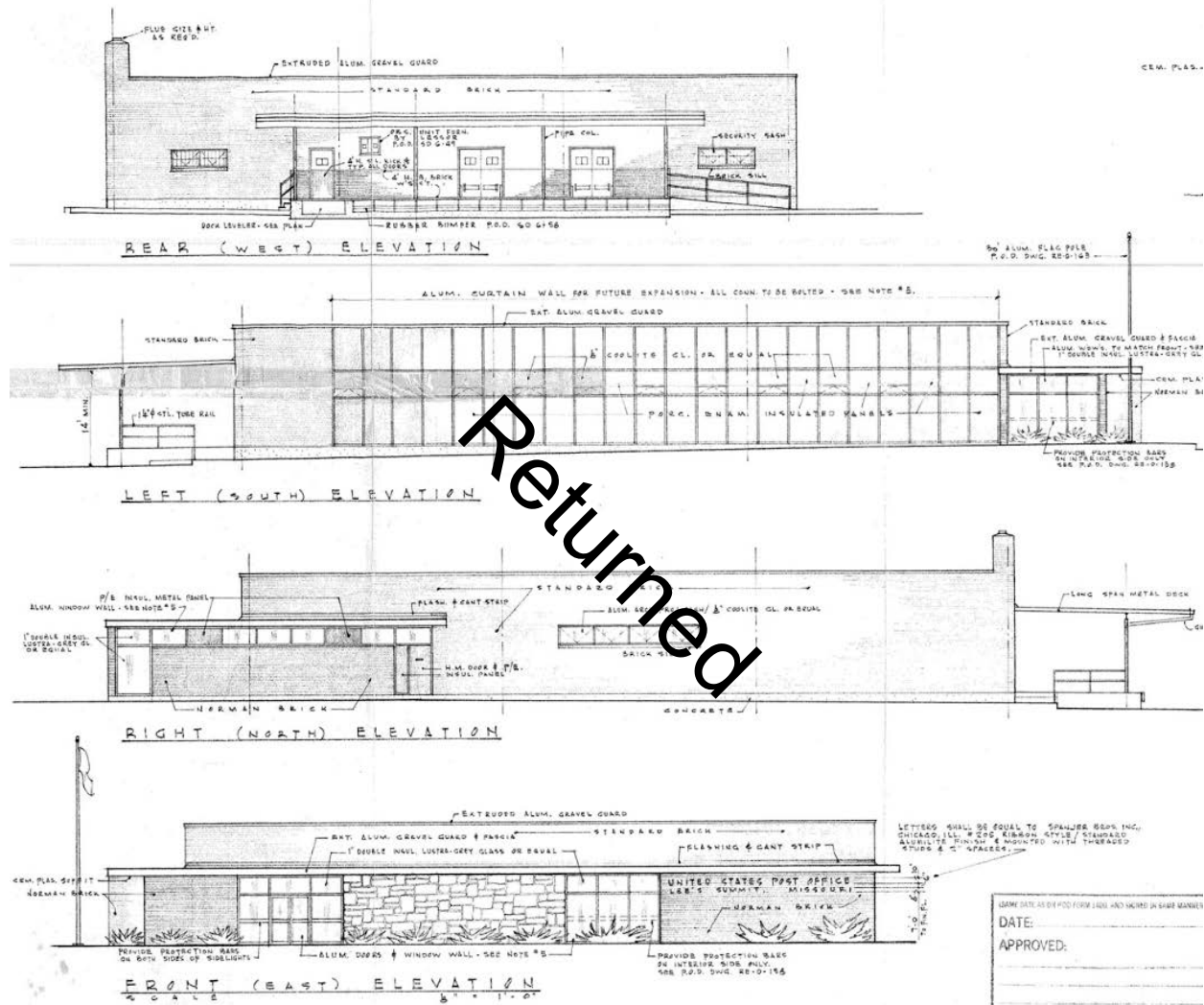


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Lee's Summit Post Office
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N/A
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Figure 06. 1961 Elevations. U.S. Post Office Department, "Tentative Drawings of Proposed Leased Post Office for Lee's Summit, Missouri," Architectural Drawings, May 2, 1961.



