

EXCELSIOR SPRINGS, MISSOURI

HEALTH. REST. RECREATION		
Hotels---Apartments---Rooms		
DAILY AND SPECIAL RATES		
Name	Apartments	
	Week	Month
Alrich, The	\$5 to \$12	
Alverta, The	\$10 to \$12	
Anderson, The	\$8 to \$15	\$35 to \$40
Anderson Cottage	\$7.50	\$26 to \$30
Arcade, The	\$7 to \$9	
Arnold, C. A.	\$5	
Avalon, The	\$7 to \$14	
Baker House	\$10 to \$12	
Bonaventure, The	\$7 to \$10	
Campbell Inn, The	\$4 to \$10	
Challen, The	\$5 up	
Cook, The	\$5 to \$6	
Cravens, The	\$5 to \$7	
DelMonte, The	\$4 to \$7	
Ecton, The	\$6	
El Capitan, The	\$4 to \$8	\$20 up
Excelsior Hotel, The	\$10 to \$12	
Gardner, The	\$5 to \$8	
Haynes, Stella	\$7	
Hamilton, The	\$8 to \$10	
Hudgens, Mrs. P. L.	\$10	
Iris, The	\$12.50	\$40 to \$45
Iowa House	\$7 to \$8	
Jones Soda Well Apts	\$4 to \$6	
M. Judd	\$12	
Kansas City House, The	\$13 to \$15	
Liberty House, The	\$5 to \$6	
Lyndhurst, The	\$6 to \$10	
Lyndhurst Annex, The	\$5 to \$7	
Lyndon, The	\$8 to \$20	
McDavid, J. E.	\$5 to \$8	
Maplehurst, The	\$5	
Maples, The	\$5 to \$9	\$20 to \$30
Massie, The	\$7 to \$9	
Mayflower, The	\$5 to \$7	

HISTORIC RESOURCES SURVEY, PHASE II BOARDING HOUSE DISTRICT

TABLE GRACES PRESERVATION

June 10, 1994

**Prepared by Deon K. Wolfenbarger
Three Gables Preservation**

**for the Excelsior Springs Historic Preservation Commission,
Community Development Department,
and the City of Excelsior Springs, Missouri**

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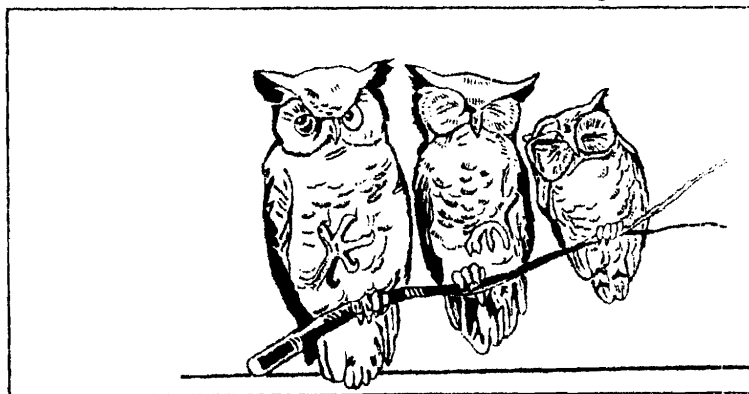
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INTRODUCTION

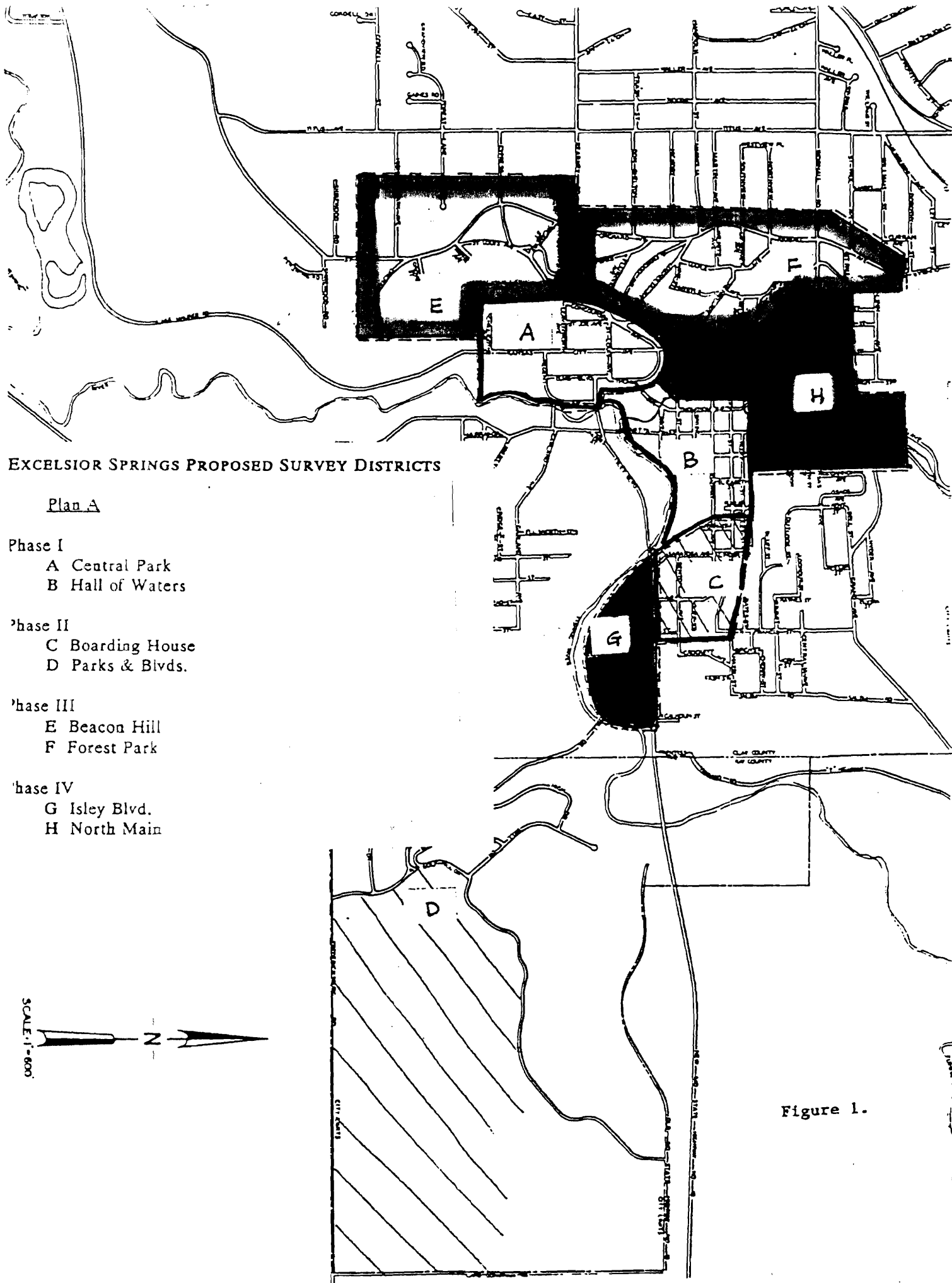
In 1991, the Excelsior Springs Survey Plan was developed in order to guide survey activities in Excelsior Springs over the next several years. It proposed four phases of survey in addition to an initial survey of 20 historic buildings which was completed in conjunction with the Survey Plan. The four phases were ranked in order of importance, with a number of factors examined in order to develop the survey priorities. Figure 1 lists the survey phases and shows the boundaries for the proposed survey districts. The Phase I portion of the survey was developed as a grant project with the Missouri Historic Preservation Program and subsequently funded in 1992. Two districts, the "Hall of Waters" and "Central Park", were covered in Phase I, and inventory sheets were prepared for 142 structures.

The present historic resources survey project was also was funded by the City of Excelsior Springs with a matching grant through the Missouri Department of Natural Resources, Historic Preservation Program, which receives allocations from the Historic Preservation Fund of the Department of Interior, National Park Service, under the provisions of the National Historic Preservation Act of 1966 and subsequent amendments. Phase II covers the Excelsior Springs parks and boulevard system and the Boarding House district. The inventory of the parks and boulevard system was begun in October, 1993. A separate report summarizing these survey efforts has been prepared. The inventory of the Boarding House district was begun in January, 1994, and its results are summarized in this report.

The historic resources survey of the Boarding House district was conducted by Three Gables Preservation, with Deon Wolfenbarger serving as project coordinator and Brad Finch assisting. The survey project coordinator for the City of Excelsior Springs was Molly McGovern, Director of Community Development. Project coordinator for the Missouri Historic Preservation Program was Beverly Fleming.



THE "THREE OWLS" FAMILIAR SIGN OF THE SULPHO SALINE
"We're out all night, Til broad daylight
But we drink SULPHO SALINE, In the morning."



METHODOLOGY

An intensive level survey was conducted for all historic resources located within the boundaries of the "Boarding House" district (Figure 2). These boundaries contained approximately 117 buildings at the time of the survey plan. Since that time, however, some buildings have been demolished. The boundaries represented in Figure 2 are therefore slightly expanded from the original survey plan (Figure 1). Even with this expansion, the present survey covered 114 buildings. Appendix I is a list of the buildings which were inventoried. Eight of these buildings were constructed within the last fifty years. Since the completion of the survey, at least one of the buildings (410 Isley) has been demolished.

An intensive level survey consists of several phases, some of which are conducted concurrently. These phases are discussed below.