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Figure 07. Completed Post Office, 1962. *Lee's Summit History Museum Archives.*



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N/A
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Figure 08. Lot Types A-D. URS Group, Inc., "USPS Nationwide Historic Context Study: Postal Facilities Constructed or Occupied Between 1940 and 1971," Draft report prepared for the U.S. Postal Service, September 2012, 2-16.

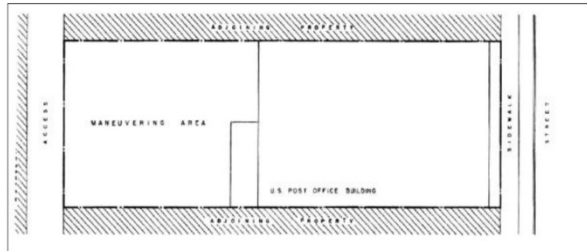


Plate 600 Lot A

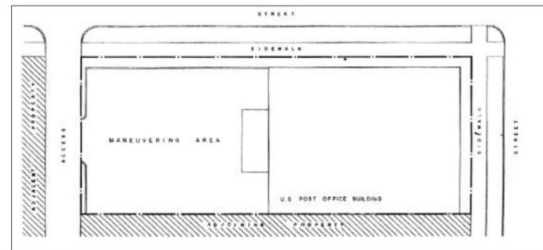


Plate 600 Lot B

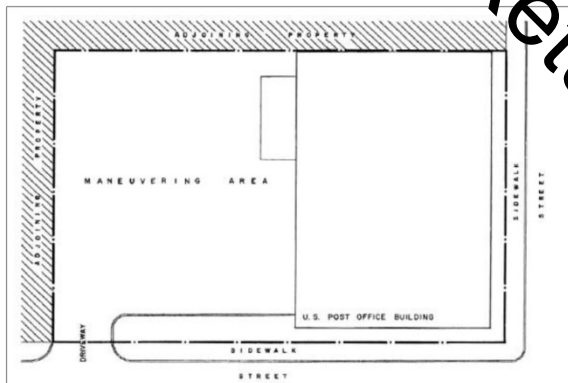


Plate 600 Lot C

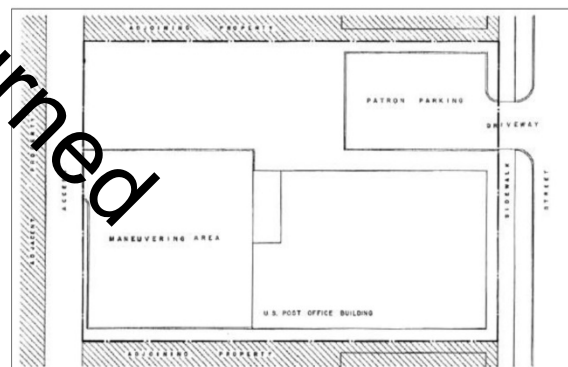


Plate 600 Lot D

Returned

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Lee's Summit Post Office
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N/A
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Figure 09. Plate 120, Rendering of a 12,000 Square Foot Post Office, 1959. *U.S. Post Office Department, Building Designs. Washington, D.C.: Post Office Department, 1959.*

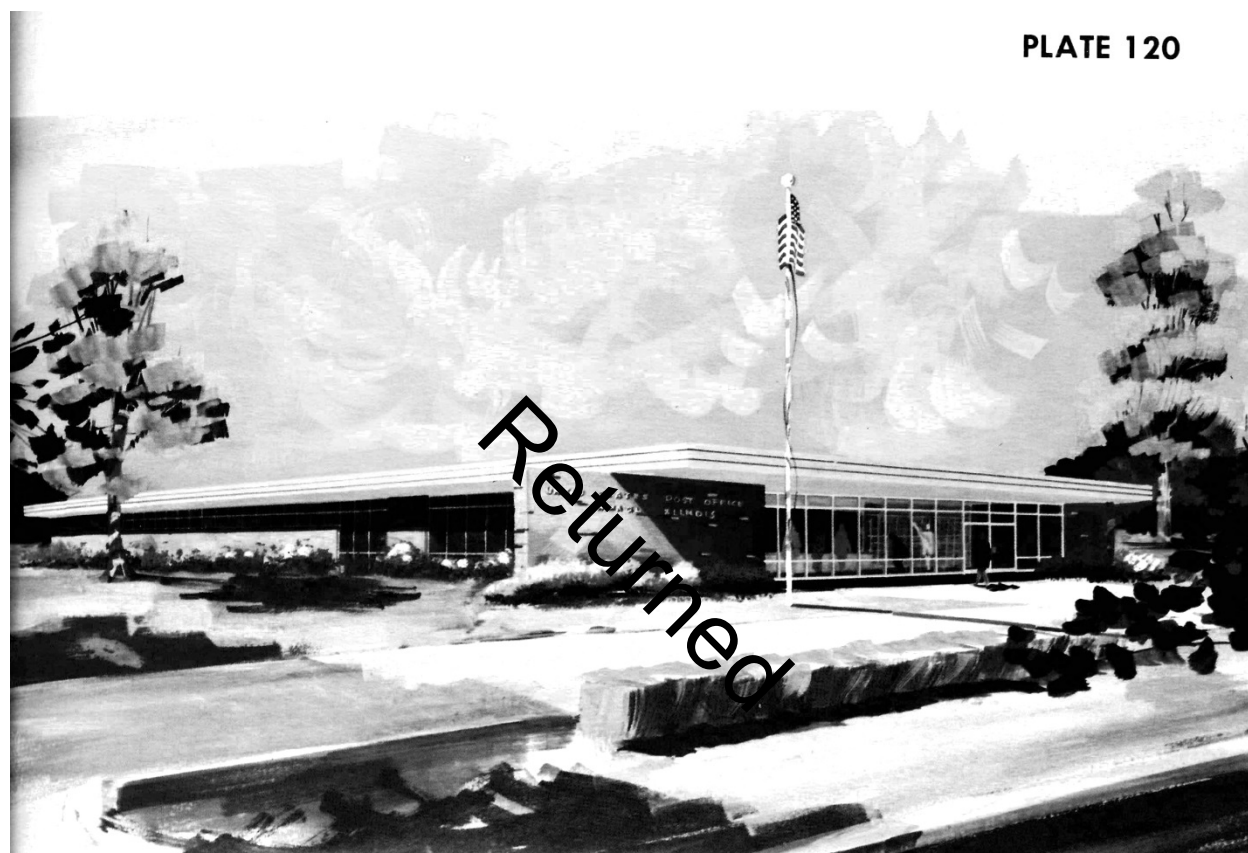


PLATE 120

UNITED STATES POST OFFICE
DESIGN FOR 12 000 SQUARE FEET GROSS AREA

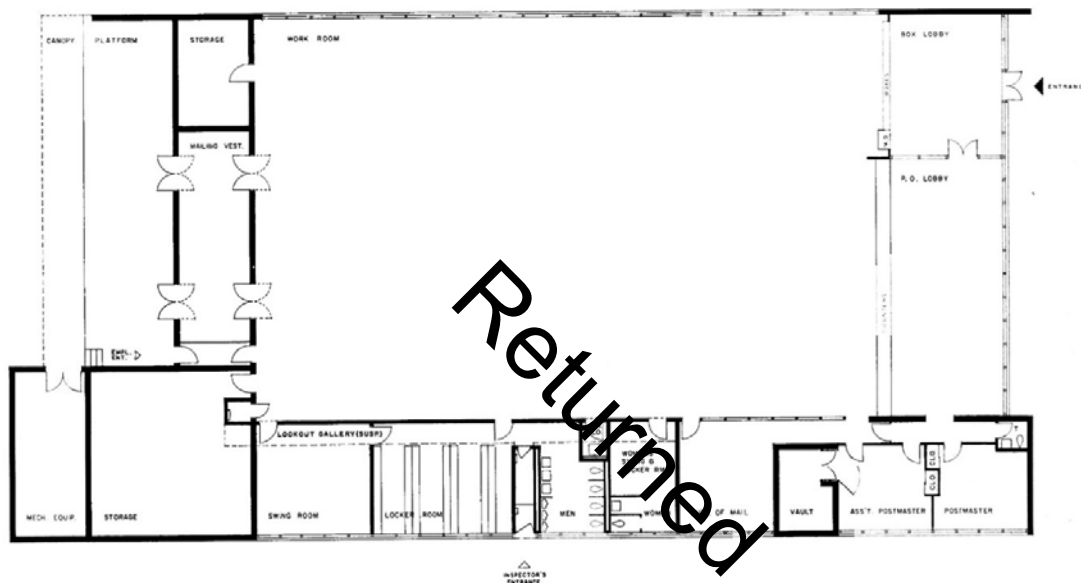
National Register of Historic Places
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N/A
Name of multiple listing (if applicable)

Figure 10. Plate 121, Schematic Plans of a 12,000 Square Foot Post Office, 1959. *U.S. Post Office Department, Building Designs. Washington, D.C.: Post Office Department, 1959.*

PLATE 121



SCHEMATIC PLAN

DO NOT SCALE
12 000 SQUARE FEET
GROSS AREA

PLAN DESCRIPTION

Building Plan

This plan is designed to satisfy the general requirements of a Post Office when the Postmaster's PFS level is 11 or above.

Lot type "C" or "B" layout is suggested when a corner lot is to be used.

SUGGESTED MATERIALS

Interior Public Areas

- (a) Outside walls: exposed masonry and glass.
- (b) Partition between box lobby and post office lobby: glass with trim to match exterior.
- (c) Finish floor: terrazzo or vinyl asbestos.

SUGGESTED MATERIALS (Continued)

Exterior

- (a) Front and side window walls: glass with aluminum or stainless steel framing and trim.
- (b) Front and side masonry walls: local face brick in stack bond.
- (c) Roof fascia: same metal facing as glass framing.

GENERAL NOTES

- (a) This plan may be used in any section of the country by adapting exterior design and materials to suit local conditions.
- (b) Windows in either or both side walls may be omitted when they would be obstructed by adjoining buildings.
- (c) Box Lobby and Post Office Lobby are planned for average conditions. When other areas are required, plan should be adapted.
- (d) For Space Criteria of each area refer to plate 500.
- (e) For Lot Types refer to plate 600.
- (f) For Suggested Construction Details refer to plate 700, 701.
- (g) Handbook on "Construction Requirements For Leased Post Office Facilities," schematic plant layout drawing, and outline specifications are to be used in conjunction with this plate.