Field Survey

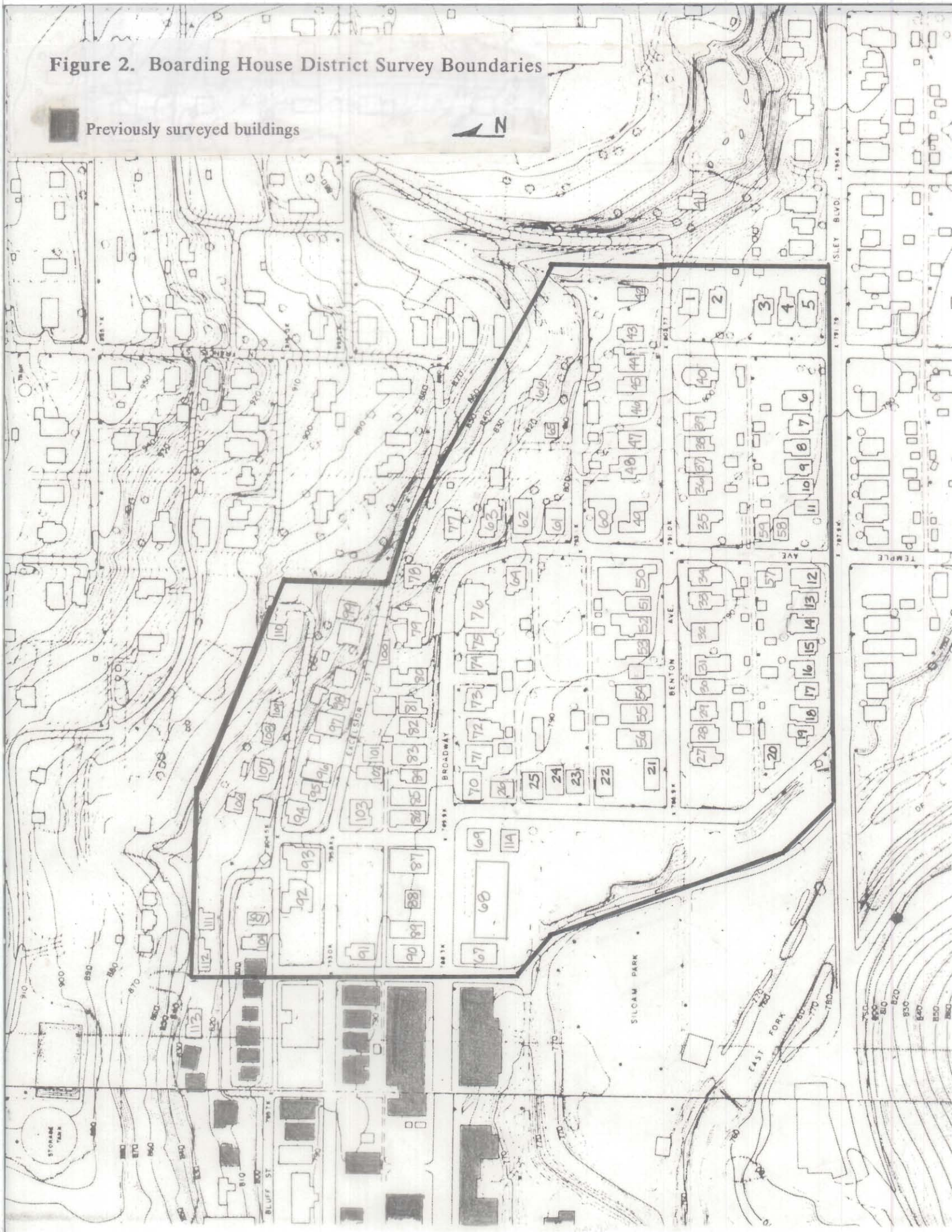
A field survey of the Boarding House district consisted of visual inspection on foot of every major building and structure. The focus of the field survey was the architectural qualities of the individual buildings, and the landscape qualities of the district as a whole. The buildings were described in terms of architectural style or vernacular type, construction materials, and architectural features. The survey was conducted on foot, and the information was recorded in the field on black & white 35mm film, and in **dbaseIII** on a laptop computer.

Missouri's State Historic Preservation Office (the Historic Preservation Program of the Missouri Department of Natural Resources) has recently developed a new inventory form. This inventory form is arranged to facilitate input of data into the state's mainframe computer by state employees. The data can then be indexed according to various characteristics, again by state employees. This process can take several months, however, and the results would not be available for summarizing in this report. Also, the resulting form unfortunately does not present the gathered information in a readily retrievable manner for local citizens and city staff/planners. Thus for this project, a trial was conducted using the commercial program **dbaseIII** as the prime database.¹ The information was then imported into a word processing program for printing onto the state's forms. A black and white photograph was taken in March, 1994 for each building.

¹**dbaseIII**, or virtually any other commercially available program, has the advantage of being able to be run on most desktop PC's. This allows a city or any other agency full access to the local data, thereby making it more valuable for local planning efforts. The information in the program can be imported into various word processing programs, which can then print it onto Missouri's form.

Figure 2. Boarding House District Survey Boundaries

Previously surveyed buildings



Archival Research

Archival research included a review of city and county records; historic city, plat, and Sanborn maps; old photographs; local and county histories. The Excelsior Springs Historical Museum has a wealth of information on specific topics in the city. Their archives include a large postcard and historic photograph collection; city directories for 1908, 1917, and 1922; a 1940 telephone book; and files on specific buildings (such as churches, hotels, mineral wells, etc.).

Copies of Sanborn Maps for the years 1894, 1900, 1905, 1909, 1913, 1926, and an updated version of the latter corrected through 1942 were available from the Missouri State Archives. However, the entire district was not covered by the Sanborn maps in all of these years. The 1894 map only covered as far east as Third Street (now Linden), and from Broadway north to Hillside (now Bluff). The 1900 and 1905 maps extended almost another block east to Temple. By 1909, and in later years, the entire "Boarding House District" was covered by Sanborn maps. Unfortunately, at least from the standpoint of trying to estimate construction dates, virtually every lot in the entire district contained a building by 1909.

The city has copies of all of the plats filed, which normally would be helpful in determining the approximate period of development for different areas of town. However, from the available Sanborn maps, it appears that many buildings were constructed **before** certain areas were platted, thereby eliminating this method of narrowing down the period of construction. Building or water permits were not available for historic buildings. Therefore, nearly every construction date is estimated, based primarily on Sanborn maps, city directories, and typical styles of the period. The estimated date listed on the inventory form was usually very conservative. In other words, if the earliest Sanborn map that covered an area was 1905, and that map revealed a building at a particular address, a "c. 1900" or "c. 1899" date was chosen.² It is likely that a number of these buildings were actually constructed in the late 1880's, but such documentation was not readily available for this survey.

Evaluation

After compiling the field survey results and the background research, the data was reviewed for broad patterns of historical development that were represented by the extant historic resources. A brief outline of the historic context, as defined in National Register Bulletin #24, was developed for the Excelsior Springs Survey Plan. Expected property types were presented in the survey plan as well. The survey of the "Boarding House District" provided some additional insight into the

²For statistical purposes, there is virtually no differentiation between "1899" and "1900". The two dates were chosen to reflect a probable era of construction based on architectural styles. The buildings which retained a number of Victorian or late 19th century features were listed as "c. 1899", while those which were more typical of early 20th century features were listed as "c. 1900".

already developed context, and is presented on the inventory forms and summarized in a later chapter in this report.

Structures were evaluated according to the Secretary of the Interior's Standards, first for individual eligibility to the National Register of Historic Places, then for their potential to contribute to a National Register district, and lastly for their potential for local historic designation. These evaluations were then noted on a map. Where sufficient concentrations of buildings indicated the potential for listing on the National Register or for local historic designation, district boundaries were also indicated. It is possible that in areas where there were not sufficient concentrations to warrant a historic district, that a few historic buildings would be eligible for inclusion in a Multiple Property nomination. An example of this would be representatives of the "Boarding House" property type, which are located in an area where the surrounding buildings have either been demolished, or have lost their historic integrity. While perhaps not individually eligible for the National Register, these buildings might be listed in a Multiple Property nomination which includes examples of this property type across the city. Further survey and a summary review of all previous survey is therefore necessary before final conclusions regarding the eligibility of these structures can be drawn.

Inventory forms for the eight non-historic buildings only listed the address and property owner. In Appendix I, these buildings do not have a construction date, and are listed as "non-historic" under the **Historic Use** column. A 3½x5" black and white photograph was provided for these buildings which were constructed within the last fifty years.³ A few of these buildings have the appearance of an earlier construction date, and may very well be considered historic in a few years.

Repository of Survey Information

The original survey forms, survey report, and photographs will be stored permanently with the Missouri Department of Natural Resources, Historic Preservation Program. The photo negatives, copies of the inventory forms, and a copy of the survey report will be stored with the City of Excelsior Springs, Missouri, Community Development Department.

³As noted, it was impossible to ascertain exact construction dates, even for those buildings which were more recently constructed. However, the 1926 Sanborn map was updated through 1942 -- nearly at the fifty-year cut off of 1944. None of the non-historic buildings were present in the 1942 map. As this was during WWII, an assumption was made that the buildings were not constructed in the two years that followed and thus were considered less than fifty years old.

BOARDING HOUSE SURVEY DISTRICT
PHYSICAL DESCRIPTION

BOARDING HOUSE SURVEY DISTRICT **PHYSICAL DESCRIPTION**

The Boarding House survey district is an irregularly shaped area bounded by Penn and Saratoga streets on the west, by the north side of Bluff Street as well as Excelsior Street on the north, by Frances Street on the east, and by busy Isley Blvd. on the south. It is located on the east edge of Excelsior Spring's downtown and Fishing River Park. Most of the district is in a fairly flat portion of the Fishing River valley. The north and northeastern edges of the district, however, are marked by extremely steep, wooded hillsides which serve as natural boundaries. The houses cling to the hills with access provided by steep steps. Many of the hillside roads are not paved. They are barely wide enough to allow passage of one vehicle after residents parallel park along one side. Limestone retaining walls are in poor condition in the north edge of the district. The walls in Figure 3 below are an exception. Much of the area from Broadway south to Isley is level. There are gravel alleys behind the houses which lead to garages or parking in the rear yards. As many of the buildings are multi-family residential, there is also parking along the streets.



Figure 3 The rising topography at the east end of Broadway defines one edge of the Boarding House district.

The Boarding House district contains primarily residential buildings, both single and multi-family structures. There are a few commercial and social buildings at the west end of the district, which is the easternmost edge of downtown. Demolition of historic buildings has occurred throughout the district, but is most noticeable in the northwestern quadrant. Some of the demolition has been quite recent -- two buildings burned the month before the survey photos were taken, and one was torn down during the first part of June, 1994. In other parts of the district though, the dense development remains as one of the most distinguishing features of the district (see Figure 4). The homes, boarding houses, and apartments are crammed into the small lots and are set quite close to the road or sidewalks. This is reflective of the city's explosive growth after the discovery of the mineral waters. Land in the Fishing River valley was especially valuable, being the closest to the numerous springs and wells which were developed for the burgeoning tourist trade. Today, the 400 block of East Broadway, Benton Avenue, the east 100 block of Saratoga, and Isley Blvd. all retain their historic pattern of crowded development.



Figure 4 The south side of the 400 block of East Broadway

The present condition of the majority of the buildings within the district is closely tied to the demise of the health and medicinal aspect of the mineral waters industry in Excelsior Springs. Combined with the decline of this key economic force in the 1960s was the rise of federal programs for low-income housing. Consequently, many of the buildings have not been maintained over the years. This lack of maintenance has taken a toll on not only the visual appearance of the district as a whole, but has led to deteriorating conditions in many of the individual buildings.

At the time the inventory was conducted, there were 113 buildings within the district boundaries as shown on Figure 2. An additional building just outside the boundaries was added (#41) as it was visible from Benton Avenue. As previously noted, eight of these buildings were built within the last fifty years. Complete inventory forms were filled out for the 106 remaining historic buildings (thus all lists of figures and/or percentages are taken from a total of 106). Some of the physical characteristics of the district can be found in summaries of the data collected during the inventory of the individual buildings.

Following the maxim that "form follows function", a breakdown of the building functions gives a basic view of the district. The vast majority of buildings are residential -- 101 are either single or multi-family. The historic functions of the other buildings were: library, church, church manse, garage/filling station, and dormitory.⁴

There are 63 single-family residences, 35 boarding houses, and 3 apartment buildings. Further research may indicate an additional distinction between boarding houses, rooms, and apartments. Suffice it to say that a high number of buildings in the Boarding House district provided

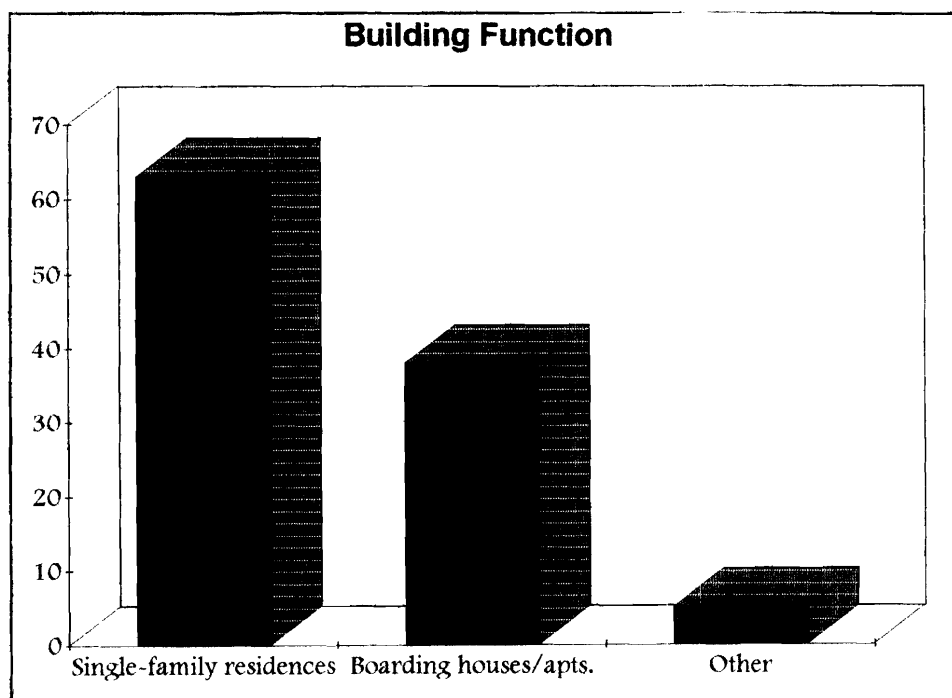


Figure 5

⁴The tabulation of residential buildings does not include the former Haynes Academy dormitory at 418 Broadway, but does include 329 Broadway. The dormitory is classified under "Education" on the inventory form. It served this function for approximately the first decade after it was constructed. From that point it was a boarding house, and is thus associated with the mineral water history of the city. 329 Broadway was actually a combination office and boarding house. It contained the office of Dr. S.D. Henry and a bath house on the first floor, and rooms on the second. Besides the former filling station, it is the only commercial-appearing building in the district.

living quarters for temporary residents of the city. Figure 6 shows the distribution of the boarding houses and apartments within the "Boarding House District". The buildings with miscellaneous functions are also noted; all others are single-family houses. The following table lists these boarding houses/apartments (herein referred to collectively as "boarding houses").

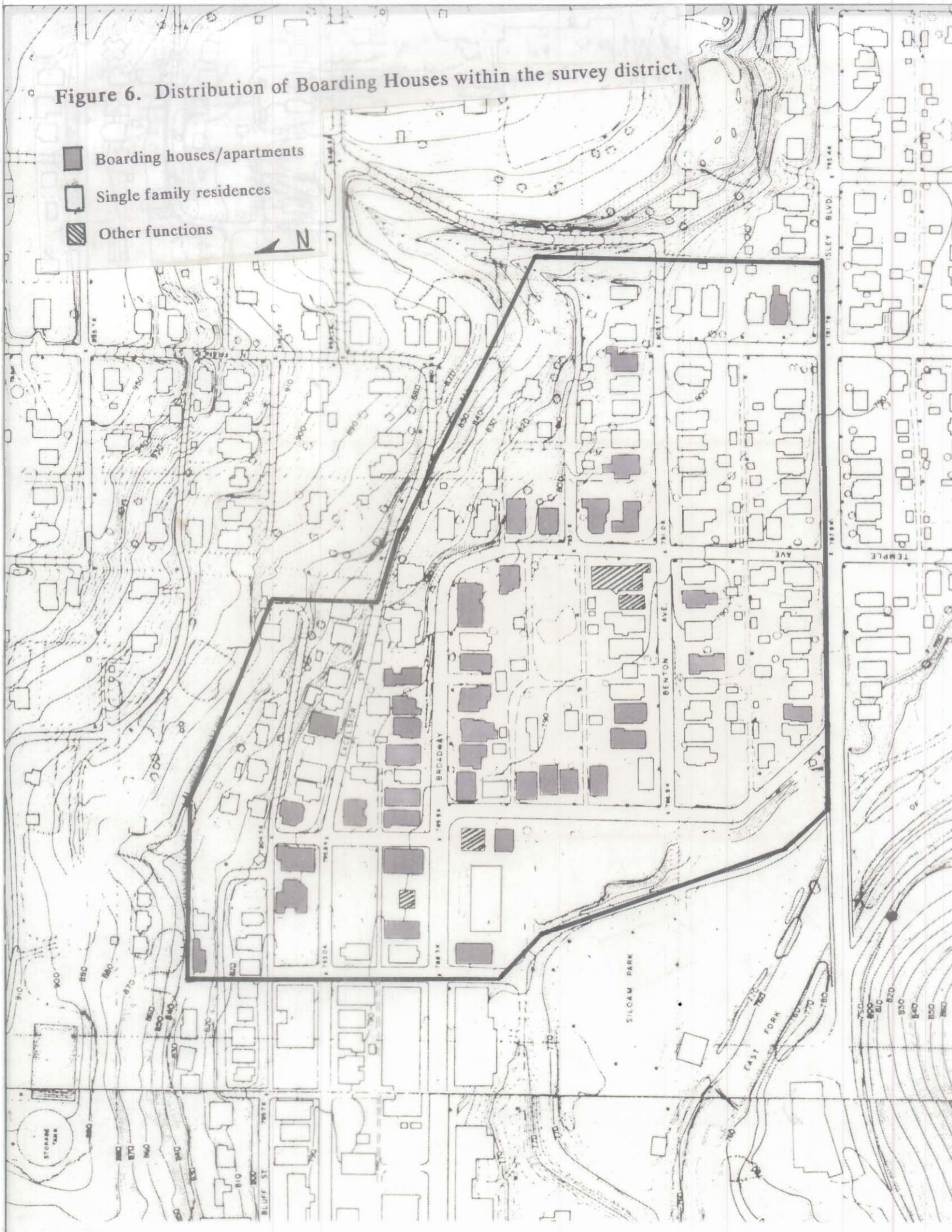
Bldg. #	Address
4	217 Frances
18	406 Isley
22	121 Saratoga
23	117 Saratoga
24	115 Saratoga
25	109 Saratoga
31	423 Benton
33	435 Benton
34	437 Benton
44	528 Benton
48	514 Benton
49	504-08 Benton
55	414 Benton
56	412 Benton
60	119 Temple
61	111 Temple
62	109 Temple
64	104 Temple
67	329 Broadway
70	401 Broadway
71	407 Broadway
72	409 Broadway
73	415 Broadway

Bldg. #	Address
74	417 Broadway
76	425-29 Broadway
81	414 Broadway
82	410 Broadway
83	408 Broadway
85	404 Broadway
86	402 Broadway
87	336 Broadway
89	328 Broadway
92	334 Excelsior
93	340 Excelsior
94	402 Excelsior
97	418 Excelsior
103	101 Linden
112	324 Bluff
114	106 Saratoga
80	418 Broadway (originally a dormitory)

As can be seen on the map on the following page, the boarding houses were concentrated along Broadway, Temple, Saratoga, and Linden streets. They also share other characteristics. They are comparatively large buildings, generally filling up the entire lot. Their mass is increased by their height. Seven are one-story in height, and three more are 1½ stories, but the remaining boarding houses are two stories or greater. While the single-family residences may also have large footprints on their small lots, they tend to be one-story in height. The porches of the boarding houses show a great deal of variety, and many of these are not original porches. However, the only multi-story porches in the district are on boarding houses.