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Name of Property

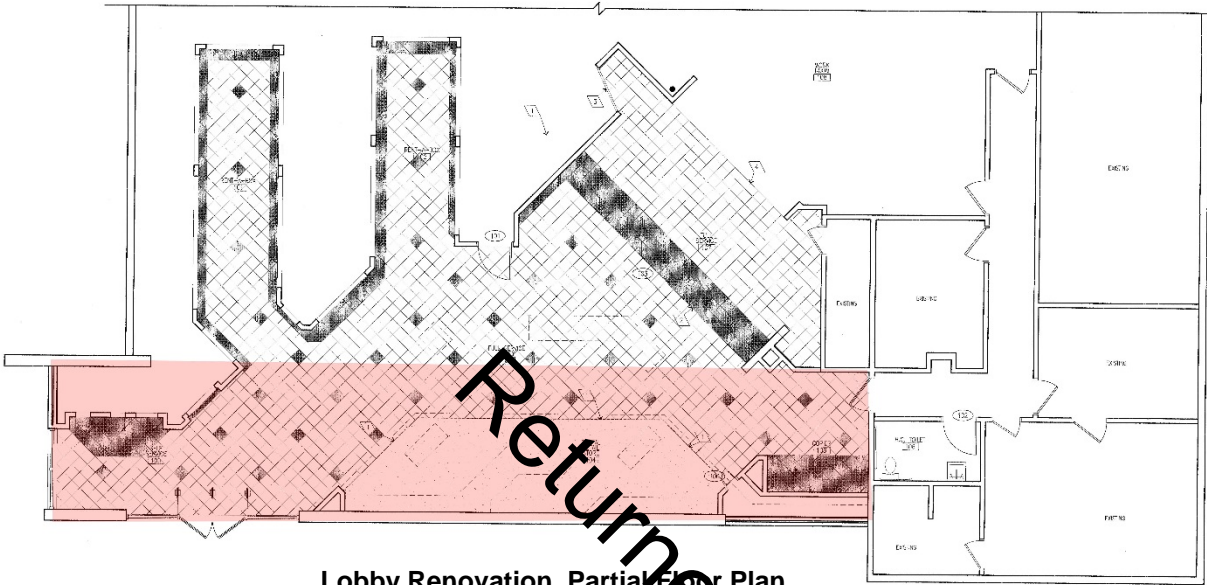
Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Figure 11. Lobby Renovation Plans. The historic lobby area is highlighted in red. *HU Jarvis Meyer Architects, Inc., "Postal Retail Store," Architectural Drawings, September 8, 1998.*



Lobby Renovation, Partial Floor Plan

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Lee's Summit Post Office
Name of Property Jackson County, Missouri
County and State N/A
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Figure 12. Comparative chart of active post offices in the Kansas City Metropolitan area and the Lee's Summit Post Office. "USPS Owned Facilities Report," <https://about.usps.com/who-we-are/foia/readroom/ownedfacilitiesreport.htm>; "USPS Leased Facilities Report," <https://about.usps.com/who-we-are/foia/leased-facilities/report.htm>. Accessed May 2, 2017.

PO Name	Unit Name	Address	City	Bldg Occu Date	Int Sq Ft	Site Sq Ft	Status
Lee's Summit	Main Office	210 SW Market St	Lee's Summit	10/1/1962	11,945	59,280	Closed
Pleasant Hill	Main Office	124 Veterans Pkwy	Pleasant Hill	4/1/1938	7,555	21,244	Active
Grandview	Main Office	1415 Main St	Grandview	2/19/1968	11,819	65,724	Active
Independence	Harry S. Truman Station	14200 E 32nd St. S	Independence	10/1/1973	15,372	64,050	Active
Blue Springs	Main Office	200 NW 11 th St	Blue Springs	11/1/1975	9,040	80,000	Active
Kansas City	Raytown Branch	10501 E 63 rd St	Raytown	12/1/1975	12,670	196,078	Active
Independence	Englewood Station	1500 S Northern Blvd	Independence	5/1/1987	12,601	128,429	Active
Independence	Main Office	301 W Lexington Ave Ste 221	Independence	6/1/1987	54,390	128,437	Active
Lee's Summit	R. B. Rice Station	1951 NE Rice Rd	Lee's Summit	9/1/1991	9,271	93,131	Active
Blue Springs	South Avenue Annex	500 SW South Ave	Blue Springs	2/1/1999	12,578	148,492	Active
Lee's Summit	Green Summit Annex	1404 SW Market St	Lee's Summit	7/1/2000	22,500	191,700	Active

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Figure 13. Grandview Post Office, primary elevation. *Google Maps, 2017.*



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Figure 14. Grandview Post Office, primary elevation, detail. *Alison Dunleavy, 2017.*



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N/A

Name of multiple listing (if applicable)

Figure 15. Lee's Summit Downtown Fire Station, primary elevation before renovation. *Williams Spurgeon Kuhl & Freshnock Architects, Inc.* "Lee's Summit Fire Station Headquarters Renovation." <http://www.wskfarch.com/portfolio/18/public-safety/lees-summit-fire-station-headquarters-renovation/>. Accessed May 15, 2017.



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Figure 16. Lee's Summit Downtown Fire Station after renovation. *Williams Spurgeon Kuhl & Freshnock Architects, Inc.* "Lee's Summit Fire Station Headquarters Renovation." <http://www.wskfarch.com/portfolio/18/public-safety/lees-summit-fire-station-headquarters-renovation/>. Accessed May 15, 2017.



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Figure 17. Grandview Post Office. interior. Alison Dunleavy, 2017.



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N/A

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Figure 18. Lee's Summit Post Office. East wall of lobby after exploratory demolition of 1998 retail area, July 2017. *Rosin Preservation.*



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N/A

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Figure 19. Lee's Summit Post Office. Lobby, post office box walls, view southwest. *F-stop Photography, 2017.*



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N/A

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Figure 20. Lee's Summit Post Office. Lobby, retail area, view northwest. *F-stop Photography, 2017.*



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Figure 21. Lee's Summit Post Office. Lobby, service counter, view west. *F-stop Photography, 2017.*



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N/A

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Figure 22. Lee's Summit Post Office. Post master's office, view north. *F-stop Photography, 2017.*



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N/A

Name of multiple listing (if applicable)

Figure 23. Lee's Summit Post Office. Workroom, view east. *F-stop Photography, 2017.*



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N/A

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Figure 24. Lee's Summit Post Office. Workroom, view south. *F-stop Photography, 2017.*



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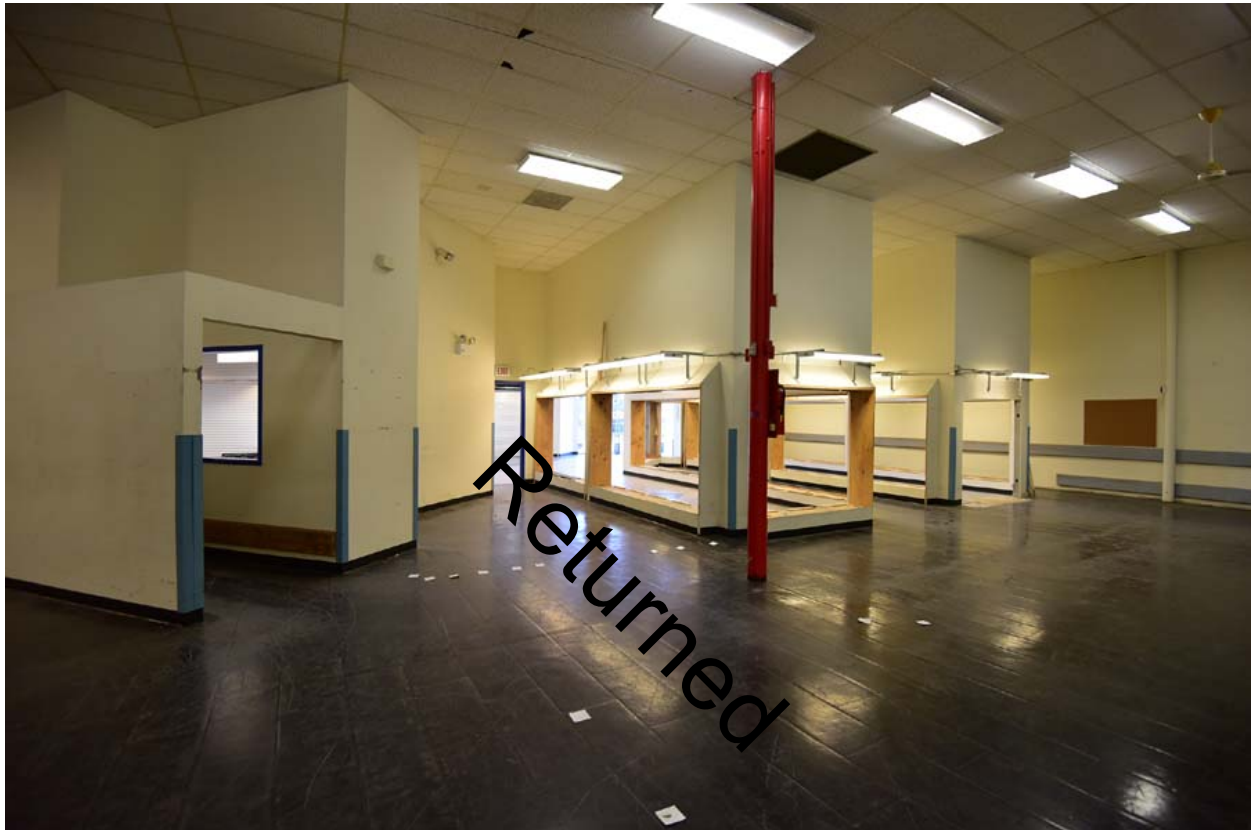
Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Figure 25. Lee's Summit Post Office. Workroom and post office box walls, view east. *F-stop Photography, 2017.*