Figure 6. Distribution of Boarding Houses within the survey district.

- Boarding houses/apartments
- Single family residences
- Other functions



When reviewing the data compiled on the survey forms, it appears at first glance as if there is a great deal of variety in the styles in not only the boarding houses, but in the rest of the district as well. As the vast majority were constructed in the late Victorian period of American architecture, a period known for its exuberance and variety, this would partially explain for the large number of different styles or vernacular types. Another reason for the variety in the style/types is the fact that many of the buildings in the Boarding House district have undergone some alterations over the years. On the inventory forms, an attempt was made to classify a building's style if vestiges of the original were apparent. However, most of the buildings were fairly simple when first built. Thus later alterations may have removed architectural features which would help to categorize a building as a certain style or vernacular type. In these cases, buildings which were probably constructed during the late Victorian period may have been classified as "composite", or by another category based on the roof type or floor plan.



Figure 7 The variety of styles, roofs, and porch types found along Broadway.

Of those buildings within the Boarding House district for which a style could be determined, there were twenty-five "late Victorian" buildings, one Gothic revival, three Queen Anne, two Classical Revival, and four Craftsman or Craftsman bungalows. Some of these buildings were further classified by a vernacular type. The remaining buildings were categorized solely according to their vernacular type. For a number of buildings, the type was not represented by the existing categories on the Missouri inventory form. Thirteen are thus marked as "undetermined". Others are categorized by their roof type and/or floor plan: six gabled ells, one I-house, three pyramid squares, one central-double pile, two double pens, one

upright-and-wing, one gambrel front, and four open gables. Others received a vernacular type classification which reflected back on their original function. There were two residential multi-family buildings, one commercial building/multi-entry with display windows, thirteen boarding houses, and one filling station.

There is a wide variety in the roof types in the district, but most roofs are moderately to steeply pitched, and have the irregular or multiple roof lines as are typical of the late Victorian period. While there may be variety in the styles, roofs, and porch types in the district, the buildings are unified by their construction materials. 99 out of 106 buildings are frame construction, and 102 have limestone foundations. Of the buildings with frame construction, however, it should be noted that many have had their original cladding materials covered or altered. The present wall materials are shown in Figure 8.⁵ Within the district, there are presently twenty-six buildings covered with wood, six brick, and one concrete building; all of the remaining have been covered with some sort of false siding. Figure 9 lists the variety of false siding materials. The largest category (fifty-five -- over half of the district!) is asbestos. There are seven covered with aluminum siding, two with vinyl siding, two with asphalt materials, and one with Permastone.

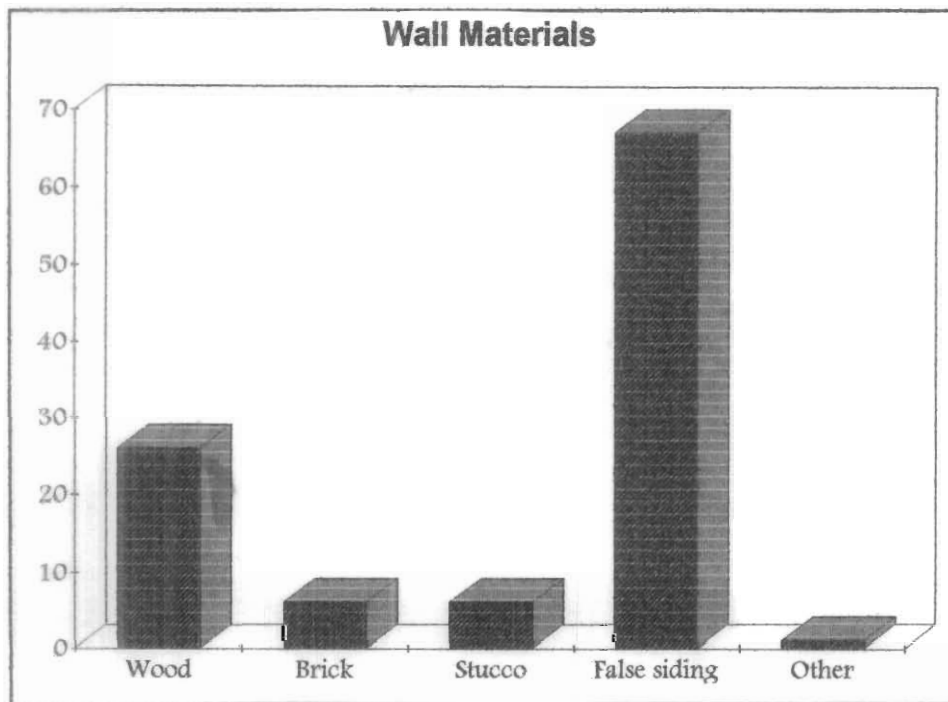


Figure 8

⁵Primary wall materials only -- many buildings have secondary wall materials as well.

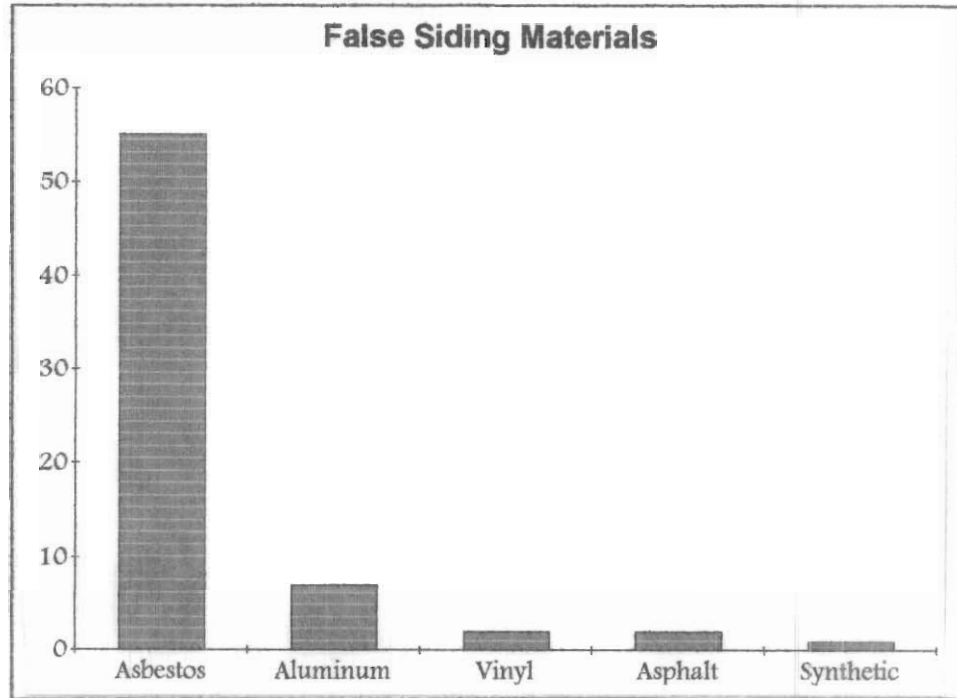


Figure 9

The siding alterations coupled with the inevitable porch alterations do contribute to a loss of architectural integrity within the Boarding House district. There may also be a tendency to overlook the architectural merits of the district due to its run-down condition. However, the key visual characteristics of the district as a whole do not rely on these features alone. The buildings' setback, massing, size, and roof types all contribute to the overall character of the district, which still retains a definite historic sense of time and place when viewed "in person", especially on foot as the original visitors to Excelsior Springs experienced the city. In addition, some of the alterations have achieved their own "significance" over time, as they some took place over fifty years ago.

BOARDING HOUSE SURVEY DISTRICT
HISTORICAL SUMMARY

BOARDING HOUSE SURVEY DISTRICT HISTORICAL SUMMARY

The Excelsior Springs' Historic Resources: Survey Plan of 1991 developed the historic context for the city. "Excelsior Springs -- Missouri's National Health Resort: 1880-1963" was outlined in this document, and further refined in the survey report prepared in 1993, Historic Resources Survey, Phase I: Hall of Waters District and Central Park District. The buildings inventoried in this survey phase are also closely associated with the aforementioned historic context. Indeed, it would be virtually impossible to find a building which was not at least indirectly associated with this context. As the Golden Jubilee booklet published by the local Chamber of Commerce in 1930 noted:

We are, first of all, a HEALTH RESORT. Just that. Not a commercial or manufacturing center, mining town, or national airport -- no, those things are purely secondary to an industry devoted to the mineral water cure.

After a nearby farmer "discovered" the mineral waters in 1880 when looking for a cure for his daughters scrofula, the word about their medicinal properties quickly spread. The owner of the property on which the first spring was discovered was A.W. Wyman, and by September 1st of that same year, he had platted a townsite that covered forty acres. Within a year, two hundred houses were built in the Fishing River valley and on the hillsides surrounding the original spring. Hundreds of other visitors were forced to camp in tents or covered wagons. In 1881, Excelsior Springs first became a village (in February) and later a city of the fourth class (in July).

Other springs were discovered, wells were dug, and the promotion of the city began in earnest. In a very short time, small boarding and rooming houses were built to accommodate the throng of visitors to the community. In March 1881, the first hotel was built with twenty-five rooms. It was quickly filled with out-of-town travelers. Frederick Kugler's Addition to the city was platted in June of 1881, and extended the development of the city east of Penn Street between Broadway and Bluff streets.

The earliest travel to the town was difficult, but when the Chicago, Milwaukee and St. Paul railroad opened up a line between Chicago and Kansas City via Excelsior Springs in 1887, the development boom truly began. By the next year, the first Elms Hotel was constructed containing rooms for 250 guests. In the Boarding House district, Isley's Addition was platted in May of 1887, and added a large area on the eastern edge of Excelsior Springs from Saratoga to Frances, and south to Isley Boulevard. As will be noted in the following discussion, a more definitive

estimation of the construction dates in the Boarding House district was not possible due to the lack of records covering this area. However, it is reasonable to surmise that the majority of the 65 buildings in the district which were constructed before 1905 were in fact constructed in the late 1880's or early 1890's (see Figure 10).

The fame of the city as a health resort was sealed with the recognition of the waters at the Chicago World's Fair in 1893. This, coupled with the increasing use of the city as a convention center and additional train facilities, led to Excelsior Springs gaining the unofficial title of "Missouri's National Health Resort". There was some platting activity occurring in the boarding house district in this period, with the Bates Resurvey area platted in 1898, and Bates 2nd Addition platted in 1901 -- both comparatively small resurvey areas. The last platting activity occurred in 1910 with the Benton Place Addition on the east end of Benton Avenue and Benton Court.⁶

The city responded to the tremendous growth with an ambitious program of municipal improvements. Gas, water, and electric franchises were granted, and miles of concrete and macadam roads were laid, as were concrete sidewalks. The roads in the hilly section of the Boarding House district, however, never appear to have received much attention from the city. Most of the historic maps show their location as "arbitrary", and there is little consensus as to even their names.

Although there was always an abundance of open space in Excelsior Springs, the city pursued a system of parks and drives in the 1910s. The largest, Siloam Park, served as the southwestern boundary for the Boarding House district. Isley Boulevard was considered as a park boulevard, but records are not clear as to whether or not this was ever under the jurisdiction of the parks board.⁷ Isley Boulevard connected with Golf Hill Drive, which was located at the southeastern corner of the Boarding House district. In 1910, when W.A. Bell proposed developing a golf course on land he owned southeast of downtown, the Boarding House district was the closest development to the course. The golf course was eventually very popular, and was the first 36-hole course west of Chicago.

With so much open space nearby and developable land at a premium, it was not necessary to provide large yards for transient residents or visitors. Most were here to partake of the waters, and usually followed a prescribed regimen of waters.

⁶It is interesting to note that according to the Sanborn maps, most of the buildings in the Benton Place Addition were constructed by 1909, before the platting occurred.

⁷Wolfenbarger, Deon, Excelsior Springs's Park & Driveway System: Landscape Architectural/Historic Survey, 1994.

This required visitors to stroll throughout various spots in town in order to drink the proper waters at their most advantageous time. There were four distinct types waters in Excelsior Springs, with twenty separate mineral springs. Most mineral water resorts possessed only one type of water. Adding to Excelsior Springs' unique position in mineral water history was the fact that it had two of the six known iron-manganese springs in the world, and the only two commercially known in the United States (in 1930). The most significant springs in the city were located west of the Boarding House district, but several smaller wells were within its boundaries. A 1968 booklet published by the Excelsior Springs Historical Museum attempted to locate the wells and springs in the city. A listing of the four types of waters and the corresponding wells which were located in the Boarding House district follows.⁸

Saline Sulphur

(no known locations in district)

Iron Manganese

(no known locations in district)

Lithia and Neutral Waters (calcium)

Crystal Lithium corner Benton and Saratoga

Saratoga Springs Library corner (East Broadway and Saratoga)

Lithium Magnesium 334 Foley

Imperial Lithia 406-408 Isley Boulevard

Soda

Natrona 402 East Excelsior Street

Seltzer Salt-Soda 334 Foley

Soda Carbonic In 400 block on East Broadway

Hiwatha 401 East Excelsior Street

Jones 421 East Excelsior Street

The mineral waters of the city were not only prescribed for internal use. The baths played a prominent part in the regime of treatment in the city. As noted in the 1930 Golden Jubilee,

It has been fully recognized that bathing is one of the most valuable curative agents employed in the modern watering place. The action of the

⁸No spring or well pavilion structures are presently extant within the Boarding House district. Some have had buildings constructed over them, such as the Saratoga Springs which formerly located near the Library and the Hoffman/Victoria Hotel. There are some foundations evident in other places. Still other wells were located in the basements of the various dwellings or boarding houses. These, presumably, are still in existence, although residents note that owners of such properties have often covered over the former wells.

waters is exerted on all the emunctories of the body, external and internal. Here, the tub, vapor, showers, sprays, local hot packs, electric light (dry heat) and massage each plays its part in hastening elimination, allaying local inflammation and easing pain.

Most of the major hotels had bath departments. There were numerous other bath houses in the city, most of which were located downtown. One bath house remains in the Boarding House district at the eastern edge of downtown. 329 Broadway combined the offices of Dr. S.D. Henry and a bath house on the first floor of the two-storefront commercial building, and had rooms for rent on the second floor.

The Depression of the 1930's took its toll on the city, as it did across the nation. However, Excelsior Springs did not suffer as much as some cities as the town continued to promote the health aspects of the mineral waters. In 1933, Missouri Governor Guy Park signed a bill authorizing the city to operate a mineral water system with funds obtained from a Reconstruction Finance Corporation loan. Over half a million dollars was spent constructing the elaborate Hall of Waters just west of the Boarding House district. This, in addition to the enlargement of the Veterans Hospital, greatly boosted the local economy. Eventually however, fewer railroad lines to town led to rising costs for the city in the 1940s. Only the larger clinics, such as the Ball, McCleary-Thornton Hospital, and the Excelsior Clinic, were able to survive in the health field. Two of these were adjacent to the district, which may have helped fill the boarding houses in the district to survive. Transportation to the city had continued to improve up to this period. The paving of Highway 69 from Cameron to Liberty, by way of Excelsior Springs, helped greatly in providing transportation opportunities to the city. The Rock Island Railroad inaugurated passenger service in 1931, helping to offset the later abandonment of the Interurban Railroad and the Wabash. Highways and bus lines were increasingly relied upon. Many of the city's streets were paved for the first time in this period, with much of the work financed by the WPA.

The mineral waters period of the city's history clearly extends into the 1960's. Due to a number of factors coalescing at this time, though, the clinics ceased to prosper. Negative articles about the health clinics appeared in national magazines, and state legislation was passed in 1963 which prohibited the clinics from advertising that their treatment could cure conditions such as arthritis and rheumatism. The city's mineral water system suffered increasing losses in the 1960s, averaging around \$25,000 per year. In 1967, the city manager suggested that the city forget its mineral water past. The Hall of Waters was closed for four years of repair. In 1971, a state health agency ordered Excelsior Springs to stop bottling mineral water, as bottling and capping could not be done by hand. In November, 1978, the city-owned bath house at the Hall of Waters finally reopened after twelve years. The loss of the mineral water industry left the boarding houses without tenants. Various federal programs geared towards low-income housing have served to transform many of the former boarding houses towards longer-term apartment

rental units. An unfortunate consequence of this, coupled with the destruction of the economic base of the city, has led to deteriorating conditions for many of the buildings in the Boarding House district.

Boarding House District summary

As previously noted, the earliest Sanborn maps did not cover the entire Boarding House district. However, by the time any of the Sanborns were published, nearly every lot in the district which was covered by that particular year already had a building on it. In the 1894 Sanborn, nearly every lot on what was then called Hillside (now Bluff) contained a dwelling. The Hillside Home (324 Bluff) was the only boarding house on this street. Foley, the next street to the south had a few vacant lots scattered among the residential dwellings. Excelsior Street to the south of this had the Saratoga Hotel, an ice house, and numerous dwellings on the south side. Broadway was not very developed at what was then the easternmost edge of downtown. The Saratoga Livery was at the southwest corner of Penn and Broadway. The Saratoga Springs was at the northwest tip of a branch of the east fork of the Fishing River. A structure which may have been an associated pavilion was located on the present site of the Carnegie Library, while the well structure itself was at the rear of this lot. There otherwise were just a few small structures on Broadway (the 1894 Sanborn extends east only to Linden [Third] Street).

The 1900 Sanborn map covers an additional block to the east on Broadway and Excelsior (then Frederick). The "new" Saratoga Hotel was constructed just east of the district's boundaries on Excelsior, and nearly every lot on the street to the east contains a residence. Shown for the first time, the blocks of Excelsior and Broadway east of Linden (Third) Street contain numerous dwellings and a private school. Only two vacant lots are on Broadway. There are six vacant lots on Excelsior when referring to addresses on the map; in person, many of these lots are not buildable due to the extremely steep topography.