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 4/4/2018 Date of Pending List: 4/26/2018 Date of 16th Day: 5/11/2018 Date of 45th Day: 5/21/2018 Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

- | | | |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal | <input checked="" type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input checked="" type="checkbox"/> CLG | |

Accept Return Reject 5/18/2018 Date

Abstract/Summary
Comments:

Recommendation/
Criteria

Reviewer Barbara Wyatt Discipline Historian

Telephone (202)354-2252 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

**United States Department of the Interior
National Park Service
National Register of Historic Places
Comments
Evaluation/Return Sheet**

Property Name: Lee's Summit Post Office
Property Location: Lee's Summit, Missouri
Reference Number: 100002426
Date of Return: 06/14/2018

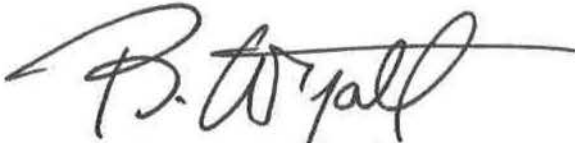
The nomination for the Lee's Summit Post Office is being returned for corrections.

Issues

This nomination is being returned because the documentation and photos do not address the current appearance of the building. According to NPS tax review staff, the modern panels have been removed from the building, revealing the character defining original material. This will remain revealed. The 1962 post office was nominated under Criterion C for architectural significance, so the integrity of materials is particularly important.

Please submit a nomination form edited to describe the materials revealed and photos that show the building post-removal of modern siding.

Please feel free to explain any of the points raised in these comments and to contact me if you have any questions. I can be reached at 202-354-2252 or by email at barbara_wyatt@nps.gov.



Barbara Wyatt, Historian
National Register of Historic Places



Memorandum

Date: JUL 17 2018

To: Joy Beasley, Keeper of the National Register of Historic Places

From: Mike Sutherland, Deputy SHPO

Subject: Lee's Summit Post Office, Lee's Summit, Jackson County, National Register Nomination

Our state review board, the Missouri Advisory Council on Historic Preservation, approved the above nomination on **February 9, 2018**. All owners and appropriate elected public officials were notified and provided at least thirty (30) days to comment on the above proposed nomination in accordance with Section 36CFR60.6, interim regulations, using the exact notification format recommended by the National Register. **The enclosed disc contains the true and correct copy of the nomination to the National Register of Historic Places.**

Please find enclosed the following documentation:

- 1 CD with original National Register of Historic Places registration form
- Multiple Property Documentation Form
- Photographs
- 1 CD with electronic images
- Original USGS map(s)
- 2 Piece(s) of correspondence (cover letter and signature page)
- Other: _____

Comments:

- Please ensure that this nomination is reviewed (**Resubmission of Return**)
- The enclosed owner objection(s) do _____ do not _____ constitute a majority of property owners.
- Other: _____