By the 1905 Sanborn, many of the buildings formerly designated as dwellings are now listed as rooming or boarding houses. As there are no city directories earlier than this date, it is not known whether the 1900 Sanborn neglected to cite these as boarding houses, or whether the function of these buildings changed in response to increasing demand for rooms in Excelsior Springs. The Sanborns do reveal that many of the buildings had room and porch additions, indicating perhaps a change in function as they became a boarding house. There were buildings constructed between 1900 and 1905; most of these were built as boarding houses, such as the Geneva rooming house at 421 E. Excelsior (no longer extant), the Alberta Cottage at 410 E. Broadway, and other buildings were merely designated as "boarding" or "rooming". The majority of boarding house were in the block just east of the new Saratoga Hotel in the 300 block of E. Excelsior. Five out of eight buildings are shown on the map as hotels or boarding houses. A large apartment building had been constructed on the south side of the 300 block of E. Broadway. The Maples

was built near the Saratoga Springs, and remained a noted hotel for several decades. Its construction may have spurred the construction and/or alteration of existing buildings into boarding houses immediately to the east on Broadway and south on Saratoga.

The 1909 Sanborn map is the first time the fire insurance company from New York covered the entire area which comprises the present day Boarding House district. As previously noted, by this time virtually every lot contained a building. The majority of boarding houses, hotels, and apartments are on Saratoga Avenue and E. Broadway. Many of the buildings on E. Excelsior formerly listed as "boarding" are shown as dwellings in 1909.⁹ Most of the buildings on Isley Avenue (later Boulevard) and Benton Avenue were shown as single family residences. Judging from their size, it is reasonable to assume that this depiction is correct. However, there are indications that many people rented out a "back room" and participated in the rooming business in a casual manner. These do not show up on historical maps or in city directories as "boarding", but are may sometimes be indicated by residents with different surnames listed at the same address. A list of the boarding houses shown on the 1909 Sanborn follows.

Boarding houses on 1909 Sanborn map

Swastika (boarding)	Gray Gables (boarding)
Maplehurst (boarding, with Crystal Lithium Springs)	The Antlers (boarding)
Kenmore (rooming)	Idle House
The Glenwood (boarding)	Lenola (rooming)
The Brentwood (boarding)	Shelton Apartments
The Warden (boarding)	Alberta Cottage
The Woodbine (boarding)	The Grant (boarding, with Soda Springs)
Avalon Apartments	The Lyndhurst
The Maples Apartment House	The Hiawatha
Anderson Flats	The Geneva

There was not much construction activity in the short time span between the 1909 and the 1913 Sanborns. Eight buildings were built in this period -- two on Frances, and the rest scattered on throughout the district. Between 1913 and 1926, fourteen buildings were constructed in the Boarding House District. Three were built on the north side of the 300 block of E. Broadway, and the Carnegie Library was built on the south side in 1916. No extant buildings in the district were constructed

⁹In later Sanborns, these buildings again show up as rooming houses: the L. Capitan, the Navajo, Cook Apartments, The Lyndhurst Annex, and an unnamed rooming house.

after the Depression through 1942. The 1942 Sanborn depicts more buildings as boarding houses, however. It is not yet known whether these buildings changed their function, or were just not listed as boarding houses in the preceding Sanborns. While numerous listings of hotels, apartments, and boarding houses were published for Excelsior Springs and can be found today in the Museum, most of these do not have publication dates. Eight buildings have been constructed in the district since 1942. A table depicting the estimated construction dates is shown in Figure 10.

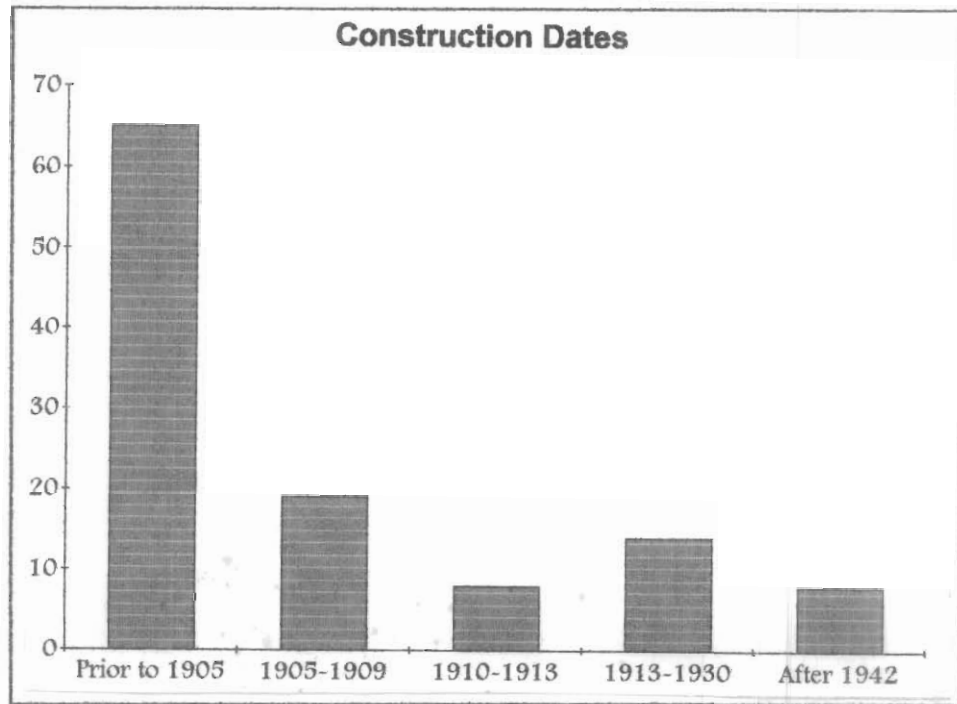


Figure 10

While all of the advertising and promotions for the city focused on the mineral waters, they also noted the numerous accommodations which could be found in the city. Most of these publications featured the larger hotels, which have been inventoried in previous survey phases. However, the accommodation needs of visitors to Excelsior Springs could not be met with just the large facilities. As one undated publication noted:

There are fifty to one hundred boarding houses at Excelsior Springs where accommodations for board can be obtained at rates ranging all the way from \$3.50 to \$8.00 per week.

The need for these smaller boarding houses was not only in response to the numbers of visitors to the town, but in response to these visitors budgets as well. The publication goes on to note the following in regards to the smaller boarding houses.

These are patronized by visitors who cannot afford to pay highest rates of the hotels, though obliged to visit this great resort to seek a cure for their ills through its water. We would advise this class of visitors to go to one of the hotels named in this book immediately upon arrival in the city, and remain long enough to find suitable quarters elsewhere, if the rates are found higher than they can afford.

The construction of so many boarding houses (and alteration of many single-family dwellings into boarding houses) is directly associated with Excelsior Springs' unique mineral waters history. The Boarding House district is a physical representation of this history, and today contains the most intact collection of boarding houses among the surveyed areas of the city.



Figure 11 The apartments and boarding houses on East Broadway.

The Excelsior Springs Historic Preservation Commission is charged with certain powers and duties, outlined in the city's preservation ordinance. These duties include overseeing the inventory of historic resources, designating properties or districts which are worthy of preservation, reviewing proposed changes to those properties, and increasing public awareness of the value of these historic resources. Using the information gathered in this and the previous surveys, the Commission needs to proceed in all areas in which they have been charged.

Recommendations for Future Survey

The survey or inventory of historic resources has been occurring within the city on a regular basis after the preparation of the Survey Plan in 1991, thanks to federal grant funds passed through the Missouri Department of Natural Resources. The Excelsior Springs Survey Plan recommended two additional survey phases. The city should continue applying for grant money to complete these phases. At the completion of the last phase, it will be necessary to prepare a summary report which not only evaluates the potential for historic designation in the City of Excelsior Springs, but which also serves as the starting point for future preservation planning efforts. The last survey phases and summary report would be also be eligible for the Historic Preservation Fund money. A thorough understanding of the property types in Excelsior Springs, particularly the numerous boarding and rooming houses, cannot be completed until these final phases of the survey are completed.

In addition to the inventory phases outlined in the Survey Plan, the Commission should be prepared to conduct survey or research into additional areas. After conducting the inventory for the Boarding House district, at least two additional areas of study are proposed. First, the distinction between boarding houses, apartments, small hotels, and buildings with "rooms for let" could be further defined. The development of the boarding house as a property type would be enhanced by a study of the interior floor plans of these buildings. Interiors are not typically reviewed in an intensive level survey, but this research might reveal some very interesting characteristics about the buildings. The survey might be accomplished on a volunteer level by commission members or interested citizens, as residents may be more likely to open their homes to neighbors rather than a stranger.

Another topic further of additional research is locating the wells which were within the Boarding House district, as well as the rest of the community. Many have been identified in the booklet published in 1968 by the Excelsior Springs Historical Museum on the history of the wells. Sanborn maps also reveal locations of wells and pavilion structures. Very few well structures are extant in the city, and the

inventory of historic resources thus far has only covered above-ground structures. If any foundations remain, these need to be identified. Buildings which have, or which formerly contained wells, need to be identified as well. These resources were the key to the development of Excelsior Springs, and are worthy of further development. The Commission has discussed producing a map showing the locations of the wells, and this project should continue to be pursued.

Recommendations for Historic Designation

Another duty of the Commission is to recommend property and/or properties for proposed designations as a historic landmark and/or historic district, in addition to reviewing and commenting on proposed designations brought before the commission. To date, only a handful of individual structures have been designated as a Historic Landmark. With the recommendations from this report, the Commission should consider establishing a Nominating Committee. By reviewing the goals of the citizens, city staff, and the Commission, assessing the potential threats to the historic resources, and by analyzing the political realities in Excelsior Springs, the Nominating Committee should develop a list of proposed historic districts and landmarks and assign priorities to this list. This Nominating Committee could also make recommendations for the city to pursue federal grant money available for National Register nominations.

There are two types of historic designation available for resources in Excelsior Springs -- local landmark designation, or listing in the National Register of Historic Places. Presently only a handful of buildings are on either register. At the time of this report, the city is considering changes to its preservation ordinance. These changes may affect its ability to recommend local designation; therefore this report will focus on the potential for National Register designation. In general, however, anything which is recommended for federal recognition is certainly worthy of local recognition. A local commission usually also has the power to designate additional buildings or to expand the boundaries of National Register districts. This usually occurs when the buildings have a strong local historical significance, but may lack the architectural integrity necessary for federal designation. Since local designation usually carries with it the added protection of local review over proposed changes, it sometimes happens that many buildings will undergo a sympathetic rehabilitations (such as the removal of false siding or the replacement of missing features) after designated as a local historic district. The end result may be a district now eligible for the National Register.

The map shown in Figure 12 illustrates the proposed boundaries of a potential National Register district. There are just a few buildings which may be individually eligible for the National Register. These are noted on the map, as are the probable non-contributing buildings within the district. Most of buildings within the district are individually lacking in architectural integrity, primarily due to loss of original siding materials (generally by covering with false siding). Any

proposed district would understandably not be nominated in the area of ARCHITECTURE. However, the historic sense of time and place in the district as a whole is unmistakable as one walks through the Boarding House survey area. Integrity does remain in the district's location, setting, association, and feeling. The design of many of the buildings is intact in many instances as well.

The significance of the Boarding House district and its association with the historic context are clear. Further investigation is needed -- the final survey phases and a summary report should be completed in order to place this district solidly in relationship to the historic context of Excelsior Springs. An evaluation of the city as a whole may reveal that the best chance for National Register designation for the Boarding House district lies with a Multiple Property nomination. A "thematic" approach to nominating boarding houses may solve the dual issues of partial loss of integrity on some buildings and the intrusion of the non-contributing buildings within the district.

As noted in the description of the district, the issue of synthetic siding presents a major integrity problem. However, the majority of siding is asbestos-cement shingle. This material may be over fifty years old in many cases. In fact, as early as 1906, asbestos manufacturers marketed shingles and sheathing not only for roofing, but for general construction as well. Some houses were even built with asbestos-cement shingles as the intended siding material.¹⁰ The material was popular up through 1970s, though, and in some instances may not be historic. Given the history of the district, however, the likelihood is that the asbestos siding material was applied prior to the 1960s at least. Materials such as asbestos-cement siding appeared after 1900 and offered several advantages over traditional siding materials, such as clapboards, wood shingles, and stucco. Man-made materials had the advantages of factory uniformity coupled with promises of longevity and low maintenance. If applied prior to the fifty-year cut-off for consideration of historic buildings, then this material could be considered "historic" itself.

Another "solution" to the issue of architectural integrity may be an examination of the period of significance for a proposed nomination. It is the belief of this consultant that a strong argument can be made for extending the period of significance beyond the typical fifty year limit for historic structures. The City of Excelsior Springs is nationally significant for its unique position as a health and resort town. The historic context defined in the survey plan -- "Excelsior Springs - Missouri's National Health Resort: 1880-1963" -- provides the basis for a discussion of its national significance, but further work is needed to define its temporal period. Excelsior Springs became well-known virtually overnight. It maintained its prominence in the mineral waters industry over the decades,

¹⁰"Substitute Siding," Old House Journal, Sept.-Oct. 1993, p. 56.

surviving World Wars, the Depression, and changes in technology and transportation. It wasn't until the 1960s that the "bottom fell out" on the industry which made Excelsior Springs famous. Legislation was passed in 1963 which prohibited the clinics from advertising that their treatment could cure conditions such as arthritis and rheumatism. As a final blow, unfavorable articles exposing the treatments in the mineral waters clinics began appearing in national magazines. The decline of the town's economy based on the waters can be clearly traced to this decade from these two prime causes. If this argument is accepted, then some of the buildings which are viewed as marginally eligible (due to alterations dating from the 1960's or earlier) increase their chances for eligibility. The siding alterations typically occurred across the nation not just in response to switch to a low maintenance material, but also for the purposes of cosmetically upgrading the appearance of a building. It was only natural that the owners of the boarding houses wanted to keep the appearances of their buildings up-to-date as well. The mineral waters of the city were advertised for their **medicinal** purposes. Even though the city had a resort atmosphere, the health aspect of the community was never forgotten. Businesses associated with the mineral waters had to appear as modern as possible. Old fashioned buildings might be associated with old fashioned remedies. Excelsior Springs and the mineral water system maintained to the end that its treatment was a thoroughly modern health strategy.

Recommendations for Public Education





Another duty of the Commission is to increase public awareness of the value of Excelsior Springs's historic resources. Hopefully, this survey will be a useful tool for the Commission as it continues with public education efforts. Public education has proven to be the single most effective manner to gain public support for protection of historic resources. Considering Excelsior Springs's unique place in this nation's history, it is time to garner public acceptance for preservation of this community's special character. Therefore, it is recommended that concurrent with the efforts of the Nominating Committee, a Public Education committee could be formed to work on explaining the purpose of the Commission, the ordinance, and the benefits of designation. Some projects which might be considered include workshops or seminars on the "hands-on" aspect of rehabilitation, an awards programs recognizing "good" rehabilitation projects in the city, and activities for school-age children. Some of these could be scheduled during National Preservation Week, held each year in May.

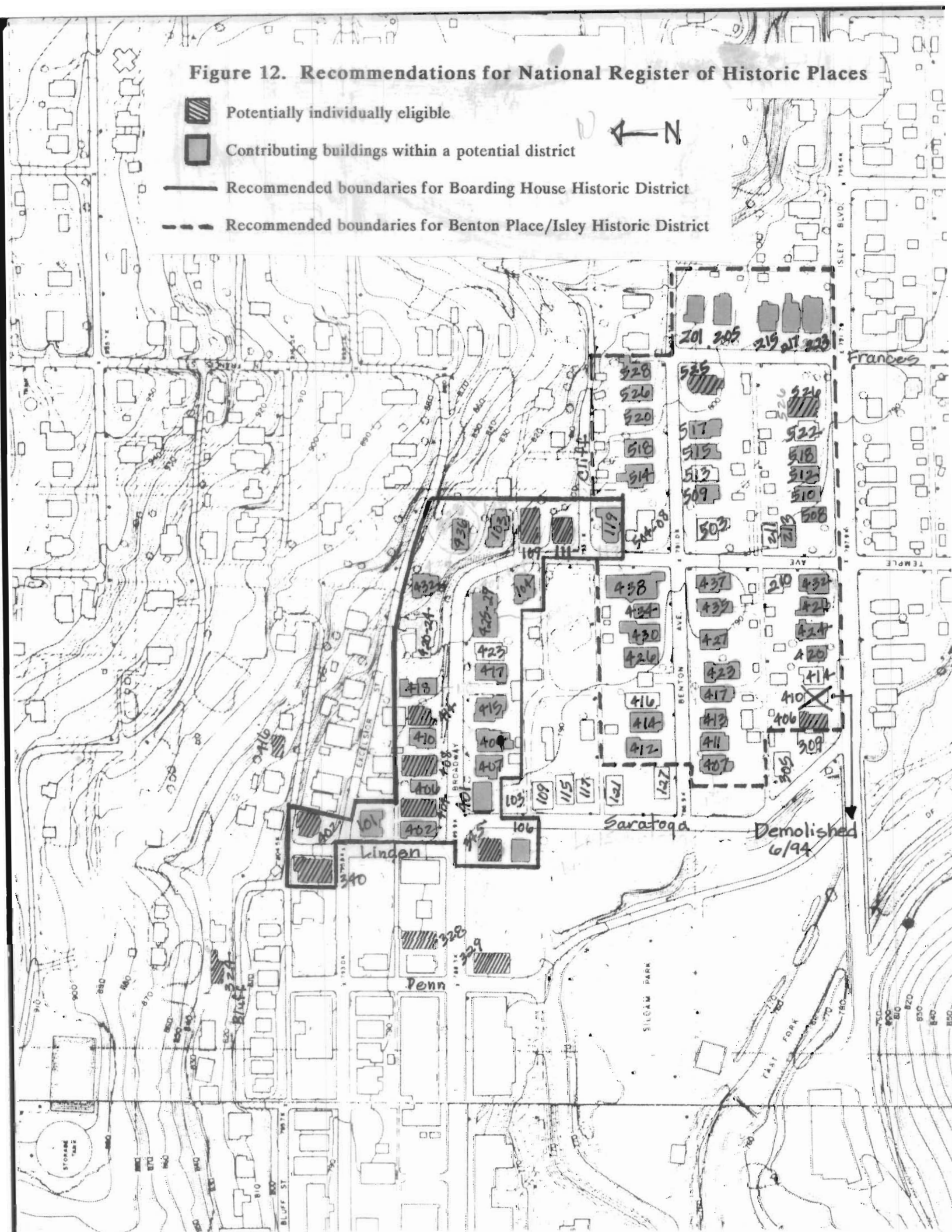
In light of the integrity problems within the Boarding House district, workshops should focus on sensitive rehabilitation efforts. In spite of the argument that many of the alterations to the buildings have become historic themselves, it is nonetheless usually recommended that the original materials and design of a buildings be retained. In the case of asbestos-cement siding, for example, the inclination is generally towards removal. However, asbestos is a hazardous material, and care must be taken not only in its removal, but with its disposal as

well. This topic alone might be worthy of a workshop; at the minimum, the commission should be prepared to share information gathered by DNR staff, Beverly Fleming.

The Commission should also work with elected public officials and city staff to develop and implement a housing rehabilitation program that is sensitive to the historic character of the district and the other historic neighborhoods in town. The present course of action for dealing with problems is the demolition of historic buildings. Demolition, however, only serves to further deteriorate the historic character of Excelsior Springs, which is the key feature which distinguishes the community from all others across the nation. Sensitive rehabilitation need not lead to "gentrification" of a district, and has been used successfully in low-income as well as higher-income neighborhoods. More importantly, preservation and progress can work hand-in-hand, with both leading to the goal of increasing the quality of life in a community.

Figure 12. Recommendations for National Register of Historic Places

-  Potentially individually eligible
-  Contributing buildings within a potential district
-  Recommended boundaries for Boarding House Historic District
-  Recommended boundaries for Benton Place/Isley Historic District



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APPENDIX II

Recommendations for National Register of Historic Places (see map, Figure 12)

Buildings with potential for individual designation

Bldg. #	Address	Area of Significance
6	526 Isley	Architecture (vernacular)
18	406 Isley	Health/Medicine (mineral water history)
40	525 Benton	Health/Medicine (mineral water history)
61	111 Temple	Health/Medicine (mineral water history)
62	109 Temple	Health/Medicine (mineral water history)
67	329 Broadway	Health/Medicine (mineral water history) Commerce
69	345 339 Broadway	Education
81	414 Broadway	Health/Medicine (mineral water history)
83	408 Broadway	Health/Medicine (mineral water history)
85	404 Broadway	Health/Medicine (mineral water history)
89	328 Broadway	Health/Medicine (mineral water history)
93	340 Excelsior	Health/Medicine (mineral water history)
94	402 Excelsior	Health/Medicine (mineral water history)
108	416 Foley	Architecture (vernacular)
112	324 Bluff	Health/Medicine (mineral water history)

As noted, local historic designation can, at the minimum, follow the recommendations for National Register designation. Local district designation may also include buildings which might be marginally eligible for the National Register due to integrity problems. This local protection should encourage sympathetic rehabilitation, which in turn might make some buildings eligible for the National Register which were previously ineligible.

Benton Place-Isley District/Contributing Buildings

Bldg. #	Address
1	201 Frances
2	205 Frances
3	215 Frances
4	217 Frances
5	223 Frances
6	526 Isley
8	518 Isley
9	512 Isley
10	510 Isley
11	508 Isley
12	432 Isley
13	426 Isley
14	424 Isley
15	420 Isley
18	406 Isley
27	407 Benton
28	411 Benton
29	413 Benton
30	417 Benton
31	423 Benton
32	427 Benton
33	435 Benton
34	437 Benton
36	509 Benton
38	515 Benton
39	517 Benton
40	525 Benton

Boarding House District/Contributing Buildings

Bldg. #	Address
60	119 Temple
61	111 Temple
62	109 Temple
63	103 Temple
64	104 Temple
69	345 Broadway
70	401 Broadway
71	407 Broadway
72	409 Broadway
73	415 Broadway
74	417 Broadway
76	425-29 Broadway
77	436 Broadway
78	432 Broadway
80	418 Broadway
81	414 Broadway
82	410 Broadway
83	408 Broadway
84	406 Broadway
85	404 Broadway
86	402 Broadway
93	340 Excelsior
94	402 Excelsior
103	101 Linden
114	106 Saratoga

Bldg. #	Address
44	528 Benton
45	526 Benton
46	520 Benton
47	518 Benton
48	514 Benton
50	438 Benton
51	434 Benton
52	430 Benton
53	426 Benton
55	414 Benton
56	412 Benton
59	213 Temple

APPENDIX I

Boarding House District

List of Inventoried Buildings

Bldg. #	Address	Const. Date	Historic Use
1	201 Frances	c.1900	Single dwlg
2	205 Frances	c.1899	Single dwlg
3	215 Frances	c.1911	Single dwlg
4	217 Frances	c.1900	Hotel
5	223 Frances	c.1911	Single dwlg
6	526 Isley	c.1911	Single dwlg
7	522 Isley	c.1905	Single dwlg
8	518 Isley	c.1900	Single dwlg
9	512 Isley	c.1899	Single dwlg
10	510 Isley	c.1920	Single dwlg
11	508 Isley	c.1905	Single dwlg
12	432 Isley	c.1915	Single dwlg
13	426 Isley	c.1905	Single dwlg
14	424 Isley	c.1905	Single dwlg
15	420 Isley	c.1905	Single dwlg
16	414 Isley	c.1900	Single dwlg
17	410 Isley	c.1900	Single dwlg
18	406 Isley	c.1900	Hotel
19	309 Saratoga	c.1900	Single dwlg
20	305 Saratoga	c.1900	Single dwlg
21	127 Saratoga		Non-historic
22	121 Saratoga	c.1919	Hotel
23	117 Saratoga	c.1905	Hotel
24	115 Saratoga	c.1920	Hotel
25	109 Saratoga	c.1899	Hotel
26	103 Saratoga		Non-historic
27	407 Benton	c.1899	Single dwlg
28	411 Benton	c.1899	Single dwlg
29	413 Benton	c.1899	Single dwlg
30	417 Benton	c.1899	Single dwlg
31	423 Benton	c.1900	Hotel
32	427 Benton	c.1899	Single dwlg
33	435 Benton	c.1900	Hotel
34	437 Benton	c.1900	Hotel
35	503 Benton	c.1905	Single dwlg
36	509 Benton	c.1900	Single dwlg
37	513 Benton	c.1905	Single dwlg
38	515 Benton	c.1900	Single dwlg
39	517 Benton	c.1898	Single dwlg
40	525 Benton	c.1895	Single dwlg
41	625 Benton	c.1910	Single dwlg
42	608 Benton	c.1900	Single dwlg
43	604 Benton	c.1905	Single dwlg
44	528 Benton	c.1900	Hotel
45	526 Benton	c.1900	Single dwlg
46	520 Benton	c.1900	Single dwlg

Boarding House District
List of Inventoried Buildings

Bldg.#	Address	Const. Date	Historic Use
47	518 Benton	c.1905	Single dwlg
48	514 Benton	c.1905	Hotel
49	504-08 Benton	c.1905	Hotel
50	438 Benton	1902	Religious fcl
51	434 Benton	1906	Church res.
52	430 Benton	c.1900	Single dwlg
53	426 Benton	c.1899	Single dwlg
54	416 Benton		Non-historic
55	414 Benton	c.1900	Hotel
56	412 Benton	c.1899	Hotel
57	210 Temple	c.1911	Single dwlg
58	213 Temple	c.1900	Single dwlg
59	211 Temple	c.1900	Single dwlg
60	119 Temple	c.1901	Hotel
61	111 Temple	c.1926	Hotel
62	109 Temple	c.1928	Hotel
63	103 Temple	c.1900	Single dwlg
64	104 Temple	c.1900	Hotel
65	112 Cliff		Non-historic
66	113 Cliff		Non-historic
67	329 Broadway	c.1911	Hotel
68	335 Broadway		Non-historic
69	345 Broadway	1916	Library
70	401 Broadway	c.1898	Hotel
71	407 Broadway	c.1903	Hotel
72	409 Broadway	c.1903	Hotel
73	415 Broadway	c.1898	Hotel
74	417 Broadway	c.1920	Hotel
75	423 Broadway	c.1898	Single dwlg
76	425-29 Broadway	c.1898	Hotel
77	436 Broadway	c.1898	Single dwlg
78	432 Broadway	c.1898	Single dwlg
79	420-24 Broadway		Non-historic
80	418 Broadway	c.1898	Hotel
81	414 Broadway	c.1907	Hotel
82	410 Broadway	c.1903	Hotel
83	408 Broadway	c.1909	Multiple dwlg
84	406 Broadway	c.1897	Single dwlg
85	404 Broadway	c.1897	Multiple dwlg
86	402 Broadway	c.1897	Hotel
87	336 Broadway	c.1922	Hotel
88	332 Broadway	c.1924	Road-related
89	328 Broadway	c.1924	Multiple dwlg
90	326 Broadway	c.1897	Single dwlg
91	101 Penn	c.1889	Single dwlg
92	334 Excelsior	c.1897	Hotel

Boarding House District
List of Inventoried Buildings

Bldg.#	Address	Const. Date	Historic Use
93	340 Excelsior	c.1919	Hotel
94	402 Excelsior	c.1911	Hotel
95	408 Excelsior	c.1907	Single dwlg
96	412 Excelsior	c.1902	Single dwlg
97	418 Excelsior	c.1919	Hotel
98	422 Excelsior	c.1902	Single dwlg
99	438 Excelsior	c.1902	Single dwlg
100	437 Excelsior		Non-historic
101	415 Excelsior	c.1907	Single dwlg
102	409 Excelsior	c.1895	Single dwlg
103	101 Linden	c.1907	Hotel
104	326 Foley	c.1902	Single dwlg
105	330 Foley	c.1920	Single dwlg
106	404 Foley	c.1897	Single dwlg
107	410 Foley	c.1897	Single dwlg
108	416 Foley	c.1897	Single dwlg
109	420 Foley	c.1902	Single dwlg
110	428 Foley	c.1900	Single dwlg
111	330 Bluff	c.1907	Single dwlg
112	324 Bluff	c.1889	Single dwlg
113	312 Bluff	c.1897	Single dwlg
114	106 Saratoga	c.1911	Hotel

